CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, NOVEMBER 4, 2025 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
   a) September 2, 2025 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
   a) PZB2025-0070
   Continued from the October 7, 2025, Regular Meeting
   Rebecca Faunce DMD - Applicant
   c/o Antigua Orthodontics / Faunce Orthodontics LLC
   Faunce Orthodontics LLC - Owner
   c/o Antigua Orthodontics / Faunce Orthodontics LLC
   67 S Dixie Hwy
   To approve a variance to the side yard setback requirement.

   b) PZB2025-0075
   Jeremy Butcher - Applicant
   Judith and Charles Butcher - Owner
   c/o Schooners Seafood House
   3560 N Ponce De Leon Blvd
   To approve a variance to the off-street parking requirement.

   c) PZB2025-0079
   Lisa Reagan - Applicant & Owner
   Magnolia Ave / PID #191850-0000
   To approve a variance to the side and rear setback requirements.
6. Use by Exception
   a) PZB2025-0072
   Continued from the October 7, 2025, Regular Meeting
   Luis Garcia - Applicant
   Leland Company's LLC - Owner
   241 San Marco Ave
   To approve a use by exception for a business that offers for sale new or used automobiles, trucks, boats and tractors.

b) PZB2025-0080 — Stephen Content - Applicant & Owner
303 S Ponce De Leon Blvd
330 1/2 Lewis Blvd
To approve a use by exception for a commercial parking facility.

c) PZB2025-0087 — Paul Thompson - Applicant
c/o Pierre's Pub / Auntie Annes / Cinnabon
French Connection LLC - Owner
69 Saint George St
To approve a use by exception for a cocktail lounge / tavern.

7. Land Use Plan Amendment, Rezoning, Use by Exception and Conservation Overlay Zone Development

a) PZB2025-0081 — Andre Green - Applicant
c/o San Sebastian Dog and Bog
Flagler Multifamily LLC - Owner
725 Flagler Crossing Dr / PID # 084560-0010
To recommend a land use plan map amendment to change the future land use from Residential Medium Density to Commercial Low Intensity, a compatible rezoning from Residential General-One (RG-1) to Commercial Low-One (CL-1); a use by exception for off-site parking within 400'; a use by exception for the sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises; conservation overlay zone 1 & 2 development to construct a bulkhead and to remove significant trees and tree canopy.

8. Use by Exception, Variance and Conservation Overlay Zone Development

a) PZB2025-0086 — Dave Urena - Applicant
c/o KPM Franklin
Cd St Augustine Gas LLC - Owner
San Sebastian Vw / PID #073581-0040
To approve a use by exception for a self-storage facility, a variance to the off-street parking requirements, and conservation overlay zone 2 development for the removal of significant trees and tree canopy.

9. Conservation Overlay Zone Development

a) PZB2025-0082 — Ryan Carter - Applicant
c/o Carter Environmental Services
David Meck - Owner
130 Pelican Reef Dr
To approve the construction of a bulkhead within Conservation Overlay Zone 2.

b) PZB2025-0083
Ryan Carter - Applicant
c/o Carter Environmental Services
Thomas Borzilleri - Owner
27 Dolphin Dr
To approve the modification of a dock and bulkhead cap within Conservation Overlay Zones 1 & 2.

c) PZB2025-0084
Ryan Carter - Applicant
c/o Carter Environmental Services
Mary Soha - Owner
84 Water St
To approve the modification of a dock within Conservation Overlay Zones 1 & 2.

d) PZB2025-0085
Ryan Carter
c/o Carter Environmental Services
Ponce Associates LLC & Toll Southeast LP Company Inc - Owners
PID #073430-0000
Limited to the northeast portion of the property referenced as the Madeira at St. Augustine Phase 3 subdivision — See specific list attached.
To approve the removal of significant trees and significant tree canopy within Conservation Overlay Zones 2 & 3.

10. Other Business
    a) Discussion and recommendation related to the required City of St. Augustine Evaluation and Appraisal Report (EAR) letter to Florida Commerce (Florida Department of Economic Opportunity).
    b) Discussion and recommendation related to draft language to adopt an ordinance establishing procedures for the review and approval of certified recovery residences as required by F.S. 397.487(15)(a).
11. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting
September 2, 2025

The Planning and Zoning Board met in formal session Tuesday, September 2, 2025, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Ashleigh Barnes, Vice-Chairperson and the following were present:

1. Roll Call:

Ashleigh Barnes, Vice- Chairperson
Charles Pappas
Mike Davis
Carl Blow
Matthew Shaffer
Susan Johns

Absent — Christina Tucker, Chairperson (Excused)

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

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2. General Public hearings for Items Not on the Agenda

none

3. Approval of Minutes

none

4. Modification and Approval of Agenda

Mr. Fredriksson advised that item 6.a at 212 Spring Street was originally advertised to include a Variance request and Conservation Overlay Zone Development for tree removal; the issue with the tree removal had been handled administratively and only the variance request would be heard.

Item 9.a. PZB2025-0068 was administratively continued to the October 7, 2025 Regular Meeting

MOTION

Mr. Pappas MOVED to APPROVE the Agenda with the following modifications: including the removal of significant trees from PZB2025-0063 Item 6.a and to administratively continue Item 9.a. The motion was SECONDED by Mr. Davis

VOTE ON MOTION:
AYES: Pappas, Davis, Johns, Shaffer, Blow, Barnes
NAYES:
MOTION CARRIED UNANIMOUSLY

5. Variance

5. (a) PZB2025-0064 – Michael Mounir – Applicant & Owner
199 Gaillardia Loop

To approve a variance request to the front and side yard setback requirements.

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE the variance

requests to reduce the minimum secondary front yard setback along the alley from fifteen (15) feet to five (5) feet, reduce the side yard setback from ten (10) feet to five (5) feet at 119 Gaillardia Loop / PID 158571-2060.

Nicholas Prior reviewed the application.

The Board provided their Ex Parte Communication.

Ms. Barnes reviewed the certified notices and emails received for the application.

Public hearing was opened.

Kelly Sedemund was not in favor of the variance as it would impede their view of the rest of the neighborhood.

Jens Sedemund said that the neighbor had removed the trees on their lot. He felt the screen was a big issue. He thought that there were many other ways to provide privacy and safety.

Jack Lassen said that everyone who purchased homes in the area was given the rules of the HOA, and he thought that the hardship had been created by the owner. He said a fence with plantings would give more privacy.

Pam Lassen said that the pool should not have been constructed in setbacks. She said that in the spirit of compromise, the board should deny the variance and ask the owners to install a fence.

Steve Parrish opposed the variance for reasons already stated. He was concerned that the addition would adversely affect property values.

Public hearing was closed.

Mr. Prior provided his rebuttal.

The Board discussed:

- Confirmed that the pool setbacks were five feet from the water's edge.
- The house was adjusted on site to save trees in front of the property when it was constructed
- There was a conflict with the HOA approval
- HOA rules were private and dealt with accordingly, the city did not review HOA rules
- The application did not meet the four criteria
- There would have to be Cedar trees planted to meet the ten-cedar minimum
- Would planting vegetation as a screen for privacy be allowed within the setback
- Planting was fine, the bigger concern was what would be cut down
- For privacy, planting was the best option
- Did not see that there was a singular issue that would allow for the pool enclosure as no hardship had been demonstrated
- The site plan showed that the pool was built right on the five-yard setback
- Verified that other homes in the area had screened pool areas; however, they were in the back of those properties, not on the side

MOTION

Mr. Shaffer MOVED that application PZB2025-0064, to approve a variance request to the front and side yard setback requirements at 199 Gaillardia Loop be DENIED as the application did not meet the requirements for a variance; 1. The owner was unable to make reasonable use of the affected property, 2. The disadvantage did not exist because of conditions created by the owner, and 3. granting of the variance would not be contrary to the public interest. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:
AYES: Shaffer, Pappas, Johns, Blow, Davis, Barnes
NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Variance and Conservation Overlay Zone Development

6. (a) PZB2025-0063 – Merrill Bryan – Applicant
212 Spring Land trust– Owner
212 Spring Street

To approve a variance request to the side yard setback requirement and the removal of significant trees within Conservation Overlay Zone 3.

Only the variance portion of this application was heard. See item four.

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE the variance requests to reduce the minimum side yard setback from ten (10) feet to four (4) feet at 212 Spring Street / PID 109700-0000.

Merrill Bryan reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- Not persuaded that the applicant would be denied reasonable use of the affected property
- Accessory structures were treated differently than living space
- Confirmed that the garage would be converted into a guest house
- Wanted to know how big the structure would be
- Previous applications had been approved because the addition would be added as a second floor
- Confirmed that the building was only one floor
- If the building was too low, it would have to be lifted
- In the past, the board had not approved such projects
- The structure could be taken down and rebuilt within the setbacks
- Agreed that tearing down the current structure and rebuilding would be a better idea
- Could not identify any hardship

MOTION

Mr. Shaffer MOVED to DENY application PZB2025-0063 requesting a variance to the side yard setback requirement at 212 Spring Street as it did not meet the criteria for variances, specifically that the owner is unable to make reasonable use of the affected property and granting of the variance would not be in harmony with the spirit, intent and purpose of this section. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:
AYES: Shaffer, Pappas, Johns, Blow, Davis, Barnes
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. Use by Exception

7. (a) PZB2025-0049 – James G. Whitehouse, Esq. – Applicant
Richard Dettra / Dettra Living Trust – Owner
120 La Quinta Place
Continued from the August 5, 2025 Regular Meeting

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

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

James Whitehouse reviewed the application.

The Board presented their Ex Parte Communication.

Public hearing was opened.

Cheryl Cavanaugh stated that she was still opposed to this project as it was in the middle of a block in a residential area. She said that flooding was an issue, and that the unpaved alley was the only egress for the residents to have access to the road. She wanted to know if the use would be retroactive if nothing was built on the property.

Lauren Giber said that she had made complaints to the HARB and Code Enforcement because this owner had not maintained the property since they owned it. She felt that this was detrimental to the city as Riberia was the “gateway” to Lincolnville.

Mr. Fredriksson advised that because the item had been continued, no new notices had been sent.

Scott York explained how unpleasant it was to live next to a parking lot. He described the activities that took place in parking lots such as delivery trucks and garbage trucks as well as employee parking. He said that the comprehensive plan stated that the good of the neighborhood was to be enhanced.

Melinda Rakoncay advised the Board of certain codes that related to accessory use of structures.

Jackie Hurd lived in the area and said that the delivery trucks already blocked access to her home and there were currently dumpsters in the alley.

John Bosworth was in favor of the project; he felt that this project would promote the history of the area.

BJ Kalaidi pointed out that the staff report did not say “will approve” but that the board “may approve” the application.

Public hearing was closed.

Mr. Whitehouse provided his rebuttal.

The Board discussed

- Residents should contact the police department if the yards, driveways, or streets were blocked
- Provided parking was a use by right but had to serve as an accessory use and the use should be within 400 feet
- The code was very clear that in CL-1 zoning, parking lots shall be a permissible use by exception
- There were only one or two full-time residents on the street
- Asked what type of business 115 La Quinta would be used for
- Confirmed that the intent was to save three historic buildings at 115 La Quinta
- Confirmed that if the exception was granted the applicant would commit to restoration of the three buildings on the property
- Saving the barn and the house were good wins for the city
- The exception would be tied to the current owner, and any other owners would have to reapply
- Parking at 120 La Quinta should be used for staff parking not patrons
- There should be no dumpsters on the lot
- Fencing around the property was required under the code
- No issue with a two-year rather than a one-year exception
- The application appeared to meet the requirements of use by exception
- This application was not a PUD, and the uses would be concurrent with the uses discussed

- Traffic was a problem in the city, and building parking lots in the heart of the city would not help to alleviate it
- Off-site parking was allowed
- Parking was an accessory use as long as they were attached to the principal business

MOTION

Mr. Davis MOVED to APPROVE application PZB2025-0049 use by exception at 120 La Quinta Place for off-site parking facility within 400 feet of a commercial use at 115 La Quinta Place. The primary use of parking at 120 La Quinta would be for employee parking only, no dumpster, and no commercial deliveries at 120 La Quinta; the fencing met the code requirement; this only stays with the applicant and any ownership change would require the new owner to reapply with an explanation of what the plan would be at 115 La Quinta Place; there would be a two-year timeline to begin construction and to preserve the barn structure and the house and that it be used as a parking lot only during the time that the property at 115 La Quinta as discussed are in active use. The motion was SECONDED by Ms. Barnes.

VOTE ON MOTION:
AYES: Davis, Barnes, Johns, Blow
NAYES: Shaffer, Pappas
MOTION CARRIED 4/2[1]

7. (b) PZB2025-0062 – David Heekin – Applicant & Owner
8 Vedder Street

To approve a Use by Exception for off-site parking spaces within a private parking facility.

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE the use by exception request for four (4) off-site parking spaces within four hundred (400) feet at 8 Vedder Street / PID 155180-0000.

David Heekin reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed

After a brief discussion confirming that the parking easement would be recorded, it was determined that there was consensus with the board for approval.

MOTION

Ms. Barnes MOVED to APPROVE application PZB2025-0062 Use by Exception for off-site parking spaces; the applicant would provide the agreement as it met Section 28-2 as a permitted use by exception. The motion was SECONDED by Mr. Blow

VOTE ON MOTION:
AYES: Barnes, Blow, Johns, Shaffer, Davis, Pappas
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

8. Use by Exception, Variance, and Conservation Overlay Zone Development

8. (a) PZB2025-0053 – Christine Evans c/o Matthews | DCCM – Applicant
Sisters of St. Joseph – Owner
241 St. George Street

To approve a Use by Exception for a proposed expansion of an existing church use, variances to lot coverage and

[1] Break 3:00 – 3:12 pm

building height, and the removal of significant trees within Conservation Overlay Zone 3.

Mr. Fredriksson read the staff report and said review of Sec.11-29 is the responsibility of the Planning and Zoning Board for the proposed removal of significant trees ithin Conservation Overlay Zone 3 at 241 St. George Street / PID 199290-0000.

Based on a review of Sec. 28-2 staff finds that the Board may APPROVE the expansion of a church use by exception request within the HP-1 zoning district at 241 St. George Street / PID 199290-0000.

Based on a review of Sec. 28-29 staff finds that the Board may APPROVE the variance requests to the maximum height and lot coverage within the HP-1 zoning district at 241 St. George Street / PID 199290-0000.

Christine Evans, Shane Larsen, Eric Lane, and Kyle Soward reviewed the application.

The Board presented their Ex Parte Communication.
56 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

Melinda Rakoncay was concerned with the mass and scale of the proposed structure.

Public hearing was closed.

Ms. Evans provided her rebuttal.

The Board discussed

- The previous building, built in 1901 and demolished in 1980, was larger than the one that was proposed
- These buildings were there before the zoning code existed
- Confirmed the elevation would be higher than the flood plain
- Advised the applicant that there was room on the height issue
- The building should be high enough to not be affected by flooding
- Since there was no certificate of appropriateness in place as yet, how would this effect this application
- The PZB was approving the zoning maximums and the HARB was approving the design
- The PZB action would set parameters
- Wanted to know if there was any way to save the live oak (#21030) that was proposed for removal
- There were some limitations because the access to the property would be off of St. George Street and even with adjustments, the tree would still be impacted
- There was no tree mitigation required
- The building had been moved back on the plans and now was farther from St. George Street
- Maximum allowed lot coverage was seventy percent and the proposal was at fifty-eight percent
- The new building would be in the footprint of the previous building
- Concerned with the storm water treatment requirements
- The proposed base floor elevation was nine feet and would allow for the drainage to be adequate
- Forty-nine feet building height would allow for a possibility of ten feet finished floor

MOTION

Mr. Davis MOVED to APPROVE application PZB2025-0053 at 241 St. George Street a Use by Exception for a proposed expansion of an existing church use, variances to lot coverage and building height, and the removal of significant trees within Conservation Overlay Zone 3. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Davis, Blow, Johns, Shaffer, Pappas, Barnes
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

9. Rezoning

9. (a) PZB2025-0068 – Amy Skinner c/o City of St. Augustine – Property Manager – Applicant
TIITF – Owner
SR 312 / PID 162210-0016; SR 312 / PID 162210-0017; SR 312 / PID 162210-0020

To recommend a rezoning of approximately 54367 upland acres to be rezoned from Residential General Office A (RGO_A) to Government Use (GU).

This item was administratively continued to the October 7, 2025 Regular Meeting. See item four**.**

10. Land Use Plan Amendment & Rezoning

10. (a) PZB2025-0066 – Amy Skinner c/o City of St. Augustine – Applicant
City of St. Augustine – Owner
Adams Street / PID 151090-0000; Adams Street / PID 151120-0000; Adams Street / PID 151130-0000

To recommend a future land use plan map amendment to change the future land use of approximately 0.75 upland acres from Residential Low Density to Recreation and Open Space and a compatible rezoning from Residential Single Family-Two (RS-2) to Open Land (OL).

To recommend a future land use plan map amendment to change the future land use of approximately 3.80 waterward acres from Residential Low Density to Open Land (Conservation)

Mr. Fredriksson read the staff report and said based on Sec. 28-30 staff finds that the Board may make a POSITIVE RECOMMENDATION to the city commission to amend the future land use plan map to change the future land use of approximately 4.55 acres of land, approximately 0.75 upland acres from Residential Low Density to Recreation and Open Space and approximately 3.8 waterward acres from Residential Low Density to Open Land (Conservation).

In addition, staff finds that the Board may make POSITIVE RECOMMENDATION to the city commission to rezone the approximately 0.75 acre upland portion from Residential Single-Family-Two: RS-2 to a compatible Government Use: GU zoning designation and from Residential Single Family-Two: RS-2 to a compatible Open Land: OL zoning designation for the approximately 3.87 acre waterward portion.

The required Board report as part of the 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.

Amy Skinner reviewed the application.

The Board presented their Ex Parte Communication.

56 certified notices were sent, 4 were returned in favor, 0 were returned opposed and 0 had comments.

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

There was consensus with the Board to provide a positive recommendation to the city commission.

MOTION

Mr. Davis MOVED to MAKE A RECOMMENDATION for application PZB2025-0066 to recommend a future land use plan map amendment to change the future land use of approximately 0.75 upland acres from Residential Low Density to Recreation and Open Space and a compatible rezoning from Residential Single Family-Two (RS-2) to Open Land (OL) and to recommend a future land use plan map amendment to change the future land use of approximately 3.80 waterward acres from Residential Low Density to Open Land (Conservation). The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:
AYES: Davis, Pappas, Johns, Shaffer, Blow, Barnes
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

10 (b) PZB2025-0067 – Amy Skinner c/o City of St. Augustine – Applicant
City of St, Augustine– Owner
SR 312 / PID 162210-0019

To recommend a future land use plan map amendment to change the future land use of approximately 2.12 upland acres from Residential Medium Density/Mixed Use to Recreation and Open Space and a compatible rezoning from Residential General Office A (RGO-A) to Government Use (GU).

Mr. Fredriksson read the staff report and said based on Sec. 28-30 staff finds that the Board may make a PORITIVE RECOMMENDATION to the city commission to amend that future land use plan map to change the future land use of approximately 2.12 acres of upland from Residential Medium Density/Mixed Use to Recreation and Open Space.

In addition, staff finds that the Board may make a POSITIVE RECOMMENDATION to the city commission to rezone the approximately 2.12 acre upland portion from Residential and General Office A: RGO-A to a compatible Government Use: GU 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

Amy Skinner reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened; however there was no response.

There was consensus with the board for a positive recommendation to the city commission

MOTION

Mr. Pappas MOVED to RECOMMEND application PZB2025-0067 to recommend a future land use plan map amendment to change the future land use of approximately 2.12 upland acres from Residential Medium Density/Mixed Use to Recreation and Open Space and a compatible rezoning from Residential General Office A (RGO-A) to Government Use (GU). The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:
AYES: Pappas, Blow, Johns, Shaffer, Davis, Barnes
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

11. Other Business

11.(a) Staff presentation of findings related to the Evaluation and Appraisal Report

Ms. Skinner advised that the CRS rating had been changed from five to four, which would allow flood insurance to be purchased at a lesser rate.

Mr. Fredriksson advised that there had been no changes in state law that required any changes to the Comprehensive Plan. He asked if the Board had any comments that needed to be addressed prior to the report going to the state. He said that the report would be presented to the board for review in October

12. Adjournment

Having no further business, Ms. Tucker adjourned the meeting at 4:12 P.M.[2]

Christina Tucker, Chairperson

[2] Transcribed by Michele Fudo

Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: October 29, 2025

SUBJECT: PZB 2025-0070
67 S Dixie Highway

This item has been **ADMINISTRATIVELY WITHDRAWN.**

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 4, 2025	5.b.	PZB2025-0075
Request	**Address**	**Parcel ID**
Variance	3560 N Ponce de Leon Boulevard	150170-0000
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant:	Jeremy Butcher
Owner:	Judith & Charles Butcher c/o Schooners Seafood House
Property Class: (St. Johns County Property Appraiser)	2105 – Restaurants & Cafeterias (Owner Occupied)
Future Land Use Designation:	Commercial Medium Intensity
Zoning Designation:	Commercial Medium-Two: CM-2 [LINK TO DISTRICT REGULATIONS]
Acreage:	1.68
Neighborhood:	Fort Mose Gardens
Archaeological Zone:	N/A

Request Summary

This application is a variance request to eliminate the minimum off-street automobile parking requirements for a proposed farmers market located at 3560 N Ponce de Leon Boulevard. Based on Sec. 28-372 of the City's Code of Ordinances, nothing in this chapter shall be construed to prevent the joint contractual use of off-street parking facilities by two (2) or more structures or uses when such facilities provide the number of spaces required for all uses or structures. (**Code 1964**, § 33-122)

Due to this City of St. Augustine ordinance, staff is unable to approve the farmers market use as off-street parking is not provided for both the existing restaurant and proposed farmers market at 3560 N Ponce de Leon Boulevard.

The applicant's justification of this request is that "Schooners is closed on Sundays, as one of the owners, I thought a fun and different way to generate revenue would be a farmers market. Since the restaurant is closed on that day and most people are off, we figured this would be a win win. For the community and ourselves."

Approval of this variance request would allow for the owners to apply for a city business license to operate a farmers market.

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

Sec. 28-2. – Definitions. [LINK TO CODE SECTION]

Agricultural market means any fixed or mobile retail food establishment which is engaged primarily in the sale of raw agricultural products, but may include as accessory to the principal use, the sale of factory-sealed or prepackaged food products that normally do not require refrigeration. See "Flea market."

Flea market means an occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.

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

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

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
Staff is unable to identify a singular disadvantage which does not apply to other properties in the vicinity.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
Staff is unable to identify a singular disadvantage which does not apply to other properties in the vicinity.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
Staff is unable to identify a singular disadvantage which does not apply to other properties in the vicinity.

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
Granting this variance request may not be contrary to the public interest, may not adversely affect other properties in the vicinity, and is most likely in harmony with the spirit, intent and purpose of this section.

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

(d) *Minimum spaces required:*

	Use	1 Space Per Gross Floor Area (Sq. Ft.)	1 Space Per Rates Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
(42)	Outdoor market	100 (sale/display area)			

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may either

- **APPROVE** this variance request to the minimum off-street parking requirements if a singular disadvantage is identified,
- **CONTINUE** this variance request to the minimum off-street parking requirements to allow the applicant additional time to present additional information, or
- **DENY** this variance request to the minimum off-street parking requirements as a singular disadvantage has not been identified at 3560 N Ponce de Leon Boulevard / PID 150170-0000.

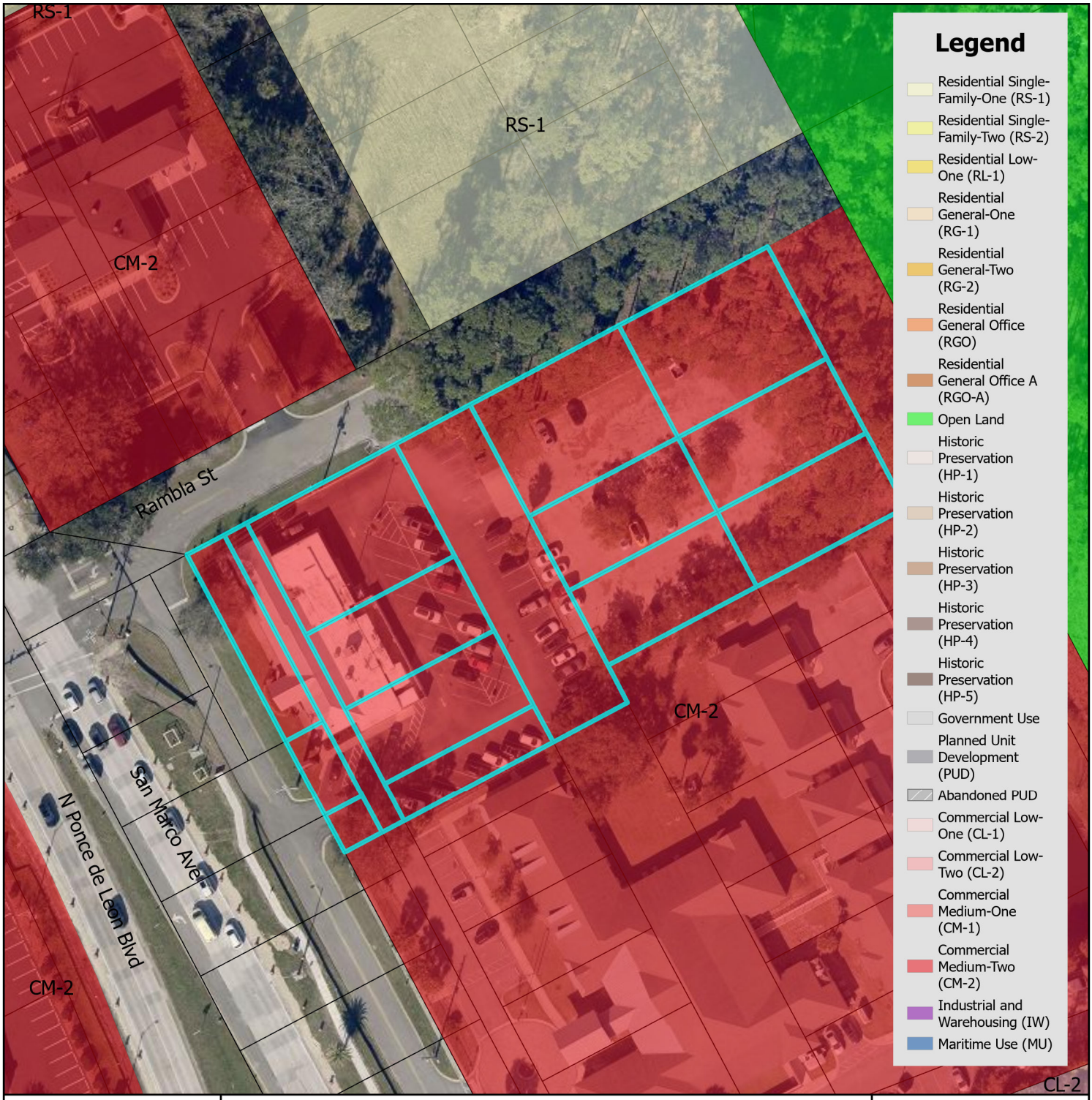
Attachments

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

Staff Report prepared by:

Jacob Fredrikson
Planning Manager
Planning and Building Department

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

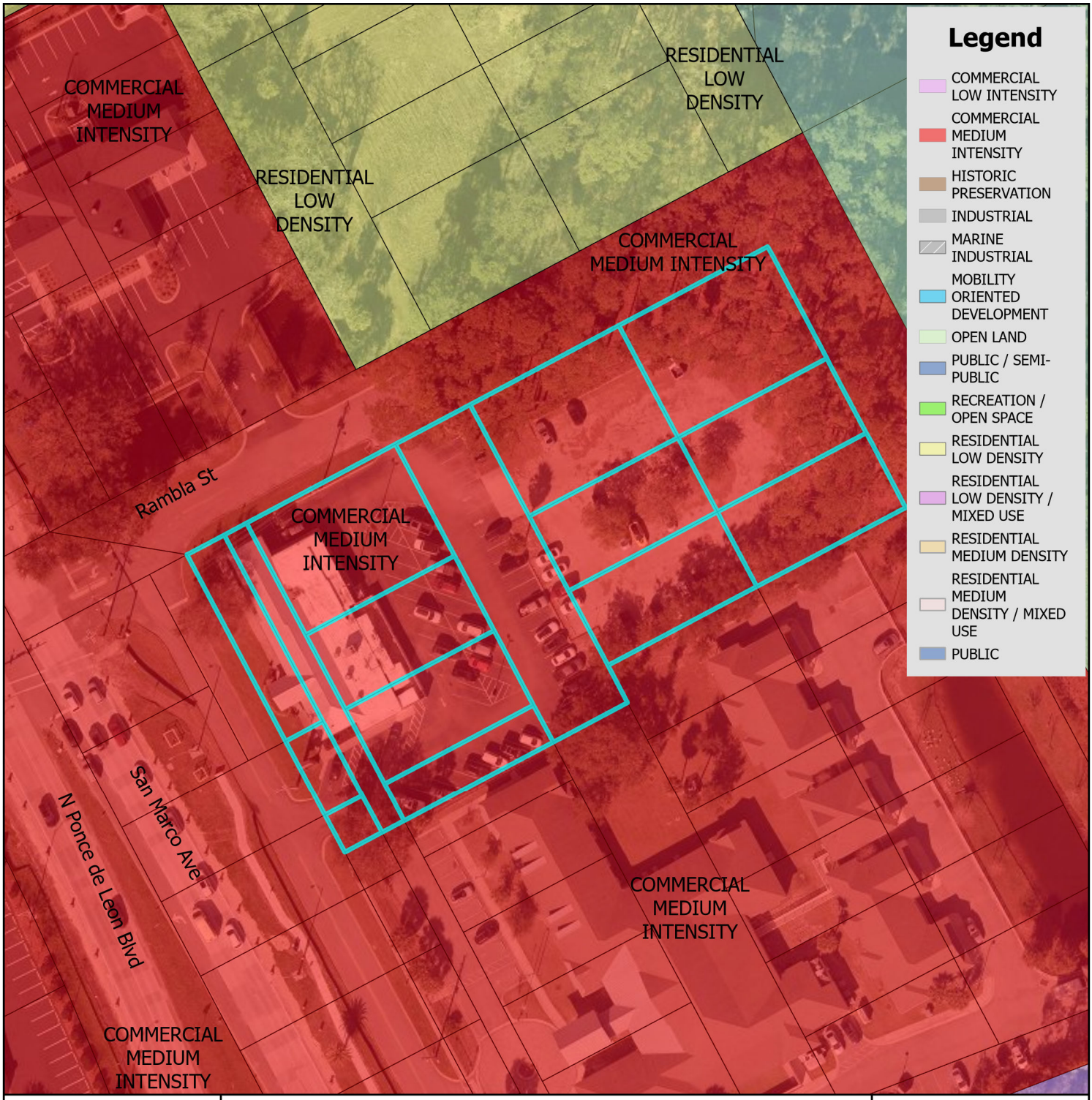
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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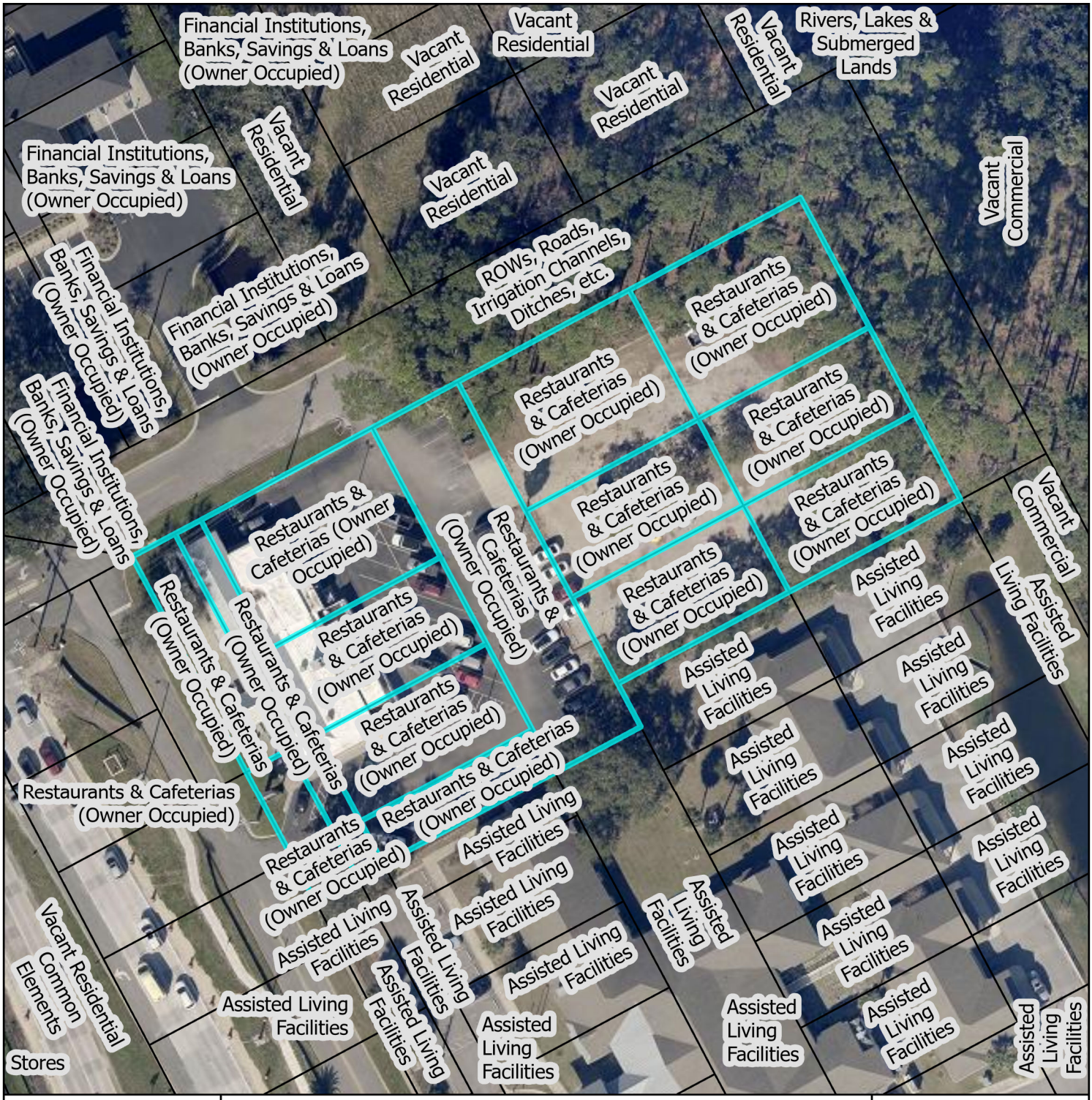
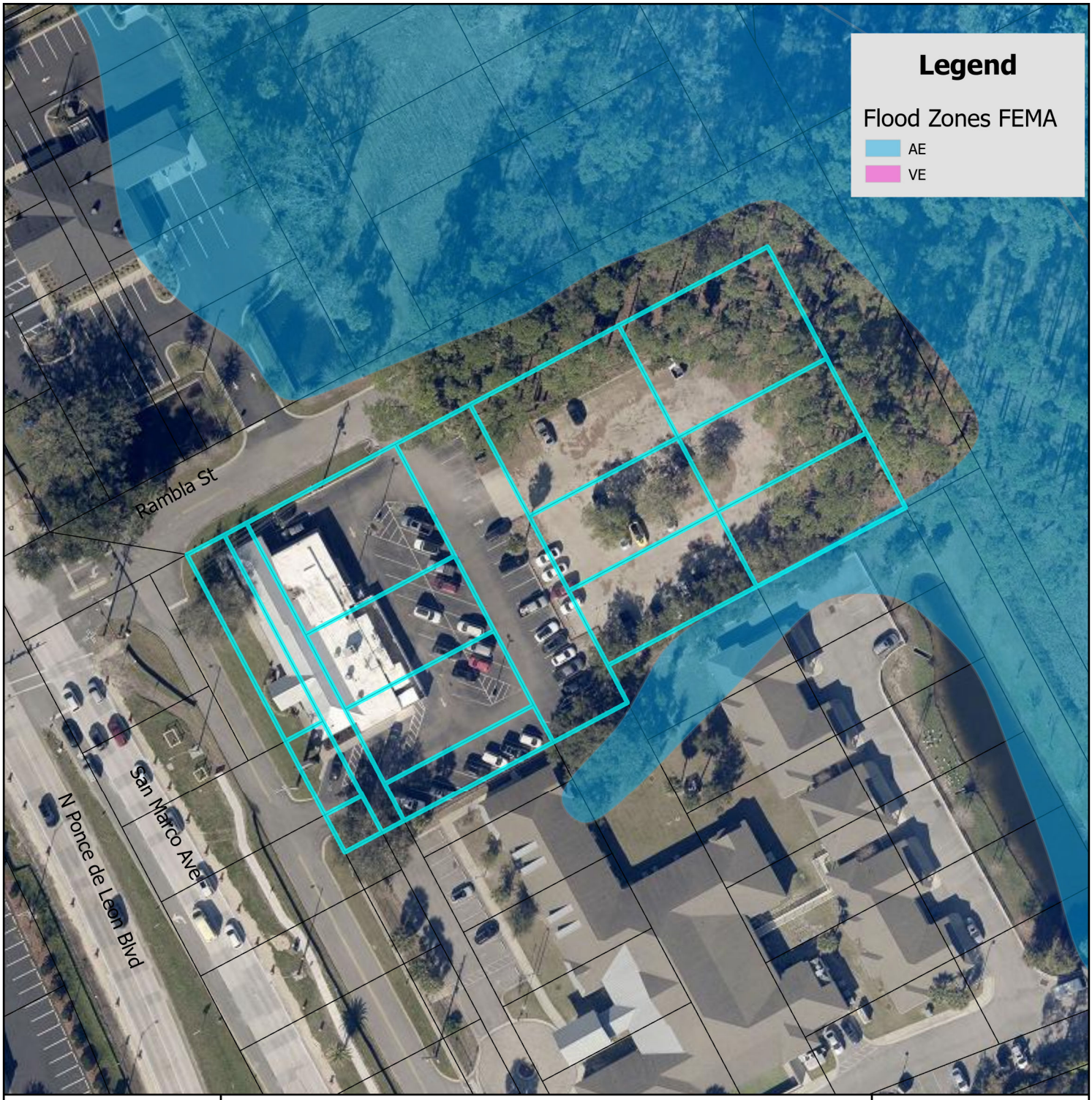
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet


Financial Institutions, Banks, Savings & Loans (Owner Occupied)
Vacant Residential
Vacant Residential
Vacant Residential
Vacant Residential
Vacant Residential
Rivers, Lakes & Submerged Lands
Financial Institutions, Banks, Savings & Loans (Owner Occupied)
Vacant Residential
Vacant Residential
Vacant Commercial
ROWs, Roads, Irrigation Channels, Ditches, etc.
Financial Institutions, Banks, Savings & Loans (Owner Occupied)
Financial Institutions, Banks, Savings & Loans (Owner Occupied)
Financial Institutions, Banks, Savings & Loans (Owner Occupied)
Financial Institutions, Banks, Savings & Loans (Owner Occupied)
Restaurants & Cafeterias (Owner Occupied)
Restaurants & Cafeterias (Owner Occupied)
Restaurants & Cafeterias

3560 N Ponce de Leon Boulevard

12/09/2024



FEMA Flood Zone Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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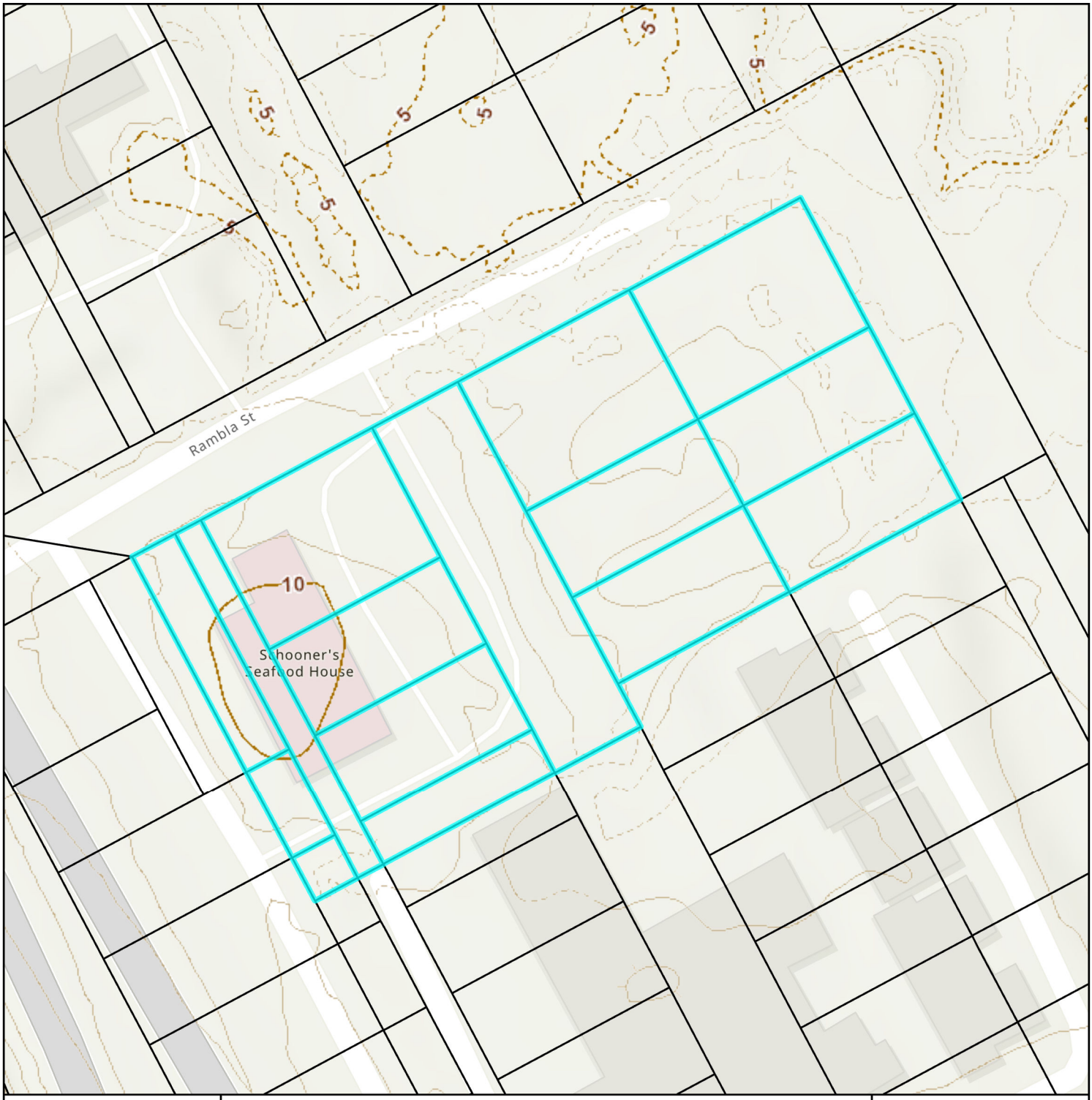
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

N

0 0.01 0.01 Miles

0 40 80 Feet

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

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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

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: Jeremy Butcher Contact Number: 904-392-5989
   Business *(if applicable)*: Farmers Market
   Address: 3560 N Ponce De Leon Blvd City: St Augustine State: FL Zip: 32084
   E-Mail Address: Jmbutcher86@gmail.com
2. NAME OF PROPERTY OWNER: Judith / Charles Butcher Contact Number: 904-501-4583
   Business *(if applicable)*: Schooners Seafood House
   Address: 3560 N. Ponce De Leon Blvd City: St Augustine State: FL Zip: 32084
   E-Mail Address: Schooner92@aol.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number: 1501780000
4. PROJECT STREET ADDRESS: 3560 N Ponce De Leon Blvd St Augustine, FL 32084
5. SPECIFIC PROPOSED USE: Sunday Farmers Market
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☑ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Requesting a variance for the parking requirement.
8. JUSTIFICATION FOR ACTION REQUESTED: Schooners is closed on Sundays, as one of the owners, I thought a fun and different way to generate revenue would be a farmers market. Since the restaurant is closed on that day and most people are off, we figured this would be a win win. For the community and ourselves.

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: If schooners and the farmers market were open at the same time, yes. That will never be the case as schooners will not be open on Sundays.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: We're hoping, that because schooners will remain closed on Sundays; No such disadvantage will take place.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: We have decided as a business to not be open on Sundays, which would grant us full access to the property; having plenty of space for a market granted the citys approval.

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Granting us this approval will help local artisans find a unique market north of town to sell their goods. It also gives the community another opportunity to support local vendors and generate a sense of community.

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: 8/13/2025

Signature of Property Owner — Date: 8/13/25

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Jeremy Butcher is/are hereby authorized TO ACT ON BEHALF OF Charles Butcher, 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: 3560 N. Ponce de Leon Blvd. St. Aug Fl

BY: Charles Butcher
Signature of Owner

Charles R. Butcher
Print Name of Owner

904-814-2211
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 22nd day of August, 2025

By Charles R Butcher

Identification verified:

Oath sworn: V Yes ___ No

Notary Signature: Emma J Hobbs

My Commission expires: _____

EMMA J HOBBS
MY COMMISSION # HH 320995
EXPIRES: January 28, 2027

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 3560 N. Ponce de Leon Blvd. St. Aug. FL 32084

Applicant's Name: Jeremy M. Butcher Applicant's Signature: [signature]

Owner's Name: Charles R. Butcher Owner's Signature: [signature]

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Jeremy Butcher

Print name of applicant

Signature of applicant

8/13/2025

Date

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1501700000
Location Address	3560 N PONCE DE LEON BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurant US-1 - Average (COM) (681.07)
Tax Description*	3-136 SARATOGA LAKE ALL BLK 2 LYING S OF RAMBLA ST & BLK 6 INCL ALLEY & COLON AVE LYING S OF RAMBLA ST VAC DB219/229 (EX W110FT IN R/W OF RD #5 & EX S'LY PT IN OR1018/772) OR1230/415 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	Saratoga Lake, Unit One Of
Sec/Twp/Rng	56-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	1.680
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Butcher Charles R,Judith E 100% Butcher Judith E 100%
Mailing Address	3560 N PONCE DE LEON BLVD SAINT AUGUSTINE, FL 32084-1278

Map

Valuation Information

Assessed Year	2025
Building Value	$488,067.00
Extra Features Value	$75,728.00
Total Land Value	$539,589.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$1,103,384.00**
Total Deferred	$23,447.00
Assessed Value	**$1,079,937.00**
Total Exemptions	
Taxable Value	**$1,079,937.00**

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

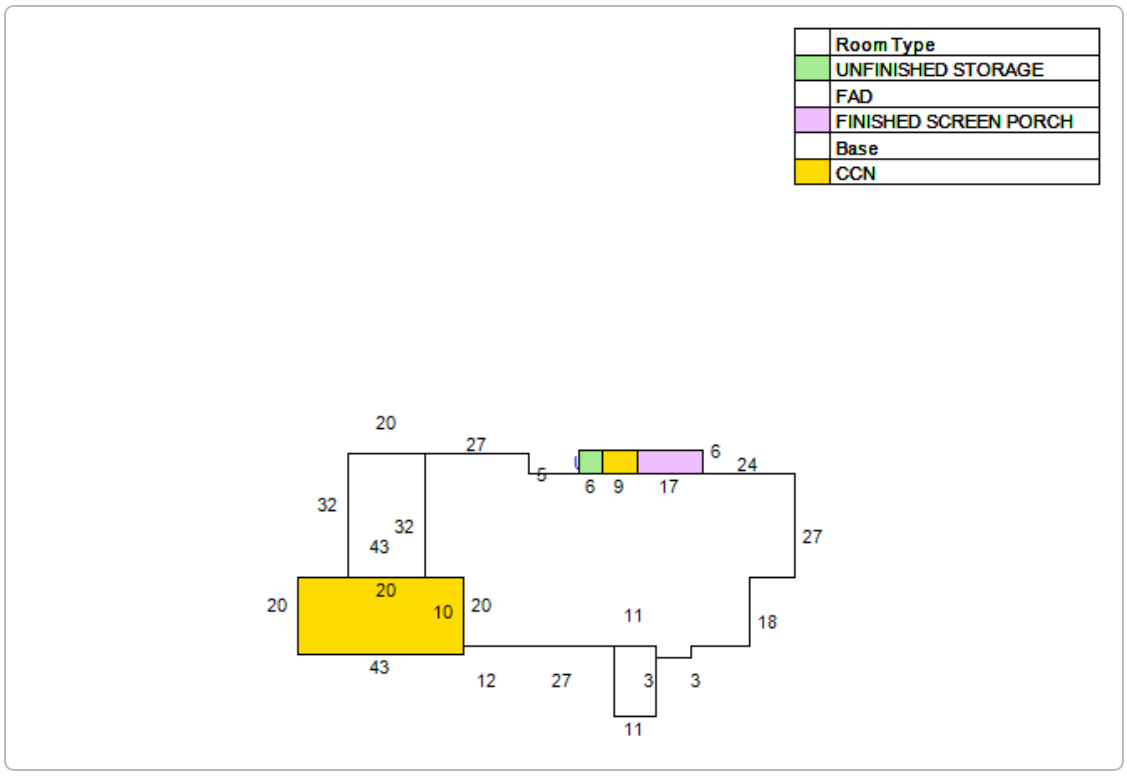
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	$429,912	$80,318	$530,244	$0
2023	$418,448	$73,537	$459,002	$0
2022	$339,207	$66,596	$405,570	$0
2021	$348,762	$65,633	$405,570	$0
2020	$358,318	$65,633	$405,570	$0
2019	$344,333	$65,633	$405,570	$0
2018	$255,179	$56,471	$405,570	$0
2017	$267,938	$40,179	$405,570	$0
2016	$251,292	$40,255	$290,394	$0
2015	$259,024	$40,362	$230,631	$0
2014	$243,602	$33,529	$230,631	$0

Building Information

Building	1	**Roof Cover**	Modular Metal, Built Up
Building Value	$488,067	**Roof Structure**	Wood Truss
Year Built	1961	**Interior Flooring**	Vinyl Tile
Actual Area	5976	**Interior Wall**	Drywall, Custom Panel
Conditioned Area	4924	**Heating Type**	Air Duct
Use	Restaurants & Cafeterias	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Aluminum Vinyl, Concrete Stucco	**Baths**	

Description	Square Footage
FINISHED CANOPY	860
BASE AREA	4086
FINISHED SCREEN PORCH	102
ADDITION	198
UNFINISHED STORAGE/UTILITY	36
FINISHED CANOPY	54
ADDITION	640
Total SqFt	5976

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pole Light (COM)		18200
Asphalt Paving (COM)		37724
Concrete Paving - Under 8" (COM)		6882
Curb (COM)		11880
Aluminum / Vinyl Fence - 6' and Above (COM)		1042

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	0	0	35621	SF	$427,452
Restaurants & Cafeterias	0	0	37379	SF	$112,137

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	3/26/1997	$275,000.00	WARRANTY DEED	1230	415	U	I	HMH RESTAURANTS INC	BUTCHER CHARLES R & JUDITH E
	3/25/1995	$300,000.00	WARRANTY DEED	1118	1410	U	I	MARRIOTT FAMILY RESTAURANT INC	HMH RESTAURANTS INC
	6/8/1993	$613,400.00	CERTIFICATE OF TITLE	995	642	U	I	TORBAY INVESTMENTS INC	MARRIOTT FAMILY RESTAURANT INC
	6/1/1988	$0.00		830	462	U	I		TORBAY INVESTMENTS INC
	11/1/1987	$0.00		767	1597	U	I		
	4/1/1987	$0.00		744	2033	U	I		
	7/1/1983	$0.00		594	632	U	I		

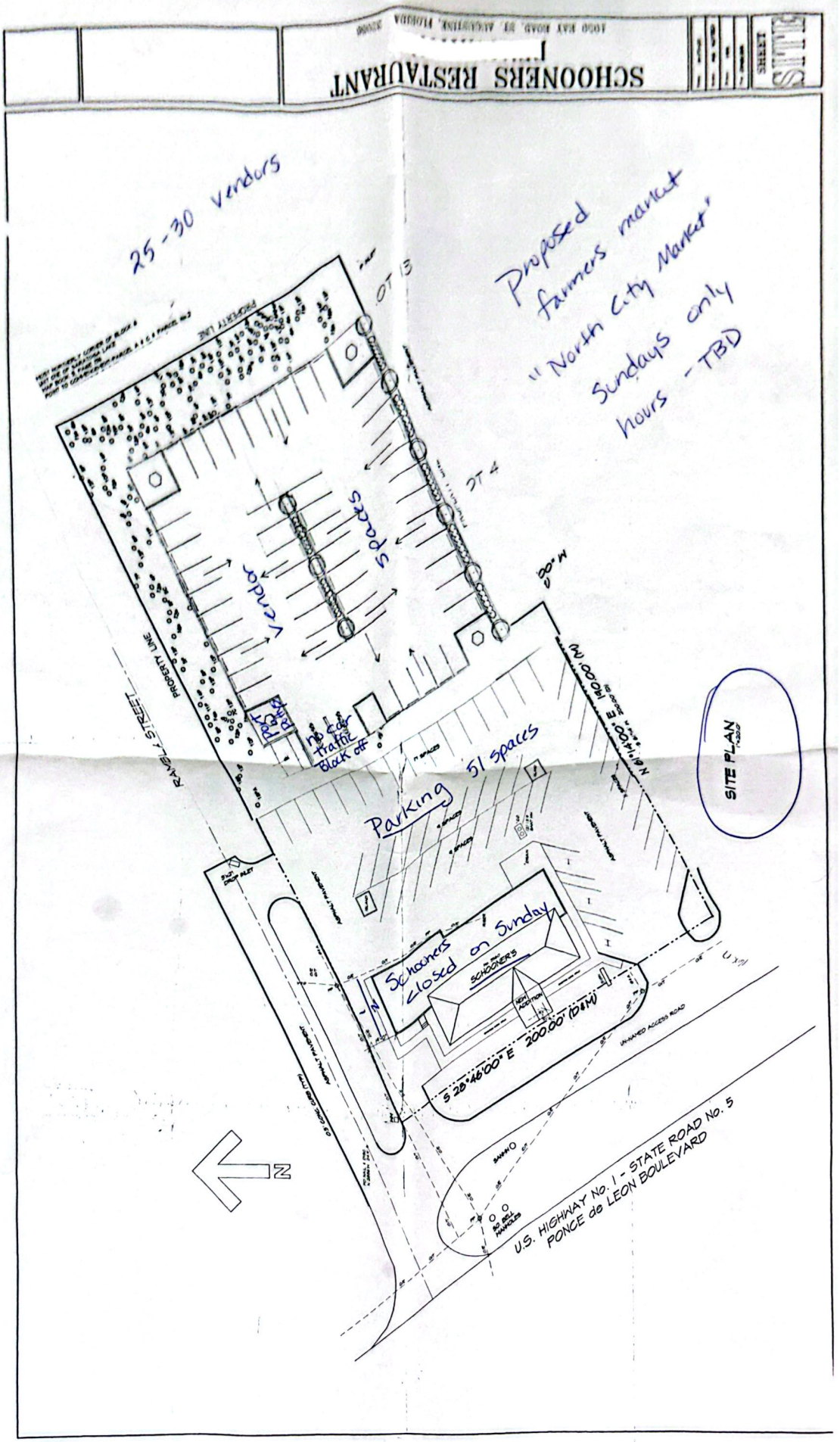
No data available for the following modules: Sales Questionnaire Form, Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/14/2025, 9:08:59 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Survey/Site Plan


SCHOONERS RESTAURANT
1050 KAY ROAD, ST. AUGUSTINE, FLORIDA 32086
SHEET
SITE
25-30 vendors
Proposed farmers market "North City Market" Sundays only hours - TBD
OT 13
OT 4
Vendor
Spaces
Post Bollards
no car traffic Block off
Parking 51 spaces
Schooners closed on Sunday
SCHOONERS
NEW ADDITION
PROPERTY LINE
RAVEL STREET
ASPHALT PAVEMENT
UNNAMED ACCESS ROAD
SITE PLAN
N
U.S. HIGHWAY No. 1 - STATE ROAD No. 5
PONCE de LEON BOULEVARD

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 4, 2025	5.c.	PZB2025-0079
Request	**Address**	**Parcel ID**
Variance	Magnolia Avenue	191850-0000

Site & Background Information

Applicant & Owner:	Lisa Reagan
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One (RS-1)
Acreage:	0.11
Neighborhood:	Magnolia
Archaeological Zone:	II A

Request Summary

This application is for variance requests to reduce the minimum front and side yard setback requirements for a non-conforming Residential Single-Family-One (RS-1) lot at Magnolia Avenue/ PID 191850-0000. The approval of this variance would allow for change of use permit from a garage to a single-family home.

Zoning Requirements	Residential Single-Family-One (RS-1)	Proposed Conditions at Magnolia. Avenue
Lot width	Minimum of seventy-five (75) feet	Fifty (50) feet
Lot area	Minimum of one-quarter acre (10,890 square feet)	.11 acres
Lot coverage by all buildings	Maximum of twenty-nine (29) percent *	Twelve (12) percent
Front yard setback	Minimum of 20 feet	Meets 20 foot minimum
Side yard(s) setback	Minimum of 5 feet**	4.3 feet
Rear yard setback	Minimum of 20 feet	3.9 feet

* Regulations for non-conforming lots (Sec. 28-159)
** Regulations for non-conforming lots (Sec. 28-119 (6)a.)

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

Sec. 28-2. – Definitions.

Lot of record means a lot which is part of a subdivision recorded in the office of the clerk of the county circuit court or a lot or parcel described by metes and bounds, the description of which has been so recorded on or before the adoption of this chapter (April 28, 1975). A conforming lot of record is a lot which meets the requirements of this chapter, whereas a nonconforming lot of record does not.

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

Yard, front, means a required yard extending between side lot lines across the front of a lot adjoining a public or private street. In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the building inspector may waive the requirement for the normal front yard and substitute therefor[e] a special yard requirement, which shall not exceed

the average of the yards provided on adjacent lots. In the case of corner lots, a front yard of the required depth shall be provided on one (1) frontage and a front yard half the required depth shall be provided on the other. Depth of a required front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such roundings. Front and rear yard lines shall be parallel. Where lots in residential districts comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with structures having an average front yard with a variation of not more than six (6) feet, no building thereafter erected shall project beyond the average line so established. This provision applies in all residential districts.

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

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

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

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The applicant is requesting to convert the existing garage into a single-family home. The setbacks for a garage are three (3) feet from the side and rear property line. However, the setbacks for a single-family home are twenty (20) feet from the rear and five (5) feet from the side. The side yard setback is reduced to ten percent of the lot width because the site is a nonconforming lot of record. The hardship is the location of the existing building.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant does not identify how this disadvantage makes the owner unable to make reasonable use of the affected property. The lot is small however the garage is located in the rear of the lot leaving the applicant ample room left to build a primary structure.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
According to the applicant the existing garage was built in 1997 and predates the existing owner.

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

Staff Recommendation

Based on a review of Sec. 28-29 staff find that the Board can **CONTINUE** until the applicant has explored other locations that may reduce the encroachment into setbacks, **DENY** as variance criteria is not met, or **APPROVE** as variance criteria is met for the variance request to reduce the rear yard and side yard setback at Magnolia Avenue / PID 191850-0000.

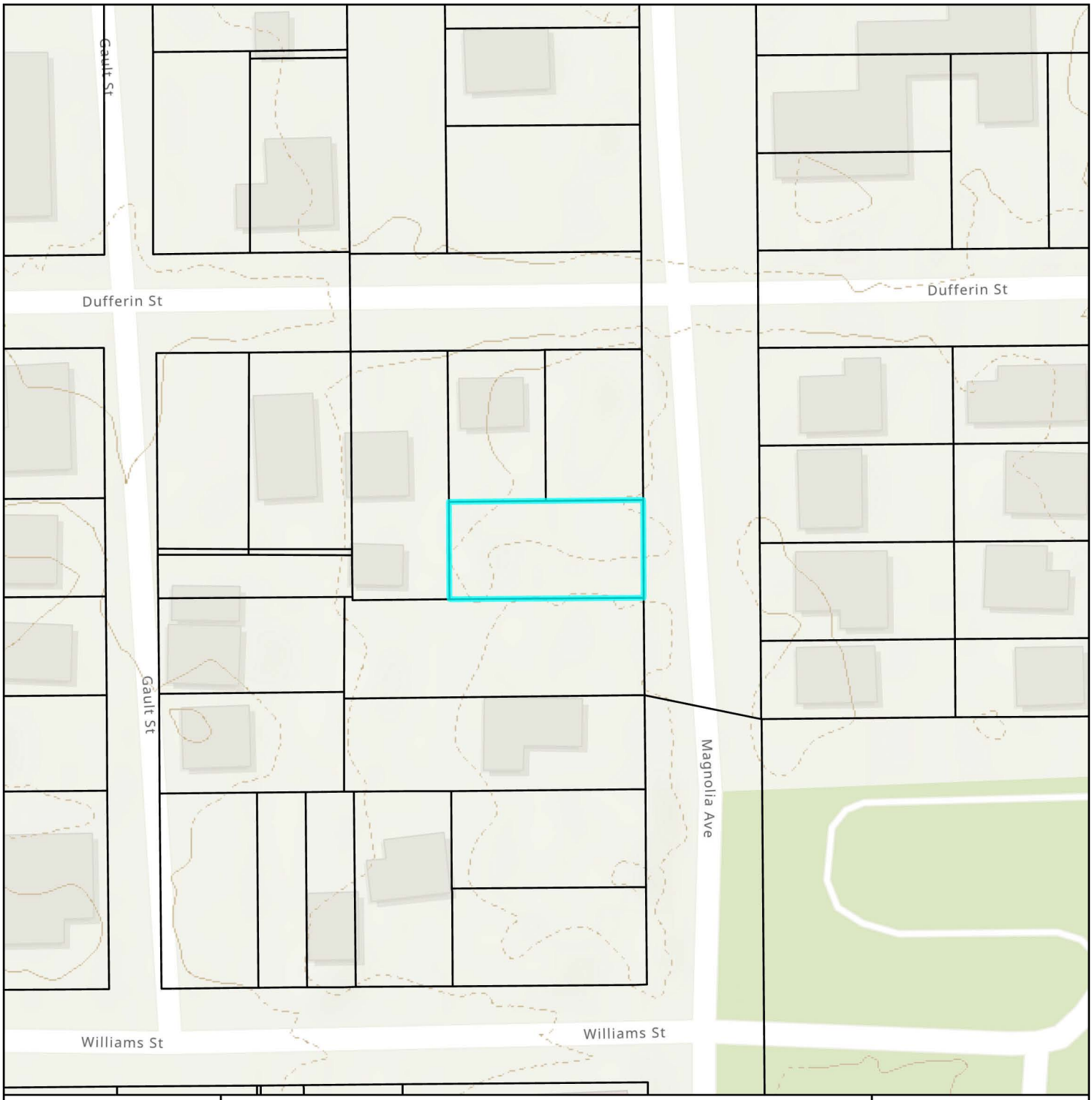
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Elevation Map

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

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

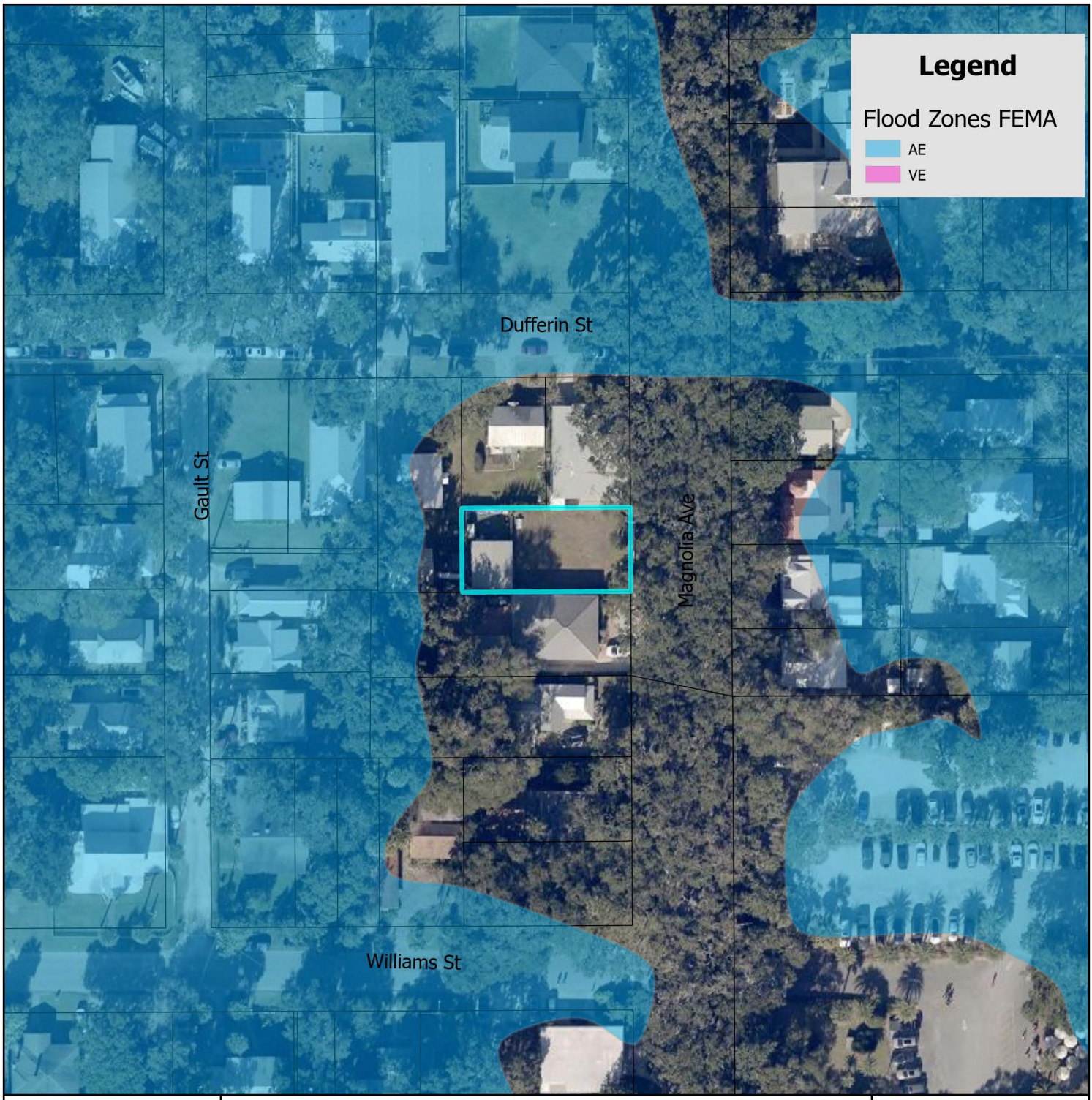
2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



FEMA Flood Zone Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
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2025

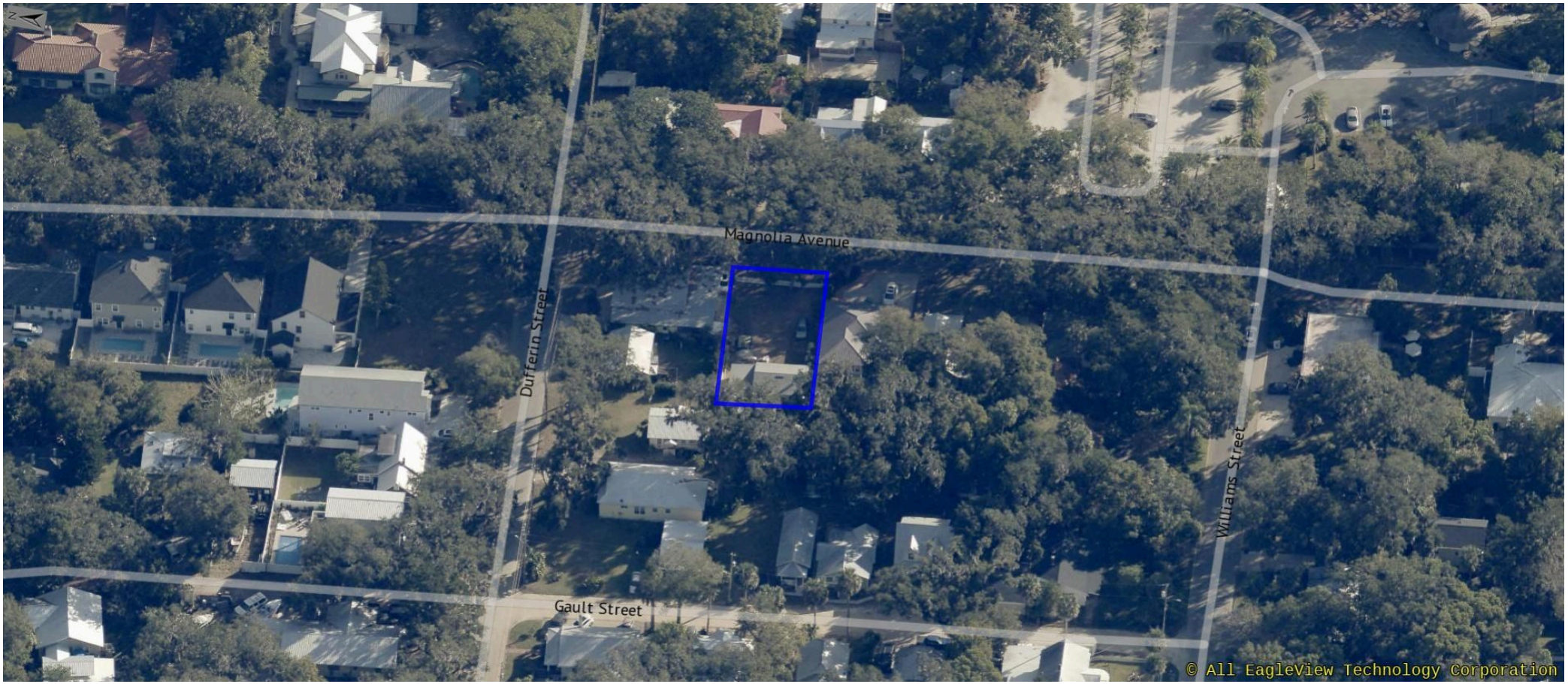
N

0 0.17 0.35 Miles

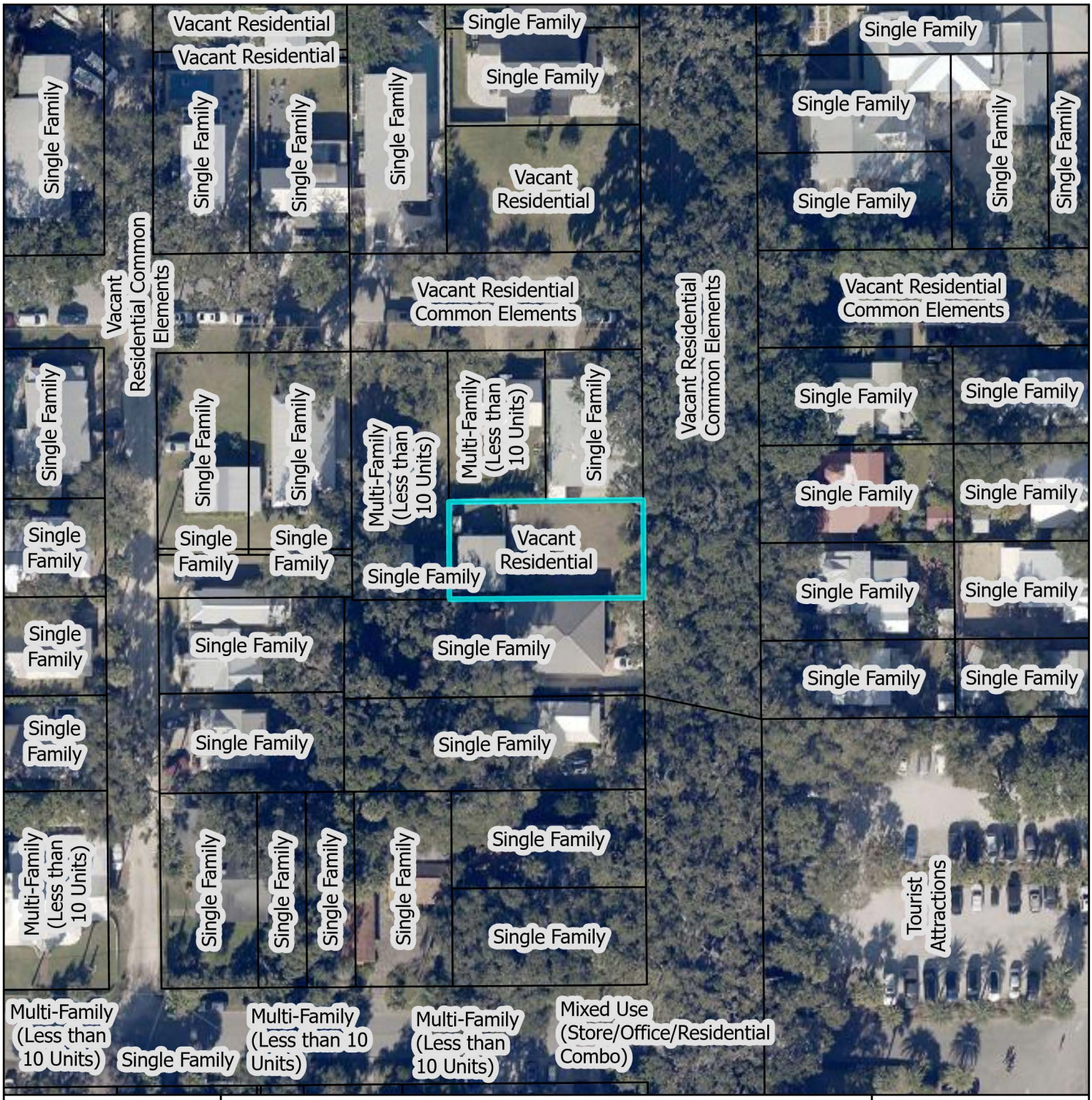
0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Magnolia Avenue / PID 191850-0000



12/08/2024



St. Johns County Property Appraiser Use Classification Map

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

DISCLAIMER
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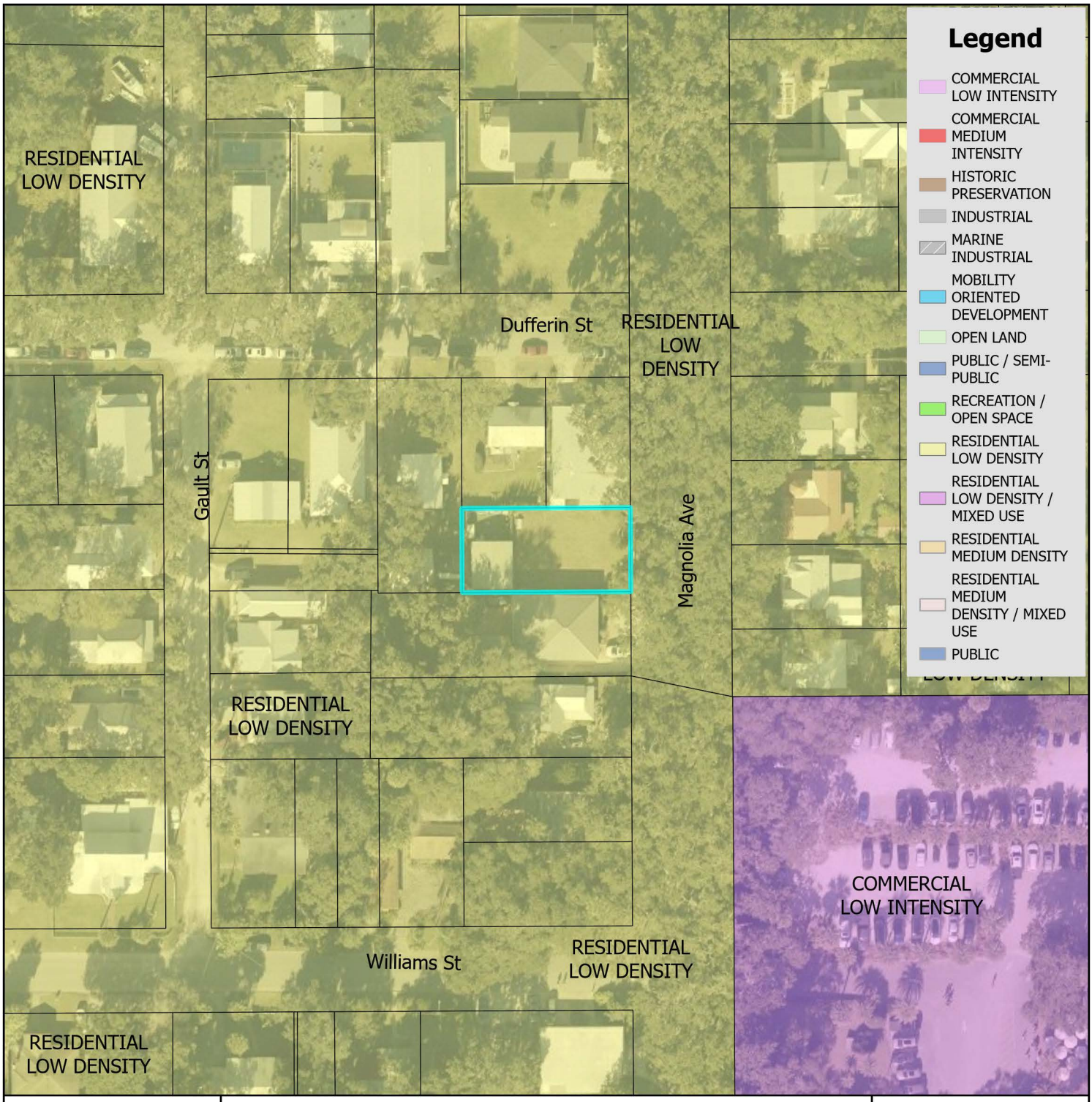
2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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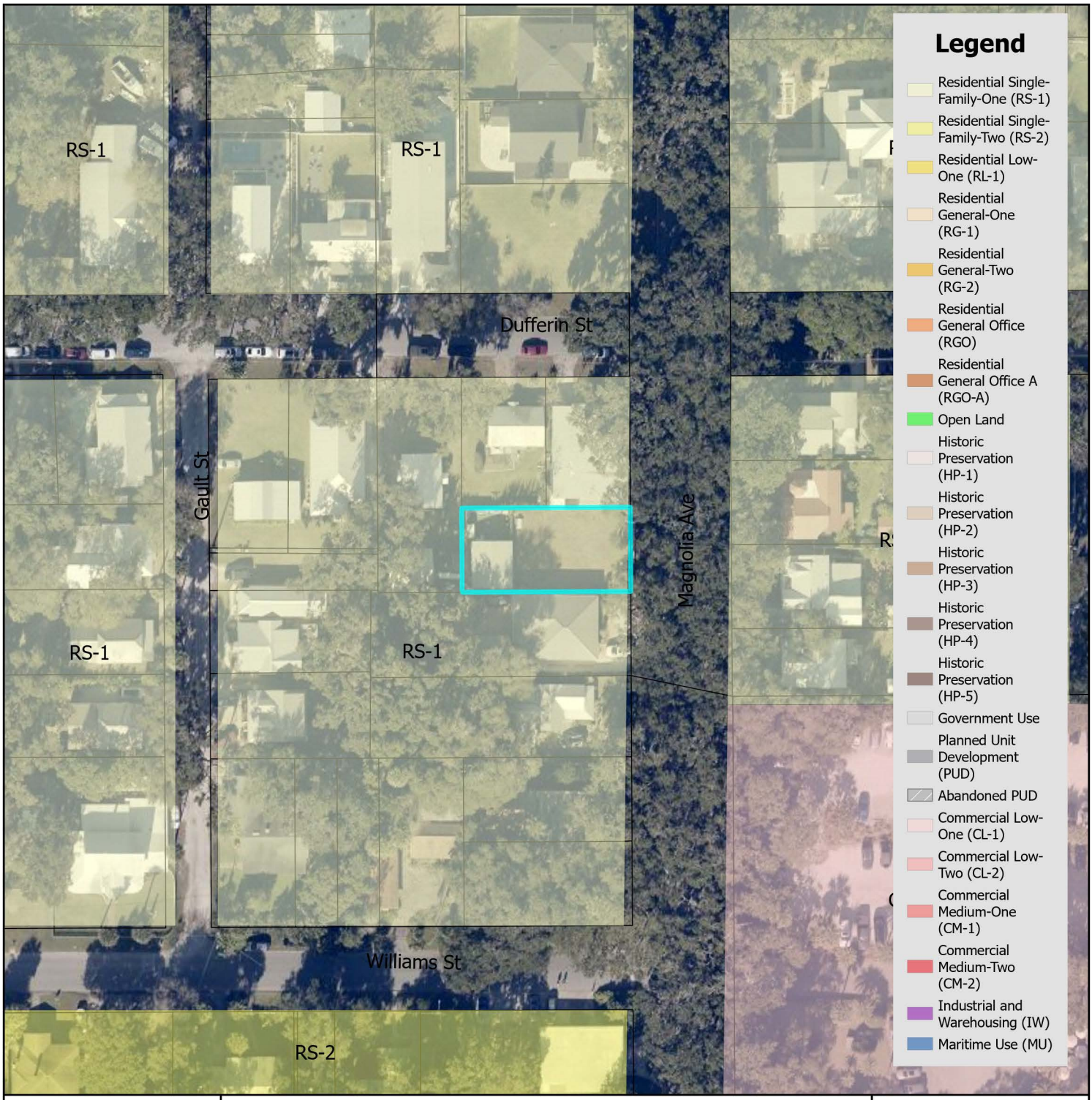
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Zoning Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

DISCLAIMER
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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: 350- (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Lisa Reagan Contact Number (916) 502-5412
   Business (*if applicable*): _____
   Address: 30 Magnolia Ave. City: St. Augustine State: FL Zip: 32084
   E-Mail Address: LCreagan72@gmail.com
2. NAME OF PROPERTY OWNER: Same as above Contact Number: _____
   Business (*if applicable*): _____
   Address: _____ City: _____ State: _____ Zip: _____
   E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 6 OR 5074/1302 Block: 3/41 Mimar on the Bay Lot 6 OR 5074/1302
   Subdivision: Miramar on the Bay Parcel Number: 191850 0000
4. PROJECT STREET ADDRESS: 30 Magnolia Ave. St. Augustine, FL 32084
5. SPECIFIC PROPOSED USE: Existing building to be single family residence
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☑ Variance set backs
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Would like to have existing cottage (converted existing garage built 1997) be granted a variance on the south and west side of property due to the setbacks are less than current requirements, to make cottage a single family residence. Cottage permitted completed and approved PR2021-1491
8. JUSTIFICATION FOR ACTION REQUESTED: The converted garage now existing cottage is in harmony with the other homes on Magnolia Avenue. The cottage sits back from the street allowing front yard and landscaping that is appealing. It is almost within the setback requirements by a few feet on one side. The building is a permitted building that was built in 1997.

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: Rear setback (west) and south setback of building are less than current setback requirements. Some buildings (homes) are the same, grandfathered, others are not.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The existing building is not designated single family residence due to slight setback difference. A new home could be built but would rather let existing building be new home. no other home needed.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: it is an existing building built in 1997 when setback issue did not exist. Owner did not change location.

(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: Nothing will change if variance is granted. Property is in harmony with neighborhood. Existing building is complete and permitted PR2021-1491

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: 9-29-2025

Signature of Property Owner — Date: 9-29-2025

04/18/2019

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 30 Magnolia Avenue, St. Augustine, FL 32084

Applicant's Name: Lisa Reagan Applicant's Signature: Lisa Reagan

Owner's Name: Lisa Reagan Owner's Signature: Lisa Reagan

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.

Lisa Reagan

Print name of applicant

Signature of applicant

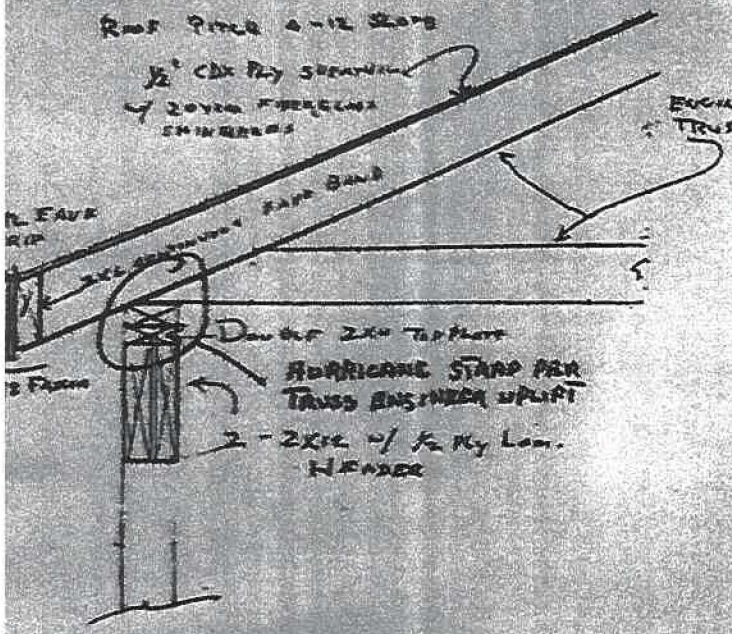
9-29-2025

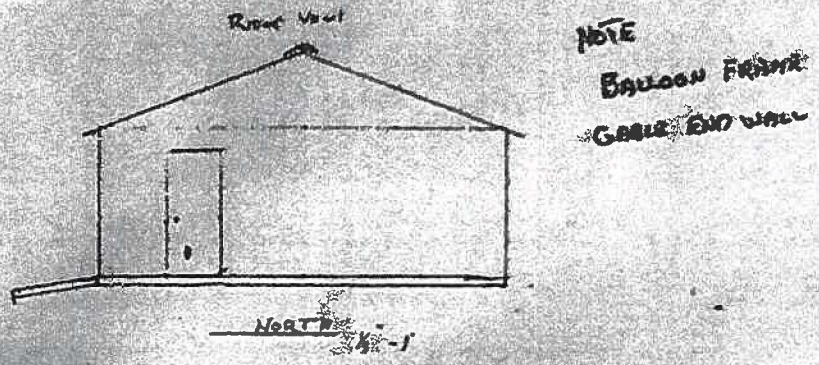
Date

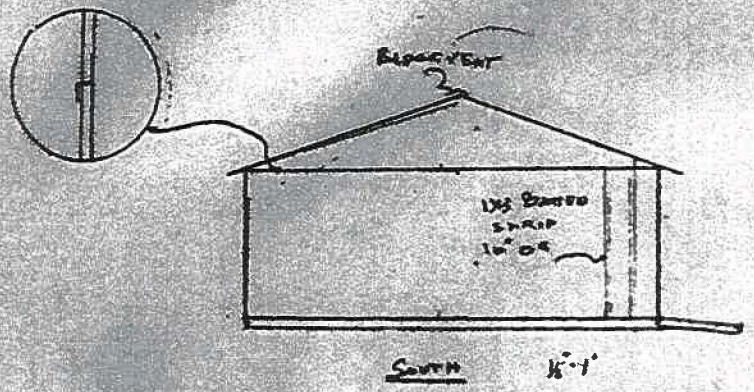
10/31/17

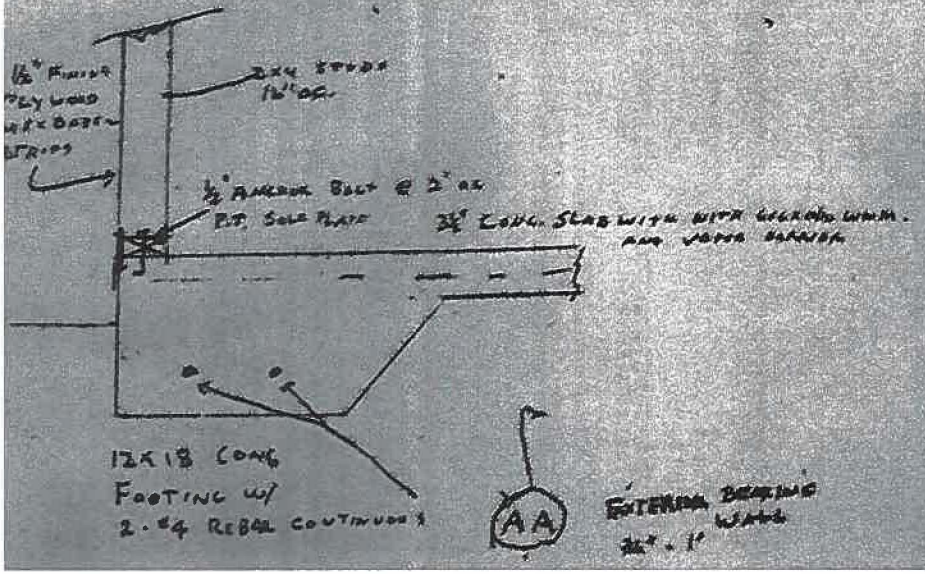
Reagan Lisa

EXISTING BUILDING
Original plans permitted









30 Magnolia Ave.
St. Augustine, FL 32084

EXISTING GARAGE

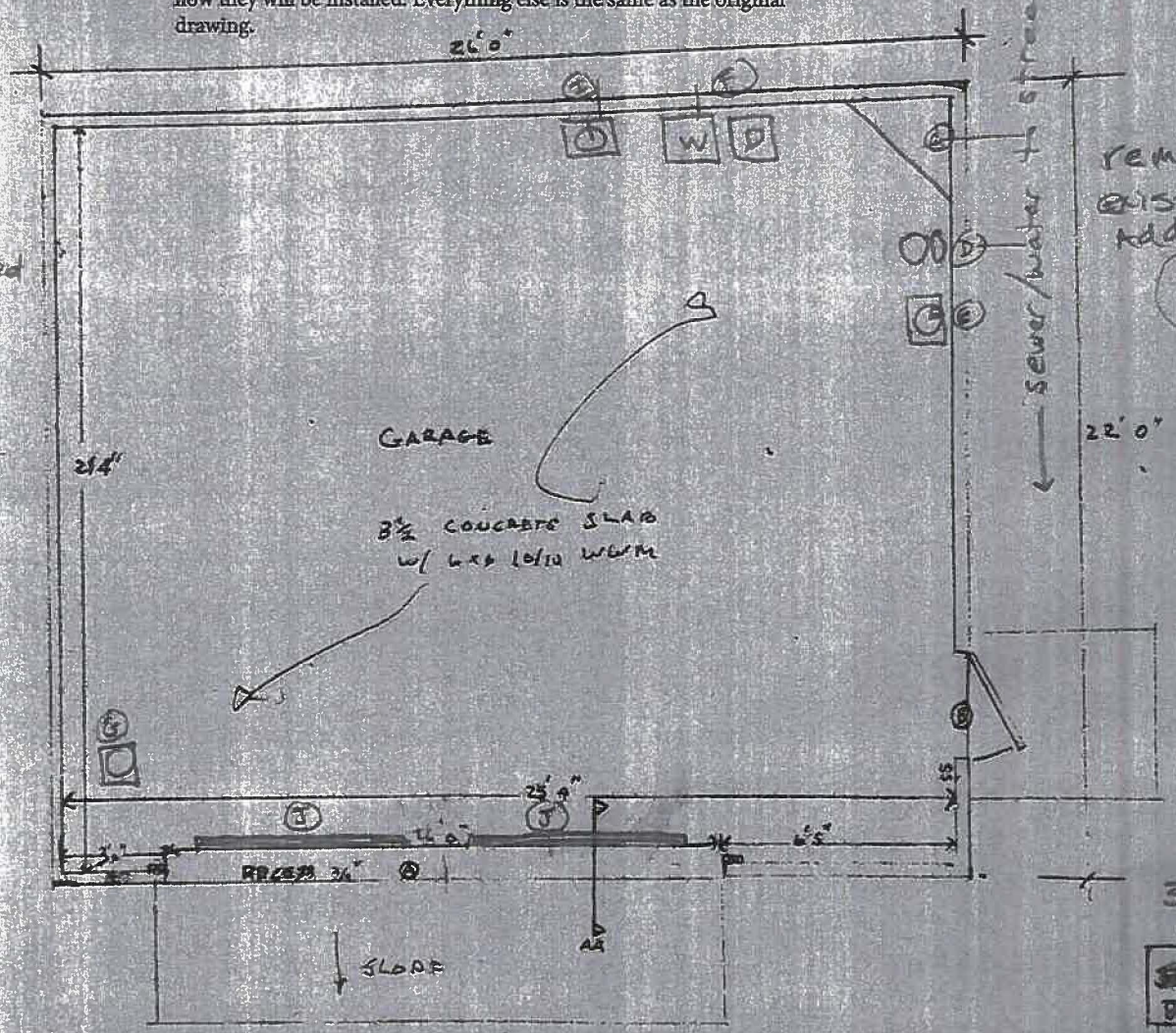
Change from a French door and window to (2) French doors.

I did a drawing for the header for the two French Doors FL #16708.4 and how they will be installed. Everything else is the same as the original drawing.

Add: (J) 72" x 80" French Doors in (2 ea) open garage door space

FL product code approved # FL 16708.4

Jeldwen French Doors (see drawing attached)



DOOR SCHEDULE

remove existing Add

(A) 16x7' OVERHEAD

(B) #x3068.

(C) Shower stall

(D) Toilet

(E) sink w/ vanity

(F) washer/Dryer

(G) water heater elec. 50 gal.

(H) window 305

(I) sink

30 MAGNOLIA AVE

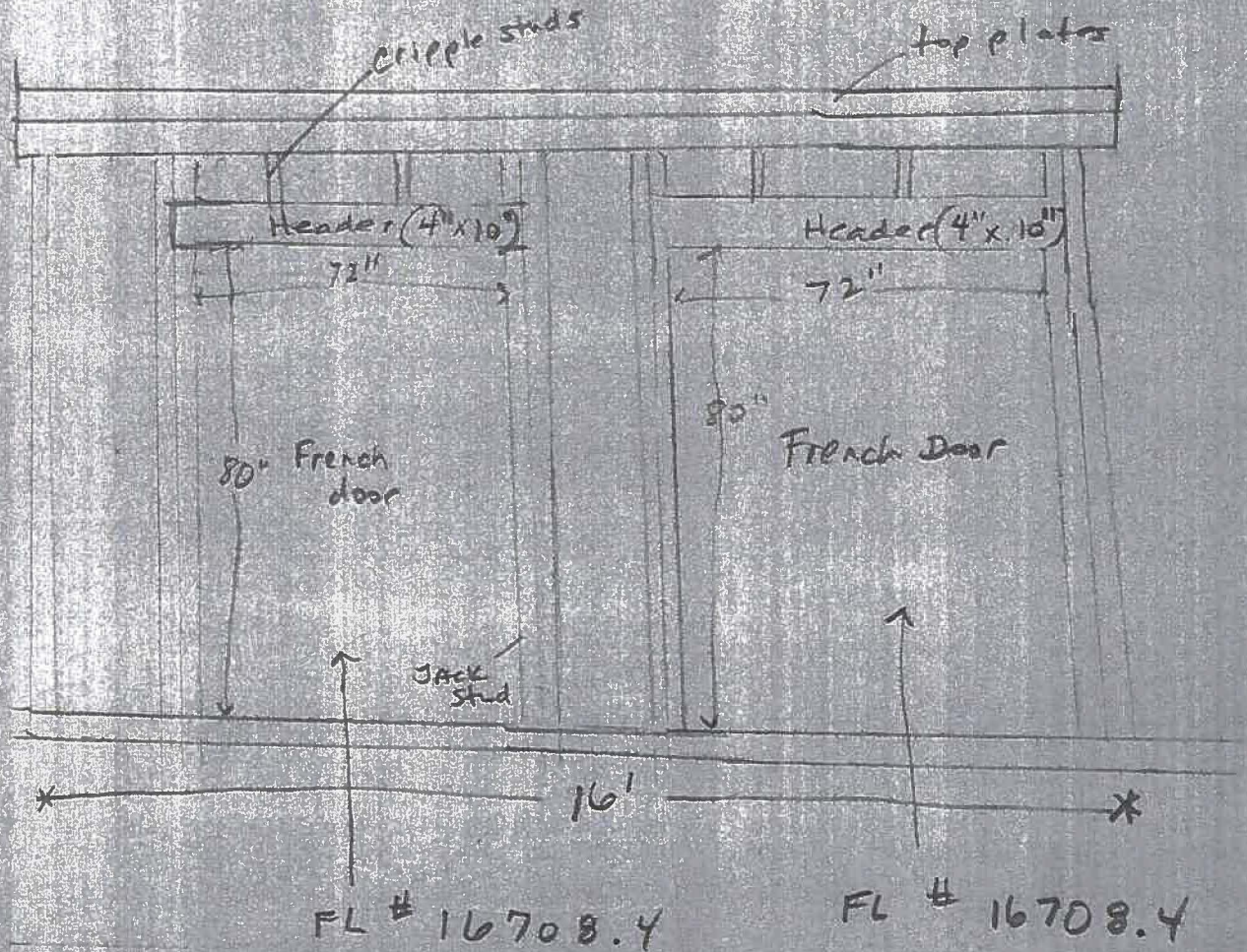
[redacted]

Lisa Reagan

Existing { GARAGE 26'x25' WOOD FRAME W/ ½ PLYWOOD AND BATTEN STRIPS TO MATCH HOUSE

30 Magnolia Ave
St. Augustine, FL 32084
LISA REAGAN (916)502-5412

(J) insert



LEGEND

- ● – FOUND 1/2" IRON ROD LB#1204 AT PROPERTY CORNER
- ○ – FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- BM1 – SITE BENCHMARK
- EXISTING GROUND ELEVATIONS
- EXISTING TREE
- 4' CHAIN LINK FENCE
- 3' WOOD FENCE
- EXISTING CONCRETE

A/C	AIR CONDITIONER ON PAD
BOC	BACK OF CURB
BRL	BUILDING RESTRICTION LINE (SETBACK) LINE
DB	DEED BOOK
EP	EDGE OF PAVEMENT
GYA	GUY ANCHOR
JEA	JACKSONVILLE ELECTRIC AUTHORITY
JEA E	JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC
JEA-FE	JEA ELECTRICAL EASEMENT
LB	LICENSED SURVEY BUSINESS
LS	LICENSED SURVEYOR
OHW	OVERHEAD WIRE/LINE
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RBL	REFERENCE BEARING LINE
R/W	RIGHT OF WAY LINE
STY	STORY
TBR	TO BE REMOVED
TYP	TYPICAL
(P)	PLAT CALL
(M)	FIELD MEASURED VALUE
(D)	DEED CALL
(C)	CALCULATED VALUE, FROM FIELD MEASUREMENTS
(R)	RECORD VALUE

LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1(P)	--	50.00'
L2(P)	--	100.00'
L3(P)	--	50.00'
L4(P)	--	100.00'
L1(M)	S01°15'36"W	50.21'
L2(M)	N89°08'58"W	99.63'
L3(M)	N00°23'16"E	50.84'
L4(M)	S88°47'26"E	100.40'

TREE NOMENCLATURE	
LO	LIVE OAK
RC	RED CEDAR

EXISTING LOT DIMENSION TABLE	
	AREA (SQ.FT.)
LOT SIZE	5,503.0
EXISTING GARAGE	583.9
CONCRETE WALK	154.4
TOTAL IMPERVIOUS AREA:	738.3 (13.42%)

LOT DIMENSION TABLE TO BE REMOVED	
	AREA (SQ.FT.)
EXISTING SIDEWALK (TO BE REMOVED)	43.1

SURVEYOR'S NOTES:

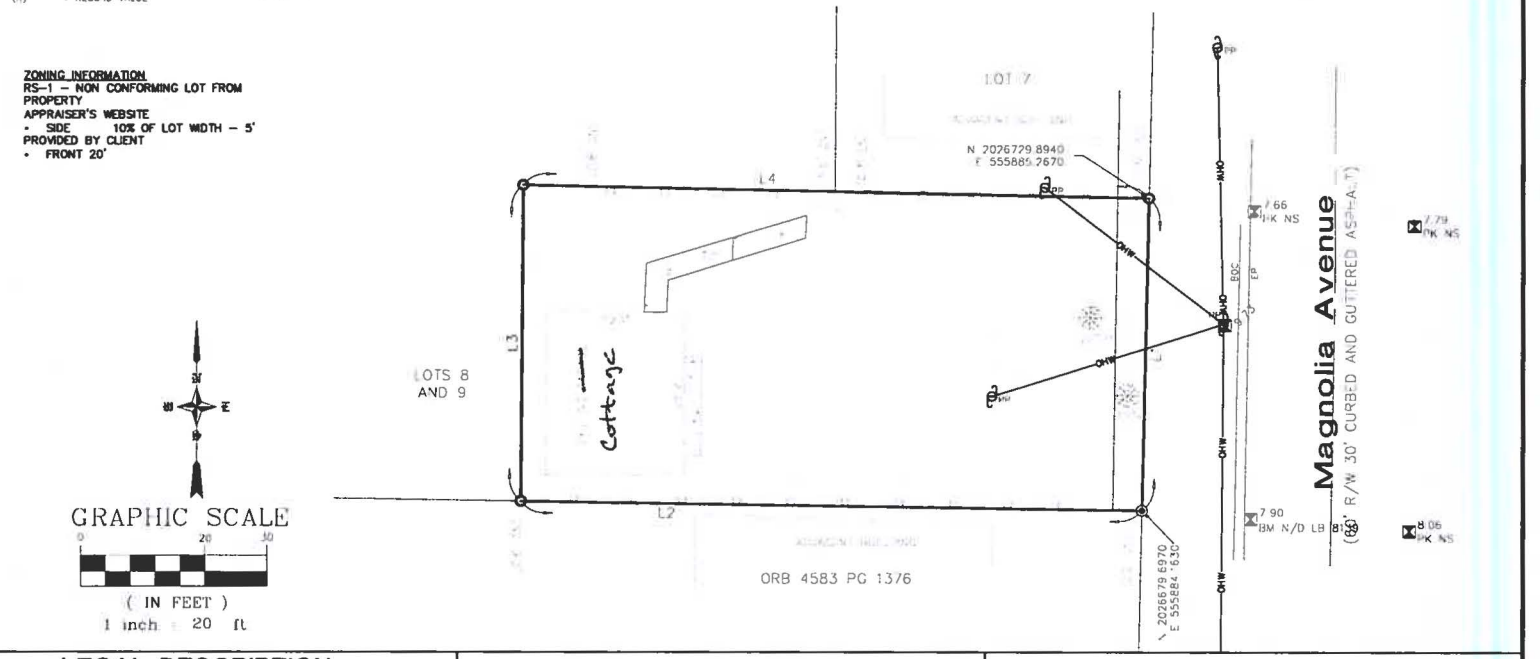
1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) (2011) (EPOCH 2010.0000)
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted
6. Type of Survey: PLOT PLAN
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities be Within their respective easements unless noted.
14. Street (s) hereon are centered in R/W unless noted.
15. Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
16. Elevations if shown are based on the North American Vertical Datum of 1988.
17. Dimensions for the proposed residence shown hereon are from the provided foundation plan.
18. See house plans for additional details.
19. Plat hereon contains no angles or bearings for comparison to field measured values.
20. Current FEMA FIR Maps show property in FLOOD ZONE "X" WITH 0.2%, according to flood insurance rate map panel #12109C0312J.
21. REVISION: HOUSE MOVED PER CLIENT REQUEST- 2/5/25
22. REVISION: PLAN REVISED PER CLIENT REQUEST- 2/18/25

ZONING INFORMATION
RS-1 – NON CONFORMING LOT FROM PROPERTY APPRAISER'S WEBSITE
- **SIDE 10% OF LOT WIDTH – 5'**

PROVIDED BY CLIENT
- **FRONT 20'**

Special Note - Liability Notice

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



GRAPHIC SCALE
0 20 30
(IN FEET)
1 inch = 20 ft

Surveyor's Certification

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION.

BRANDON DAVID SHUGART
LICENSED SURVEYOR AND MAPPER
NO. 6670
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Signature: Digitally signed by Brandon Shugart
Date: 2025.08.13 09:30:28 -04'00'

Brandon D. Shugart, PSM
Surveying@imecivil.com

LEGAL DESCRIPTION

LOT 6, MIRAMAR ON THE BAY SUBDIVISION

PLAT/MAP BOOK 3, PAGE 41, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

BOUNDARY SURVEY SHOWING TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC
1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

© Copyright
Do not copy or reproduce without permission

ADDRESS OF PROPERTY SHOWN HEREON:
FOR: **Lisa Carroll Reagan**
AT: 0 Magnolia Avenue
St. Augustine, FL 32084

Drawn By:	JPM/JM	Scale 1" = 20 Feet
Field Survey Date:	06/11/21	Drawing/File #: 060421.6
FB/PG:	65/21	

Additional Information/Certifications:
XXXXX

Building

CITY OF ST. AUGUSTINE

Planning & Building Department 75 King Street, St. Augustine, Florida 32084

PERMIT #: PR2021-1491

Contractor: **Reagan Lisa C, (916) 502-5412**

Owner: Reagan Lisa C

Parcel: 191850 0000

Legal: 3/41 MIRAMAR ON THE BAY LOT 6 OR5074/1302

Zoning: RS1

Project Address: **30 MAGNOLIA AVE**

Proposed Work: Renovate Existing Garage - Add sink, washing machine, & shower stall drains, toilet, small vanity w/sink, add electric water heater, Remove garage door and install (2) French doors by Jeld Wen (FL #16708.4), Connect sewer and water from street to garage to accommodate new plumbing. 001 - 3/16/22 ADD ADDITONAL LAYER OF SHINGLES TO GARAGE ROOF

FL #10124.1 A.C.

Job Cost: $7,800.00

Permit Fees: $181.94

ALL INSPECTIONS MUST BE SCHEDULED THROUGH THE CITY OF ST. AUGUSTINE'S WEBSITE WWW.CITYSTAUG.COM.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STAFF USE ONLY

AUTHORIZED SIGNATURE Shelley Clayton **DATE ISSUED** September 27, 2021

Building

CITY OF ST. AUGUSTINE

Planning & Building Department 75 King Street, St. Augustine, Florida 32084

PERMIT #: PR2021-1491

Contractor: **Reagan Lisa C, (916) 502-5412**

Owner: Reagan Lisa C

Parcel: 191850 0000

Legal: 3/41 MIRAMAR ON THE BAY LOT 6 OR5074/1302

Zoning: RS1

Project Address: **30 MAGNOLIA AVE**

Proposed Work: Renovate Existing Garage - Add sink, washing machine, & shower stall drains, toilet, small vanity w/sink, add electric water heater, Remove garage door and install (2) French doors by Jeld Wen (FL #16708.4), Connect sewer and water from street to garage to accommodate new plumbing.

ok 3-1

Job Cost: $7,800.00

Permit Fees: $181.94

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STAFF USE ONLY

AUTHORIZED SIGNATURE Shelley Clayton **DATE ISSUED** September 27, 2021

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1918500000
Location Address	MAGNOLIA AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Miramar on the Bay (599)
Tax Description*	3/41 MIRAMAR ON THE BAY LOT 6 OR5074/1302 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Miramar On The Bay
Sec/Twp/Rng	52-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.110
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Reagan Lisa C 100%
Mailing Address	PO BOX 4050 SAINT AUGUSTINE, FL 32085-0000

Map

Valuation Information

Assessed Year	2025
Building Value	$0.00
Extra Features Value	$4,833.00
Total Land Value	$204,750.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$209,583.00**
Total Deferred	$42,911.00
Assessed Value	**$166,672.00**
Total Exemptions	
Taxable Value	**$166,672.00**

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	$5,303	$204,750	$0
2023	$0	$5,773	$200,000	$0
2022	$0	$8,839	$168,000	$0
2021	$0	$8,839	$105,000	$0
2020	$0	$13,051	$80,000	$0
2019	$0	$12,133	$80,000	$0
2018	$0	$11,604	$78,000	$0
2017	$0	$7,717	$62,250	$0
2016	$0	$8,025	$56,500	$0
2015	$0	$8,334	$56,500	$0
2014	$0	$8,642	$51,250	$0

Extra Feature Information

Code Description	Status	Value
Garage - Low (Mix)		3933
Carport (Mix)		900

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	100	50	EF	$204,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/19/2020	10/16/2020	$130,000.00	WARRANTY DEED	5074	1302	Q	V	SCHUETE THOMAS AND LESLIE TRUST D:11/10/03	REAGAN LISA C
	4/28/2004	$100.00	QUIT CLAIM DEED	2186	1518	U	I	SCHUETTE THOMAS P	SCHUETTE THOMAS P & LESLIE S TRUSTEES
	1/23/2004	$109,000.00	WARRANTY DEED	2130	170	Q	I	LEACH GERALD R & WALLY MARCUS A	SCHUETTE THOMAS P
	7/21/2003	$0.00	CORRECTIVE DEED	2052	467	U	I	WEHKING DONALD S	LEACH GERALD R & WALLY MARCUS A (JTRS)
	7/21/2003	$230,000.00	WARRANTY DEED	2003	1097	Q	I	WEHKING DONALD S	LEACH GERALD R & WALLY MARCUS A
	1/1/1977	$47,500.00		339	664	Q	I		WEHKING DONALD S,DIANE

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/14/2025, 9:08:59 AM

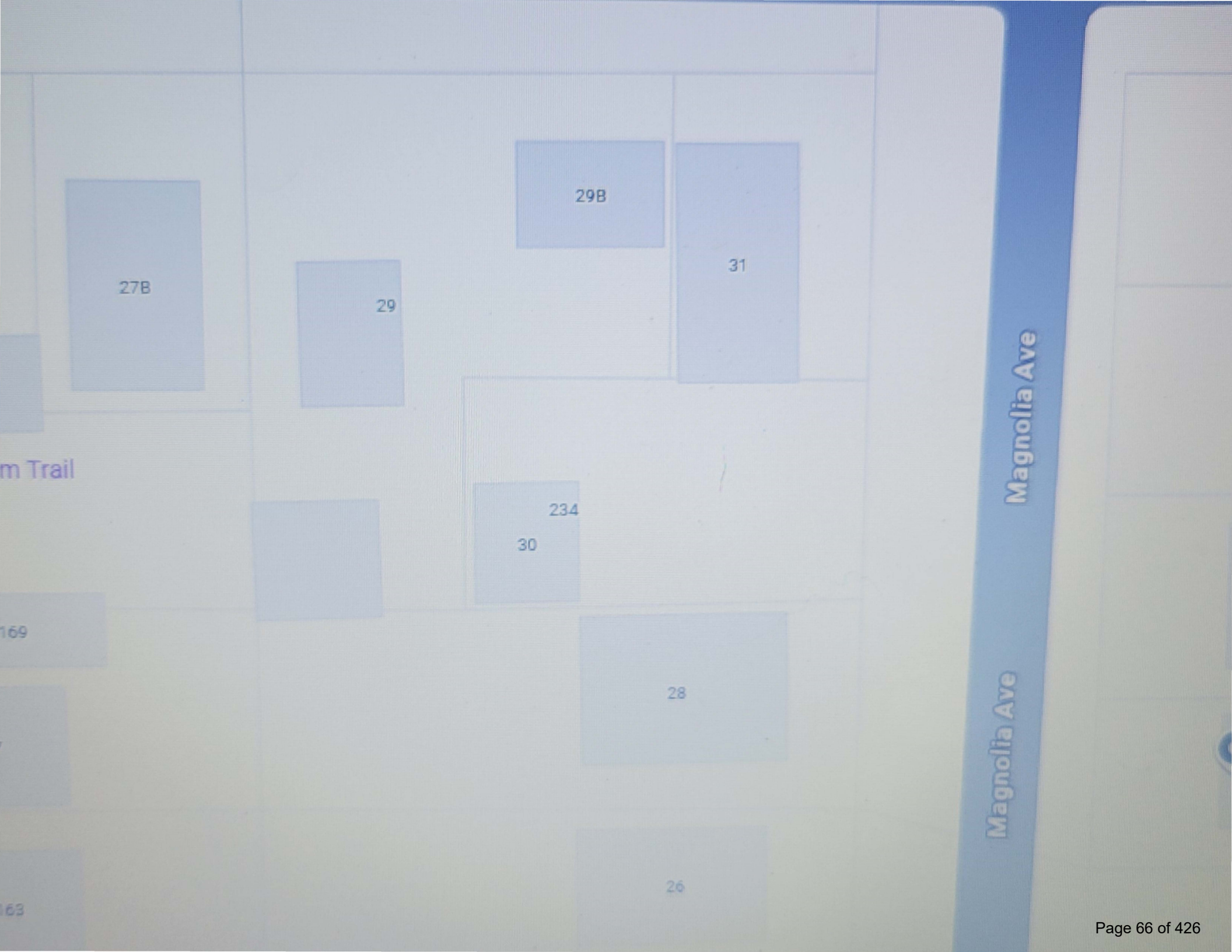
Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Supplemental Information

STOP


29B
31
27B
29
m Trail
234
30
169
28
26
163
Magnolia Ave
Magnolia Ave

30

LEGEND

= FOUND 1/2" IRON ROD LB#1204 AT PROPERTY CORNER
= FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
BM1 = SITE BENCHMARK
= EXISTING GROUND ELEVATIONS
= EXISTING TREE
4" CHAIN LINK FENCE
3" WOOD FENCE
= EXISTING CONCRETE

A/C	= AIR CONDITIONER ON PAD
BOC	= BACK OF CURB
BRL	= BUILDING RESTRICTION LINE (SETBACK) LINE
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EP	= EDGE OF PAVEMENT
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LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
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L2(P)	--	100.00'
L3(P)	--	50.00'
L4(P)	--	100.00'
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L2(M)	N89°08'58"W	99.63'
L3(M)	N00°23'16"E	50.84'
L4(M)	S88°47'26"E	100.40'

TREE NOMENCLATURE	
LO	LIVE OAK
RC	RED CEDAR

EXISTING LOT DIMENSION TABLE	
	AREA (SQ.FT.)
LOT SIZE	5,503.0
EXISTING GARAGE	583.9
CONCRETE WALK	154.4
TOTAL IMPERVIOUS AREA:	738.3 (13.4%)

LOT DIMENSION TABLE TO BE REMOVED	
	AREA (SQ.FT.)
EXISTING SIDEWALK	43.1
(TO BE REMOVED)	

SURVEYOR'S NOTES:

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: PLOT PLAN
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not Intended to Locate any subsurface/underground objects, Improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in Item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
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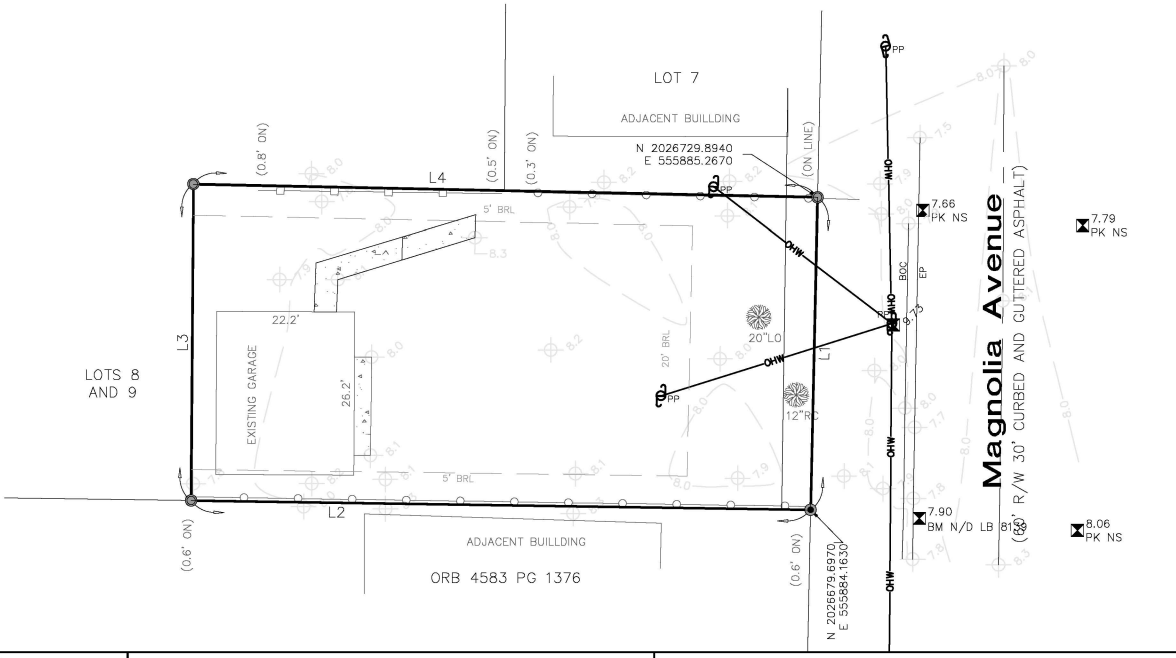
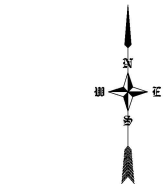
18. See house plans for additional details.
19. Plat hereon contains no angles or bearings for comparison to field measured values.
20. Current FEMA F.I.R. Maps show property in FLOOD ZONE "X WITH 0.2%", according to flood insurance rate map panel: #12109C0312J.
21. REVISION: HOUSE MOVED PER CLIENT REQUEST- 2/5/25
22. REVISION: PLAN REVISED PER CLIENT REQUEST- 2/18/25

ZONING INFORMATION
RS-1 – NON CONFORMING LOT FROM PROPERTY APPRAISER'S WEBSITE
- **SIDE 10% OF LOT WIDTH – 5' PROVIDED BY CLIENT**
- **FRONT 20'**





GRAPHIC SCALE
0 20 30
(IN FEET)
1 inch = 20 ft.

Special Note - Liability Notice

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

Surveyor's Certification

REPRODUCTION OR ALTERATION OF THIS SURVEY IN ANY FORM WHATSOEVER WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE SIGNING SURVEYOR IS PROHIBITED.

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (FORMERLY 61G-17), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

BRANDON DAVID SHUGART No.86700 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Brandon Shugart
Date: 2025.08.13 09:30:28 -04'00'

Signature Brandon D. Shugart, PE
surveying@imecivil.com

LEGAL DESCRIPTION

LOT 6, MIRAMAR ON THE BAY SUBDIVISION

PLAT/MAP BOOK 3, PAGE 41, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

BOUNDARY SURVEY SHOWING TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC
1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

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Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:
FOR: **Lisa Carroll Reagan**
AT: 0 Magnolia Avenue
St. Augustine, FL 32084

Drawn By: JPM/TM
Field Survey Date: 06/11/21
FB/PG: 65/21

Scale 1" = 20 Feet
Drawing/File #: 060421.6

Additional Information/Certifications:
XXXXX

LEGEND

= FOUND 1/2" IRON ROD LB#1204 AT PROPERTY CORNER
= FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
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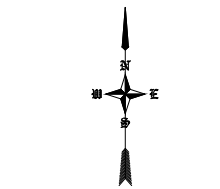

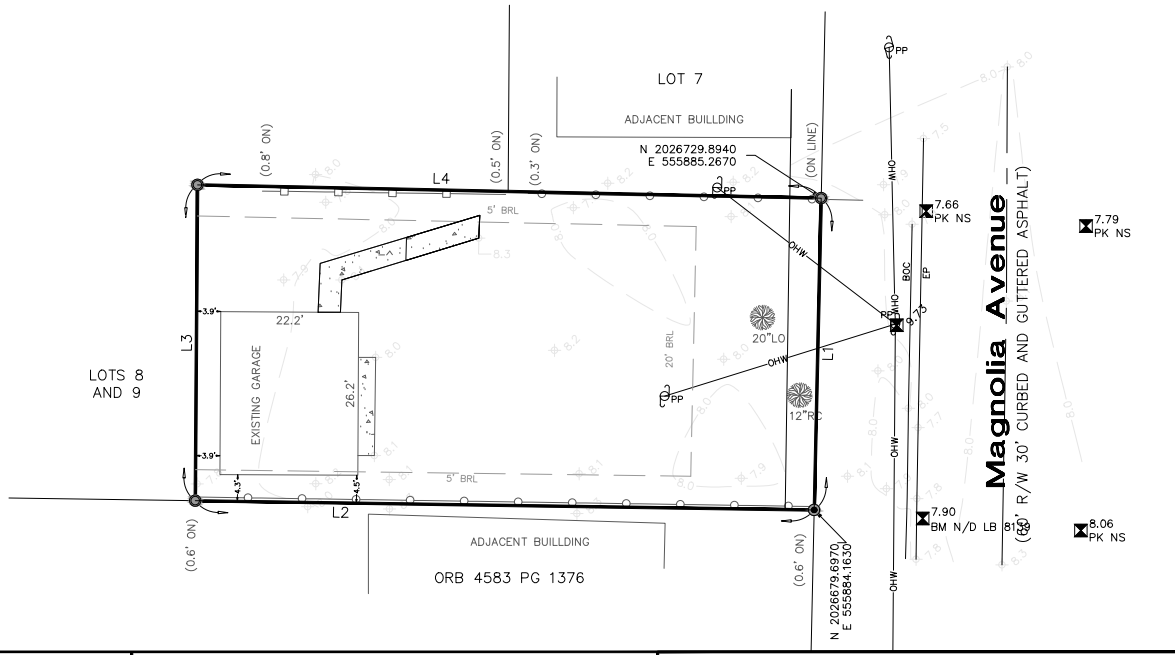

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REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

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

Signature Date

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

LEGAL DESCRIPTION

LOT 6, MIRAMAR ON THE BAY SUBDIVISION

PLAT/MAP BOOK 3, PAGE 41, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

BOUNDARY SURVEY SHOWING TOPOGRAPHIC AND TREE

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FOR: **Lisa Carroll Reagan**
AT: 30 Magnolia Avenue
St. Augustine, FL 32084

Drawn By: JPM/TM
Field Survey Date: 06/11/21
FB/PG: 65/21

Scale 1" = 20 Feet
Drawing/File #: 060421.6

Additional Information/Certifications:
XXXXX

Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: October 29, 2025

SUBJECT: PZB 2025-0072
241 San Marco Avenue

The applicant has requested a **CONTINUANCE** to the January 6, 2026, Planning and Zoning Board meeting.

From: Luis Garcia
To: Victoria Murphy
Cc: Victoria Murphy
Subject: Re: PZB Packet - October 7, 2025
Date: Tuesday, October 14, 2025 12:16:52 PM

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Victoria can you please help me get a continuación till January as I want to fix the property up and get it in better shape before going up against neighborhood

On Oct 1, 2025, at 1:40 PM, Victoria Murphy <vmurphy@citystaug.com> wrote:

The PZB Agenda Packet for Tuesday, October 7, 2025 has been posted.

You can view materials for individual items here: Click to View Agenda

Attachments:
PZB Agenda - October 7, 2025
PZB Packet - October 7, 2025

Thank you!

Victoria Murphy
Planner I
E: vmurphy@citystaug.com | P: 904-209-4324 | W: www.CityStAug.com

City of St. Augustine
P.O. Box 210, St. Augustine, FL 32085
Office: 75 King Street, Lobby B

<image002.png>
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<image004.png>

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the

public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 4, 2025	6.b.	PZB2025-0080
Request	**Address**	**Parcel ID**
Use by Exception	303 S Ponce de Leon Boulevard	119320-0000
	330 ½ Lewis Boulevard	119330-0000
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant & Owner:	Stephen Content
Property Class: (St. Johns County Property Appraiser)	2705 – Sales & Service (Automotive) (Owner Occupied) 1000 – Vacant Commercial
Future Land Use Designation:	Commercial Medium Intensity
Zoning Designation:	Commercial Medium-Two: CM-2 [LINK TO DISTRICT REGULATIONS]
Acreage:	1.23
Neighborhood:	Oyster Creek
Archaeological Zone:	N/A

Request Summary

This application is a request for a commercial parking facility, a use by exception within the CM-2 zoning district, at 303 S Ponce de Leon Boulevard and 330 ½ Lewis Boulevard.

The applicant states that the proposed commercial parking facility "will help alleviate the traffic in the downtown area. It will create a parking option that is easily visible to the visitors on the main road, that will hopefully prevent them from having to drive into the town and look for parking. There are other such parking lots that have this exception, such as, the Broudy's lot and 301 San Marco."

Approval of this requested use by exception would allow the applicant to apply for any necessary development permits as well as a business license.

Consistency with the City of St. Augustine Comprehensive Plan 2040

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 6.1.4 The land development code shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the land development code. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.	The proposed commercial parking facility use does not appear to include the provision of landscape buffers which **is inconsistent** with the city's policy and purpose of providing landscaping adjacent to parking lots and other vehicle use areas.
Policy 6.5.2 Commercial Medium Intensity This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses. Residential Uses Single or multi-family uses to a maximum of 16 dwelling units per acre.	The proposed commercial parking facility use **is consistent** with the Commercial Medium Intensity future land use designation's intent of providing tourist accommodation and supporting facilities.

• Not more than fifty percent (50%) of the Commercial Medium Intensity designation shall be permitted for residential use. Other uses Maximum lot coverage of 70%; maximum height restriction of 35 feet. To encourage mixed use developments: • Residential uses included in mixed use developments shall occupy a minimum of 25% and a maximum of 50% of the development area, unless otherwise approved by the PZB. • Commercial uses included in a residential mixed-use development shall occupy a minimum of 30% and a maximum of 70% of the development area, unless otherwise approved by the PZB. • Mixed use commercial projects are encouraged.	
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Policy 1.3.6 The City may require new development and redevelopment to support alternative modes of transportation through such measures including, but not limited to, the provision of sidewalks, bikeways, transit stops or other facilities that support alternative modes of transportation, such as parking management systems and park-and-ride facilities.	The proposed commercial parking facility use has the potential **to be more consistent** with the city's policy to support alternative modes of transportation.
Goal 3 Mobility Planning To enhance the quality of life for City residents and reduce congestion by (1) making it safer and more convenient for people to walk and bicycle, (2) creating a park once environment within the multimodal district for longer duration visits, and (3) developing innovative parking management strategies that improve access to local businesses and reduce the impact of non-city resident traffic on residential streets.	The proposed commercial parking facility use **is consistent** with this city goal by assisting in the creation of a parking once environment within the multimodal district and may reduce the impact of non-city resident traffic on residential streets.
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

Sec. 28-2. – Definitions. [LINK TO CODE SECTION]

Exception means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning district as exceptions, if specific provision for such exception is made in the district regulations of this chapter.

Mobility station shall mean a location with either: (i) a transit station available to the public at large for general transportation needs, or (ii) a commuter rail station, and shall contain (iii) a publicly owned parking garage, publicly leased parking garage, or publicly available parking garage containing a minimum of 200 parking spaces available for daily public parking at rates no greater than charged by the City of St. Augustine at the Historic Downtown Parking Facility located at 1 Cordova Street.

Parking area, private, means a parking area for the private use of the owners or occupants of the lot on which the parking area is located.

Parking area, public, means a parking area available to the public, with or without compensation, or used to accommodate clients, customers, or employees.

Parking facility means a structure or lot used for the storage of more than three (3) vehicles.

Parking space, compact, means a space at least eight (8) by eighteen (18) feet into which vehicles park, most commonly where spaces are assigned or turnover is minimal.

Parking space, off-street, means a space adequate for parking a standard-sized automobile with room for opening doors on both sides. Such space shall measure not less than nine and five-tenths (9.5) feet by nineteen (19) feet (180.5 square feet) excluding paved area necessary for access and maneuvering. Such space shall also be paved with erosion resistant material in accordance with city specifications.

Pedestrian connectivity shall mean the ability of people to walk from place to place on sidewalks, multi-use paths, pervious paths, greenway system or other type of pedestrian walkway.

Transit station shall mean more than one transit shelter in one location, or one large shelter, typically serving several transit routes and/or modes of transit, including pedestrian connectivity and which may or may not incorporate convenience retail and service establishments. A transit station is intended to be available to the public at large for general transportation needs and is not intended to be a recreational or tour service, nor is it intended to be a shuttle for use by hotel, motel, or resort guests only, or for single event transportation planning such as a wedding or event shuttle.

Use, principal, means the specific primary purpose for which land is used.

Use, seasonal, means a principal use or accessory use of a seasonally recurring nature and of short duration, specifically retail sales of Christmas trees, Halloween pumpkins and Independence Day fireworks.

Use, temporary, means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time. Such uses do not involve the construction or alteration of any permanent structure.

Visual barrier means a material object or set of objects; e.g., fence, wall or hedge, which restricts or materially impairs the view from off the site.

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

(a) *Zoning exceptions:*
  (1) *In general.* In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).
  (2) *Written applications.* All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.
  (3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.
  (4) *Violations of exceptions.* The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

Sec. 28-209. – Commercial medium-two: CM-2 [LINK TO CODE SECTION]

(1) *Permitted uses and structures*. As for CM-1 (section 28-208)

Sec. 28-208. – Commercial medium-one: CM-1 [LINK TO CODE SECTION]

(2) *Permissible uses by exception*:
  e. Commercial parking facilities.

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the commercial parking facility use at 303 S Ponce de Leon Boulevard / PID 119320-0000 and 330 ½ Lewis Boulevard / PID 119330-0000 if it finds that the proposal promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of St. Augustine.

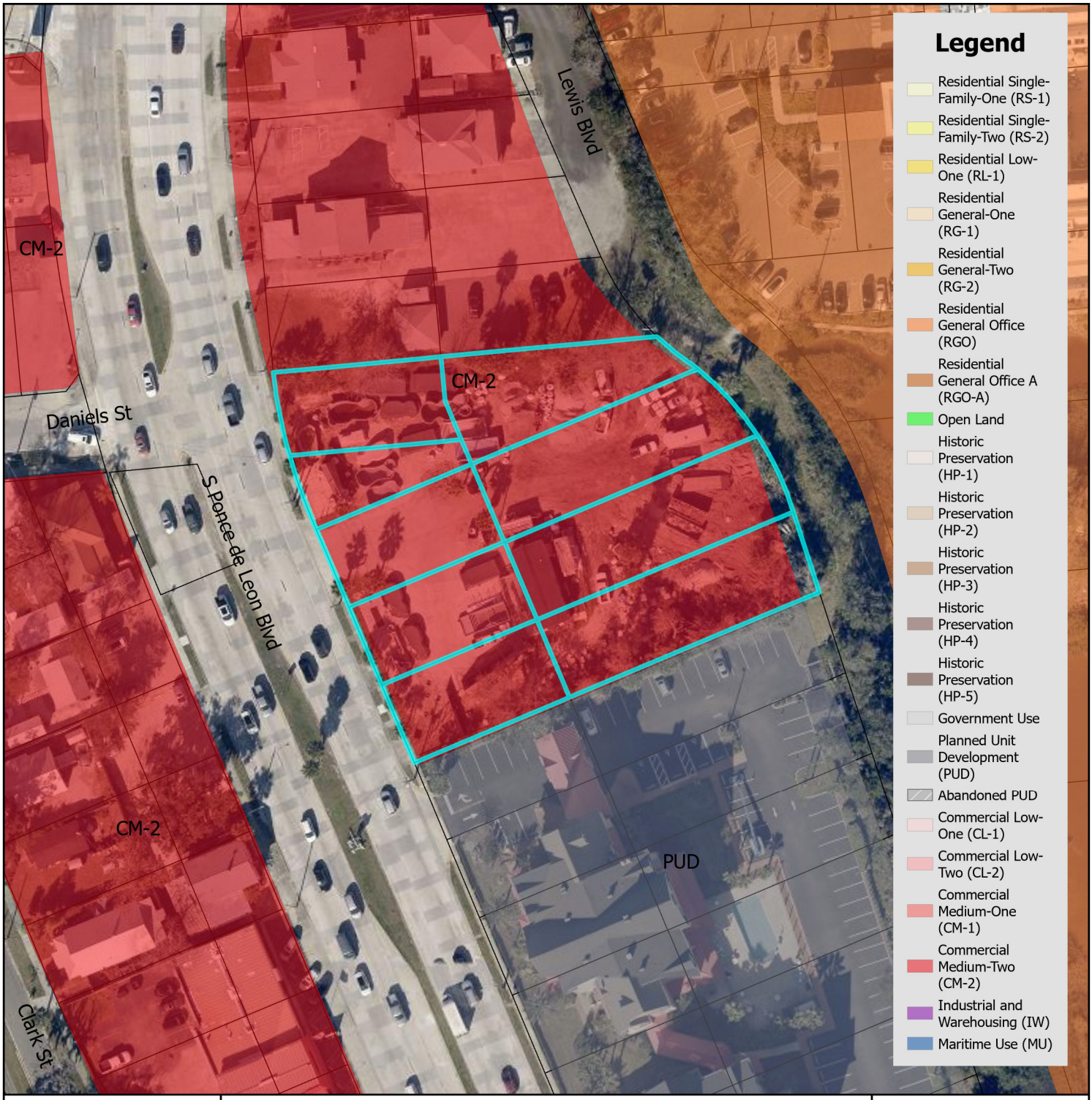
Attachments

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

Staff Report prepared by:

Jacob Fredrikson
Planning Manager
Planning and Building Department

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

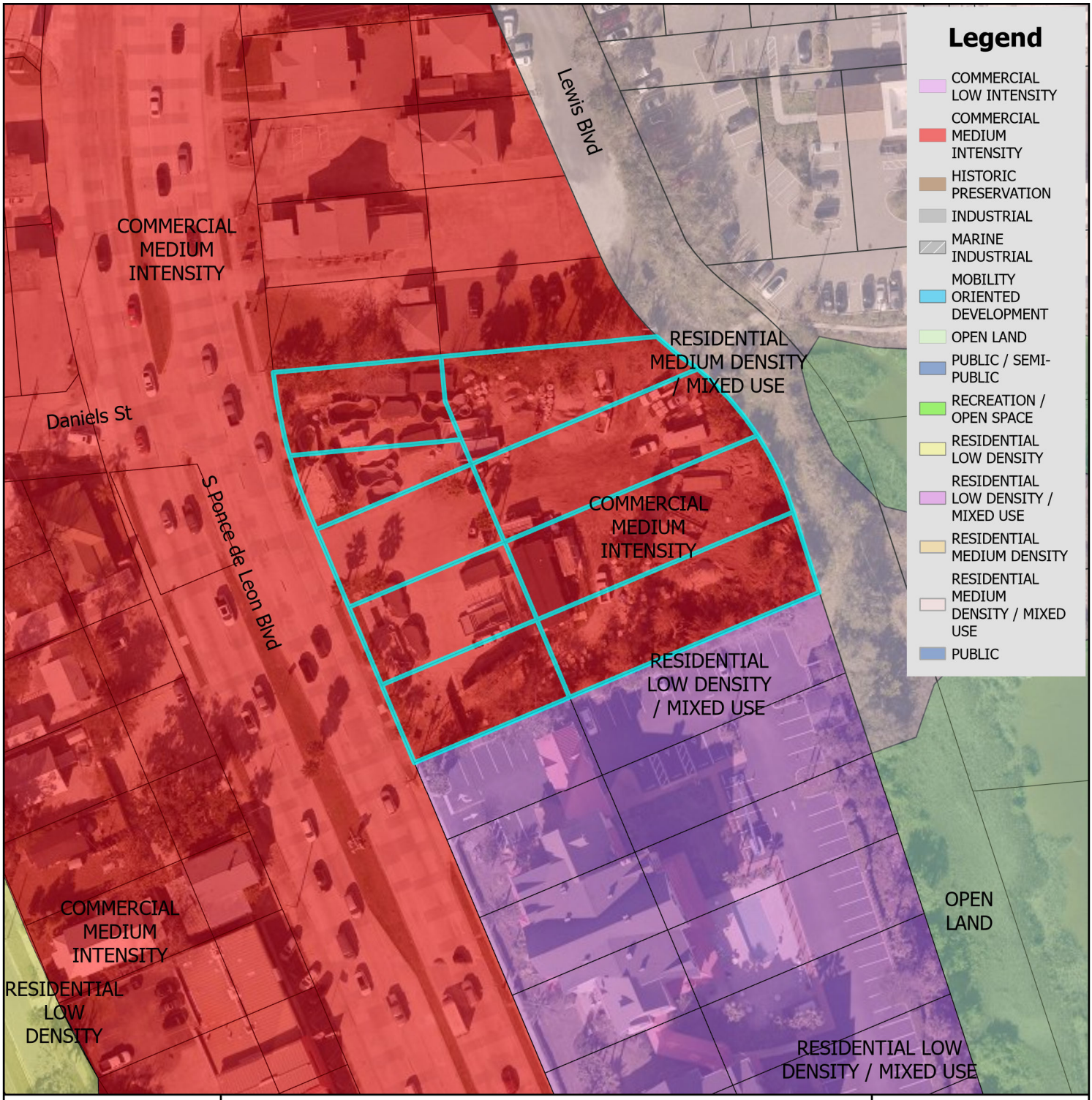
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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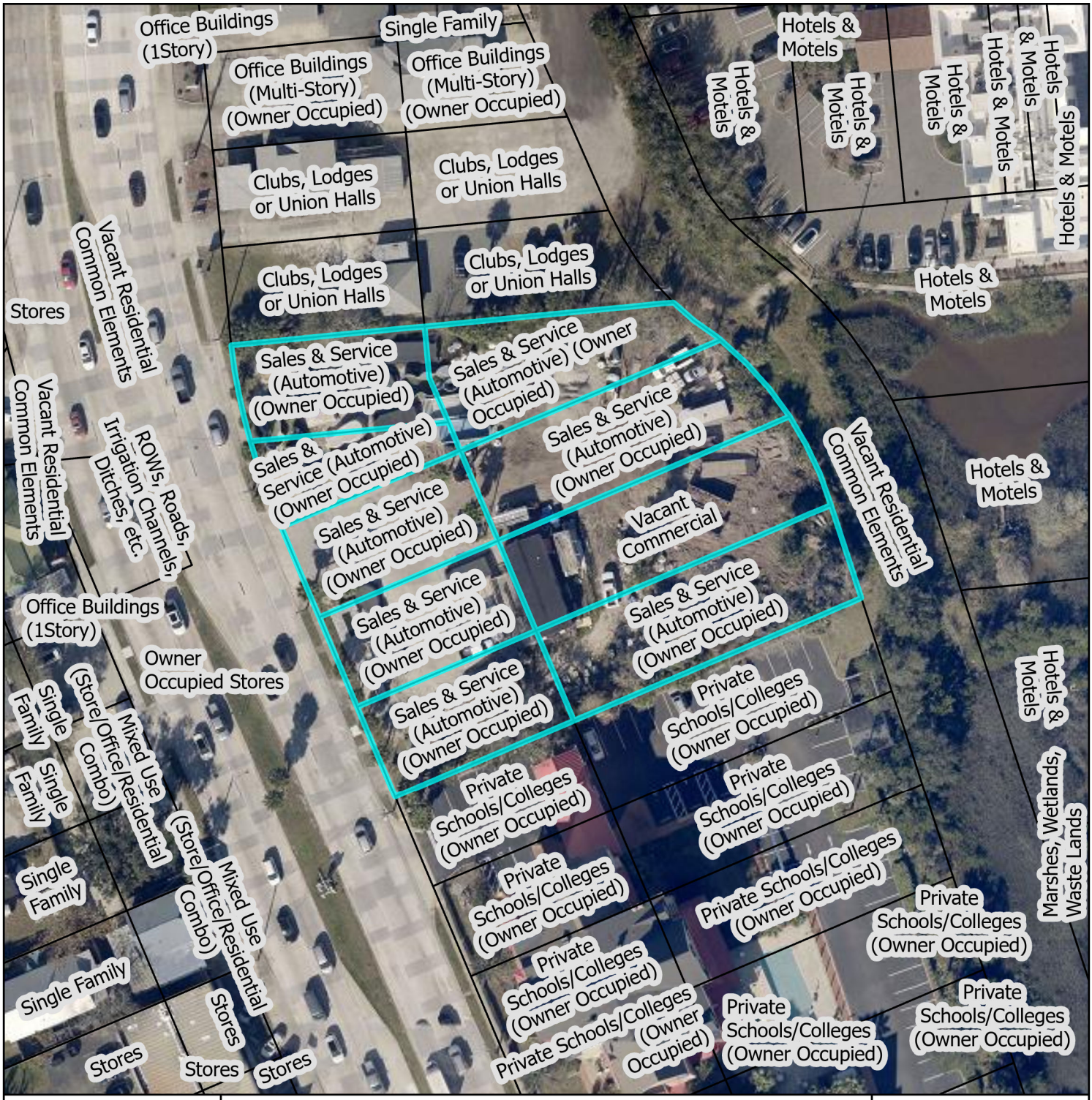
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



St. Johns County Property Appraiser
Use Classification Map

N

0 0.01 0.01 Miles

0 40 80 Feet

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

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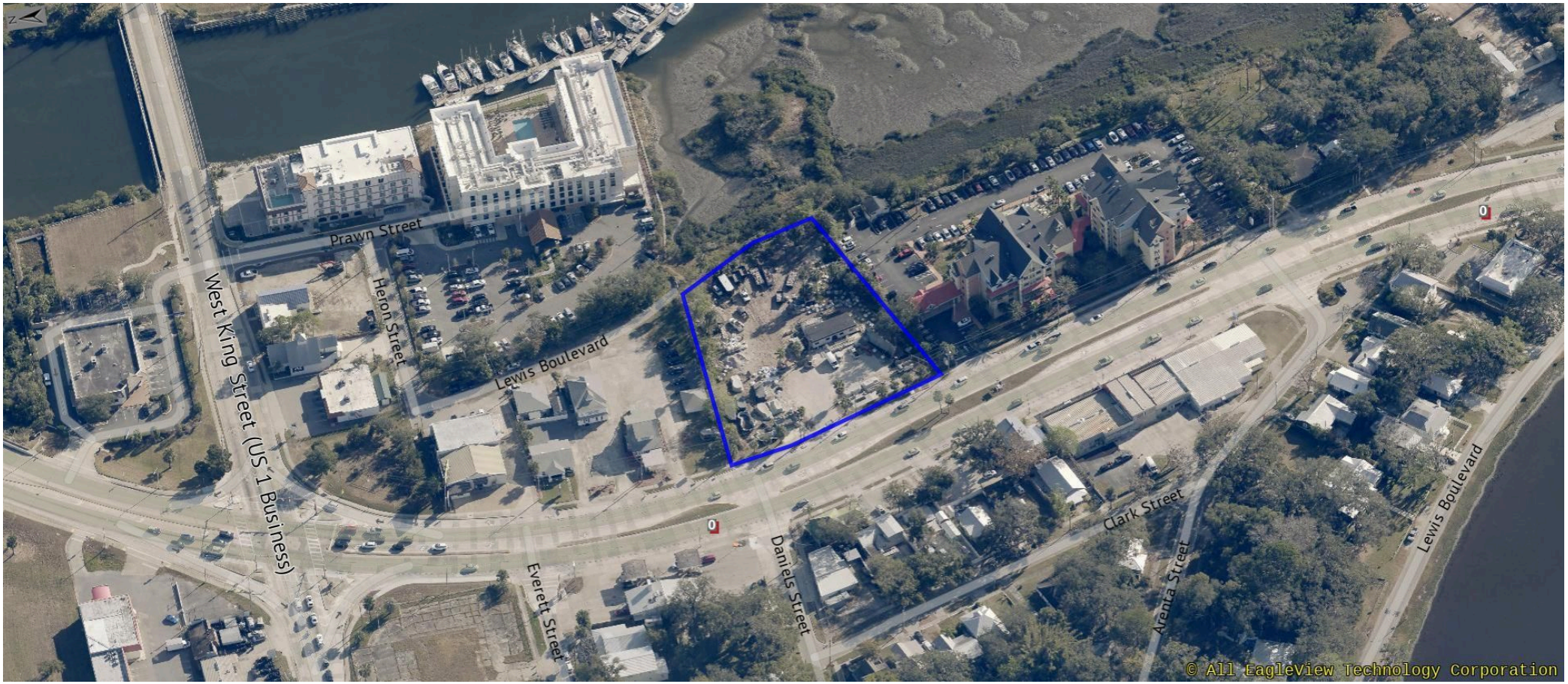
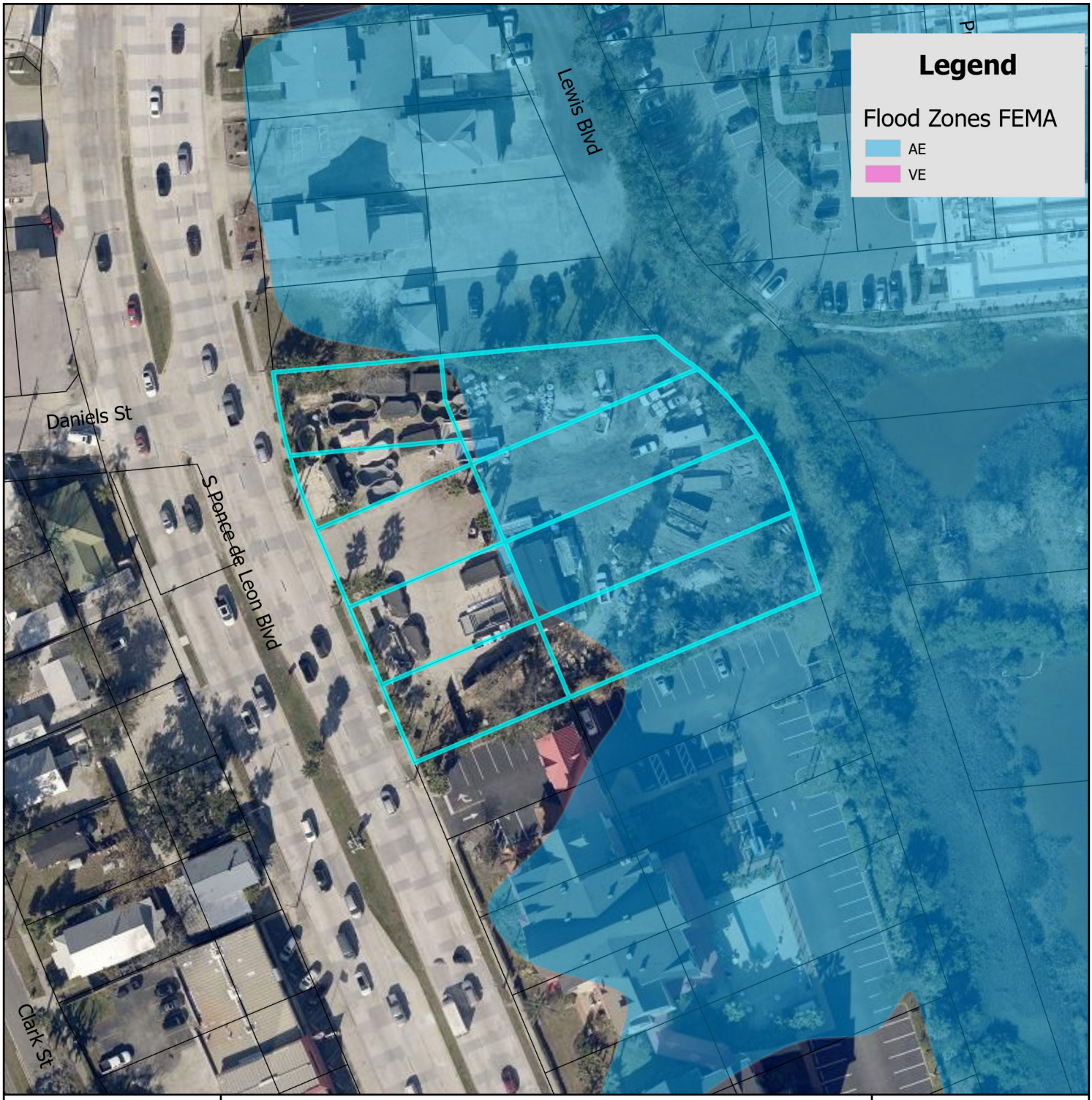
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

303 S Ponce de Leon Boulevard & 330 1/2 Lewis Boulevard



12/08/2024



FEMA Flood Zone Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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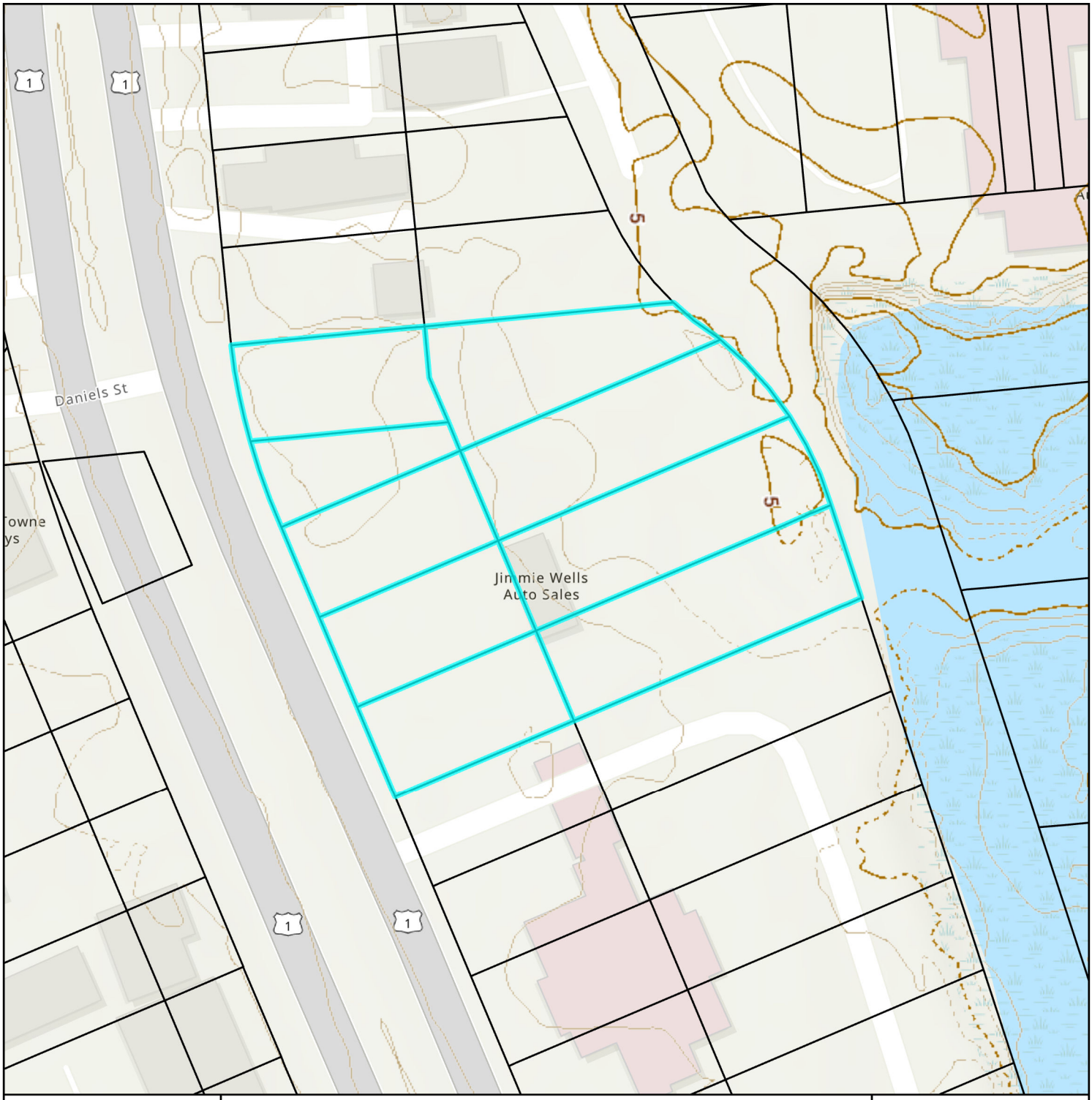
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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

2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Stephen Content Contact Number: 904-234-4450
   Business *(if applicable)*:_____
   Address: 33 Water Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: skc4450@gmail.com
2. NAME OF PROPERTY OWNER: Same Contact Number:_____
   Business *(if applicable)*:_____
   Address:_____ City:_____ State:_____ Zip:_____
   E-Mail Address:_____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 21 thru 29 Block: F
   Subdivision: Wildwood Park Parcel Number: 119320-0000
4. PROJECT STREET ADDRESS: 303 S Ponce De Leon Blvd
5. SPECIFIC PROPOSED USE: Temporary Parking for Nights of Lights
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☒ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other:_____
7. DESCRIPTION OF ACTION REQUESTED: We just want to be allowed to use the property as a temporary parking area, during the Nights of Lights.
8. JUSTIFICATION FOR ACTION REQUESTED: This use by exception will help alleviate the traffic in the downtown area. It will create a parking option that is easily visible to the visitors on the main road, that will hopefully prevent them from having to drive into the town and look for parking. There are other such parking lots that have this exception, such as, the Broudy's lot and 301 San Marco

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 Sept 24, 25

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.

303 S Ponce De Leon Blvd, St. Augustine, FL 32084

Project Address: _____

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

Stephen Content

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

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Stephen Coutel

Print name of applicant

Signature of applicant

Sept 28 25

Date

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

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	1193200000
Location Address	303 S PONCE DE LEON BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	Auto Sales Countywide (COM) (647.7)
Tax Description*	3-15 WILDWOOD PARK LOTS 21 THRU 25 & 27 & 28 & 29 BLK F OR6129/766 *The Description above is not to be used on legal documents.
Property Use Code	Sales & Service (Automotive) (Owner Occupied) (2705)
Subdivision	Wildwood Park, Plat Amending Blocks F &
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	1.040
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Content Stephen Carl Et AL 100% Riedy-Content Shannon Mary 100%
Mailing Address	33 WATER ST SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

Assessed Year	2025
Building Value	$0.00
Extra Features Value	$20,936.00
Total Land Value	$905,580.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$926,516.00**
Total Deferred	$55,523.00
Assessed Value	**$870,993.00**
Total Exemptions	
Taxable Value	**$870,993.00**

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	$22,069	$769,743	$0
2023	$0	$17,448	$769,743	$0
2022	$0	$10,670	$679,185	$0
2021	$0	$11,848	$679,185	$0
2020	$0	$13,025	$679,185	$0
2019	$0	$13,971	$679,185	$0
2018	$0	$9,086	$679,185	$0
2017	$0	$8,046	$679,185	$0
2016	$0	$8,931	$679,185	$0
2015	$0	$9,818	$713,085	$0
2014	$0	$8,114	$439,736	$0

Extra Feature Information

Code Description	Status	Value
Metal Fence - 6' (COM)		2677
Concrete Paving - Under 8" (COM)		8787
Asphalt Paving (COM)		6542
Deck (COM)		1467
Handicap Ramp (COM)		1463

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Sales & Service (Automotive)	0	0	45279	SF	$905,580

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/10/2025	4/3/2025	$2,100,000.00	WARRANTY DEED	6129	766	Q	V	WELLS JIMMIE D TRUSTEE	CONTENT STEPHEN CARL ET AL
	5/29/1998	$100.00	QUIT CLAIM DEED	1358	1161	U	I	WELLS JIMMIE D	WELLS JIMMIE D TRUSTEE
	7/8/1996	$0.00	QUIT CLAIM DEED	1189	1231	U	V	CHEVRON USA INC (TERMINATING EASE)	WELLS JIMMIE D
	9/30/1994	$130,000.00	WARRANTY DEED	1076	573	U	V	CHEVRON USA INC	WELLS JIMMIE D

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/14/2025, 9:08:59 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1193300000
Location Address	330 1/2 LEWIS BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	Auto Sales Countywide (COM) (647.7)
Tax Description*	3-15 WILDWOOD PARK LOT 26 BLK F OR6129/766 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Wildwood Park, Plat Amending Blocks F &
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.190
Homestead	N

No Image Available

Owner Information

Owner Name	Content Stephen Carl Et AL 100% Riedy-Content Shannon Mary 100%
Mailing Address	33 WATER ST SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

Assessed Year	2025
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$161,940.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$161,940.00**
Total Deferred	$10,526.00
Assessed Value	**$151,414.00**
Total Exemptions	
Taxable Value	**$151,414.00**

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	$137,649	$0
2023	$0	$0	$137,649	$0
2022	$0	$0	$121,455	$0
2021	$0	$0	$121,455	$0
2020	$0	$0	$121,455	$0
2019	$0	$0	$121,455	$0
2018	$0	$0	$121,455	$0
2017	$0	$0	$121,455	$0
2016	$0	$0	$121,455	$0
2015	$0	$0	$121,455	$0
2014	$0	$0	$121,455	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	8097	SF	$161,940

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/10/2025	4/3/2025	$2,100,000.00	WARRANTY DEED	6129	766	Q	V	WELLS JIMMIE D TRUSTEE	CONTENT STEPHEN CARL ET AL
	5/29/1998	$100.00	QUIT CLAIM DEED	1358	1163	U	I	WELLS JIMMIE D	WELLS JIMMIE D TRUSTEE
	10/12/1994	$27,000.00	WARRANTY DEED	1077	477	Q	I	BOATWRIGHT KATIE LEE	WELLS JIMMIE D

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

Attachment 4:
Proposed Site Plan

EXIT
U.S. Rte 1
ENTER
ENTER
EXIT
U.S. Rte 1

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 4, 2025	6.c.	PZB2025-0087
Request	**Address**	**Parcel ID**
Use by Exception	69 Saint George Street	196610-0000

Site & Background Information

Applicant:	Paul Thompson c/o Pierre's Pub / Auntie Annes / Cinnabon
Owner:	French Connection LLC
Property Class: (St. Johns County Property Appraiser)	2105 – Restaurants & Cafeterias (Owner Occupied)
Future Land Use Designation:	Historic Preservation
Zoning Designation:	Historic Preservation (HP-3)
Acreage:	0.06
Neighborhood:	Spanish Quarter
Archaeological Zone:	I A

Request Summary

This application is a Use by Exception request for a cocktail lounge, tavern within the Historic Preservation (HP-3) zoning district, at 69 Saint George Street. Approval of this request would allow the applicant to apply for any necessary building permits as well as a business license.

Consistency with the City of St. Augustine Comprehensive Plan 2040

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
FLUE Policy 3.1.6 Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.	This request **is consistent** with the city's policy to prioritize the adaptive use of an historic structure
Policy 6.5.1 Historic Preservation This district is intended to provide a mix of uses, including residential, institutional and commercial uses that will encourage the preservation and restoration of historic structures, which includes protecting and maintaining the colonial Town Plan. This district is also intended to provide a mix of compatible nonresidential uses that will encourage the restoration and reproduction of historic structures including compatible infill development and maintain the historic nature and low intensive ambiance of the neighborhoods, and pedestrian scale of the neighborhoods. This is in an effort to recognize and preserve the authentic historic and physical character of the area including the historic skyline, and the City's contribution to the historic and archaeological record of the State and nation. Commercial uses included in a residential mixed-use development shall occupy a minimum of 40% and a maximum of 60% of the development area, unless otherwise approved by the PZB.	The continued use of a tavern i**s consistent** with the Historic Preservation future land use goal to provide a mix of compatible nonresidential uses that will maintain the historic nature and low intensive ambiance of the neighborhoods, and pedestrian scale.
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

Sec. 28-2. – Definitions. [LINK TO CODE SECTION]

Bar, cocktail lounge, saloon or tavern means any establishment in the business of retailing and on-premises drinking of malt, vinous or other alcoholic beverages, or any place, regardless of its underlying state licensing or marketing nomenclature where alcoholic beverages are obtainable for sale and consumption on the premises, except for temporary alcohol permit locations, permitted special event venues, government and military services or events, or a restaurant where alcohol is sold and consumed on-premises; provided, however, that there shall be excluded from such definition any such establishment which suffers or permits:

(1) Any female person, while on the premises of such establishment, to exposure to the public view that area of the human female breast at or below the areola thereof;
(2) Any female person, while on the premises of such establishment, to employ any device or covering which is intended to give the appearance of or simulate such portions of the human female breast as described in subsection (1) above;
(3) Any person, while on the premises of such establishment, to expose to public view his or her genitals, pubic area, buttocks, anus or anal cleft or cleavage; and provide further that such establishments shall hereinafter be referred to as "special cabarets."

Exception means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning district as exceptions, if specific provision for such exception is made in the district regulations of this chapter.

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

(a) *Zoning exceptions:*
  (1) *In general.* In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).
  (2) *Written applications.* All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.
  (3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.
  (4) *Violations of exceptions.* The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

Sec. 28-185. - Historic preservation district: HP-3.

(3) Permitted uses by exception:
b. Cocktail lounges, taverns.

Staff Recommendation

Staff finds that the continued use as a tavern at 69 St. George Street would be consistent with the provisions for a use by exception. Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the Use by Exception request for a cocktail lounge, tavern at 69 Saint George Street / PID 196610-0000.

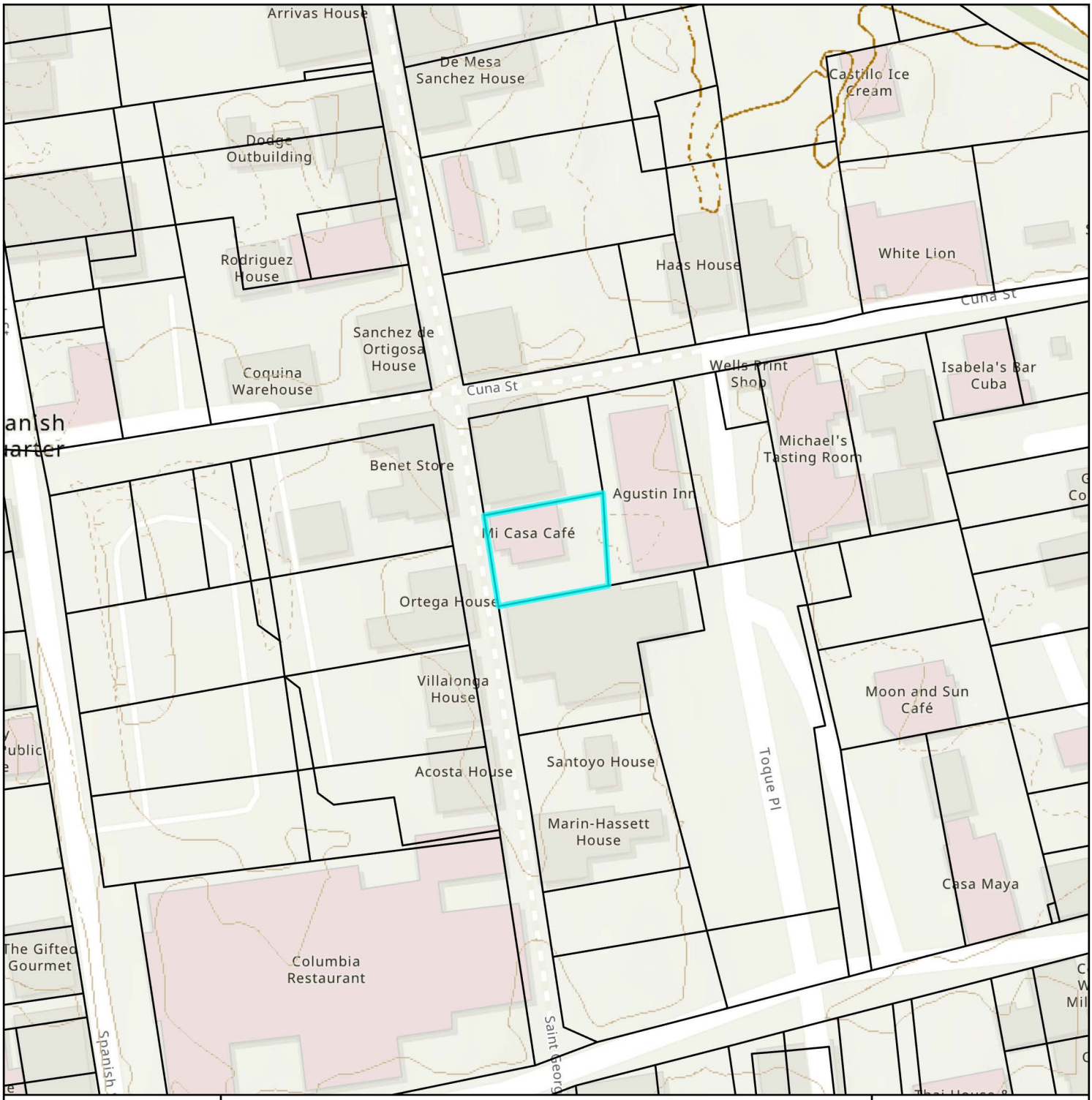
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Elevation Map

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

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

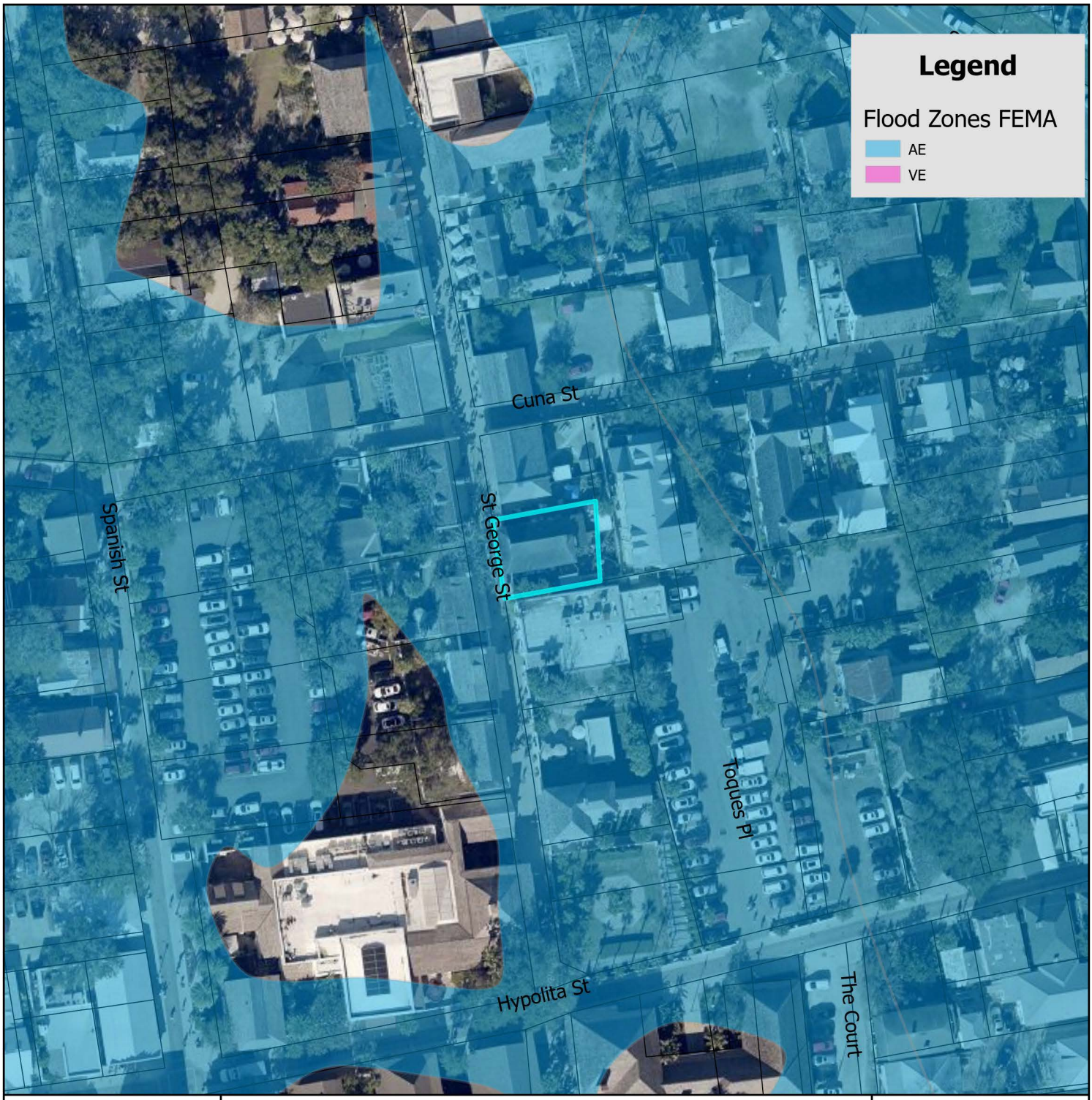
2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



FEMA Flood Zone Map

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

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2025

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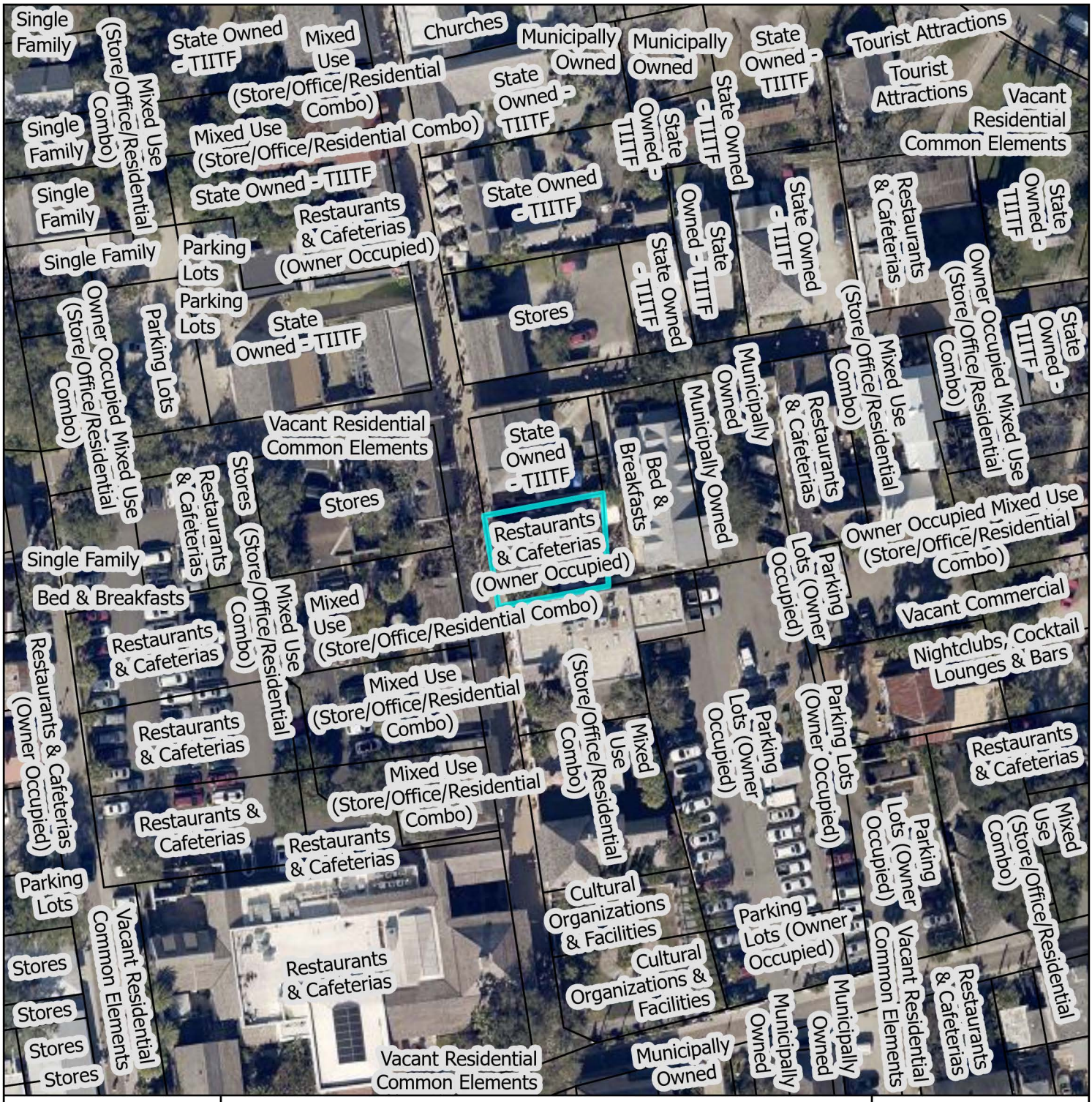
0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

69 St. George Street

12/08/2024



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

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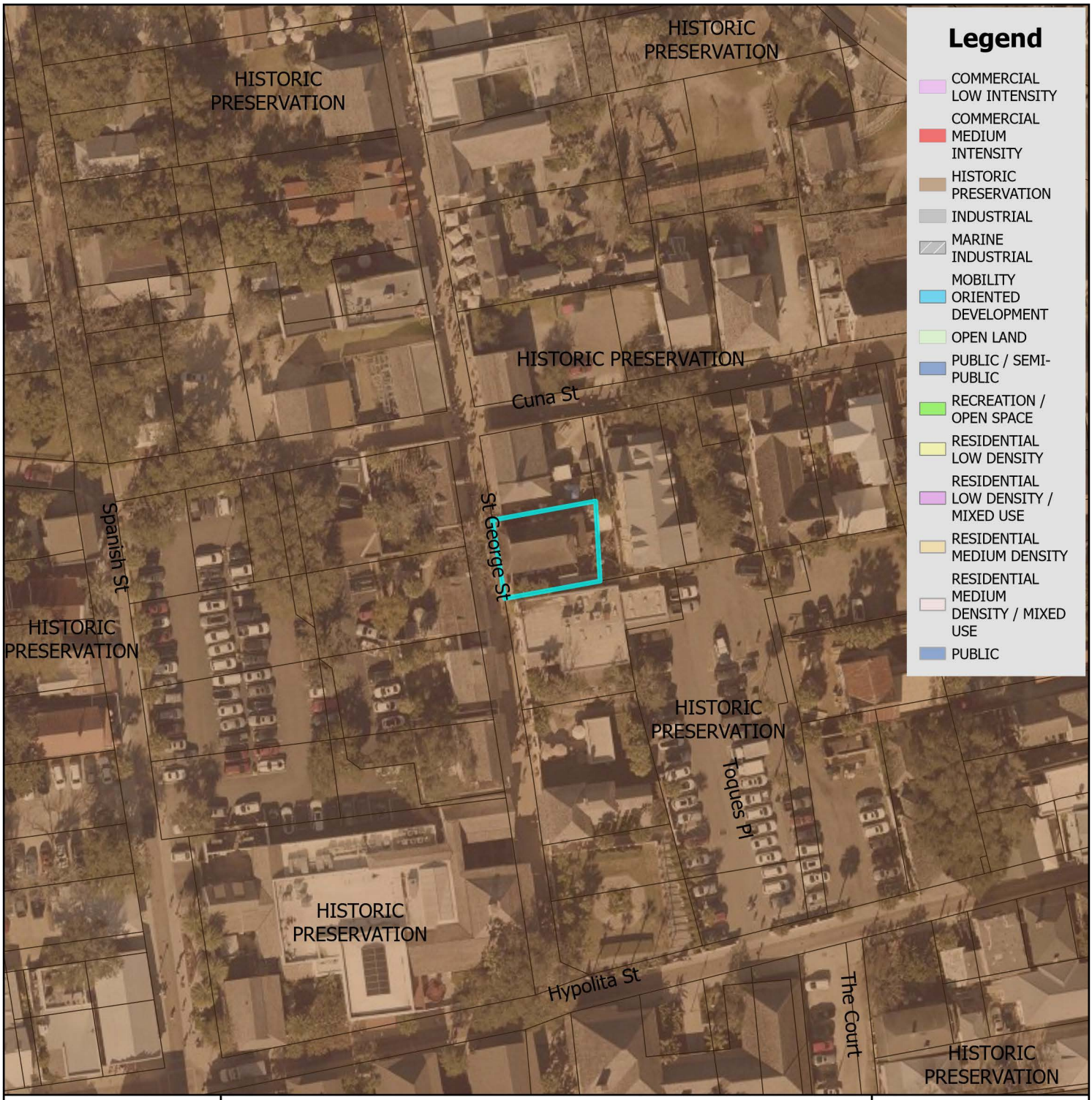

Future Land Use Map

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

DISCLAIMER
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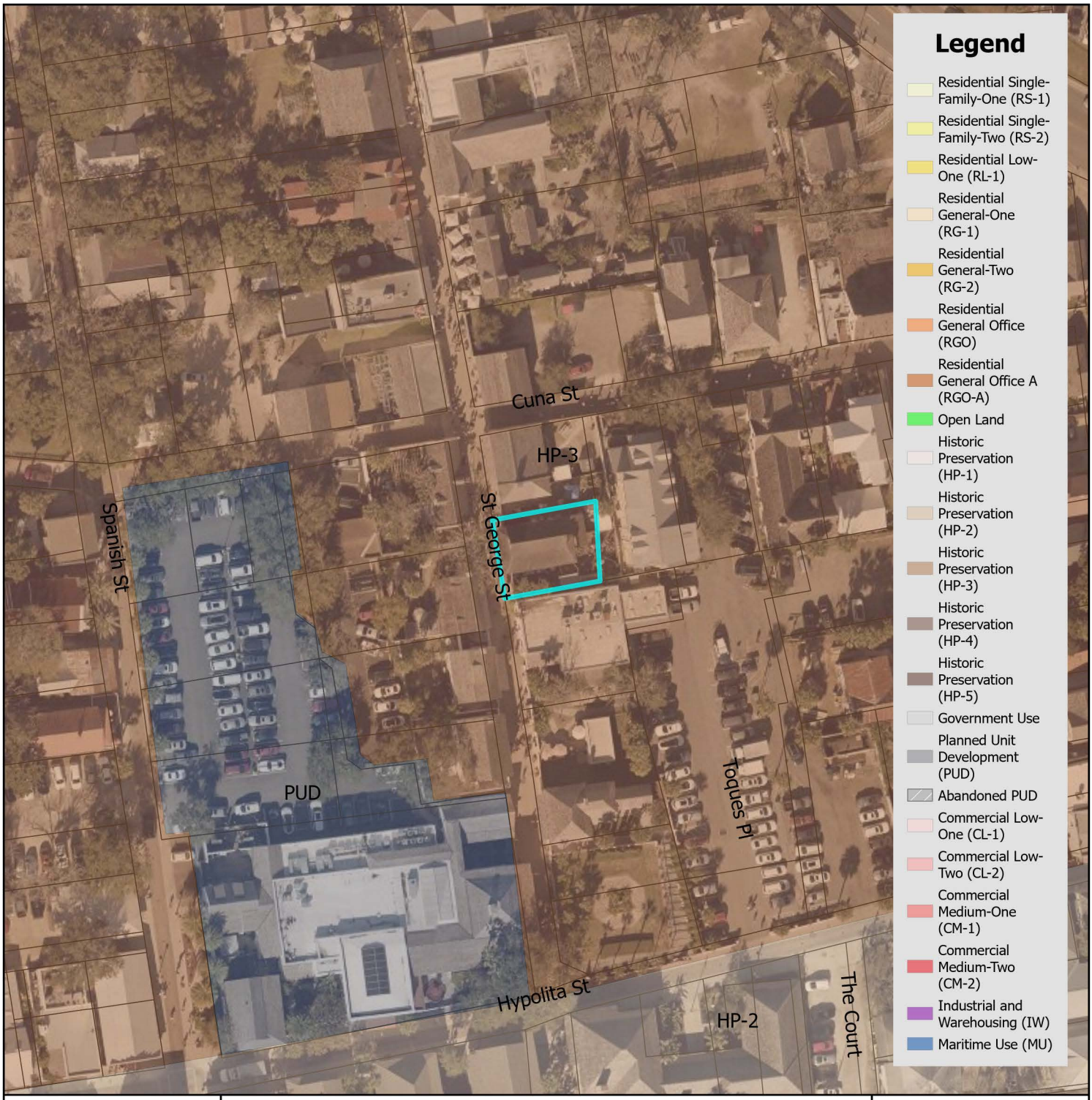
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Zoning Map

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

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2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

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: Paul Thompson Contact Number: 904-540-2904
   Business (*if applicable*): Pierre's PUB / AuntieAnnes / Cinnabon
   Address: 69 St. George St City: St. Aug State: FL Zip: 32084
   E-Mail Address: PAUL@thompsonRealty.ORG
2. NAME OF PROPERTY OWNER: French Connection LLC Contact Number: 904-540-2904
   Business (*if applicable*):
   Address: P.O. Box 70 City: St. Aug State: FL Zip: 32085
   E-Mail Address: PAul@thompson Realty.ORG
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 2 Block: 8
   Subdivision: City of St. Augustine Parcel Number: 196610-0000
4. PROJECT STREET ADDRESS: 69 St. George Street
5. SPECIFIC PROPOSED USE: the sale of beer & ~~wh~~ wine
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☒ Exception
   - ☐ Variance
   - ☐ Other:
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: Requesting a use by exception FOR TAVERN
8. JUSTIFICATION FOR ACTION REQUESTED: Location has sold beer and wine since 1982 when it was MI-CASA Cafe (under 4 different owners/tenants. The use of the building has not changed, but owner of the building took over in 2022 and put a new beer and licence in their name — (Insted of assuming former one) It was flagged by CITY staff that a P/Z administrative adjustment is needed.

04/18/2019

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

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

(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.

Paul J. Thompson — 10-7-25
Signature of Applicant — Date

Paul J. Thompson Manager for French Connection, LLC
Signature of Property Owner — Date

10-7-25

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Paul J. Thompson for French Connection, LLC

Print name of applicant

Signature of applicant

10-7-25

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 69 ~~St. Augustine~~ ST. George Street

Applicant's Name: Paul Thompson Applicant's Signature: [signature]

Owner's Name: French Connection Owner's Signature: [signature]

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1966100000
Location	69 1/2 ST GEORGE ST
Address	69 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUGUSTINE LOT 2 BLK 8 INCLUDING PT OF ST GEORGE ST FORMERLY USED AS SIDEWALK OR1817/438 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.060
Homestead	N

No Image Available

Owner Information

Owner Name	French Connection LLC 100%
Mailing Address	PO BOX 70 SAINT AUGUSTINE, FL 32085-0070

Map

Valuation Information

Assessed Year	2025
Building Value	$175,295.00
Extra Features Value	$12,941.00
Total Land Value	$409,200.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$597,436.00**
Total Deferred	$55,940.00
Assessed Value	**$541,496.00**
Total Exemptions	
Taxable Value	**$541,496.00**

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

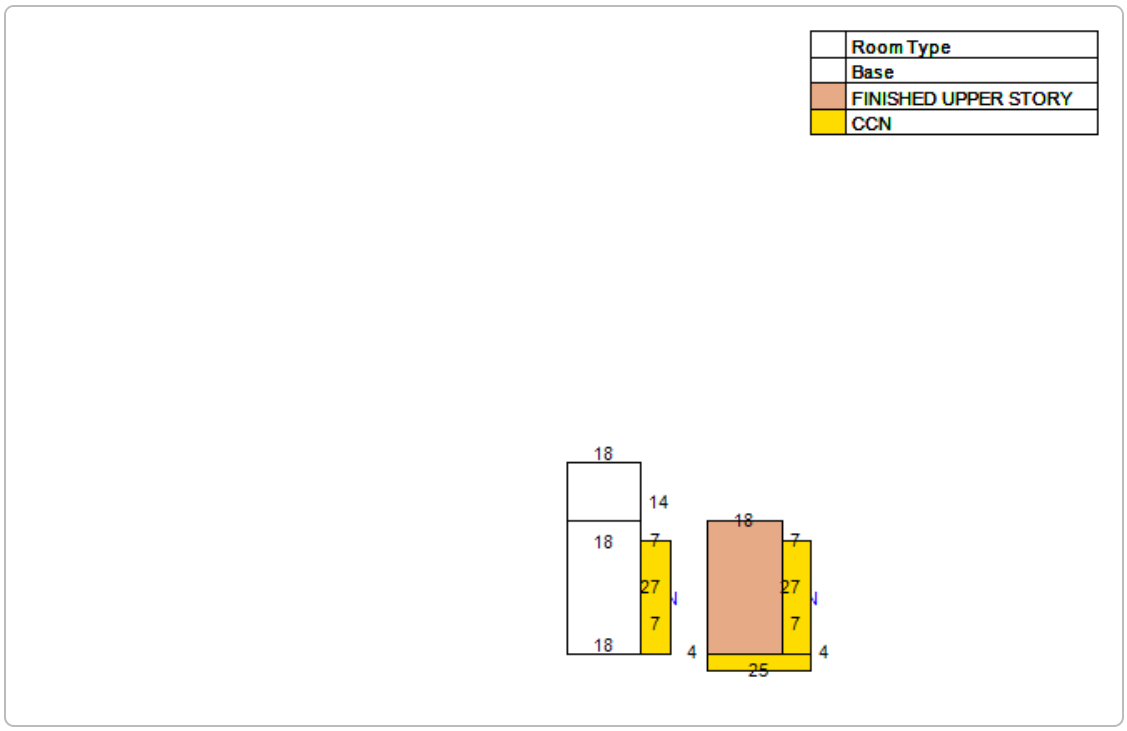
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	$160,570	$13,661	$396,000	$0
2023	$133,008	$5,408	$396,000	$0
2022	$62,422	$9,833	$369,600	$0
2021	$64,286	$9,833	$369,600	$0
2020	$79,378	$9,833	$369,600	$0
2019	$70,760	$8,514	$343,200	$0
2018	$58,159	$8,514	$211,200	$0
2017	$61,067	$8,514	$211,200	$0
2016	$112,164	$8,514	$124,080	$0
2015	$117,773	$8,514	$117,480	$0
2014	$63,784	$9,499	$117,480	$0

Building Information

Building	1	**Roof Cover**	Cement Fiber Shingle
Building Value	$175,295	**Roof Structure**	Wood Truss
Year Built	1965	**Interior Flooring**	Terrazzo, Hardwood
Actual Area	1882	**Interior Wall**	Drywall
Conditioned Area	1404	**Heating Type**	Air Duct
Use	Mixed Use (Store/Office/Residential Combo)	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
FINISHED CANOPY	189
FINISHED UPPER STORY	576
FINISHED CANOPY	189
BASE AREA	576
BASE AREA	252
FINISHED CANOPY	100
Total SqFt	1882

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		6415
Brick Pavers (COM)		6526

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	44	60	2640	SF	$409,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/19/2002	$219,500.00	WARRANTY DEED	1817	438	U	I	THOMPSON GISELLE E,ERIC DUTASTA,PAUL JOSEPH	FRENCH CONNECTION LLC
	12/29/1999	$60,000.00	WARRANTY DEED	1465	1	U	I	THOMPSON PIERRE D DBA THOMPSON BAILEY INV	THOMPSON GISELLE E,ERIC D,PAUL JOSEPH (JTRS)
	6/25/1992	$75,000.00	WARRANTY DEED	947	643	U	I	THOMPSON BAILEY BAKER AGCY INC	THOMPSON BAILEY BAKER AGC ETAL

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/14/2025, 9:08:59 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 4, 2025	7.a	PZB2025-0081
Request	**Address**	**Parcel ID**
Land Use Plan Amendment, Rezoning, Use by Exception and Conservation Overlay Zone Development	725 Flagler Crossing Drive	084560-0010 [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant:	Andre Green c/o San Sebastian Dog and Bog
Owner:	Flagler Multifamily LLC
Property Class: **(St. Johns County Property Appraiser)**	0300 – Multi-Family (10+ Units)
Future Land Use Designation:	Residential Medium Density (Ordinance No. 2022-03)
Zoning Designation:	Residential General-One: RG-1 (Ordinance No. 2022-04) [LINK TO CODE SECTION]
Acreage:	0.16 (approximately 7,000 square feet)
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This application stems from the applicant's proposal to develop a dog park and café business located along San Sebastian View on the northern portion of the property at 725 Flagler Crossing Drive / PID 084560-0010. In order for this proposal to comply with city requirements there are a few items that cannot be approved at the staff level. Those items that warrant an application to, and review by, the Planning and Zoning Board (PZB) are listed below.

1. Request to recommend an amendment to the city's land use plan map to change the future land use designation from Residential Medium Density to Commercial Low Intensity to the City Commission.
2. Request to recommend a rezoning from Residential General-One: RG-1 to a compatible Commercial Low-One: CL-1 zoning designation to the City Commission.
3. Request to approve a use by exception of off-site parking within four hundred (400) feet. While the proposed parking facility is located on-site, it is outside of the city limits of St. Augustine.
4. Request to approve the sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises, a use by exception within the CL-1 zoning district.
5. Request to approve development within Conservation Overlay Zones 1 and 2 including the construction of a bulkhead and removal of significant tree canopy.

This property is unique in that only a small portion is located within the city limits of St. Augustine with the remaining area outside of the city limits and under the jurisdiction of St. Johns County.

Positive recommendations and approvals of the requests noted above by the PZB would allow the applicant to move forward and seek final approvals from the City of St. Augustine City Commission.

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 1.1.4 It is the intent of the City of St. Augustine to ensure that adequate open space is provided through the following: • active or passive recreation sites; • landscaped buffers; • protected natural resource lands; • protected environmentally sensitive lands; • areas devoted to drainage and stormwater retention; and • landscaping requirements.	The Board is required to review the applicant's provision of open space included with this proposal to determine its consistency with this city policy.

Policy 1.2.1 The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required: • Limitations on development density and intensity; • Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site; • Limitations on building coverage or impervious surface coverage; • Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; • Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources; • Minimize land use conflicts; • Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and • Reduce natural hazard risks to life and property.	The Board may utilize these city policies as guidance on how best to accomplish the protection of natural resources.
Policy 1.2.2 The City's determination of the degree of natural resource protection required shall be part of the development application and review process based on the programs outlined in the Comprehensive Plan and adopted in the land development code (LDC) and may result in conditions on development approvals.	
Policy 2.1.3 The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.	This proposal **is consistent** with the city's policy to reduce urban sprawl by encouraging the development of underdeveloped pockets and enclaves within developed areas.
Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	This proposal **is consistent** with the city's land use plan policy to prioritize infill and redevelopment.
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	The Residential Medium Density future land use designation is the **current designation** for the subject property.

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.	
Policy 6.5.1 Commercial Low Intensity This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is intended for low traffic generating commercial uses including general retail sales and service-related uses intended to serve the local neighborhoods. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses. Residential Uses Single or multi-family uses to a maximum of 16 dwelling units per acre. • Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use. Other uses Maximum lot coverage of 60%; maximum height restriction of 35 feet. To encourage mixed use developments: • Residential uses included in mixed use developments shall occupy a minimum of 20% and a maximum of 40% of the development area, unless otherwise approved by the PZB. • Commercial uses included in a residential mixed-use development shall occupy a minimum of 40% and a maximum of 60% of the development area, unless otherwise approved by the PZB. • Mixed use commercial projects are encouraged.	The Commercial Low Intensity future land use designation is the **requested designation** for the subject property. The proposed dog park and café **appears to be consistent** with the intent of applying to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods.

Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Policy 2.16.13 Development and redevelopment in the City shall utilize strategies, site development techniques, engineering solutions, and best practices to reduce the flood risk and losses due to flooding in the City, including but not limited to: 1. Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to street trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway redesign; 2. Hybrid stormwater master plan to integrate a combination of green and gray infrastructure, including but not limited to bioretention, increasing pipe capacity, stormwater parks, rain garden/bioswales, pumps, and water flow diversion strategies; 3. Underground utilities in vulnerable and feasible areas; 4. Assess parking standards and redesign parking lots with greater water capture techniques; 5. Comprehensive planning; 6. Land development regulations; 7. Increases of setback lines; 8. Natural shoreline restoration; 9. Permeable pavement; 10. Dry and wet flood proofing of structures; and 11. Green/open space.	To adequately address potentially relevant flood risks and losses due to flooding the Board should consider utilizing the strategies, site development techniques, engineering solutions, and best practices included in this city policy.
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

Sec. 28-2. – Definitions. [LINK TO CODE SECTION]

Amenity means a natural, historic or manmade feature which enhances or makes more attractive or satisfying a particular property.

Bar, cocktail lounge, saloon or *tavern* means any establishment in the business of retailing and on-premises drinking of malt, vinous or other alcoholic beverages, or any place, regardless of its underlying state licensing or marketing nomenclature where alcoholic beverages are obtainable for sale and consumption on the premises, except for temporary alcohol permit locations, permitted special event venues, government and military services or events, or a restaurant where alcohol is sold and consumed on-premises; provided, however, that there shall be excluded from such definition any such establishment which suffers or permits:

(1) Any female person, while on the premises of such establishment, to exposure to the public view that area of the human female breast at or below the areola thereof;
(2) Any female person, while on the premises of such establishment, to employ any device or covering which is intended to give the appearance of or simulate such portions of the human female breast as described in subsection (1) above;
(3) Any person, while on the premises of such establishment, to expose to public view his or her genitals, pubic area, buttocks, anus or anal cleft or cleavage; and provide further that such establishments shall hereinafter be referred to as "special cabarets."

Conservation zone development means any construction or related activity which requires a permit from a city department, and/or any use permitted by exception, physically located or taking place within a conservation zone.

Conservation Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes up to the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), and all habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Conservation Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high water conditions.

Developable land means all of a parcel of land except lands lying within proposed public rights-of-way; marshlands, swamps, floodplains or other environmentally sensitive lands where local, state or federal regulations otherwise prohibit development; and bodies of water such as ponds, lakes and reservoirs, either natural or manmade.

Drainage means the removal of surface water or groundwater from land by drains, grading, or other means. Drainage includes the control of runoff to minimize erosion and sedimentation during and after development and includes the means necessary for water supply preservation or prevention or alleviation of flooding.

Exception means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning district as exceptions, if specific provision for such exception is made in the district regulations of this chapter.

Floodplain means either riverine or inland depressional areas. Riverine floodplains are those areas contiguous with a lake, stream, or stream bed whose elevation is greater than the normal waterpool elevation but equal to or lower than the projected one-hundred-year flood elevation. Inland depressional floodplains are floodplains not associated with a stream system but which are low points to which surrounding lands drain.

Impervious surface means those surfaces which do not absorb water. They consist of all buildings, parking areas, driveways, roads, sidewalks, any areas of concrete or asphalt and other surfaces not pervious to water. Including any hard surface that prevents or restricts the flow of water into the soil.

Impervious surface ratio means a measure of the intensity of land use which is determined by dividing the total area of all impervious surfaces on a site by gross site or lot area.

Neighborhood recreational facility means a facility designed and equipped for the conduct of sports, leisure-time activities and other customary and usual recreational activities intended for use primarily by the residents of the neighborhood it serves.

Pedestrian connectivity shall mean the ability of people to walk from place to place on sidewalks, multi-use paths, pervious paths, greenway system or other type of pedestrian walkway.

Wetland means an area where standing water is retained for a portion of the year and/or unique vegetation has adapted to the area.

Request for a Positive Recommendation of Land Use Plan Map Amendment and Rezoning

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 zoning atlas shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter. The 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

1. The need and justification for the change,
   The need is that the proposed commercial use is not an allowable use under the current RG-1 zoning designation.
2. The relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and
3. Consistency with the comprehensive plan.
   Staff analysis is included previously in this staff report.

Below is a table comparing the Commercial low-one: CL-1 zoning district, the requested zoning designation of this application, and the Residential General-One: RG-1 zoning district, the current zoning designation of the subject property.

Northern portion of 725 Flagler Crossing Drive / PID 084560-0010 zoned as RG-1	**Northern portion of 725 Flagler Crossing Drive / PID 084560-0010 zoned as CL-1**
Uses	
Permitted uses and structures: - Single-family dwellings, multiple-family dwellings, housing for the elderly, roominghouses and boardinghouses, tourist	Permitted uses and structures: - Retail outlets such as specialty food stores and drugs (but not supermarkets); clothing, hardware, toy and hobby shops; pet shops (but not kennel or

homes and bed and breakfast inns, neighborhood recreational facility, accessory apartments, home-based business. Permissible uses by exception: - See section 28-347, special event venue as per section 28-347(8) only allowed as an accessory use to a principal use, hospitals and medical clinics, medical and dental offices, and intermediate care facilities, professional offices, such as accountant, architect, attorney, engineer, land surveyor, optometrist and similar uses, business offices, such as real estate broker, insurance agent, stockbroker, manufacturer's agent and similar uses, radio or television broadcasting office. marinas, including food service incident to operation of a marina, hotels and motels with or without kitchenettes (maximum thirty (30) units), restaurants and/or bars in connection with hotels or motels, with a maximum of three (3) seats per hotel or motel unit, hair salons, barbershops, interior decorators, photographic and art studios, and dance and music studios, mobile food dispensing vehicle as per section 28-347(9).	veterinarian); bookstore and newsstand; stationery and card shops; leather goods and luggage; jewelry (including repair but not pawn shops); art and photographic supplies; TV and stereo equipment (including incidental repairs); florist or gift shop; bake shop (but not wholesale bakery); sporting goods; sundries and notions; business office supplies; musical instruments, records and tapes; and similar products, service establishments such as hair salons, shoe repair shop, restaurant (up to one hundred (100) seats, but not drive-in or fast food), interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises and similar activities, tourist homes and bed and breakfast inns, all types of professional and business offices, churches (except temporary revival establishments), libraries and museums, single-family dwellings as for RG-1 (section 28-163), multiple-family housing, rooming and boarding houses, housing for the elderly, antique shops, stables, provided, however, that property shall have been utilized as of the date of the adoption of this subsection [December 23, 1991,] as a stable for more than two (2) years preceding such adoption, and no other, tattoo parlor or studio, the above uses are subject to the following limitations: sale, display, preparation and storage to be conducted within a completely enclosed building, and no more than twenty (20) percent of floor space to be devoted to storage, products to be sold only at retail, and no sale, display or storage of secondhand merchandise except as incidental to sale of new merchandise, home-based business, mobile food dispensing vehicle as per section 28-347(9). Permitted accessory uses and structures: - See section 28-348, parking lots complying with section 28-347(3).

	Permissible uses by exception: - Hotel/motel, maximum of thirty (30) units, plant nursery, sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises, wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises, medical/dental clinic, intermediate care facility, uses and structures as for RG-1 (section 28-163), indoor movie theatres, commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses, building trades contractor not requiring outside storage, nor the use of any vehicle in excess of one-ton capacity, nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment, micropigmentation clinic, craft alcohol industry, limited to alcohol by volume (ABV) not to exceed fourteen (14) percent, such as but not limited to, beer and wine. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.
Minimum lot requirements (width and area)	
Single-family dwellings: - Minimum lot width, fifty (50) feet. - Minimum lot area, five thousand four hundred fifty (5,450) square feet. Multiple-family dwellings: - Minimum lot width, fifty (50) feet. - Minimum lot area, seven thousand two hundred fifty (7,250) square feet for the first two (2) units and one thousand seven hundred fifty (1,750) square feet for each additional unit to a maximum of sixteen (16) units per acre. Nonresidential uses: - Minimum lot width, fifty (50) feet.	None, except as needed to meet other requirements specified herein.

- Minimum lot area, five thousand four hundred fifty (5,450) square feet.	
Minimum yard setback requirements	
Residential uses: - Front, fifteen (15) feet. - Side, ten (10) feet. - Rear, ten (10) feet. Nonresidential uses: - Front, fifteen (15) feet. - Side, ten (10) feet. - Rear, ten (10) feet.	All uses, except single-family dwellings: - Front. Ten (10) feet minimum, fifteen (15) feet maximum; except where lot width is less than one hundred (100) feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages. - Side. Ten (10) feet. - Rear. Ten (10) feet.
Maximum lot coverage by all buildings	
Thirty-five (35) percent.	Fifty (50) percent.
Maximum height of structures	
Thirty-five (35) feet.	Thirty-five (35) feet.

Request for Approval of Uses by Exception for the Sale of Alcoholic Beverages & Off-site Parking

Based on Sec. 28-371 of the City's Code, a required off-street parking and loading facility shall be located on the same lot or parcel of land it is intended to serve. **However, an off-street parking and loading facility within four hundred (400) feet of the premises may be allowed as a permitted use by exception**. The PZB may grant an exception when practical difficulties prevent the placing of all or part of the facility on the premises they are designated to serve. The board shall review the proposal for impact upon pedestrian and vehicular traffic patterns and user safety, impact upon surrounding properties from noise, glare, visual quality, nuisance and traffic generation. [LINK TO CODE SECTION]

Based on Sec. 28-206(3)c. of the City's Code, the sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises, is a **permissible use by exception** within the CL-1 zoning district which requires PZB review.

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

(a) *Zoning exceptions:*

(1) *In general.* In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).

(2) *Written applications.* All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) *Violations of exceptions.* The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

Request for Approval of Development within Conservation Overlay Zones 1 & 2

Based on Sec. 11-28(a) of the City's Code, the PZB shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b). Such approval by the PZB shall be after a public hearing as required by chapter 28. [LINK TO CODE SECTION]

Based on Sec. 11-29(c) of the City's Code, the following information shall be provided and applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria. Text in **BOLD** are the applicant's responses.

(1) Site specific conditions.
The site is currently an undeveloped and previously impacted site from the construction of a retention pond. The site is currently part of the Adjacent multi-family project, has a drainage easement into the existing stormwater facility and is bordered to the west by San Sebastian View Road. The property is bordered to the east by the salt marsh of the San Sebastian River where the owner has already placed more than 100 acres in conservation.

(2) The site's relationship to adjacent properties including parcel and existing grade elevations which may include a lot grading plan, bodies of water and surrounding conservation zones.

(3) Natural and proposed drainage patterns.
The site currently drains into the salt marsh and the drainage will be routed to the adjacent pond through an existing drainage easement and permitted by the St. Johns Water management District.

(4) Effect of point and nonpoint discharge in the marine environment.
The site development and design will now be routed to the adjacent pond and the effect on the marine environment should be better than its current existing condition.

(5) Proposed soil stabilization and erosion control methods.
Stabilization will be sod and seeding of graded areas. Erosion control will be silt fence and inlet protection.

(6) Impact on floodplain including general impacts related to flood management or fill.
There will be no net impact on the floodplain, we are permitting this with St Johns County.

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

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
No storage of pollutants or use of poisonous chemicals or materials are proposed.

(9) Effect of shade on vegetation and shellfish.
Site visit.

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
Not applicable.

(11) Impact of development on shoreline by linear feet and percent of site.
Not applicable.

(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
No currently Scenic Vistas are present and non will be impacted.

(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
The development on the site has been limited to allow for preservation of native vegetation and trees on the northern uplands of the property.
In order to screen the improvements from the roadway native shade trees, grasses and woody shrubs have been proposed as a buffer. To transition back to the native landscape a blend of sycamores, bald cypress and muhly grass are proposed on the western side of the development with some Florida friendly accent plants added to create continuity throughout the project.

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

(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
Project has been submitted to SJRWMD for permitting.

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
Not Applicable.

(17) Specific conditions applicable to docks **are not applicable to this application**.

Staff Recommendation

Based on a review of Sec. 28-30 staff finds that the Board may make **POSITIVE RECOMMENDATIONS** to the city commission to both amend the city's land use plan map from Residential Medium Density to Commercial Low Intensity and rezone the property from Residential General-One: RG-1 to Commercial Low-One: CL-1.

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 proposed commercial use is not permitted within the RG-1 zoning district, the current zoning designation of the property.
(2) The positive relationship of the proposed amendment and rezoning to the city's general planning program.
(3) These requests' and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.

Based on a review of Sec. 28-2 staff finds that the Board may **APPROVE** the use by exception request for off-site parking within four hundred (400) feet contingent upon the adoption of the land use and rezoning.

Based on a review of Sec. 28-2 staff finds that the Board may **APPROVE** the use by exception request for the sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises, which is contingent upon the City Commission approving the rezoning from RG-1 to CL-1.

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zones 1 & 2. This application includes requests to construct a new bulkhead and remove significant tree canopy for the northern portion of the property at 725 Flagler Crossing Drive / PID 084660-0010.

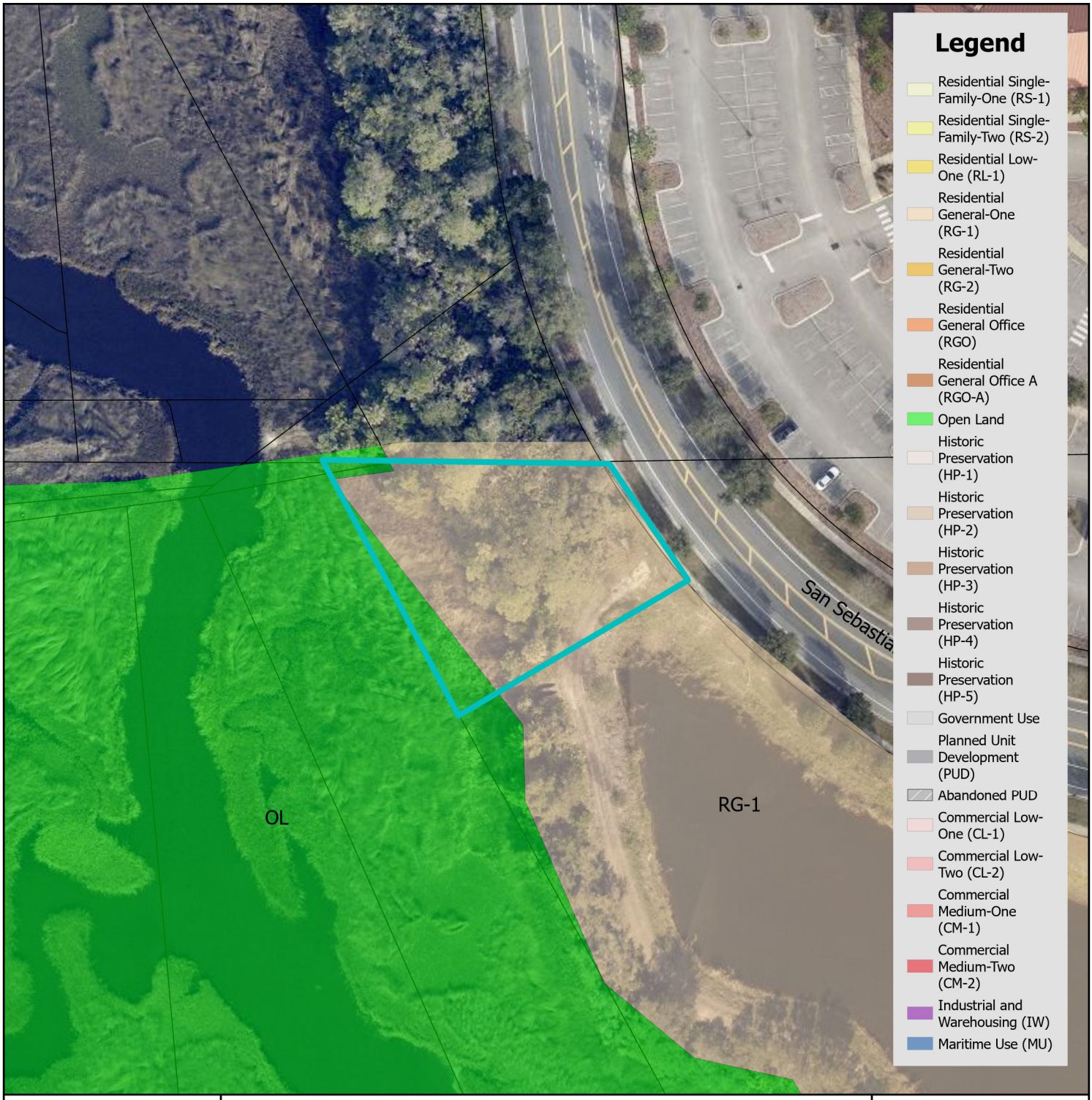
Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Survey & Boundary Description
5. Proposed Site Plan
6. St. Johns County Order Granting Special Use Approval
7. Applicant's Responses to the 17 Criteria of Sec. 11-29
8. Applicant's Arboriculture Report

Staff Report prepared by:

Jacob Fredriksson
Planning Manager
Planning and Building Department

Attachment 1:
Site Maps & Photos



Zoning Map

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

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

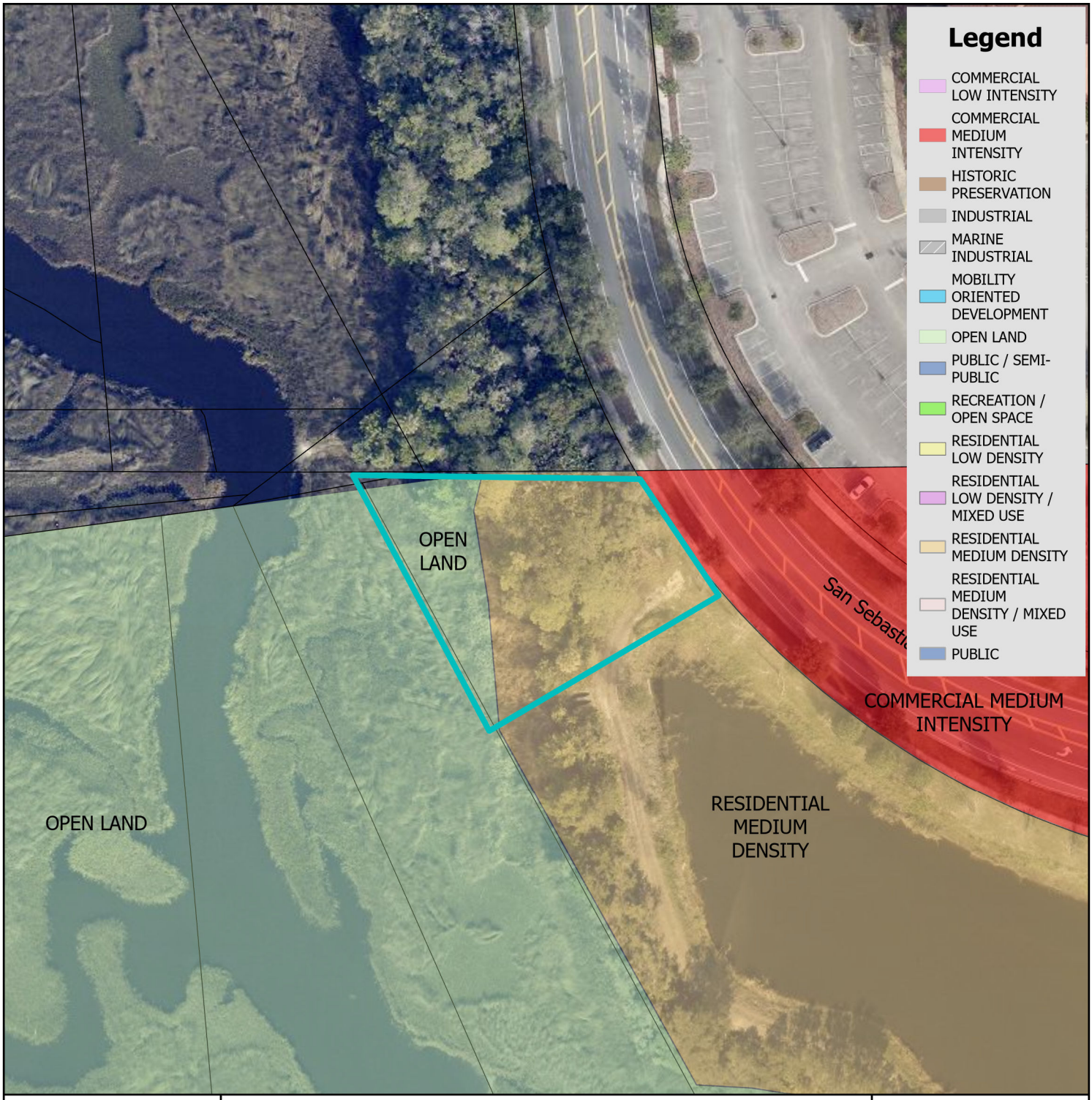
2025

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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2025

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

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

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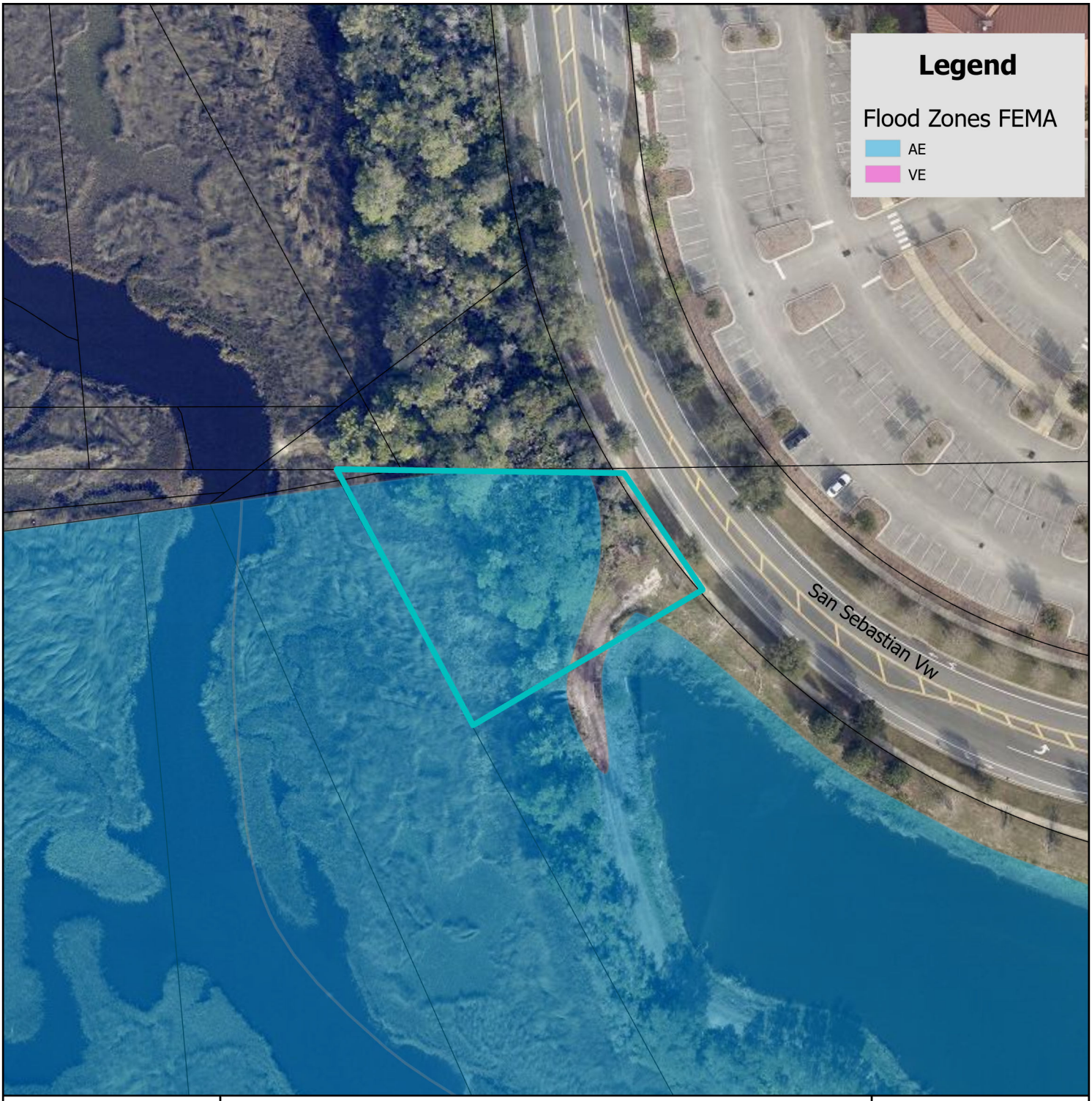
0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

725 Flagler Crossing Drive / PID 084560-0010

12/09/2024



FEMA Flood Zone Map

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

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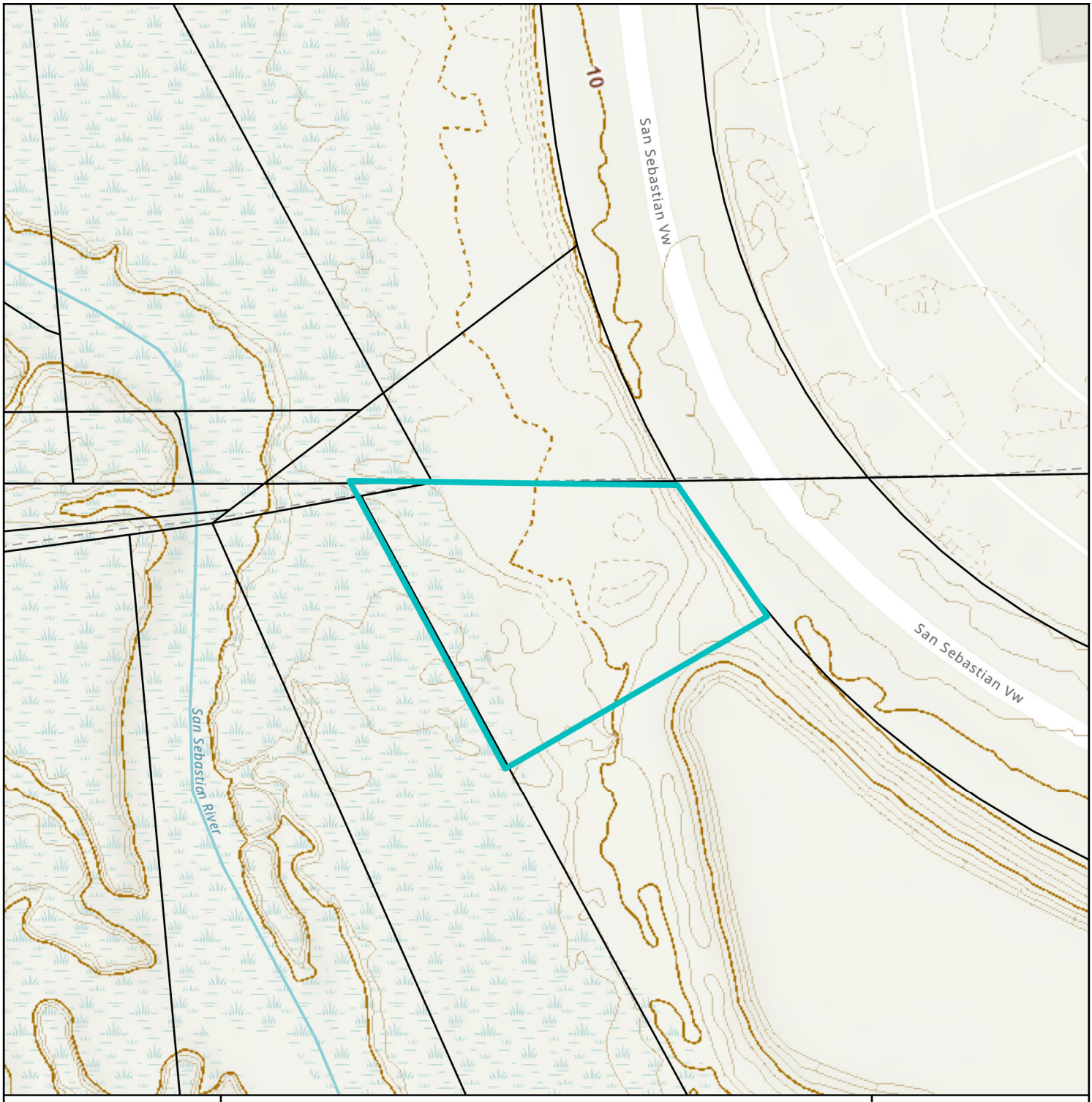
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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

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0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Andre Green Contact Number: 904.386.3826
   Business *(if applicable)*: San Sebastian Dog and Bog
   Address: 1000 Riverside Ave STE 600 City: Jacksonville State: FL Zip: 32204
   E-Mail Address: agreen@cornerlotdevelopment.com
2. NAME OF PROPERTY OWNER: George Leone Contact Number: 904.386.3826
   Business *(if applicable)*: Flagler Multifamily LLC
   Address: 1000 Riverside Ave STE 600 City: Jacksonville State: FL Zip: 32204
   E-Mail Address: agreen@cornerlotdevelopment.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: See attached sketch and legal Block:_____
   Subdivision:_____ Parcel Number: a portion of 84560-0010
4. PROJECT STREET ADDRESS: San Sebastian View
5. SPECIFIC PROPOSED USE: Cafe
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Exception
   - ☐ Variance
   - ☐ Other: _____
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☒ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: See attached
8. JUSTIFICATION FOR ACTION REQUESTED: See attached

04/18/2019

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

_____ 10/03/2025

Signature of Applicant Date

_____ 10/03/2025

Signature of Property Owner Date

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Andre Green

Print name of applicant

Signature of applicant

10/05/2025

Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

George Leone
Print Name of Owner

904.386.3826
Telephone Number

State of Fl

County of Duval

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

By George Leone

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Tiffany Gayton

My Commission expires: 12.26.26

Rev:022117

NOTARY PUBLIC STATE OF FLORIDA
TIFFANY GAYTON
Commission # HH 305513
Expires December 26, 2026

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: San Sebastian View

Applicant's Name: Andre Green Applicant's Signature: _____

Owner's Name: George Leone Owner's Signature: _____

7) DESCRIPTION OF ACTION REQUESTED:

- **Conservation Overlay Zone Development** – Requesting approval for limited **Conservation Overlay Zone 2** impacts. One (1) pine tree may be affected.
- **Exception for Parking** – Requesting a parking exception, as parking will be off-site within the **St. Johns County** portion of the unified development. See attached site plan.
- **Exception to Serve Alcohol** – Requesting an exception to serve alcohol. The Dog Park and Café will serve **beer and wine**; a **2COP** license will be applied for.
- **Land Use Plan Amendment** – Requesting to amend the land use of a defined portion of the subject property within the City of St. Augustine from **Residential Low Density** to **Commercial Low Intensity**, with a companion **rezoning from RG-1 to CL-1**.
- **Rezoning** – Requesting to rezone a defined portion of the subject property within the City of St. Augustine from **RG-1 to CL-1**.

8) JUSTIFICATION FOR ACTION REQUESTED:

The land use change and rezoning **apply only to the City portion** described by legal exhibit and are intended to harmonize City land use and zoning with the already-approved, interrelated use in St. Johns County. All development will comply with applicable City codes and standards. The request is **consistent with the Comprehensive Plan**, **compatible** with nearby residences, has **minimal traffic impacts** with **safe pedestrian connections**, and serves the **public interest** by creating an amenity and supporting local small business.

Approval of the request harmonizes City of St. Augustine land use and zoning with the **St. Johns County–approved dog park/café concept**, enabling a **low-intensity, ±1,300-SF neighborhood café** on the City side of the boundary. The café will be located at the northern end of the pond and will provide **controlled pedestrian access** to a fenced dog park situated immediately across the boundary in St. Johns County, for which the County has **approved a Special Use Permit**.

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0845600010
Location Address	725 FLAGLER CROSSING DR SAINT AUGUSTINE 32084-0000
Neighborhood	"New" Large (Class A) 3 Story Garden Apts. (COM) (205.55)
Tax Description*	1-2 PTS OF SEC 1-7-29 & 12-7-29 & 6-7-30 & 7-7-30 & 12-7-30 & 36-6-29 & 44-7-30 & 50-7-29 & 55-7-30 & 56-7-29 & 98-6-29 (EX PT IN OR5810/788) OR5404/86 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (10+ Units) (0300)
Subdivision	N/A
Sec/Twp/Rng	1-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	127.660
Homestead	N

No Image Available

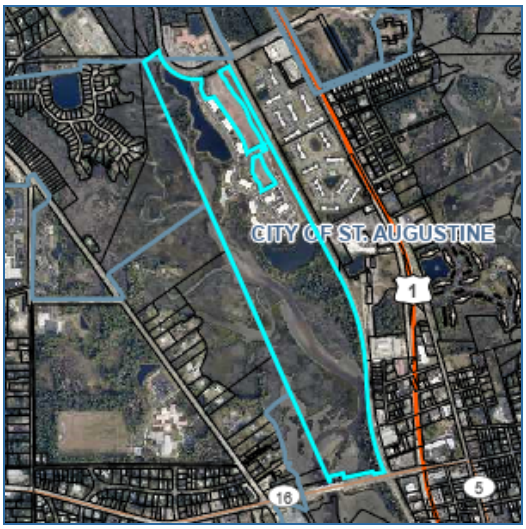
Owner Information

Owner Name	Flagler Multifamily LLC 100%
Mailing Address	725 FLAGLER CROSSING DR SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
FHFC Certified Multifamily Exemption		$17,040,835

Map



Valuation Information

Assessed Year	2025
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$0.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$45,999,800.00**
Total Deferred	$0.00
Assessed Value	**$45,999,800.00**
Total Exemptions	$17,040,835.00
Taxable Value	**$28,958,965.00**

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	$0	$0
2023	$0	$0	$0	$0
2022	$0	$0	$0	$0

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Gable Hip
Year Built	2023	**Interior Flooring**	Hardwood, Ceramic Tile, Vinyl Tile
Actual Area	5245	**Interior Wall**	Drywall
Conditioned Area	4653	**Heating Type**	Air Duct
Use	Apartment Clubhouse	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Siding	**Baths**	

Description	Square Footage
FINISHED CANOPY	480
BASE AREA	4653
FINISHED CANOPY	48
FINISHED CANOPY	64
Total SqFt	5245

Building	2	**Roof Cover**	TPO Roofing
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Flat
Year Built	2023	**Interior Flooring**	Hardwood, Carpet
Actual Area	35794	**Interior Wall**	Drywall
Conditioned Area	30792	**Heating Type**	Air Duct
Use	Multi Family Class A Large Apts. <10yrs old	**Air Conditioning**	Central
Style	03	**Bedrooms**	63
Exterior Wall	Concrete Siding	**Baths**	60

Description	Square Footage
FINISHED UPPER STORY	10264
FINISHED CANOPY	1038
FINISHED UPPER STORY	10264
FINISHED CANOPY	742
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	1038
BASE AREA	10264
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
FINISHED CANOPY	60
Total SqFt	35794

Building	3	**Roof Cover**	TPO Roofing
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Flat
Year Built	2023	**Interior Flooring**	Hardwood, Carpet
Actual Area	35794	**Interior Wall**	Drywall
Conditioned Area	30792	**Heating Type**	Air Duct
Use	Multi Family Class A Large Apts. <10yrs old	**Air Conditioning**	Central
Style	03	**Bedrooms**	63
Exterior Wall	Concrete Siding	**Baths**	60

Description	Square Footage
FINISHED UPPER STORY	10264
FINISHED CANOPY	1038
FINISHED UPPER STORY	10264
FINISHED CANOPY	742
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
UNFINISHED STORAGE/UTILITY	28

Description	Square Footage
FINISHED CANOPY	60
FINISHED CANOPY	1038
BASE AREA	10264
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
FINISHED CANOPY	60
Total SqFt	35794

Building	4	**Roof Cover**	TPO Roofing
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Flat
Year Built	2023	**Interior Flooring**	Hardwood, Carpet
Actual Area	35794	**Interior Wall**	Drywall
Conditioned Area	30792	**Heating Type**	Air Duct
Use	Multi Family Class A Large Apts. <10yrs old	**Air Conditioning**	Central
Style	03	**Bedrooms**	63
Exterior Wall	Concrete Siding	**Baths**	60

Description	Square Footage
FINISHED UPPER STORY	10264
FINISHED CANOPY	1038
FINISHED UPPER STORY	10264
FINISHED CANOPY	742
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	1038
BASE AREA	10264
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	60

Description	Square Footage
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
FINISHED CANOPY	60
Total SqFt	35794

Building	5	**Roof Cover**	TPO Roofing
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Flat
Year Built	2023	**Interior Flooring**	Hardwood, Carpet
Actual Area	35794	**Interior Wall**	Drywall
Conditioned Area	30792	**Heating Type**	Air Duct
Use	Multi Family Class A Large Apts. <10yrs old	**Air Conditioning**	Central
Style	03	**Bedrooms**	63
Exterior Wall	Concrete Siding	**Baths**	60

Description	Square Footage
FINISHED UPPER STORY	10264
FINISHED CANOPY	1038
FINISHED UPPER STORY	10264
FINISHED CANOPY	742
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	1038
BASE AREA	10264
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60

Description	Square Footage
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
FINISHED CANOPY	60
Total SqFt	35794

Building	6	**Roof Cover**	TPO Roofing
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Flat
Year Built	2023	**Interior Flooring**	Hardwood, Carpet
Actual Area	35794	**Interior Wall**	Drywall
Conditioned Area	30792	**Heating Type**	Air Duct
Use	Multi Family Class A Large Apts. <10yrs old	**Air Conditioning**	Central
Style	03	**Bedrooms**	63
Exterior Wall	Concrete Siding	**Baths**	60

Description	Square Footage
FINISHED UPPER STORY	10264
FINISHED CANOPY	1038
FINISHED UPPER STORY	10264
FINISHED CANOPY	742
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	1038
BASE AREA	10264
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60

Description	Square Footage
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
FINISHED CANOPY	60
Total SqFt	35794

Building	7	**Roof Cover**	TPO Roofing
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Flat
Year Built	2023	**Interior Flooring**	Hardwood, Carpet
Actual Area	35794	**Interior Wall**	Drywall
Conditioned Area	30792	**Heating Type**	Air Duct
Use	Multi Family Class A Large Apts. <10yrs old	**Air Conditioning**	Central
Style	03	**Bedrooms**	63
Exterior Wall	Concrete Siding	**Baths**	60

Description	Square Footage
FINISHED UPPER STORY	10264
FINISHED CANOPY	1038
FINISHED UPPER STORY	10264
FINISHED CANOPY	742
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	1038
BASE AREA	10264
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
FINISHED CANOPY	60
Total SqFt	35794

Building	8	**Roof Cover**	TPO Roofing
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Flat
Year Built	2023	**Interior Flooring**	Hardwood, Carpet
Actual Area	35794	**Interior Wall**	Drywall

Conditioned Area	30792	**Heating Type**	Air Duct
Use	Multi Family Class A Large Apts. <10yrs old	**Air Conditioning**	Central
Style	03	**Bedrooms**	63
Exterior Wall	Concrete Siding	**Baths**	60

Description	Square Footage
FINISHED UPPER STORY	10264
FINISHED CANOPY	1038
FINISHED UPPER STORY	10264
FINISHED CANOPY	742
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	1038
BASE AREA	10264
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
FINISHED CANOPY	60
Total SqFt	35794

Building	9	**Roof Cover**	TPO Roofing
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Flat
Year Built	2023	**Interior Flooring**	Hardwood, Carpet
Actual Area	35794	**Interior Wall**	Drywall
Conditioned Area	30792	**Heating Type**	Air Duct
Use	Multi Family Class A Large Apts. <10yrs old	**Air Conditioning**	Central
Style	03	**Bedrooms**	63
Exterior Wall	Concrete Siding	**Baths**	60

Description	Square Footage
FINISHED UPPER STORY	10264
FINISHED CANOPY	1038
FINISHED UPPER STORY	10264
FINISHED CANOPY	742
FINISHED CANOPY	60

Description	Square Footage
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	1038
BASE AREA	10264
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
FINISHED CANOPY	60
Total SqFt	35794

Building	10	**Roof Cover**	TPO Roofing
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Flat
Year Built	2024	**Interior Flooring**	Hardwood, Carpet
Actual Area	35794	**Interior Wall**	Drywall
Conditioned Area	30792	**Heating Type**	Air Duct
Use	Multi Family Class A Large Apts. <10yrs old	**Air Conditioning**	Central
Style	03	**Bedrooms**	63
Exterior Wall	Concrete Siding	**Baths**	60

Description	Square Footage
FINISHED UPPER STORY	10264
FINISHED CANOPY	1038
FINISHED UPPER STORY	10264
FINISHED CANOPY	742
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	1038
BASE AREA	10264
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28

Description	Square Footage
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
FINISHED CANOPY	60
Total SqFt	35794

Building	11	**Roof Cover**	TPO Roofing
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Flat
Year Built	2024	**Interior Flooring**	Hardwood, Carpet
Actual Area	35794	**Interior Wall**	Drywall
Conditioned Area	30792	**Heating Type**	Air Duct
Use	Multi Family Class A Large Apts. <10yrs old	**Air Conditioning**	Central
Style	03	**Bedrooms**	63
Exterior Wall	Concrete Siding	**Baths**	60

Description	Square Footage
FINISHED UPPER STORY	10264
FINISHED CANOPY	1038
FINISHED UPPER STORY	10264
FINISHED CANOPY	742
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	1038
BASE AREA	10264
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60

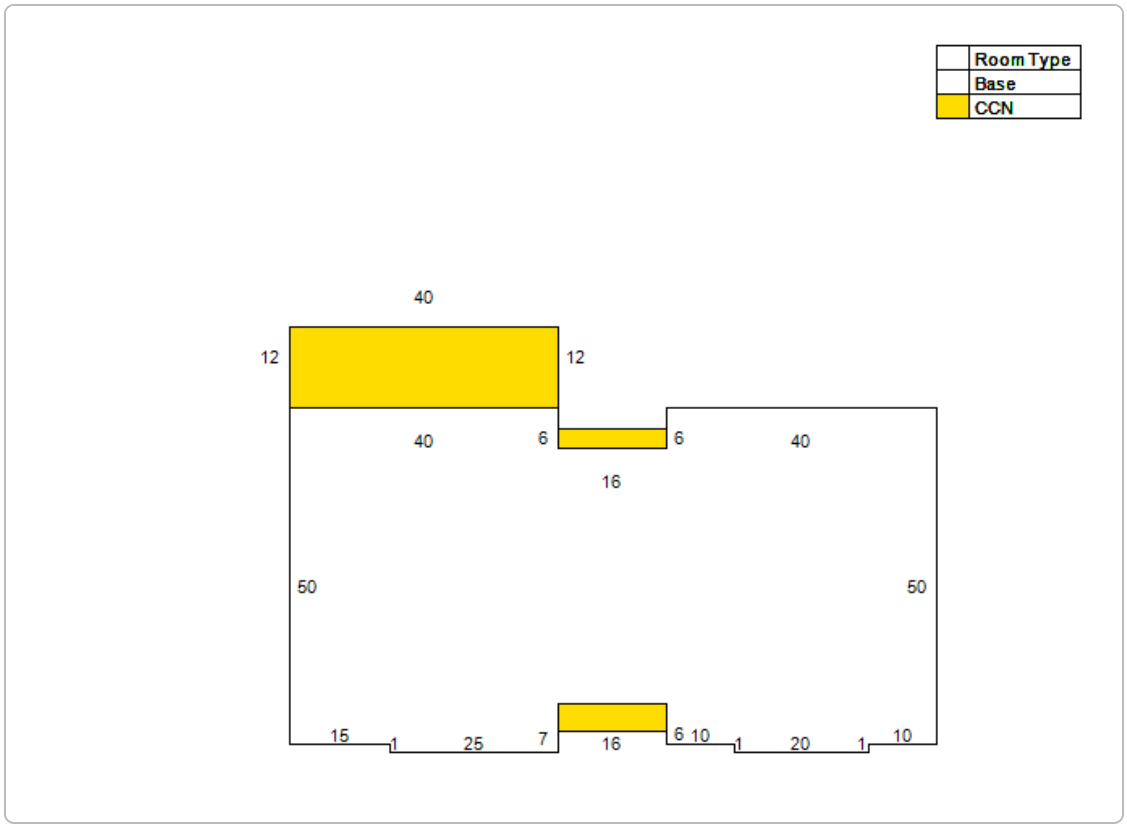
Description	Square Footage
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
FINISHED CANOPY	60
Total SqFt	35794

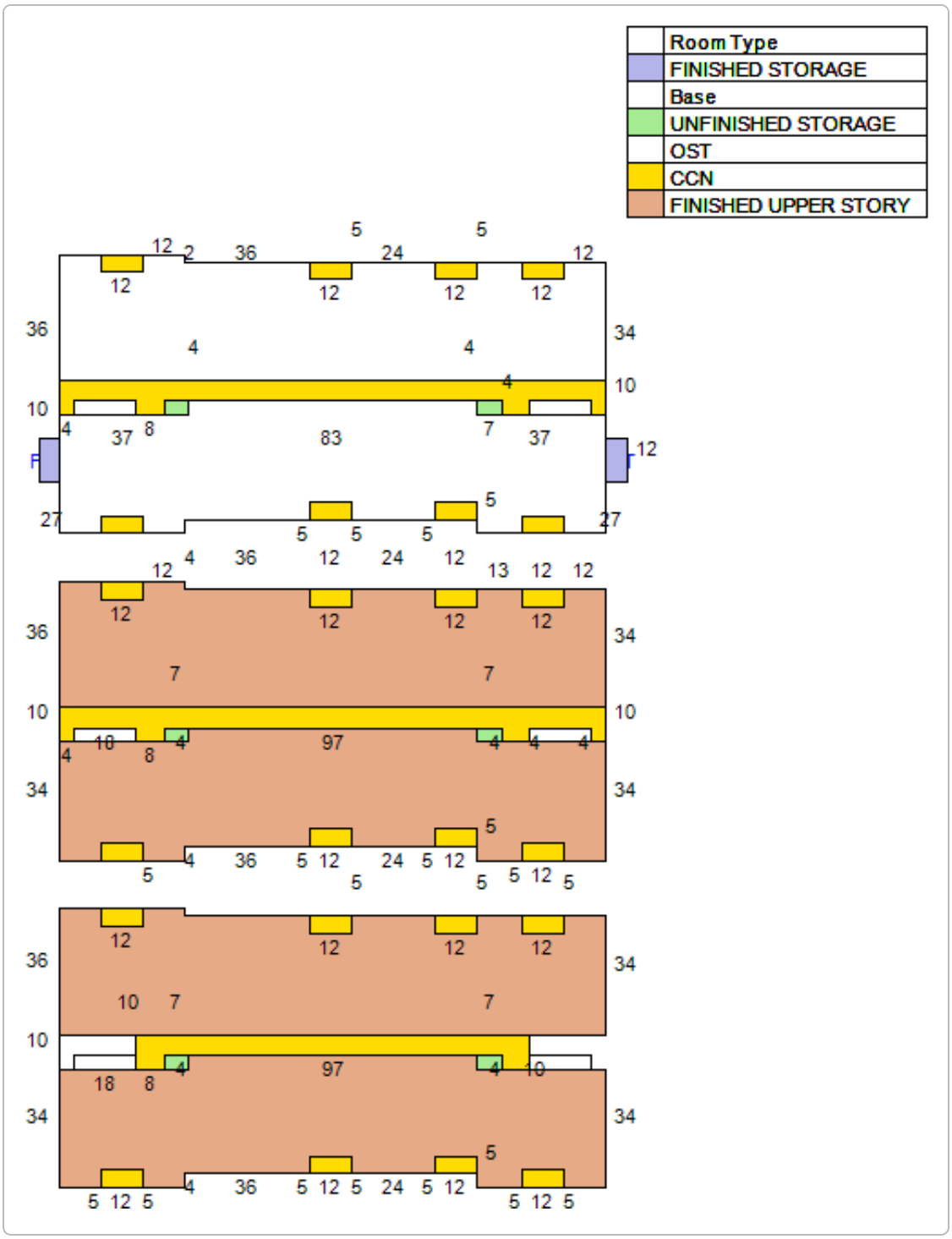
Building	12	**Roof Cover**	TPO Roofing
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Flat
Year Built	2024	**Interior Flooring**	Hardwood, Carpet
Actual Area	35794	**Interior Wall**	Drywall
Conditioned Area	30792	**Heating Type**	Air Duct
Use	Multi Family Class A Large Apts. <10yrs old	**Air Conditioning**	Central
Style	03	**Bedrooms**	63
Exterior Wall	Concrete Siding	**Baths**	60

Description	Square Footage
FINISHED UPPER STORY	10264
FINISHED CANOPY	1038
FINISHED UPPER STORY	10264
FINISHED CANOPY	742
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	1038
BASE AREA	10264
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
UNFINISHED STORAGE/UTILITY	28
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72

Description	Square Footage
OUTSIDE STAIRS	72
OUTSIDE STAIRS	72
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED CANOPY	60
FINISHED STORAGE/UTILITY	72
FINISHED CANOPY	60
Total SqFt	35794

Sketch Information

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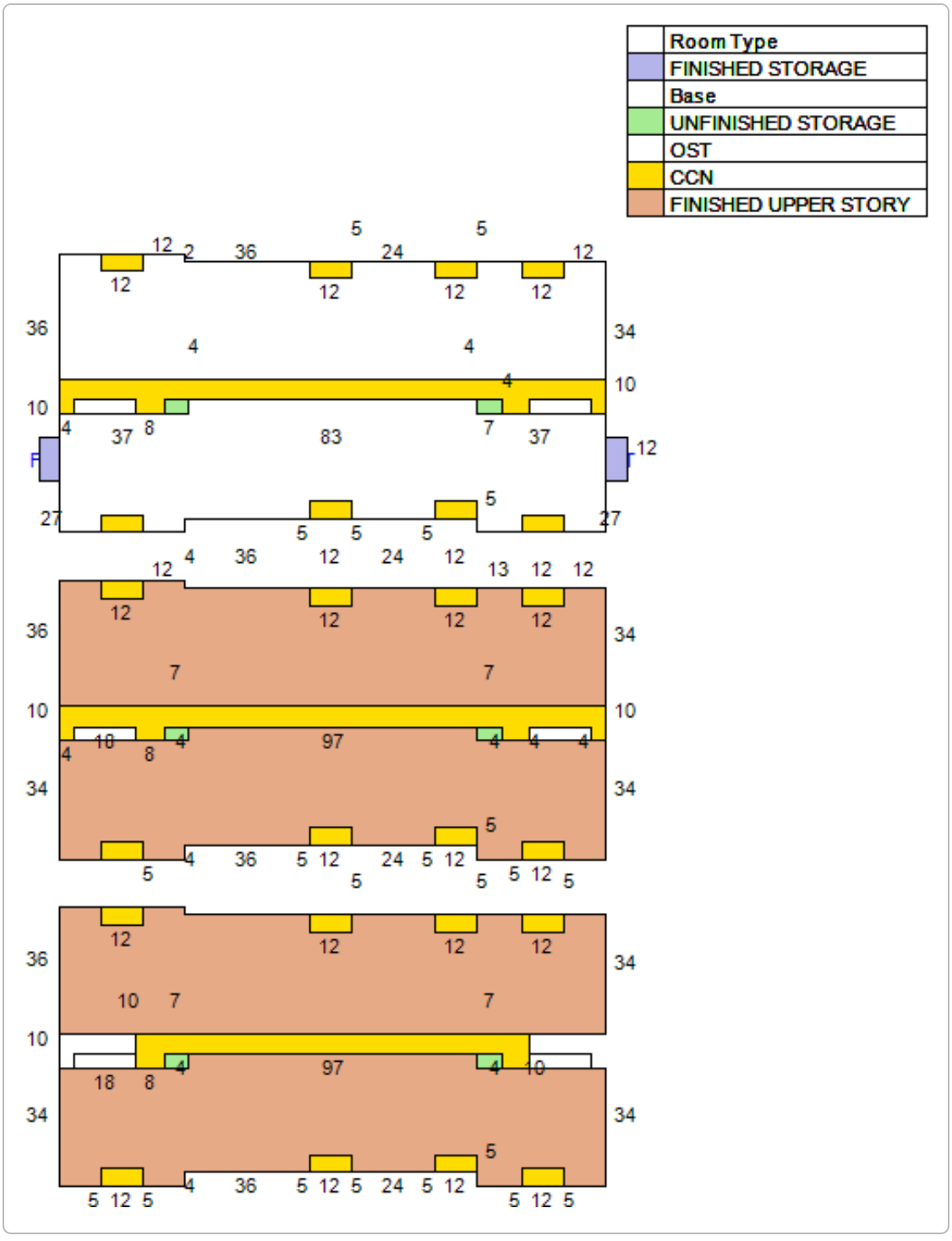
Base
UNFINISHED STORAGE
OST
CCN
FINISHED UPPER STORY


Room Type
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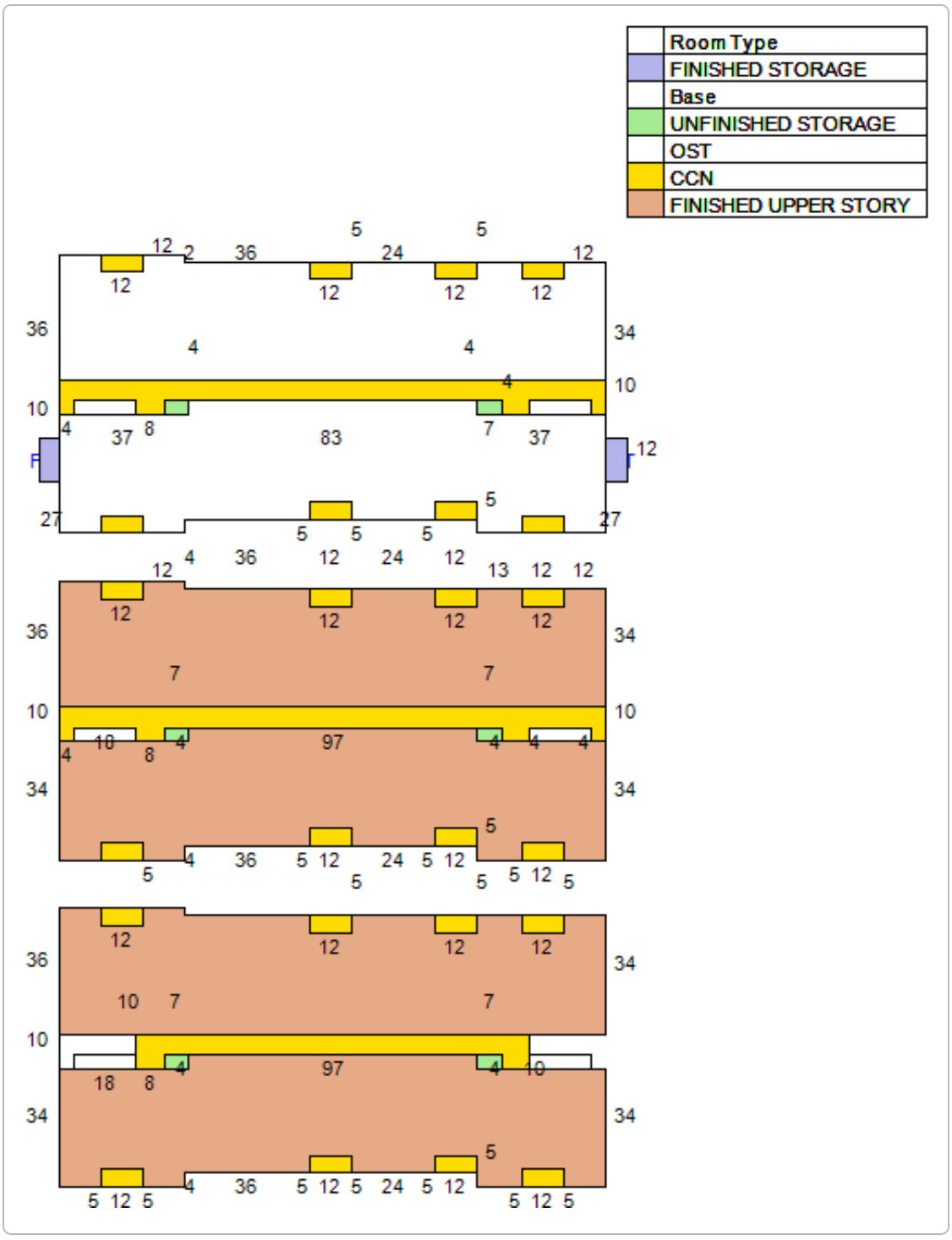
Base
UNFINISHED STORAGE
OST
CCN
FINISHED UPPER STORY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Base
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OST
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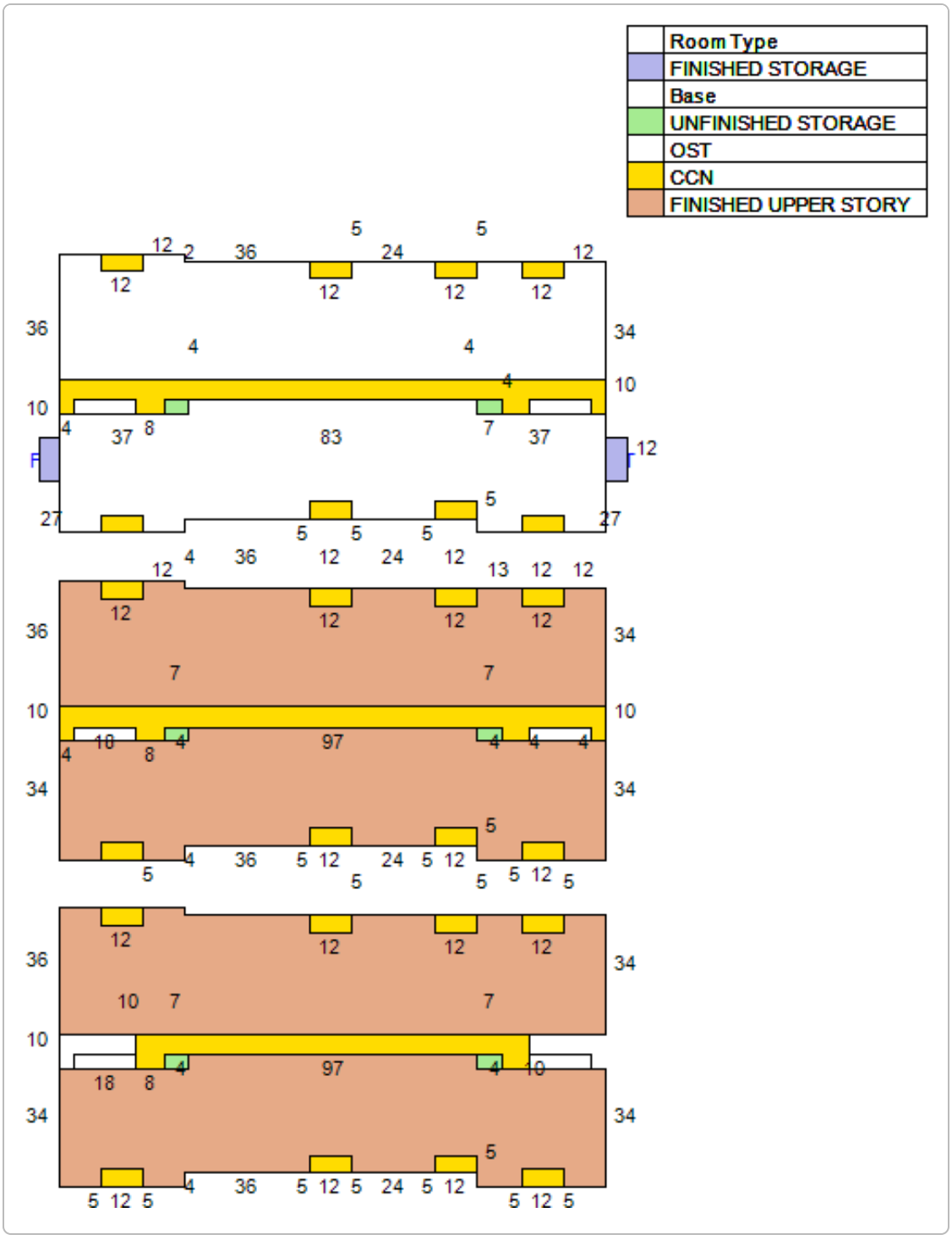
FINISHED UPPER STORY


Room Type
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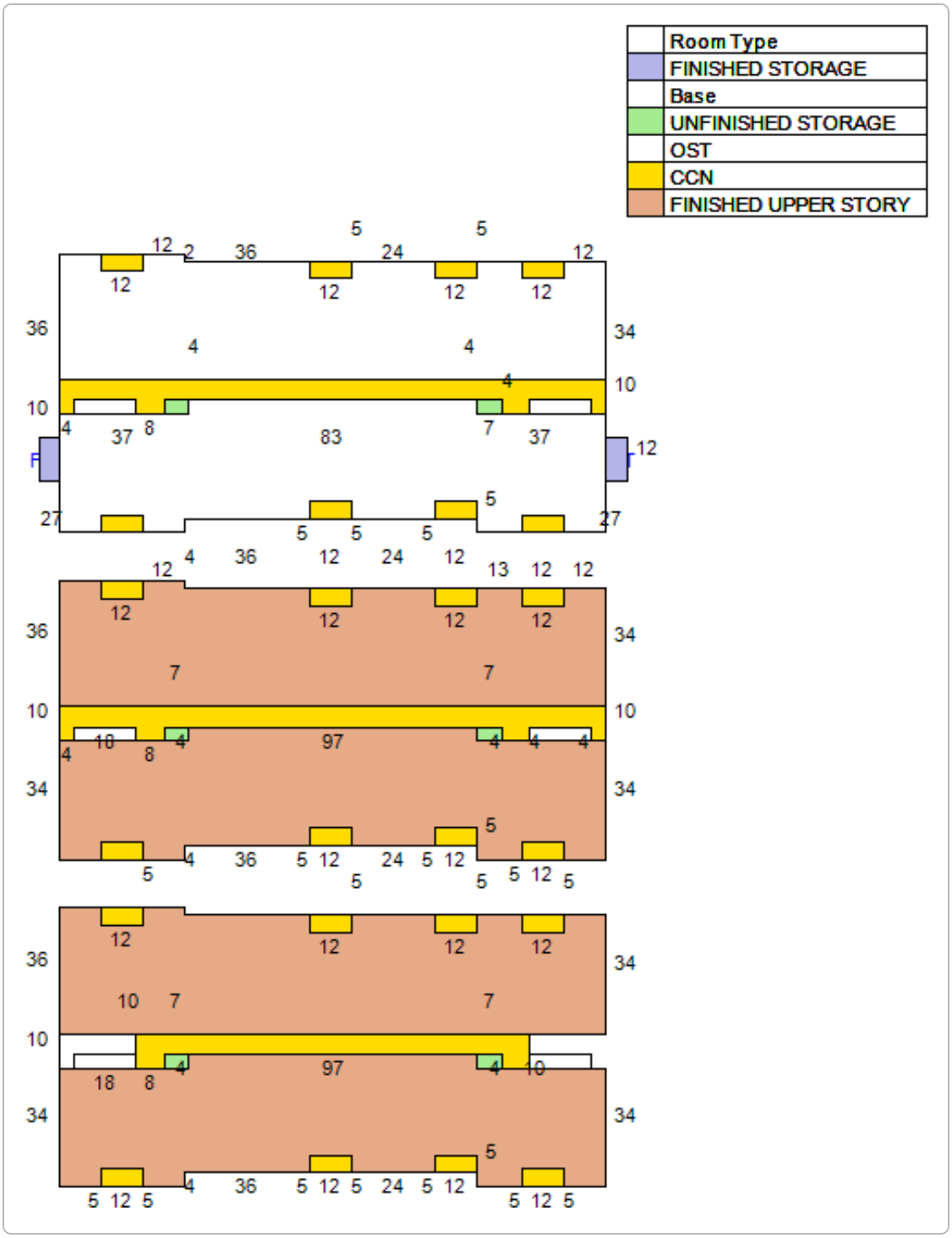
Base
UNFINISHED STORAGE
OST
CCN
FINISHED UPPER STORY


Room Type
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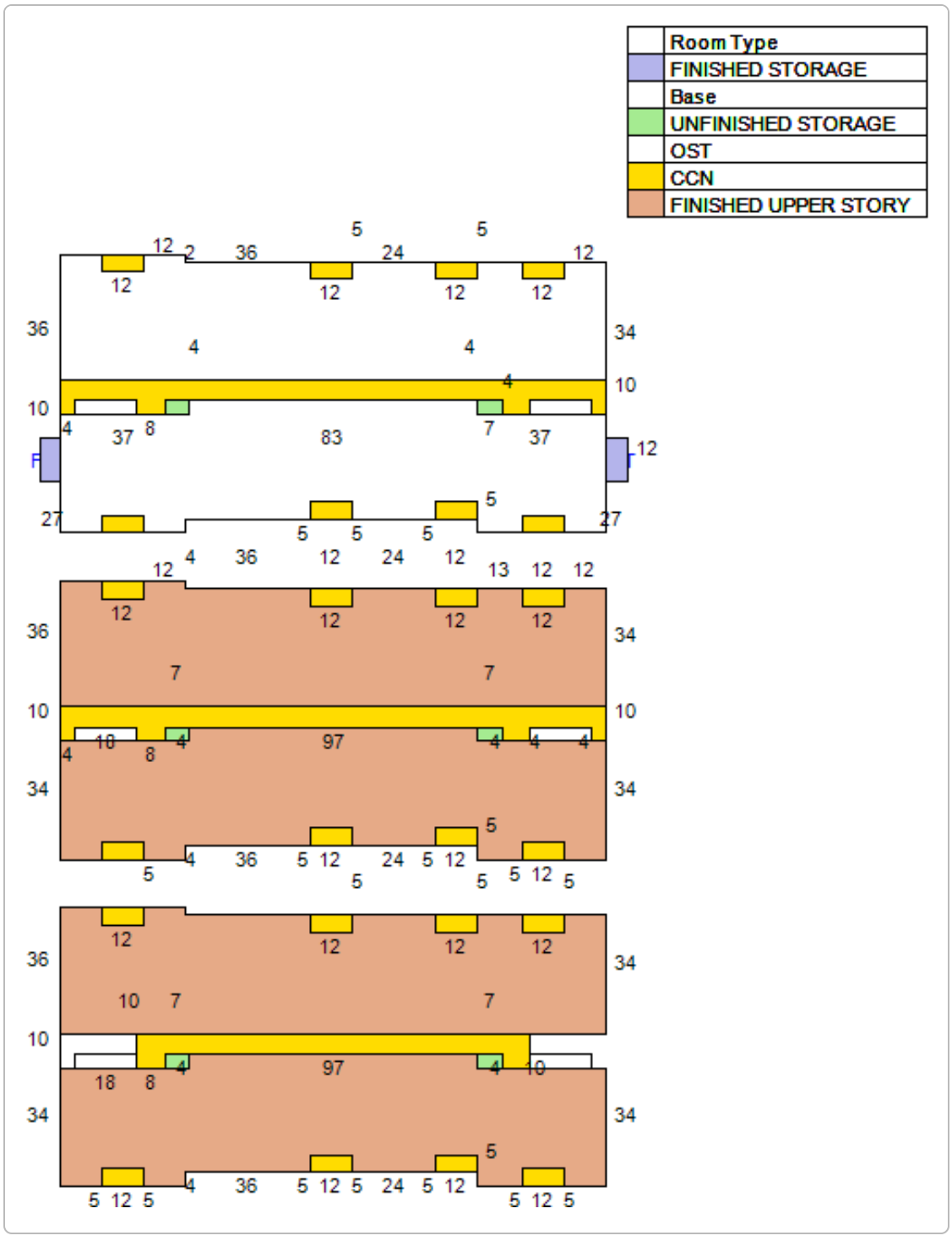
Base
UNFINISHED STORAGE
OST
CCN
FINISHED UPPER STORY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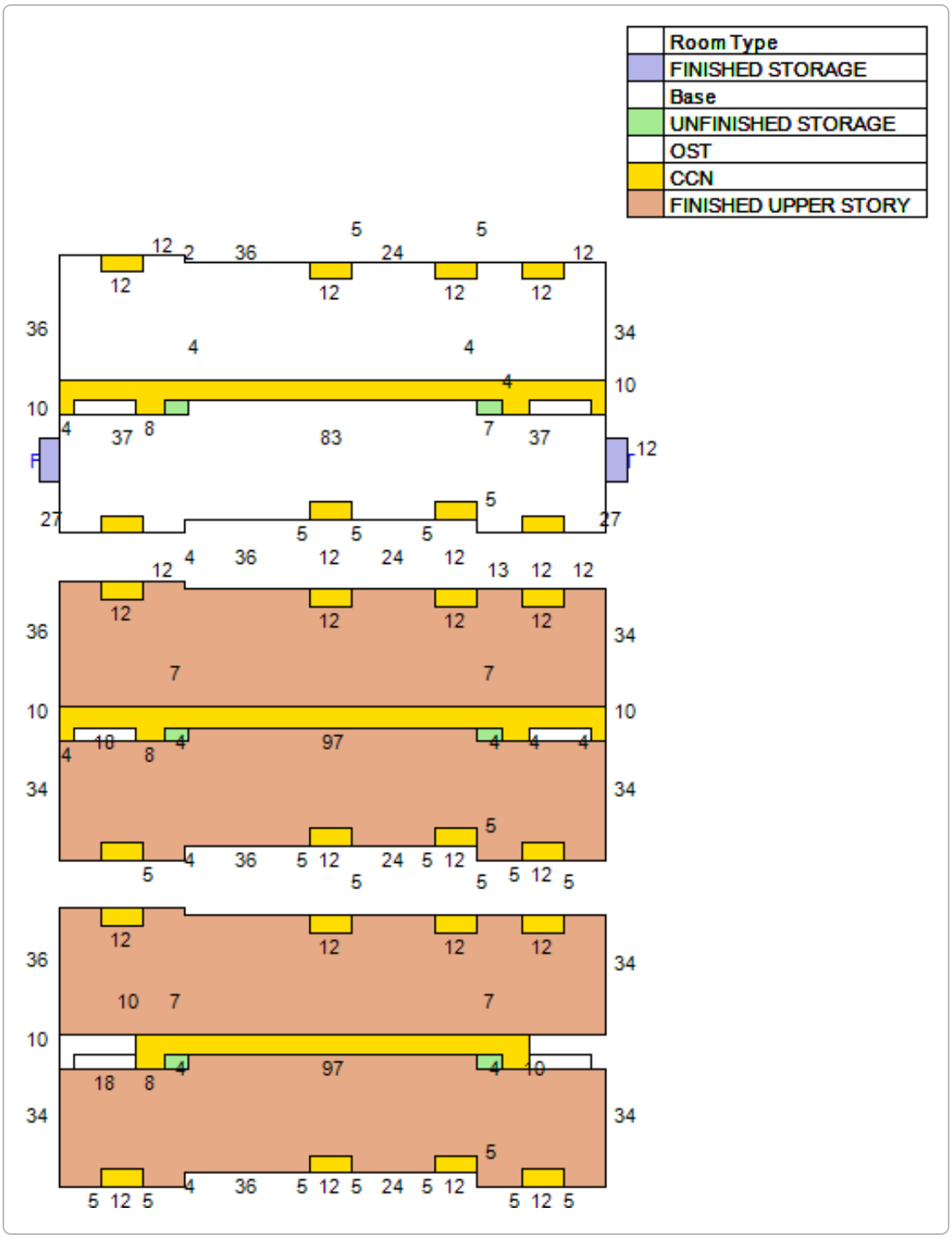
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Base
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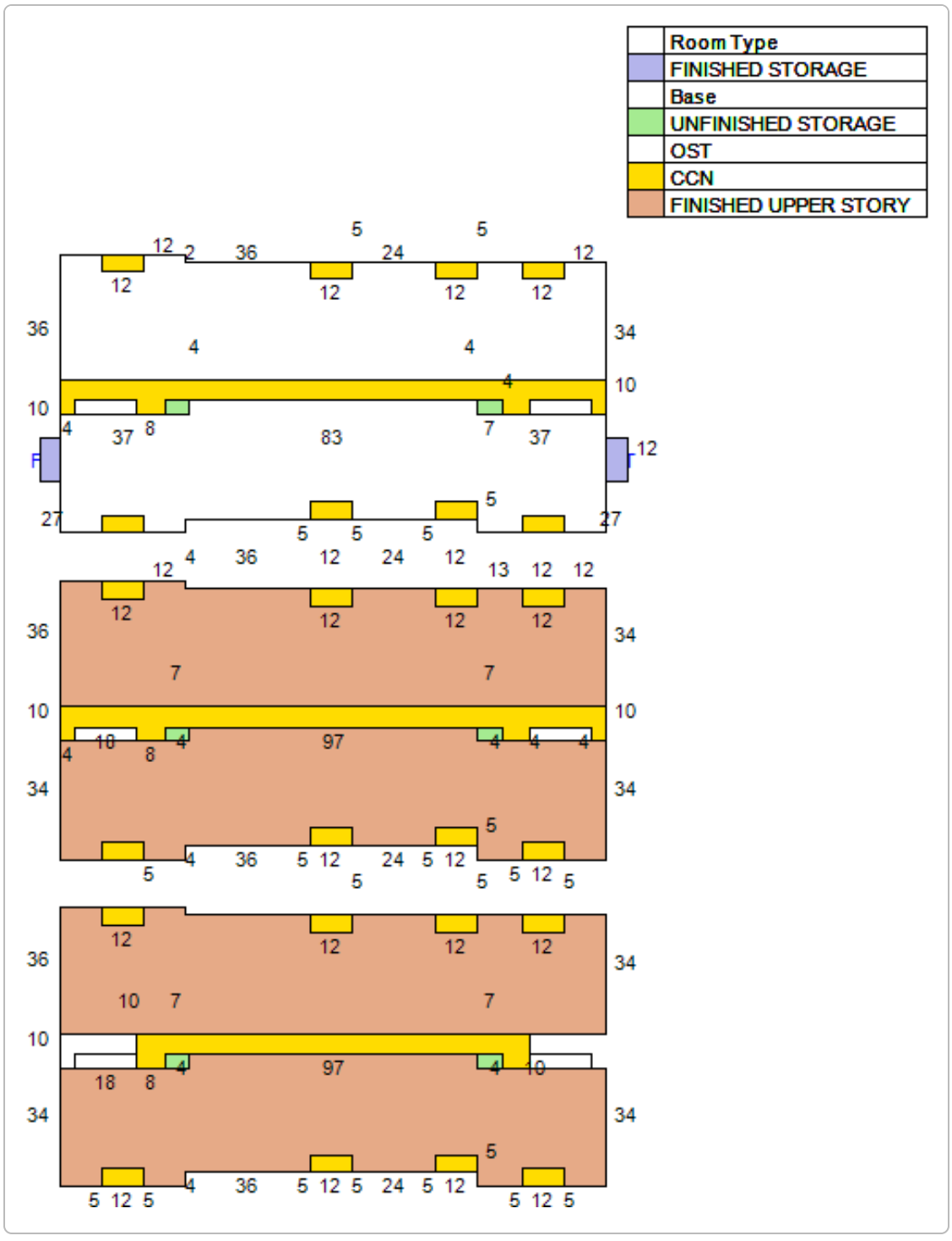
FINISHED UPPER STORY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Base
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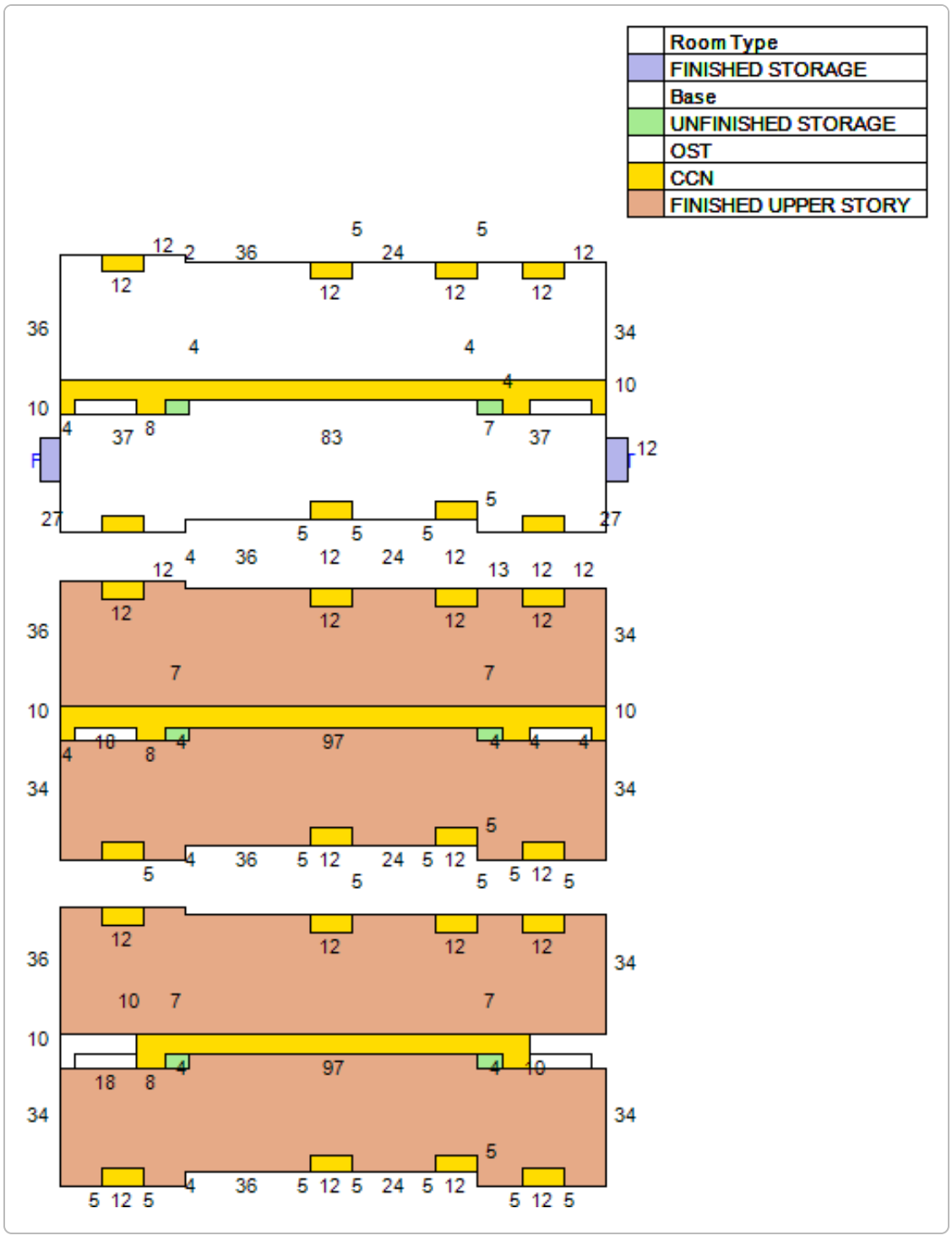
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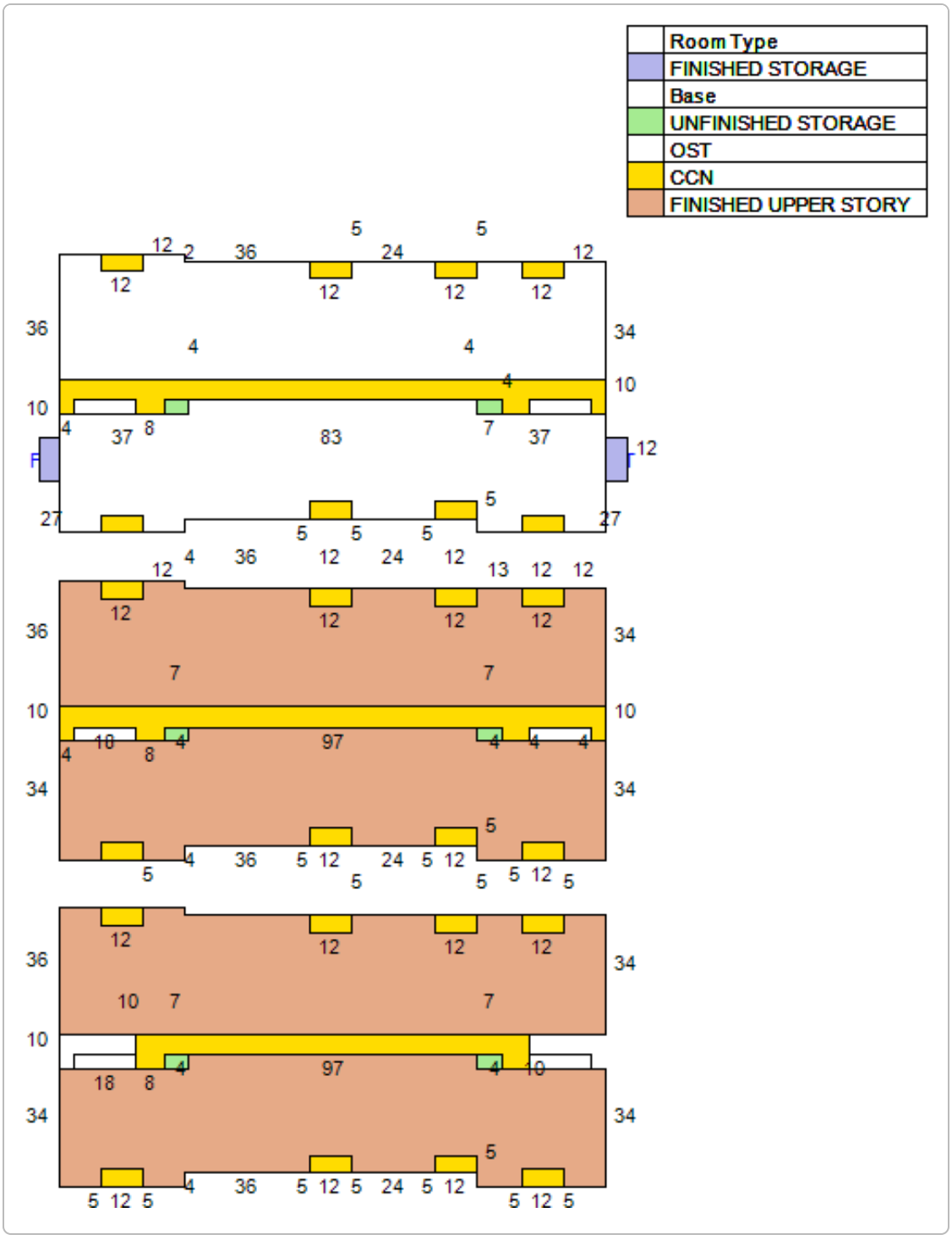
Base
UNFINISHED STORAGE
OST
CCN
FINISHED UPPER STORY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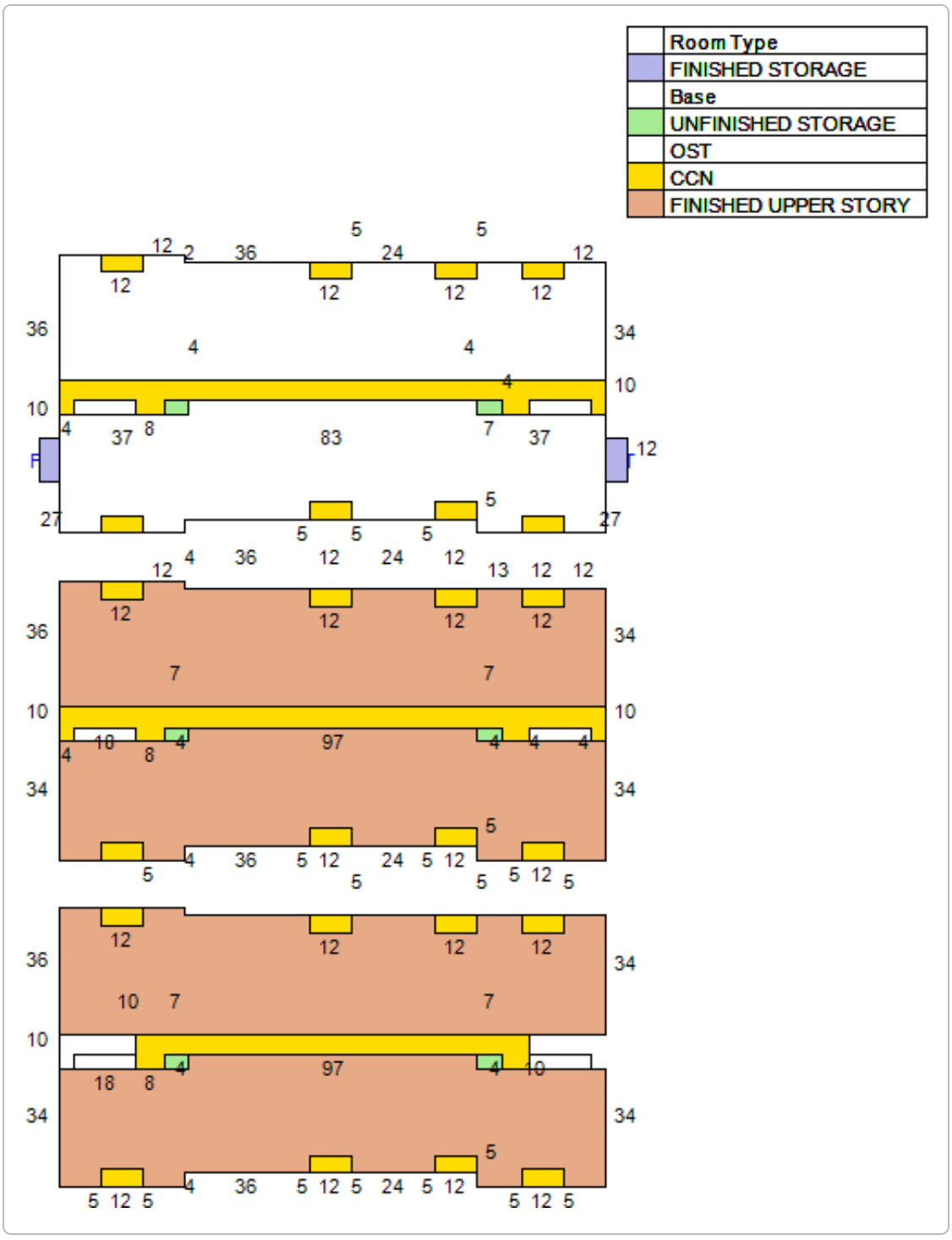
OST
CCN
FINISHED UPPER STORY



Extra Feature Information

Code Description	Status	Value
Community Center Pool (COM)		290593
Canopy (Mix)		2792
Aluminum / Vinyl Fence - Under 6' (COM)		9274
Garage - Average (Mix)		46650
Garage - Average (Mix)		46650
Garage - Average (Mix)		46650
Garage - Average (Mix)		46650
Garage - Average (Mix)		46650
Garage - Average (Mix)		46650
Garage - Average (Mix)		46650
Garage - Average (Mix)		46650
Garage - Average (Mix)		46650

Code Description	Status	Value
Garage - Average (Mix)		46650
Garage - Average (Mix)		46650
Garage - Average (Mix)		46650
Garage - Average (Mix)		46650
Garage - Average (Mix)		46650
Guardhouse (COM)		51842
Canopy (Mix)		5110
Gas Canopy - Average (COM)		17655
Bulkhead - Low (Mix)		23482
Asphalt Paving (COM)		644852
Concrete Paving - Under 8" (COM)		465998
Curb (COM)		67587

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (10+ Units)	0	0	1328580	SF	$5,314,320
Marshes & Tidal Lands	0	0	77.93	AC	$19,482
Conservation Easements	0	0	19.23	AC	$9,615

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/27/2021	10/25/2021	$100.00	WARRANTY DEED	5404	86	U	V	CLDG HENDRICKS COMMERCIAL LLC	FLAGLER MULTIFAMILY LLC

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

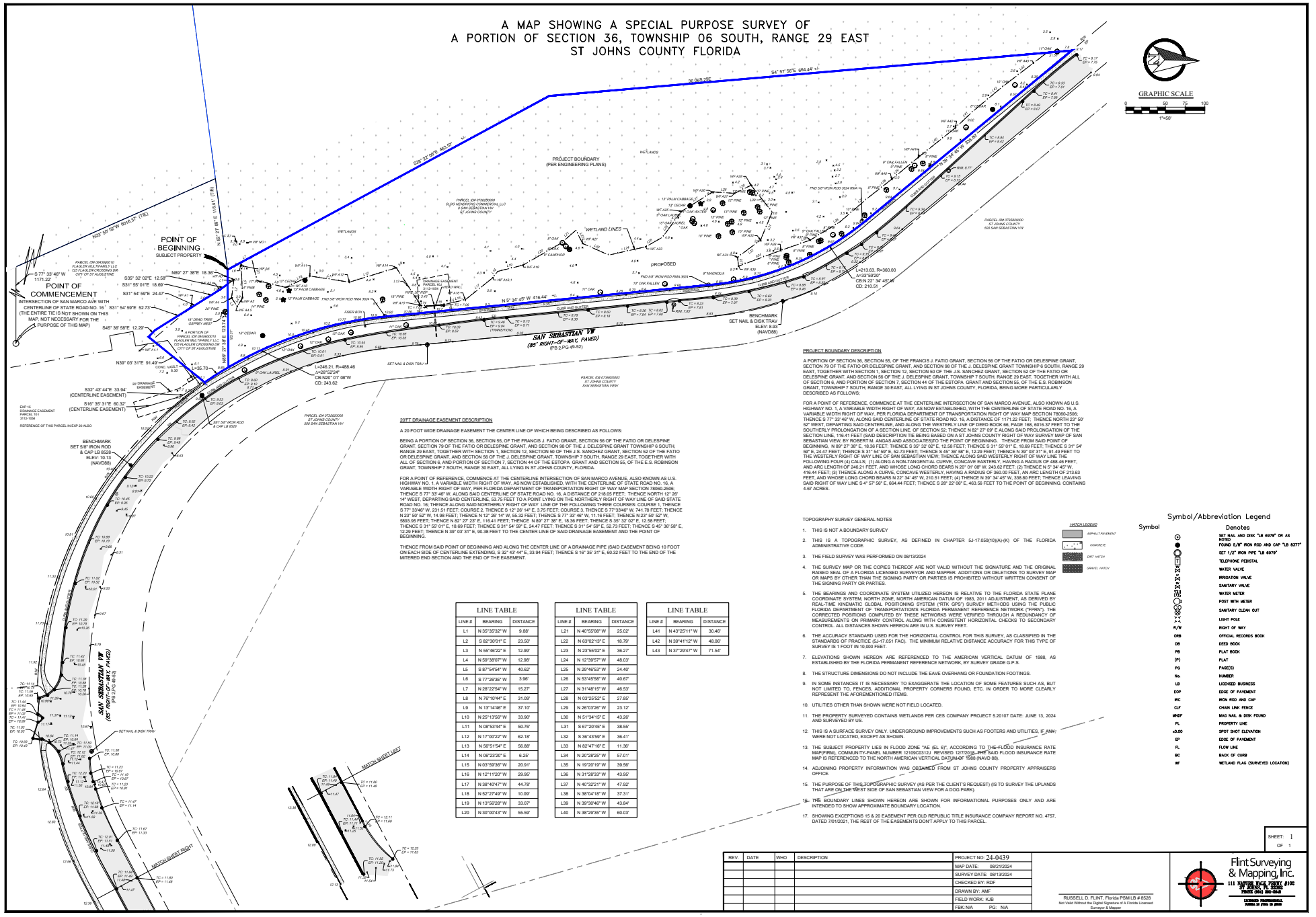
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/14/2025, 9:08:59 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Survey & Boundary Description

A MAP SHOWING A SPECIAL PURPOSE SURVEY OF A PORTION OF SECTION 36, TOWNSHIP 06 SOUTH, RANGE 29 EAST ST JOHNS COUNTY FLORIDA



20FT DRAINAGE EASEMENT DESCRIPTION

A 20 FOOT WIDE DRAINAGE EASEMENT THE CENTER LINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 36, SECTION 55, OF THE FRANCIS J. FATIO GRANT, SECTION 56 OF THE FATIO OR DELESPINE GRANT, SECTION 79 OF THE FATIO OR DELESPINE GRANT, AND SECTION 98 OF THE J. DELESPINE GRANT TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH SECTION 1, SECTION 12, SECTION 55 OF THE J.S. SANCHEZ GRANT, SECTION 52 OF THE FATIO OR DELESPINE GRANT, AND SECTION 56 OF THE J. DELESPINE GRANT, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH ALL OF SECTION 6, AND PORTION OF SECTION 7, SECTION 44 OF THE ESTOPA GRANT AND SECTION 55, OF THE E.S. ROBINSON GRANT, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ALL LYING IN ST JOHNS COUNTY, FLORIDA.

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF SAN MARCO AVENUE. ALSO KNOWN AS U.S. HIGHWAY NO. 1, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED, WITH THE CENTERLINE OF STATE ROAD NO. 16, A VARIABLE WIDTH RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2506; THENCE S 77° 33' 46" W, ALONG SAID CENTERLINE OF STATE ROAD NO. 16, A DISTANCE OF 218.05 FEET; THENCE NORTH 12° 26' 14" WEST, DEPARTING SAID CENTERLINE, 53.75 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 16; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE FOLLOWING THREE COURSES; COURSE 1, THENCE S 77° 33'46" W, 231.51 FEET; COURSE 2, THENCE S 12° 26' 14" E, 3.75 FEET; COURSE 3, THENCE S 77°33'46" W, 741.76 FEET; THENCE N 23° 50' 52" W, 14.98 FEET; THENCE N 12° 26' 14" W, 55.32 FEET; THENCE S 77° 33' 46" W, 11.16 FEET; THENCE N 23° 50' 52" W, 5805.99 FEET; THENCE N 82° 27' 28" E, 116.41 FEET; THENCE N 89° 27' 38" E, 18.36 FEET; THENCE S 35° 32' 02" E, 12.58 FEET; THENCE S 31° 55' 01" E, 18.69 FEET; THENCE S 31° 54' 59" E, 24.47 FEET; THENCE S 31° 54' 59" E, 52.73 FEET; THENCE S 45° 36' 58" E, 12.29 FEET; THENCE N 39° 03' 31" E, 90.38 FEET TO THE CENTER LINE OF SAID DRAINAGE EASEMENT AND THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING AND ALONG THE CENTER LINE OF A DRAINAGE PIPE (SAID EASEMENT BEING 10 FOOT ON EACH SIDE OF CENTERLINE EXTENDING, S 32° 43' 44" E, 33.94 FEET; THENCE S 16° 35' 31" E, 60.32 FEET TO THE END OF THE MITERED END SECTION AND THE END OF THE EASEMENT.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 35°35'32" W	9.88'
L2	S 82°30'01" E	23.50'
L3	N 55°46'22" E	12.99'
L4	N 59°38'07" W	12.98'
L5	S 87°54'54" W	40.62'
L6	S 77°26'36" W	3.96'
L7	N 28°22'54" W	15.27'
L8	N 76°10'44" E	31.09'
L9	N 13°14'46" E	37.10'
L10	N 25°13'56" W	33.90'
L11	N 08°53'44" E	50.76'
L12	N 17°00'22" W	62.18'
L13	N 56°51'54" E	56.88'
L14	N 06°23'20" E	6.25'
L15	N 03°59'36" W	20.91'
L16	N 12°11'20" W	29.95'
L17	N 38°40'47" W	44.78'
L18	N 52°27'49" W	10.09'
L19	N 13°56'28" W	33.07'
L20	N 30°00'43" W	55.59'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N 40°55'08" W	25.02'
L22	N 63°02'13" E	18.79'
L23	N 23°55'02" E	36.27'
L24	N 12°39'57" W	48.03'
L25	N 29°46'53" W	24.40'
L26	N 53°45'58" W	40.67'
L27	N 31°48'15" W	46.53'
L28	N 03°25'52" E	27.85'
L29	N 26°03'26" W	23.12'
L30	N 51°34'15" E	43.26'
L31	S 67°20'45" E	38.55'
L32	S 36°45'59" E	36.41'
L33	N 82°47'16" E	11.36'
L34	N 20°28'25" W	57.01'
L35	N 19°20'19" W	39.56'
L36	N 31°28'33" W	43.95'
L37	N 40°32'21" W	47.92'
L38	N 38°04'18" W	37.31'
L39	N 39°30'46" W	43.84'
L40	N 38°29'35" W	60.03'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N 43°25'11" W	30.46'
L42	N 39°41'12" W	48.06'
L43	N 37°29'47" W	71.54'

PROJECT BOUNDARY DESCRIPTION

A PORTION OF SECTION 36, SECTION 55, OF THE FRANCIS J. FATIO GRANT, SECTION 56 OF THE FATIO OR DELESPINE GRANT, SECTION 79 OF THE FATIO OR DELESPINE GRANT, AND SECTION 98 OF THE J. DELESPINE GRANT TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH SECTION 1, SECTION 12, SECTION 55 OF THE J.S. SANCHEZ GRANT, SECTION 52 OF THE FATIO OR DELESPINE GRANT, AND SECTION 56 OF THE J. DELESPINE GRANT, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH ALL OF SECTION 6, AND PORTION OF SECTION 7, SECTION 44 OF THE ESTOPA GRANT AND SECTION 55, OF THE E.S. ROBINSON GRANT, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ALL LYING IN ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF SAN MARCO AVENUE, ALSO KNOWN AS U.S. HIGHWAY NO. 1, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED, WITH THE CENTERLINE OF STATE ROAD NO. 16, A VARIABLE WIDTH RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2506; THENCE S 77° 33' 46" W, ALONG SAID CENTERLINE OF STATE ROAD NO. 16, A DISTANCE OF 1171.22 FEET; THENCE NORTH 23° 50' 52" WEST, DEPARTING SAID CENTERLINE, AND ALONG THE WESTERLY LINE OF DEED BOOK 66, PAGE 188, 6016.37 FEET TO THE SOUTHERLY PROLONGATION OF A SECTION LINE, OF SECTION 52; THENCE N 82° 27' 09" E ALONG SAID PROLONGATION OF THE SECTION LINE, 116.41 FEET (SAID DESCRIPTION TIE BEING BASED ON A ST JOHNS COUNTY RIGHT OF WAY SURVEY MAP OF SAN SEBASTIAN VIEW, BY ROBERT M. ANGAS AND ASSOCIATES)TO THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING, N 89° 27' 38" E, 18.36 FEET; THENCE S 35° 32' 02" E, 12.58 FEET; THENCE S 31° 55' 01" E, 18.69 FEET; THENCE S 31° 54' 59" E, 24.47 FEET; THENCE S 31° 54' 59" E, 52.73 FEET; THENCE S 45° 36' 58" E, 12.29 FEET; THENCE N 39° 03' 31" E, 91.49 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAN SEBASTIAN VIEW; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) CALLS; (1) ALONG A NON-TANGENTIAL CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 488.46 FEET, AND ARC LENGTH OF 246.21 FEET, AND WHOSE LONG CHORD BEARS N 20° 01' 08" W, 243.62 FEET; (2) THENCE N 5° 34' 45" W, 416.44 FEET; (3) THENCE ALONG A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 213.63 FEET, AND WHOSE LONG CHORD BEARS N 22° 34' 45" W, 210.51 FEET; (4) THENCE N 39° 34' 45" W, 338.80 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S 4° 57' 56" E, 664.44 FEET; THENCE S 28° 22' 06" E, 463.56 FEET TO THE POINT OF BEGINNING. CONTAINS 4.67 ACRES.

TOPOGRAPHY SURVEY GENERAL NOTES

1. THIS IS NOT A BOUNDARY SURVEY
2. THIS IS A TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER SJ-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THE FIELD SURVEY WAS PERFORMED ON 08/13/2024
4. THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM ("RTK GPS") SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK ("FPRN"). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROL ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (SJ-17.051 FAC). THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY THE FLORIDA PERMANENT REFERENCE NETWORK, BY SURVEY GRADE G.P.S.
8. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
9. IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FEATURES SUCH AS, BUT NOT LIMITED TO, FENCES. ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.
10. UTILITIES OTHER THAN SHOWN WERE NOT FIELD LOCATED.
11. THE PROPERTY SURVEYED CONTAINS WETLANDS PER CES COMPANY PROJECT 5.20107 DATE: JUNE 13, 2024 AND SURVEYED BY US.
12. THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
13. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "AE (EL 9)", ACCORDING TO THIS FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY-PANEL NUMBER 12109C0312J REVISED 12/7/2018. THE SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
14. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
15. THE PURPOSE OF THIS TOPOGRAPHIC SURVEY (AS PER THE CLIENT'S REQUEST) (IS TO SURVEY THE UPLANDS THAT ARE ON THE WEST SIDE OF SAN SEBASTIAN VIEW FOR A DOG PARK).
16. THE BOUNDARY LINES SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE INTENDED TO SHOW APPROXIMATE BOUNDARY LOCATION.
17. SHOWING EXCEPTIONS 15 & 20 EASEMENT PER OLD REPUBLIC TITLE INSURANCE COMPANY REPORT NO. 4757, DATED 7/01/2021, THE REST OF THE EASEMENTS DON'T APPLY TO THIS PARCEL.

MATCH LEGEND
ASPHALT PAVEMENT
CONCRETE
DIRT HATCH
GRAVEL HATCH

Symbol/Abbreviation Legend

Symbol	Denotes
⊙	SET NAIL AND DISK "LB 6979" OR AS NOTED
●	FOUND 5/8" IRON ROD AND CAP "LB 8377"
○	SET 1/2" IRON PIPE "LB 6979"
☎	TELEPHONE PEDISTAL
WV	WATER VALVE
IV	IRRIGATION VALVE
SV	SANITARY VALVE
WM	WATER METER
MW	POST WITH METER
SCO	SANITARY CLEAN OUT
LP	LIGHT POLE
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
DB	DEED BOOK
PB	PLAT BOOK
(P)	PLAT
PG	PAGE(S)
No.	NUMBER
LB	LICENSED BUSINESS
EOP	EDGE OF PAVEMENT
IRC	IRON ROD AND CAP
CLF	CHAIN LINK FENCE
MNDF	MAG NAIL & DISK FOUND
PL	PROPERTY LINE
±0.00	SPOT SHOT ELEVATION
EP	EDGE OF PAVEMENT
FL	FLOW LINE
BC	BACK OF CURB
WF	WETLAND FLAG (SURVEYED LOCATION)

SHEET: 1 OF 1

REV.	DATE	WHO	DESCRIPTION

PROJECT NO: 24-0439
MAP DATE: 08/21/2024
SURVEY DATE: 08/13/2024
CHECKED BY: RDF
DRAWN BY: AMF
FIELD WORK: KJB
FBK: N/A PG: N/A

RUSSELL D. FLINT, Florida PSM LB # 8528
Not Valid Without the Digital Signature of A Florida Licensed Surveyor & Mapper.

Flint Surveying & Mapping, Inc.
111 NATURE WALK PKWY #102
ST JOHNS, FL 32086
PHONE (904) 940-6940
LICENSED PROFESSIONAL SURVEYING & MAPPING BUSINESS

EXHIBIT A

PROJECT BOUNDARY DESCRIPTION

A PORTION OF SECTION 36, SECTION 55, OF THE FRANCIS J. FATIO GRANT, SECTION 56 OF THE FATIO OR DELESPINE GRANT, SECTION 79 OF THE FATIO OR DELESPINE GRANT, AND SECTION 98 OF THE J. DELESPINE GRANT TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH SECTION 1, SECTION 12, SECTION 50 OF THE J.S. SANCHEZ GRANT, SECTION 52 OF THE FATIO OR DELESPINE GRANT, AND SECTION 56 OF THE J. DELESPINE GRANT, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH ALL OF SECTION 6, AND PORTION OF SECTION 7, SECTION 44 OF THE ESTOPA GRANT AND SECTION 55, OF THE E.S. ROBINSON GRANT, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ALL LYING IN ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF SAN MARCO AVENUE, ALSO KNOWN AS U.S. HIGHWAY NO. 1, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED, WITH THE CENTERLINE OF STATE ROAD NO. 16, A VARIABLE WIDTH RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2506; THENCE S 77° 33' 46" W, ALONG SAID CENTERLINE OF STATE ROAD NO. 16, A DISTANCE OF 218.05 FEET; THENCE NORTH 12° 26' 14" WEST, DEPARTING SAID CENTERLINE, 53.75 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE

ROAD NO. 16; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE FOLLOWING THREE COURSES: COURSE 1, THENCE S 77° 33'46" W, 231.51 FEET; COURSE 2, THENCE S 12° 26' 14" E, 3.75 FEET; COURSE 3, THENCE S 77°33'46" W, 741.78 FEET; THENCE

N 23° 50' 52" W, 14.98 FEET; THENCE N 12° 26' 14" W, 55.32 FEET; THENCE S 77° 33' 46" W, 11.16 FEET; THENCE N 23° 50' 52" W,

5893.95 FEET; THENCE N 82° 27' 23" E, 116.41 FEET TO THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING, N 89° 27' 38" E, 18.36 FEET; THENCE S 35° 32' 02" E, 12.58 FEET; THENCE S 31° 55' 01" E, 18.69 FEET; THENCE S 31° 54' 59" E, 24.47

FEET; THENCE S 31° 54' 59" E, 52.73 FEET; THENCE S 45° 36' 58" E, 12.29 FEET; THENCE N 39° 03' 31" E, 91.49 FEET; THENCE ALONG

A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 488.58 FEET A DELTA ANGLE OF 28° 52' 24", AND WHOSE LONG CHORD BEARS N 20° 01' 08" W, 243.62 FEET; THENCE N 5° 33' 52" W, 411.84 FEET; THENCE ALONG A CURVE, CONCAVE WESTERLY, HAVING

A RADIUS OF 361.45 FEET, A DELTA ANGLE OF 33° 59' 20", AND WHOSE LONG CHORD BEARS N 21° 56' 41" W, 211.29 FEET; THENCE

N 39° 34' 33" W, 342.62 FEET; THENCE S 4° 57' 56" E, 664.44 FEET; THENCE S 28° 22' 06" E, 463.56 FEET TO THE POINT OF BEGINNING.

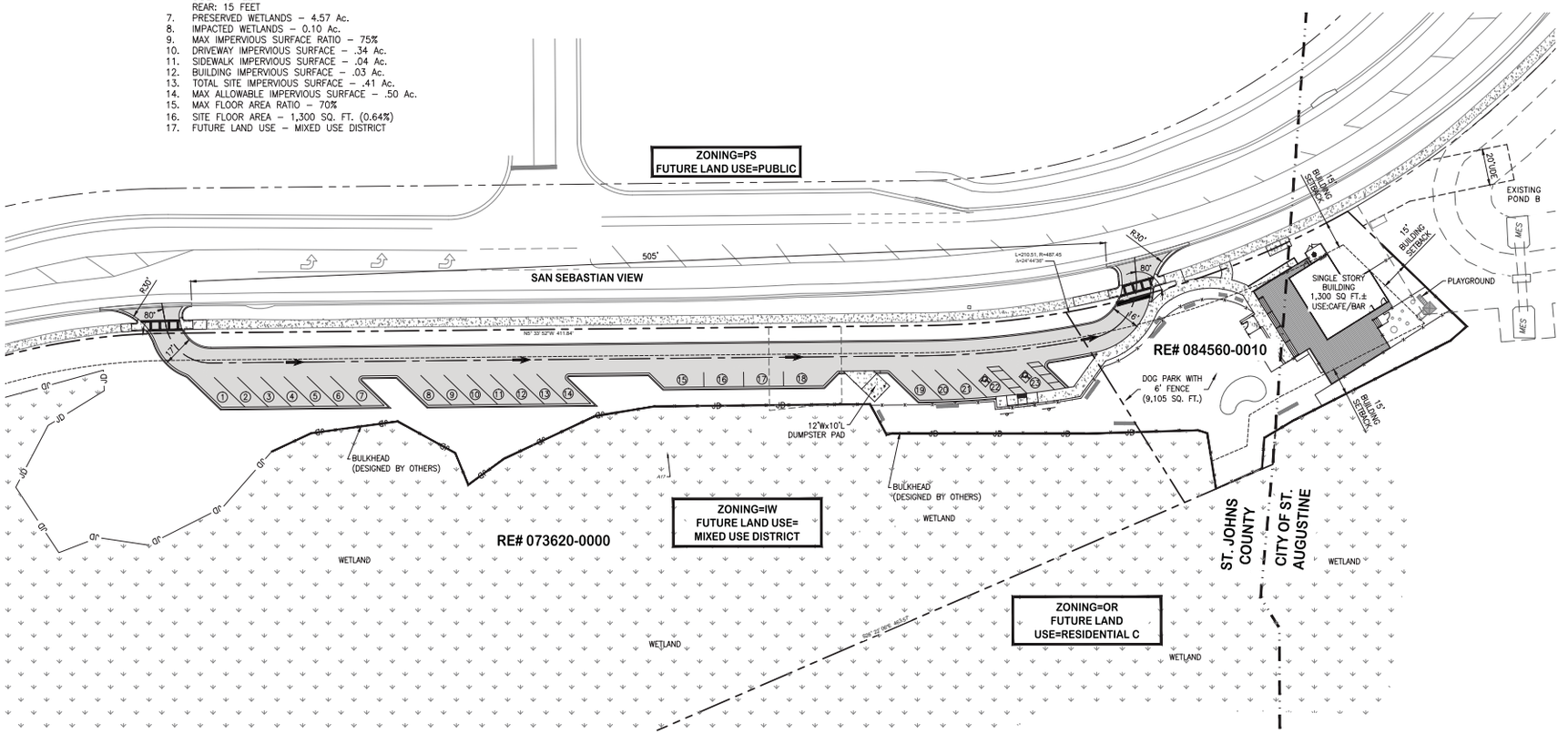
CONTAINS 4.67 ACRES.

Attachment 5:
Proposed Site Plan

DATA SUMMARY:

1. PARCEL IDENTIFICATION NUMBERS – 073620-0000, 084560-0010
2. TOTAL SITE AREA – 203,332 Sq Ft (4.67 Ac.)
3. EXISTING ZONING – IW
4. PROPOSED ZONING – IW
5. MAX. BUILDING HEIGHT – 35'
6. MINIMUM BUILDING SET BACK
   FRONT: 15 FEET
   SIDE: 15 FEET
   REAR: 15 FEET
7. PRESERVED WETLANDS – 4.57 Ac.
8. IMPACTED WETLANDS – 0.10 Ac.
9. MAX IMPERVIOUS SURFACE RATIO – 75%
10. DRIVEWAY IMPERVIOUS SURFACE – .34 Ac.
11. SIDEWALK IMPERVIOUS SURFACE – .04 Ac.
12. BUILDING IMPERVIOUS SURFACE – .03 Ac.
13. TOTAL SITE IMPERVIOUS SURFACE – .41 Ac.
14. MAX ALLOWABLE IMPERVIOUS SURFACE – .50 Ac.
15. MAX FLOOR AREA RATIO – 70%
16. SITE FLOOR AREA – 1,300 SQ. FT. (0.64%)
17. FUTURE LAND USE – MIXED USE DISTRICT

PARKING CALCULATIONS: (CAFE/BAR)
(ONE SPACE PER EACH 3 SEATS IN PUBLIC ROOMS)
ANGLED SPACES = 17
PARALLEL SPACES = 4
ADA SPACES = 2
TOTAL SPACES REQUIRED = XX
TOTAL SPACES PROVIDED = 23



LEGEND

SITE BOUNDARY	
PROPOSED PAVEMENT	
EXISTING PAVEMENT	
RADIUS	R
POINT OF CURVATURE	P.C.
POINT OF INTERSECTION	P.I.
POINT OF TANGENCY	P.T.
PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT	PUDE
STOP SIGN (R1-1)/STREET NAME SIGN COMBO & 24" WIDE WHITE EXTRUDED THERMOPLASTIC STOP BAR	SS/SB
JURISDICTIONAL WETLAND LINE	JD JD

0 30 60

WILLIAM E. SCHAEFER LICENSE No. 40229 07/22/2025 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

SAN SABASTIAN DOG PARK
FOR
BELL & MEYER HOLDINGS, LLC

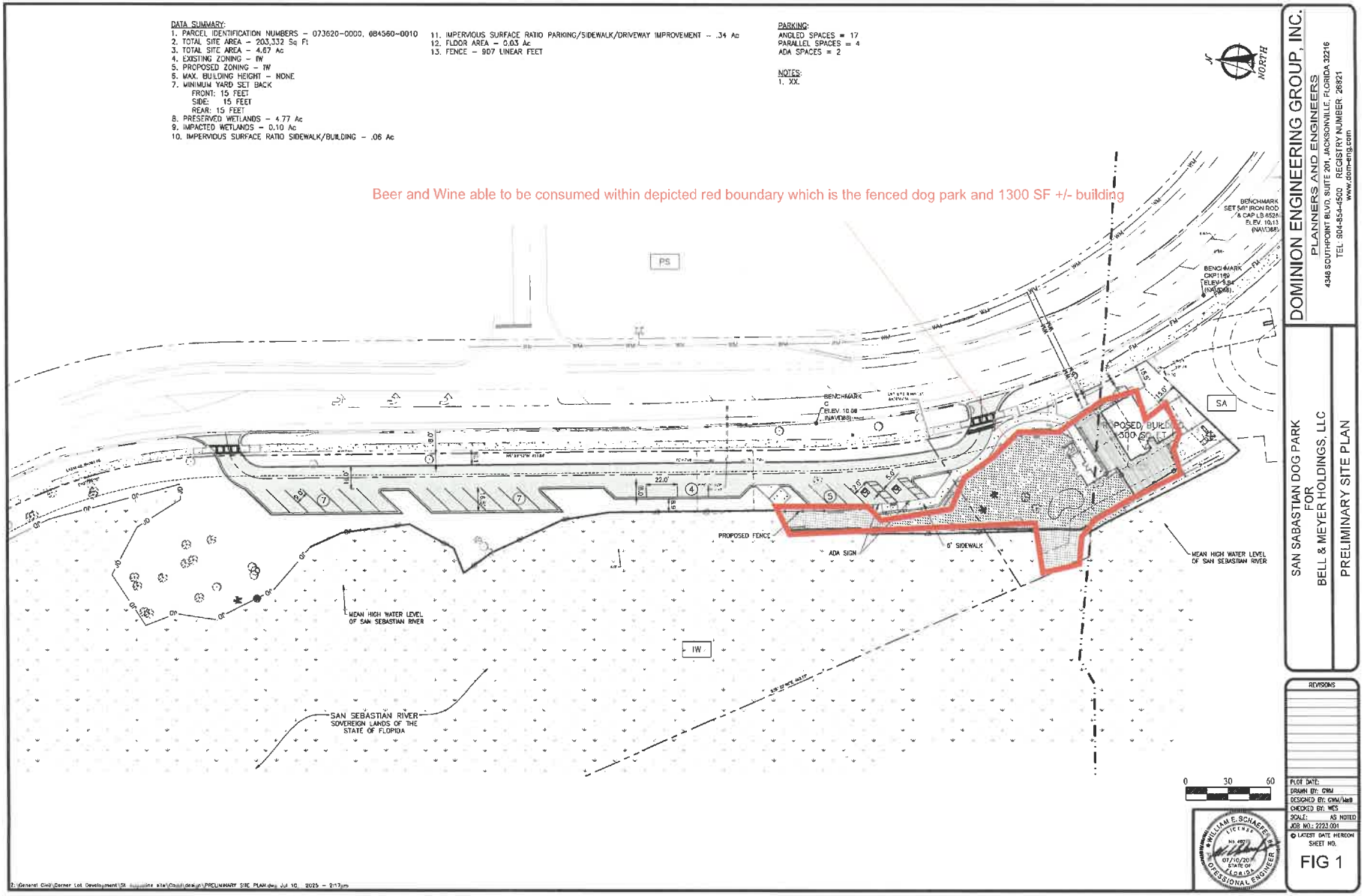
OVERALL SITE PLAN

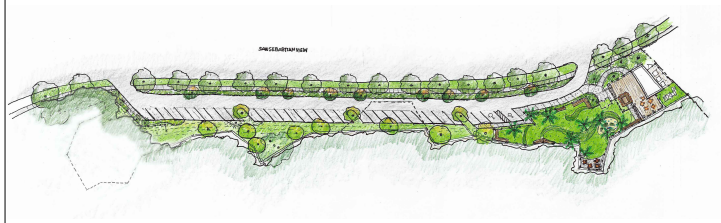
REVISIONS

PLOT DATE:
DRAWN BY: GWM
DESIGNED BY: GWM/MsB
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2223.001
© LATEST DATE HEREON
SHEET NO.
C2

Z:\General Civil\Corner Lot Development\St Augustine site\Cadd\design\OVERALL GEO-SAN SAB DOG PARK.dwg Jul 22, 2025 - 2:42pm

EXHIBIT B


DATA SUMMARY:
1. PARCEL IDENTIFICATION NUMBERS – 073620-0000, 084560-0010
2. TOTAL SITE AREA – 203,332 Sq Ft
3. TOTAL SITE AREA – 4.67 Ac
4. EXISTING ZONING – IW
5. PROPOSED ZONING – IW
6. MAX. BUILDING HEIGHT – NONE
7. MINIMUM YARD SET BACK
FRONT: 15 FEET
SIDE: 15 FEET
REAR: 15 FEET
8. PRESERVED WETLANDS – 4.77 Ac
9. IMPACTED WETLANDS – 0.10 Ac
10. IMPERVIOUS SURFACE RATIO SIDEWALK/BUILDING – .06 Ac
11. IMPERVIOUS SURFACE RATIO PARKING/SIDEWALK/DRIVEWAY IMPROVEMENT – .34 Ac
12. FLOOR AREA – 0.03 Ac
13. FENCE – 907 LINEAR FEET
PARKING:
ANGLED SPACES = 17
PARALLEL SPACES = 4
ADA SPACES = 2
NOTES:
1. XX.
NORTH
Beer and Wine able to be consumed within depicted red boundary which is the fenced dog park and 1300 SF +/- building
PS
SA
IW
BENCHMARK
ELEV. 10.08
PROPOSED FENCE
ADA SIGN
6' SIDEWALK
MEAN HIGH WATER LEVEL OF SAN SEBASTIAN RIVER
SAN SEBASTIAN RIVER SOVEREIGN LANDS OF THE STATE OF FLORIDA
0 30 60
DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821
www.dom-eng.com
SAN SABASTIAN DOG PARK
FOR
BELL & MEYER HOLDINGS, LLC
PRELIMINARY SITE PLAN
REVISIONS
PLOT DATE:
DRAWN BY: GWM
DESIGNED BY: GWM/MeB
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: 2223.001
© LATEST DATE HEREON
SHEET NO.
FIG 1
WILLIAM E. SCHAEFER
LICENSE
07/10/2025
STATE OF FLORIDA
OFFESSIONAL ENGINEER



DOG AND BOG - DOG PARK

LANDSCAPE ARCHITECTURAL DRAWINGS

LOCATION:

A PORTION OF SECTION 36, TOWNSHIP 06 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDAJOHNS COUNTY, FLORIDA

Prepared For:

BELL AND MEYER HOLDINGS, LLC

Jurisdictional Review

ST. JOHNS COUNTY

SHEET LIST TABLE

Sheet Number	Sheet Title	Sheet Revision Date
L-1.1	TREE MITIGATION PLAN	07.23.2025
L-3.1	LANDSCAPE PLAN OVERALL	10.20.2025
L-3.2	LANDSCAPE PLAN - A	10.20.2025
L-3.3	LANDSCAPE PLAN - B	10.20.2025
L-3.3	LANDSCAPE DETAILS	10.20.2025
L-4.1	IRRIGATION PLAN	10.20.2025
L-4.2	IRRIGATION PLAN A	10.20.2025
L-4.3	IRRIGATION PLAN B	10.20.2025
L-4.4	IRRIGATION DETAILS	10.20.2025

WKS

West King Studio
Landscape Architecture
Project Manager: Elijah George
Email: elijah@westkingstudio.com
Ph: 904-806-6307

WEST KING STUDIO

281 WEST KING STREET
SAINT AUGUSTINE, FL 32084

ELIJAH GEORGE
LIC. # 6667394

DRAWN BY: EG

No.	Revision/Issue	Date
1	PERMIT SUBMITTAL	01.31.2025
2	SUBMITTAL 2	05.16.2025
3	COSA SUBMITTAL 3	07.23.2025
4	COSA SUBMITTAL 4	10.20.2025

Project/Client:

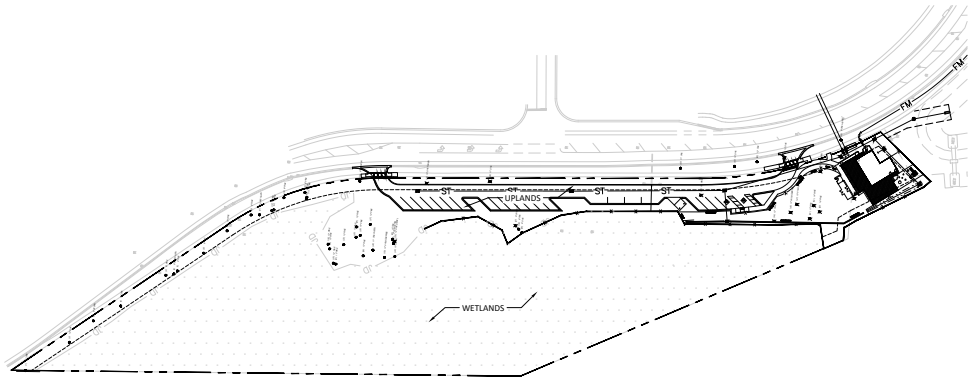
SAN SEBASTIAN DOG PARK

SAN SEBASTIAN VIEW

SHEET TITLE

COVER PAGE

Project Number	Sheet
23.5.0	C



ST. JOHNS COUNTY TREE REQUIREMENTS

TOTAL SITE AREA 4.66 ACRES
TOTAL WETLANDS: 3.21
TOTAL UPLANDS: 1.45

1.45ACRES X 80 INCHES PER ACRE = 116 INCHES

NEW PLANTINGS PROVIDED: 66 INCHES
PRESERVED TREE INCHES: 124
TOTAL INCHES PROVIDED: 190

TOTAL INCHES OF PROTECTED TREES REMOVED: 59

TOTAL TREE INCHES PLANTED: 66

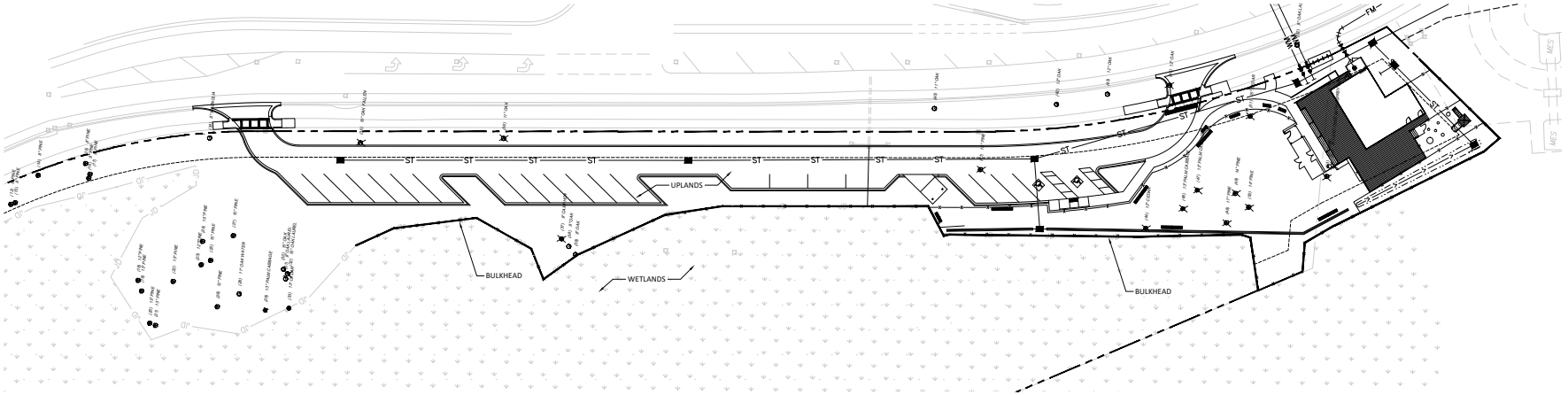
CODE	BOTANICAL / COMMON NAME	CALIPER	QTY
AF	Acer Rubrum 'Florida Flame/ Florida Flame Maple	2" Cal.	11
PO	Platanus occidentalis / American Sycamore	2" Cal.	6
TD	Taxodium distichum / Bald Cypress	2" Cal.	7
SS	Sabal palmetto / Cabbage Palmetto	10-12' CT	3
PS	Phoenix sylvestris / Wild Date Palm	8-14' CT	9
	TOTAL CANOPY TREE INCHES	72.70%	48
	TOTAL PALM INCHES	27.30%	18
	TOTAL INCHES		66

SEE LANDSCAPE PLAN FOR NEW TREE PLANTING LOCATIONS

tree #	tree species	dbh	Removed	Credit	Deficit
1	OAK	11		11	
2	OAK	10		10	
3	CEDAR	8		8	
4	OAK	11		11	
5	PINE	8			
6	OAK (FALLEN)	9			
7	PINE	9			
8	PINE	8			
9	PINE	10			
10	PINE	8			
11	OAK (FALLEN)	9			
12	PINE	8			
13	PINE	8			
14	PINE	8			
15	PINE	8			
16	PINE	8			
17	PINE	8			
18	PINE	12			
19	PINE	13			
20	PINE	15			
21	PINE	13			
22	PINE	13			
23	PINE	12			
24	PINE	15			
25	PINE	15			
26	PINE	12			
27	PINE	10			
28	WATER OAK	11		11	
29	CABBAGE PALM	13		6	
30	OAK	15		15	
31	LAUREL OAK	9	X		9
32	LAUREL OAK	15		15	
33	CEDAR	13		13	
34	MAGNOLIA	8		8	
35	OAK (FALLEN)	10	X		
36	OAK	11	X		11
37	CAMPHOR	9	X		
38	OAK	8		8	
39	OAK	8		8	
40	OAK (offsite)	11			
41	PINE	18	X		
42	OAK (offsite)	12			
43	OAK (offsite)	12			
44	CEDAR	12	X		12
45	OAK (offsite)	12	X		
46	CABBAGE PALM	13	X		6
47	CABBAGE PALM	13	X		6
48	PINE	17	X		
49	PINE	14	X		
50	PINE	14	X		
51	CEDAR	15	X		15
52	LAUREL OAK (offsite)	9			
53	PINE	20	X		
54	DEAD TREE/ OSPREY NEST		X		
				124	59

Proteced Inches Removed	59
Protected Inches Preserved	124

00 TOTAL SITE AREA DIAGRAM
NTS DETAIL-FILE



00 PLAN ENLARGEMENT
1"=30'

0 15' 30' 60' 120'
SCALE: 1" = 30'

WEST KING STUDIO
281 WEST KING STREET
SAINT AUGUSTINE, FL 32084

ELIJAH GEORGE
LIC. # 6667394
DRAWN BY: EG

No.	Revision/Issue	Date
1	PERMIT SUBMITTAL	01.31.2025
2	SUBMITTAL 2	05.16.2025
3	COSA SUBMITTAL 3	07.23.2025

Project/Client:
SAN SEBASTIAN DOG PARK
SAN SEBASTIAN VIEW

SHEET TITLE
TREE MITIGATION PLAN

Project Number 23.5.0
Sheet L-1.1

PLANTING NOTES:

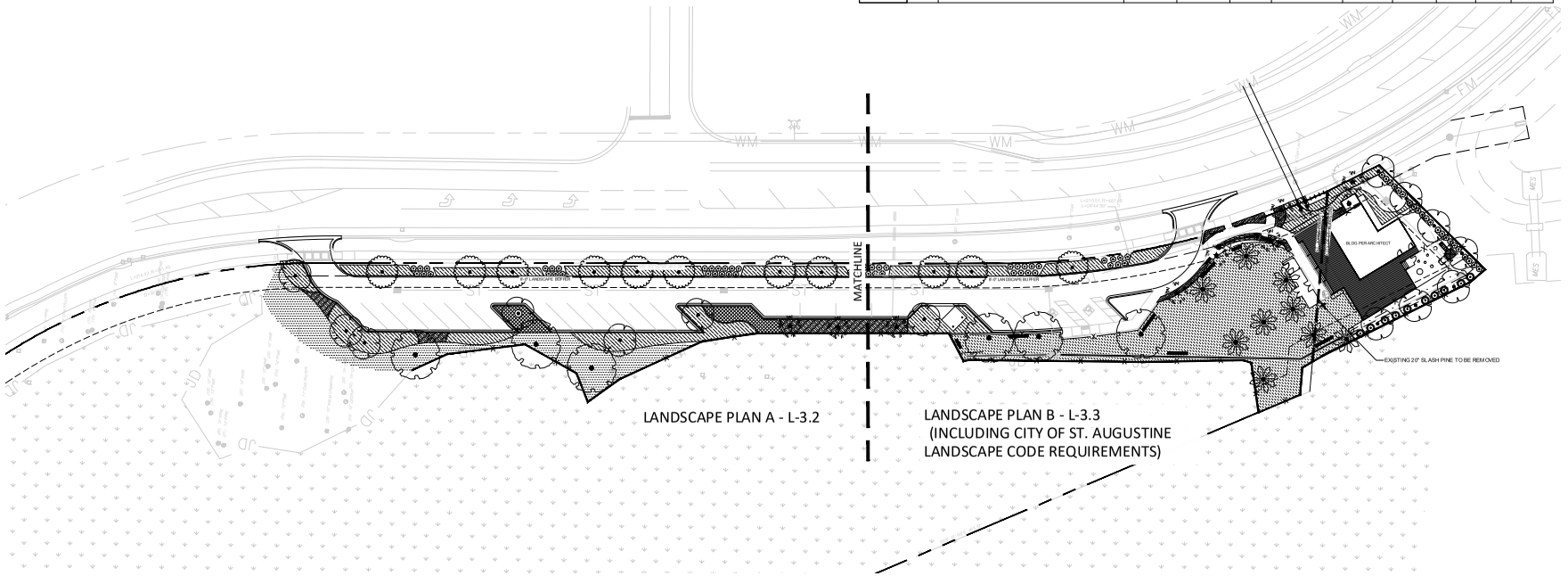
1. CONTRACTOR TO REVIEW ALL UTILITY PLANS AND UTILITY LOCATIONS IN THE FIELD, AND SHALL NOTIFY LANDSCAPE ARCHITECT IF CONFLICTS WITH PLANT MATERIAL LOCATIONS EXIST.
2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE SUCH MATERIALS. CONTRACTOR TO VERIFY EXACT QUANTITIES OF PLANT MATERIAL NECESSARY BASED ON EXISTING CONDITIONS AND EXISTING PLANT MATERIAL COVERAGE.
3. PLANT QUANTITIES AS NOTED ON THE PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANTS AS REQUIRED TO MEET ON-CENTER SPACING AS NOTED IN THE PLANT LEGEND.
4. CONTRACTOR SHALL SUBMIT FOR APPROVAL PHOTOS OF ONE EXAMPLE OF EACH TREE VARIETY. PHOTOS SHOULD INCLUDE A PERSON FOR SCALE PURPOSES. TREE SPEC. SHALL BE NOTED. SPEC. SHALL INCLUDE PLANTED HEIGHT, TRUNK CLEARANCE, WIDTH AND TRUNK CALIPER.
5. MULTI-TRUNK INDICATES (3) TRUNKS MIN. BRANCHED FROM BASE OF TREE.
6. ANY PLANT DEEMED NOT AVAILABLE BY THE CONTRACTOR SHALL BE NOTED IN BID AS A CONDITION OF BID. FAILURE TO QUALIFY AVAILABILITY OF SPECIFIED MATERIAL SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR SUPPLYING OF ALL MATERIALS. MAINTENACE PERIOD MAY NOT BEGIN UNTIL ALL SPECIFIED MATERIALS ARE INSTALLED.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE SELECTED OR 'TAGGED' MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AN DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS.
8. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
10. ALL OVEREXCAVATION REQUIRED TO MEET PLANTING SPECIFICATIONS SHALL BE DONE PRIOR TO PAVING IF PAVING WILL CONFLICT WITH EXCAVATION OF PLANTING PITS.
11. ALL GROUND COVERS SHALL BE APPLIED IN ALL PLANTING AREAS INDICATED ON PLAN AS WELL AS UNDER SHRUBS. GROUND COVER KEY INDICATIONS ARE SHOWN IN LEGEND.
12. GROUND COVERS SHALL BE TRIANGULARLY SPACED.
13. SEE SPECIFICATIONS FOR STAKING METHOD.
14. SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION. 15. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL.
15. PLANT MATERIALS USED IN CONFORMANCE WITH THE PROVISIONS OF THIS ARTICLE SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND CURRENT EDITION, PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE, OR EQUAL THEREOF.

NATIVE PLANTING CALCULATION

TREES			
	Acer rubrum 'Florida Flame / Florida Flame Maple	Yes	11
	Phoenix sylvestris / Wild Date Palm	No	9
	Platanus occidentalis / American Sycamore	Yes	6
	Sabal palmetto / Cabbage Palmetto	Yes	7
	Taxodium distichum / Bald Cypress	Yes	7
SHRUBS			
	Illicium parviflorum / Anise Tree	Yes	50
	Strelitzia reginae / Bird Of Paradise	No	2
SHRUB AREAS			
	Asparagus densiflorus 'Myers' / Myers Asparagus Fern	No	36
	Dietes grandiflora / Fortnight Lily	No	104
	Muhlenbergia capillaris / Pink Muhly Grass	Yes	530
	Pennisetum setaceum 'Alba' / White Fountain Grass	No	118
	Pennisetum setaceum 'Alba' / White Fountain Grass	Yes	75
		TOTAL PLANTS	**955**
		TOTAL NATIVE	**686**
		PERCENT NATIVE	**71.83%**

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	SIZE	HEIGHT	FLORIDA NATIVE	TREE TYPE		QTY	DETAIL	REMARKS
TREES											
	AF	Acer rubrum 'Florida Flame' / Florida Flame Red Maple	2" Cal.	As Needed	10'	Yes	CANOPY		11		
	PS	Phoenix sylvestris / Wild Date Palm	---	Field Grown	8'-16' CT	No	PALM		9		
	PO	Platanus occidentalis / American Sycamore	2" Cal.	30 gal	10` Min.	Yes	CANOPY		6		
	SS	Sabal palmetto / Cabbage Palmetto	---	B&B	12-14`	Yes	PALM		8		
	TD	Taxodium distichum / Bald Cypress	2" Cal.	As Needed	10'	Yes	CANOPY		14		
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	FLORIDA NATIVE			QTY	DETAIL	REMARKS
SHRUBS											
	IP	Illicium parviflorum / Anise Tree	3 gal	24"	24"	Yes			72		
	SB	Spartina bakeri / Sand Cordgrass	3 gal	24"	24"				10		
	SR	Strelitzia reginae / Bird Of Paradise	3 gal.	24"	12"	No			2		
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	FLORIDA NATIVE		SPACING	QTY	DETAIL	REMARKS
SHRUB AREAS											
	AD	Asparagus densiflorus 'Myers' / Myers Asparagus Fern	1 gal.	16"	16"	No		18" o.c.	36		
	DG	Dietes grandiflora / Fortnight Lily	1 gal.	18"	12"	No		24" o.c.	104		
	MC	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	18"	24"	Yes		42" o.c.	540		
	PA	Pennisetum setaceum 'Alba' / White Fountain Grass	1 gal.	16"	12"	No		30" o.c.	118		
	VD2	Viburnum obovatum 'Densa' / Dwarf Walter's Viburnum	3 gal.	16"	16"			42" o.c.	75		
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER				SPACING	QTY	DETAIL	REMARKS
GROUND COVERS											
	PN	Paspalum notatum / Bahiagrass	---						3,832 sf		



WEST KING STUDIO
281 WEST KING STREET
SAINT AUGUSTINE, FL 32084

ELIJAH GEORGE
LIC. # 6667394
DRAWN BY: EG

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4	COSA SUBMITTAL 4	10.20.2025

Project/Client:

SAN SEBASTIAN DOG PARK

SAN SEBASTIAN VIEW

SHEET TITLE

LANDSCAPE PLAN OVERALL

Project Number	Sheet
23.5.0	L-3.1

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	SIZE	HEIGHT	FLORIDA NATIVE	TREE TYPE		QTY	DETAIL	REMARKS
TREES											
	AF	Acer rubrum 'Florida Flame' / Florida Flame Red Maple	2" Cal.	As Needed	10'	Yes	CANOPY		11		
	PS	Phoenix sylvestris / Wild Date Palm	---	Field Grown	8'-16' CT	No	PALM		9		
	PO	Platanus occidentalis / American Sycamore	2" Cal.	30 gal	10` Min.	Yes	CANOPY		6		
	SS	Sabal palmetto / Cabbage Palmetto	---	B&B	12-14`	Yes	PALM		8		
	TD	Taxodium distichum / Bald Cypress	2" Cal.	As Needed	10'	Yes	CANOPY		14		
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	FLORIDA NATIVE			QTY	DETAIL	REMARKS
SHRUBS											
	IP	Illicium parviflorum / Anise Tree	3 gal	24"	24"	Yes			72		
	SB	Spartina bakeri / Sand Cordgrass	3 gal	24"	24"				10		
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SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	FLORIDA NATIVE		SPACING	QTY	DETAIL	REMARKS
SHRUB AREAS											
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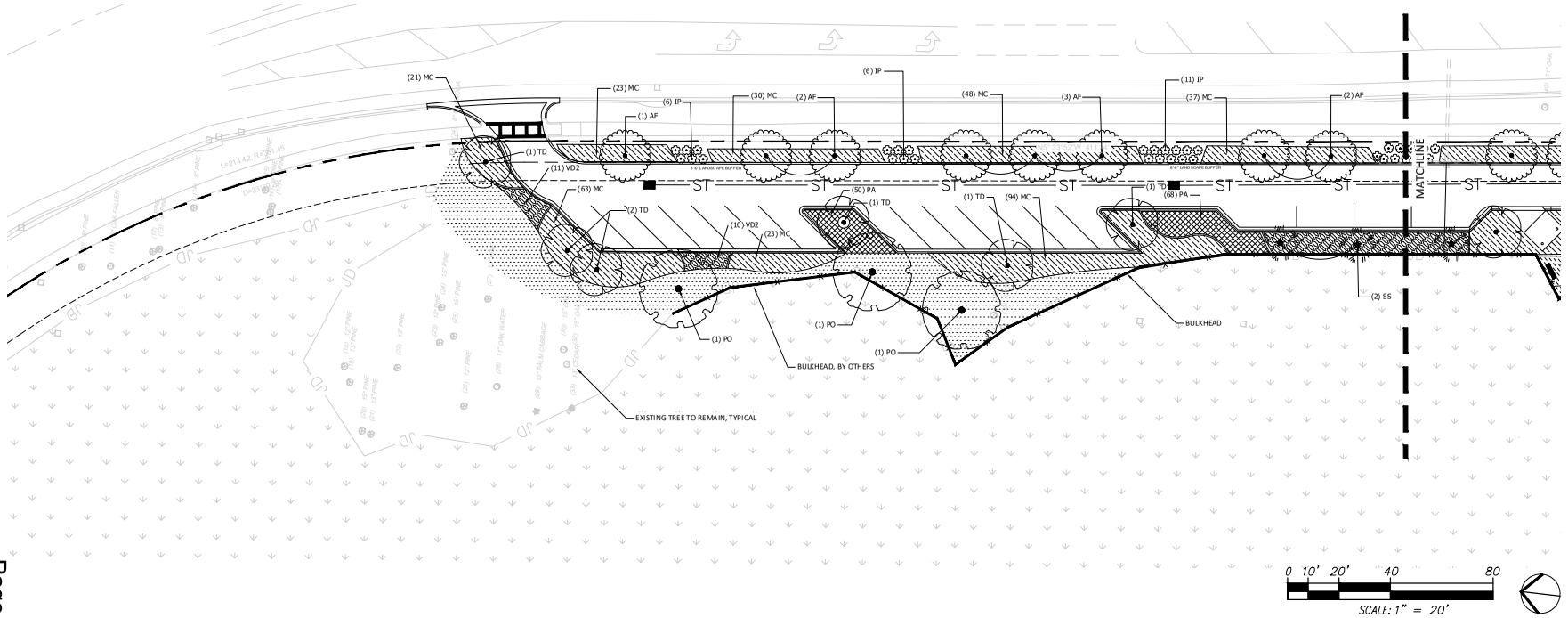
	DG	Dietes grandiflora / Fortnight Lily	1 gal.	18"	12"	No		24" o.c.	104		
	MC	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	18"	24"	Yes		42" o.c.	540		
	PA	Pennisetum setaceum 'Alba' / White Fountain Grass	1 gal.	16"	12"	No		30" o.c.	118		
	VD2	Viburnum obovatum 'Densa' / Dwarf Walter's Viburnum	3 gal.	16"	16"			42" o.c.	75		
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER				SPACING	QTY	DETAIL	REMARKS
GROUND COVERS											
	PN	Paspalum notatum / Bahiagrass	---						3,832 sf		



WEST KING STUDIO

281 WEST KING STREET
SAINT AUGUSTINE, FL 32084

ELIJAH GEORGE
LIC. # 6667394
DRAWN BY: BS

No.	Revision/Issue	Date
1	PERMIT SUBMITTAL	01.31.2025
2	SUBMITTAL 2	05.16.2025
3	COSA SUBMITTAL 3	07.23.2025
4	COSA SUBMITTAL 4	10.20.2025

Project/Client:
SAN SEBASTIAN DOG PARK
SAN SEBASTIAN VIEW

SHEET TITLE
LANDSCAPE PLAN A

Project Number
23.5.0

Sheet
L-3.2

THE FOLLOWING PLANT MATERIAL STANDARDS SHALL BE CONSIDERED THE MINIMUM REQUIREMENTS FOR COMPLYING WITH THE LANDSCAPING REGULATIONS, UNLESS SPECIFIED DIFFERENTLY ELSEWHERE IN THESE REGULATIONS.

1. QUALITY
PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK," AMERICAN NATIONAL STANDARDS INSTITUTE. THEY SHALL BE APPROPRIATE FOR ST. JOHNS COUNTY ANNUAL WEATHER AND TEMPERATURE PATTERNS.

2. INSTALLATION
ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL FOLLOW ANSI A300 TRANSPLANTING STANDARDS. PLANTS GROWN IN CONTAINERS PRIOR TO INSTALLATION SHALL BE REMOVED FROM THEIR CONTAINERS BEFORE THEY ARE PLANTED IN THE ground. BALLED AND BURLAPPED STRAPPING WIRE SHALL BE CUT BACK AWAY FROM THE TRUNK, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED AT TIME OF FINAL INSPECTION.

a. MULCH SHALL BE PROVIDED A MINIMUM OF TWO (2) TO THREE (3) INCHES IN DEPTH AROUND ALL NEWLY PLANTED LANDSCAPING.

b. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND SPACED AT LEAST SIX (6) INCHES AWAY FROM THE TREE TRUNK.

3. TREES
AT THE TIME OF PLANTING, A TREE SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCH OF CALIPER. THE USE OF EXEMPTED TREE SPECIES TO MEET THE REQUIREMENTS OF THE LANDSCAPING REGULATIONS SHALL BE PROHIBITED WITH THE EXCEPTION OF SLASH OR LONGLEAF PINES.

4. PALMS
WHERE PALMS ARE USED, ONLY PALMS UP TO THIRTY PERCENT (30%) OF TOTAL REQUIRED TREES WILL RECEIVE TREE INCHES, UNLESS OTHERWISE REASONABLY DETERMINED BY THE COUNTY ADMINISTRATOR BASED UPON SITE CONDITIONS

PLANT SCHEDULE COSA

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	SIZE	HEIGHT	FLORIDA NATIVE	TREE TYPE		QTY	DETAIL	REMARKS
TREES											
	PS	Phoenix sylvestris / Wild Date Palm	---	Field Grown	8'-16' CT	No	PALM		1		
	SS	Sabal palmetto / Cabbage Palmetto	---	B&B	12-14`	Yes	PALM		1		
	TD	Taxodium distichum / Bald Cypress	2" Cal.	As Needed	10'	Yes	CANOPY		7		
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	FLORIDA NATIVE			QTY	DETAIL	REMARKS
SHRUBS											
	IP	Illicium parviflorum / Anise Tree	3 gal	24"	24"	Yes			22		
	SB	Spartina bakeri / Sand Cordgrass	3 gal	24"	24"				10		
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	FLORIDA NATIVE		SPACING	QTY	DETAIL	REMARKS
SHRUB AREAS											
	MC	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	18"	24"	Yes		42" o.c.	70		

COSA BUFFERYARD REQUIREMENTS

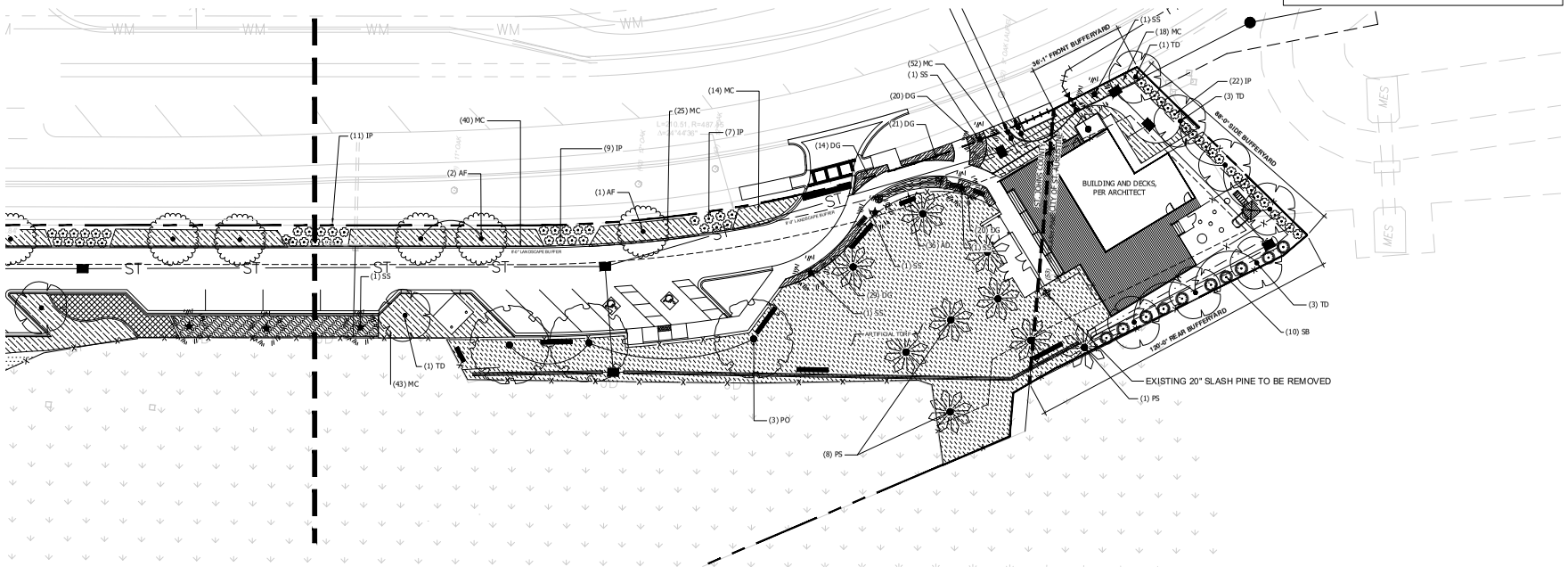
ZONING - CL-1 (PROPOSED)
CLASSIFICATION: 3

EAST BUFFERYARD - FRONT
BUFFERYARD WIDTH: 5'-0"
BUFFERYARD CLASSIFICATION -E
REQUIRED PLANTINGS (PER 100 LF) 4 TREES + 12 SHRUBS
LINEAR FEET: 36'-1"
REQUIRED PLANTINGS - 2 TREES + 5 SHRUBS
TREES PROVIDED: 2
SHRUBS PROVIDED: 18

SOUTH BUFFERYARD - SIDE
BUFFERYARD WIDTH: 5'-0"
BUFFERYARD CLASSIFICATION - D
REQUIRED PLANTINGS (PER 100 LF) 3 TREES + 6 SHRUBS
LINEAR FEET: 88 LF
REQUIRED PLANTINGS - 3 TREES +6 SHRUBS
TREES PROVIDED:3
SHRUBS PROVIDED: 22

WEST BUFFERYARD - REAR
BUFFERYARD WIDTH: 5'-0"
BUFFERYARD CLASSIFICATION - D
REQUIRED PLANTINGS (PER 100 LF) 3 TREES + 6 SHRUBS
LINEAR FEET: 120 LF
REQUIRED PLANTINGS - 4 TREES +8 SHRUBS
TREES PROVIDED:4
SHRUBS PROVIDED: 10

RATIO OF REQUIRED TREES
TOTAL TREES: 9
TOTAL SHADE TREES: 7 (78%)
TOTAL PALM TREES: 2 (22%)



0 10' 20' 40 80

SCALE: 1" = 20'

WEST KING STUDIO

281 WEST KING STREET
SAINT AUGUSTINE, FL 32084

ELIJAH GEORGE
LIC. # 6667394
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Project/Client:
SAN SEBASTIAN DOG PARK
SAN SEBASTIAN VIEW

SHEET TITLE
LANDSCAPE PLAN B

Project Number 23.5.0

Sheet L-3.3

TOTAL IRRIGATED AREA: 16,428 SQ. FT.

TOTAL DRIP IRRIGATION (LOW): 8,328 (49.7%)
TOTAL TURF SPRAY (HIGH): 8,100 SQ. FT. (49.3%)

IRRIGATION NOTES

INSTALL DRIP IRRIGATION FOR ALL SHRUB AND GROUNDCOVER PLANTINGS.
PROVIDE BUBBLERS FOR ALL TREE PLANTINGS.
PROVIDE IRRIGATION CONTROLLER WITH WEATHER SENSORS AND AUTOMATIC TIMER AND CLOCK.

IRRIGATION SCHEDULE

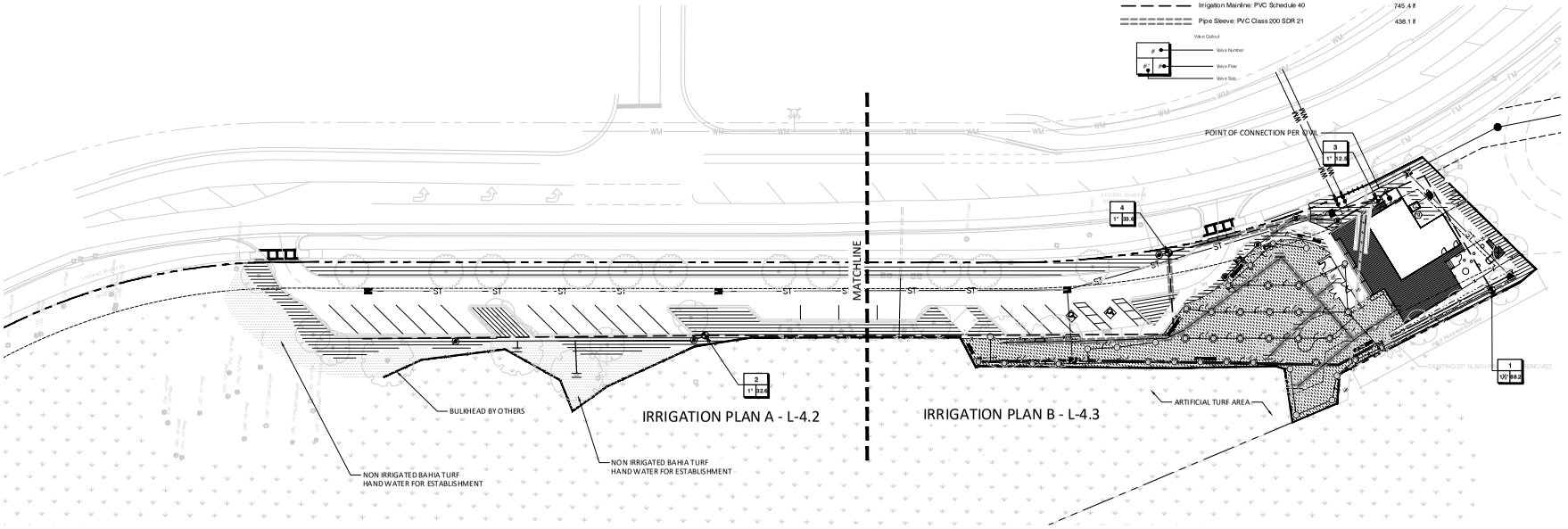
SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM	COST	TOTAL
	SHRUB DRIPLINE 0.4 GPH @ 18" O.C. Dripline with 0.40 gph emitters at 18" O.C., row spacing at 18" O.C.	4,440 sf	0.29 in/h	25	13		

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Rain Bird 1806-U U15 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	30	30	
8HE-VAN 10HE-VAN / 12HE-VAN 15HE-VAN	Rain Bird 1806-U HE-VAN Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	9	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	7	
	Area to Receive Dripline Rain Bird XFDe-06-12 XFDe On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.	5,321 lf	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird PGA Angle 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle.	3	
	Rain Bird PGA Angle 1-1/2" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle.	1	
C	Rain Bird ESPLXME2 12 Station Traditionally Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure.	1	
RG	Rain Bird RAINGAUGE Rain Sensor for Maxicom or SiteControl. Customizes weather data by providing site-specific rainfall measurements, and sending to Central Controller daily.	1	
	Irrigation Lateral Line: PVC Schedule 40	126.6 lf	
	Irrigation Lateral Line: PVC Schedule 40 1/2"	545.1 lf	
	Irrigation Lateral Line: PVC Schedule 40 3/4"	99.8 lf	
	Irrigation Lateral Line: PVC Schedule 40 1"	66.4 lf	
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	370.4 lf	
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	105.2 lf	
	Irrigation Lateral Line: PVC Schedule 40 2"	47.0 lf	
	Irrigation Lateral Line: PVC Schedule 40 2 1/2"	23.3 lf	
	Irrigation Lateral Line: PVC Schedule 40 3"	73.2 lf	
	Irrigation Mainline: PVC Schedule 40	745.4 lf	
	Pipe Sleeve: PVC Class 200 SDR 21	438.1 lf	

Valve Callout
Valve Number
Valve Flow
Valve Size



0 15' 30' 60' 120'
SCALE: 1" = 30'

WEST KING STUDIO
281 WEST KING STREET
SAINT AUGUSTINE, FL 32084

ELIJAH GEORGE
LIC. # 6667394

DRAWN BY: BG

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Project/Client:
SAN SEBASTIAN DOG PARK
SAN SEBASTIAN VIEW

SHEET TITLE
IRRIGATION PLAN

Project Number	Sheet
23.5.0	L-4.1

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IRRIGATION SCHEDULE

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0 6H-VAN 0 12H-VAN 0 15H-VAN 0 15H-VAN	Rain Bird 1806-U HE-VAN Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	9	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	7	
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird PGA Angle 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle.	3	
	Rain Bird PGA Angle 1-1/2" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle.	1	
C	Rain Bird ESPLXME2 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure.	1	
RG	Rain Bird RAINGAUGE Rain Sensor for Maxicom or SiteControl. Customizes weather data by providing site-specific rainfall measurements, and sending to Central Controller daily.	1	
	Irrigation Lateral Line: PVC Schedule 40	126.6 lf	
	Irrigation Lateral Line: PVC Schedule 40 1/2"	545.1 lf	
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	Irrigation Lateral Line: PVC Schedule 40 1"	66.4 lf	
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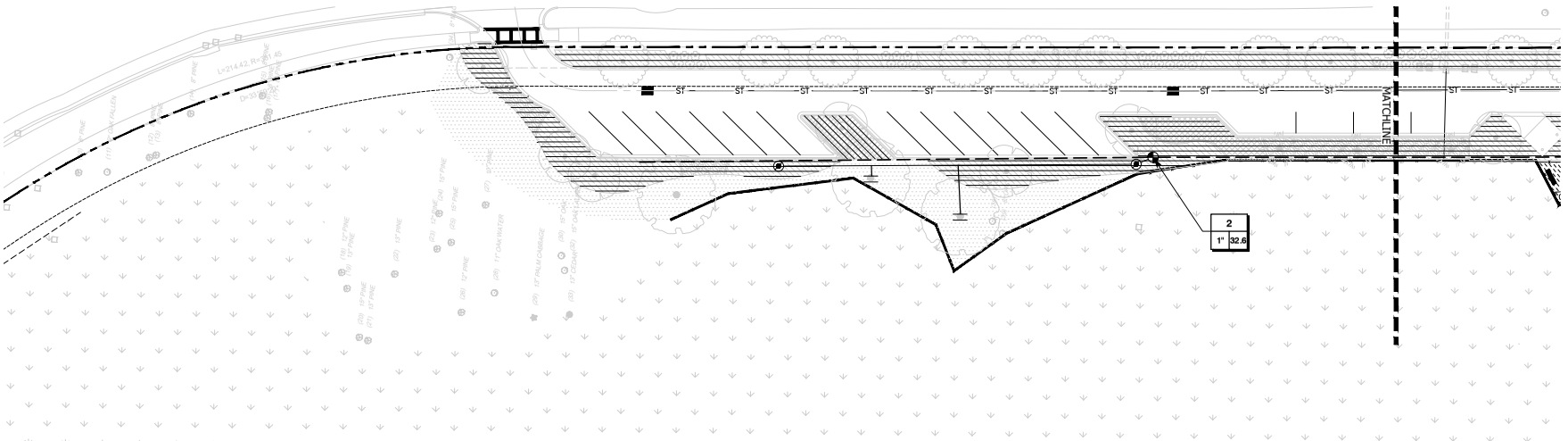
	Irrigation Lateral Line: PVC Schedule 40 3"	73.2 lf	
	Irrigation Mainline: PVC Schedule 40	745.4 lf	
	Pipe Sleeve: PVC Class 200 SDR 21	438.1 lf	

Valve Callout
Valve Number
Valve Flow
Valve Size



0 10' 20' 40 80
SCALE: 1" = 20'

WEST KING STUDIO

281 WEST KING STREET
SAINT AUGUSTINE, FL 32084

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Project/Client:
SAN SEBASTIAN DOG PARK
SAN SEBASTIAN VIEW

SHEET TITLE
IRRIGATION PLAN A

Project Number
23.5.0

Sheet
L-4.2

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8 8HE-VAN 10 10HE-VAN	Rain Bird 1806-U HE-VAN Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	9	30	

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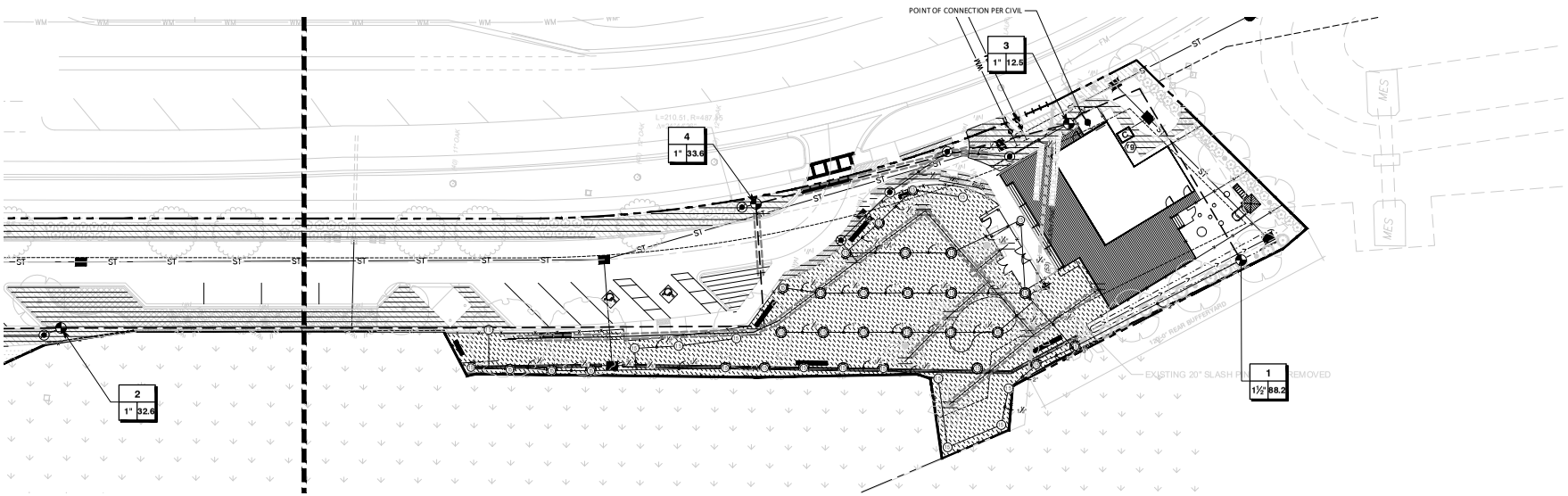
Valve Callout
— Valve Number
— Valve Flow
Valve Size



0 10' 20' 40 80
SCALE: 1" = 20'

WEST KING STUDIO

281 WEST KING STREET
SAINT AUGUSTINE, FL 32084

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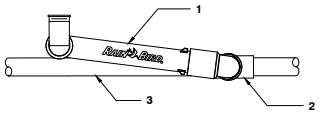
Project/Client:
SAN SEBASTIAN DOG PARK
SAN SEBASTIAN VIEW

SHEET TITLE
IRRIGATION PLAN B

Project Number 23.5.0

Sheet L-4.3



1 PRE-FABRICATED PVC SWING JOINT, 1" MALE NPT X 1" MALE NPT, 12" LONG: RAIN BIRD TSJ-12

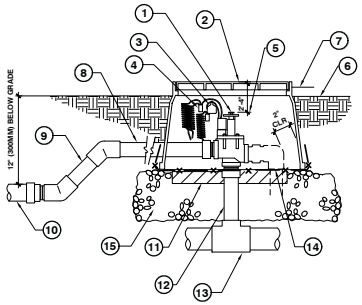
2 PVC SCH 40 TEE OR ELL

3 LATERAL PIPE

3 TURF SWING JOINT-12

NOT TO SCALE

FX-IR-RB-DRIP-20

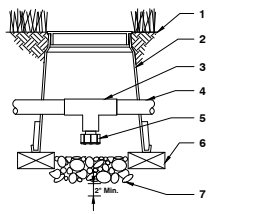


1. REMOTE CONTROL VALVE AS SPECIFIED, ONE PER BOX.
2. 10X15 RECTANGULAR VALVE BOX.
3. PLASTIC I.D. TAG AT EACH VALVE.
4. WATER PROOF WIRE CONNECTORS ON 30" LOOPED WIRES.
5. 2" (50MM) MINIMUM, 4" (100MM) MAXIMUM BELOW TOP OF BOX.
6. 2" (100MM) ABOVE FINISH GRADE AT SHRUBS.
7. 3/4" (19MM) ABOVE FINISH GRADE AT LAWN.
8. OUTLET PIPE SAME SIZE AS VALVE, 24" MINIMUM (300MM) TO FIRST FITTING.
9. 45 DEGREE DOWN AS REQUIRED TO LATERAL PIPE DEPTH.
10. INCREASE LATERAL LINE SIZE AS PER IRRIGATION PLAN.
11. TWO 6X2X16 CONCRETE BLOCK CAPS, ONE EACH SIDE OF THE BOX.
12. SCHEDULE 80 RISER.
13. MAIN LINE AS OCCURS.
14. 1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES.
15. 6" (150MM) THICK LAYER OF PEA GRAVEL BASE.

2 REMOTE CONTROL VALVE

1 1/2" = 1'-0"

FX-IR-FX-RCV-01



1 FINISH GRADE/TOP OF MULCH

2 VALVE BOX WITH COVER: RAIN BIRD VB-6RND

3 PVC SCH 40 TEE

4 PVC LATERAL PIPE

5 FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075

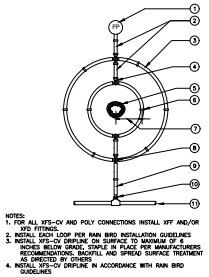
6 BRICK (1 OF 2)

7 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

4 RAIN BIRD VALVE BOX VB-6RND

NOT TO SCALE

FX-IR-RB-VBOX-04



1. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
2. PVC OR DRIPLINE EXHAUST HEADER
3. SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP DRIPLINE
4. RAIN BIRD XFF-TEE FITTING
5. TREE TRUNK
6. TIE DOWN STAKES RAIN BIRD TDS-050
7. XFS-CV SPACING PER RAIN BIRD GUIDELINES
8. RAIN BIRD XFD-CROSS FITTING
9. PVC OR DRIPLINE SUPPLY HEADER
10. RAIN BIRD TLF-TEE OR XFF-TEE FITTING
11. SCHEDULE 40 PVC DRIP LATERAL

NOTES:
1. FOR ALL XFS-CV AND POLY CONNECTIONS INSTALL XFF AND/OR XFD FITTINGS.
2. INSTALL EACH LOOP PER RAIN BIRD INSTALLATION GUIDELINES
3. INSTALL XFS-CV DRIPLINE ON SURFACE TO MAXIMUM OF 2" INCHES BELOW GRADE, STAPLE IN PLACE PER MANUFACTURERS RECOMMENDATIONS. BACKFILL AND SPREAD SURFACE TREATMENT AS DIRECTED BY OWNER.
4. INSTALL XFS-CV DRIPLINE IN ACCORDANCE WITH RAIN BIRD GUIDELINES

1 SUB SURFACE/ON-SURFACE DRIPLINE TREE RING LAYOUT

6" = 1'-0"

P-RE-BEA-09

WEST KING STUDIO

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Project/Client:

SAN SEBASTIAN DOG PARK

SAN SEBASTIAN VIEW

SHEET TITLE

IRRIGATION DETAILS

Project Number	Sheet
23.5.0	L-4.4

Attachment 6:

St. Johns County Order Granting Special Use Approval

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	Andre Green Corner Lot Development 1000 Riverside Ave Jacksonville, FL 32204
FILE NUMBER:	SUPMAJ 2025-13
LEGAL:	Exhibit A
SITE PLAN:	Exhibit B
PARCEL ID:	073620-0000, 084560-0010
DATE OF HEARING:	September 18, 2025

ORDER **GRANTING** SPECIAL USE APPROVAL

The above referenced application for a Special Use Permit to allow for the construction of an outdoor dog park with associated sale and on-site consumption of alcoholic beverages under the State of Florida Type 2COP beverage license in Industrial Warehouse (IW) zoning, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located on a 4.27 acre unaddressed property on San Sebastian View; came before the Planning & Zoning Agency for a public hearing on September 18, 2025.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.

2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.

3. The Use, which is listed as an Unlisted Use in the Industrial Warehouse (IW) zoning district, complies with all required regulations and standards of Article II of the Land Development Code.

4. The request is in compliance with Section 2.03.01.A and Article XII of the Land Development Code.

5. The request is not in conflict with the Future Land Use Map designation of Mixed Use District (MD).

6. The requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.

7. The requested Use is not in conflict with the development patterns of the area.

8. The applicant, at the public hearing, has stated no objections to the proposed conditions.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby grants a Special Use Permit to allow for the construction of an outdoor dog park with associated sale and on-site consumption of alcoholic beverages under the State of Florida Type 2COP beverage license in Industrial Warehouse (IW) zoning, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located on a 4.27 acre unaddressed property on San Sebastian View; subject to the following conditions:

1. The Special Use Permit for the proposed fenced outdoor dog park to CLDG Hendricks Commercial LLC, and shall run with the title to the property.

2. Approval for the State of Florida Type 2COP-SFS license, specifically for on-site sale/consumption of alcoholic beverages in connection with the proposed dog park shall be non-transferable.

3. Approval is granted as outlined on the Site Plan labeled as **Exhibit B** submitted by the applicant and made a part of this application.

4. Special Use Permit shall be governed by the St. Johns County Alcohol Beverage Ordinance (Ord. 1990-48) as may be amended.

5. Special Use Permit shall be governed by the St. Johns County Sale or Service to persons under Twenty-One Ordinance (Ord. 2011-46) as may be amended.

6. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time the Special Use is being exercised.

7. This approval of the Special Use Permit may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State or Local law or regulation. Appeals of decisions by the County

Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.

8. The Special Use Permit shall be commenced within one (1) year of the signing of the Final Order; otherwise, all rights granted herein shall be null and void. Commencement shall be defined as issuance of a Development Permit from the Development Review Division of St. Johns County Growth Management.

9. The Special Use Permit is granted under the condition of continual use. A Special Use Permit that, once commenced, remains idle, discontinued or unused for a continuous period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.

10. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.

11. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DATED THIS 18th DAY OF September, 2025.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

Clerk, Growth Management Department

9/19/2025

Date Filed

Attachment 7:

Applicant's Responses to the 17 Criteria of Sec. 11-29

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

(1) Site specific conditions, and the site's relationship to adjacent properties, bodies of water and surrounding conservation zones.

The site is currently an undeveloped and previously impacted site from the construction of a retention pond. The site is currently part of the Adjacent multi-family project, has a drainage easement into the existing stormwater facility and is bordered to the west by San Sebastian View Road. The property is bordered to the east by the salt marsh of the San Sebastian River where the owner has already placed more than 100 acres in conservation.

(3) Natural and proposed drainage patterns.

The site currently drains into the salt marsh and the drainage will be routed to the adjacent pond through an existing drainage easement and permitted by the St. Johns Water management District.

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

The site development and design will now be routed to the adjacent pond and the effect on the marine environment should be better than its current existing condition.

(5) Proposed soil stabilization and erosion control methods.

Stabilization will be sod and seeding of graded areas. Erosion control will be silt fence and inlet protection

(6) Impact on floodplain.

There will be no net impact on the floodplain, we are permitting this with St Johns County

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

Site visit

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

No storage of pollutants or use of poisonous chemicals or materials are proposed.

(9) Effect of shade on vegetation and shellfish.

Site visit

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

Not applicable

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

Not Aplicable

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

No currently Scenic Vistas are present and none will be impacted.

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

The development on the site has been limited to allow for preservation of native vegetation and trees on the northern uplands of the property.
In order to screen the improvements from the roadway native shade trees, grasses and woody shrubs have been proposed as a buffer. To transition back to the native landscape a blend of sycamores, bald cypress and muhly grass are proposed on the western side of the development with some Florida friendly accent plants added to create continuity throughout the project.

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

Site Visit

(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

Project has been submitted to SJRWMD for permitting

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

Not Applicable

Attachment 8:
Applicant's Arboriculture Report

City of St. Augustine Arboriculture Report

This report is to be completed by an ISA certified arborist to accompany a request for removal of a significant trees as defined in chapter 11 of the City of St. Augustine Development Code. The information described below does not constitute a "hazard inspection" and the inspecting Arborist is responsible for providing additional information, if necessary, regarding the condition of the subject tree(s).

ARBORIST INFORMATION

NAME OF APPLICANT Andre Green
ISA Certification # _____
Business (if applicable) Owner: Flagler Multifamily LLC - end user: San Sebastian Dog and Bog
Address _____
City Jacksonville State FL Zip Code 32204
Daytime Telephone 904.386.3826 Other Phone _____
Email Address agreen@cornerlotdevelopment.com

PROPERTY INFORMATION

STREET ADDRESS TBD San Sebastian View
Legal Description: Lot _____ Block _____ Subdivision _____
Parcel a portion of 084560-0010

SCOPE OF WORK & SITE OBSERVATIONS

Provide a short description of the work completed, reason for removal, any targets and the method(s) of inspection. Include any additional information or explanation on an attached report.

Removal of 20 inch slash pine (Pinus Elliotti) to allow construction of 1300 stf +/- building to support dog park

TREE INVENTORY *(attach additional trees on separate sheet)*

Size (dbh)	Species	Condition (good, fair, poor, dead)	Recommendations
20	Pinus Elliotti	Fair	remove and replace elsewhere

TREE CONDITION & POTENTIAL TARGETS

Provide a short description of defects, hazards or items of concern to the board. Include any additional information or explanation on an attached report.

No concern the tree requesting to be removed is not a protected tree. Please allow removal.

ADDITIONAL REQUIRED MATERIALS

- Aerial photo of the subject property indicating the approximate location of the tree
- Photo(s) of the subject tree(s)

*Continue onto next sheet if applying for Significant Tree Removal **and** Building Permit*

Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: October 29, 2025

SUBJECT: PZB 2025-0086
San Sebastian View / PID 073581-0040

The applicant has requested a **CONTINUANCE** to the December 2, 2025, Planning and Zoning Board meeting.

From: Dave Urena
To: Jacob Fredriksson
Cc: Victoria Murphy
Subject: Re: PZB2025-0086 Application at San Sebastian View
Date: Wednesday, October 22, 2025 3:31:25 PM
Attachments: image002.png
image003.png
image004.png

> **Caution:** This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Hi Jacob,

We will be participating in the December PZB meeting on December 2.

Thanks,

Dave Urena

Get Outlook for Android

From: Jacob Fredriksson <jfredriksson@citystaug.com>
Sent: Wednesday, October 22, 2025 2:50:40 PM
To: Dave Urena <durena@kpmfranklin.com>
Cc: Victoria Murphy <vmurphy@citystaug.com>
Subject: PZB2025-0086 Application at San Sebastian View

> You don't often get email from jfredriksson@citystaug.com. Learn why this is important

Good afternoon,

Following up on our phone call, Victoria and I will be on the lookout for your email confirming a request for the application referenced above to be continued to the December 2nd, 2025, Planning and Zoning Board (PZB) Regular meeting.

In the meantime, now until November 21st, let me know when you would like to meet and review your application and request for completeness so that we address any potential concerns that may arise during the December 2nd, 2025, PZB regular meeting. If you have any questions, please let me know. Thank you in advance.

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

Office: 75 King Street, Lobby B | Phone: 904.209.4331
Email: jfredriksson@citystaug.com
Web: www.CityStAug.com

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: October 29, 2025

SUBJECT: PZB 2025-0082
130 Pelican Reef Drive

This item has been **ADMINISTRATIVELY CONTINUED** to December 2, 2025, Planning and Zoning Board meeting.

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 4, 2025	9.b.	PZB2025-0083
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	27 Dolphin Drive	220060-0000

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owner:	Thomas Borzilleri
Property Class: **(St. Johns County Property Appraiser)**	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.35
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development for the modification of an existing dock and bulkhead in COZ 1 and 2 at 27 Dolphin Drive. Approval of this application would allow for the construction of a dock addition of approximately sixty (60) feet in length and would place a three (3) foot cap on the existing bulkhead with a proposed top of wall elevation of 7.2 feet NAVD88.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 1.3.4** The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.	The addition of a three-foot high cap to an existing bulkhead will be contrary to preserving the natural flow of runoff. This is inconsistent with Policy 1.3.4.
	Policy 1.3.1 The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.	130 Dolphin Drive is within Flood zone AE – 1% Annual with a Base Flood Elevation of 8 feet. The addition of a three-foot high cap to an existing bulkhead will reduce the flood-carrying and flood storage capacity of the site. This is inconsistent with Policy 1.3.1
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

The request for Conservation Overlay Zone 1 and 2 includes a dock extension and the modification of the existing bulkhead to include a three-foot cap. The planning and zoning board is authorized to impose limitations for COZ 1 in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

The planning and zoning board is authorized to impose limitations for COZ 2 in the following manner so as to avoid damage to adjacent properties, salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

Applications for development in Conservation Overlay Zones shall be evaluated according to the criteria in Sec. 11-29(c).

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

The following information shall be provided and ~~A~~applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific conditions.

27 Dolphin Drive is the site of a single-family home built in 1958. The site has an existing dock and bulkhead. The applicant is proposing to add approximately sixty feet of length to the existing dock that includes additional decking, a deck lift, PWC lift, floating dock and gangway. The application also proposes the addition of a three-foot high cap on the existing bulkhead. The new elevation top of wall elevation for the bulkhead wall is 7.2 feet NAVD88

(2) The site's relationship to adjacent properties including parcel and existing grade elevations which may include a lot grading plan, bodies of water and surrounding conservation zones.

27 Dolphin Drive is a waterfront lot with approximately one hundred (100) feet of shoreline along the Matanzas River. The property is within Conservation Overlay Zones 1, 2, and 3. The application does not include information on flood plain management or fill. An email sent from Carter Environmental states that a new home will be constructed, and this application does not include a lot grading plan or details about fill or the proposed final grade.

(3) Natural and proposed drainage patterns.

The COSA GIS maps Digital Elevation Model show a split drainage plan with the rear portion of the lot draining to water.

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

Not applicable.

(5) Proposed soil stabilization and erosion control methods.

The application states that if soil and erosion control is necessary during construction silt fences and turbidity barriers will be installed.

(6) Impact on floodplain including general impacts related to flood management or fill.

The site is within AE flood zones with a Base Flood Elevation (BFE) of 8.00 feet NAVD88. The application does not include information on flood plain management or fill. It appears that the rear portion of the lot drains to the water. Adding a three-foot cap could cause water to collect along the rear portion of the lot. The applicant should address how drainage will be managed. An email sent from Carter Environmental states that a new home will be constructed, and this application does not include a lot grading plan or details about fill or the proposed final grade.

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

The Florida Fish and Wildlife Marine Resources GIS Map Viewer do not indicate seagrass, oyster beds or mangroves within the project site. The landward portion of the project site is mowed lawn.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

The Florida Fish and Wildlife Marine Resources GIS Map Viewer do not indicate seagrass, oyster beds or mangroves within the project site. The landward portion of the project site is mowed lawn. The Florida Fish and Wildlife Marine Resources GIS Map Viewer indicate that shellfish harvesting is prohibited in all seasons in this area.

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

The Florida Fish and Wildlife Marine Resources GIS Map Viewer do not indicate seagrass, oyster beds or mangroves within the project site. The landward portions of the project site are mowed lawn. The Florida Fish and Wildlife Marine Resources GIS Map Viewer indicate that shellfish harvesting is prohibited in all seasons in this area.

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

The site has approximately one hundred (100) linear feet of bulkheaded shoreline. The dock is proposed to have a terminal platform thirty-eight feet wide, which is thirty-eight (38) percent of the site. The cap will be three feet high and run the entirety of the shoreline or one hundred (100) percent of the site.

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

The proposed dock will extend one-hundred and forty-two (142) linear feet and include a deck lift and PWC lift with a total proposed dock area of two thousand nine hundred and thirty-six (2,936) square feet. The application narrative states the deck will not exceed eight feet above MHW and the boat lift will be low profile or no profile. The profile view of the dock provided in the application does not clearly depict the height of the decking measured from the mean high water. The cap will be three (3) feet high and run the entirety of the shoreline or one hundred (100) percent of the site.

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

Unknown.

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

Unknown.

(*15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)*

The South Davis Shores neighborhood does not have a surface water management system permitted by the St. Johns River Water Management District.

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

The Florida Fish and Wildlife Marine Resources GIS Map Viewer do not indicate seagrass, oyster beds or mangroves within the project site. The Florida Fish and Wildlife Marine Resources GIS Map Viewer indicate that shellfish harvesting is prohibited in all seasons in this area.

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

The proposed dock will extend one-hundred and forty-two (142) linear and include a deck lift and PWC lift with a total proposed dock area of two thousand nine hundred and thirty-six (2,936) square feet. The application narrative states the deck will not exceed eight feet above MHW and the boat lift will be low profile or no profile. The profile view of the dock provided in the application does not clearly depict the height of the decking measured from the mean high water. The application states the boat lift will not exceed a capacity of twelve thousand pounds. The application is consistent with dock requirements.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the for the modification of an existing dock and bulkhead in COZ 1 and 2 at 27 Dolphin Drive/ PID 220060-0000.

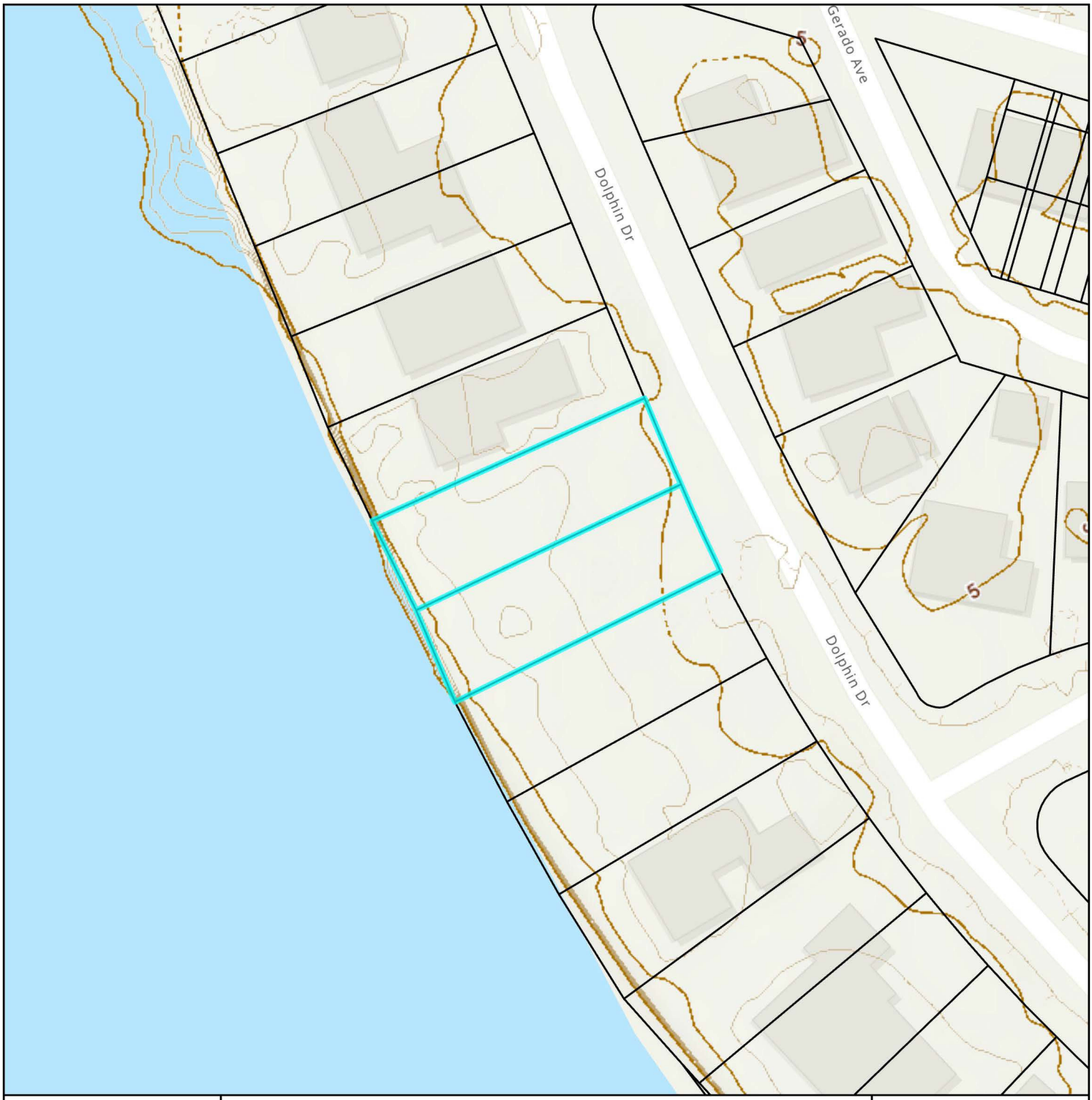
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Elevation Map

N

0 0.01 0.01 Miles

0 40 80 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

FEMA Flood Zone Map

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

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2025

N

0 0.17 0.35 Miles

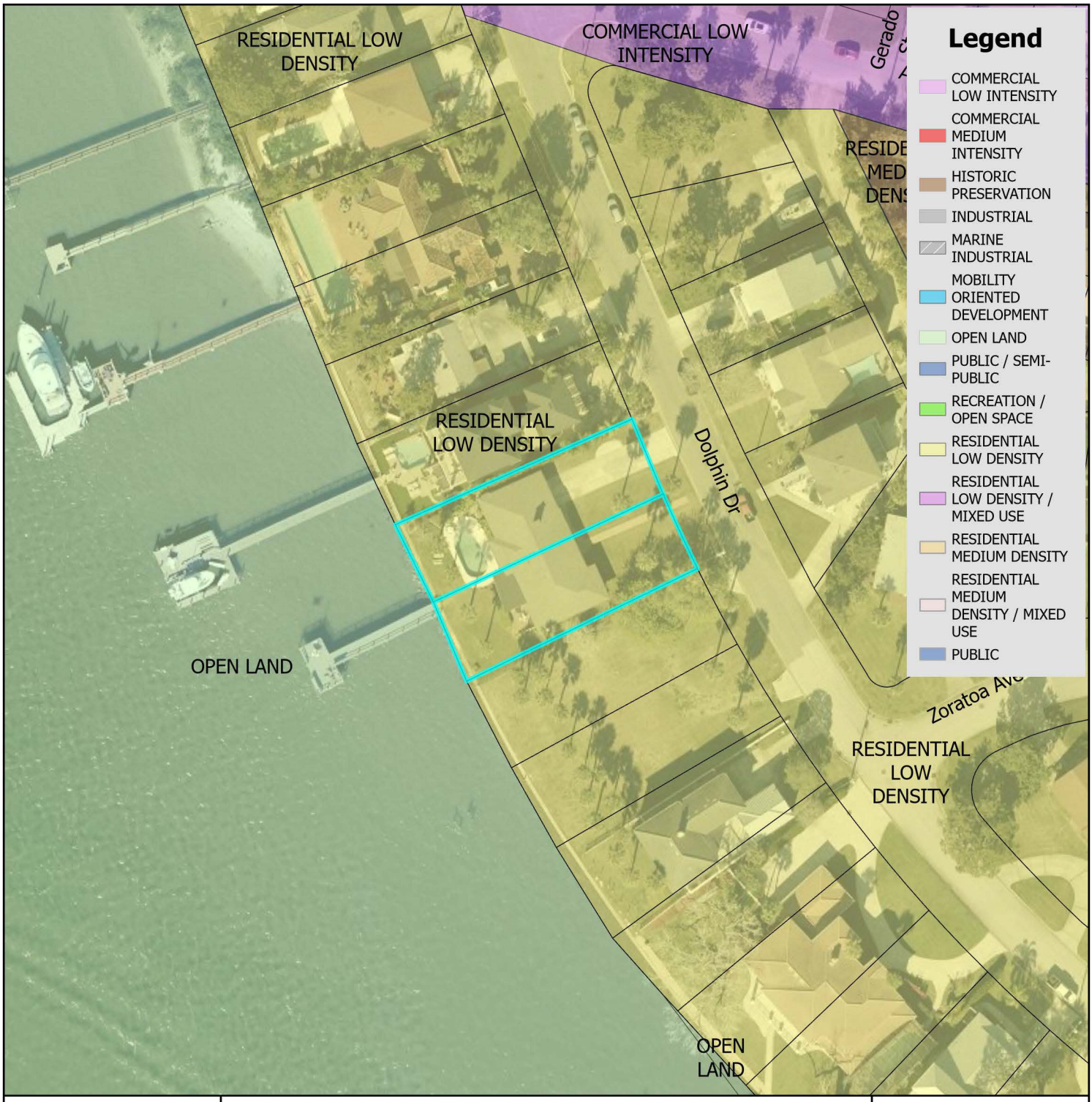
0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

27 Dolphin Drive

12/08/2024

Single Family
Single Family
Single Family



Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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

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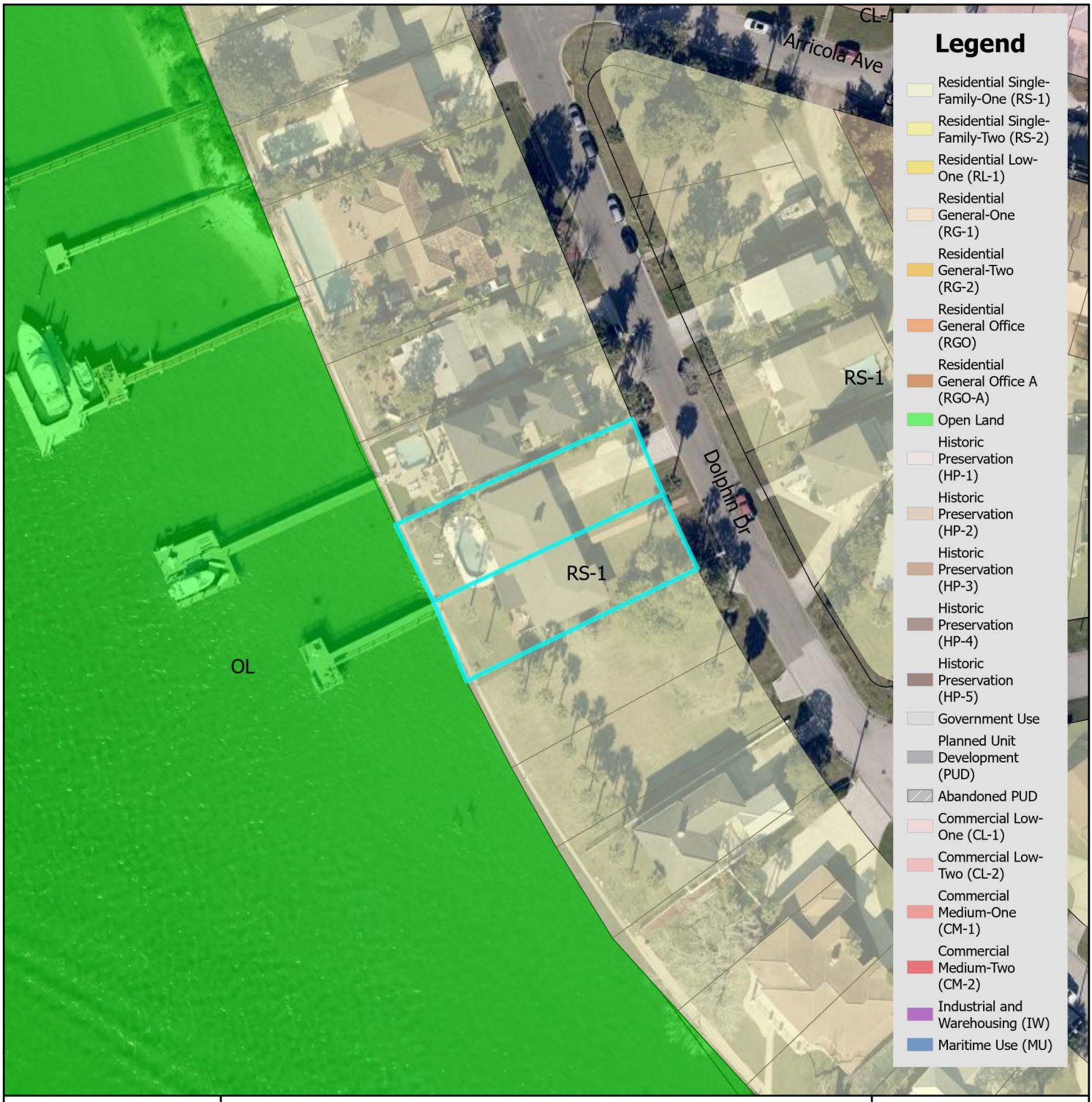
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Zoning Map

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

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2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786
   Business (*if applicable*): CARTER ENVIRONMENTAL SERVICES
   Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: RYAN@CARTERENV.COM
2. NAME OF PROPERTY OWNER: Thomas Borzilleri Contact Number: 954-817-1194
   Business *(if applicable)*:
   Address: 27 Dolphin Dr City: ST. AUGUSTINE State: FL Zip: 32080
   E-Mail Address: tborzilleri@intelisyshealth.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 53&54 Block: 46
   Subdivision: DAVIS SHORES Parcel Number: 2200600000
4. PROJECT STREET ADDRESS: 27 Dolphin Dr
5. SPECIFIC PROPOSED USE: SINGLE FAMILY DOCK
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: APPROVAL FOR A DOCK MODIFICATION & RAISE SEAWALL CAP
8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED APPLICATION SUPPLEMENT NARRATIVE AND GRAPHICS

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.

R. A. Carter

Signature of Applicant — 9-18-25 Date

Signature of Property Owner — 10-1-2025 Date

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

RYAN CARTER

Print name of applicant

Signature of applicant

9-18-25

Date

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF Thomas Borzilleri, 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

Thomas Borzilleri
Print Name of Owner

954-817-1194
Telephone Number

State of Florida

County of Broward

Signed and sworn before me on this 1st day of October, 2025

By Thomas Borzilleri

Identification verified: ✓

Oath sworn: ✓ Yes ____ No

Notary Signature: _____

ANNA LESZCZYNSKI
Notary Public - State of Florida
Commission # HH 720240
My Comm. Expires Sep 15, 2029
Bonded through National Notary Assn.

My Commission expires: 09.15.2025

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 27 Dolphin Dr

Applicant's Name: RYAN CARTER Applicant's Signature: Ry-A Carter

Owner's Name: Thomas Borzilleri Owner's Signature:

27 Dolphin Dr
Overlay Zone Development Application Supplement
October 1, 2025

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a dock modification that includes the addition of a boat lift, PWC lift, floating dock as well as a terminal platform. The applicant also proposes extending the height of the existing seawall by 3'. The modification includes the addition of the deck and lift area over open water will be approximately 2,936 sq. ft. Please see attached plans for detailed dimensions.

The construction proposed in this application would occur on lands located within Conservation Overlay Zones 1 and 2, as defined in Section 11-27 of the City Code. Section 11-29(a) of the Code sets forth certain criteria for structures located within Conservation Overlay Zones. The applicant has complied with each of those criteria, as detailed below:

1. *The proposed work will have a benefit to the public as a whole.*

   This is a private dock. Public benefits may be economically related through construction activities and marine/boating related purchases.

2. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

   The floating dock will not shade any in water natural systems.

3. *The proposed structures will not block or disrupt any vista or scenic opportunities*.

   No boat houses are proposed. Dock height will be similar to neighboring docks and comply with Federal and State regulations.

4. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole*.

   The modifications will not impede anyone's vision. The boat lift is consistent in size with other lifts in the area.

Applications for development in Conservation Overlay Zones are to be evaluated according to certain criteria set forth in Section 11-29(c) of the City Code. The owner has complied with each of those criteria, as detailed below:

1. *Site specific conditions.*

This property has approximately 100 feet of Matanzas River frontage. Adjacent properties utilize bulkheads and are elevated from the coastline.

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

   The property sits on the Matanzas River next to single-family homes to the North and South.

3. *Natural and proposed drainage patterns*.

   Drainage will not be altered by the proposed works.

4. *Effect of point and non-point discharge in the marine environment*.

   Point and non-point discharge will not be altered.

5. *Proposed soil stabilization and erosion control methods*.

   Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary and no long-term erosional impacts will take place.

6. *Impact on floodplain*.

   There is no impact on floodplains associated with this application.

7. *Impact of development on vegetative and animal communities*.

   <u>Vegetative impacts</u>: Not applicable.

   <u>Lighting of the open water areas at night</u>: The proposed works will be lit with low-level, directional lighting that greatly minimizes the amount of light intrusion into the open water.

   <u>Increased noise from day users</u>: Minimal noise associated with private residential boating activities.

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

   There will be no storage of pollutants or the use of poisonous chemicals and materials

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

Effects of shading on vegetation are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

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

    Use of the dock by the new owners will not affect any *manatees, vegetation, shellfish and wildlife or shoreline erosion*. No vegetation or shellfish are present under the proposed dock modification.

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

    Not applicable.

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

    Not applicable.

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

    Not applicable.

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

    Not applicable.

15. *Impact of development on water quality*.

    Not applicable.

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

    a) The effects of the proposed project on commercial and sport fish are as follows:

       <u>Positive</u>: The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.

       <u>Negative</u>: Extremely small loss of juvenile habitat from the placement of approximately new pilings for the dock construction.

    b) The effects of the project on shellfish are as follows:

<u>Positive</u>: The pilings used to construct the dock/lift additions could be colonized by barnacles, oysters, and mussels. This will be an addition of habitat.

<u>Negative</u>: None

c) The effects of the project on water fowl are as follows

<u>Positive</u>: The additional dock area could be used as a resting place or perch for many water fowl.

<u>Negative</u>: Extremely small loss of foraging habitat.

17. Dock specifications:

a) No *boathouse, roofed structure or wall shall be constructed on any dock*.

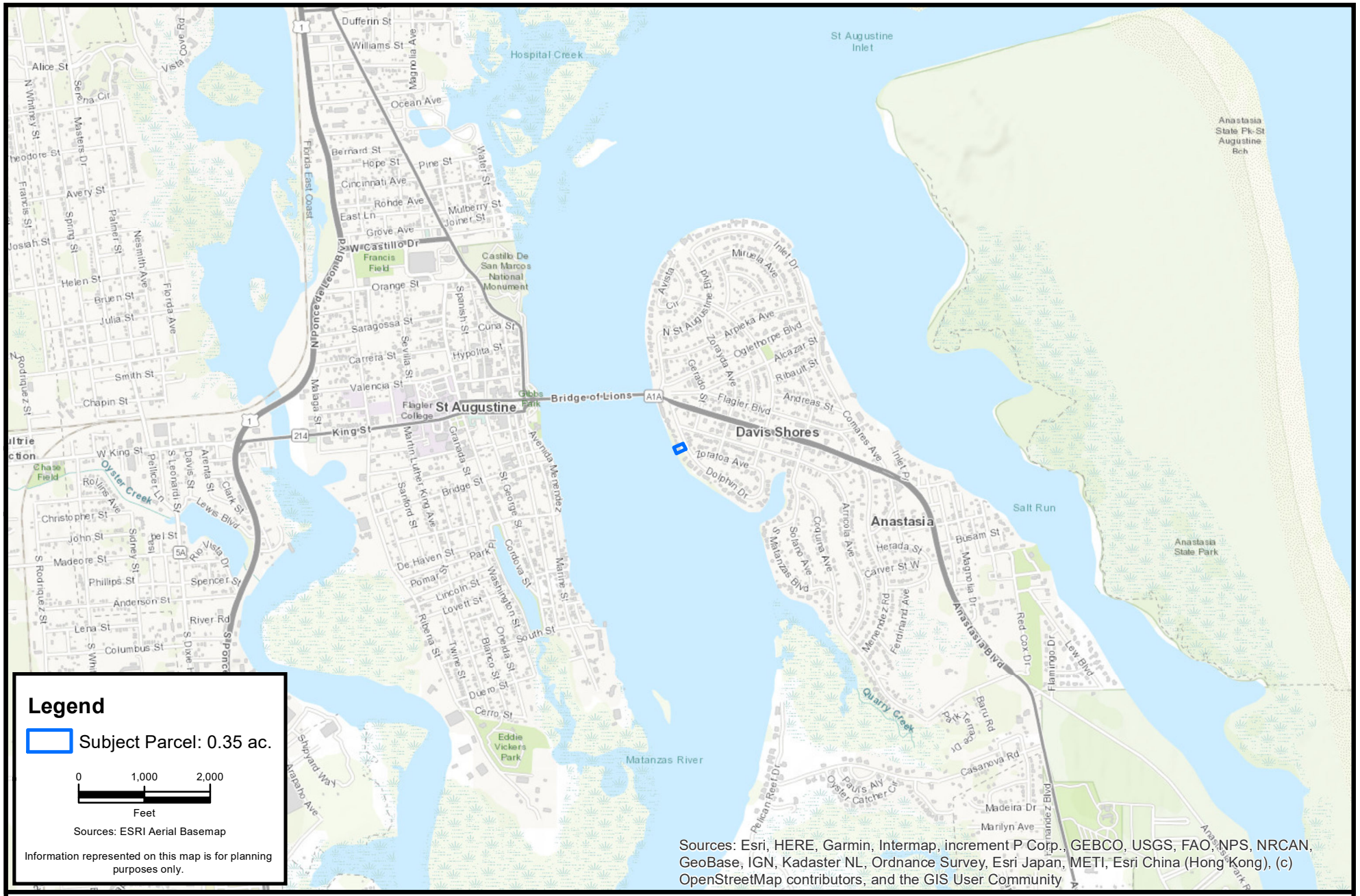
There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

b) *The deck of any private boat dock shall not exceed eight (8) feet in height above the mean high water line*.

The deck will not exceed 8' above MHW.

Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.

The boat lifts is low profile and does not exceed 12,000 pounds.



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CARTER ENVIRONMENTAL SERVICES, INC.

CES

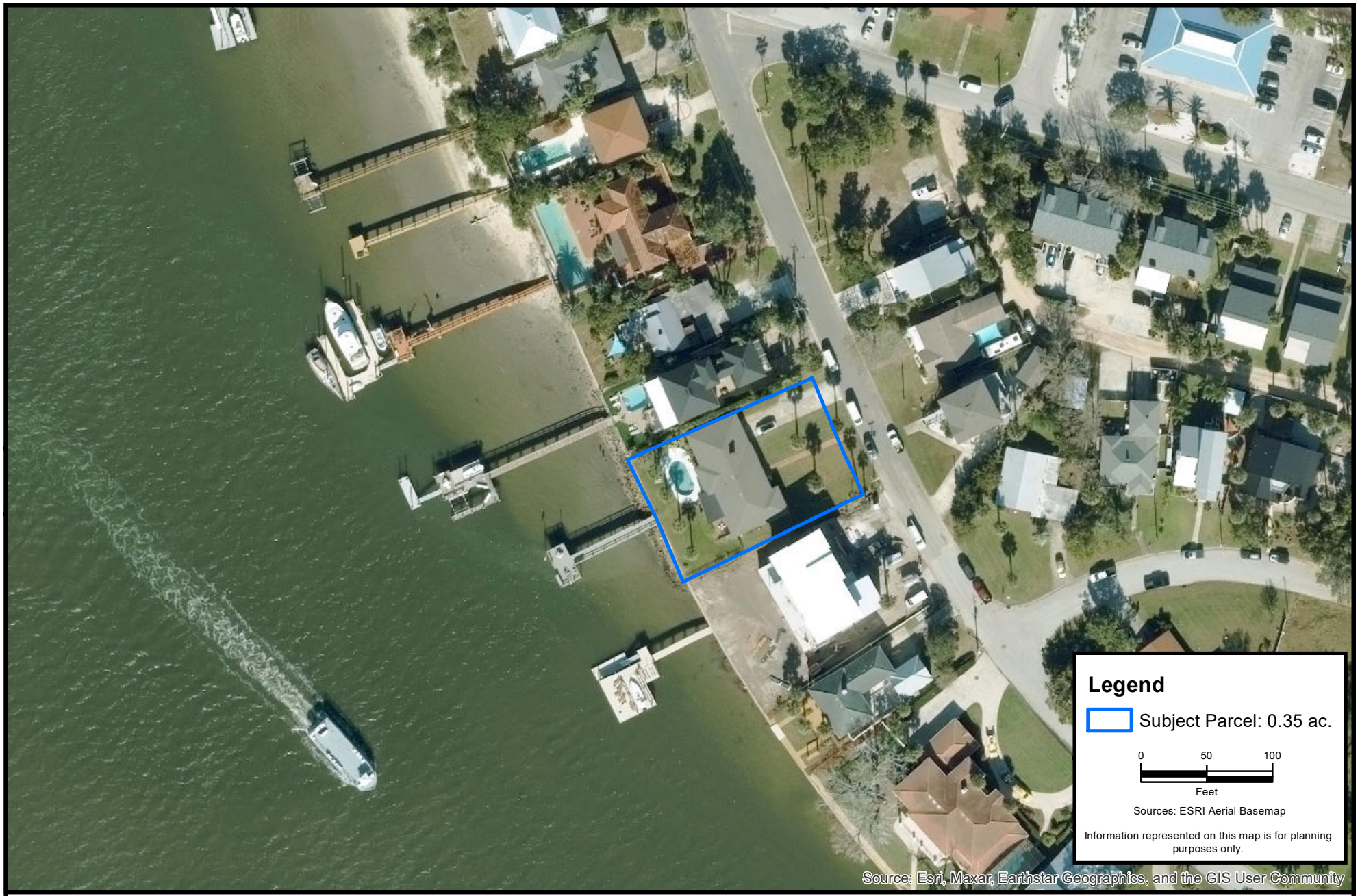
42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

27 Dolphin Dr

Project:	5.25388	St. Augustine, FL	Date: Aug 21 2025	Figure:	1



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

Current Aerial

27 Dolphin Dr

Project:	5.25388	St. Augustine, FL	Date: Aug 21 2025	Figure: 2

F:\CES Projects\Project Files\Active\Projects\Project Files\2025\5.25388 Borzilleri 27 Dolphin Dr\GIS\MXD\03_surrounding.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
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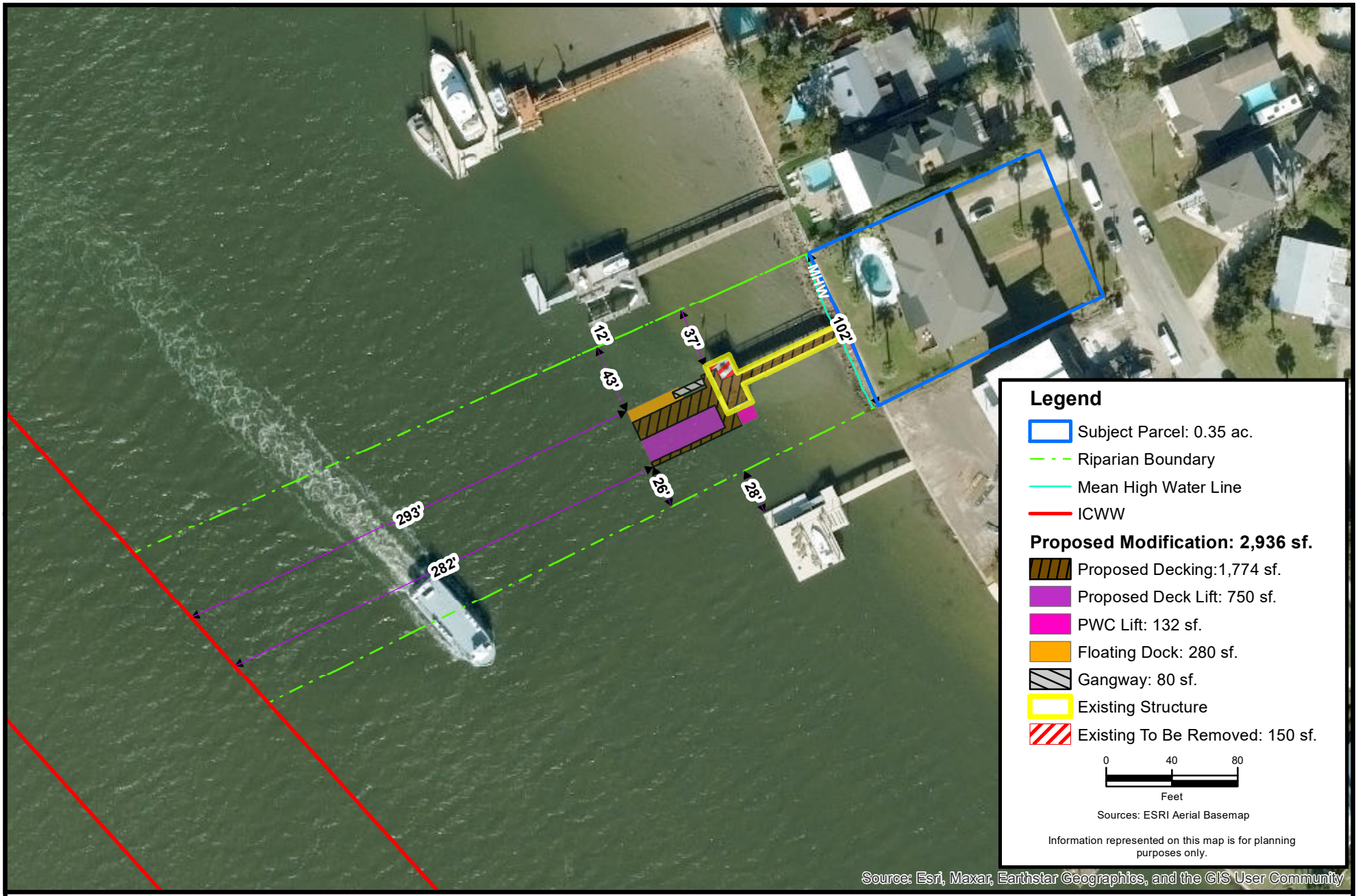
Surrounding Structures

27 Dolphin Dr

Project: 5.25388	St. Augustine, FL	Date: Sep 30 2025	Figure: 3



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CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Proposed Alignment

27 Dolphin Dr

Project:	5.25388	St. Augustine, FL	Date: Oct 01 2025	Figure: 4

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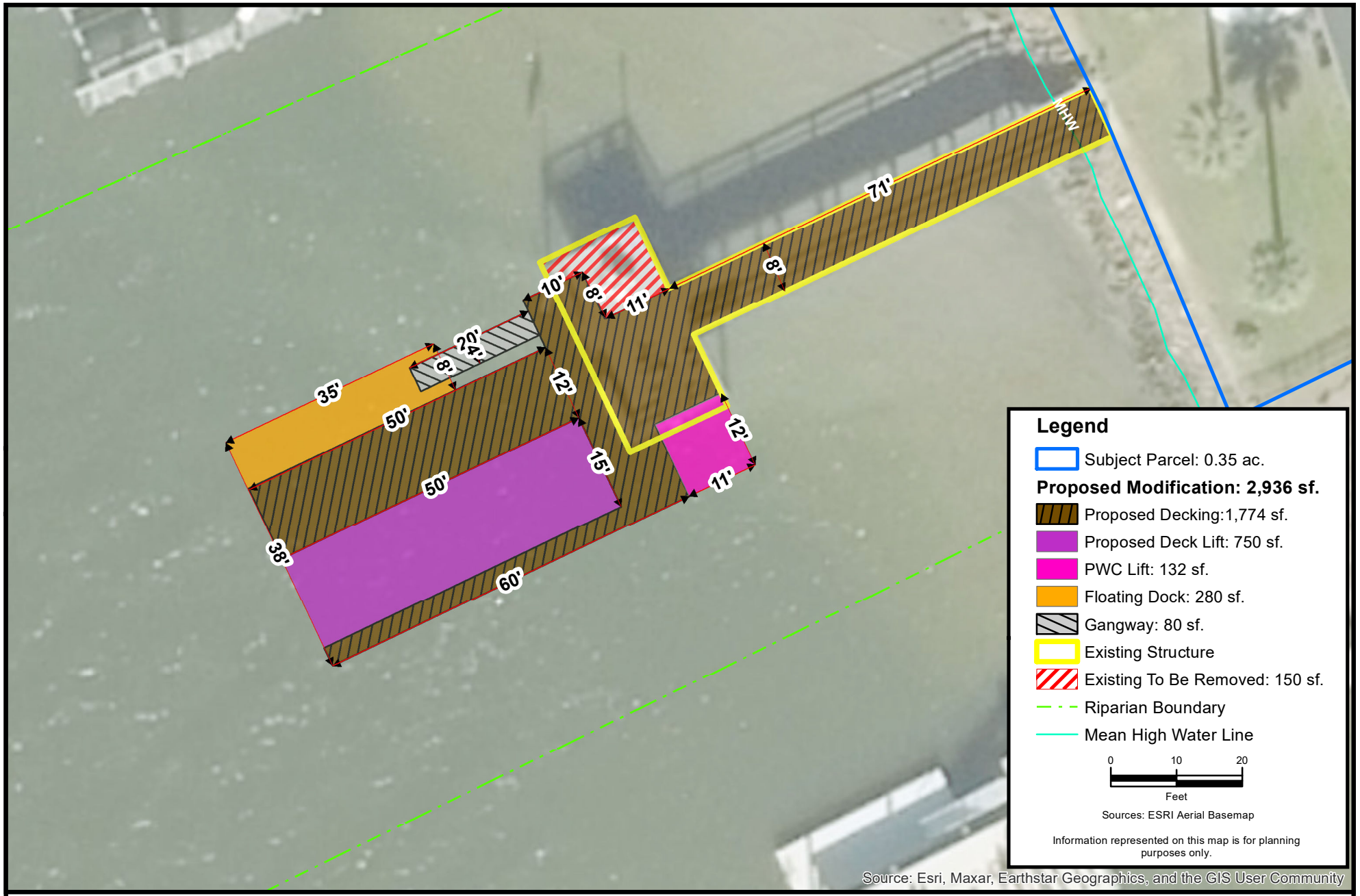
Bathymetric Assessment

27 Dolphin Dr

Project:	5.25388	St. Augustine, FL	Date: Sep 30 2025	Figure: 5



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CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

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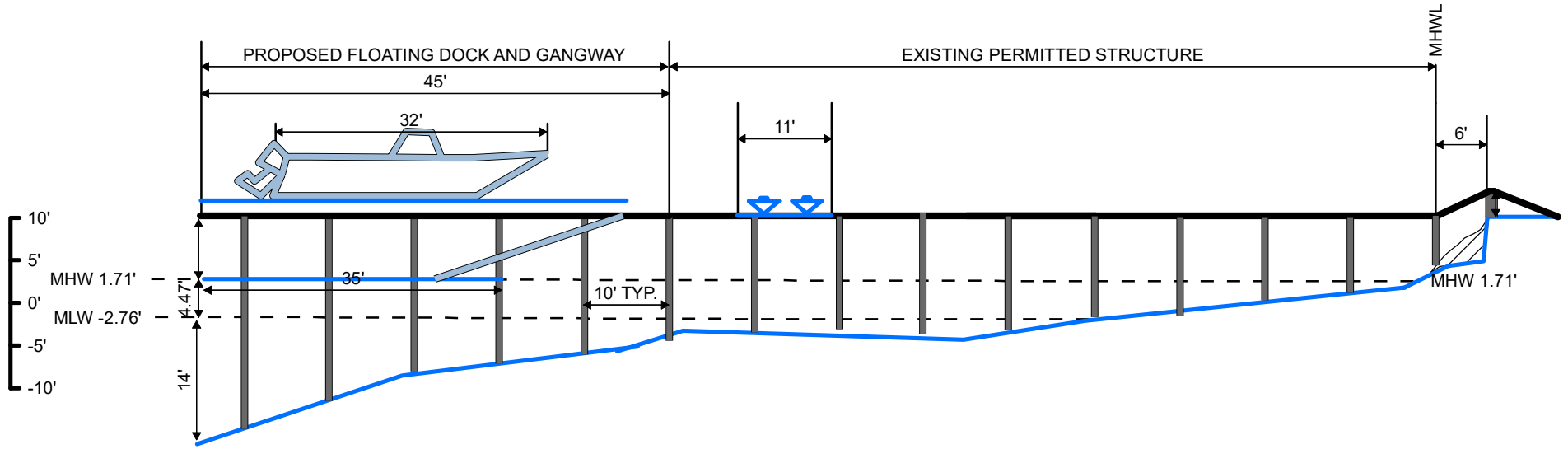
Dimensions

27 Dolphin Dr

Project:	5.25388	St. Augustine, FL	Date: Oct 02 2025	Figure: 6



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CARTER ENVIRONMENTAL SERVICES, INC.

CES

42 Masters Drive
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904-540-1786

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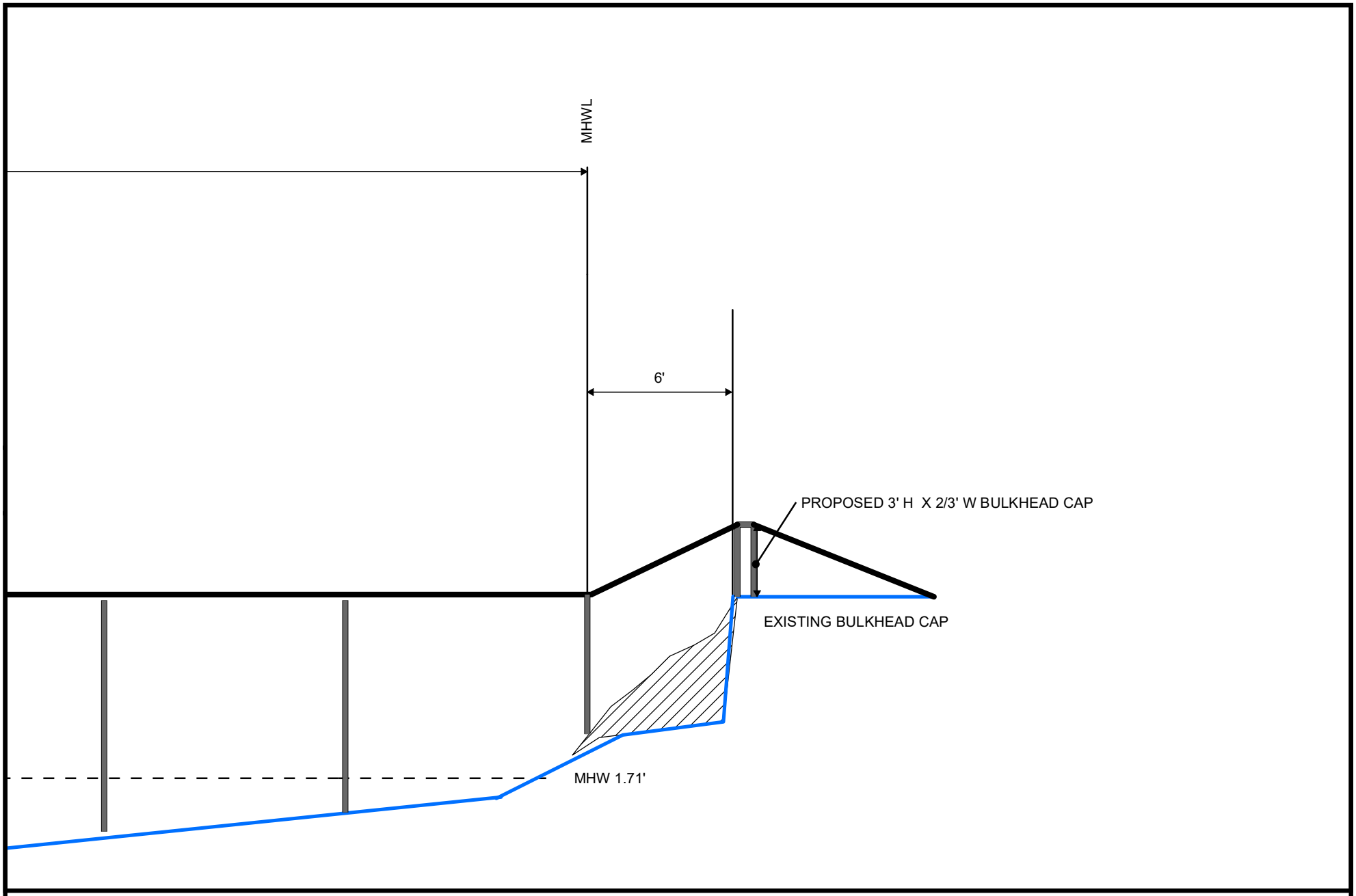
Profile View

27 Dolphin Dr

Project:	5.25388	St. Augustine, FL	Date: Oct 01 2025	Figure: 7



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

Bulkhead Detail

27 Dolphin Dr

Project:	5.25388	St. Augustine, FL	Date: Oct 01 2025	Figure:	8

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

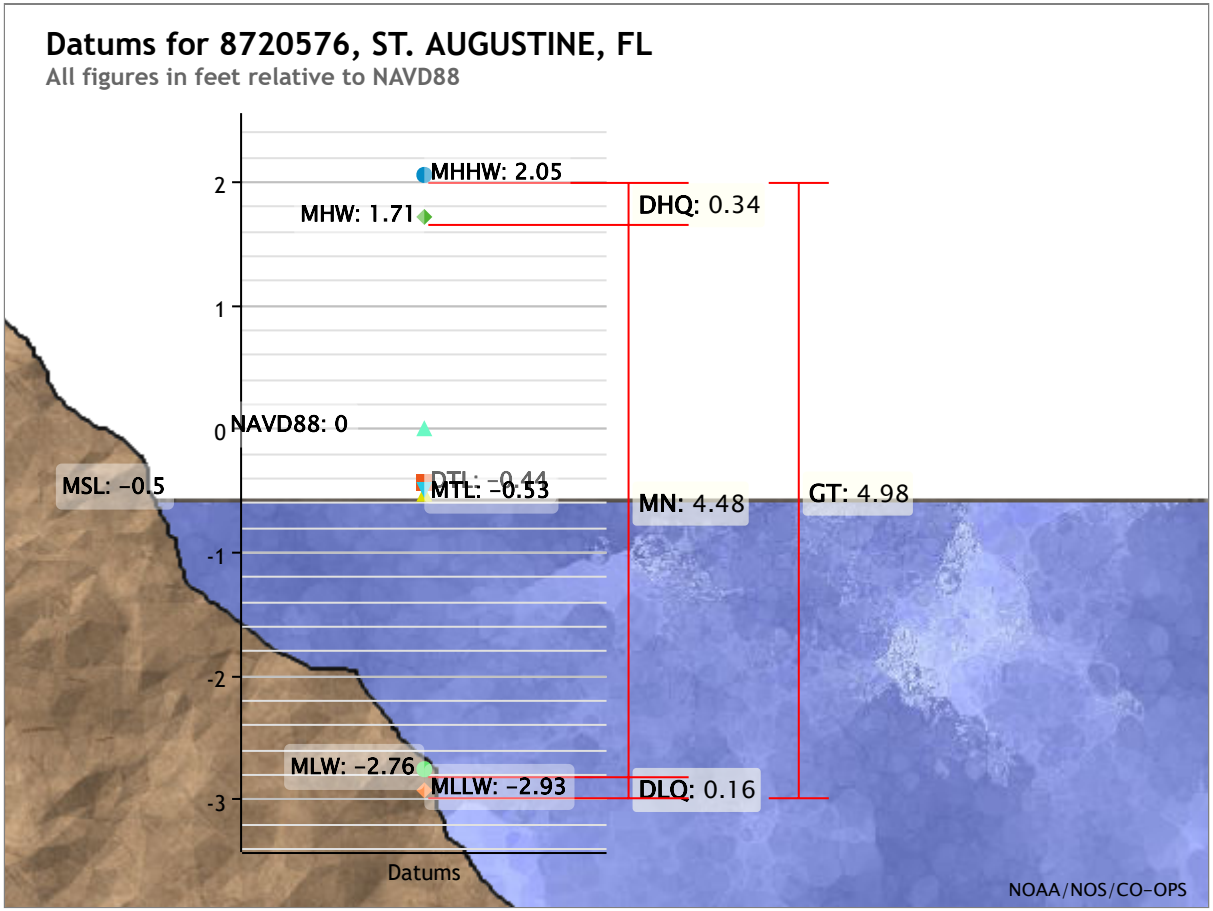
Elevations on NAVD88

Station: 8720576, ST. AUGUSTINE, FL
Status: Accepted (May 22 2012)
Units: Feet
Control Station: 8720220 Mayport (Ferry Depot), FL
T.M.: 75
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

Datum	Value	Description
MHHW (/datum_options.html#MHHW)	2.05	Mean Higher-High Water
MHW (/datum_options.html#MHW)	1.71	Mean High Water
MTL (/datum_options.html#MTL)	-0.53	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.50	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.44	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-2.76	Mean Low Water

Datum	Value	Description
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range of Tide
DHQ (/datum_options.html#DHQ)	0.34	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.16	Mean Diurnal Low Water Inequality
HWI (/datum_options.html#HWI)	1.03	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	7.28	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	4.13	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	11/03/1978 15:18	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-5.58	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	04/05/1977 19:06	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods
01/01/1977 - 12/31/1978



Showing datums for

8720576 ST. AUGUSTINE, FL

Datum

NAVD88

Data Units (•) Feet ( ) Meters

Epoch (•) Present (1983-2001) ( ) Superseded (1960-1978)

Submit

Show nearby stations

Products available at 8720576 ST. AUGUSTINE, FL

TIDES/WATER LEVELS

Water Levels

NOAA Tide Predictions (/noaatidepredictions.html?id=8720576)

Harmonic Constituents

Sea Level Trends

Datums (/datums.html?id=8720576)

Bench Mark Sheets (/benchmarks.html?id=8720576)

Extreme Water Levels (/est/est_station.shtml?stnid=8720576)

Reports (/reports.html?id=8720576)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

Station Home Page (/stationhome.html?id=8720576)

Data Inventory (/inventory.html?id=8720576)

Measurement Specifications (/measure.html)

Website Owner: Center for Operational Oceanographic Products and Services

National Oceanic and Atmospheric Administration (http://www.noaa.gov)
National Ocean Service (http://oceanservice.noaa.gov)
Privacy Policy (/privacy.html)
Disclaimer (/disclaimers.html)
Take Our Survey (/survey.html)
Freedom of Information Act (https://www.noaa.gov/foia-freedom-of-information-act)
Contact Us (/contact.html)

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	2200600000
Location Address	27 DOLPHIN DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-99 DAVIS SHORES LOTS 53 & 54 BLK 46 OR6193/1865 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.350
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Borzilleri Thomas,Mindee 100% Borzilleri Mindee 100%
Mailing Address	612 BAYSHORE DR UNIT 702 FORT LAUDERDALE, FL 33304-0000

Exemption Information

Exemption Type	Status	Amount
Homestead Band		$25,722
Homestead		$25,000

Map

Valuation Information

Assessed Year	2025
Building Value	$352,013.00
Extra Features Value	$35,910.00
Total Land Value	$1,121,670.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$1,509,593.00**
Total Deferred	$1,154,345.00
Assessed Value	**$355,248.00**
Total Exemptions	$50,722.00
Taxable Value	**$304,526.00**

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

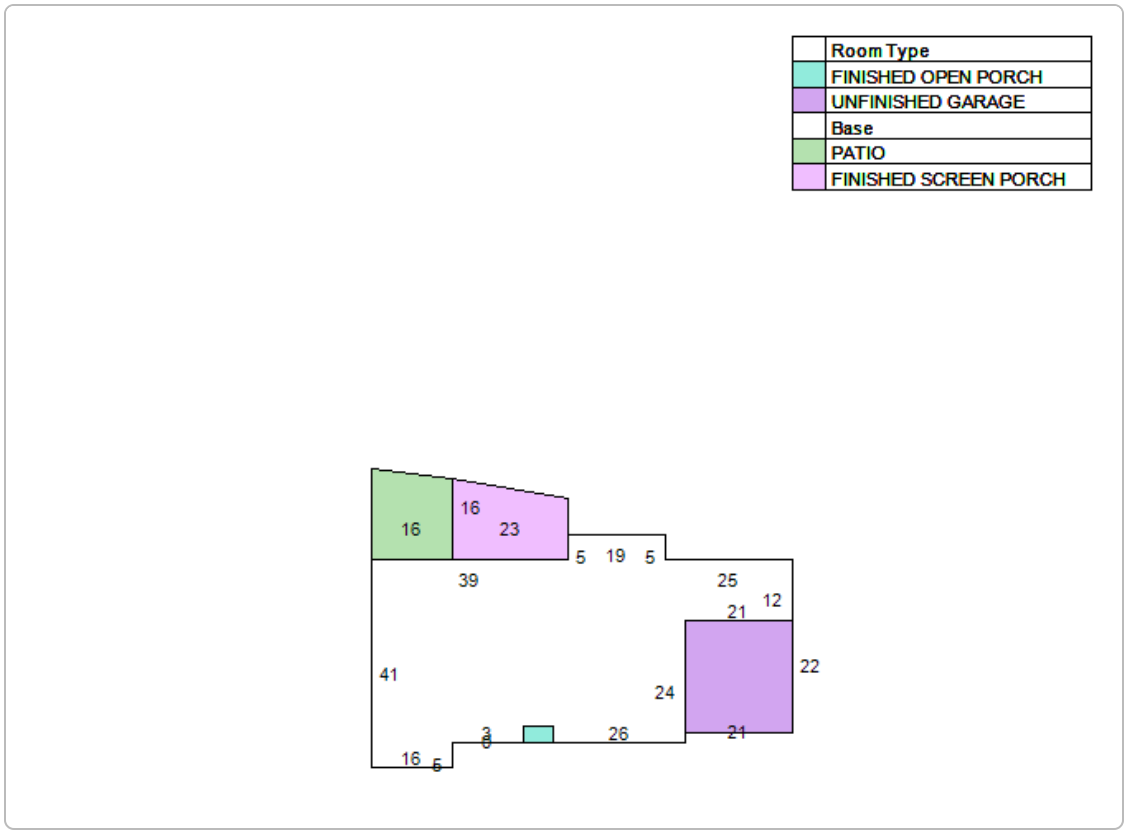
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	$329,640	$31,049	$1,121,670	$0
2023	$333,977	$32,531	$1,006,954	$0
2022	$309,888	$38,733	$776,604	$0
2021	$223,867	$38,733	$662,805	$0
2020	$226,852	$38,733	$662,805	$0
2019	$196,188	$31,644	$632,214	$0
2018	$157,503	$32,795	$632,214	$0
2017	$163,906	$15,623	$632,214	$0
2016	$166,684	$18,666	$632,214	$0
2015	$138,624	$18,666	$632,214	$0
2014	$132,574	$18,666	$632,214	$0

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$352,013	**Roof Structure**	Gable Hip
Year Built	1958	**Interior Flooring**	Carpet, Hardwood
Actual Area	3715	**Interior Wall**	Drywall
Conditioned Area	2641	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	4
Exterior Wall	Brick	**Baths**	2.5

Description	Square Footage
FINISHED SCREEN PORCH	322
PATIO/SLAB	272
BASE AREA	2641
UNFINISHED GARAGE	462
FINISHED OPEN PORCH	18
Total SqFt	3715

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		3626
Boat Dock - Average (Mix)		21934
Pool - Average (RES)		10350

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	103	150	103	FF	$1,121,670

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/30/2025	7/29/2025	$2,850,000.00	WARRANTY DEED	6193	1865	Q	I	LENNON WILLIAM J SR & JUDITH A TRUSTEES	BORZILLERI THOMAS,MINDEE
	6/7/2000	$0.00	WARRANTY DEED	1505	295	U	I	LENNON JUDITH A JOINED BY WILLIAM J SR	LENNON WILLIAM J SR & JUDITH A TRUSTEES
	6/7/2000	$0.00	WARRANTY DEED	1505	293	U	I	LENNON WILLIAM J SR JOINED BY JUDITH A	LENNON WILLIAM J SR & JUDITH A TRUSTEES
	6/7/2000	$100.00	WARRANTY DEED	1505	291	U	I	LENNON WILLIAM J SR & JUDITH A	LENNON WILLIAM J SR & JUDITH A
	3/1/1987	$0.00		740	1338	U	I		LENNON WILLIAM J,JUDITH
	3/1/1987	$0.00		740	1332	U	I		

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: 10/14/2025, 9:08:59 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Supplemental Information

From: Michael Carpenter
To: Sarah Daugherty
Cc: Ryan Carter
Subject: Clarification on 27 Dolphin Dr. Bulkhead Application
Date: Tuesday, October 28, 2025 11:40:39 AM
Attachments: image005.png
image007.png
image008.png
image009.png
Survey_27_Dolphin_Dr.pdf
08_bulkhead_pro.pdf

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Good afternoon Sarah,

I hope you're doing well. I wanted to provide clarification regarding the bulkhead application for 27 Dolphin Dr., and apologize for any confusion that may have arisen. After speaking with both the property owner Thomas Borzilleri and contractor Mike Davis, we can confirm that the proposed bulkhead height is 7.2 feet, which is consistent with the surrounding bulkheads. This represents a 2.32-foot increase over the existing bulkhead cap, which is currently at 4.88 feet, as shown in the attached survey and revised cross-sectional view.

Mike Davis, the contractor, is very familiar with and sensitive to the nuances of this issue. Additionally, Sarah Ryan is serving as the project architect. Both Mike and Sarah are former PZB members and are well-versed in the recently adopted ordinance and the associated concerns regarding grade and elevation changes.

The house is being designed with the intention of preserving as much of the existing grade as possible. However, in order to proceed, we are seeking approval for the bulkhead and dock first. The home is planned to be constructed on a stem wall and elevated foundation.

Should the property owner wish to raise the grade in the future, we understand this would require COZ 2 approval from the board or staff.

Please feel free to reach out to Ryan or me with any additional questions or if further information is needed.

Best,

Mike Carpenter
Carter Environmental Services, Inc.
42 Masters Drive
St Augustine, FL 32084
904-679-1900
www.carterenv.com

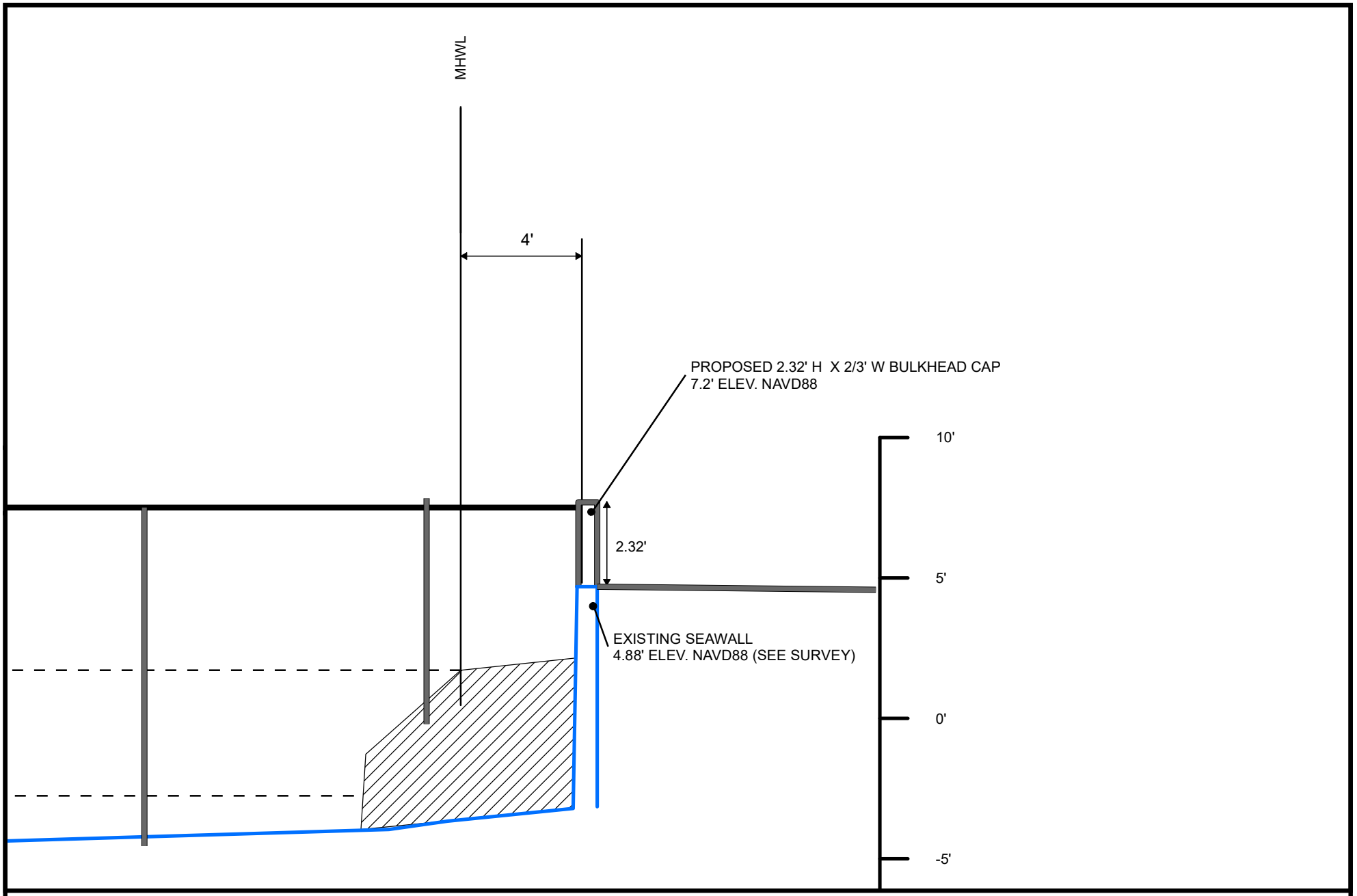
From: Sarah Daugherty <sdaugherty@citystaug.com>
Sent: Tuesday, October 28, 2025 9:41 AM
To: Michael Carpenter <mcarpenter@carterenv.com>; Ryan Carter <ryan@carterenv.com>
Subject: 27 Dolphin

I did not receive the elevations for the bulkhead modification on 27 Dolphin which I asked for in the email below. Ordinance No.2025-21 that was approved recently is in effect this changes the 17 criteria (2) and (6). The applicant shall provide existing grade elevations which may include a lot grading plan also the applicant shall include general impacts related to flood management or fill. It does not appear this application has included information on the bulkhead modification's elevation, the elevations of existing grade, if fill will be included, nor does it appear to show if the bulkhead modification will change the existing drainage pattern. These are all issues I will address in my staff report. If you have any information, you could provide quickly, please let me know.

Sarah Daugherty
Senior Planner
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 75 King Street, Lobby B | Phone: 904.209.4213
Email: SDaugherty@citystaug.com
Web: www.CityStAug.com

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Sarah Daugherty
Sent: Monday, October 27, 2025 9:47 AM
To: 'Michael Carpenter' <mcarpenter@carterenv.com>; Ryan Carter <ryan@carterenv.com>
Cc: Jacob Fredriksson <jfredriksson@citystaug.com>
Subject: RE: PZB2025-0082 130 Pelican Reef Dr.



F:\CES Projects\Project Files\Active\Projects\Project Files\2025\5.25388 Borzilleri 27 Dolphin Dr\GIS\MXD\08_bulkhead_pro.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

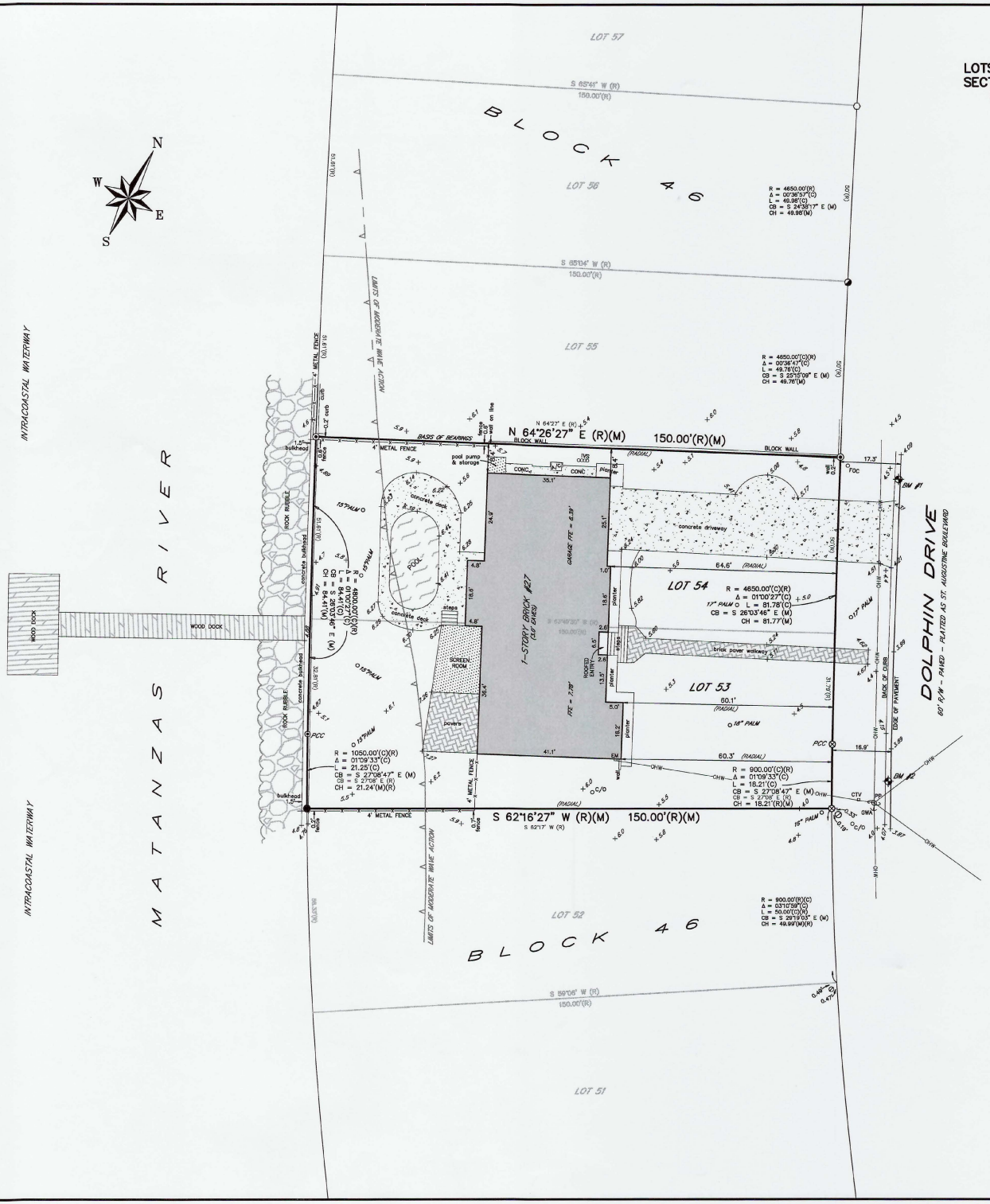
Bulkhead Detail

27 Dolphin Dr

Project:	5.25388	St. Augustine, FL	Date: Oct 28 2025	Figure:	8

MAP OF SURVEY

LOTS 53 AND 54, BLOCK 46, DAVIS SHORES, OCEAN VIEW SECTION AS RECORDED IN MAP BOOK 3, PAGE 99 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



LEGEND

R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
CONC = CONCRETE
(R) = RECORD
(M) = MEASURED
(C) = CALCULATED
Δ = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CH = CHORD LENGTH
CB = CHORD BEARING
PCC = POINT OF COMPOUND CURVATURE
PP = POWER POLE
OHW = OVERHEAD WIRE(S)
GWA = GUY WIRE ANCHOR
C/O = CLEAN-OUT
WM = WATER METER
EM = ELECTRIC METER
A/C = AIR CONDITIONER
T = TELEPHONE RISER
CTV = CABLE TELEVISION RISER
FOB = FIBER OPTIC CABLE BOX
IVS = IRRIGATION VALVES
FFE = FINISHED FLOOR ELEVATION
○ = FOUND 1/2" IRON ROD – # 2674
⊘ = FOUND 1/2" IRON PIPE – NO IDENTIFICATION
⊗ = SET 5/8" IRON ROD – LB# 8177
● = FOUND NAIL AND DISK – # 4620
○ = FOUND 3/4" IRON PIPE – NO IDENTIFICATION
◪ = FOUND 3/8" IRON ROD – NO IDENTIFICATION
⊙ = SET NAIL AND DISK – LB# 8177
+3.99 = EXISTING ELEVATION
BM #1 = BENCH MARK #1 = NAIL AND DISK SET IN CONCRETE CURB 5' SOUTH OF EASTERLY EXTENSION OF THE NORTH PROPERTY LINE ELEVATION = 4.09 FEET
BM #2 = BENCH MARK #2 = NAIL AND DISK SET IN CONCRETE CURB 6' NORTH OF EASTERLY EXTENSION OF THE SOUTH PROPERTY LINE ELEVATION = 3.85 FEET

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (BASE FLOOD ELEVATION 8 FEET) AND (LIMITS OF MODERATE WAVE ACTION) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C–0318–J, COMMUNITY No. 125144 FOR THE CITY OF ST. AUGUSTINE, FLORIDA AS REVISED 12/07/2018.
http://www.gis.bocc.co.st–johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH LINE OF LOT 54, BLOCK 46, DAVIS SHORES HAVING AN ASSUMED BEARING OF N 64°26'27" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. – 1988).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
THOMAS AND MINDEE BORZILLERI
ST. JOHNS LAW GROUP, P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCOTT A. ELK, P.A.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J–17.051, 5J–17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 07/15/2025
FIELD BOOK/PAGE(S): 579/1–3
DRAWING SCALE: 1" = 20'
JOB NUMBER: 25–244

07/16/2025 10:14AM \\host\projects\ACSdesk\2025\25–244\dwg\25–244.dwg

BOUNDARY SURVEY

27 DOLPHIN DRIVE
ST. AUGUSTINE, FLORIDA 32080

ANCIENT CITY SURVEYORS LB # 8177
ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs–surveyors@comcast.net PHONE: 904–797–9967

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED: 7/22/25

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 4, 2025	9.c.	PZB2025-0084
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	84 Water Street	195900-0000

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owner:	Mary Soho
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.61
Neighborhood:	Uptown
Archaeological Zone:	I D and II A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development to modify an existing dock in COZ 1&2 at 84 Water Street. The approval of this application would allow for the installation of a boat lift.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use		
Historic Preservation		
Conservation and Coastal Management	**Policy 2.1.1** Conservation Overlay Zone 1 Passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone.	Boat docks are listed as a primary use for Conservation Overlay Zone 1 and the application for a dock within COZ 1 is **CONSISTENT** with Policy 2.1.1.
	Policy 2.1.3 Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.	The proposed boat lift is a no profile boat lift and does not exceed a capacity of 12,000 lbs. and is **CONSISTENT** with policy 2.1.3 (12) impacts on scenic vistas.
Recreation and Open Space		
Transportation and Mobility		
Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

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

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

The following information shall be provided and ~~A~~applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific location

The parcel at 84 Water Street spans Water Street with a single-family home on the western side and an existing dock on the eastern side. The applicant is proposing to modify the existing dock with the addition of a no-profile boat lift that is two hundred and forty (240) square feet in area. The boat lift, according to the application, will not exceed the 12,000 lb. capacity maximum.

(2) The site's relationship to adjacent properties including parcel and existing grade elevations which may include a lot grading plan, bodies of water and surrounding conservation zones.

The site lies on the western bank of the north branch of Hospital Creek. 84 Water Street is within COZ zones 1, 2, and 3. The proposed project is within COZ 1.

(3) Natural and proposed drainage patterns.

Unknown.

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

Unknown.

(5) Proposed soil stabilization and erosion control methods.

The application does not provide information on erosion control methods.

(6) Impact on floodplain including general impacts related to flood management or fill.

Unknown

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

Aerial images show a vegetated shoreline of salt and brackish water marsh. Portions of Hospital Creek have mangroves and oyster beds but it is not clear from Aerial images or the Florida Fish and Wildlife Marine Resources GIS Map Viewer if any are oyster beds present at the site.

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

Unknown

(9) Effect of shade on vegetation and shellfish.

Aerial images show a vegetated shoreline of salt and brackish water marsh. Portions of Hospital Creek have mangroves and oyster beds but it is not clear from Aerial images or the Florida Fish and Wildlife Marine Resources GIS Map Viewer if any are oyster beds present at the site.

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

Unknown

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

The site has approximately 125 feet of shoreline along northern branch of Hospital Creek. The boatlift will be a small portion of the site.

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

The site has approximately 125 feet of shoreline along northern branch of Hospital Creek. The boatlift will be a small portion of the site. The boat lift will be a no profile lift and impacts to scenic opportunities should be minimal.

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

Aerial images show a vegetated shoreline. It appears that proposed dock expansion should be waterward of the vegetated portions of the shoreline.

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

Aerial images show a vegetated shoreline. It appears that proposed dock expansion should be waterward of the vegetated portions of the shoreline.

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

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

Not applicable**.**

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

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

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

The application states that the boat lift will be low-profile and will not exceed a maximum capacity of 12,000 pounds. The application appears to be consistent with dock requirements.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 & 2. This application is for the modification of an existing dock at 84 Water Street / PID 195900-0000.

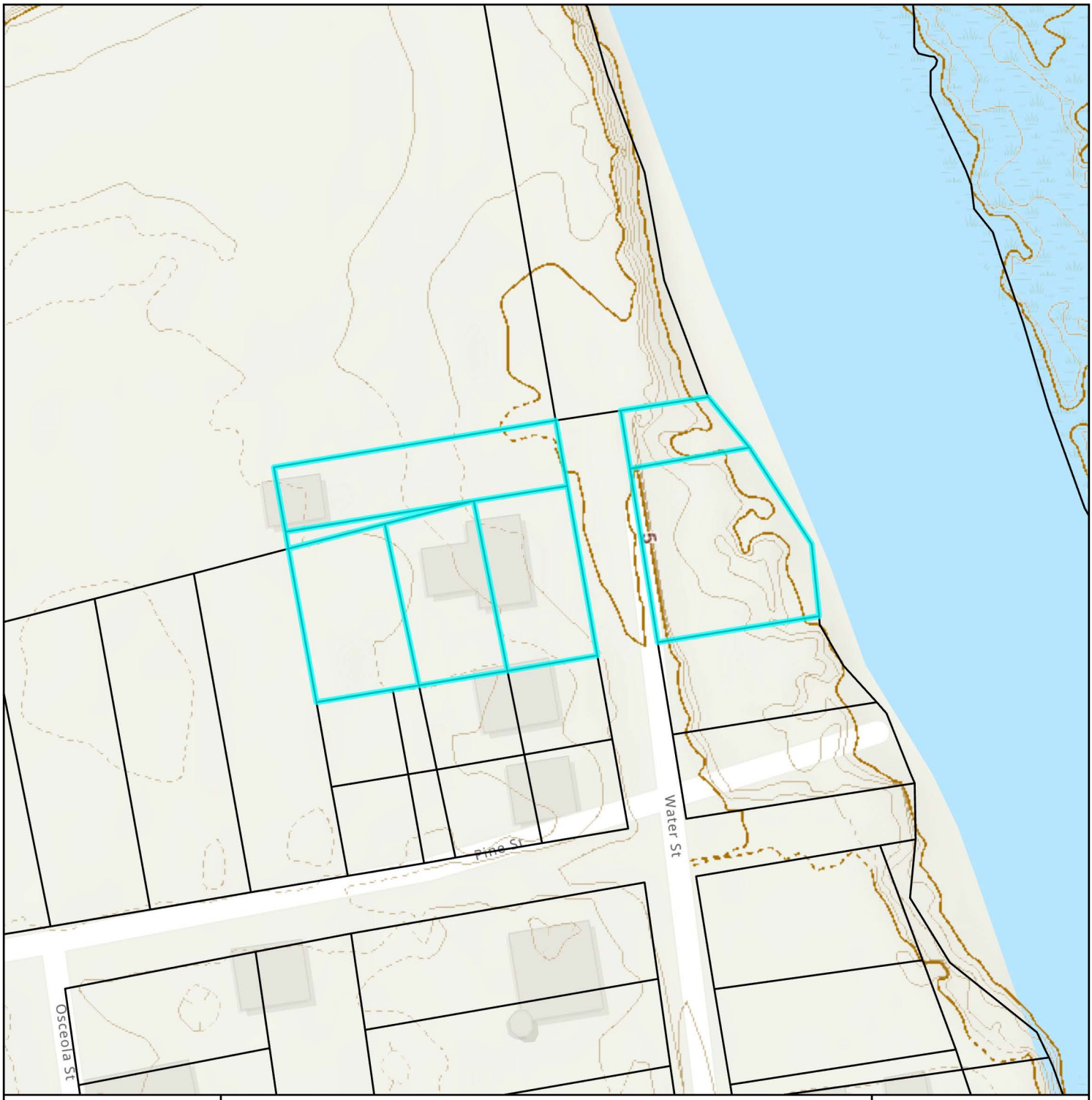
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Elevation Map

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

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

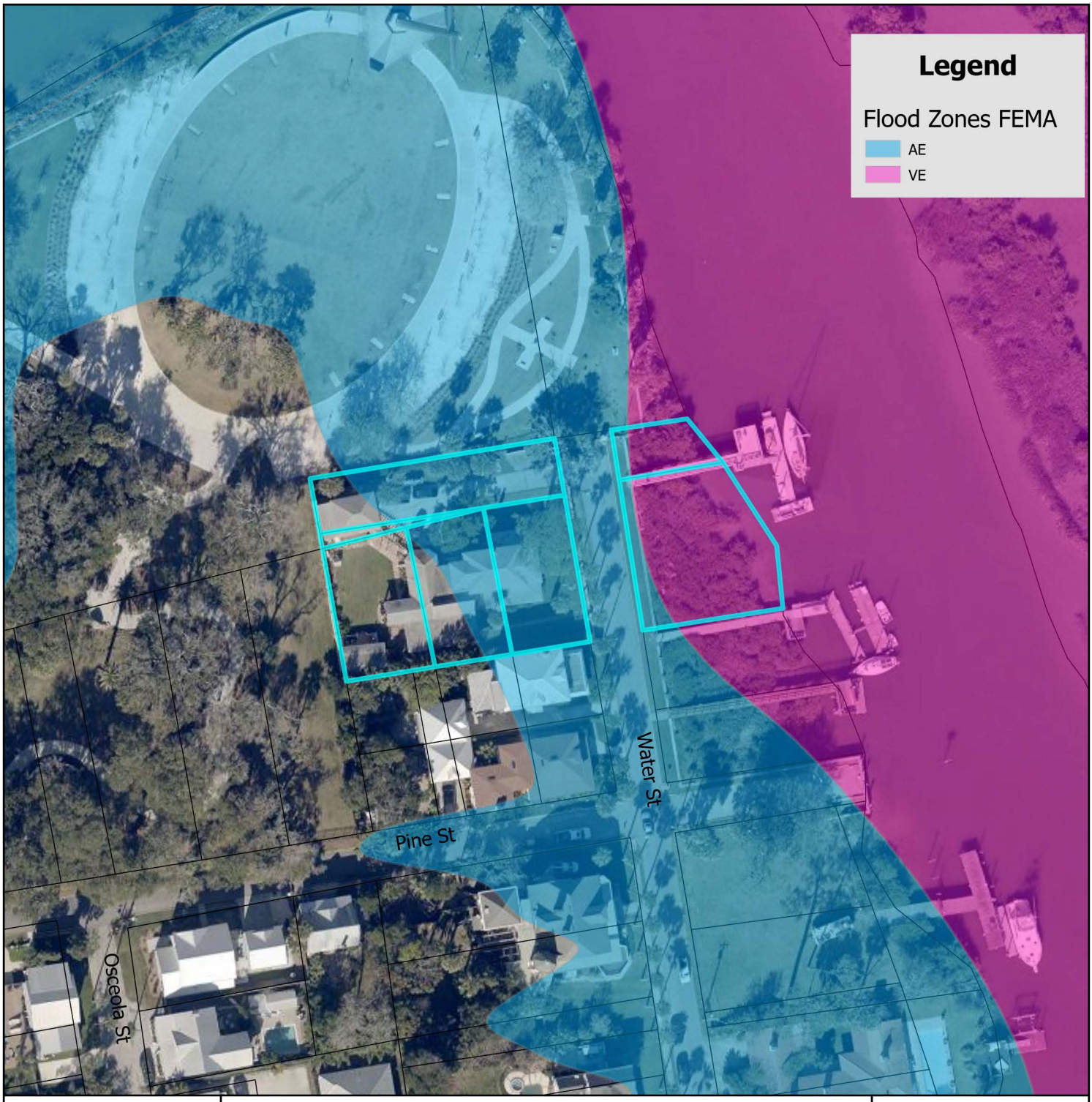
2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



FEMA Flood Zone Map

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

DISCLAIMER
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varying levels of accuracy. The City of St. Augustine disclaims all responsibility
for the accuracy or completeness of the data shown hereon.

2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

84 Water Street

12/08/2024

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

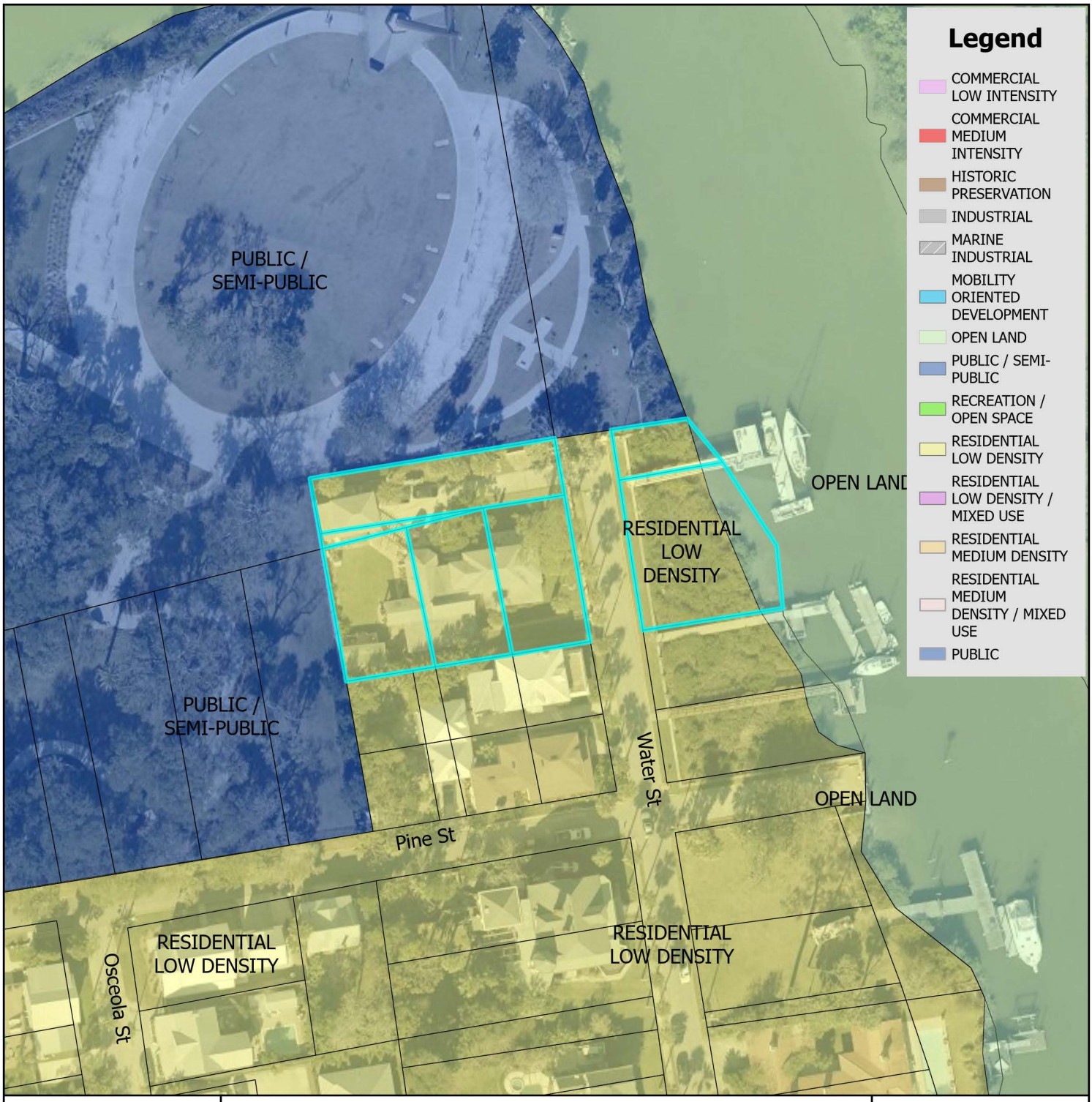
2025

N

0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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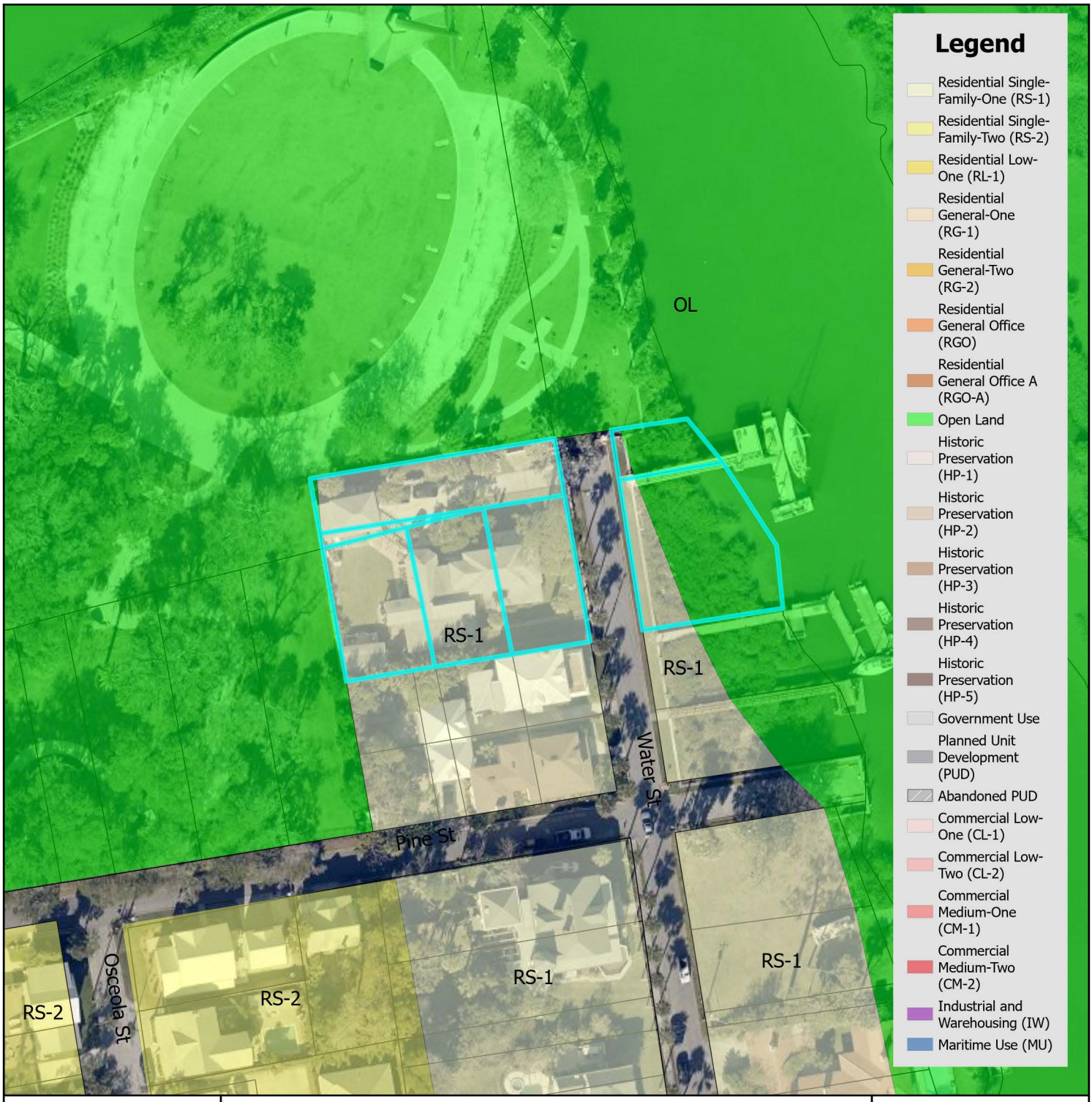
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Zoning Map

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

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

2025

N

0 0.17 0.35 Miles

Feet
0 1,250 2,500

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786
   Business (*if applicable*): CARTER ENVIRONMENTAL SERVICES
   Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: RYAN@CARTERENV.COM
2. NAME OF PROPERTY OWNER: MARY SOHA Contact Number: 904-808-7220
   Business *(if applicable)*:
   Address: 84 WATER STREET City: ST. AUGUSINTE State: FL Zip: 32084
   E-Mail Address: diocese@dosafl.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 4,5,6 Block: S
   Subdivision: ABBOTT TRACK Parcel Number: 195900000
4. PROJECT STREET ADDRESS: 84 WATER STREET
5. SPECIFIC PROPOSED USE: SINGLE FAMILY DOCK
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: APPROVAL FOR A DOCK MODIFICATION
8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED APPLICATION SUPPLEMENT NARRATIVE AND GRAPHICS

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.

R. A. Carter 9-26-25

Signature of Applicant Date

Mary E. Sohn 10-1-25

Signature of Property Owner Date

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

RYAN CARTER

Print name of applicant

Signature of applicant

9-26-25

Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF MARY SOHA, 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: Mary E. Soha
Signature of Owner

MARY SOHA
Print Name of Owner

_____
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 1st day of October, 2025

By Mary Elizabeth Soha

Identification verified: S000-585-58-642-0

Oath sworn: _____ Yes ✓ No —

Notary Signature: [signature]

My Commission expires: November 02, 2026

JONATHAN ADEL SMITH
Commission # HH 328560
Expires November 2, 2026

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

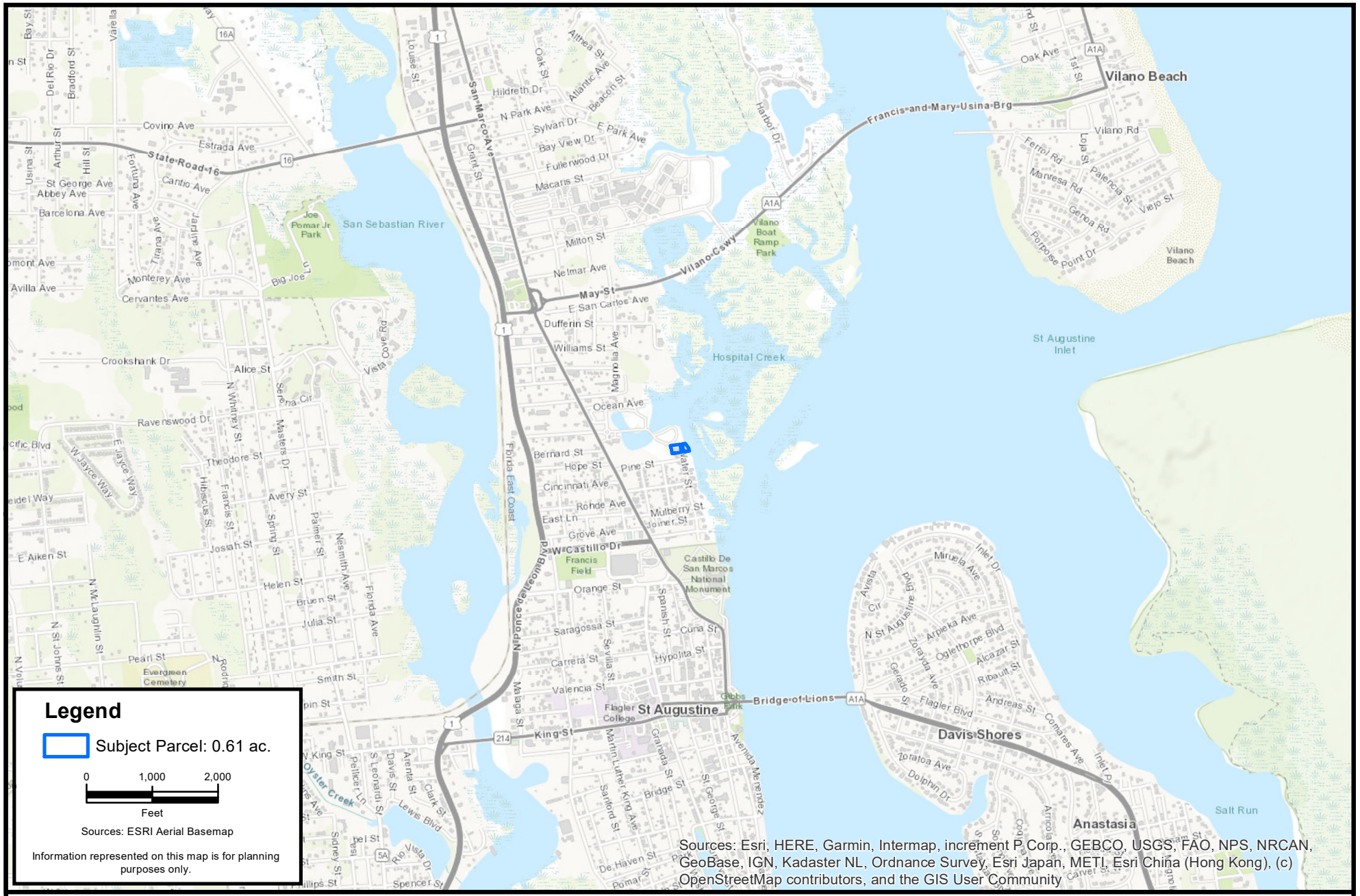
84 WATER STREET

Project Address: _____

Applicant's Name: RYAN CARTER Applicant's Signature: R. A. Carter

MARY SOHA

Owner's Name: _____ Owner's Signature: Mary Ellen Soha



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Current Aerial **Soha 84 Water St**		
	Project: 5.25576	St. Augustine, FL	Date: Sep 26 2025
			Figure: 1

F:\CES Projects\Project Files\Active\Projects\Project Files\2025\5.25576 Soha 84 Water St\GIS\MXD\01_location.mxd

F:\CES Projects\Project Files\Active\Projects\Project Files\2025\5.25576 Soha 84 Water St\GIS\MXD\02_aerial.mxd

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

Current Aerial

Soha 84 Water St

Project:	5.25576	St. Augustine, FL	Date: Sep 26 2025	Figure:	2

F:\CES Projects\Project Files\Active\Projects\Project Files\2025\5.25576 Soha 84 Water St\GIS\MXD\03a_alignment_dims.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Proposed Alignment & Dimensions

Soha 84 Water St

Project:	5.25576	St. Augustine, FL	Date: Sep 30 2025	Figure:	3a

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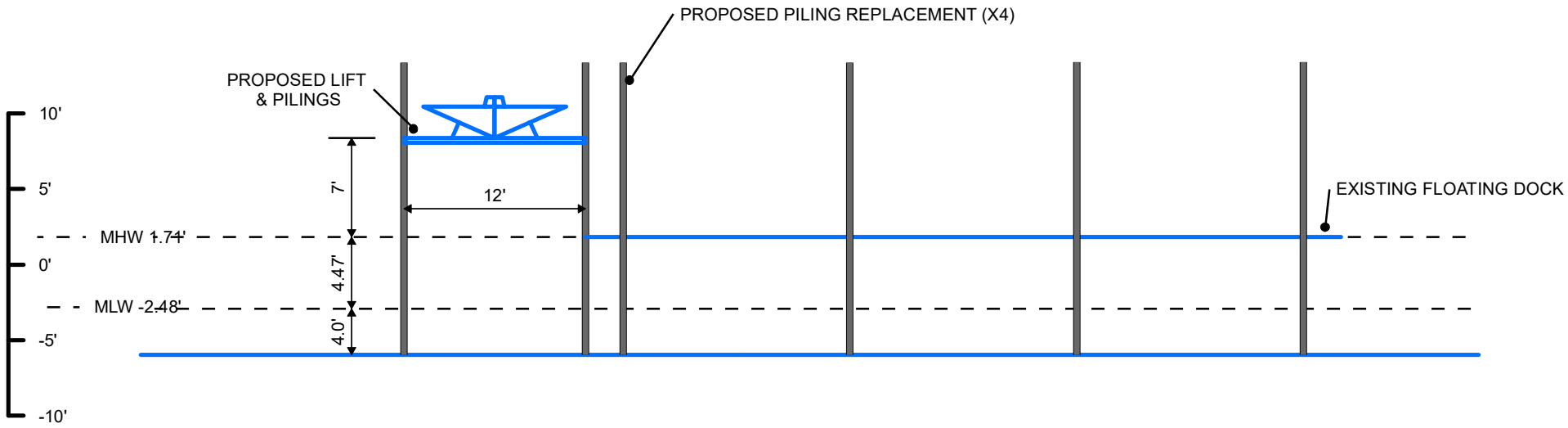
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Alignment & Dimensions

Soha 84 Water St

Project:	5.25576	St. Augustine, FL	Date: Sep 30 2025	Figure:	3b



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CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Profile View

Soha 84 Water St

Project:	5.25576	St. Augustine, FL	Date: Sep 26 2025	Figure:	4

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

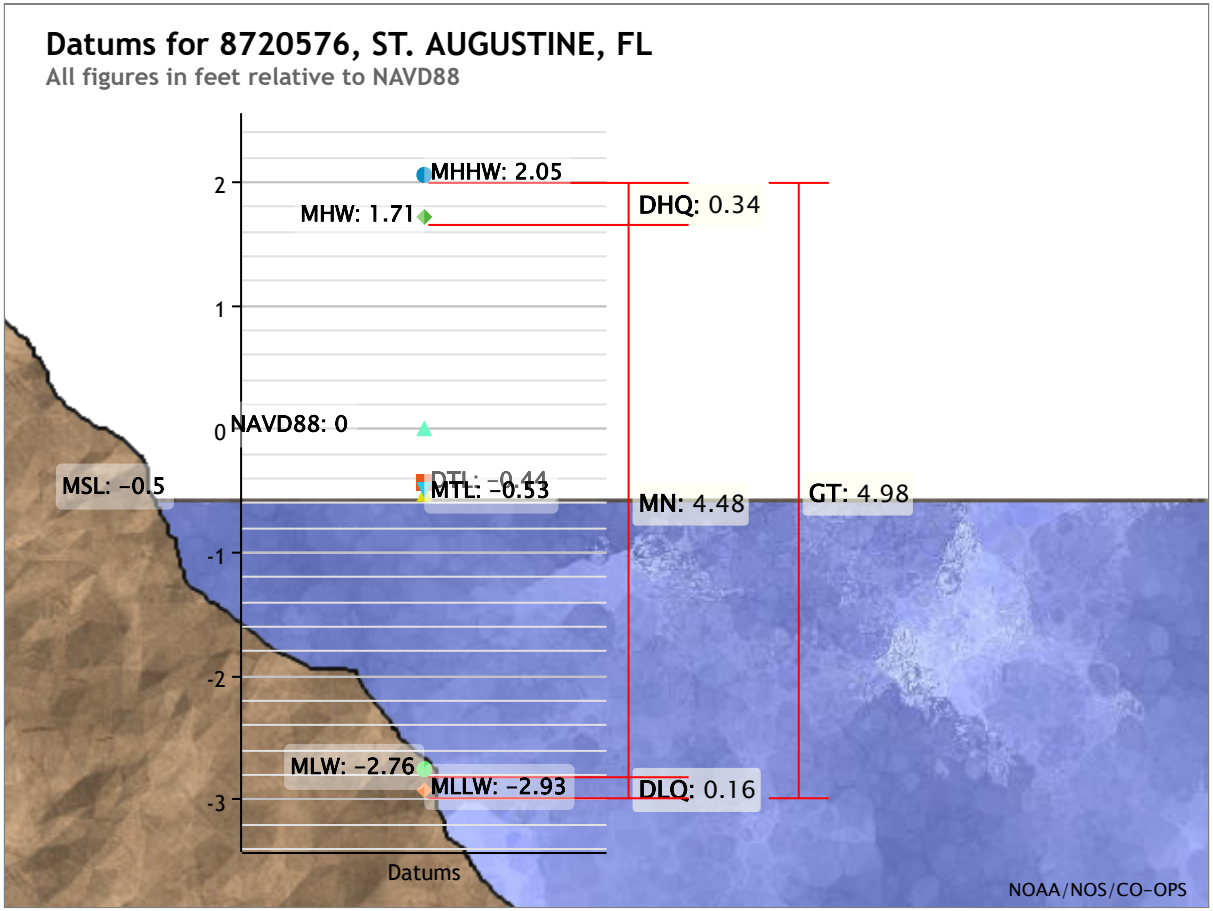
Elevations on NAVD88

Station: 8720576, ST. AUGUSTINE, FL
Status: Accepted (May 22 2012)
Units: Feet
Control Station: 8720220 Mayport (Ferry Depot), FL
T.M.: 75
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

Datum	Value	Description
MHHW (/datum_options.html#MHHW)	2.05	Mean Higher-High Water
MHW (/datum_options.html#MHW)	1.71	Mean High Water
MTL (/datum_options.html#MTL)	-0.53	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.50	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.44	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-2.76	Mean Low Water

Datum	Value	Description
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range of Tide
DHQ (/datum_options.html#DHQ)	0.34	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.16	Mean Diurnal Low Water Inequality
HWI (/datum_options.html#HWI)	1.03	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	7.28	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	4.13	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	11/03/1978 15:18	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-5.58	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	04/05/1977 19:06	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods
01/01/1977 - 12/31/1978



Showing datums for

8720576 ST. AUGUSTINE, FL

Datum

NAVD88

Data Units ◉ Feet ○ Meters

Epoch ◉ Present (1983-2001) ○ Superseded (1960-1978)

Submit

Show nearby stations

Products available at 8720576 ST. AUGUSTINE, FL

TIDES/WATER LEVELS

Water Levels

NOAA Tide Predictions (/noaatidepredictions.html?id=8720576)

Harmonic Constituents

Sea Level Trends

Datums (/datums.html?id=8720576)

Bench Mark Sheets (/benchmarks.html?id=8720576)

Extreme Water Levels (/est/est_station.shtml?stnid=8720576)

Reports (/reports.html?id=8720576)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

Station Home Page (/stationhome.html?id=8720576)

Data Inventory (/inventory.html?id=8720576)

Measurement Specifications (/measure.html)

Website Owner: Center for Operational Oceanographic Products and Services

National Oceanic and Atmospheric Administration (http://www.noaa.gov)
National Ocean Service (http://oceanservice.noaa.gov)
Privacy Policy (/privacy.html)
Disclaimer (/disclaimers.html)
Take Our Survey (/survey.html)
Freedom of Information Act (https://www.noaa.gov/foia-freedom-of-information-act)
Contact Us (/contact.html)

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1959000000
Location	84 WATER ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY N90FT OF LOTS 4 5 & 6 BLK P & S25 OF E 150FT OF LOT 2 BLK S & RIP RIGHTS LYING E TO MATANZAS BAY OR3451/917 & 5164/1287 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.610
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Soha Mary E 100% Soha Family Revocable Trust U/A/D:04/24/15 0% Soha Walter M Jr Trustee 0% Soha Mary E Trustee 0%
Mailing Address	84 WATER ST SAINT AUGUSTINE, FL 32084-2882

Exemption Information

Exemption Type	Status	Amount
Homestead Band		$25,722
Homestead		$25,000
Veteran		$5,000
Veteran - Surviving Spouse	Future Year Exemption	$0
Widow/Widower	Future Year Exemption	$0

Map

Valuation Information

Assessed Year	2025
Building Value	$863,785.00
Extra Features Value	$52,649.00
Total Land Value	$1,175,110.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$2,091,544.00**
Total Deferred	$1,173,959.00
Assessed Value	**$917,585.00**
Total Exemptions	$55,722.00
Taxable Value	**$861,863.00**

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	$810,617	$54,961	$1,175,110	$0
2023	$820,502	$56,894	$881,395	$0
2022	$622,306	$58,569	$786,912	$0
2021	$463,077	$60,853	$631,506	$0
2020	$468,795	$52,128	$631,506	$0
2019	$421,558	$42,701	$631,506	$0
2018	$426,637	$43,907	$631,506	$0
2017	$421,680	$44,641	$505,688	$0
2016	$354,494	$39,243	$505,688	$0
2015	$300,333	$40,819	$505,688	$0
2014	$258,309	$42,396	$505,688	$0

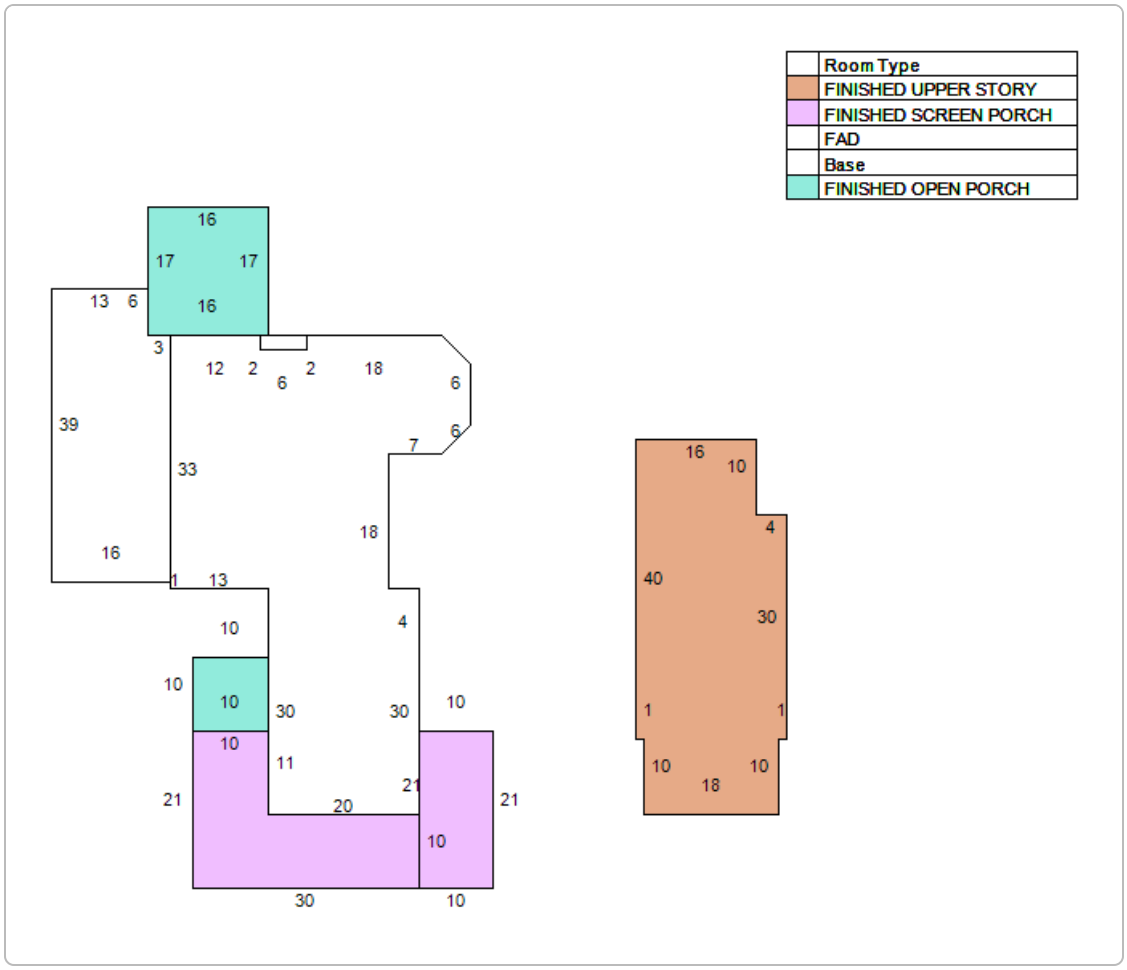
Building Information

Building	1	**Roof Cover**	Composite Shingle, Roll Composite
Building Value	$863,785	**Roof Structure**	Gable Hip, Flat
Year Built	1920	**Interior Flooring**	Pine Wood, Carpet
Actual Area	4284	**Interior Wall**	Drywall
Conditioned Area	3292	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	4
Exterior Wall	Stucco, Wood	**Baths**	2.5

Description	Square Footage
FINISHED OPEN PORCH	272
BASE AREA	1734
ADDITION	606
ADDITION	12
FINISHED SCREEN PORCH	410
FINISHED OPEN PORCH	100
FINISHED SCREEN PORCH	210

Description	Square Footage
FINISHED UPPER STORY	940
Total SqFt	4284

Sketch Information



Extra Feature Information

Code Description	Status	Value
Shop (Mix)		1228
Boat Dock - Average (Mix)		14669
Pavilion - Good (Mix)		167
Bulkhead - Average (Mix)		2024
Garage Apartment (Mix)		31500
Masonry Wall (Mix)		3061

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	122	147	122	EF	$1,174,860
Marshes & Tidal Lands	92	75	1	UT	$250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/28/2021	1/27/2021	$100.00	WARRANTY DEED	5164	1287	U	I	SOHA WALTER M JR,MARY E	SOHA WALTER M JR,MARY E
7/6/2011	7/1/2011	$800,000.00	TRUSTEES DEED	3451	917	Q	I	GEHMAN RICHARD HART AS TRUSTEE OF GEHMAN HOUSE TRU	SOHA WALTER M JR,MARY E
	12/26/2001	$100.00	LIFE ESTATE	1694	435	U	I	WEISSINGER MARY E & GEHMAN HENRY M & RICHARD	WEISSINGER MARY ELIZABETH ***
12/26/2001	12/21/2001	$0.00	OTHER INSTRUMENT	1694	427	U	I	WEISSINGER MARY E ETAL	WEISSINGER MARY ELIZABETH ***
	8/18/1997	$0.00	ORDER DET HX REAL P	1259	1420	U	I	EST OF MARY E GEHMAN (L/E H NEVIN GEHMAN***)	WEISINGER MARY ELIZ,GEHMAN HENRY M,RICHARD H
	7/1/1986	$0.00		712	193	U	I		GEHMAN MARY E H

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

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: 9/25/2025, 11:58:23 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Supplemental Information

CARTER ENVIRONMENTAL SERVICES

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

Narrative for Dock Modification Application – 84 Water Street, St. Augustine, FL
Applicant: Ryan Carter, Carter Environmental Services
Owner: Mary Soha
Project Address: 84 Water Street
Parcel ID: 1959000000
The applicant is requesting approval from the City of St. Augustine Planning and Zoning Board for a dock modification at 84 Water Street, located within the Abbott Tract and the Matanzas River waterfront conservation zone. The purpose of this request is to install a new low-profile boat lift on the existing single-family dock.
The proposed lift will be a low-visibility or "no-profile" style boat lift, which is designed to minimize the visual and structural footprint of the installation. The lift will not exceed the City's established 12,000-pound weight limit for boat lifts in the conservation zone and will remain within the authorized footprint of the dock structure. As depicted in the attached plans, the lift platform and associated pilings will be installed in a manner that aligns with the existing dock and complies with applicable shoreline setback and waterway clearance requirements.
In addition to the lift installation, four existing pilings will be replaced to support the modification and ensure structural integrity and safe vessel mooring.
The applicant has made every effort to ensure the proposed modification is consistent with the City's goals for waterfront conservation, visual aesthetics, and responsible shoreline development. The lift will serve the needs of the property owner without creating additional shading, waterway obstruction, or adverse environmental impacts.
We respectfully request that the Planning and Zoning Board approve this dock modification application.

Sincerely,
Michael Carpenter

Michael Carpenter
Project Scientist
mcarpenter@carterenv.com
904-540-1786

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
November 4, 2025	9.d.	PZB2025-0085
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	Madeira at St. Augustine Phase 3 subdivision	073430-0000 [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owners:	Ponce Associates LLC & Toll Southeast LP Company Inc.
Property Class: **(St. Johns County Property Appraiser)**	9900 – Acreage Not Zoned Agricultural
Future Land Use Designation:	Residential Medium Density/Mixed Use
Zoning Designation:	Planned Unit Development: PUD (Ordinance No. 2001-12 & Ordinance No. 2015-34)
Acreage:	31.77
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This application is a request to remove significant trees and tree canopy within Conservation Overlay Zones 2 and 3 as part of the proposed development of the Madeira at St. Augustine Phase 3 subdivision.

Ordinance No. 2015-34, an ordinance modifying Ordinance 2001-12, the Ponce de Leon Resort and Convention Center PUD, creating the Madeira Planned Unit Development (PUD), includes Exhibit "A" which is a list of modifications that were agreed to by the developer. Relevant modifications are included below.

19. The side setbacks on lots over 85 feet wide will be increased from 7.5 to 10 feet with flexibility to allow the setback to be reduced to 5 feet in order to save existing trees provided adjacent lot setback is increased to 15 feet to maintain a 20-foot combined setback.
20. Every lot will have a minimum of one tree for every ten feet of road frontage.
30. Development covenants shall require 'stem wall construction" for all construction in forested areas consisting of hardwoods within the northeast corner of the property and the lots adjacent to Robinson Creek.
32. Lots will not be cleared as part of the development of infrastructure. Lots will be cleared by residential builders in compliance with the City's tree ordinance.
38. Expand the 25-foot buffer along the ICW marsh where there is sufficient depth on a lot to allow for increasing the buffer without compromising the ability to place a home on the lot which meets prescribed set back requirements while maximizing tree preservation. In any event the overall average of the entire length of the ICW buffer shall not be less than 35 feet.
39. Language will be inserted into the Covenants and Restrictions to be recorded for the project, which will protect this buffer and prohibit its disturbance or elimination

The Planning and Zoning Board (PZB) is tasked with reviewing this application and its requests for tree removal and ensure that it complies with the City of St. Augustine's ordinances related to trees and landscaping.

Consistency with the City of St. Augustine Comprehensive Plan 2040

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 8.1.5 Continue to value the existing tree canopy and promote healthy urban forestry practices.	The Board is tasked with the evaluation of this request and its compliance with the city's policy to continue valuing the existing tree canopy.
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	

Policy 1.5.4 Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.	Documented in this staff report is the evidence as to why this request **is inconsistent** with the city's policy to prevent soil erosion.
Objective 2.6 The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.	The Board is authorized, by city ordinances, to impose limitations on the nature and manner of construction to ensure that this proposal is consistent with the city's objectives to improve air quality, community health, quality of life, aesthetics, and energy conservation by preserving the urban forest.
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. 11-27** of the City's Code,

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh to Maximum dbh
Fraxinus spp.	ash	18
Betula nigra	birch, river	24
Punus serotina	black cherry	18
Nyssa sylvatica	blackgum, black tupelo	18
Catalpa binoniodes	catalpa	18
Prunus caroliniana	cherry laurel	10
Lagerstroemia indica	crape myrtle - single trunk	10
Taxodium distichum	cypress, bald (pond cypress)	10

Ulmus parvifolia	elm, drake	10
Ulmus alata	elm, winged	10
Ulmus Americana	elm, American	18
Chionanthus virginicus	fringetree	10
Carya tomentosa	hickory, mockernut	18
Carya glabra	hickory, pignut	18
Ilex opaca	holly, American	10
Ilex cassine	holly, dahoon	10
Ilex x attenuate	holly, "East Palatka"	10
Gordonia lasianthus	loblolly bay	10
Magnolia grandiflora	magnolia, southern	18
Magnolia grandiflora var	magnolia, southern v. "Little Gem"	10
Magnolia virginiana	magnolia, sweetbay	10
Acer rubum and Acer spp.	maple, red or other maples	18
Quercus hemisphaerica	oak, laurel	15 to 36
Quercus laurifolia	oak, laurel (swamp)	15 to 36
Quercus virginiana	oak, live (southern live oak)	18
Quercus nuttallii	oak, nuttall	18
Quercus spp.	oak, other unlisted species	18
Quercus stellata	oak, post	18
Quercus falcata	oak, red (southern red oak)	18
Quercus geminate	oak, sand live	10
Quercus shumardii	oak, shumard	18
Quercus laevis	oak, turkey	18
Quercus nigra	oak, water	15 to 36
Quercus phellos	oak, willow	18
Carya illinoensis	pecan	18
Pinus palustris	pine, longleaf (excluding silviculture uses)	15
Cercis canadensis	red bud	10
Juniperus virginiana	red cedar, eastern	8
Juniperus silicicola	red cedar, southern	8
Liquidambar styraciflua	sweetgum	18
Platanus occidentalis	sycamore	18
Liriodendron tulipifera	tulip-poplar, tuliptree	18
Juglans nigra	walnut, black	18
Celtis laevigata	hackberry (sugarberry)	15 to 36

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

Based on **Sec. 11-28(d)** of the City's Code, removal of a significant tree shall be approved by the PZB. All significant trees removed shall be replaced in accordance with the requirements of chapter 25. [LINK TO CODE SECTION]

Based on **Sec. 11-29(c)** of the City's Code, applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific conditions.
(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
(3) Natural and proposed drainage patterns.
(4) Effect of point and nonpoint discharge in the marine environment.
(5) Proposed soil stabilization and erosion control methods.
(6) Impact on floodplain.
(7) Impact of development on vegetative and animal communities.
(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
(9) Effect of shade on vegetation and shellfish.
(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
(11) Impact of development on shoreline by linear feet and percent of site.
(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
(15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
[LINK TO CODE SECTION]

In addition, based on **Sec. 11-29(d)** of the City's Code, permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. The PZB is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

The city PZB shall consider and base all decisions on the following considerations. Staff analysis is in **BOLD** text. [LINK TO CODE SECTION]

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
   - **Condition of trees with respect to disease, insect attack, and danger of falling is unknown as an arborist report has not been provided by the applicant.**
   - **Conditions of the trees with respect to proximity to proposed structures is difficult for staff to determine as the applicant has chosen to overlay a singular (1) conceptual clearing, house, and pool plan on the individual lots. In the future each specific building plan for permitting will need to be reviewed against what was submitted and approved as part of this PZB application.**

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
   - **The reality of this application is that trees will need to be removed in order to construct proposed improvements in order to allow reasonable economic use of the property. The PZB is tasked with determining which trees are actually necessary to be removed.**

c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
   - **Staff is unable to determine the impacts that the removal of requested trees to be removed will have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters, and the Madeira at St. Augustine's master drainage plan.**
   - **Staff would need items such as a response from the applicant addressing this consideration or a landscape plan demonstrating compliance with the master drainage plan in order to evaluate the impacts of this request.**

d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
   - **The significant loss of shade provided by significant tree removal or reduced tree canopy may result in increased cooling costs for homeowners, most notably during summer, which may negatively impact property values.**
   - **The reduced air quality and increased noise pollution associated with large scale tree removal may negatively impact property values.**

e. Whether the tree has been designated a significant tree.
   - **It is difficult to determine the exact number of significant trees out of the nine hundred and ninety-one (991) trees proposed to be removed.**

f. Impact upon the urban and natural environment, including:
   1. Ground and surface water stabilization.
   2. Water quality and aquifer recharge.
   3. Ecological impacts.
   4. Noise pollution.
   5. Air movement.
   6. Air quality.
   7. Wildlife habitat.

g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
   - **Based on a review of the Proposed Tree Removal application graphics prepared by Carter Environmental Services, Inc. staff finds, with specific instances documented below, that there may be opportunities for the developer to alter or revise the proposed development to accommodate existing trees.**

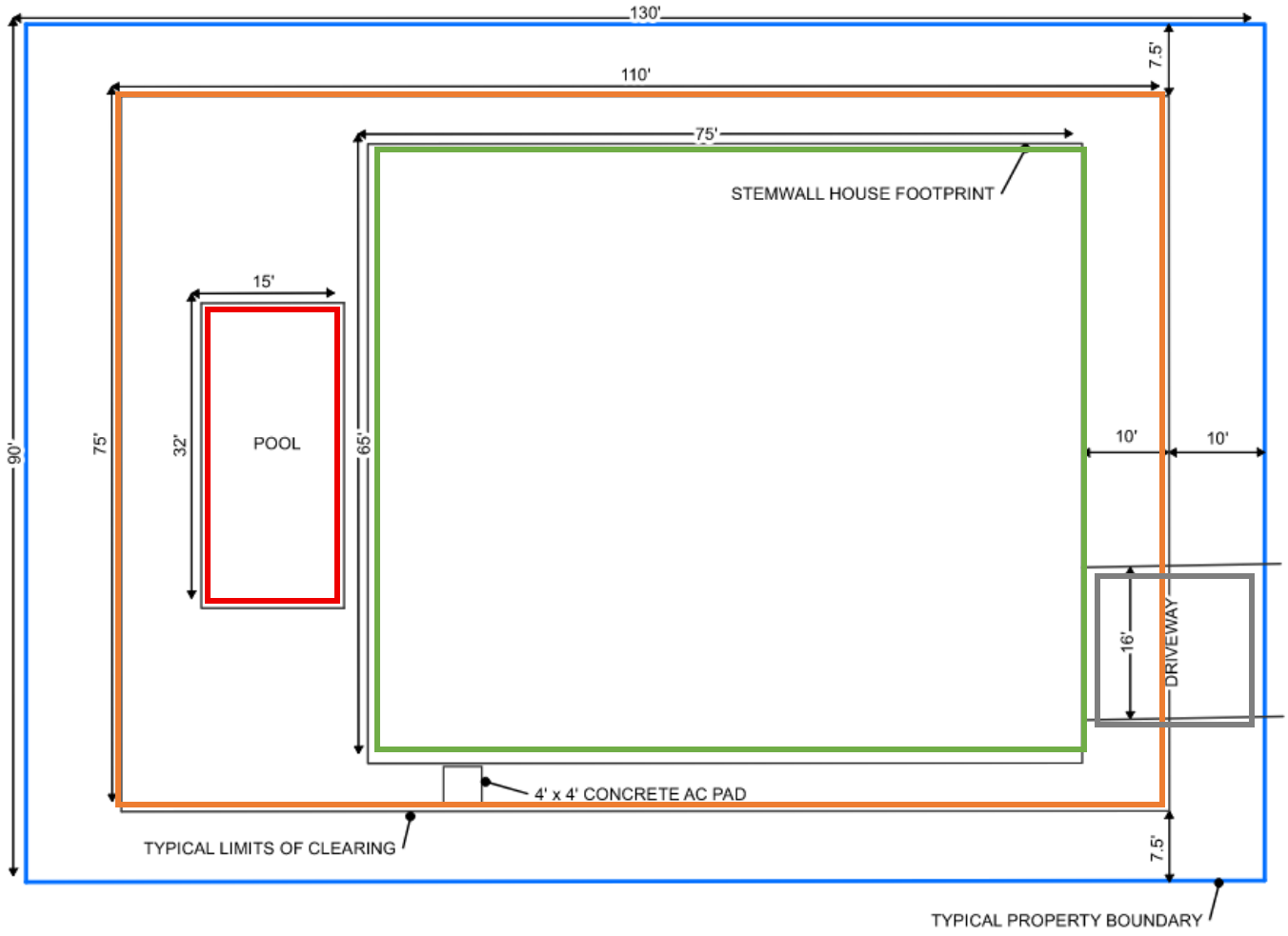


Figure 1. This screenshot is of the Typical Lot Detail provided by the applicant. It appears that the methodology utilized by the applicant is to overlay this concept on the individual lots within the Madeira at St. Augustine Phase 3 subdivision and serve as the basis for their requests for tree removal.

- *The BLUE rectangle represents the 11,700 square foot Typical Property Boundary,*
- *The ORANGE rectangle represents the 8,250 square foot Typical Limits of Clearing,*
- *The GREEN rectangle represents the 4,875 square foot Stemwall House Footprint,*
- *The RED rectangle represents the 480 square foot Pool, and*
- *The BLACK rectangle represents the 320 square foot Driveway.*

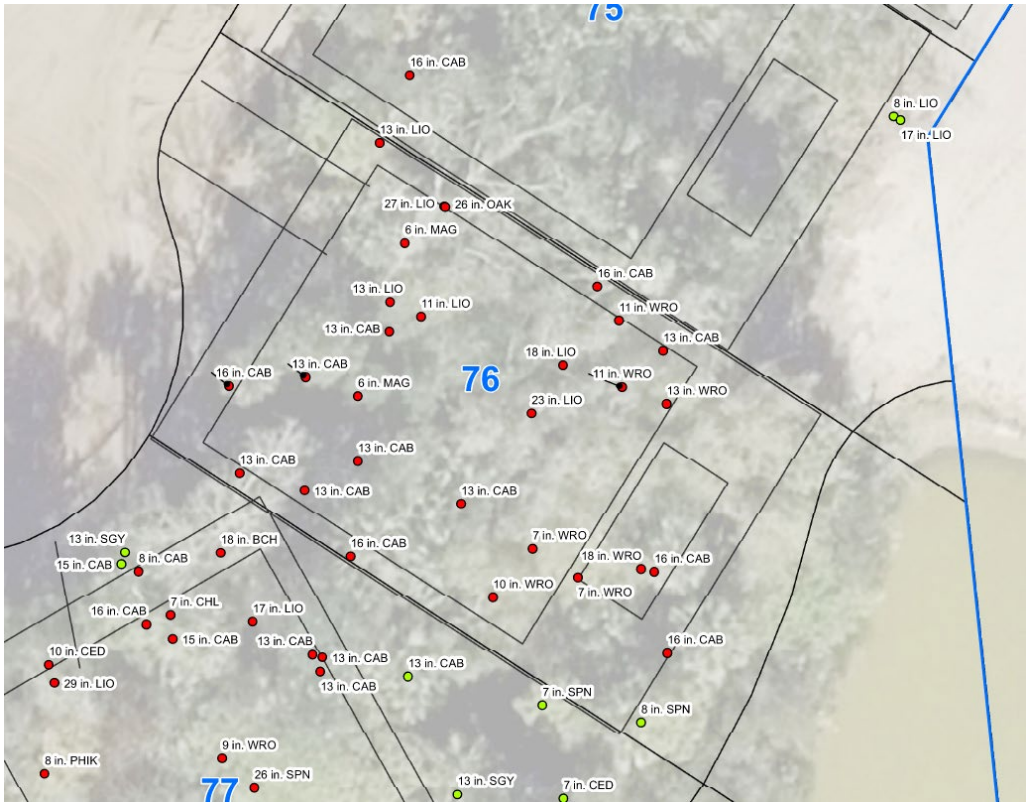


Figure 2. The request made at Lot 76 is for the removal of twenty-eight (28) trees, five (5) of which are significant, with the retention of one (1) 8" Slash Pine (SPN) tree.

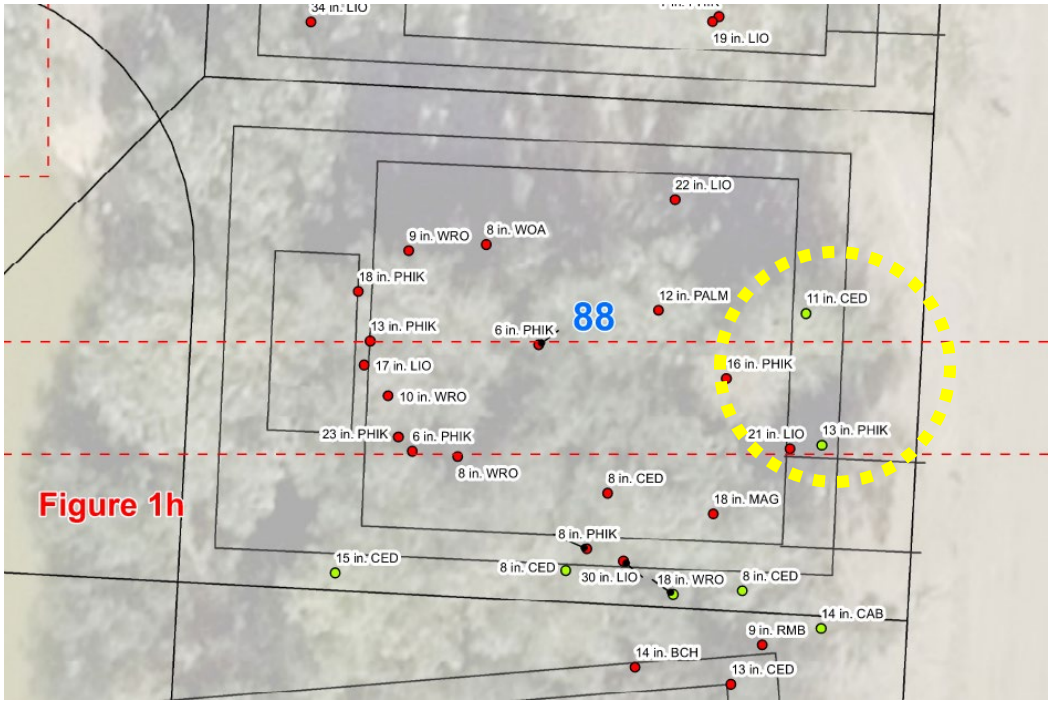


Figure 3. The request made at Lot 88 shows the retention of two (2) trees, circled in yellow, within the Typical Limits of Lot Clearing Rectangle which is not consistent with requests for other lots that are part of this application. This seems to be inconsistent.

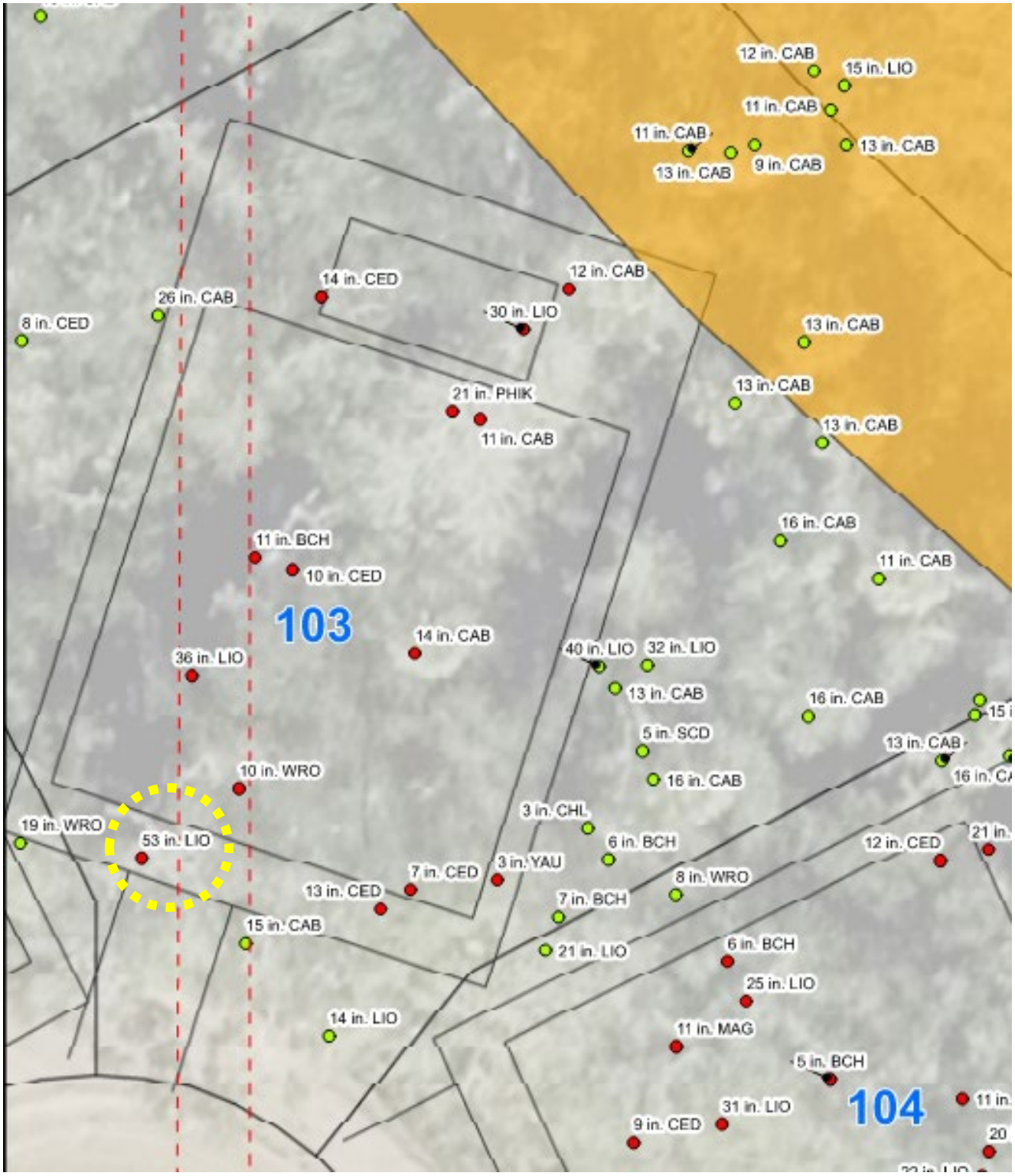


Figure 4. The request made at Lot 103 includes the removal of a 53" Live Oak (LIO) tree, circled in yellow, which appears to have potential to be retained with the reconfiguration of the driveway.

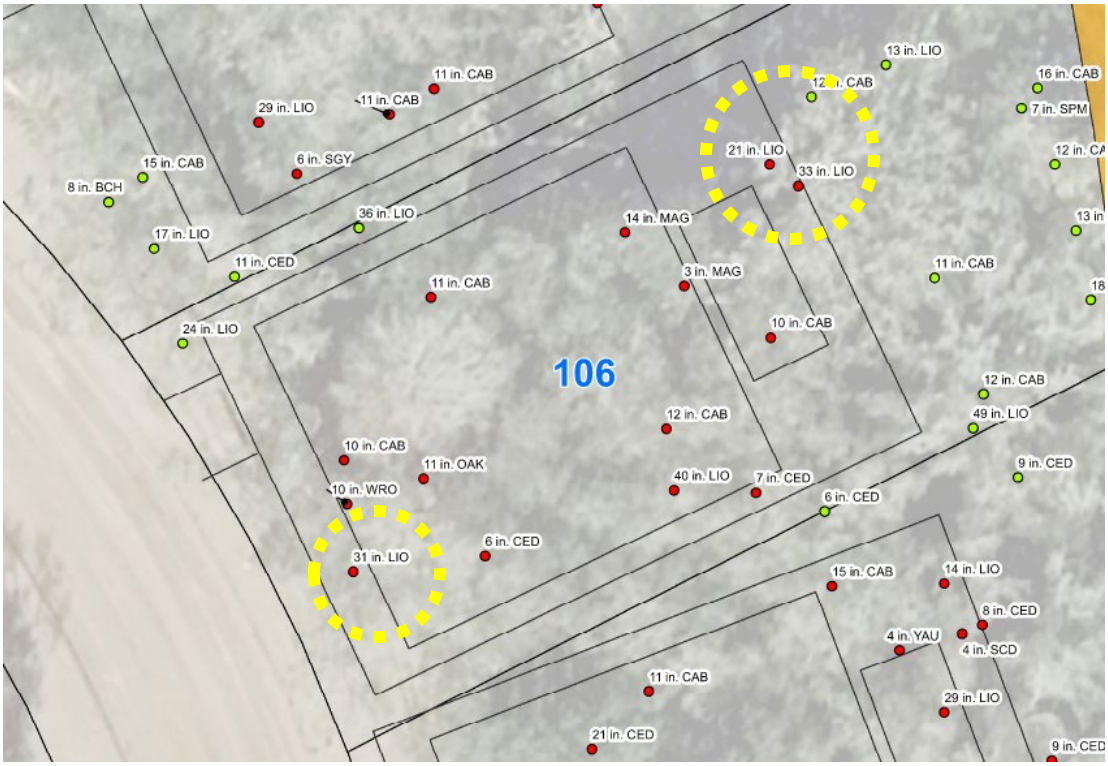


Figure 5. The request made at Lot 106 includes the removal of three (3) significant 31", 21", and 33" Live Oak (LIO) trees, all circled in yellow, which appears to have significant potential to be retained.

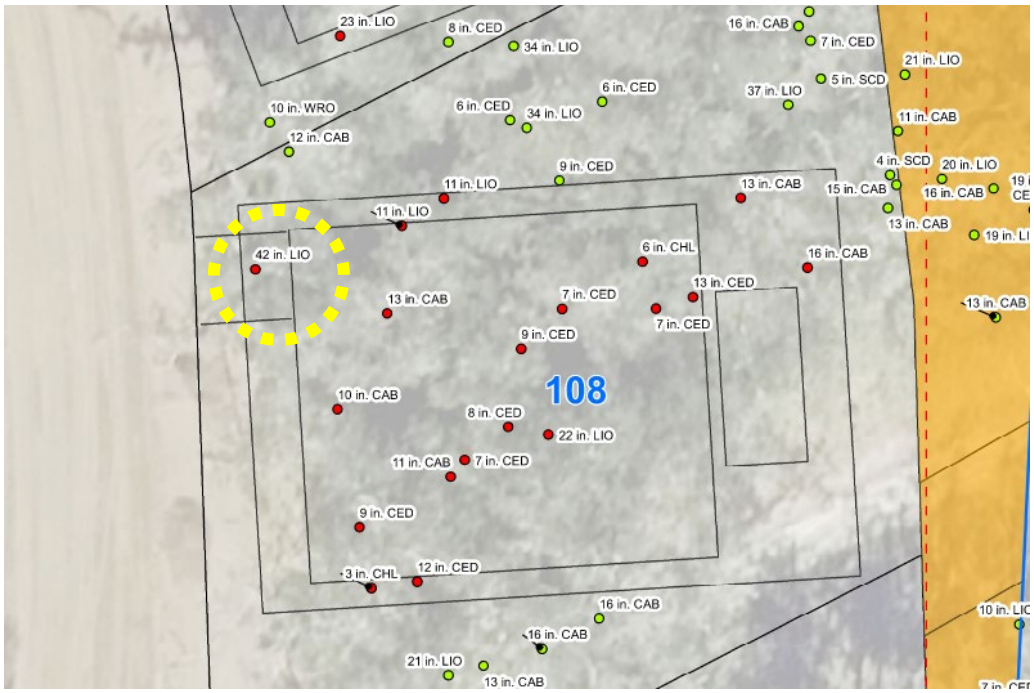


Figure 6. The request made at Lot 108 includes the removal of a 42" Live Oak (LIO) tree, circled in yellow, which appears to have significant potential to be retained with the reconfiguration of the driveway.

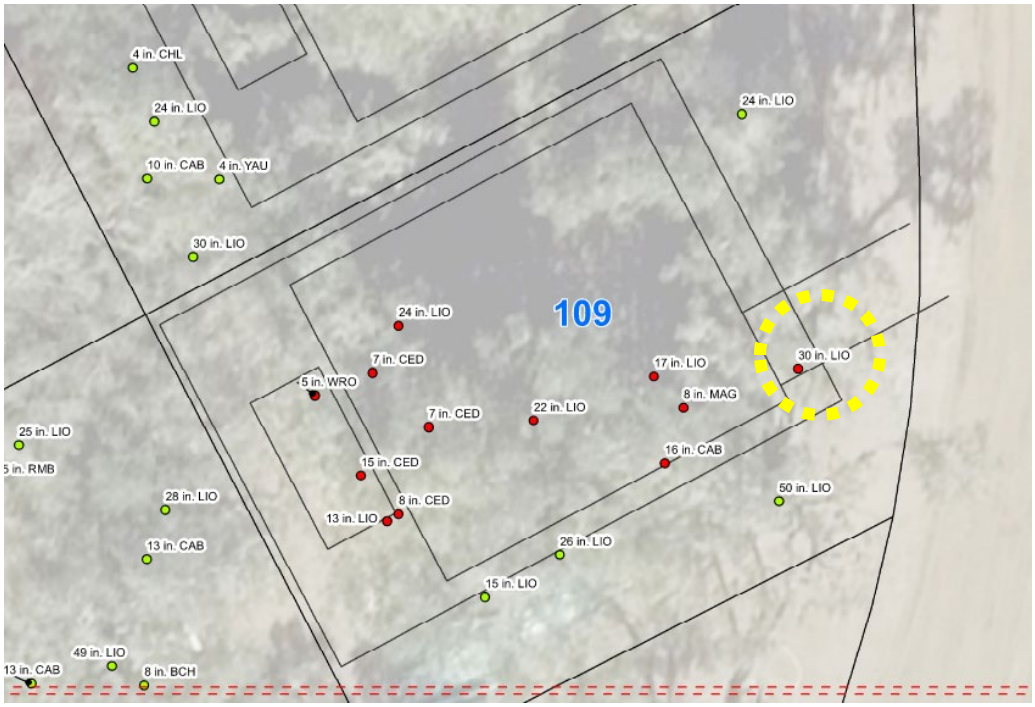


Figure 7. The request made at Lot 109 includes the removal of a 30" Live Oak (LIO) tree, circled in yellow, which appears to have significant potential to be retained with the reconfiguration of the driveway.

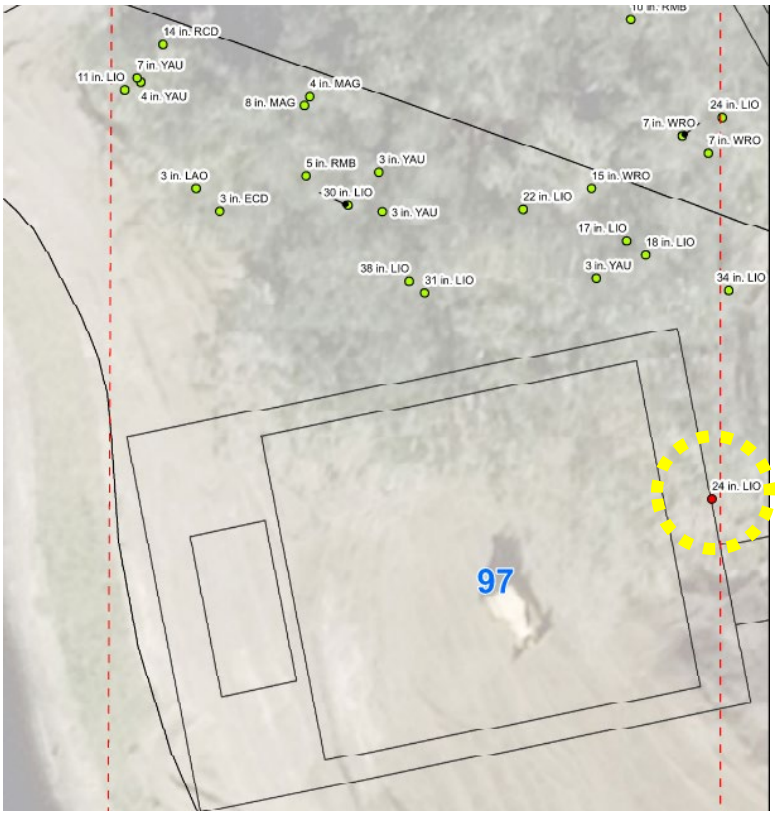


Figure 8. The request made at Lot 97 is for the removal of only one (1) tree, a significant 24" Live Oak (LIO) tree circled in yellow above, which appears to have significant potential to be retained.

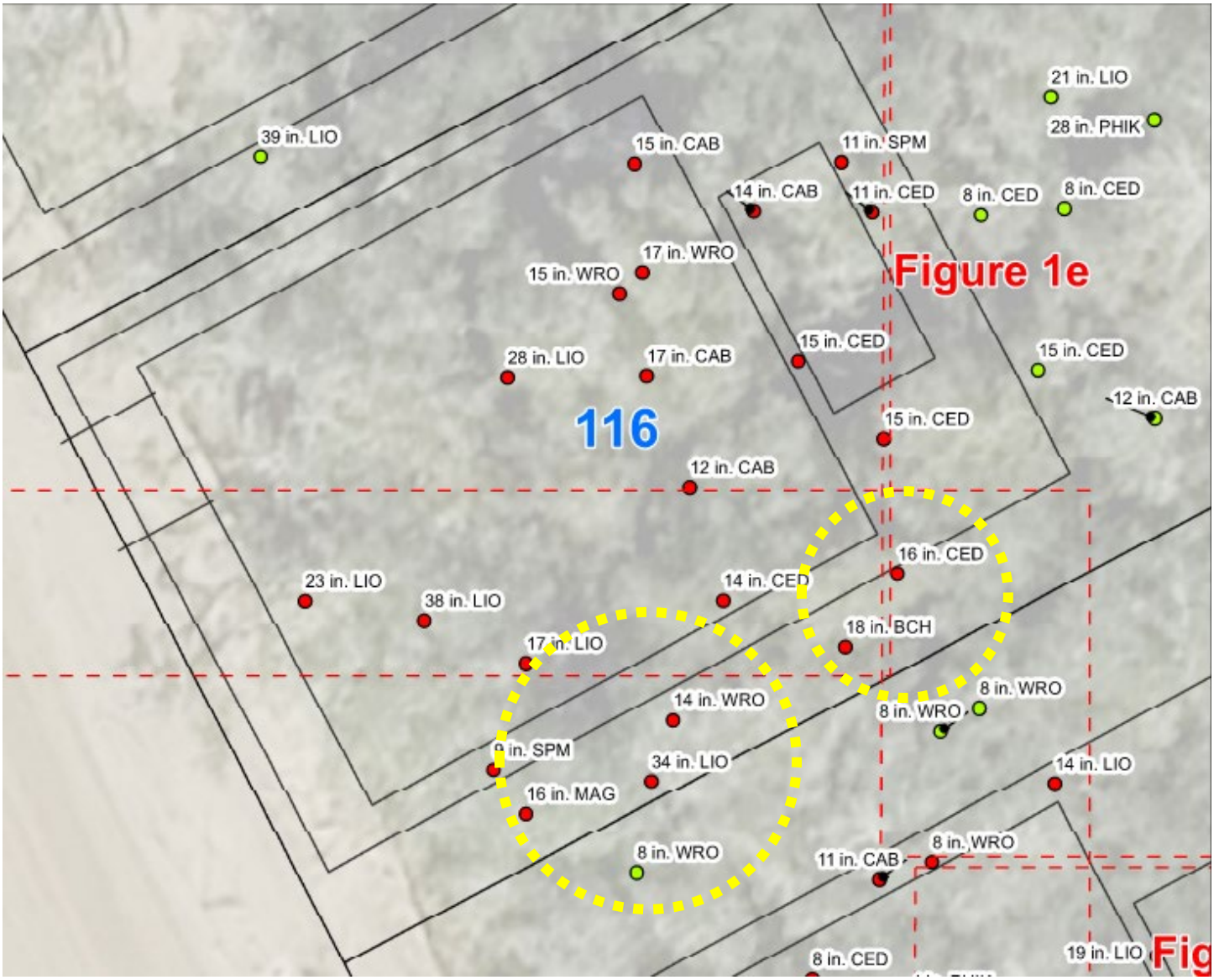


Figure 9. The request made at Lot 116 needs review by the PZB given the lack of evidence provided to justify the removal of several trees. Circled in yellow above are five (5) trees proposed to be removed:

- *One significant 16" Magnolia (MAG) tree,*
- *One significant 34" Live Oak (LIO) tree,*
- *One significant 18" Black Cherry (BCH) tree, and*
- *One significant 16" Cedar (CED) tree.*

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the Board for the proposed development within Conservation Overlay Zones 2 and 3. The specific request for Conservation Overlay Zone development is for the removal of nine hundred ninety-one (991) trees within the recently replatted Madeira at St. Augustine Phase 3 subdivision, PID 073430-0000.

Staff recommend that following a public hearing this application for Conservation Overlay Zone development be **CONTINUED** to allow the applicant time to address and provide the following:

1. Identification of trees between the Tree Credits & Debits table and the Proposed Tree Removal figures with corresponding numbers.
2. Correction of the common name abbreviations for trees.
    a. Currently SGY represents two different significant trees, Sugarberry in the credits table and Sweetgum in the debits table.
3. Documentation of compliance with Ordinance No. 2015-34 Exhibit "A."
4. Calculations of lot coverage for each lot.
    a. Lot 102 was replatted as a 10,131 square foot lot, the proposed 4,875 square foot house footprint showed results in a lot coverage of forty-eight (48) percent.
5. Documentation of the provision of front yards which comply with minimum requirements.
    a. Specific examples include, but are not limited to, Lots 101, 115, 92, and 81 which all appear to have reduced front yards.
6. Rationale behind the decision to include pools in the proposed Typical Lot Detail diagram.
7. Rationale behind not utilizing tree wells for tree retention.
8. Explanation of the differences in the square footage between the house plan provided and the Stemwall House Footprint used.

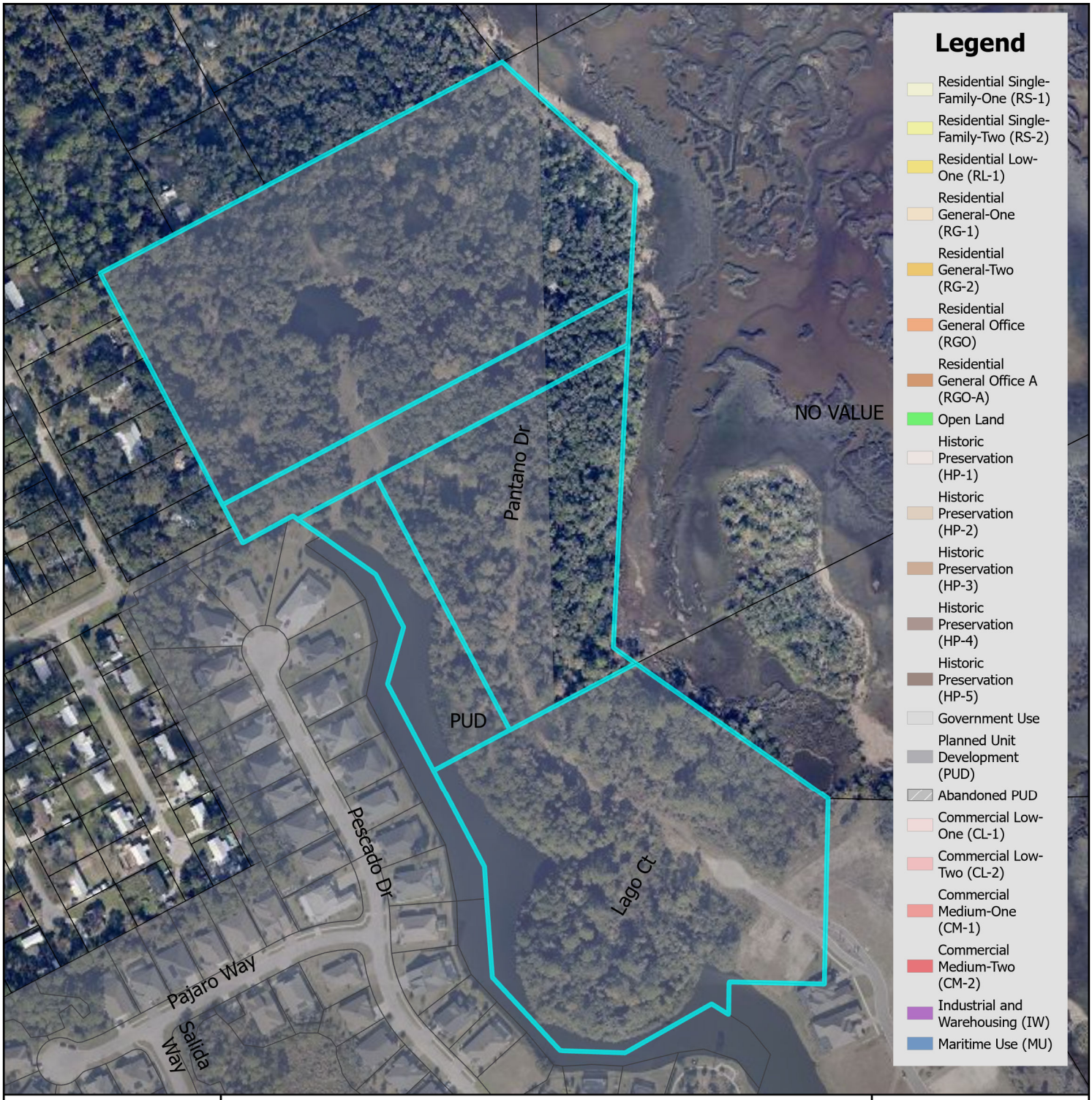
Attachments

1. Site Maps & Photos
2. Application
    a. Application Graphics
    b. Tree Survey Methodology
    c. Tables of Tree Credits & Debits Calculations
    d. Signed & Sealed Tree Survey
    e. Typical House Footprint
    f. Example Architectural Plans
    g. Property Ownership Information
3. St. Johns County Property Appraiser Report
4. Ordinance No. 2015-34

Staff Report prepared by:

Jacob Fredrikson
Planning Manager
Planning and Building Department

Attachment 1:
Site Maps & Photos



Zoning Map

N

0 0.17 0.35 Miles

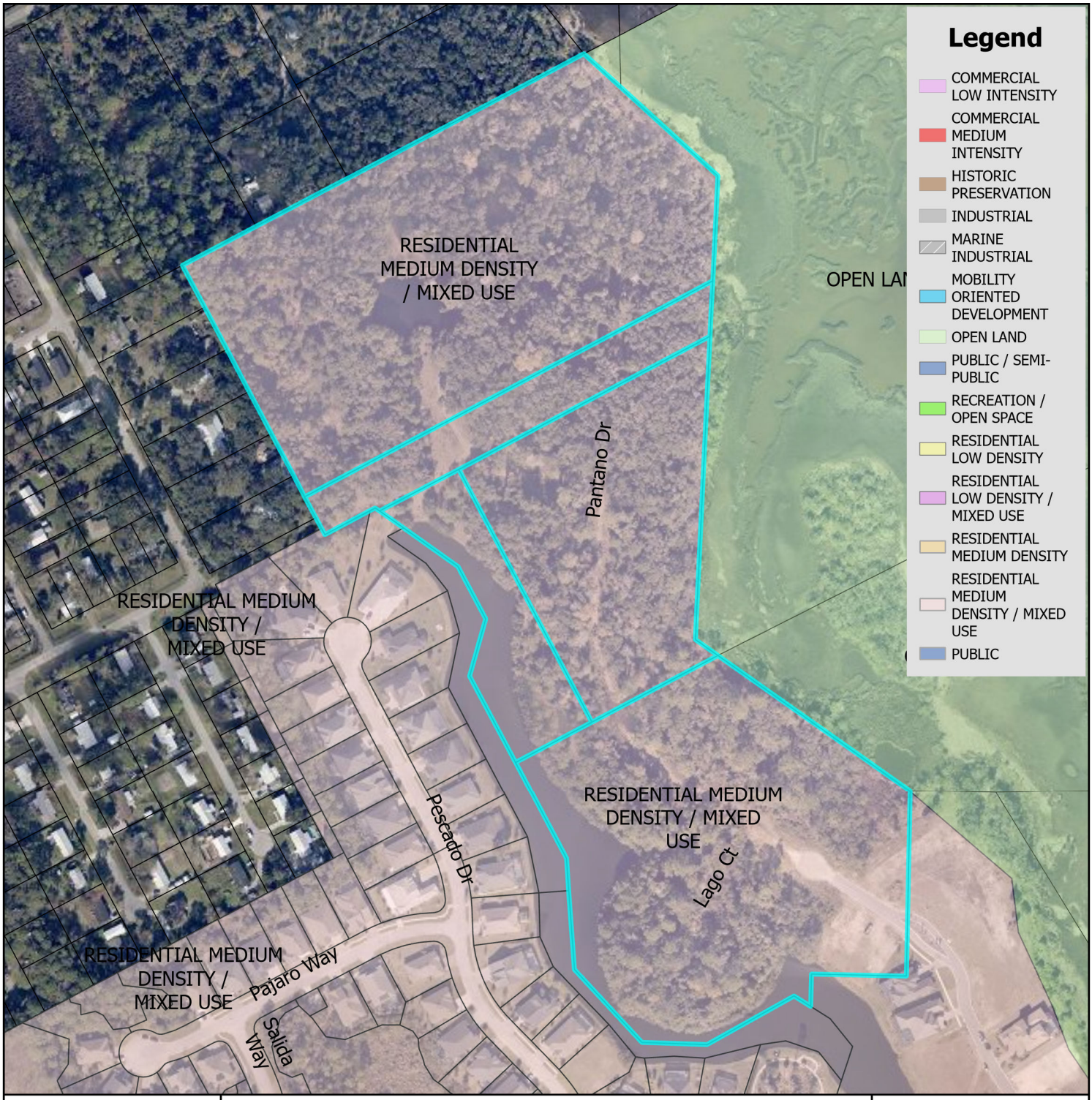
0 1,250 2,500 Feet

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

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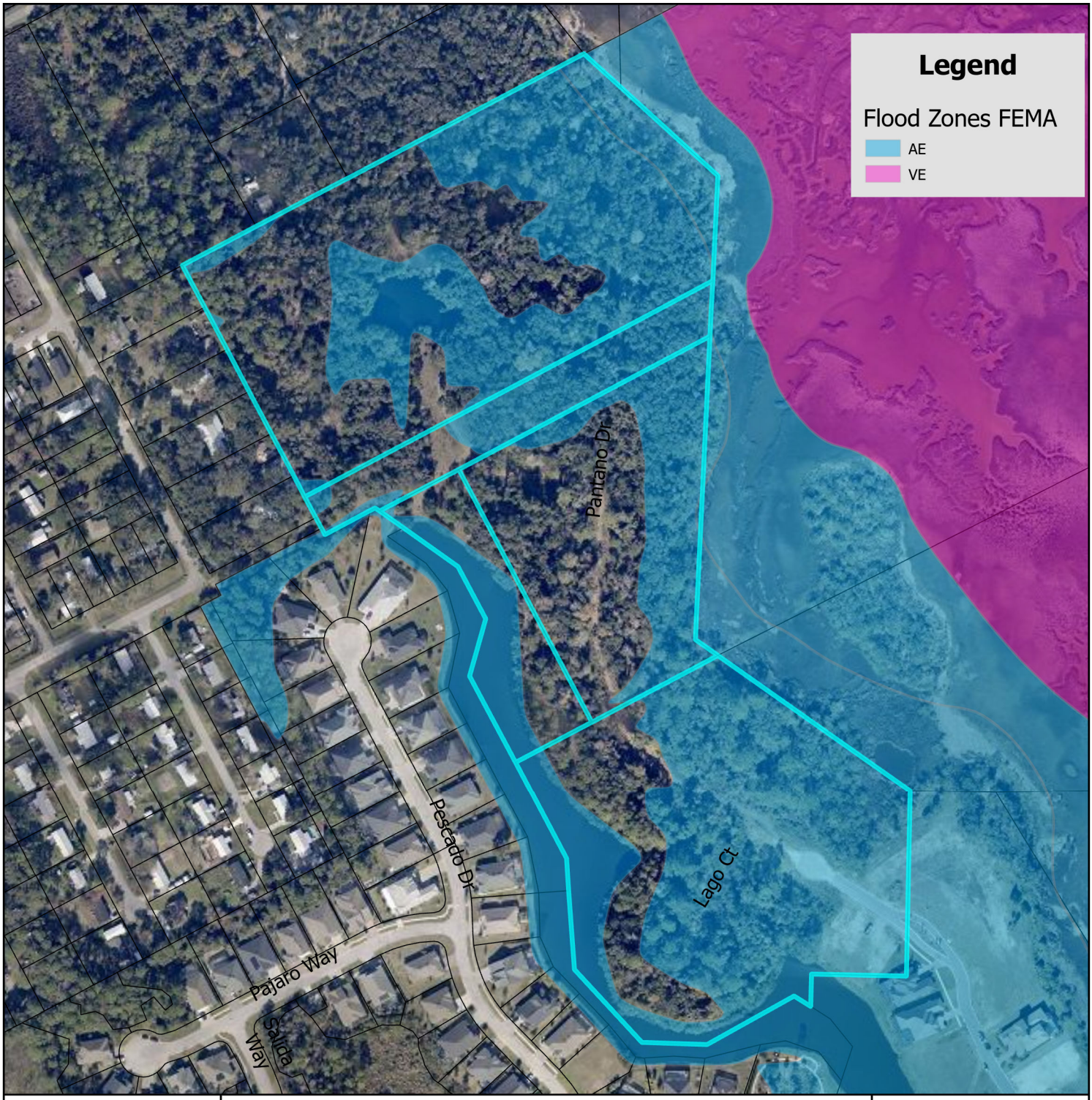
2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Single Family
Mobile Home Parks
County Owned
Vacant Residential
Marshes, Wetlands, Waste Lands
Residential Undeveloped
Vacant Residential Platted Undeveloped
Vacant Residential Common Elements
Mobile Homes
Multi-Family (Less than 10 Units)
Mobile Homes Yearly Tags
State Owned - TIITF
Vacant Residential Platted Undeveloped
Vacant Residential Common Elements
Vacant Residential Platted Undeveloped
Vacant Residential Platted Undeveloped
Vacant Residential Platted Undeveloped

Madeira at St. Augustine Phase 3 subdivision / PID 073430-0000

12/09/2024



FEMA Flood Zone Map

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

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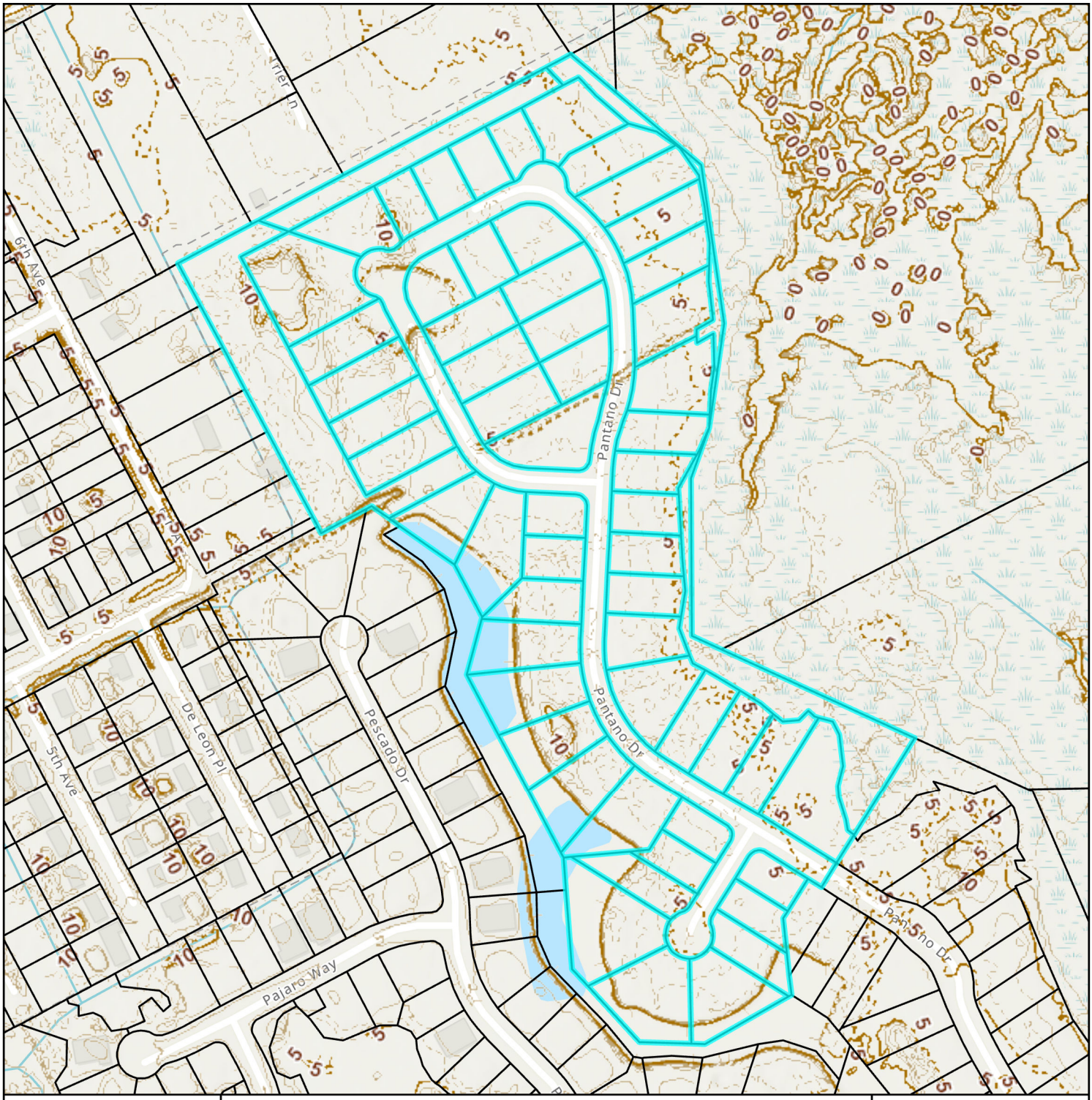
2025

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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2025

N

0 0.03 0.05 Miles

0 170 340 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786
   Business (*if applicable*): CARTER ENVIRONMENTAL SERVICES
   Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: RYAN@CARTERENV.COM
2. NAME OF PROPERTY OWNER: _____ Contact Number: 904-482-1127
   Business *(if applicable)*: PONCE ASSOCIATES LLC
   Address: 1548 THE GREENS WAY SUITE 6 City: JACKSONVILLE BEACH State: FL Zip: 32250
   E-Mail Address: Dmaier@arendale.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 74 through 129 Block: _____
   Subdivision: JACKSON PARK REVISED PLAT OF NORTH ST. A Parcel Number: 0734300000
4. PROJECT STREET ADDRESS: 4000 US HIGHWAY 1
5. SPECIFIC PROPOSED USE: CONSTRUCTION OF SINGLE FAMILY HOME DEVELOPMENT PHASE
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE 3 APPROVAL FOR TREE REMOVAL
8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED NARRATIVE AND GRAPHICS.

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.

R. A. Coats — 2-12-25

Signature of Applicant — Date

10/6/25

Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

RYAN CARTER

Print name of applicant

Signature of applicant

10-2-25

Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES 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

Nathan Beidle
Print Name of Owner

904-217-3852
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 6 day of October, 2025

By Nathan Beidle, Vice President

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Jessica Smith

My Commission expires: Jun 6, 2027

JESSICA L SMITH
Notary Public - State of Florida
Commission # HH 407441
My Comm. Expires Jun 6, 2027
Bonded through National Notary Assn.

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

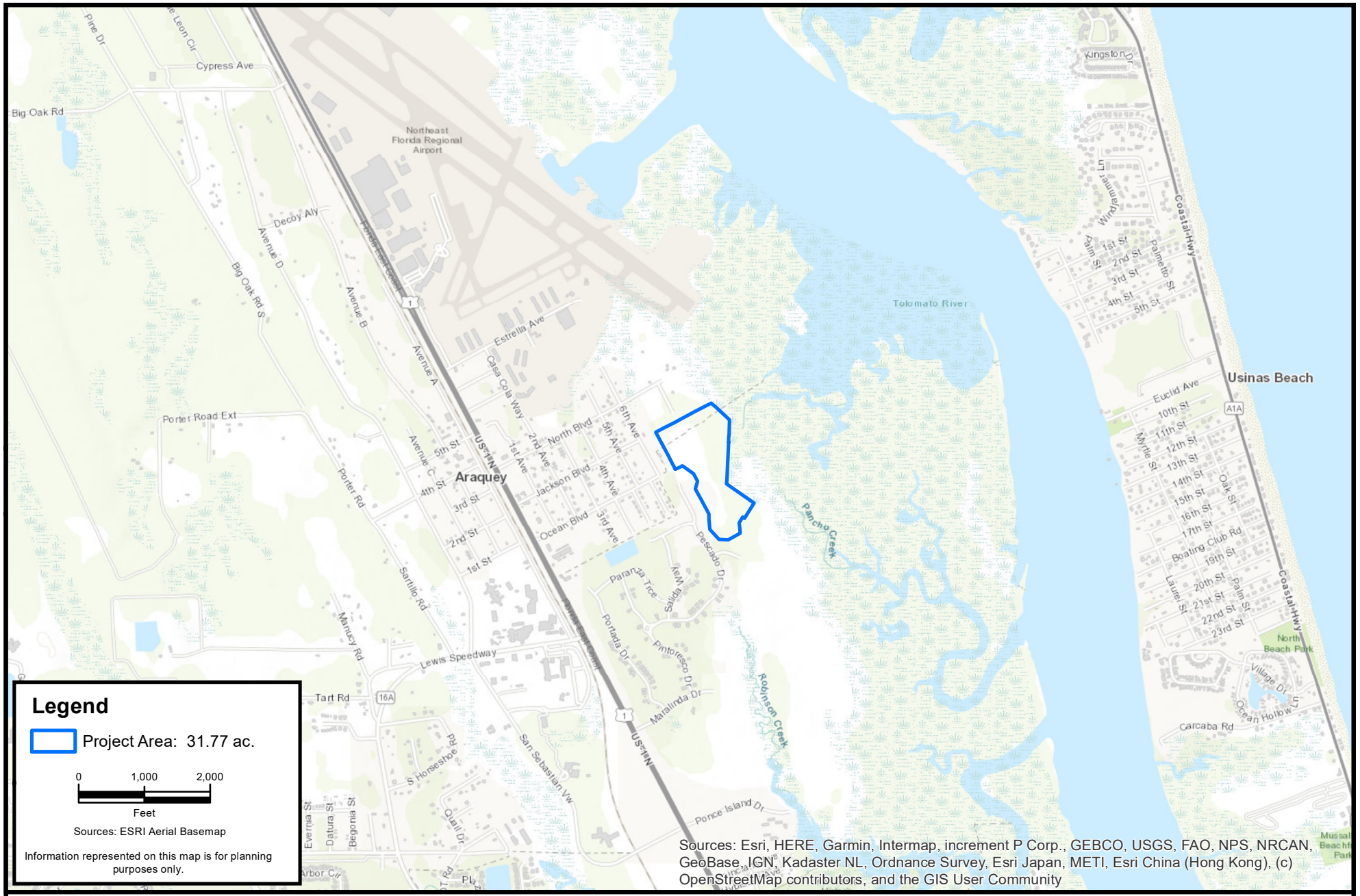
I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing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

Project Address: 4000 US HIGHWAY 1

Applicant's Name: RYAN CARTER Applicant's Signature: R-A. Carter

Owner's Name: Nate Beidle Owner's Signature: _____

APPLICATION GRAPHICS



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

Location Map

Toll Brothers - Estuary Maderia

Project:	5.24637	St. Augustine, FL	Date: Oct 02 2025	Figure: 0

F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24637 Toll Bro Estuary Maderia\GIS\MXD\00_Location 10-2-25.mxd

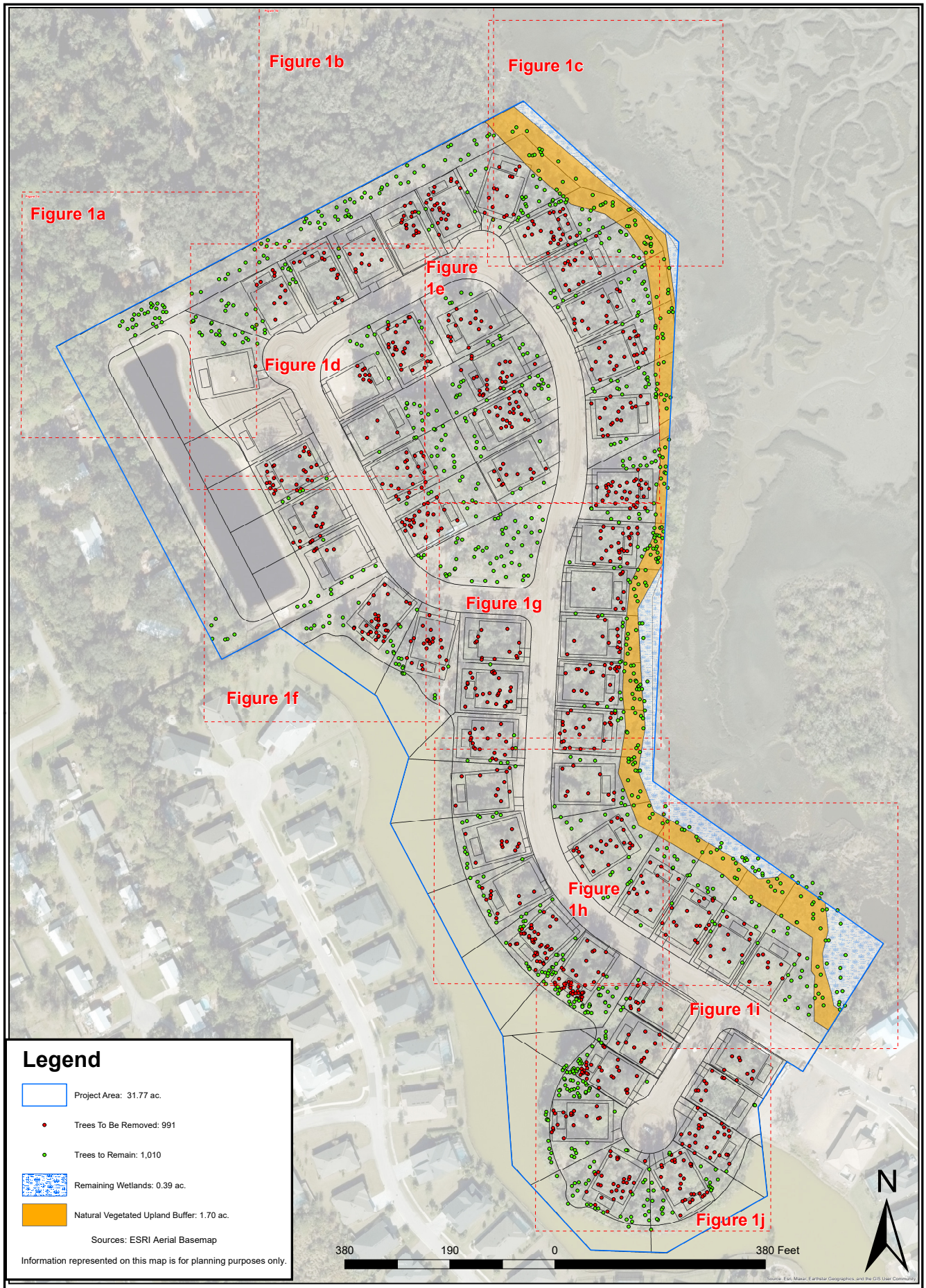
F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24637 Toll Bro Estuary Maderia\GIS\MXD\00a_aerial 10-2-25.mxd

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

Current Aerial

Toll Brothers - Estuary Maderia

Project:	5.24637	St. Augustine, FL	Date: Oct 02 2025	Figure:	0a



CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Proposed Tree Removal

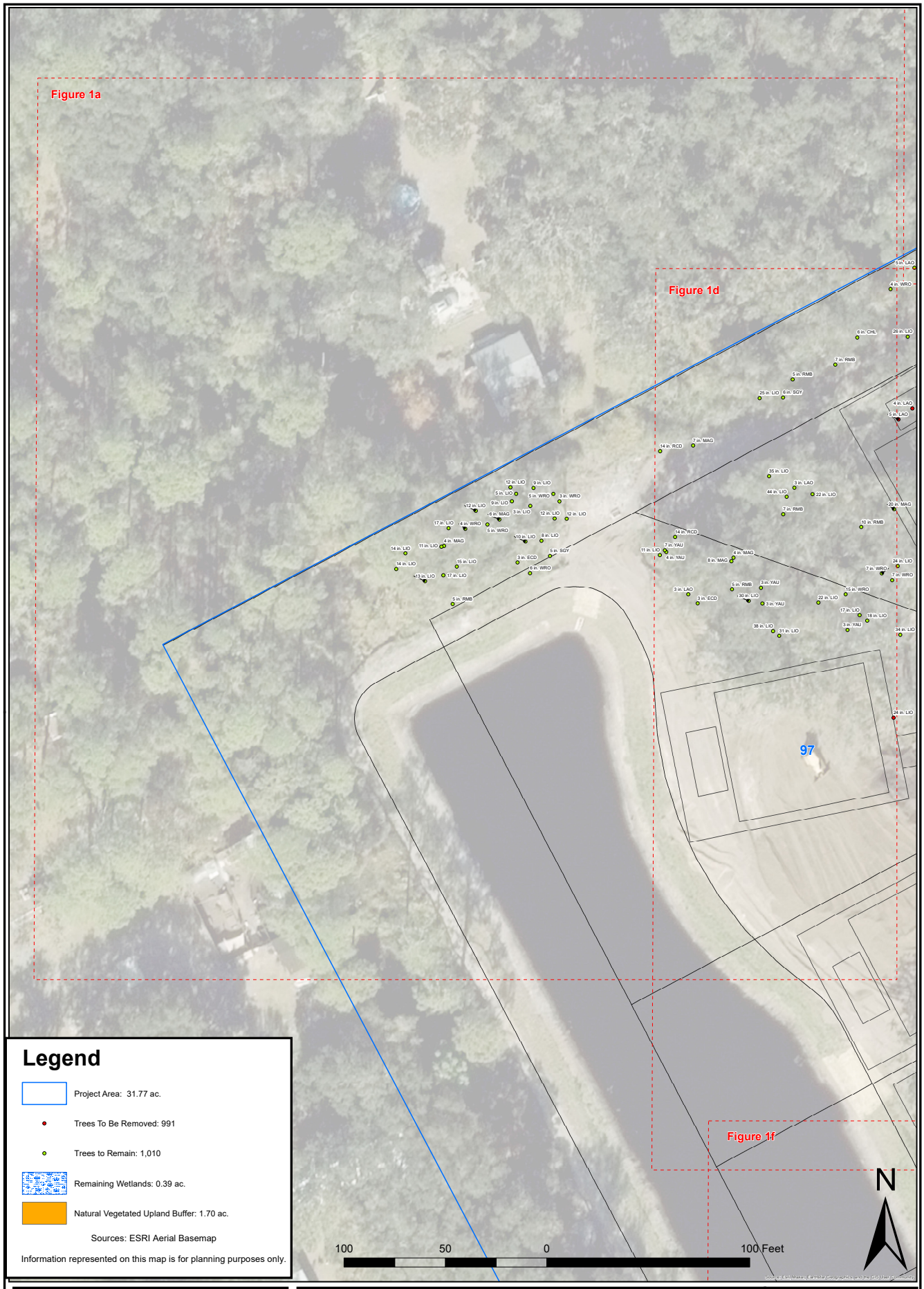
Toll Brothers - Estuary Maderia

Project: 5.24637

St. Johns County, Florida

Figure: 1

Date: Oct 03 2025



CARTER ENVIRONMENTAL SERVICES, INC.

CES

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St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Proposed Tree Removal

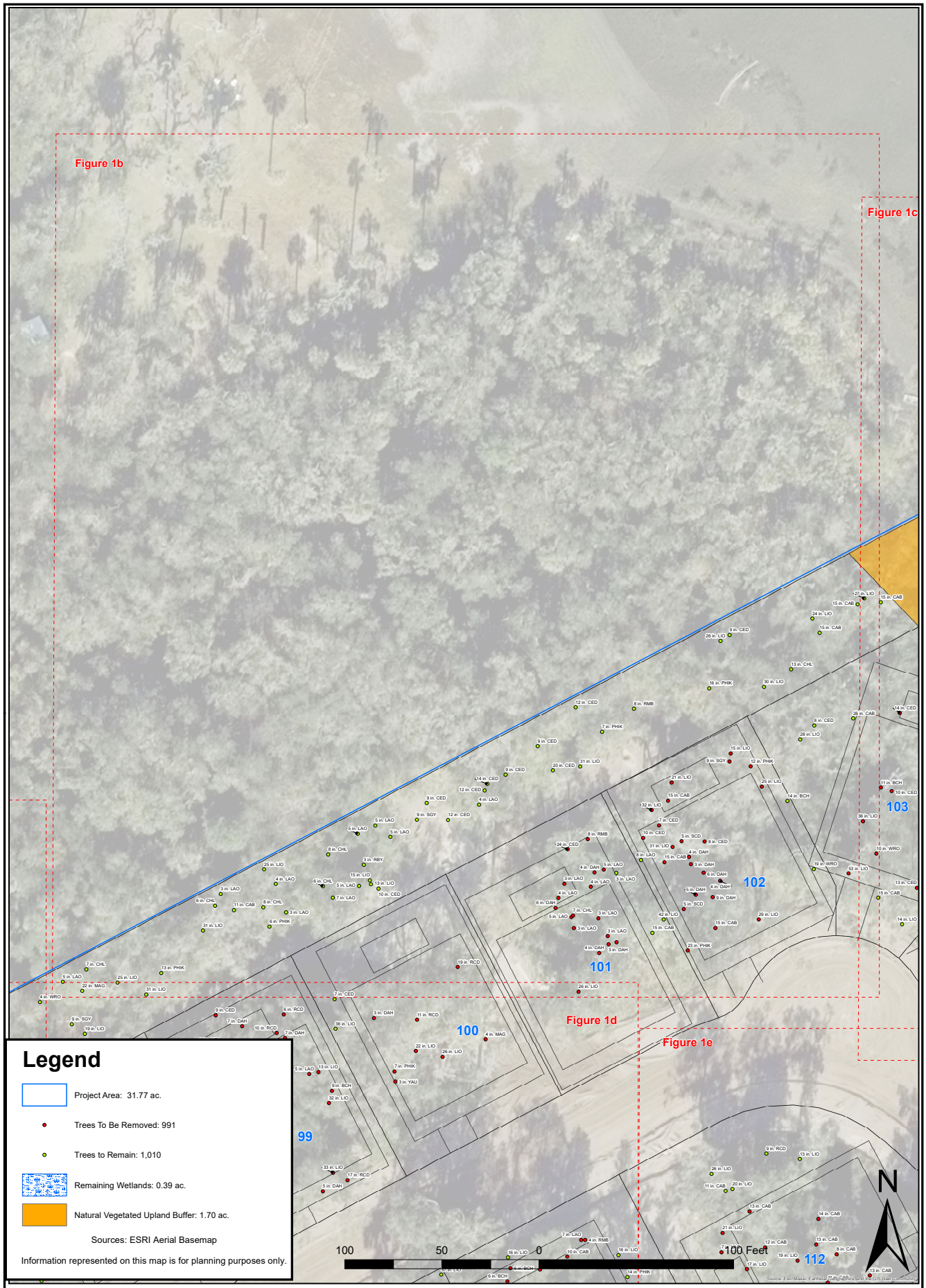
Toll Brothers - Estuary Maderia

Project: 5.24637

St. Johns County, Florida

Figure: 1a

Date: Oct 03 2025



CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Proposed Tree Removal

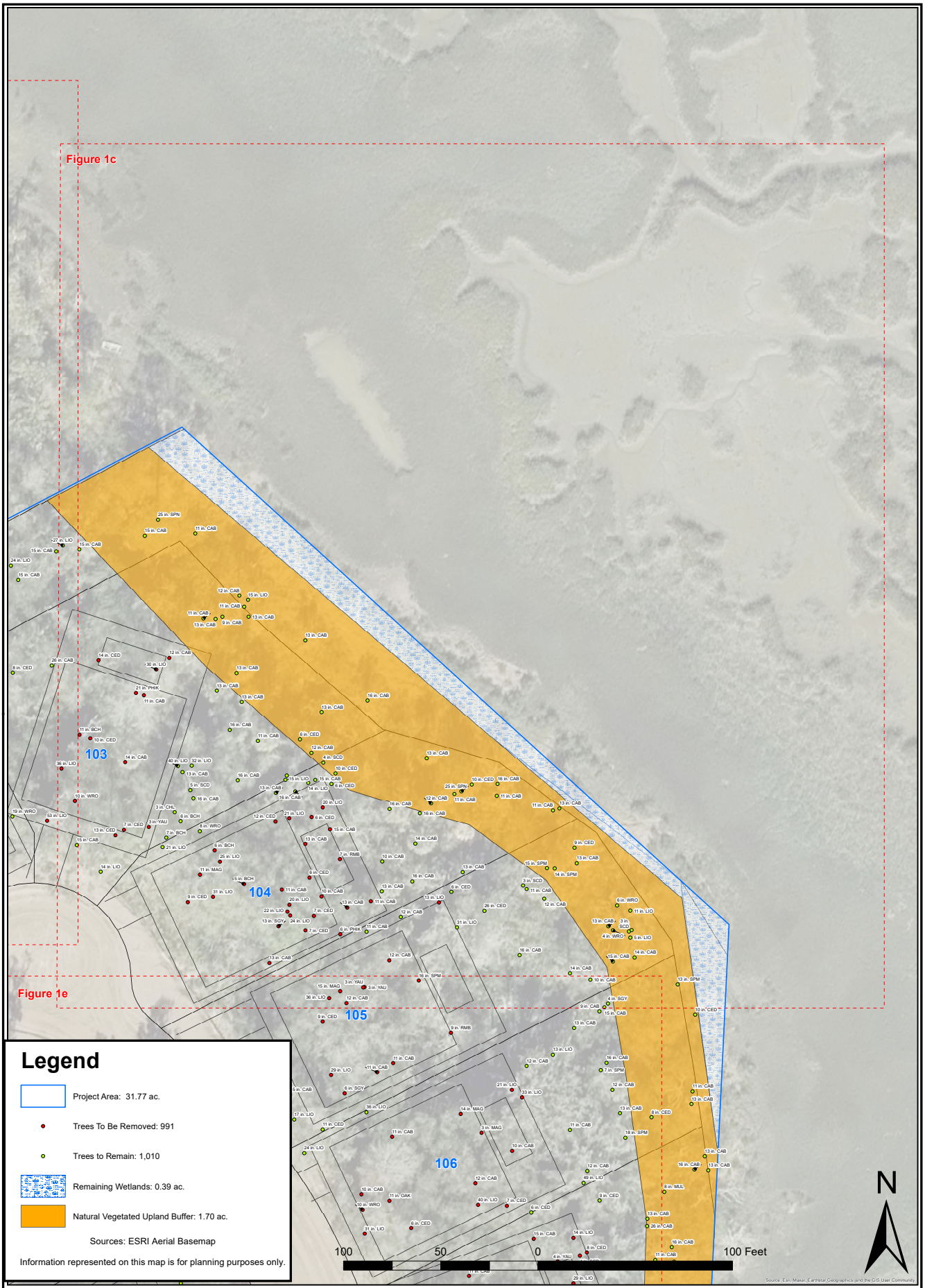
Toll Brothers - Estuary Maderia

Project: 5.24637

St. Johns County, Florida

Figure: 1b

Date: Oct 03 2025



Legend

- Project Area: 31.77 ac.
- Trees To Be Removed: 991
- Trees to Remain: 1,010
- Remaining Wetlands: 0.39 ac.
- Natural Vegetated Upland Buffer: 1.70 ac.

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Proposed Tree Removal

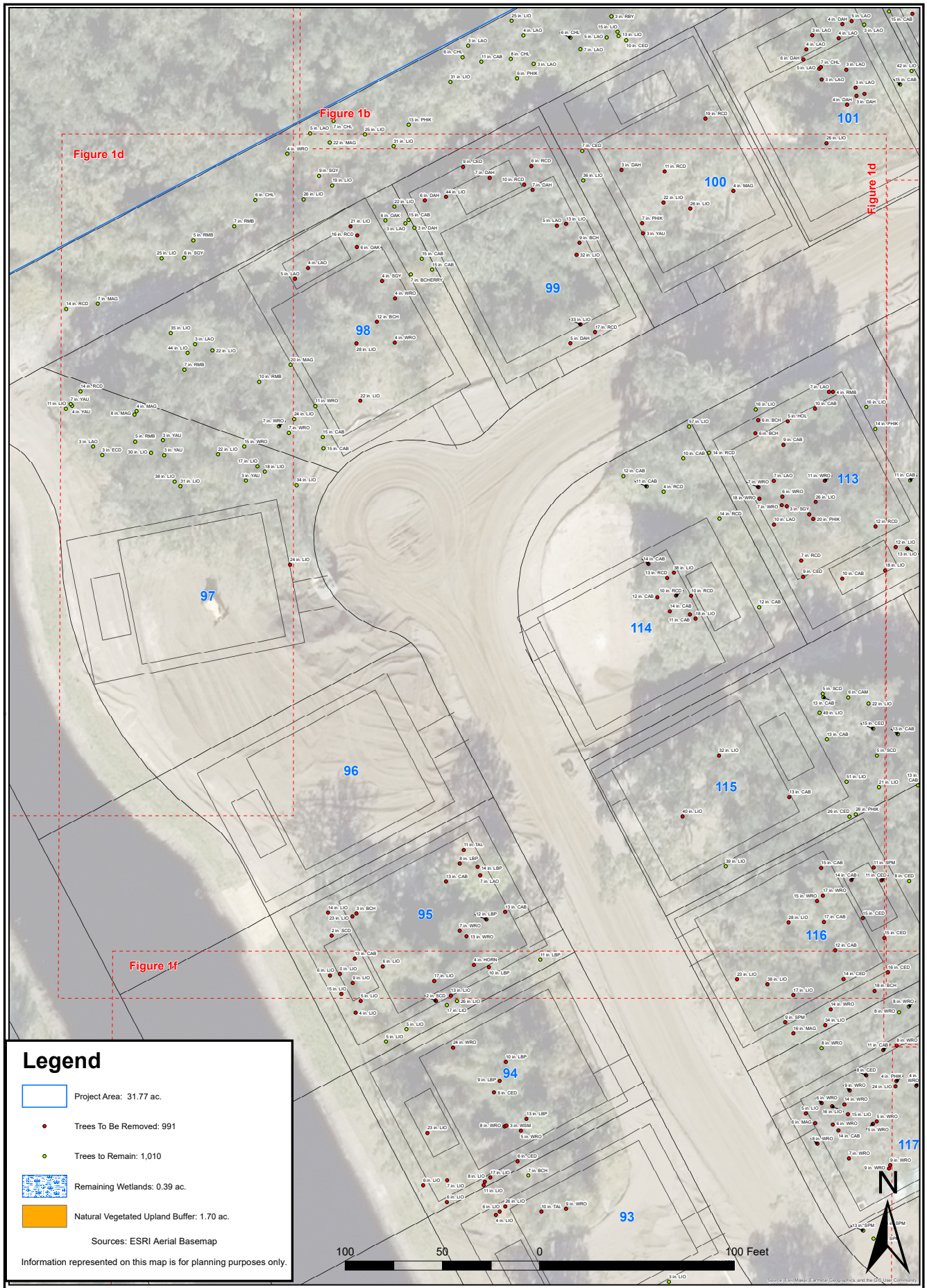
Toll Brothers - Estuary Maderia

Figure: 1c

Project: 5.24637

St. Johns County, Florida

Date: Oct 03 2025



CARTER ENVIRONMENTAL SERVICES, INC.

CES

42 Masters Drive
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904-540-1786

www.carterenv.com

Proposed Tree Removal

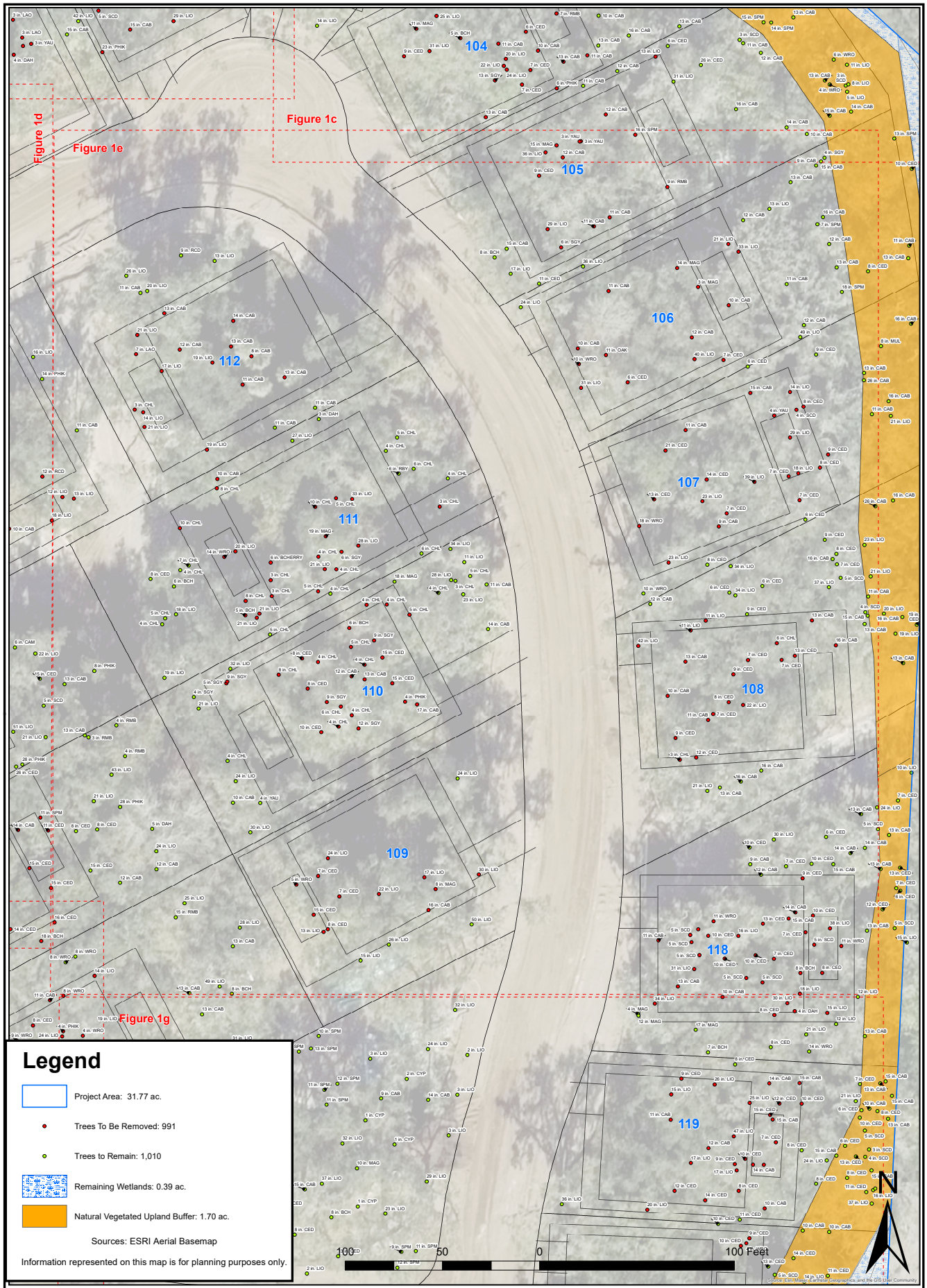
Toll Brothers - Estuary Maderia

Project: 5.24637

St. Johns County, Florida

Figure: 1d

Date: Oct 03 2025



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Proposed Tree Removal

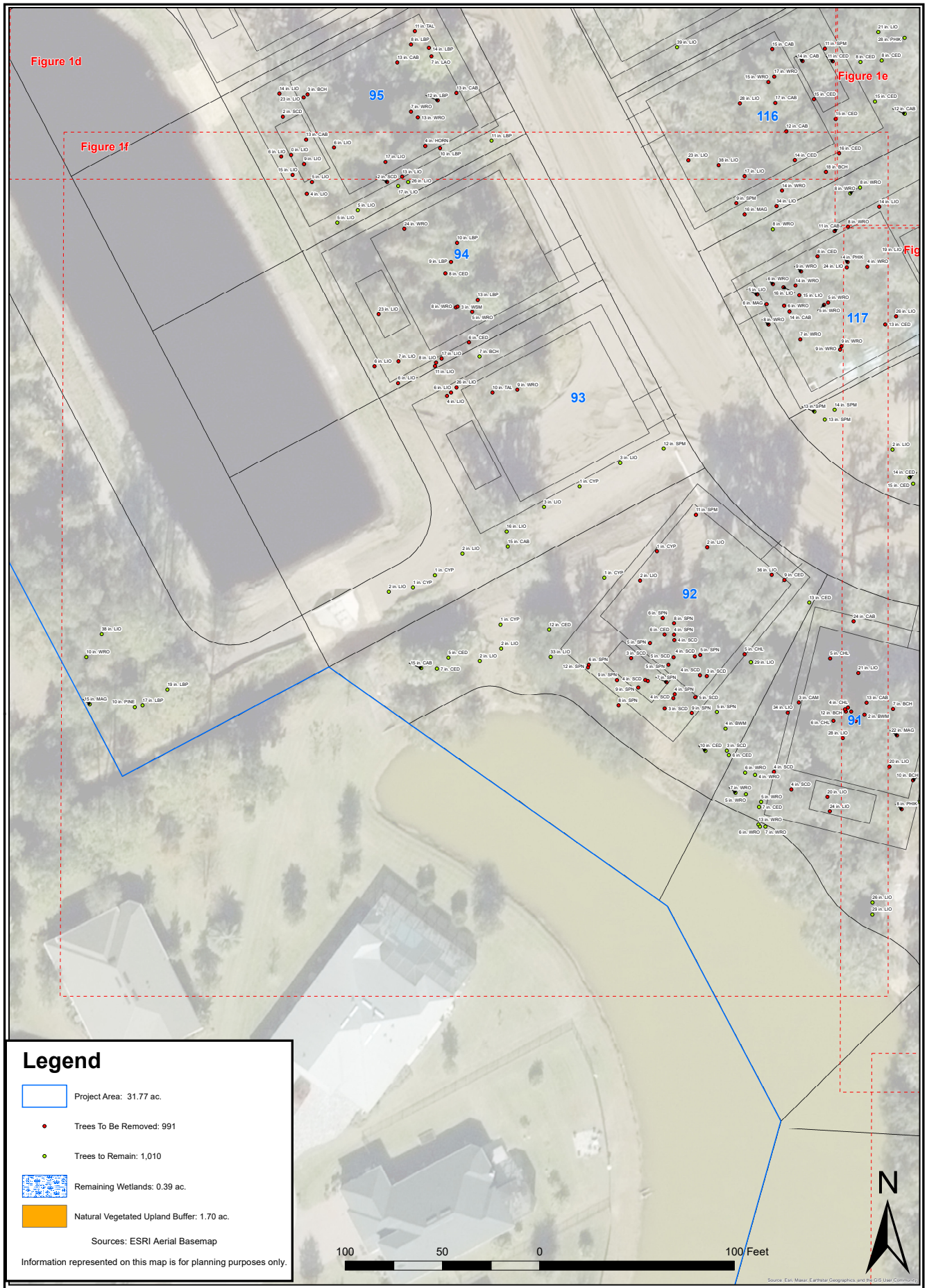
Toll Brothers - Estuary Maderia

Project: 5.24637

St. Johns County, Florida

Figure: 1e

Date: Oct 03 2025



CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Proposed Tree Removal

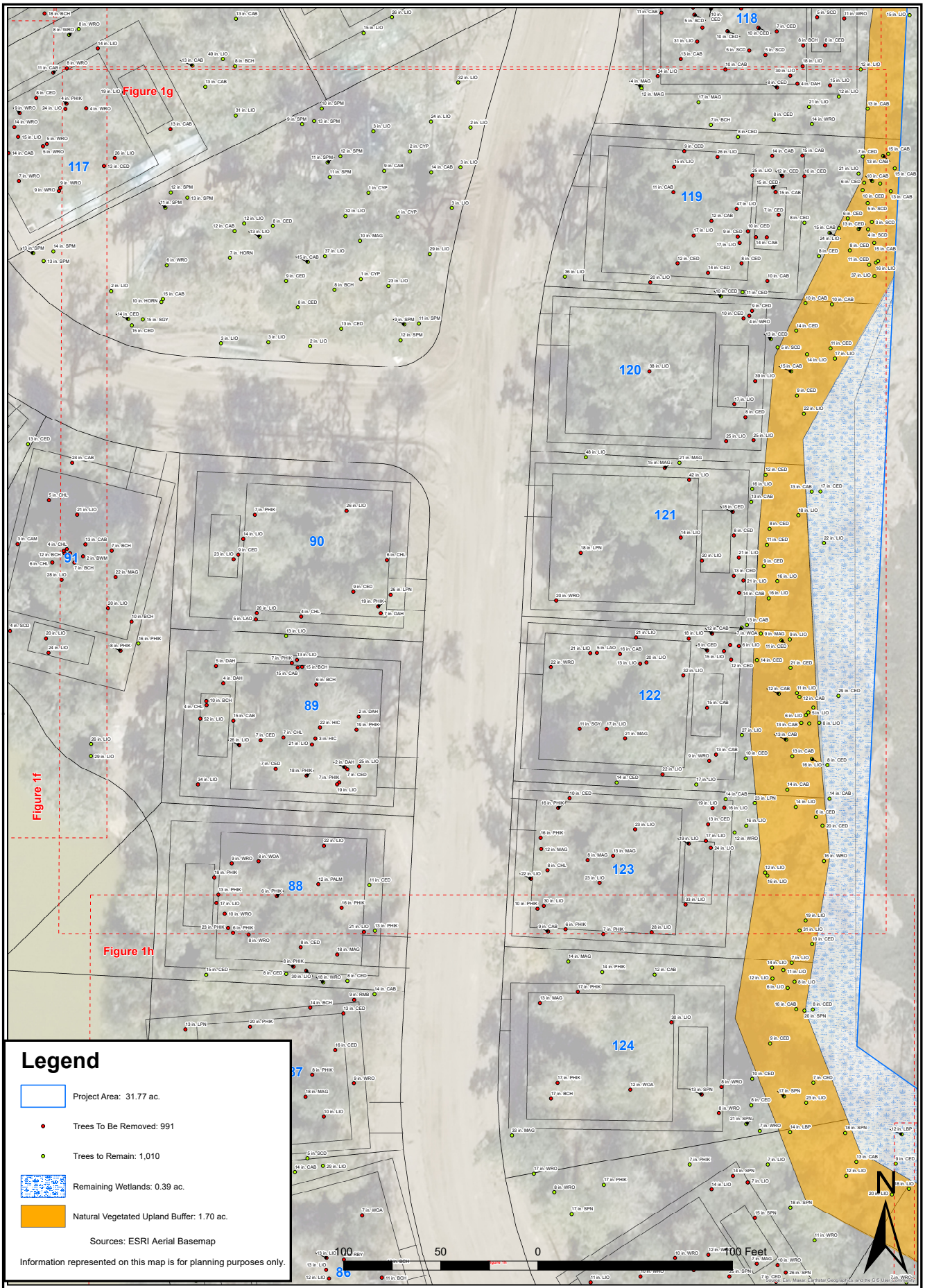
Toll Brothers - Estuary Maderia

Project: 5.24637

St. Johns County, Florida

Figure: 1f

Date: Oct 03 2025



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Proposed Tree Removal

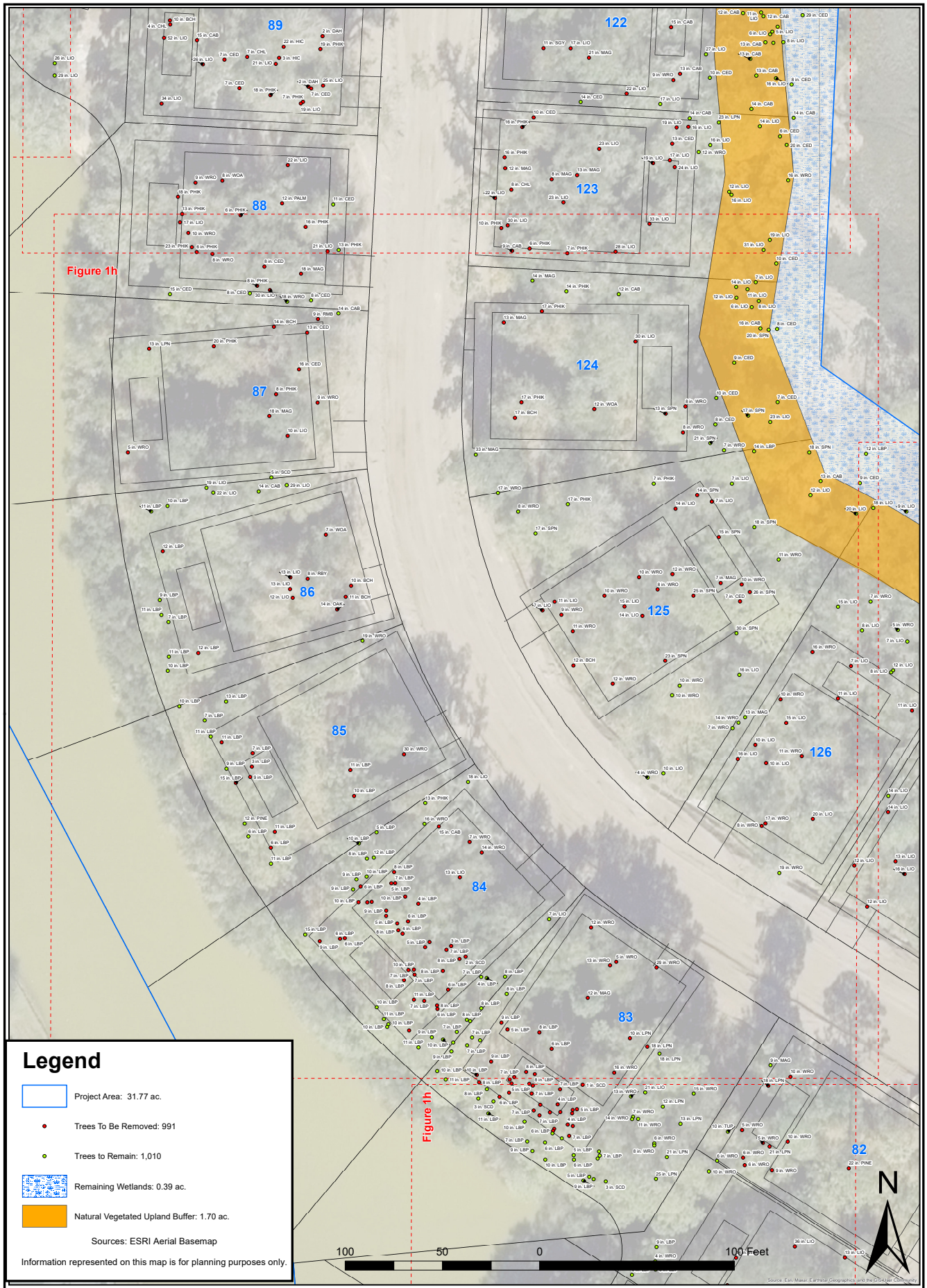
Toll Brothers - Estuary Maderia

Project: 5.24637

St. Johns County, Florida

Figure: 1g

Date: Oct 03 2025



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Proposed Tree Removal

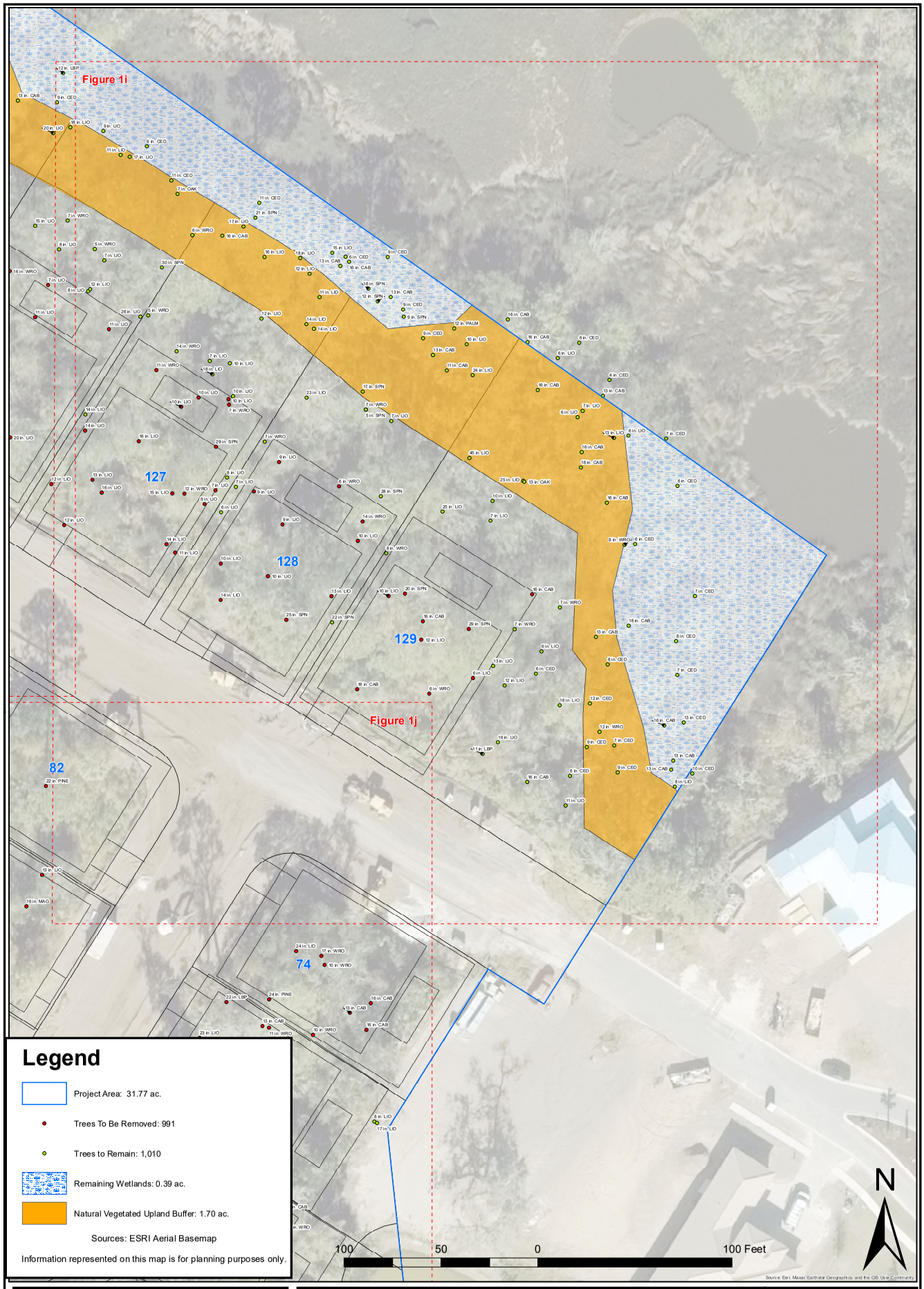
Toll Brothers - Estuary Maderia

Project: 5.24637

St. Johns County, Florida

Figure: 1h

Date: Oct 03 2025



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Proposed Tree Removal

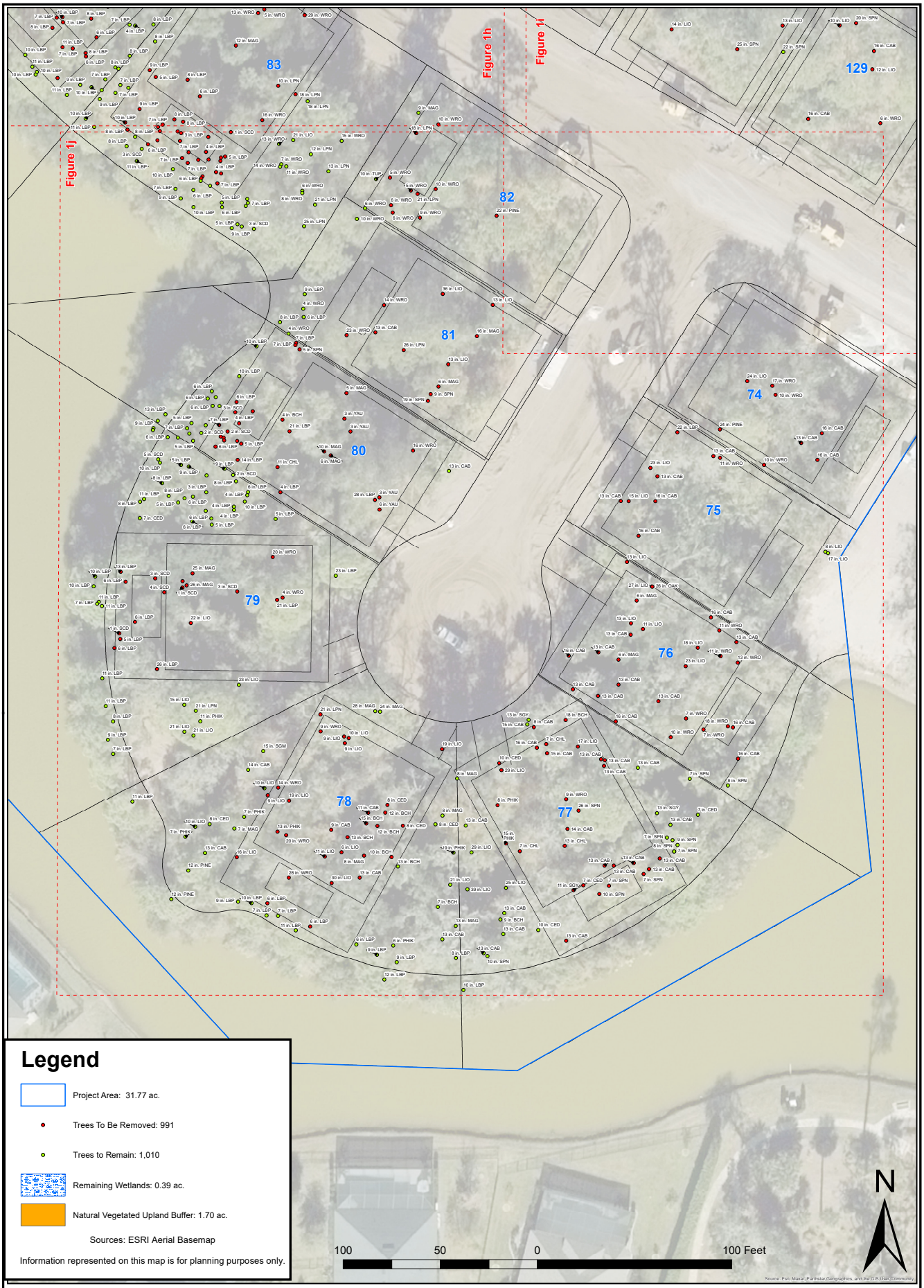
Toll Brothers - Estuary Maderia

Project: 5.24637

St. Johns County, Florida

Figure: 1i

Date: Oct 03 2025



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Proposed Tree Removal

Toll Brothers - Estuary Maderia

Project: 5.24637

St. Johns County, Florida

Figure: 1j

Date: Oct 03 2025

TREE SURVEY METHODOLOGY

CARTER
ENVIRONMENTAL SERVICES

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

October 3, 2025

Carter Environmental Services (CES) Arborist Tree Inventory Practices

CES performed a comprehensive tree inventory in conjunction with the City of St. Augustine Land Development Code. Trees are identified using a dichotomous key to specify exact species botanical and common name. Trees are then measured for DBH (Diameter at Breast Height) at the standard 4.5 feet above natural grade. Each tree is given a unique tree identification number and located with a sub-meter accurate GPS unit. Once all the data is collected, we compiled it in GIS (Geographic Information Systems) and provide a georeferenced pdf map overlaying current color aerial imagery. An excel spreadsheet is also provided giving the tree identification number, DBH, common name, and latitude and longitude coordinates for each tree inventoried. Then a licensed land surveyor located the trees.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Chris Walls
ISA Certified Arborist® FL-9985A

TREE CREDITS & DEBITS

Credits:

Id	Species	Common Name	DBH	PTS
12	CED	CEDAR	11.0	2
13	PHIK	PIGNUT HICKORY	13.0	1.5
16	CAB	CABBAGE PALM	14.0	1.5
18	CED	CEDAR	8.0	2
20	WRO	WATER OAK	18.0	1.5
22	CED	CEDAR	8.0	2
25	CED	CEDAR	15.0	1.5
33	LBP	LOBLOLLY PINE	11.0	2
34	LBP	LOBLOLLY PINE	10.0	2
36	LIO	LIVE OAK	19.0	1.5
37	LIO	LIVE OAK	22.0	2
38	CAB	CABBAGE PALM	14.0	1.5
39	SCD	SOUTHERN CEDAR	5.0	1
40	LIO	LIVE OAK	29.0	2
50	LBP	LOBLOLLY PINE	11.0	2
51	LBP	LOBLOLLY PINE	7.0	2
52	LBP	LOBLOLLY PINE	11.0	2
53	LBP	LOBLOLLY PINE	9.0	2
54	LBP	LOBLOLLY PINE	10.0	2
55	LBP	LOBLOLLY PINE	10.0	2
56	LBP	LOBLOLLY PINE	7.0	2
57	LBP	LOBLOLLY PINE	13.0	1.5
58	WRO	WATER OAK	19.0	1.5
63	LBP	LOBLOLLY PINE	11.0	2
68	LBP	LOBLOLLY PINE	9.0	2
69	PINE	PINE	12.0	1.5
70	LBP	LOBLOLLY PINE	6.0	1
73	LBP	LOBLOLLY PINE	11.0	2
77	LIO	LIVE OAK	18.0	1.5
78	PHIK	PIGNUT HICKORY	13.0	1.5
79	WRO	WATER OAK	16.0	1.5
81	LBP	LOBLOLLY PINE	5.0	1
82	LBP	LOBLOLLY PINE	10.0	2
83	LBP	LOBLOLLY PINE	8.0	2
84	LBP	LOBLOLLY PINE	12.0	1.5
85	LBP	LOBLOLLY PINE	15.0	1.5
89	LBP	LOBLOLLY PINE	9.0	2
91	LBP	LOBLOLLY PINE	9.0	2
93	LBP	LOBLOLLY PINE	10.0	2
110	LIO	LIVE OAK	7.0	2
111	LBP	LOBLOLLY PINE	8.0	2
112	LBP	LOBLOLLY PINE	8.0	2
113	LBP	LOBLOLLY PINE	4.0	1
114	LBP	LOBLOLLY PINE	7.0	2
126	LBP	LOBLOLLY PINE	10.0	2
127	LBP	LOBLOLLY PINE	11.0	2
128	LBP	LOBLOLLY PINE	10.0	2
129	LBP	LOBLOLLY PINE	10.0	2
135	LBP	LOBLOLLY PINE	8.0	2
136	LBP	LOBLOLLY PINE	8.0	2
137	LBP	LOBLOLLY PINE	4.0	1
138	LBP	LOBLOLLY PINE	7.0	2
139	LBP	LOBLOLLY PINE	10.0	2
140	LBP	LOBLOLLY PINE	9.0	2
141	LBP	LOBLOLLY PINE	11.0	2
143	LBP	LOBLOLLY PINE	10.0	2
144	LBP	LOBLOLLY PINE	11.0	2
145	LBP	LOBLOLLY PINE	9.0	2
146	LBP	LOBLOLLY PINE	4.0	1
147	LBP	LOBLOLLY PINE	7.0	2

148	LBP	LOBLOLLY PINE	7.0	2
149	LBP	LOBLOLLY PINE	7.0	2
162	LBP	LOBLOLLY PINE	8.0	2
163	LBP	LOBLOLLY PINE	8.0	2
166	SCD	SOUTHERN CEDAR	3.0	1
167	LBP	LOBLOLLY PINE	11.0	2
176	LBP	LOBLOLLY PINE	10.0	2
184	LBP	LOBLOLLY PINE	7.0	2
185	LBP	LOBLOLLY PINE	9.0	2
186	LBP	LOBLOLLY PINE	10.0	2
187	LBP	LOBLOLLY PINE	6.0	1
192	LPN	LONGLEAF PINE	18.0	1.5
193	WRO	WATER OAK	13.0	1.5
194	LIO	LIVE OAK	21.0	2
201	LBP	LOBLOLLY PINE	5.0	1
204	LBP	LOBLOLLY PINE	4.0	1
205	LBP	LOBLOLLY PINE	5.0	1
206	LBP	LOBLOLLY PINE	6.0	1
207	LBP	LOBLOLLY PINE	5.0	1
208	SCD	SOUTHERN CEDAR	2.0	1
209	LBP	LOBLOLLY PINE	9.0	2
210	SCD	SOUTHERN CEDAR	3.0	1
211	LBP	LOBLOLLY PINE	7.0	2
212	LBP	LOBLOLLY PINE	6.0	1
213	SCD	SOUTHERN CEDAR	1.0	0
214	WRO	WATER OAK	6.0	1
215	WRO	WATER OAK	8.0	2
216	WRO	WATER OAK	7.0	2
217	WRO	WATER OAK	14.0	1.5
218	WRO	WATER OAK	11.0	2
219	LPN	LONGLEAF PINE	12.0	1.5
220	LPN	LONGLEAF PINE	13.0	1.5
221	LPN	LONGLEAF PINE	21.0	2
222	WRO	WATER OAK	15.0	1.5
223	LPN	LONGLEAF PINE	25.0	2
224	WRO	WATER OAK	10.0	2
227	WRO	WATER OAK	6.0	1
228	TUP	TUPELO	10.0	2
235	MAG	MAGNOLIA	9.0	2
246	LBP	LOBLOLLY PINE	6.0	1
247	WRO	WATER OAK	4.0	1
248	LBP	LOBLOLLY PINE	9.0	2
249	LBP	LOBLOLLY PINE	8.0	2
250	WRO	WATER OAK	4.0	1
254	LBP	LOBLOLLY PINE	10.0	2
259	CAB	CABBAGE PALM	13.0	1.5
263	LBP	LOBLOLLY PINE	10.0	2
265	SCD	SOUTHERN CEDAR	3.0	1
266	LBP	LOBLOLLY PINE	6.0	1
267	LBP	LOBLOLLY PINE	6.0	1
268	LBP	LOBLOLLY PINE	6.0	1
269	LBP	LOBLOLLY PINE	6.0	1
280	LBP	LOBLOLLY PINE	23.0	2
281	LBP	LOBLOLLY PINE	5.0	1
283	LBP	LOBLOLLY PINE	6.0	1
284	LBP	LOBLOLLY PINE	4.0	1
285	LBP	LOBLOLLY PINE	10.0	2
286	LBP	LOBLOLLY PINE	8.0	2
287	SCD	SOUTHERN CEDAR	2.0	1
298	LBP	LOBLOLLY PINE	5.0	1
299	LBP	LOBLOLLY PINE	7.0	2
300	LBP	LOBLOLLY PINE	5.0	1

301	LBP	LOBLOLLY PINE	7.0	2
302	SCD	SOUTHERN CEDAR	3.0	1
303	SCD	SOUTHERN CEDAR	3.0	1
304	LBP	LOBLOLLY PINE	5.0	1
305	LBP	LOBLOLLY PINE	6.0	1
306	LBP	LOBLOLLY PINE	13.0	1.5
307	LBP	LOBLOLLY PINE	9.0	2
308	LBP	LOBLOLLY PINE	8.0	2
309	LBP	LOBLOLLY PINE	11.0	2
310	LBP	LOBLOLLY PINE	5.0	1
311	LBP	LOBLOLLY PINE	9.0	2
312	LBP	LOBLOLLY PINE	3.0	1
313	LBP	LOBLOLLY PINE	9.0	2
314	LBP	LOBLOLLY PINE	3.0	1
315	LBP	LOBLOLLY PINE	4.0	1
316	LBP	LOBLOLLY PINE	4.0	1
317	LBP	LOBLOLLY PINE	5.0	1
318	LBP	LOBLOLLY PINE	6.0	1
319	LBP	LOBLOLLY PINE	6.0	1
320	LBP	LOBLOLLY PINE	6.0	1
321	LBP	LOBLOLLY PINE	6.0	1
322	LBP	LOBLOLLY PINE	5.0	1
323	LBP	LOBLOLLY PINE	8.0	2
324	LBP	LOBLOLLY PINE	8.0	2
325	LBP	LOBLOLLY PINE	8.0	2
326	LBP	LOBLOLLY PINE	10.0	2
327	SCD	SOUTHERN CEDAR	5.0	1
328	LBP	LOBLOLLY PINE	11.0	2
329	LBP	LOBLOLLY PINE	8.0	2
330	CED	CEDAR	7.0	2
344	LBP	LOBLOLLY PINE	10.0	2
345	LBP	LOBLOLLY PINE	10.0	2
346	LBP	LOBLOLLY PINE	11.0	2
347	LBP	LOBLOLLY PINE	7.0	2
348	LBP	LOBLOLLY PINE	11.0	2
354	LBP	LOBLOLLY PINE	11.0	2
355	LBP	LOBLOLLY PINE	11.0	2
356	LBP	LOBLOLLY PINE	8.0	2
357	LBP	LOBLOLLY PINE	9.0	2
358	LBP	LOBLOLLY PINE	7.0	2
359	LIO	LIVE OAK	21.0	2
360	PHIK	PIGNUT HICKORY	11.0	2
361	LPN	LONGLEAF PINE	21.0	2
362	LIO	LIVE OAK	15.0	1.5
363	LIO	LIVE OAK	21.0	2
364	LIO	LIVE OAK	23.0	2
365	SGM	SWEET GUM	15.0	1.5
366	CAB	CABBAGE PALM	14.0	1.5
367	CED	CEDAR	8.0	2
368	LIO	LIVE OAK	10.0	2
369	PHIK	PIGNUT HICKORY	7.0	2
370	LBP	LOBLOLLY PINE	11.0	2
371	MAG	MAGNOLIA	24.0	2
372	MAG	MAGNOLIA	28.0	2
373	PINE	PINE	12.0	1.5
381	LIO	LIVE OAK	10.0	2
383	PHIK	PIGNUT HICKORY	7.0	2
384	MAG	MAGNOLIA	7.0	2
386	CAB	CABBAGE PALM	13.0	1.5
387	PINE	PINE	12.0	1.5
392	LBP	LOBLOLLY PINE	7.0	2
393	LBP	LOBLOLLY PINE	7.0	2

394	LBP	LOBLOLLY PINE	10.0	2
395	LBP	LOBLOLLY PINE	9.0	2
397	LBP	LOBLOLLY PINE	11.0	2
398	LBP	LOBLOLLY PINE	6.0	1
399	LBP	LOBLOLLY PINE	9.0	2
400	PHIK	PIGNUT HICKORY	6.0	1
401	LBP	LOBLOLLY PINE	9.0	2
402	LBP	LOBLOLLY PINE	12.0	1.5
404	BCH	BLACK CHERRY	13.0	1.5
419	CED	CEDAR	8.0	2
420	MAG	MAGNOLIA	8.0	2
421	PHIK	PIGNUT HICKORY	19.0	1.5
422	CAB	CABBAGE PALM	13.0	1.5
423	LIO	LIVE OAK	21.0	2
424	LIO	LIVE OAK	39.0	2
425	LIO	LIVE OAK	29.0	2
426	LBP	LOBLOLLY PINE	8.0	2
427	CAB	CABBAGE PALM	13.0	1.5
428	LBP	LOBLOLLY PINE	10.0	2
429	MAG	MAGNOLIA	13.0	1.5
430	BCH	BLACK CHERRY	7.0	2
431	LIO	LIVE OAK	25.0	2
432	CAB	CABBAGE PALM	13.0	1.5
433	BCH	BLACK CHERRY	9.0	2
434	CAB	CABBAGE PALM	13.0	1.5
435	SPN	SLASH PINE	10.0	2
436	CAB	CABBAGE PALM	13.0	1.5
437	CED	CEDAR	10.0	2
442	MAG	MAGNOLIA	8.0	2
450	CAB	CABBAGE PALM	15.0	1.5
451	SGY	SUGARBERRY	13.0	1.5
464	SPN	SLASH PINE	7.0	2
465	SPN	SLASH PINE	8.0	2
466	SPN	SLASH PINE	9.0	2
468	SPN	SLASH PINE	7.0	2
469	SPN	SLASH PINE	7.0	2
470	CAB	CABBAGE PALM	13.0	1.5
471	SGY	SUGARBERRY	13.0	1.5
472	CED	CEDAR	7.0	2
473	SPN	SLASH PINE	7.0	2
474	SPN	SLASH PINE	8.0	2
475	CAB	CABBAGE PALM	13.0	1.5
499	LIO	LIVE OAK	8.0	2
500	LIO	LIVE OAK	17.0	1.5
530	MAG	MAGNOLIA	14.0	1.5
531	PHIK	PIGNUT HICKORY	14.0	1.5
532	CAB	CABBAGE PALM	12.0	1.5
533	LIO	LIVE OAK	14.0	1.5
534	LIO	LIVE OAK	12.0	1.5
535	LIO	LIVE OAK	11.0	2
536	LIO	LIVE OAK	8.0	2
537	LIO	LIVE OAK	6.0	1
538	LIO	LIVE OAK	7.0	2
539	CED	CEDAR	10.0	2
540	LIO	LIVE OAK	19.0	1.5
541	LIO	LIVE OAK	31.0	2
542	SPN	SLASH PINE	20.0	2
543	CAB	CABBAGE PALM	16.0	1.5
544	CED	CEDAR	8.0	2
546	CED	CEDAR	9.0	2
547	CED	CEDAR	10.0	2
553	MAG	MAGNOLIA	33.0	2

554	WRO	WATER OAK	17.0	1.5
555	WRO	WATER OAK	8.0	2
556	SPN	SLASH PINE	17.0	1.5
557	PHIK	PIGNUT HICKORY	17.0	1.5
558	PHIK	PIGNUT HICKORY	7.0	2
562	LIO	LIVE OAK	7.0	2
563	WRO	WATER OAK	7.0	2
564	SPN	SLASH PINE	21.0	2
565	CED	CEDAR	8.0	2
566	LBP	LOBLOLLY PINE	14.0	1.5
567	LIO	LIVE OAK	23.0	2
568	CED	CEDAR	7.0	2
569	SPN	SLASH PINE	17.0	1.5
570	SPN	SLASH PINE	18.0	1.5
571	CAB	CABBAGE PALM	13.0	1.5
572	LIO	LIVE OAK	12.0	1.5
573	LBP	LOBLOLLY PINE	12.0	1.5
574	CED	CEDAR	9.0	2
575	LIO	LIVE OAK	20.0	2
576	LIO	LIVE OAK	18.0	1.5
577	LIO	LIVE OAK	9.0	2
578	CED	CEDAR	6.0	1
579	LIO	LIVE OAK	17.0	1.5
580	LIO	LIVE OAK	11.0	2
581	CED	CEDAR	11.0	2
582	CED	CEDAR	11.0	2
583	SPN	SLASH PINE	21.0	2
584	LIO	LIVE OAK	17.0	1.5
585	CAB	CABBAGE PALM	16.0	1.5
586	WRO	WATER OAK	6.0	1
587	OAK	OAK	7.0	2
588	LIO	LIVE OAK	18.0	1.5
589	LIO	LIVE OAK	16.0	1.5
590	LIO	LIVE OAK	12.0	1.5
591	LIO	LIVE OAK	14.0	1.5
592	LIO	LIVE OAK	14.0	1.5
593	LIO	LIVE OAK	11.0	2
594	LIO	LIVE OAK	12.0	1.5
595	LIO	LIVE OAK	15.0	1.5
596	CED	CEDAR	6.0	1
597	CAB	CABBAGE PALM	13.0	1.5
598	SPN	SLASH PINE	16.0	1.5
599	CAB	CABBAGE PALM	16.0	1.5
600	CED	CEDAR	9.0	2
601	SPN	SLASH PINE	12.0	1.5
602	SPN	SLASH PINE	9.0	2
603	CED	CEDAR	9.0	2
604	CAB	CABBAGE PALM	13.0	1.5
605	CED	CEDAR	9.0	2
606	PALM	PALM	12.0	1.5
607	LIO	LIVE OAK	10.0	2
608	LIO	LIVE OAK	24.0	2
609	CAB	CABBAGE PALM	11.0	2
610	CAB	CABBAGE PALM	13.0	1.5
611	CAB	CABBAGE PALM	16.0	1.5
612	CAB	CABBAGE PALM	16.0	1.5
613	CAB	CABBAGE PALM	16.0	1.5
614	LIO	LIVE OAK	6.0	1
615	CED	CEDAR	6.0	1
616	LIO	LIVE OAK	7.0	2
617	LIO	LIVE OAK	6.0	1
618	CAB	CABBAGE PALM	13.0	1.5

619	CED	CEDAR	4.0	1
620	LIO	LIVE OAK	6.0	1
621	LIO	LIVE OAK	13.0	1.5
622	CAB	CABBAGE PALM	16.0	1.5
623	CAB	CABBAGE PALM	16.0	1.5
624	CED	CEDAR	7.0	2
625	CED	CEDAR	6.0	1
626	CAB	CABBAGE PALM	16.0	1.5
627	WRO	WATER OAK	8.0	2
628	CED	CEDAR	6.0	1
629	CAB	CABBAGE PALM	16.0	1.5
630	CED	CEDAR	8.0	2
631	CED	CEDAR	7.0	2
632	CAB	CABBAGE PALM	16.0	1.5
633	CED	CEDAR	13.0	1.5
634	CED	CEDAR	7.0	2
635	CED	CEDAR	10.0	2
636	LIO	LIVE OAK	8.0	2
637	CAB	CABBAGE PALM	13.0	1.5
638	CAB	CABBAGE PALM	13.0	1.5
639	CED	CEDAR	7.0	2
640	WRO	WATER OAK	12.0	1.5
641	CED	CEDAR	9.0	2
642	CED	CEDAR	9.0	2
643	LIO	LIVE OAK	11.0	2
644	CED	CEDAR	6.0	1
645	CAB	CABBAGE PALM	16.0	1.5
646	LBP	LOBLOLLY PINE	11.0	2
647	LIO	LIVE OAK	16.0	1.5
648	LIO	LIVE OAK	16.0	1.5
649	CED	CEDAR	12.0	1.5
650	CAB	CABBAGE PALM	13.0	1.5
651	CED	CEDAR	8.0	2
652	WRO	WATER OAK	7.0	2
654	WRO	WATER OAK	7.0	2
655	LIO	LIVE OAK	6.0	1
656	LIO	LIVE OAK	12.0	1.5
657	LIO	LIVE OAK	13.0	1.5
658	CED	CEDAR	6.0	1
663	LIO	LIVE OAK	7.0	2
664	LIO	LIVE OAK	10.0	2
665	LIO	LIVE OAK	25.0	2
666	OAK	OAK	13.0	1.5
680	SPN	SLASH PINE	18.0	1.5
681	WRO	WATER OAK	11.0	2
690	WRO	WATER OAK	4.0	1
691	LIO	LIVE OAK	10.0	2
692	WRO	WATER OAK	10.0	2
693	WRO	WATER OAK	10.0	2
694	SPN	SLASH PINE	30.0	2
696	LIO	LIVE OAK	15.0	1.5
697	WRO	WATER OAK	7.0	2
699	LIO	LIVE OAK	16.0	1.5
700	MAG	MAGNOLIA	13.0	1.5
701	WRO	WATER OAK	14.0	1.5
702	WRO	WATER OAK	7.0	2
707	LIO	LIVE OAK	8.0	2
709	WRO	WATER OAK	5.0	1
710	LIO	LIVE OAK	7.0	2
711	LIO	LIVE OAK	8.0	2
712	LIO	LIVE OAK	12.0	1.5
720	LIO	LIVE OAK	26.0	2

721	WRO	WATER OAK	5.0	1
722	SPN	SLASH PINE	30.0	2
723	WRO	WATER OAK	14.0	1.5
725	LIO	LIVE OAK	14.0	1.5
728	WRO	WATER OAK	19.0	1.5
735	LIO	LIVE OAK	7.0	2
736	LIO	LIVE OAK	18.0	1.5
737	LIO	LIVE OAK	10.0	2
738	LIO	LIVE OAK	10.0	2
748	LIO	LIVE OAK	6.0	1
751	LIO	LIVE OAK	7.0	2
752	LIO	LIVE OAK	8.0	2
753	WRO	WATER OAK	7.0	2
754	LIO	LIVE OAK	23.0	2
759	WRO	WATER OAK	7.0	2
760	SPN	SLASH PINE	5.0	1
761	SPN	SLASH PINE	17.0	1.5
762	LIO	LIVE OAK	7.0	2
764	SPN	SLASH PINE	28.0	2
768	SPN	SLASH PINE	22.0	2
770	WRO	WATER OAK	8.0	2
771	LIO	LIVE OAK	25.0	2
772	LIO	LIVE OAK	45.0	2
777	LIO	LIVE OAK	34.0	2
778	LIO	LIVE OAK	18.0	1.5
779	LIO	LIVE OAK	17.0	1.5
780	CAB	CABBAGE PALM	15.0	1.5
781	CAB	CABBAGE PALM	15.0	1.5
782	WRO	WATER OAK	11.0	2
783	LIO	LIVE OAK	24.0	2
784	WRO	WATER OAK	7.0	2
785	WRO	WATER OAK	7.0	2
786	YAU	YAUPON HOLLY	3.0	1
787	WRO	WATER OAK	15.0	1.5
788	LIO	LIVE OAK	22.0	2
789	LIO	LIVE OAK	31.0	2
790	LIO	LIVE OAK	38.0	2
791	YAU	YAUPON HOLLY	3.0	1
792	LIO	LIVE OAK	30.0	2
793	YAU	YAUPON HOLLY	3.0	1
794	RMB	RED MULBERRRY	5.0	1
795	ECD	EASTERN CEDAR	3.0	1
796	LAO	LAUREL OAK	3.0	1
797	LIO	LIVE OAK	11.0	2
798	YAU	YAUPON HOLLY	4.0	1
799	YAU	YAUPON HOLLY	7.0	2
800	RCD	RED CEDAR	14.0	1.5
801	MAG	MAGNOLIA	8.0	2
802	MAG	MAGNOLIA	4.0	1
803	RMB	RED MULBERRRY	7.0	2
804	LIO	LIVE OAK	44.0	2
805	LAO	LAUREL OAK	3.0	1
806	LIO	LIVE OAK	35.0	2
807	LIO	LIVE OAK	22.0	2
808	SGY	SUGARBERRY	6.0	1
809	LIO	LIVE OAK	25.0	2
810	MAG	MAGNOLIA	7.0	2
811	RCD	RED CEDAR	14.0	1.5
812	SGY	SUGARBERRY	5.0	1
813	LIO	LIVE OAK	8.0	2
814	LIO	LIVE OAK	12.0	1.5
815	LIO	LIVE OAK	12.0	1.5

816	WRO	WATER OAK	3.0	1
817	WRO	WATER OAK	5.0	1
818	LIO	LIVE OAK	9.0	2
819	LIO	LIVE OAK	3.0	1
820	LIO	LIVE OAK	5.0	1
821	LIO	LIVE OAK	9.0	2
822	LIO	LIVE OAK	12.0	1.5
823	MAG	MAGNOLIA	6.0	1
824	WRO	WATER OAK	5.0	1
825	LIO	LIVE OAK	12.0	1.5
826	WRO	WATER OAK	4.0	1
827	LIO	LIVE OAK	17.0	1.5
828	MAG	MAGNOLIA	4.0	1
829	LIO	LIVE OAK	11.0	2
830	LIO	LIVE OAK	14.0	1.5
831	LIO	LIVE OAK	14.0	1.5
832	LIO	LIVE OAK	13.0	1.5
833	LIO	LIVE OAK	17.0	1.5
834	LIO	LIVE OAK	15.0	1.5
835	RMB	RED MULBERRRY	5.0	1
836	WRO	WATER OAK	6.0	1
837	LIO	LIVE OAK	10.0	2
838	ECD	EASTERN CEDAR	3.0	1
841	MAG	MAGNOLIA	20.0	2
842	RMB	RED MULBERRRY	10.0	2
843	RMB	RED MULBERRRY	5.0	1
844	RMB	RED MULBERRRY	7.0	2
845	CHL	CHERRY LAUREL	6.0	1
846	WRO	WATER OAK	4.0	1
847	LAO	LAUREL OAK	5.0	1
848	MAG	MAGNOLIA	22.0	2
849	CHL	CHERRY LAUREL	7.0	2
850	SGY	SUGARBERRY	9.0	2
851	LIO	LIVE OAK	19.0	1.5
852	LIO	LIVE OAK	26.0	2
861	CAB	CABBAGE PALM	15.0	1.5
873	LIO	LIVE OAK	36.0	2
879	CED	CEDAR	7.0	2
884	LIO	LIVE OAK	22.0	2
885	CAB	CABBAGE PALM	15.0	1.5
886	LAO	LAUREL OAK	3.0	1
887	DAH	DAHOON HOLLY	3.0	1
888	OAK	OAK	6.0	1
892	CAB	CABBAGE PALM	15.0	1.5
893	BCH	BLACK CHERRY	7.0	2
894	LIO	LIVE OAK	31.0	2
895	LIO	LIVE OAK	25.0	2
911	LAO	LAUREL OAK	3.0	1
921	BCH	BLACK CHERRY	14.0	1.5
932	CED	CEDAR	10.0	2
933	LIO	LIVE OAK	13.0	1.5
934	LIO	LIVE OAK	15.0	1.5
935	RBY	RED BAY	3.0	1
936	LAO	LAUREL OAK	5.0	1
937	LAO	LAUREL OAK	5.0	1
938	LAO	LAUREL OAK	5.0	1
939	CHL	CHERRY LAUREL	8.0	2
940	CHL	CHERRY LAUREL	6.0	1
941	LAO	LAUREL OAK	3.0	1
942	PHIK	PIGNUT HICKORY	6.0	1
943	CHL	CHERRY LAUREL	8.0	2
944	LAO	LAUREL OAK	4.0	1

945	LIO	LIVE OAK	25.0	2
946	LAO	LAUREL OAK	3.0	1
947	CHL	CHERRY LAUREL	6.0	1
948	CAB	CABBAGE PALM	11.0	2
949	LIO	LIVE OAK	31.0	2
950	PHIK	PIGNUT HICKORY	13.0	1.5
951	LAO	LAUREL OAK	7.0	2
952	SGY	SUGARBERRY	9.0	2
953	CED	CEDAR	9.0	2
954	LAO	LAUREL OAK	5.0	1
955	CED	CEDAR	12.0	1.5
956	LAO	LAUREL OAK	4.0	1
957	CED	CEDAR	12.0	1.5
958	CED	CEDAR	14.0	1.5
959	CED	CEDAR	9.0	2
960	CED	CEDAR	9.0	2
961	CED	CEDAR	12.0	1.5
962	PHIK	PIGNUT HICKORY	7.0	2
963	RMB	RED MULBERRRY	8.0	2
964	LIO	LIVE OAK	31.0	2
965	CED	CEDAR	20.0	2
968	LAO	LAUREL OAK	8.0	2
979	LIO	LIVE OAK	42.0	2
980	CAB	CABBAGE PALM	15.0	1.5
984	LIO	LIVE OAK	28.0	2
985	CED	CEDAR	8.0	2
986	PHIK	PIGNUT HICKORY	16.0	1.5
987	LIO	LIVE OAK	30.0	2
988	CED	CEDAR	9.0	2
989	LIO	LIVE OAK	26.0	2
990	CHL	CHERRY LAUREL	13.0	1.5
991	CAB	CABBAGE PALM	15.0	1.5
992	LIO	LIVE OAK	24.0	2
993	CAB	CABBAGE PALM	15.0	1.5
994	LIO	LIVE OAK	27.0	2
995	CAB	CABBAGE PALM	15.0	1.5
996	CAB	CABBAGE PALM	15.0	1.5
997	SPN	SLASH PINE	25.0	2
998	CAB	CABBAGE PALM	11.0	2
999	CAB	CABBAGE PALM	26.0	2
1000	WRO	WATER OAK	19.0	1.5
1002	CAB	CABBAGE PALM	15.0	1.5
1003	LIO	LIVE OAK	14.0	1.5
1007	LIO	LIVE OAK	21.0	2
1008	BCH	BLACK CHERRY	7.0	2
1009	BCH	BLACK CHERRY	6.0	1
1010	CHL	CHERRY LAUREL	3.0	1
1011	SCD	SOUTHERN CEDAR	5.0	1
1012	CAB	CABBAGE PALM	16.0	1.5
1013	WRO	WATER OAK	8.0	2
1020	CAB	CABBAGE PALM	16.0	1.5
1021	CAB	CABBAGE PALM	16.0	1.5
1022	CAB	CABBAGE PALM	11.0	2
1023	LIO	LIVE OAK	32.0	2
1024	CAB	CABBAGE PALM	13.0	1.5
1025	LIO	LIVE OAK	40.0	2
1029	CAB	CABBAGE PALM	13.0	1.5
1030	LIO	LIVE OAK	15.0	1.5
1031	CAB	CABBAGE PALM	13.0	1.5
1032	CAB	CABBAGE PALM	16.0	1.5
1033	LIO	LIVE OAK	14.0	1.5
1034	CAB	CABBAGE PALM	15.0	1.5

1035	CED	CEDAR	6.0	1
1036	CED	CEDAR	10.0	2
1037	SCD	SOUTHERN CEDAR	4.0	1
1038	CAB	CABBAGE PALM	12.0	1.5
1039	CED	CEDAR	6.0	1
1040	CAB	CABBAGE PALM	13.0	1.5
1058	CAB	CABBAGE PALM	11.0	2
1060	CAB	CABBAGE PALM	13.0	1.5
1061	CAB	CABBAGE PALM	12.0	1.5
1062	CAB	CABBAGE PALM	10.0	2
1063	CAB	CABBAGE PALM	14.0	1.5
1064	CAB	CABBAGE PALM	16.0	1.5
1065	CAB	CABBAGE PALM	16.0	1.5
1066	CAB	CABBAGE PALM	12.0	1.5
1067	CAB	CABBAGE PALM	13.0	1.5
1068	CED	CEDAR	10.0	2
1069	CAB	CABBAGE PALM	16.0	1.5
1070	CAB	CABBAGE PALM	11.0	2
1071	SPN	SLASH PINE	25.0	2
1072	CAB	CABBAGE PALM	11.0	2
1073	CAB	CABBAGE PALM	16.0	1.5
1075	LIO	LIVE OAK	31.0	2
1076	CED	CEDAR	6.0	1
1077	CAB	CABBAGE PALM	13.0	1.5
1078	CED	CEDAR	26.0	2
1079	SCD	SOUTHERN CEDAR	3.0	1
1080	CAB	CABBAGE PALM	11.0	2
1081	CAB	CABBAGE PALM	12.0	1.5
1082	SPM	SABAL PALM	14.0	1.5
1083	SPM	SABAL PALM	15.0	1.5
1084	CAB	CABBAGE PALM	13.0	1.5
1085	CED	CEDAR	9.0	2
1086	CAB	CABBAGE PALM	13.0	1.5
1087	CAB	CABBAGE PALM	11.0	2
1088	CAB	CABBAGE PALM	16.0	1.5
1089	CAB	CABBAGE PALM	13.0	1.5
1090	CAB	CABBAGE PALM	13.0	1.5
1091	CAB	CABBAGE PALM	11.0	2
1092	LIO	LIVE OAK	15.0	1.5
1093	CAB	CABBAGE PALM	12.0	1.5
1094	CAB	CABBAGE PALM	13.0	1.5
1095	CAB	CABBAGE PALM	9.0	2
1096	CAB	CABBAGE PALM	11.0	2
1097	CAB	CABBAGE PALM	13.0	1.5
1098	CAB	CABBAGE PALM	13.0	1.5
1099	CAB	CABBAGE PALM	13.0	1.5
1100	CAB	CABBAGE PALM	16.0	1.5
1101	CAB	CABBAGE PALM	14.0	1.5
1102	CAB	CABBAGE PALM	10.0	2
1103	CAB	CABBAGE PALM	15.0	1.5
1104	CAB	CABBAGE PALM	9.0	2
1105	SGY	SUGARBERRY	4.0	1
1106	CAB	CABBAGE PALM	15.0	1.5
1107	CAB	CABBAGE PALM	14.0	1.5
1108	LIO	LIVE OAK	5.0	1
1109	SCD	SOUTHERN CEDAR	3.0	1
1110	LIO	LIVE OAK	8.0	2
1111	WRO	WATER OAK	4.0	1
1112	CAB	CABBAGE PALM	13.0	1.5
1113	WRO	WATER OAK	6.0	1
1114	LIO	LIVE OAK	11.0	2
1115	LIO	LIVE OAK	13.0	1.5

1116	CAB	CABBAGE PALM	12.0	1.5
1127	LIO	LIVE OAK	36.0	2
1128	CAB	CABBAGE PALM	15.0	1.5
1129	BCH	BLACK CHERRY	8.0	2
1130	LIO	LIVE OAK	17.0	1.5
1131	CED	CEDAR	11.0	2
1132	LIO	LIVE OAK	24.0	2
1142	CED	CEDAR	6.0	1
1143	LIO	LIVE OAK	49.0	2
1144	CED	CEDAR	9.0	2
1145	CAB	CABBAGE PALM	12.0	1.5
1149	CAB	CABBAGE PALM	11.0	2
1150	CAB	CABBAGE PALM	13.0	1.5
1151	CAB	CABBAGE PALM	12.0	1.5
1152	SPM	SABAL PALM	18.0	1.5
1153	CAB	CABBAGE PALM	16.0	1.5
1154	SPM	SABAL PALM	7.0	2
1171	CED	CEDAR	8.0	2
1172	CAB	CABBAGE PALM	13.0	1.5
1173	CAB	CABBAGE PALM	11.0	2
1174	CAB	CABBAGE PALM	13.0	1.5
1175	CAB	CABBAGE PALM	13.0	1.5
1176	CAB	CABBAGE PALM	16.0	1.5
1177	SPM	SABAL PALM	13.0	1.5
1178	CED	CEDAR	10.0	2
1179	MUL	MULBERRY	8.0	2
1180	CAB	CABBAGE PALM	13.0	1.5
1181	CAB	CABBAGE PALM	26.0	2
1182	CAB	CABBAGE PALM	11.0	2
1183	CAB	CABBAGE PALM	16.0	1.5
1184	LIO	LIVE OAK	21.0	2
1191	CED	CEDAR	6.0	1
1192	CED	CEDAR	9.0	2
1193	CAB	CABBAGE PALM	16.0	1.5
1194	CED	CEDAR	8.0	2
1195	LIO	LIVE OAK	23.0	2
1196	CAB	CABBAGE PALM	26.0	2
1197	CAB	CABBAGE PALM	16.0	1.5
1198	LIO	LIVE OAK	21.0	2
1199	CED	CEDAR	7.0	2
1200	LIO	LIVE OAK	37.0	2
1201	SCD	SOUTHERN CEDAR	5.0	1
1203	CED	CEDAR	6.0	1
1204	CED	CEDAR	9.0	2
1205	LIO	LIVE OAK	34.0	2
1206	CED	CEDAR	6.0	1
1207	CED	CEDAR	8.0	2
1208	LIO	LIVE OAK	34.0	2
1214	WRO	WATER OAK	10.0	2
1215	CAB	CABBAGE PALM	12.0	1.5
1228	CAB	CABBAGE PALM	13.0	1.5
1229	CAB	CABBAGE PALM	15.0	1.5
1230	SCD	SOUTHERN CEDAR	4.0	1
1231	CAB	CABBAGE PALM	11.0	2
1232	LIO	LIVE OAK	20.0	2
1233	LIO	LIVE OAK	19.0	1.5
1234	CED	CEDAR	19.0	1.5
1235	CAB	CABBAGE PALM	16.0	1.5
1236	CAB	CABBAGE PALM	13.0	1.5
1241	LIO	LIVE OAK	21.0	2
1242	CAB	CABBAGE PALM	13.0	1.5
1243	CAB	CABBAGE PALM	16.0	1.5

1244	CAB	CABBAGE PALM	16.0	1.5
1251	LIO	LIVE OAK	13.0	1.5
1252	RCD	RED CEDAR	9.0	2
1253	LIO	LIVE OAK	26.0	2
1256	LIO	LIVE OAK	20.0	2
1257	CAB	CABBAGE PALM	11.0	2
1272	CHL	CHERRY LAUREL	4.0	1
1273	CHL	CHERRY LAUREL	5.0	1
1274	RBY	RED BAY	6.0	1
1275	CHL	CHERRY LAUREL	6.0	1
1276	CAB	CABBAGE PALM	11.0	2
1277	CAB	CABBAGE PALM	11.0	2
1278	LIO	LIVE OAK	27.0	2
1283	CED	CEDAR	8.0	2
1284	BCH	BLACK CHERRY	6.0	1
1285	CHL	CHERRY LAUREL	4.0	1
1286	CHL	CHERRY LAUREL	7.0	2
1287	LIO	LIVE OAK	18.0	1.5
1288	CHL	CHERRY LAUREL	5.0	1
1289	CHL	CHERRY LAUREL	4.0	1
1290	LIO	LIVE OAK	19.0	1.5
1291	SGY	SUGARBERRY	4.0	1
1292	LIO	LIVE OAK	21.0	2
1295	LIO	LIVE OAK	32.0	2
1297	CHL	CHERRY LAUREL	5.0	1
1308	MAG	MAGNOLIA	18.0	1.5
1310	CHL	CHERRY LAUREL	6.0	1
1311	LIO	LIVE OAK	34.0	2
1312	LIO	LIVE OAK	11.0	2
1313	CHL	CHERRY LAUREL	3.0	1
1314	LIO	LIVE OAK	28.0	2
1315	LIO	LIVE OAK	23.0	2
1316	CHL	CHERRY LAUREL	5.0	1
1317	CAB	CABBAGE PALM	11.0	2
1318	CAB	CABBAGE PALM	14.0	1.5
1319	CHL	CHERRY LAUREL	4.0	1
1323	CHL	CHERRY LAUREL	4.0	1
1328	CHL	CHERRY LAUREL	4.0	1
1337	LIO	LIVE OAK	24.0	2
1347	CHL	CHERRY LAUREL	4.0	1
1348	LIO	LIVE OAK	24.0	2
1349	YAU	YAUPON HOLLY	4.0	1
1350	CAB	CABBAGE PALM	10.0	2
1351	LIO	LIVE OAK	30.0	2
1356	CAB	CABBAGE PALM	13.0	1.5
1360	LIO	LIVE OAK	15.0	1.5
1361	LIO	LIVE OAK	26.0	2
1374	CAB	CABBAGE PALM	12.0	1.5
1384	RCD	RED CEDAR	4.0	1
1385	CAB	CABBAGE PALM	11.0	2
1386	CAB	CABBAGE PALM	12.0	1.5
1387	CAB	CABBAGE PALM	10.0	2
1388	RCD	RED CEDAR	14.0	1.5
1389	LIO	LIVE OAK	57.0	2
1390	RCD	RED CEDAR	14.0	1.5
1395	LIO	LIVE OAK	16.0	1.5
1410	LIO	LIVE OAK	16.0	1.5
1411	PHIK	PIGNUT HICKORY	14.0	1.5
1412	CAB	CABBAGE PALM	11.0	2
1413	DAH	DAHOON HOLLY	3.0	1
1414	CAM	CAMPHOR	6.0	1
1415	LIO	LIVE OAK	22.0	2

1416	CAB	CABBAGE PALM	13.0	1.5
1417	SCD	SOUTHERN CEDAR	5.0	1
1418	LIO	LIVE OAK	49.0	2
1419	CAB	CABBAGE PALM	13.0	1.5
1420	LIO	LIVE OAK	51.0	2
1424	LIO	LIVE OAK	39.0	2
1426	CED	CEDAR	26.0	2
1427	PHIK	PIGNUT HICKORY	28.0	2
1428	LIO	LIVE OAK	21.0	2
1429	SCD	SOUTHERN CEDAR	5.0	1
1430	CAB	CABBAGE PALM	13.0	1.5
1431	CED	CEDAR	15.0	1.5
1432	PHIK	PIGNUT HICKORY	8.0	2
1433	RMB	RED MULBERRRY	4.0	1
1434	RMB	RED MULBERRRY	4.0	1
1435	LIO	LIVE OAK	43.0	2
1436	RMB	RED MULBERRRY	3.0	1
1437	CAB	CABBAGE PALM	13.0	1.5
1438	LIO	LIVE OAK	21.0	2
1439	CED	CEDAR	8.0	2
1440	CED	CEDAR	8.0	2
1452	WRO	WATER OAK	8.0	2
1460	CED	CEDAR	15.0	1.5
1461	CAB	CABBAGE PALM	12.0	1.5
1462	CAB	CABBAGE PALM	12.0	1.5
1463	LIO	LIVE OAK	24.0	2
1464	DAH	DAHOON HOLLY	5.0	1
1465	PHIK	PIGNUT HICKORY	28.0	2
1467	WRO	WATER OAK	8.0	2
1468	WRO	WATER OAK	8.0	2
1471	RMB	RED MULBERRRY	15.0	1.5
1472	LIO	LIVE OAK	25.0	2
1473	LIO	LIVE OAK	28.0	2
1474	CAB	CABBAGE PALM	13.0	1.5
1475	BCH	BLACK CHERRY	8.0	2
1476	LIO	LIVE OAK	49.0	2
1477	CAB	CABBAGE PALM	13.0	1.5
1478	CAB	CABBAGE PALM	13.0	1.5
1504	LIO	LIVE OAK	31.0	2
1505	SPM	SABAL PALM	13.0	1.5
1506	SPM	SABAL PALM	13.0	1.5
1507	SPM	SABAL PALM	14.0	1.5
1508	SPM	SABAL PALM	12.0	1.5
1509	SPM	SABAL PALM	11.0	2
1510	SPM	SABAL PALM	13.0	1.5
1511	SPM	SABAL PALM	9.0	2
1512	SPM	SABAL PALM	13.0	1.5
1513	SPM	SABAL PALM	10.0	2
1514	SPM	SABAL PALM	12.0	1.5
1515	SPM	SABAL PALM	11.0	2
1516	SPM	SABAL PALM	11.0	2
1517	CAB	CABBAGE PALM	9.0	2
1518	CAB	CABBAGE PALM	14.0	1.5
1519	LIO	LIVE OAK	24.0	2
1520	LIO	LIVE OAK	32.0	2
1521	LIO	LIVE OAK	50.0	2
1522	LIO	LIVE OAK	3.0	1
1523	CYP	CYPRESS	2.0	1
1524	CYP	CYPRESS	1.0	0
1525	CYP	CYPRESS	1.0	0
1526	MAG	MAGNOLIA	10.0	2
1527	LIO	LIVE OAK	32.0	2

1528	LIO	LIVE OAK	37.0	2
1529	CAB	CABBAGE PALM	15.0	1.5
1530	CED	CEDAR	9.0	2
1531	CED	CEDAR	8.0	2
1532	CED	CEDAR	13.0	1.5
1533	BCH	BLACK CHERRY	8.0	2
1534	CYP	CYPRESS	1.0	0
1535	LIO	LIVE OAK	23.0	2
1536	LIO	LIVE OAK	29.0	2
1537	LIO	LIVE OAK	3.0	1
1538	LIO	LIVE OAK	3.0	1
1539	LIO	LIVE OAK	2.0	1
1540	SPM	SABAL PALM	11.0	2
1541	SPM	SABAL PALM	9.0	2
1542	SPM	SABAL PALM	12.0	1.5
1543	LIO	LIVE OAK	2.0	1
1544	LIO	LIVE OAK	3.0	1
1545	LIO	LIVE OAK	3.0	1
1546	HORN	AMERICAN HORNBEAM	10.0	2
1547	CAB	CABBAGE PALM	15.0	1.5
1548	WRO	WATER OAK	6.0	1
1549	LIO	LIVE OAK	2.0	1
1550	CED	CEDAR	14.0	1.5
1551	CED	CEDAR	15.0	1.5
1552	SGY	SUGARBERRY	15.0	1.5
1553	HORN	AMERICAN HORNBEAM	7.0	2
1554	LIO	LIVE OAK	13.0	1.5
1555	CED	CEDAR	8.0	2
1556	LIO	LIVE OAK	12.0	1.5
1557	CAB	CABBAGE PALM	12.0	1.5
1569	LBP	LOBLOLLY PINE	11.0	2
1573	LIO	LIVE OAK	17.0	1.5
1574	LIO	LIVE OAK	26.0	2
1576	LIO	LIVE OAK	5.0	1
1577	LIO	LIVE OAK	5.0	1
1605	BCH	BLACK CHERRY	7.0	2
1613	CED	CEDAR	13.0	1.5
1614	SPM	SABAL PALM	12.0	1.5
1615	LIO	LIVE OAK	3.0	1
1616	CYP	CYPRESS	1.0	0
1617	LIO	LIVE OAK	3.0	1
1618	LIO	LIVE OAK	16.0	1.5
1619	CAB	CABBAGE PALM	15.0	1.5
1620	LIO	LIVE OAK	2.0	1
1621	CYP	CYPRESS	1.0	0
1622	CYP	CYPRESS	1.0	0
1623	LIO	LIVE OAK	2.0	1
1624	LBP	LOBLOLLY PINE	19.0	1.5
1625	LBP	LOBLOLLY PINE	17.0	1.5
1626	PINE	PINE	10.0	2
1627	MAG	MAGNOLIA	15.0	1.5
1628	WRO	WATER OAK	10.0	2
1629	LIO	LIVE OAK	38.0	2
1631	LIO	LIVE OAK	29.0	2
1653	SPN	SLASH PINE	5.0	1
1654	BWM	BLACK WAX MYRTLE	4.0	1
1655	CED	CEDAR	10.0	2
1656	SCD	SOUTHERN CEDAR	3.0	1
1657	CED	CEDAR	6.0	1
1658	WRO	WATER OAK	6.0	1
1659	WRO	WATER OAK	4.0	1
1666	CYP	CYPRESS	1.0	0

1667	CYP	CYPRESS	1.0	0
1668	LIO	LIVE OAK	2.0	1
1669	LIO	LIVE OAK	2.0	1
1670	CED	CEDAR	5.0	1
1671	CED	CEDAR	7.0	2
1672	CAB	CABBAGE PALM	15.0	1.5
1673	LIO	LIVE OAK	33.0	2
1674	CED	CEDAR	12.0	1.5
1689	PHIK	PIGNUT HICKORY	16.0	1.5
1698	WRO	WATER OAK	7.0	2
1699	WRO	WATER OAK	5.0	1
1700	CED	CEDAR	7.0	2
1701	WRO	WATER OAK	13.0	1.5
1702	WRO	WATER OAK	6.0	1
1703	WRO	WATER OAK	7.0	2
1706	LIO	LIVE OAK	26.0	2
1707	LIO	LIVE OAK	29.0	2
1708	WRO	WATER OAK	5.0	1
1717	LIO	LIVE OAK	13.0	1.5
1758	CAB	CABBAGE PALM	9.0	2
1759	LIO	LIVE OAK	30.0	2
1760	CED	CEDAR	7.0	2
1761	CED	CEDAR	6.0	1
1762	CED	CEDAR	10.0	2
1764	CAB	CABBAGE PALM	12.0	1.5
1765	CED	CEDAR	10.0	2
1766	CAB	CABBAGE PALM	15.0	1.5
1767	CAB	CABBAGE PALM	14.0	1.5
1768	CAB	CABBAGE PALM	13.0	1.5
1769	LIO	LIVE OAK	24.0	2
1770	CED	CEDAR	7.0	2
1771	LIO	LIVE OAK	10.0	2
1772	CAB	CABBAGE PALM	13.0	1.5
1773	SCD	SOUTHERN CEDAR	5.0	1
1774	CAB	CABBAGE PALM	14.0	1.5
1775	CAB	CABBAGE PALM	13.0	1.5
1776	CED	CEDAR	13.0	1.5
1777	CED	CEDAR	7.0	2
1778	CED	CEDAR	12.0	1.5
1779	SCD	SOUTHERN CEDAR	5.0	1
1780	CED	CEDAR	6.0	1
1781	LIO	LIVE OAK	15.0	1.5
1782	CAB	CABBAGE PALM	13.0	1.5
1800	MAG	MAGNOLIA	4.0	1
1801	MAG	MAGNOLIA	12.0	1.5
1802	MAG	MAGNOLIA	17.0	1.5
1803	BCH	BLACK CHERRY	7.0	2
1804	CED	CEDAR	8.0	2
1805	CED	CEDAR	8.0	2
1810	LIO	LIVE OAK	12.0	1.5
1811	LIO	LIVE OAK	12.0	1.5
1827	WRO	WATER OAK	14.0	1.5
1828	LIO	LIVE OAK	21.0	2
1829	CAB	CABBAGE PALM	13.0	1.5
1830	CED	CEDAR	7.0	2
1831	LIO	LIVE OAK	21.0	2
1832	CAB	CABBAGE PALM	13.0	1.5
1833	CAB	CABBAGE PALM	15.0	1.5
1834	CAB	CABBAGE PALM	15.0	1.5
1835	CAB	CABBAGE PALM	10.0	2
1836	CED	CEDAR	6.0	1
1837	CED	CEDAR	10.0	2

1838	CED	CEDAR	8.0	2
1839	CAB	CABBAGE PALM	13.0	1.5
1840	SCD	SOUTHERN CEDAR	5.0	1
1841	SCD	SOUTHERN CEDAR	3.0	1
1842	SCD	SOUTHERN CEDAR	4.0	1
1843	CED	CEDAR	13.0	1.5
1844	CAB	CABBAGE PALM	15.0	1.5
1845	CED	CEDAR	8.0	2
1846	CAB	CABBAGE PALM	15.0	1.5
1847	LIO	LIVE OAK	24.0	2
1848	CED	CEDAR	8.0	2
1849	CED	CEDAR	11.0	2
1850	LIO	LIVE OAK	16.0	1.5
1851	LIO	LIVE OAK	12.0	1.5
1852	LIO	LIVE OAK	37.0	2
1853	CED	CEDAR	6.0	1
1854	CED	CEDAR	8.0	2
1869	LIO	LIVE OAK	36.0	2
1870	CED	CEDAR	10.0	2
1871	CED	CEDAR	11.0	2
1876	CED	CEDAR	13.0	1.5
1877	SCD	SOUTHERN CEDAR	5.0	1
1878	CED	CEDAR	14.0	1.5
1879	CED	CEDAR	11.0	2
1880	LIO	LIVE OAK	17.0	1.5
1881	LIO	LIVE OAK	14.0	1.5
1882	CAB	CABBAGE PALM	15.0	1.5
1883	CAB	CABBAGE PALM	10.0	2
1884	CAB	CABBAGE PALM	10.0	2
1885	CED	CEDAR	9.0	2
1886	LIO	LIVE OAK	22.0	2
1893	LIO	LIVE OAK	48.0	2
1895	MAG	MAGNOLIA	21.0	2
1902	CAB	CABBAGE PALM	13.0	1.5
1903	LIO	LIVE OAK	16.0	1.5
1906	CED	CEDAR	11.0	2
1907	CED	CEDAR	8.0	2
1908	LIO	LIVE OAK	18.0	1.5
1909	CED	CEDAR	12.0	1.5
1910	CAB	CABBAGE PALM	13.0	1.5
1911	CED	CEDAR	17.0	1.5
1912	LIO	LIVE OAK	22.0	2
1913	CED	CEDAR	9.0	2
1914	LIO	LIVE OAK	16.0	1.5
1915	LIO	LIVE OAK	16.0	1.5
1919	CAB	CABBAGE PALM	13.0	1.5
1920	WOA	WILLOW OAK	7.0	2
1921	MAG	MAGNOLIA	9.0	2
1922	CED	CEDAR	11.0	2
1923	LIO	LIVE OAK	9.0	2
1924	CED	CEDAR	21.0	2
1925	CAB	CABBAGE PALM	12.0	1.5
1926	LIO	LIVE OAK	11.0	2
1927	CAB	CABBAGE PALM	12.0	1.5
1928	LIO	LIVE OAK	6.0	1
1929	LIO	LIVE OAK	5.0	1
1930	CAB	CABBAGE PALM	13.0	1.5
1931	LIO	LIVE OAK	6.0	1
1932	LIO	LIVE OAK	8.0	2
1933	LIO	LIVE OAK	6.0	1
1934	CED	CEDAR	29.0	2
1935	CAB	CABBAGE PALM	13.0	1.5

1936	CAB	CABBAGE PALM	13.0	1.5
1937	LIO	LIVE OAK	16.0	1.5
1938	CED	CEDAR	8.0	2
1939	CAB	CABBAGE PALM	14.0	1.5
1940	CED	CEDAR	6.0	1
1941	LIO	LIVE OAK	14.0	1.5
1942	CED	CEDAR	20.0	2
1943	WRO	WATER OAK	16.0	1.5
1944	CAB	CABBAGE PALM	14.0	1.5
1945	LPN	LONGLEAF PINE	23.0	2
1946	CED	CEDAR	10.0	2
1947	LIO	LIVE OAK	27.0	2
1950	LIO	LIVE OAK	17.0	1.5
1952	CED	CEDAR	14.0	1.5
1967	CED	CEDAR	14.0	1.5
1992	WRO	WATER OAK	12.0	1.5
1993	LIO	LIVE OAK	16.0	1.5
1996	CAB	CABBAGE PALM	14.0	1.5
1997	LIO	LIVE OAK	12.0	1.5
1998	LIO	LIVE OAK	16.0	1.5
1010			**12536.0**	**1634**

Debits:

Id	Species	Common Name	DBH	PTS
0	LIO	LIVE OAK	22.0	-2.0
1	WOA	WILLOW OAK	8.0	-1.0
2	PHIK	PIGNUT HICKORY	13.0	-1.5
3	LIO	LIVE OAK	17.0	-1.5
4	WRO	WATER OAK	10.0	-1.0
5	PHIK	PIGNUT HICKORY	23.0	-2.0
6	PHIK	PIGNUT HICKORY	6.0	-0.5
7	PHIK	PIGNUT HICKORY	18.0	-1.5
8	WRO	WATER OAK	9.0	-1.0
9	WRO	WATER OAK	8.0	-1.0
10	PHIK	PIGNUT HICKORY	6.0	-0.5
11	PALM	PALM	12.0	-1.5
14	LIO	LIVE OAK	21.0	-2.0
15	PHIK	PIGNUT HICKORY	16.0	-1.5
17	RMB	RED MULBERRRY	9.0	-1.0
19	MAG	MAGNOLIA	18.0	-1.5
21	LIO	LIVE OAK	30.0	-2.0
23	PHIK	PIGNUT HICKORY	8.0	-1.0
24	CED	CEDAR	8.0	-1.0
26	PHIK	PIGNUT HICKORY	20.0	-2.0
27	LPN	LONGLEAF PINE	13.0	-1.5
28	MAG	MAGNOLIA	18.0	-1.5
29	LIO	LIVE OAK	10.0	-1.0
30	PHIK	PIGNUT HICKORY	8.0	-1.0
31	WRO	WATER OAK	9.0	-1.0
32	WRO	WATER OAK	5.0	-0.5
35	LBP	LOBLOLLY PINE	12.0	-1.5
41	WOA	WILLOW OAK	7.0	-1.0
42	BCH	BLACK CHERRY	10.0	-1.0
43	BCH	BLACK CHERRY	11.0	-1.0
44	OAK	OAK	14.0	-1.5
45	RBY	RED BAY	8.0	-1.0
46	LIO	LIVE OAK	12.0	-1.5
47	LIO	LIVE OAK	13.0	-1.5
48	LIO	LIVE OAK	13.0	-1.5
49	LBP	LOBLOLLY PINE	12.0	-1.5
59	CED	CEDAR	13.0	-1.5
60	BCH	BLACK CHERRY	14.0	-1.5
61	CED	CEDAR	16.0	-1.5
62	LBP	LOBLOLLY PINE	11.0	-1.0
64	LBP	LOBLOLLY PINE	7.0	-1.0
65	LBP	LOBLOLLY PINE	3.0	-0.5
66	LBP	LOBLOLLY PINE	9.0	-1.0
67	LBP	LOBLOLLY PINE	15.0	-1.5
71	LBP	LOBLOLLY PINE	11.0	-1.0
72	LBP	LOBLOLLY PINE	6.0	-0.5
74	LBP	LOBLOLLY PINE	10.0	-1.0
75	LBP	LOBLOLLY PINE	11.0	-1.0
76	WRO	WATER OAK	30.0	-2.0
80	CAB	CABBAGE PALM	15.0	-1.5
86	LBP	LOBLOLLY PINE	9.0	-1.0
87	LBP	LOBLOLLY PINE	6.0	-0.5
88	LBP	LOBLOLLY PINE	6.0	-0.5
90	LBP	LOBLOLLY PINE	10.0	-1.0
92	LBP	LOBLOLLY PINE	6.0	-0.5
94	LBP	LOBLOLLY PINE	8.0	-1.0
95	LBP	LOBLOLLY PINE	5.0	-0.5
96	LBP	LOBLOLLY PINE	7.0	-1.0
97	LBP	LOBLOLLY PINE	10.0	-1.0
98	LIO	LIVE OAK	13.0	-1.5
99	WRO	WATER OAK	14.0	-1.5

100	WRO	WATER OAK	7.0	-1.0
101	LBP	LOBLOLLY PINE	4.0	-0.5
102	LBP	LOBLOLLY PINE	6.0	-0.5
103	LBP	LOBLOLLY PINE	4.0	-0.5
104	LBP	LOBLOLLY PINE	8.0	-1.0
105	LBP	LOBLOLLY PINE	5.0	-0.5
106	LBP	LOBLOLLY PINE	6.0	-0.5
107	LBP	LOBLOLLY PINE	9.0	-1.0
108	LBP	LOBLOLLY PINE	7.0	-1.0
109	LBP	LOBLOLLY PINE	6.0	-0.5
115	LBP	LOBLOLLY PINE	8.0	-1.0
116	LBP	LOBLOLLY PINE	7.0	-1.0
117	LBP	LOBLOLLY PINE	3.0	-0.5
118	SCD	SOUTHERN CEDAR	2.0	-1.5
119	LBP	LOBLOLLY PINE	8.0	-1.0
120	LBP	LOBLOLLY PINE	5.0	-0.5
121	SCD	SOUTHERN CEDAR	2.0	-1.5
122	LBP	LOBLOLLY PINE	10.0	-1.0
123	LBP	LOBLOLLY PINE	7.0	-1.0
124	LBP	LOBLOLLY PINE	7.0	-1.0
125	LBP	LOBLOLLY PINE	8.0	-1.0
130	LBP	LOBLOLLY PINE	11.0	-1.0
131	LBP	LOBLOLLY PINE	7.0	-1.0
132	LBP	LOBLOLLY PINE	8.0	-1.0
133	LBP	LOBLOLLY PINE	6.0	-0.5
134	LBP	LOBLOLLY PINE	6.0	-0.5
142	LBP	LOBLOLLY PINE	6.0	-0.5
150	LBP	LOBLOLLY PINE	9.0	-1.0
151	LBP	LOBLOLLY PINE	5.0	-0.5
152	MAG	MAGNOLIA	12.0	-1.5
153	WRO	WATER OAK	13.0	-1.5
154	WRO	WATER OAK	5.0	-0.5
155	WRO	WATER OAK	12.0	-1.5
156	WRO	WATER OAK	29.0	-2.0
157	LBP	LOBLOLLY PINE	6.0	-0.5
158	LBP	LOBLOLLY PINE	8.0	-1.0
159	LBP	LOBLOLLY PINE	9.0	-1.0
160	LBP	LOBLOLLY PINE	10.0	-1.0
161	LBP	LOBLOLLY PINE	8.0	-1.0
164	LBP	LOBLOLLY PINE	6.0	-0.5
165	LBP	LOBLOLLY PINE	8.0	-1.0
168	LBP	LOBLOLLY PINE	5.0	-0.5
169	LBP	LOBLOLLY PINE	7.0	-1.0
170	LBP	LOBLOLLY PINE	6.0	-0.5
171	LBP	LOBLOLLY PINE	8.0	-1.0
172	LBP	LOBLOLLY PINE	8.0	-1.0
173	LBP	LOBLOLLY PINE	6.0	-0.5
174	LBP	LOBLOLLY PINE	3.0	-0.5
175	LBP	LOBLOLLY PINE	7.0	-1.0
177	LBP	LOBLOLLY PINE	7.0	-1.0
178	LBP	LOBLOLLY PINE	7.0	-1.0
179	LBP	LOBLOLLY PINE	4.0	-0.5
180	LBP	LOBLOLLY PINE	7.0	-1.0
181	LBP	LOBLOLLY PINE	4.0	-0.5
182	LBP	LOBLOLLY PINE	5.0	-0.5
183	LBP	LOBLOLLY PINE	6.0	-0.5
188	SCD	SOUTHERN CEDAR	1.0	-1.5
189	WRO	WATER OAK	16.0	-1.5
190	LPN	LONGLEAF PINE	10.0	-1.0
191	LPN	LONGLEAF PINE	18.0	-1.5
195	LBP	LOBLOLLY PINE	4.0	-0.5
196	LBP	LOBLOLLY PINE	5.0	-0.5
197	LBP	LOBLOLLY PINE	5.0	-0.5
198	SCD	SOUTHERN CEDAR	2.0	-1.5

199	LBP	LOBLOLLY PINE	5.0	-0.5
200	LBP	LOBLOLLY PINE	7.0	-1.0
202	LBP	LOBLOLLY PINE	8.0	-1.0
203	LBP	LOBLOLLY PINE	6.0	-0.5
225	WRO	WATER OAK	6.0	-0.5
226	WRO	WATER OAK	6.0	-0.5
229	WRO	WATER OAK	5.0	-0.5
230	WRO	WATER OAK	5.0	-0.5
231	LPN	LONGLEAF PINE	21.0	-2.0
232	WRO	WATER OAK	9.0	-1.0
233	WRO	WATER OAK	10.0	-1.0
234	LPN	LONGLEAF PINE	18.0	-1.5
236	WRO	WATER OAK	10.0	-1.0
237	PINE	PINE	22.0	-2.0
238	LIO	LIVE OAK	13.0	-1.5
239	LIO	LIVE OAK	36.0	-2.0
240	WRO	WATER OAK	14.0	-1.5
241	CAB	CABBAGE PALM	13.0	-1.5
242	LPN	LONGLEAF PINE	26.0	-2.0
243	LIO	LIVE OAK	13.0	-1.5
244	MAG	MAGNOLIA	16.0	-1.5
245	WRO	WATER OAK	23.0	-2.0
251	LBP	LOBLOLLY PINE	7.0	-1.0
252	LBP	LOBLOLLY PINE	7.0	-1.0
253	SPN	SLASH PINE	5.0	-0.5
255	MAG	MAGNOLIA	5.0	-0.5
256	MAG	MAGNOLIA	6.0	-0.5
257	SPN	SLASH PINE	19.0	-1.5
258	SPN	SLASH PINE	9.0	-1.0
260	WRO	WATER OAK	16.0	-1.5
261	YAU	YAUPON HOLLY	3.0	-0.5
262	YAU	YAUPON HOLLY	3.0	-0.5
264	LBP	LOBLOLLY PINE	6.0	-0.5
270	LBP	LOBLOLLY PINE	4.0	-0.5
271	CED	CEDAR	6.0	-0.5
272	BCH	BLACK CHERRY	4.0	-0.5
273	LBP	LOBLOLLY PINE	21.0	-2.0
274	CHL	CHERRY LAUREL	11.0	-1.0
275	MAG	MAGNOLIA	10.0	-1.0
276	MAG	MAGNOLIA	6.0	-0.5
277	YAU	YAUPON HOLLY	6.0	-0.5
278	LBP	LOBLOLLY PINE	28.0	-2.0
279	YAU	YAUPON HOLLY	3.0	-0.5
282	LBP	LOBLOLLY PINE	4.0	-0.5
288	LBP	LOBLOLLY PINE	14.0	-1.5
289	LBP	LOBLOLLY PINE	5.0	-0.5
290	LBP	LOBLOLLY PINE	6.0	-0.5
291	LBP	LOBLOLLY PINE	4.0	-0.5
292	LBP	LOBLOLLY PINE	7.0	-1.0
293	SCD	SOUTHERN CEDAR	2.0	-1.5
294	SCD	SOUTHERN CEDAR	2.0	-1.5
295	SCD	SOUTHERN CEDAR	1.0	-1.5
296	LBP	LOBLOLLY PINE	7.0	-1.0
297	LBP	LOBLOLLY PINE	5.0	-0.5
331	MAG	MAGNOLIA	25.0	-2.0
332	WRO	WATER OAK	20.0	-2.0
333	WRO	WATER OAK	4.0	-0.5
334	LBP	LOBLOLLY PINE	21.0	-2.0
335	SCD	SOUTHERN CEDAR	3.0	-0.5
336	LIO	LIVE OAK	22.0	-2.0
337	MAG	MAGNOLIA	26.0	-2.0
338	SCD	SOUTHERN CEDAR	4.0	-0.5
339	SCD	SOUTHERN CEDAR	1.0	-1.5
340	MAG	MAGNOLIA	3.0	-0.5

341	SCD	SOUTHERN CEDAR	3.0	-0.5
342	LBP	LOBLOLLY PINE	6.0	-0.5
343	LBP	LOBLOLLY PINE	13.0	-1.5
349	LBP	LOBLOLLY PINE	6.0	-0.5
350	LBP	LOBLOLLY PINE	5.0	-0.5
351	LBP	LOBLOLLY PINE	6.0	-0.5
352	SCD	SOUTHERN CEDAR	1.0	-1.5
353	LBP	LOBLOLLY PINE	26.0	-2.0
374	WRO	WATER OAK	9.0	-1.0
375	LIO	LIVE OAK	10.0	-1.0
376	LIO	LIVE OAK	9.0	-1.0
377	LIO	LIVE OAK	9.0	-1.0
378	LPN	LONGLEAF PINE	21.0	-2.0
379	LIO	LIVE OAK	19.0	-1.5
380	WRO	WATER OAK	14.0	-1.5
382	LIO	LIVE OAK	9.0	-1.0
385	LIO	LIVE OAK	16.0	-1.5
388	PHIK	PIGNUT HICKORY	13.0	-1.5
389	WRO	WATER OAK	20.0	-2.0
390	WRO	WATER OAK	28.0	-2.0
391	LBP	LOBLOLLY PINE	6.0	-0.5
396	LBP	LOBLOLLY PINE	6.0	-0.5
403	CAB	CABBAGE PALM	13.0	-1.5
405	BCH	BLACK CHERRY	10.0	-1.0
406	MAG	MAGNOLIA	8.0	-1.0
407	LIO	LIVE OAK	6.0	-0.5
408	LIO	LIVE OAK	30.0	-2.0
409	LIO	LIVE OAK	11.0	-1.0
410	CAB	CABBAGE PALM	9.0	-1.0
411	BCH	BLACK CHERRY	13.0	-1.5
412	BCH	BLACK CHERRY	15.0	-1.5
413	CAB	CABBAGE PALM	11.0	-1.0
414	BCH	BLACK CHERRY	12.0	-1.5
415	BCH	BLACK CHERRY	12.0	-1.5
416	CED	CEDAR	8.0	-1.0
417	LIO	LIVE OAK	19.0	-1.5
418	CED	CEDAR	8.0	-1.0
438	CAB	CABBAGE PALM	13.0	-1.5
439	CHL	CHERRY LAUREL	7.0	-1.0
440	PHIK	PIGNUT HICKORY	15.0	-1.5
441	PHIK	PIGNUT HICKORY	8.0	-1.0
443	LIO	LIVE OAK	29.0	-2.0
444	CED	CEDAR	10.0	-1.0
445	WRO	WATER OAK	9.0	-1.0
446	CAB	CABBAGE PALM	16.0	-1.5
447	CAB	CABBAGE PALM	15.0	-1.5
448	CHL	CHERRY LAUREL	7.0	-1.0
449	CAB	CABBAGE PALM	8.0	-1.0
452	SPN	SLASH PINE	26.0	-2.0
453	CAB	CABBAGE PALM	14.0	-1.5
454	CHL	CHERRY LAUREL	13.0	-1.5
455	SGY	SWEET GUM	11.0	-1.0
456	CED	CEDAR	7.0	-1.0
457	SPN	SLASH PINE	10.0	-1.0
458	SPN	SLASH PINE	7.0	-1.0
459	CAB	CABBAGE PALM	13.0	-1.5
460	CAB	CABBAGE PALM	13.0	-1.5
461	CAB	CABBAGE PALM	13.0	-1.5
462	CAB	CABBAGE PALM	13.0	-1.5
463	SPN	SLASH PINE	7.0	-1.0
467	CAB	CABBAGE PALM	13.0	-1.5
476	CAB	CABBAGE PALM	13.0	-1.5
477	CAB	CABBAGE PALM	13.0	-1.5
478	CAB	CABBAGE PALM	13.0	-1.5

479	LIO	LIVE OAK	17.0	-1.5
480	WRO	WATER OAK	10.0	-1.0
481	WRO	WATER OAK	7.0	-1.0
482	WRO	WATER OAK	7.0	-1.0
483	CAB	CABBAGE PALM	16.0	-1.5
484	CAB	CABBAGE PALM	16.0	-1.5
485	WRO	WATER OAK	18.0	-1.5
486	WRO	WATER OAK	13.0	-1.5
487	WRO	WATER OAK	11.0	-1.0
488	LIO	LIVE OAK	18.0	-1.5
489	LIO	LIVE OAK	23.0	-2.0
490	LIO	LIVE OAK	11.0	-1.0
491	LIO	LIVE OAK	13.0	-1.5
492	CAB	CABBAGE PALM	13.0	-1.5
493	MAG	MAGNOLIA	6.0	-0.5
494	CAB	CABBAGE PALM	13.0	-1.5
495	CAB	CABBAGE PALM	13.0	-1.5
496	CAB	CABBAGE PALM	13.0	-1.5
497	WRO	WATER OAK	11.0	-1.0
498	CAB	CABBAGE PALM	16.0	-1.5
501	CAB	CABBAGE PALM	16.0	-1.5
502	CAB	CABBAGE PALM	13.0	-1.5
503	BCH	BLACK CHERRY	18.0	-1.5
504	CAB	CABBAGE PALM	16.0	-1.5
505	CAB	CABBAGE PALM	13.0	-1.5
506	CAB	CABBAGE PALM	13.0	-1.5
507	MAG	MAGNOLIA	6.0	-0.5
508	LIO	LIVE OAK	13.0	-1.5
509	LIO	LIVE OAK	27.0	-2.0
510	OAK	OAK	26.0	-2.0
511	CAB	CABBAGE PALM	16.0	-1.5
512	CAB	CABBAGE PALM	13.0	-1.5
513	LIO	LIVE OAK	15.0	-1.5
514	CAB	CABBAGE PALM	16.0	-1.5
515	LIO	LIVE OAK	23.0	-2.0
516	CAB	CABBAGE PALM	13.0	-1.5
517	LBP	LOBLOLLY PINE	22.0	-2.0
518	PINE	PINE	24.0	-2.0
519	CAB	CABBAGE PALM	13.0	-1.5
520	WRO	WATER OAK	11.0	-1.0
521	WRO	WATER OAK	10.0	-1.0
522	CAB	CABBAGE PALM	16.0	-1.5
523	CAB	CABBAGE PALM	16.0	-1.5
524	CAB	CABBAGE PALM	13.0	-1.5
525	WRO	WATER OAK	10.0	-1.0
526	WRO	WATER OAK	17.0	-1.5
527	LIO	LIVE OAK	24.0	-2.0
528	MAG	MAGNOLIA	13.0	-1.5
529	PHIK	PIGNUT HICKORY	17.0	-1.5
545	LIO	LIVE OAK	30.0	-2.0
548	WRO	WATER OAK	8.0	-1.0
549	SPN	SLASH PINE	13.0	-1.5
550	WOA	WILLOW OAK	12.0	-1.5
551	PHIK	PIGNUT HICKORY	17.0	-1.5
552	BCH	BLACK CHERRY	17.0	-1.5
559	LIO	LIVE OAK	14.0	-1.5
560	SPN	SLASH PINE	14.0	-1.5
561	LIO	LIVE OAK	7.0	-1.0
653	CAB	CABBAGE PALM	16.0	-1.5
659	LIO	LIVE OAK	6.0	-0.5
660	WRO	WATER OAK	6.0	-0.5
661	LIO	LIVE OAK	12.0	-1.5
662	CAB	CABBAGE PALM	16.0	-1.5
667	CAB	CABBAGE PALM	16.0	-1.5

668	LIO	LIVE OAK	7.0	-1.0
669	LIO	LIVE OAK	11.0	-1.0
670	WRO	WATER OAK	9.0	-1.0
671	WRO	WATER OAK	10.0	-1.0
672	LIO	LIVE OAK	15.0	-1.5
673	LIO	LIVE OAK	14.0	-1.5
674	WRO	WATER OAK	8.0	-1.0
675	WRO	WATER OAK	10.0	-1.0
676	WRO	WATER OAK	12.0	-1.5
677	SPN	SLASH PINE	15.0	-1.5
678	LIO	LIVE OAK	7.0	-1.0
679	WRO	WATER OAK	8.0	-1.0
682	SPN	SLASH PINE	26.0	-2.0
683	CED	CEDAR	7.0	-1.0
684	MAG	MAGNOLIA	7.0	-1.0
685	SPN	SLASH PINE	25.0	-2.0
686	SPN	SLASH PINE	23.0	-2.0
687	WRO	WATER OAK	12.0	-1.5
688	BCH	BLACK CHERRY	12.0	-1.5
689	WRO	WATER OAK	11.0	-1.0
695	WRO	WATER OAK	10.0	-1.0
698	WRO	WATER OAK	16.0	-1.5
703	LIO	LIVE OAK	16.0	-1.5
704	LIO	LIVE OAK	10.0	-1.0
705	LIO	LIVE OAK	15.0	-1.5
706	WRO	WATER OAK	10.0	-1.0
708	LIO	LIVE OAK	7.0	-1.0
713	LIO	LIVE OAK	11.0	-1.0
714	WRO	WATER OAK	11.0	-1.0
715	LIO	LIVE OAK	10.0	-1.0
716	WRO	WATER OAK	17.0	-1.5
717	WRO	WATER OAK	8.0	-1.0
718	LIO	LIVE OAK	20.0	-2.0
719	LIO	LIVE OAK	11.0	-1.0
724	WRO	WATER OAK	11.0	-1.0
726	LIO	LIVE OAK	14.0	-1.5
727	LIO	LIVE OAK	12.0	-1.5
729	LIO	LIVE OAK	12.0	-1.5
730	LIO	LIVE OAK	16.0	-1.5
731	LIO	LIVE OAK	13.0	-1.5
732	LIO	LIVE OAK	16.0	-1.5
733	LIO	LIVE OAK	10.0	-1.0
734	LIO	LIVE OAK	10.0	-1.0
739	LIO	LIVE OAK	10.0	-1.0
740	WRO	WATER OAK	7.0	-1.0
741	SPN	SLASH PINE	29.0	-2.0
742	WRO	WATER OAK	12.0	-1.5
743	LIO	LIVE OAK	15.0	-1.5
744	LIO	LIVE OAK	14.0	-1.5
745	LIO	LIVE OAK	11.0	-1.0
746	LIO	LIVE OAK	14.0	-1.5
747	LIO	LIVE OAK	10.0	-1.0
749	LIO	LIVE OAK	8.0	-1.0
750	LIO	LIVE OAK	7.0	-1.0
755	LIO	LIVE OAK	9.0	-1.0
756	LIO	LIVE OAK	9.0	-1.0
757	LIO	LIVE OAK	10.0	-1.0
758	LIO	LIVE OAK	9.0	-1.0
763	WRO	WATER OAK	6.0	-0.5
765	WRO	WATER OAK	14.0	-1.5
766	LIO	LIVE OAK	10.0	-1.0
767	SPN	SLASH PINE	25.0	-2.0
769	LIO	LIVE OAK	13.0	-1.5
773	LIO	LIVE OAK	10.0	-1.0

774	SPN	SLASH PINE	20.0	-2.0
775	SPN	SLASH PINE	29.0	-2.0
776	LIO	LIVE OAK	24.0	-2.0
839	LIO	LIVE OAK	22.0	-2.0
840	LIO	LIVE OAK	28.0	-2.0
853	LAO	LAUREL OAK	4.0	-0.5
854	LAO	LAUREL OAK	5.0	-0.5
855	BCH	BLACK CHERRY	12.0	-1.5
856	WRO	WATER OAK	4.0	-0.5
857	WRO	WATER OAK	4.0	-0.5
858	SGY	SWEET GUM	4.0	-0.5
859	RCD	RED CEDAR	17.0	-1.5
860	LIO	LIVE OAK	33.0	-2.0
862	DAH	DAHOON HOLLY	5.0	-0.5
863	LIO	LIVE OAK	32.0	-2.0
864	BCH	BLACK CHERRY	9.0	-1.0
865	YAU	YAUPON HOLLY	3.0	-0.5
866	PHIK	PIGNUT HICKORY	7.0	-1.0
867	LIO	LIVE OAK	22.0	-2.0
868	LIO	LIVE OAK	26.0	-2.0
869	MAG	MAGNOLIA	4.0	-0.5
870	RCD	RED CEDAR	19.0	-1.5
871	RCD	RED CEDAR	11.0	-1.0
872	DAH	DAHOON HOLLY	3.0	-0.5
874	LIO	LIVE OAK	13.0	-1.5
875	LAO	LAUREL OAK	5.0	-0.5
876	DAH	DAHOON HOLLY	7.0	-1.0
877	RCD	RED CEDAR	10.0	-1.0
878	RCD	RED CEDAR	6.0	-0.5
880	DAH	DAHOON HOLLY	7.0	-1.0
881	CED	CEDAR	9.0	-1.0
882	LIO	LIVE OAK	44.0	-2.0
883	DAH	DAHOON HOLLY	6.0	-0.5
889	LIO	LIVE OAK	21.0	-2.0
890	RCD	RED CEDAR	16.0	-1.5
891	OAK	OAK	6.0	-0.5
896	DAH	DAHOON HOLLY	4.0	-0.5
897	DAH	DAHOON HOLLY	3.0	-0.5
898	LAO	LAUREL OAK	3.0	-0.5
899	YAU	YAUPON HOLLY	3.0	-0.5
900	LAO	LAUREL OAK	3.0	-0.5
901	LAO	LAUREL OAK	5.0	-0.5
902	CHL	CHERRY LAUREL	7.0	-1.0
903	DAH	DAHOON HOLLY	6.0	-0.5
904	LAO	LAUREL OAK	4.0	-0.5
905	LAO	LAUREL OAK	3.0	-0.5
906	LAO	LAUREL OAK	4.0	-0.5
907	LAO	LAUREL OAK	3.0	-0.5
908	DAH	DAHOON HOLLY	4.0	-0.5
909	RMB	RED MULBERRRY	8.0	-1.0
910	LAO	LAUREL OAK	5.0	-0.5
912	CED	CEDAR	7.0	-1.0
913	LIO	LIVE OAK	32.0	-2.0
914	CAB	CABBAGE PALM	15.0	-1.5
915	CAB	CABBAGE PALM	15.0	-1.5
916	LIO	LIVE OAK	21.0	-2.0
917	SGY	SWEET GUM	9.0	-1.0
918	LIO	LIVE OAK	15.0	-1.5
919	PHIK	PIGNUT HICKORY	12.0	-1.5
920	LIO	LIVE OAK	25.0	-2.0
922	BCH	BLACK CHERRY	11.0	-1.0
923	LIO	LIVE OAK	36.0	-2.0
924	WRO	WATER OAK	10.0	-1.0
925	CAB	CABBAGE PALM	14.0	-1.5

926	CED	CEDAR	10.0	-1.0
927	PHIK	PIGNUT HICKORY	21.0	-2.0
928	CAB	CABBAGE PALM	11.0	-1.0
929	LIO	LIVE OAK	30.0	-2.0
930	CAB	CABBAGE PALM	12.0	-1.5
931	CED	CEDAR	14.0	-1.5
966	CED	CEDAR	24.0	-2.0
967	CED	CEDAR	10.0	-1.0
969	SCD	SOUTHERN CEDAR	5.0	-0.5
970	LIO	LIVE OAK	31.0	-2.0
971	CED	CEDAR	8.0	-1.0
972	DAH	DAHOON HOLLY	4.0	-0.5
973	DAH	DAHOON HOLLY	3.0	-0.5
974	DAH	DAHOON HOLLY	6.0	-0.5
975	DAH	DAHOON HOLLY	4.0	-0.5
976	DAH	DAHOON HOLLY	9.0	-1.0
977	DAH	DAHOON HOLLY	5.0	-0.5
978	SCD	SOUTHERN CEDAR	5.0	-0.5
981	CAB	CABBAGE PALM	15.0	-1.5
982	PHIK	PIGNUT HICKORY	23.0	-2.0
983	LIO	LIVE OAK	26.0	-2.0
1001	LIO	LIVE OAK	53.0	-2.0
1004	CED	CEDAR	13.0	-1.5
1005	CED	CEDAR	7.0	-1.0
1006	YAU	YAUPON HOLLY	3.0	-0.5
1014	BCH	BLACK CHERRY	6.0	-0.5
1015	LIO	LIVE OAK	25.0	-2.0
1016	MAG	MAGNOLIA	11.0	-1.0
1017	CED	CEDAR	9.0	-1.0
1018	LIO	LIVE OAK	31.0	-2.0
1019	BCH	BLACK CHERRY	5.0	-0.5
1026	LIO	LIVE OAK	29.0	-2.0
1027	LIO	LIVE OAK	21.0	-2.0
1028	CED	CEDAR	12.0	-1.5
1041	LIO	LIVE OAK	20.0	-2.0
1042	CED	CEDAR	6.0	-0.5
1043	CAB	CABBAGE PALM	15.0	-1.5
1044	CAB	CABBAGE PALM	13.0	-1.5
1045	RMB	RED MULBERRRY	7.0	-1.0
1046	CED	CEDAR	6.0	-0.5
1047	CAB	CABBAGE PALM	11.0	-1.0
1048	LIO	LIVE OAK	20.0	-2.0
1049	LIO	LIVE OAK	22.0	-2.0
1050	LIO	LIVE OAK	24.0	-2.0
1051	SGY	SWEET GUM	13.0	-1.5
1052	CED	CEDAR	7.0	-1.0
1053	CAB	CABBAGE PALM	13.0	-1.5
1054	CED	CEDAR	7.0	-1.0
1055	CAB	CABBAGE PALM	10.0	-1.0
1056	CAB	CABBAGE PALM	13.0	-1.5
1057	PHIK	PIGNUT HICKORY	6.0	-0.5
1059	CAB	CABBAGE PALM	11.0	-1.0
1074	LIO	LIVE OAK	13.0	-1.5
1117	LIO	LIVE OAK	33.0	-2.0
1118	CAB	CABBAGE PALM	12.0	-1.5
1119	YAU	YAUPON HOLLY	3.0	-0.5
1120	YAU	YAUPON HOLLY	3.0	-0.5
1121	CAB	CABBAGE PALM	12.0	-1.5
1122	MAG	MAGNOLIA	15.0	-1.5
1123	LIO	LIVE OAK	36.0	-2.0
1124	CED	CEDAR	9.0	-1.0
1125	LIO	LIVE OAK	29.0	-2.0
1126	SGY	SWEET GUM	6.0	-0.5
1133	CAB	CABBAGE PALM	11.0	-1.0

1134	CAB	CABBAGE PALM	10.0	-1.0
1135	WRO	WATER OAK	10.0	-1.0
1136	LIO	LIVE OAK	31.0	-2.0
1137	OAK	OAK	11.0	-1.0
1138	CED	CEDAR	6.0	-0.5
1139	CAB	CABBAGE PALM	12.0	-1.5
1140	LIO	LIVE OAK	40.0	-2.0
1141	CED	CEDAR	7.0	-1.0
1146	CAB	CABBAGE PALM	10.0	-1.0
1147	MAG	MAGNOLIA	3.0	-0.5
1148	MAG	MAGNOLIA	14.0	-1.5
1155	RMB	RED MULBERRRY	9.0	-1.0
1156	SPM	SABAL PALM	16.0	-1.5
1157	CAB	CABBAGE PALM	11.0	-1.0
1158	CAB	CABBAGE PALM	11.0	-1.0
1159	WRO	WATER OAK	18.0	-1.5
1160	LIO	LIVE OAK	23.0	-2.0
1161	CED	CEDAR	13.0	-1.5
1162	LIO	LIVE OAK	23.0	-2.0
1163	CED	CEDAR	14.0	-1.5
1164	CAB	CABBAGE PALM	11.0	-1.0
1165	CED	CEDAR	21.0	-2.0
1166	CAB	CABBAGE PALM	15.0	-1.5
1167	YAU	YAUPON HOLLY	4.0	-0.5
1168	SCD	SOUTHERN CEDAR	4.0	-0.5
1169	CED	CEDAR	8.0	-1.0
1170	LIO	LIVE OAK	14.0	-1.5
1185	LIO	LIVE OAK	29.0	-2.0
1186	CED	CEDAR	9.0	-1.0
1187	CED	CEDAR	8.0	-1.0
1188	LIO	LIVE OAK	18.0	-1.5
1189	CED	CEDAR	7.0	-1.0
1190	CED	CEDAR	7.0	-1.0
1202	CAB	CABBAGE PALM	13.0	-1.5
1209	CAB	CABBAGE PALM	9.0	-1.0
1210	CED	CEDAR	7.0	-1.0
1211	LIO	LIVE OAK	39.0	-2.0
1212	LIO	LIVE OAK	11.0	-1.0
1213	LIO	LIVE OAK	11.0	-1.0
1216	LIO	LIVE OAK	42.0	-2.0
1217	CAB	CABBAGE PALM	13.0	-1.5
1218	CAB	CABBAGE PALM	10.0	-1.0
1219	CAB	CABBAGE PALM	11.0	-1.0
1220	CED	CEDAR	7.0	-1.0
1221	CED	CEDAR	8.0	-1.0
1222	CED	CEDAR	9.0	-1.0
1223	LIO	LIVE OAK	22.0	-2.0
1224	CED	CEDAR	7.0	-1.0
1225	CED	CEDAR	7.0	-1.0
1226	CED	CEDAR	13.0	-1.5
1227	CAB	CABBAGE PALM	16.0	-1.5
1237	CHL	CHERRY LAUREL	6.0	-0.5
1238	CED	CEDAR	9.0	-1.0
1239	CHL	CHERRY LAUREL	3.0	-0.5
1240	CED	CEDAR	12.0	-1.5
1245	LIO	LIVE OAK	21.0	-2.0
1246	CAB	CABBAGE PALM	13.0	-1.5
1247	CAB	CABBAGE PALM	8.0	-1.0
1248	CAB	CABBAGE PALM	11.0	-1.0
1249	CAB	CABBAGE PALM	13.0	-1.5
1250	CAB	CABBAGE PALM	14.0	-1.5
1254	LIO	LIVE OAK	21.0	-2.0
1255	CAB	CABBAGE PALM	13.0	-1.5
1258	CAB	CABBAGE PALM	12.0	-1.5

1259	LIO	LIVE OAK	19.0	-1.5
1260	LIO	LIVE OAK	17.0	-1.5
1261	LAO	LAUREL OAK	7.0	-1.0
1262	CHL	CHERRY LAUREL	3.0	-0.5
1263	LIO	LIVE OAK	14.0	-1.5
1264	LIO	LIVE OAK	21.0	-2.0
1265	LIO	LIVE OAK	19.0	-1.5
1266	CAB	CABBAGE PALM	10.0	-1.0
1267	CHL	CHERRY LAUREL	8.0	-1.0
1268	CHL	CHERRY LAUREL	10.0	-1.0
1269	MAG	MAGNOLIA	19.0	-1.5
1270	LIO	LIVE OAK	33.0	-2.0
1271	CHL	CHERRY LAUREL	5.0	-0.5
1279	BCH	BLACK CHERRY	6.0	-0.5
1280	LIO	LIVE OAK	20.0	-2.0
1281	WRO	WATER OAK	14.0	-1.5
1282	CHL	CHERRY LAUREL	10.0	-1.0
1293	SGY	SWEET GUM	5.0	-0.5
1294	SGY	SWEET GUM	9.0	-1.0
1296	CHL	CHERRY LAUREL	8.0	-1.0
1298	CHL	CHERRY LAUREL	3.0	-0.5
1299	LIO	LIVE OAK	21.0	-2.0
1300	LIO	LIVE OAK	21.0	-2.0
1301	BCH	BLACK CHERRY	5.0	-0.5
1302	CHL	CHERRY LAUREL	8.0	-1.0
1303	CHL	CHERRY LAUREL	3.0	-0.5
1304	LIO	LIVE OAK	21.0	-2.0
1305	CHL	CHERRY LAUREL	4.0	-0.5
1306	SGY	SWEET GUM	6.0	-0.5
1307	CHL	CHERRY LAUREL	4.0	-0.5
1309	LIO	LIVE OAK	28.0	-2.0
1320	CHL	CHERRY LAUREL	5.0	-0.5
1321	CHL	CHERRY LAUREL	4.0	-0.5
1322	CHL	CHERRY LAUREL	4.0	-0.5
1324	CHL	CHERRY LAUREL	5.0	-0.5
1325	BCH	BLACK CHERRY	6.0	-0.5
1326	SGY	SWEET GUM	9.0	-1.0
1327	CHL	CHERRY LAUREL	3.0	-0.5
1329	CHL	CHERRY LAUREL	5.0	-0.5
1330	CAB	CABBAGE PALM	12.0	-1.5
1331	CHL	CHERRY LAUREL	4.0	-0.5
1332	CED	CEDAR	15.0	-1.5
1333	CAB	CABBAGE PALM	13.0	-1.5
1334	CED	CEDAR	15.0	-1.5
1335	PHIK	PIGNUT HICKORY	4.0	-0.5
1336	CAB	CABBAGE PALM	17.0	-1.5
1338	SGY	SWEET GUM	12.0	-1.5
1339	CHL	CHERRY LAUREL	4.0	-0.5
1340	CHL	CHERRY LAUREL	4.0	-0.5
1341	CED	CEDAR	10.0	-1.0
1342	CHL	CHERRY LAUREL	6.0	-0.5
1343	SGY	SWEET GUM	9.0	-1.0
1344	CED	CEDAR	8.0	-1.0
1345	CHL	CHERRY LAUREL	4.0	-0.5
1346	CED	CEDAR	8.0	-1.0
1352	WRO	WATER OAK	5.0	-0.5
1353	CED	CEDAR	7.0	-1.0
1354	LIO	LIVE OAK	24.0	-2.0
1355	CED	CEDAR	7.0	-1.0
1357	CED	CEDAR	15.0	-1.5
1358	LIO	LIVE OAK	13.0	-1.5
1359	CED	CEDAR	8.0	-1.0
1362	CAB	CABBAGE PALM	16.0	-1.5
1363	LIO	LIVE OAK	17.0	-1.5

1364	MAG	MAGNOLIA	8.0	-1.0
1365	LIO	LIVE OAK	22.0	-2.0
1366	LIO	LIVE OAK	30.0	-2.0
1367	LIO	LIVE OAK	13.0	-1.5
1368	LIO	LIVE OAK	12.0	-1.5
1369	LIO	LIVE OAK	18.0	-1.5
1370	RCD	RED CEDAR	12.0	-1.5
1371	CAB	CABBAGE PALM	10.0	-1.0
1372	CED	CEDAR	9.0	-1.0
1373	RCD	RED CEDAR	7.0	-1.0
1375	LIO	LIVE OAK	18.0	-1.5
1376	CAB	CABBAGE PALM	11.0	-1.0
1377	RCD	RED CEDAR	10.0	-1.0
1378	RCD	RED CEDAR	10.0	-1.0
1379	LIO	LIVE OAK	38.0	-2.0
1380	RCD	RED CEDAR	13.0	-1.5
1381	CAB	CABBAGE PALM	12.0	-1.5
1382	CAB	CABBAGE PALM	14.0	-1.5
1383	CAB	CABBAGE PALM	14.0	-1.5
1391	LAO	LAUREL OAK	10.0	-1.0
1392	PHIK	PIGNUT HICKORY	20.0	-2.0
1393	SGY	SWEET GUM	3.0	-0.5
1394	HOL	HOLLY	5.0	-0.5
1396	BCH	BLACK CHERRY	6.0	-0.5
1397	BCH	BLACK CHERRY	6.0	-0.5
1398	CAB	CABBAGE PALM	9.0	-1.0
1399	LAO	LAUREL OAK	7.0	-1.0
1400	WRO	WATER OAK	7.0	-1.0
1401	WRO	WATER OAK	18.0	-1.5
1402	WRO	WATER OAK	6.0	-0.5
1403	WRO	WATER OAK	7.0	-1.0
1404	WRO	WATER OAK	6.0	-0.5
1405	LIO	LIVE OAK	26.0	-2.0
1406	WRO	WATER OAK	11.0	-1.0
1407	CAB	CABBAGE PALM	10.0	-1.0
1408	LAO	LAUREL OAK	7.0	-1.0
1409	RMB	RED MULBERRRY	4.0	-0.5
1421	CAB	CABBAGE PALM	13.0	-1.5
1422	LIO	LIVE OAK	32.0	-2.0
1423	LIO	LIVE OAK	40.0	-2.0
1425	CAB	CABBAGE PALM	15.0	-1.5
1441	CED	CEDAR	11.0	-1.0
1442	SPM	SABAL PALM	11.0	-1.0
1443	CAB	CABBAGE PALM	14.0	-1.5
1444	WRO	WATER OAK	17.0	-1.5
1445	WRO	WATER OAK	15.0	-1.5
1446	CAB	CABBAGE PALM	17.0	-1.5
1447	LIO	LIVE OAK	28.0	-2.0
1448	LIO	LIVE OAK	38.0	-2.0
1449	LIO	LIVE OAK	23.0	-2.0
1450	SPM	SABAL PALM	9.0	-1.0
1451	MAG	MAGNOLIA	16.0	-1.5
1453	LIO	LIVE OAK	34.0	-2.0
1454	WRO	WATER OAK	14.0	-1.5
1455	CED	CEDAR	14.0	-1.5
1456	CAB	CABBAGE PALM	12.0	-1.5
1457	LIO	LIVE OAK	17.0	-1.5
1458	CED	CEDAR	15.0	-1.5
1459	CED	CEDAR	15.0	-1.5
1466	CAB	CABBAGE PALM	11.0	-1.0
1469	BCH	BLACK CHERRY	18.0	-1.5
1470	CED	CEDAR	16.0	-1.5
1479	CAB	CABBAGE PALM	13.0	-1.5
1480	LIO	LIVE OAK	26.0	-2.0

1481	CED	CEDAR	13.0	-1.5
1482	LIO	LIVE OAK	19.0	-1.5
1483	WRO	WATER OAK	4.0	-0.5
1484	LIO	LIVE OAK	14.0	-1.5
1485	WRO	WATER OAK	8.0	-1.0
1486	LIO	LIVE OAK	24.0	-2.0
1487	PHIK	PIGNUT HICKORY	4.0	-0.5
1488	CED	CEDAR	8.0	-1.0
1489	WRO	WATER OAK	9.0	-1.0
1490	WRO	WATER OAK	14.0	-1.5
1491	LIO	LIVE OAK	15.0	-1.5
1492	LIO	LIVE OAK	16.0	-1.5
1493	WRO	WATER OAK	6.0	-0.5
1494	CAB	CABBAGE PALM	14.0	-1.5
1495	MAG	MAGNOLIA	6.0	-0.5
1496	WRO	WATER OAK	8.0	-1.0
1497	WRO	WATER OAK	7.0	-1.0
1498	WRO	WATER OAK	9.0	-1.0
1499	WRO	WATER OAK	9.0	-1.0
1500	WRO	WATER OAK	5.0	-0.5
1501	WRO	WATER OAK	5.0	-0.5
1502	LIO	LIVE OAK	5.0	-0.5
1503	WRO	WATER OAK	6.0	-0.5
1558	TAL	CHINESE TALLOW	11.0	-1.0
1559	LBP	LOBLOLLY PINE	8.0	-1.0
1560	CAB	CABBAGE PALM	13.0	-1.5
1561	LBP	LOBLOLLY PINE	14.0	-1.5
1562	LAO	LAUREL OAK	7.0	-1.0
1563	CAB	CABBAGE PALM	13.0	-1.5
1564	LBP	LOBLOLLY PINE	12.0	-1.5
1565	WRO	WATER OAK	7.0	-1.0
1566	WRO	WATER OAK	13.0	-1.5
1567	HORN	AMERICAN HORNBEAM	4.0	-0.5
1568	LBP	LOBLOLLY PINE	10.0	-1.0
1570	LIO	LIVE OAK	17.0	-1.5
1571	LIO	LIVE OAK	13.0	-1.5
1572	SCD	SOUTHERN CEDAR	2.0	-1.5
1575	WRO	WATER OAK	24.0	-2.0
1578	LIO	LIVE OAK	4.0	-0.5
1579	LIO	LIVE OAK	5.0	-0.5
1580	LIO	LIVE OAK	9.0	-1.0
1581	LIO	LIVE OAK	15.0	-1.5
1582	LIO	LIVE OAK	6.0	-0.5
1583	CAB	CABBAGE PALM	13.0	-1.5
1584	LIO	LIVE OAK	6.0	-0.5
1585	LIO	LIVE OAK	6.0	-0.5
1586	SCD	SOUTHERN CEDAR	2.0	-1.5
1587	LIO	LIVE OAK	14.0	-1.5
1588	LIO	LIVE OAK	23.0	-2.0
1589	BCH	BLACK CHERRY	3.0	-0.5
1590	LIO	LIVE OAK	23.0	-2.0
1591	LIO	LIVE OAK	6.0	-0.5
1592	LIO	LIVE OAK	7.0	-1.0
1593	LIO	LIVE OAK	6.0	-0.5
1594	LIO	LIVE OAK	11.0	-1.0
1595	LIO	LIVE OAK	8.0	-1.0
1596	LIO	LIVE OAK	17.0	-1.5
1597	LBP	LOBLOLLY PINE	10.0	-1.0
1598	LBP	LOBLOLLY PINE	9.0	-1.0
1599	CED	CEDAR	8.0	-1.0
1600	WRO	WATER OAK	8.0	-1.0
1601	WSM	WINGED SUMAC	3.0	-0.5
1602	LBP	LOBLOLLY PINE	13.0	-1.5
1603	WRO	WATER OAK	5.0	-0.5

1604	CED	CEDAR	6.0	-0.5
1606	LIO	LIVE OAK	26.0	-2.0
1607	LIO	LIVE OAK	6.0	-0.5
1608	LIO	LIVE OAK	4.0	-0.5
1609	TAL	CHINESE TALLOW	10.0	-1.0
1610	WRO	WATER OAK	9.0	-1.0
1611	CED	CEDAR	9.0	-1.0
1612	LIO	LIVE OAK	36.0	-2.0
1630	CHL	CHERRY LAUREL	5.0	-0.5
1632	SCD	SOUTHERN CEDAR	3.0	-0.5
1633	SCD	SOUTHERN CEDAR	4.0	-0.5
1634	SPN	SLASH PINE	5.0	-0.5
1635	SCD	SOUTHERN CEDAR	4.0	-0.5
1636	SCD	SOUTHERN CEDAR	4.0	-0.5
1637	SCD	SOUTHERN CEDAR	5.0	-0.5
1638	SPN	SLASH PINE	4.0	-0.5
1639	SPN	SLASH PINE	8.0	-1.0
1640	SPN	SLASH PINE	6.0	-0.5
1641	CED	CEDAR	6.0	-0.5
1642	SPN	SLASH PINE	5.0	-0.5
1643	SCD	SOUTHERN CEDAR	3.0	-0.5
1644	SPN	SLASH PINE	5.0	-0.5
1645	SCD	SOUTHERN CEDAR	4.0	-0.5
1646	SCD	SOUTHERN CEDAR	3.0	-0.5
1647	SPN	SLASH PINE	7.0	-1.0
1648	SCD	SOUTHERN CEDAR	3.0	-0.5
1649	SCD	SOUTHERN CEDAR	4.0	-0.5
1650	SPN	SLASH PINE	4.0	-0.5
1651	SCD	SOUTHERN CEDAR	5.0	-0.5
1652	SPN	SLASH PINE	9.0	-1.0
1660	SCD	SOUTHERN CEDAR	4.0	-0.5
1661	SCD	SOUTHERN CEDAR	4.0	-0.5
1662	LIO	LIVE OAK	6.0	-0.5
1663	SPM	SABAL PALM	11.0	-1.0
1664	CYP	CYPRESS	1.0	-0.5
1665	LIO	LIVE OAK	6.0	-0.5
1675	SPN	SLASH PINE	6.0	-0.5
1676	SPN	SLASH PINE	12.0	-1.5
1677	SPN	SLASH PINE	9.0	-1.0
1678	SPN	SLASH PINE	8.0	-1.0
1679	SPN	SLASH PINE	9.0	-1.0
1680	LIO	LIVE OAK	34.0	-2.0
1681	CAB	CABBAGE PALM	24.0	-2.0
1682	CHL	CHERRY LAUREL	5.0	-0.5
1683	LIO	LIVE OAK	21.0	-2.0
1684	CAB	CABBAGE PALM	13.0	-1.5
1685	BCH	BLACK CHERRY	7.0	-1.0
1686	MAG	MAGNOLIA	22.0	-2.0
1687	LIO	LIVE OAK	20.0	-2.0
1688	BCH	BLACK CHERRY	10.0	-1.0
1690	PHIK	PIGNUT HICKORY	8.0	-1.0
1691	BCH	BLACK CHERRY	7.0	-1.0
1692	LIO	LIVE OAK	28.0	-2.0
1693	CHL	CHERRY LAUREL	6.0	-0.5
1694	BCH	BLACK CHERRY	12.0	-1.5
1695	LIO	LIVE OAK	32.0	-2.0
1696	CHL	CHERRY LAUREL	4.0	-0.5
1697	BWM	BLACK WAX MYRTLE	2.0	0.0
1704	LIO	LIVE OAK	24.0	-2.0
1705	LIO	LIVE OAK	20.0	-2.0
1709	CAM	CAMPHOR	3.0	-0.5
1710	WRO	WATER OAK	4.0	-0.5
1711	LIO	LIVE OAK	23.0	-2.0
1712	CED	CEDAR	9.0	-1.0

1713	LIO	LIVE OAK	14.0	-1.5
1714	PHIK	PIGNUT HICKORY	7.0	-1.0
1715	LIO	LIVE OAK	26.0	-2.0
1716	LAO	LAUREL OAK	5.0	-0.5
1718	CHL	CHERRY LAUREL	4.0	-0.5
1719	CED	CEDAR	9.0	-1.0
1720	LIO	LIVE OAK	26.0	-2.0
1721	CHL	CHERRY LAUREL	6.0	-0.5
1722	LPN	LONGLEAF PINE	26.0	-2.0
1723	DAH	DAHOON HOLLY	7.0	-1.0
1724	PHIK	PIGNUT HICKORY	19.0	-1.5
1725	LIO	LIVE OAK	13.0	-1.5
1726	PHIK	PIGNUT HICKORY	7.0	-1.0
1727	CAB	CABBAGE PALM	15.0	-1.5
1728	BCH	BLACK CHERRY	15.0	-1.5
1729	BCH	BLACK CHERRY	6.0	-0.5
1730	DAH	DAHOON HOLLY	2.0	-0.5
1731	PHIK	PIGNUT HICKORY	19.0	-1.5
1732	LIO	LIVE OAK	25.0	-2.0
1733	CED	CEDAR	7.0	-1.0
1734	DAH	DAHOON HOLLY	2.0	-0.5
1735	PHIK	PIGNUT HICKORY	7.0	-1.0
1736	LIO	LIVE OAK	19.0	-1.5
1737	PHIK	PIGNUT HICKORY	18.0	-1.5
1738	CED	CEDAR	7.0	-1.0
1739	CHL	CHERRY LAUREL	7.0	-1.0
1740	LIO	LIVE OAK	21.0	-2.0
1741	HIC	HICKORY	3.0	-0.5
1742	HIC	HICKORY	22.0	-2.0
1743	CED	CEDAR	7.0	-1.0
1744	LIO	LIVE OAK	26.0	-2.0
1745	LIO	LIVE OAK	34.0	-2.0
1746	LIO	LIVE OAK	52.0	-2.0
1747	CHL	CHERRY LAUREL	4.0	-0.5
1748	BCH	BLACK CHERRY	10.0	-1.0
1749	DAH	DAHOON HOLLY	4.0	-0.5
1750	DAH	DAHOON HOLLY	5.0	-0.5
1751	CAB	CABBAGE PALM	15.0	-1.5
1752	CAB	CABBAGE PALM	11.0	-1.0
1753	SCD	SOUTHERN CEDAR	5.0	-0.5
1754	SCD	SOUTHERN CEDAR	5.0	-0.5
1755	CED	CEDAR	10.0	-1.0
1756	LIO	LIVE OAK	27.0	-2.0
1757	WRO	WATER OAK	11.0	-1.0
1763	CED	CEDAR	9.0	-1.0
1783	WRO	WATER OAK	11.0	-1.0
1784	LIO	LIVE OAK	38.0	-2.0
1785	CED	CEDAR	10.0	-1.0
1786	CAB	CABBAGE PALM	14.0	-1.5
1787	CAB	CABBAGE PALM	15.0	-1.5
1788	CED	CEDAR	13.0	-1.5
1789	CED	CEDAR	7.0	-1.0
1790	SCD	SOUTHERN CEDAR	5.0	-0.5
1791	BCH	BLACK CHERRY	8.0	-1.0
1792	CED	CEDAR	7.0	-1.0
1793	CED	CEDAR	10.0	-1.0
1794	LIO	LIVE OAK	16.0	-1.5
1795	CED	CEDAR	10.0	-1.0
1796	LIO	LIVE OAK	31.0	-2.0
1797	SCD	SOUTHERN CEDAR	5.0	-0.5
1798	CAB	CABBAGE PALM	13.0	-1.5
1799	LIO	LIVE OAK	34.0	-2.0
1806	CED	CEDAR	8.0	-1.0
1807	LIO	LIVE OAK	30.0	-2.0

1808	DAH	DAHOON HOLLY	4.0	-0.5
1809	LIO	LIVE OAK	15.0	-1.5
1812	CED	CEDAR	8.0	-1.0
1813	LIO	LIVE OAK	18.0	-1.5
1814	SCD	SOUTHERN CEDAR	5.0	-0.5
1815	SCD	SOUTHERN CEDAR	5.0	-0.5
1816	CAB	CABBAGE PALM	10.0	-1.0
1817	CED	CEDAR	9.0	-1.0
1818	LIO	LIVE OAK	15.0	-1.5
1819	CAB	CABBAGE PALM	11.0	-1.0
1820	LIO	LIVE OAK	26.0	-2.0
1821	LIO	LIVE OAK	25.0	-2.0
1822	CED	CEDAR	15.0	-1.5
1823	CED	CEDAR	12.0	-1.5
1824	CAB	CABBAGE PALM	14.0	-1.5
1825	CED	CEDAR	10.0	-1.0
1826	CAB	CABBAGE PALM	15.0	-1.5
1855	CED	CEDAR	7.0	-1.0
1856	CAB	CABBAGE PALM	15.0	-1.5
1857	LIO	LIVE OAK	47.0	-2.0
1858	CED	CEDAR	9.0	-1.0
1859	CED	CEDAR	10.0	-1.0
1860	CAB	CABBAGE PALM	14.0	-1.5
1861	CED	CEDAR	15.0	-1.5
1862	CED	CEDAR	8.0	-1.0
1863	LIO	LIVE OAK	17.0	-1.5
1864	CAB	CABBAGE PALM	12.0	-1.5
1865	LIO	LIVE OAK	17.0	-1.5
1866	CED	CEDAR	14.0	-1.5
1867	CED	CEDAR	12.0	-1.5
1868	LIO	LIVE OAK	20.0	-2.0
1872	CAB	CABBAGE PALM	10.0	-1.0
1873	CED	CEDAR	10.0	-1.0
1874	WRO	WATER OAK	4.0	-0.5
1875	CED	CEDAR	9.0	-1.0

1887	LIO	LIVE OAK	39.0	-2.0
1888	LIO	LIVE OAK	17.0	-1.5
1889	CED	CEDAR	8.0	-1.0
1890	LIO	LIVE OAK	25.0	-2.0
1891	LIO	LIVE OAK	25.0	-2.0
1892	LIO	LIVE OAK	38.0	-2.0
1894	MAG	MAGNOLIA	15.0	-1.5
1896	LIO	LIVE OAK	42.0	-2.0
1897	LIO	LIVE OAK	14.0	-1.5
1898	LIO	LIVE OAK	20.0	-2.0
1899	LIO	LIVE OAK	21.0	-2.0
1900	CED	CEDAR	8.0	-1.0
1901	CED	CEDAR	18.0	-1.5
1904	WRO	WATER OAK	20.0	-2.0
1905	LPN	LONGLEAF PINE	18.0	-1.5
1916	CAB	CABBAGE PALM	14.0	-1.5
1917	CED	CEDAR	13.0	-1.5
1918	LIO	LIVE OAK	21.0	-2.0
1948	CAB	CABBAGE PALM	13.0	-1.5
1949	WRO	WATER OAK	9.0	-1.0
1951	LIO	LIVE OAK	22.0	-2.0
1953	LIO	LIVE OAK	21.0	-2.0
1954	CAB	CABBAGE PALM	16.0	-1.5
1955	LAO	LAUREL OAK	5.0	-0.5
1956	LIO	LIVE OAK	21.0	-2.0
1957	WRO	WATER OAK	22.0	-2.0
1958	LIO	LIVE OAK	13.0	-1.5
1959	LIO	LIVE OAK	20.0	-2.0
1960	LIO	LIVE OAK	32.0	-2.0
1961	LIO	LIVE OAK	18.0	-1.5
1962	CED	CEDAR	8.0	-1.0
1963	CAB	CABBAGE PALM	12.0	-1.5
1964	LIO	LIVE OAK	15.0	-1.5
1965	LIO	LIVE OAK	8.0	-1.0
1966	LIO	LIVE OAK	6.0	-0.5
1968	CED	CEDAR	12.0	-1.5
1969	CAB	CABBAGE PALM	15.0	-1.5
1970	MAG	MAGNOLIA	21.0	-2.0
1971	LIO	LIVE OAK	17.0	-1.5
1972	SGY	SWEET GUM	11.0	-1.0
1973	CED	CEDAR	10.0	-1.0
1974	PHIK	PIGNUT HICKORY	16.0	-1.5
1975	PHIK	PIGNUT HICKORY	16.0	-1.5
1976	MAG	MAGNOLIA	12.0	-1.5
1977	CHL	CHERRY LAUREL	8.0	-1.0
1978	LIO	LIVE OAK	22.0	-2.0
1979	PHIK	PIGNUT HICKORY	10.0	-1.0
1980	LIO	LIVE OAK	30.0	-2.0
1981	CAB	CABBAGE PALM	9.0	-1.0
1982	PHIK	PIGNUT HICKORY	6.0	-0.5
1983	PHIK	PIGNUT HICKORY	7.0	-1.0
1984	LIO	LIVE OAK	23.0	-2.0
1985	MAG	MAGNOLIA	8.0	-1.0
1986	MAG	MAGNOLIA	13.0	-1.5
1987	LIO	LIVE OAK	23.0	-2.0
1988	LIO	LIVE OAK	19.0	-1.5
1989	LIO	LIVE OAK	17.0	-1.5
1990	CED	CEDAR	13.0	-1.5
1991	LIO	LIVE OAK	24.0	-2.0
1994	LIO	LIVE OAK	16.0	-1.5
1995	LIO	LIVE OAK	19.0	-1.5
1999	LIO	LIVE OAK	33.0	-2.0
2000	LIO	LIVE OAK	28.0	-2.0
991			**12233**	**-1185**

Tree Credit and Debit Summary

Credits:

Count	DBH	PTS
1010	12536	1634

Debits:

Count	DBH	PTS
991	12233	-1185
19	303	449

SIGNED & SEALED TREE SURVEY

I:\MDG-FILE-SYS\DRIVE\PROJECTS\2500\2519\8 - ESTUARY AT MADEIRA TREE SURVEY\SURVEYING\2 - DWG FILES\2.1 - CURRENT DWG FILES\2-5.25169 ESTUARY MADEIRA TREE SURVEY.DWG, Layout1, 9/12/2025 10:43 AM, Trevor Mlek, MATTHEWS | DCCM, INC.

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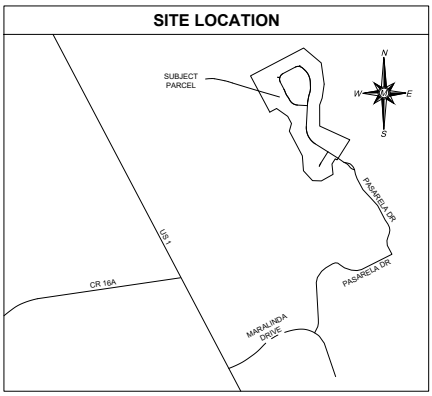

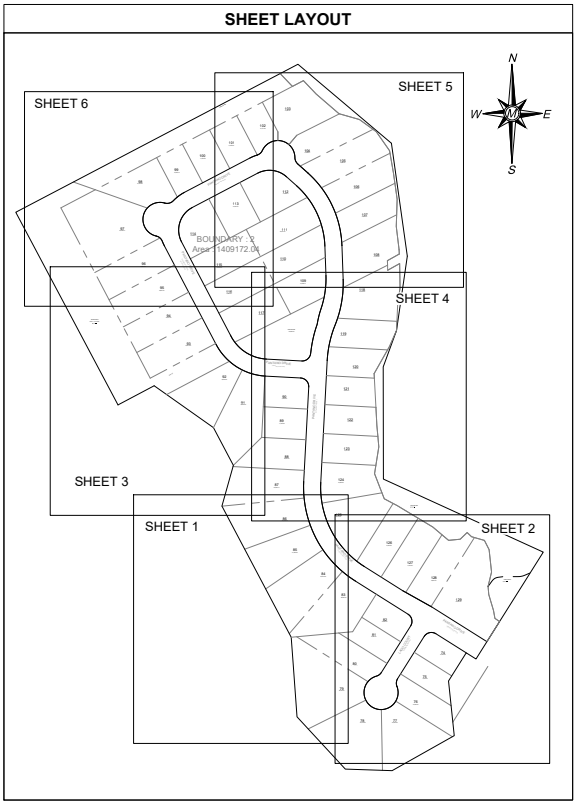

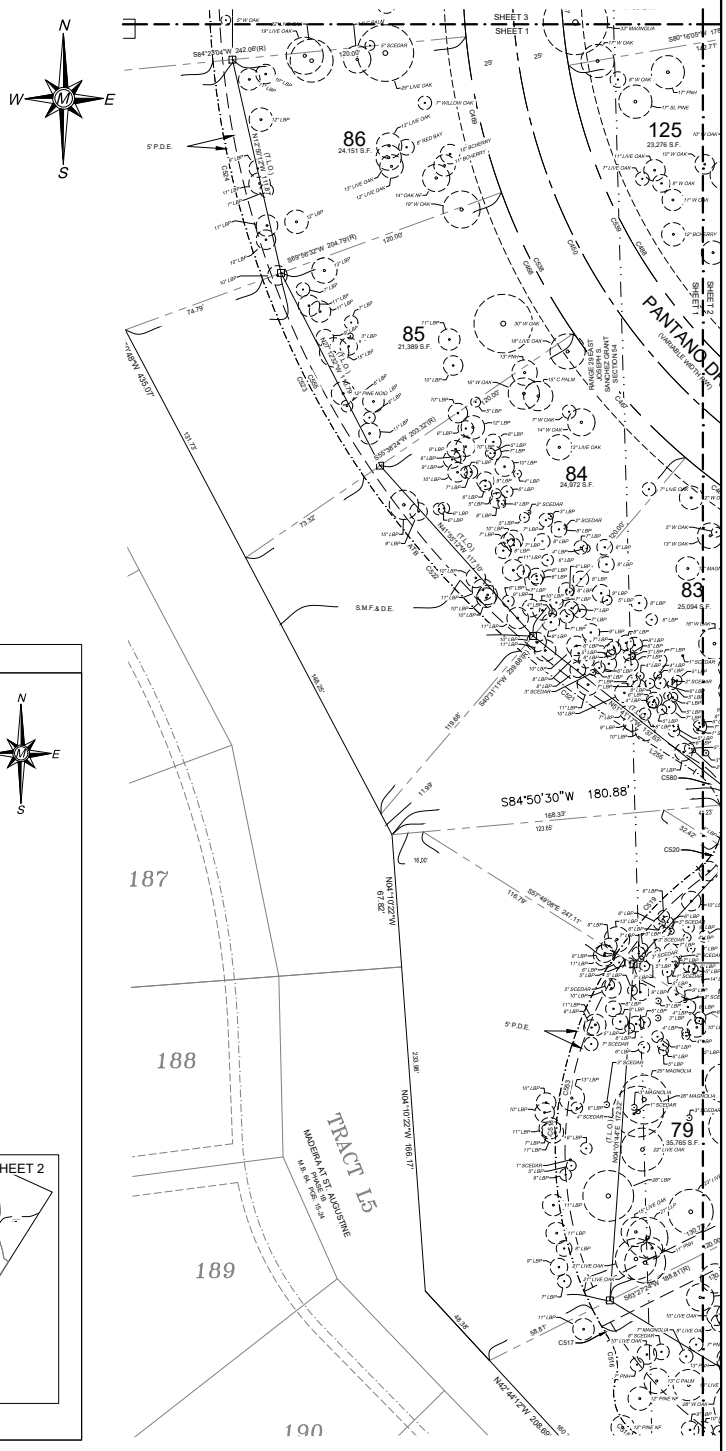

NOTES:

1. THIS IS A SPECIAL PURPOSE SURVEY FOR TREE LOCATION.
2. BEARINGS ARE BASED THE UNRECORDED PRELIMINARY PLAT FOR "Madeira At St. Augustine Phase 3".
3. NO FLOOD INSURANCE RATE MAP INFORMATION DISPLAYED ON THE SURVEY.
4. TREES AS SHOWN ON THIS SURVEY WERE IDENTIFIED BY CARTER ENVIRONMENTAL SERVICES INC, DATED JULY 3RD, 2025, PROJECT 5.24637, EXCLUDING THOSE IDENTIFIED AS "NF" (NO FLAG).
5. THOSE TREES LABELED THAT INCLUDE "NF" (NO FLAG) WERE NOT IDENTIFIED BY AN ARBORIST AND WERE IDENTIFIED BY THE THIS FIRM.
6. ALL TREE HORIZONTAL LOCATIONS WHERE LOCATED BY A SURVEY GRADE "TRIMBLE R12i" GNSS RECEIVER RUNNING TRIMBLE ACCESS SOFTWARE VERSION 2024.10.
7. ALL BEARING CALLS, TRACTS AND LABELED EASEMENTS ARE PER PRELIMINARY PLAT. SEE PLAT FOR LINE, CURVE AND ABBREVIATION INFORMATION. (SHOWN FOR REFERENCE PURPOSES ONLY)
8. 2002 TOTAL TREES LOCATED, 121 TREES LOCATED THAT DID NOT HAVE NUMBERED FLAGS.

ABBREVIATION LEGEND

LBP	LOBLOLLY PINE
S CEDAR	SOUTHERN CEDAR
E CEDAR	EASTERN CEDAR
LLP	LONGLEAF PINE
SL PALM	SABAL PALM
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PHN	PIGNUT HICKORY
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BCHERRY	BLACK CHERRY
CLAUREL	CHERRY LAUREL
W OAK	WATER OAK
MB	MULBERRY
NF	NO FLAG
NEW	NEWLY PLANTED TREE

JEREMY A HEWITT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7413
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 8590

SPECIAL PURPOSE SURVEY

ESTUARY MADERIA
TREE SURVEY

SECTION 25, TOWNSHIP 6 SOUTH
RANGE 29 EAST, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

Matthews | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

DATE	9/5/25
SCALE	1"=30'
JOB NO.	25169
DRAWN BY:	TM/JAH
DWG NO.	1

REVISIONS NO.	DATE	DESCRIPTION

SHEET 1 OF 1

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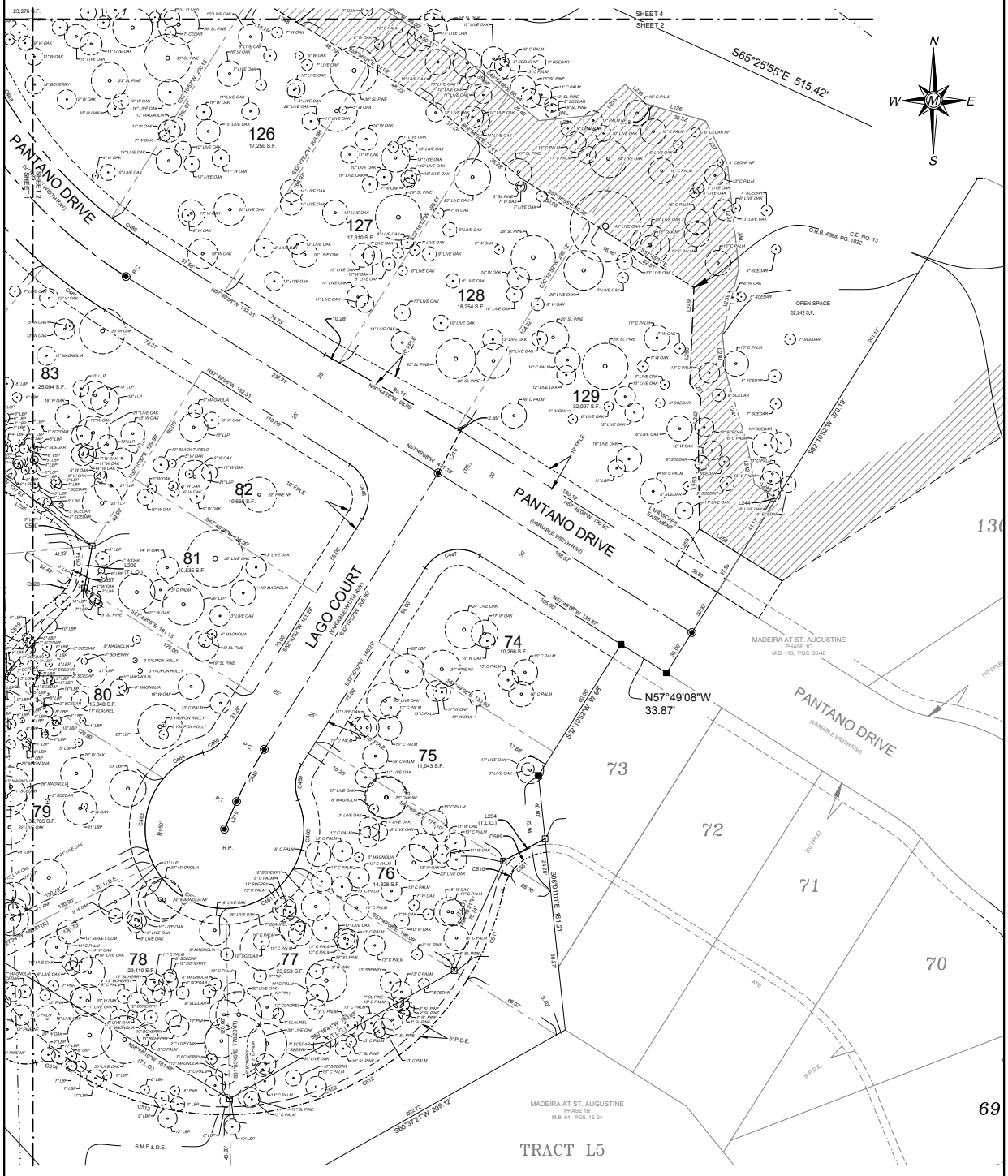

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SHEET 2 OF 6

\MDG-FILE-01\SDRIVE\PROJECTS\25000\25169 - ESTUARY AT MADEIRA TREE SURVEY\SURVEYING\2 - DWG FILES\2.1 - CURRENT DWG FILES\9-5 25169 ESTUARY MADEIRA TREE SURVEY.DWG_Layout1 (3), 9/12/2025 10:43 AM, Trevor Meek, MATTHEWS | DCCM, INC. PAGE_SETUP_NAME

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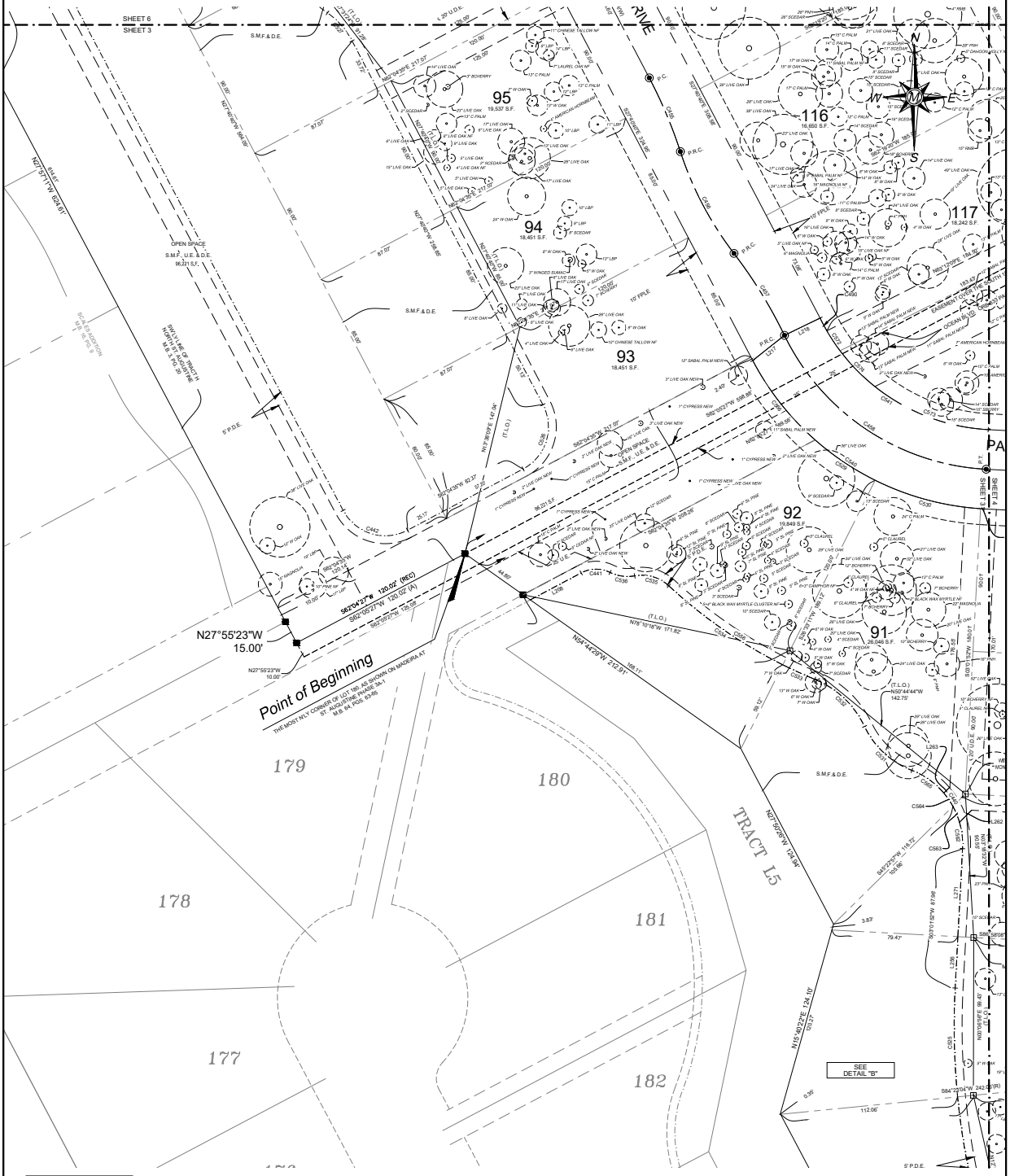

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ESTUARY MADERIA TREE SURVEY

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SHEET 3 OF 6

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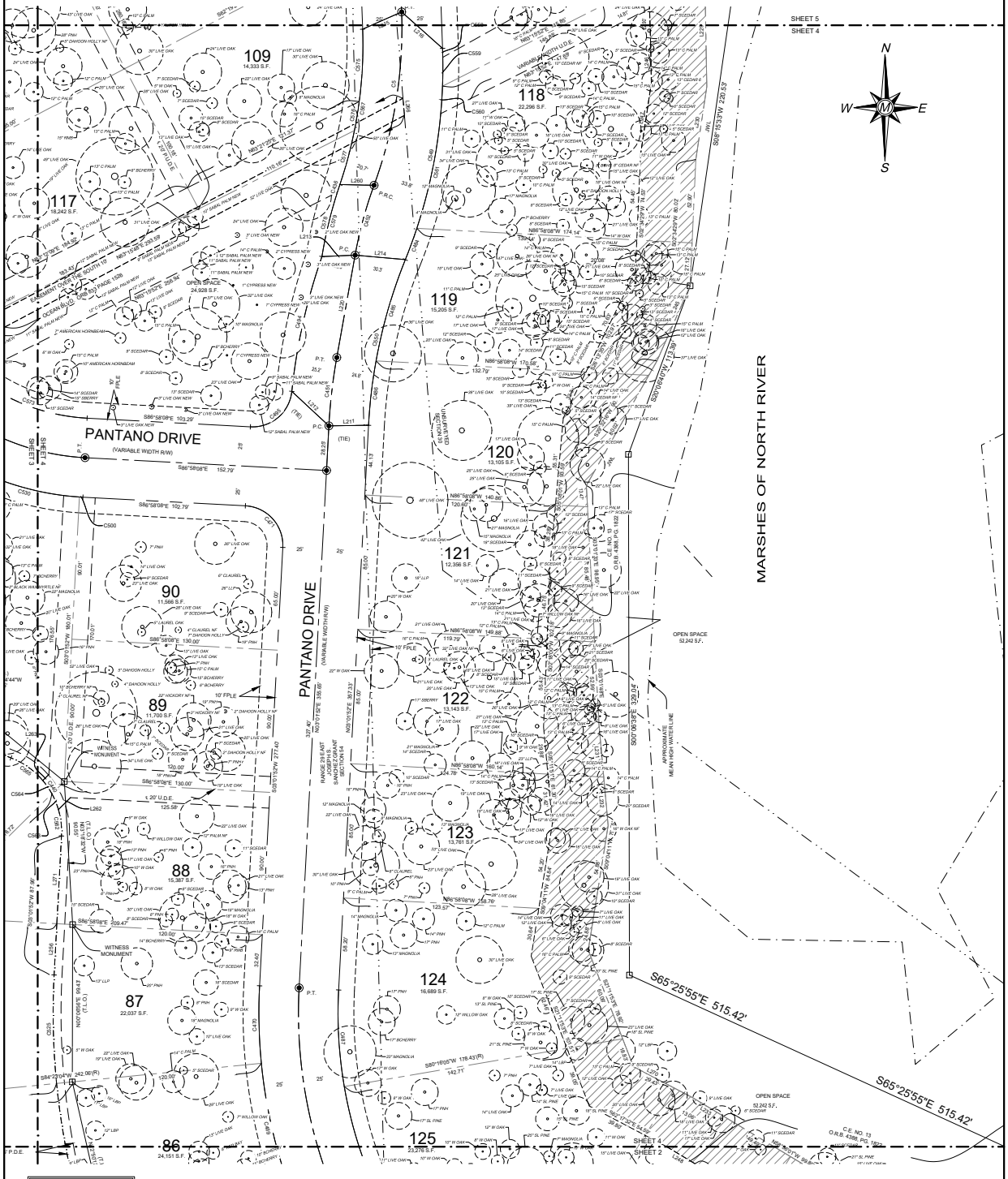

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SHEET 4 OF 6

\MDG-FILE-01\SDRIVE\PROJECTS\25000\25169 - ESTUARY AT MADEIRA TREE SURVEY\SURVEYING\2 - DWG FILES\2.1 - CURRENT DWG FILES\9-5 25169 ESTUARY MADEIRA TREE SURVEY.DWG, Layout1 (5), 9/12/2025 10:43 AM, Trevor Meek, MATTHEWS | DCCM, INC. PAGE_SETUP_NAME

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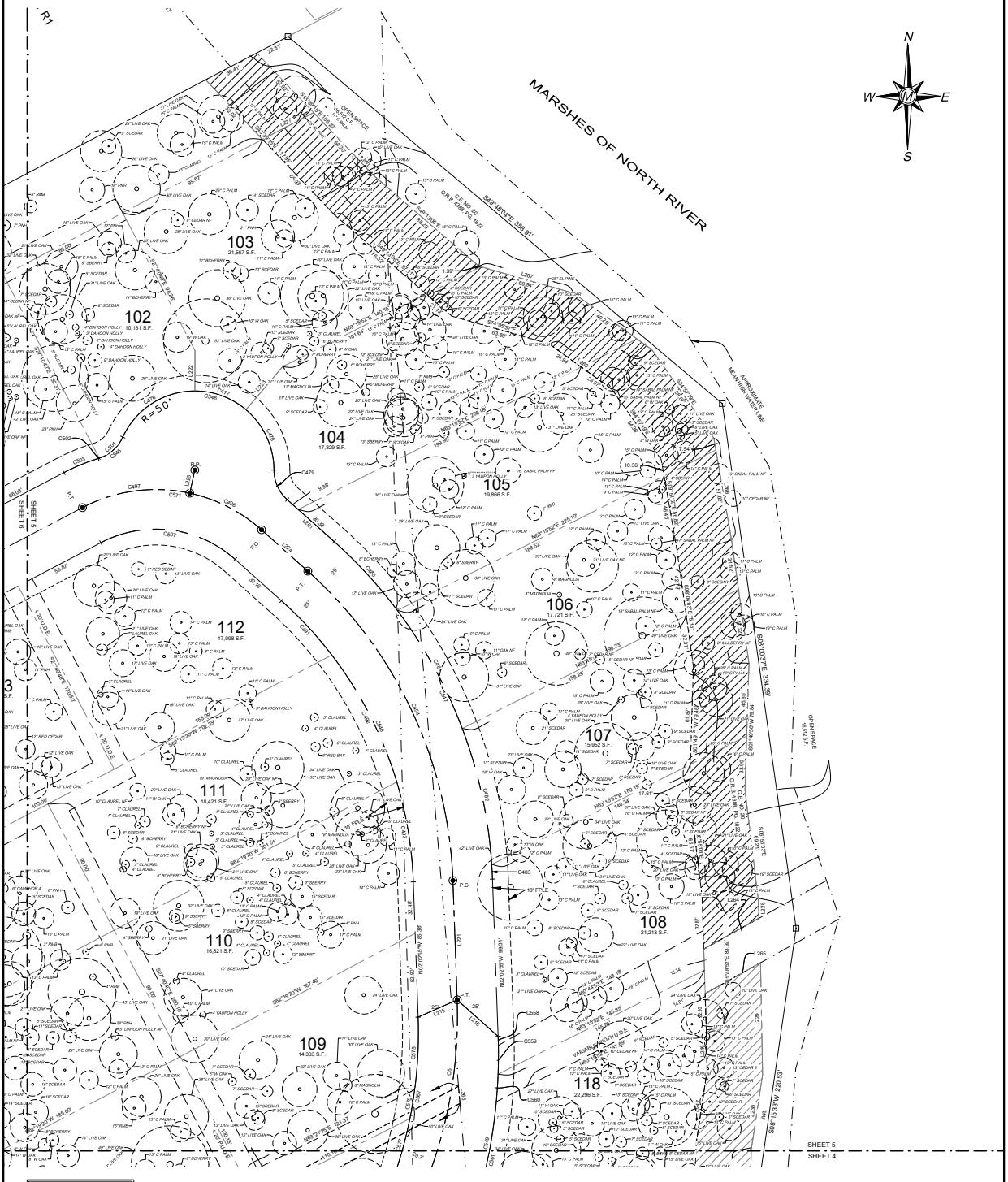

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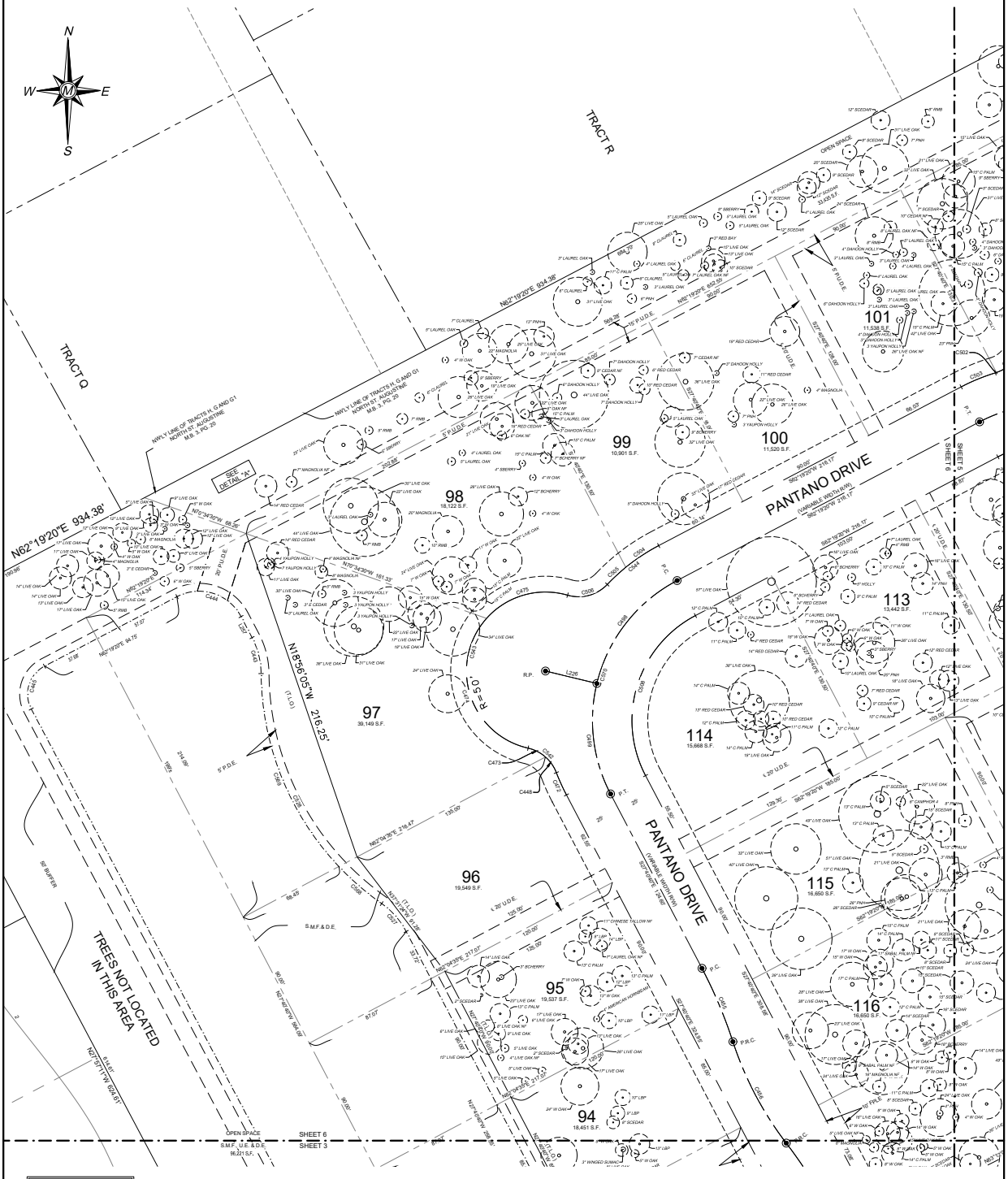
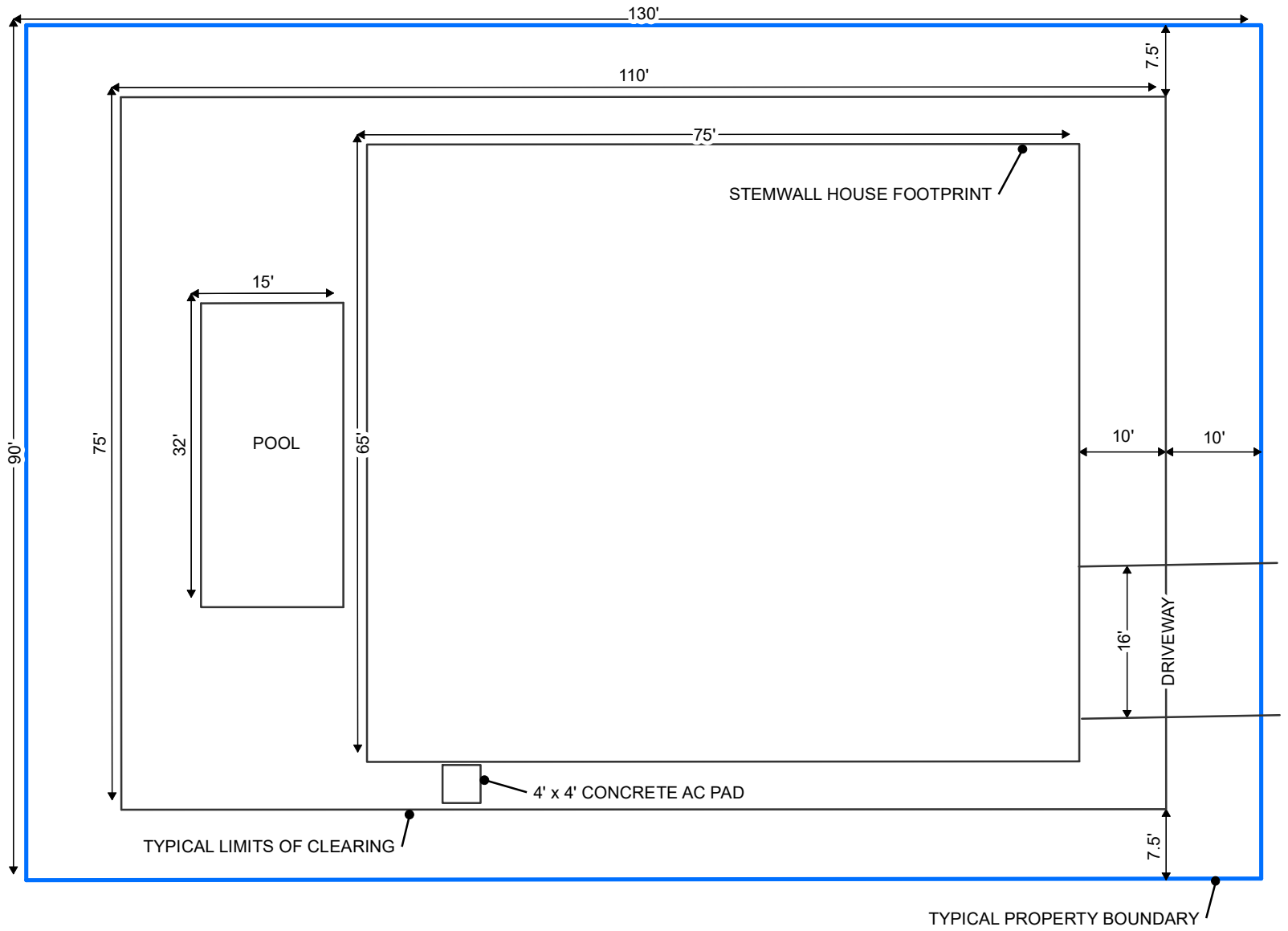


TYPICAL HOUSE FOOTPRINT



F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24637 Toll Bro Estuary Maderia\GIS\MXD\02_details 10-2-25.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Typical Lot Detail

Toll Brothers - Estuary Maderia

Project:	5.24637	St. Augustine, FL	Date: Oct 02 2025	Figure:	4

EXAMPLE ARCHITECTUAL PLANS

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DATE: Tuesday, July 15, 2025 - 2:15:57 pm

THE SANTA MARIA

ABBREVIATION LIST

Abbrev.	Description	Abbrev.	Description	Abbrev.	Description
#	NUMBER	F.P.	FIREPLACE	PT. LD.	POINT LOAD
&	AND	FRT.	FRONT	PWD.	POWDER
=	EQUAL	FT.	FEET	PLW.	PLYWOOD
@	AT	FTG.	FOOTING		
A/C	AIR CONDITIONING	F.O.M.	FACE OF MASONRY	R	RISER
ABV.	ABOVE			RA	RETURN AIR
ADJ.	ADJUSTABLE	GAL	GALLON	RAD.	RADIUS
A.F.	ABOVE FLOOR	G.A.	GAUGE	REF.	REFRIGERATOR
A.F.F.	ABOVE FINISHED FLOOR	GD	GARAGE DOOR	REINF.	REINFORCING
AHU	AIR HANDLING UNIT	GFI	GROUND FAULT INTERRUPTER	RM.	ROOM
ALT.	ALTERNATE	GL	GLASS	R.O.	ROUGH OPENING
ALUM.	ALUMINUM	G.W.B.	GYPSUM WALL BOARD	RQD.	REQUIRED
				R & SH	ROD & SHELF
B.B.Q.	BARBECUE	H	HIGH	R.W.C.	RAIN WATER CHANNEL
BD.	BOARD	HB	HOSE BIBB		
B.F.F.	BELOW FINISHED FLOOR	HD. / HDR.	HEADER	SF / SQ. FT.	SQUARE FEET
BOTT.	BOTTOM	HGT. / HT.	HEIGHT	SGL	SINGLE
BR.	BRICK	HORIZ.	HORIZONTAL	SHT.	SHEET
BKFST.	BREAKFAST			SH.	SHELF
		INSUL	INSULATION	SHWR.	SHOWER
CALC.	CALCULATIONS	INT.	INTERIOR	SL.	SLIDER
C.J.	CONTROL JOINT	I.L.O.	IN LIEU OF	SPECS	SPECIFICATIONS
CL.	CENTER LINE			S.P.F.	SPRUCE PINE FIR
CLG	CEILING	KS	KNEE SPACE	SPRG. PT.	SPRING POINT
CMU	CONCRETE MASONRY UNIT			STD.	STANDARD
C.O.	CLEAN OUT	L	LONG	STL.	STEEL
COL.	COLUMN	LAV	LAVATORY	STOR.	STORAGE
COMP.	COMPRESSOR	LDRY	LAUNDRY		
CONC.	CONCRETE	LIN	LINEN	T	TOP
CONT.	CONTINUOUS	LT	LAUNDRY TUB	T&G	TONGUE & GROOVE
				TEMP.	TEMPERED
DB.	DOOR BELL	M.B.	MASTER BATH	THK.	THICK
DBL.	DOUBLE	MAX	MAXIMUM	T.O.	TOP OF
DR. & SH.	DOUBLE ROD & SHELF	M.C.	MEDICINE CABINET	T.O.B.B.	TOP OF BOND BEAM
DECO.	DECORATIVE	MFR.	MANUFACTURER	TR.	TREAD
DET.	DETAIL	MIL.	MILLIMETER	TRAN.	TRANSOM
DIA.	DIAMETER	MIN.	MINIMUM	TYP.	TYPICAL
DIM.	DIMENSION	MIRR.	MIRROR		
DN	DOWN	MLDG.	MOLDING	UC	UNDER COUNTER
DR.	DOOR	M.P.H.	MILES PER HOUR	U.N.O.	UNLESS NOTED OTHERWISE
DS.	DOWNSPOUT	MT	METAL THRESHOLD		
D.S.S.	DENSE SELECT STRUCTURE			V.B.	VAPOR BARRIER
DW	DISHWASHER	N.T.S.	NOT TO SCALE	VERT	VERTICAL
DWG.	DRAWING			V.T.R.	VENT THROUGH ROOF
		O.A.	OVERALL		
E	EGRESS	O.C.	ON CENTER	W	WIDE
E.E.	EACH END	O.H.	OVERHEAD	W/	WITH
E.W.	EACH WAY	OPT.	OPTION(AL)	W.C.	WATER CLOSET
EL.	ELEVATION	OPNG.	OPENING	WD.	WOOD
ELEC.	ELECTRICAL	OSB	ORIENTED STRAND BOARD	WDW.	WINDOW
ENCL.	ENCLOSURE	PED.	PEDISTAL SINK	W.I.C.	WALK-IN CLOSET
ENG.	ENGINEERED	POLY	POLYVINYL	WP GFI	WATERPROOF GFI
EQUIP	EQUIPMENT	P.S.F.	POUNDS PER SQUARE FOOT	W.W.M.	WELDED WIRE MESH
EXT.	EXTERIOR	P.S.I.	POUNDS PER SQUARE INCH	W.W.F.	WELDED WIRE FABRIC
FIN.FLR.	FINISH FLOOR	PSL	PARELLEL STRAND LUMBER		
FLR.	FLOOR	P.R.	POWDER ROOM		
FND.	FOUNDATION	P.T.	PRESSURE TREATED		

GRAPHICS LEGEND

	PARTIAL SECTION DETAIL # DRAWING #		INTERIOR ELEVATION DETAIL # DRAWING #
	BUILDING SECTION DETAIL # DRAWING #		DETAIL CALL-OUT DETAIL # DRAWING #
	CEILING HEIGHT CHANGE		
	CENTER LINE		SPANISH TILE
	ELEVATION MARKER		SHAKE SIDING
	SLAB RECESS		SIDING
	FRAME BEARING WALL		BRICK
	INTERIOR WALL (NON-BEARING)		STUCCO FINISH
	CMU MASONRY WALL		EARTH
	GABLE END WALL		INSULATION
	FRAMED KNEEWALL		DECORATIVE STONE
	DROPPED SOFFIT		PRE-CAST LINTEL/ HEADER

DESIGN CRITERIA

ONE STORY: FIRST FLOOR - FRAME	SINGLE FAMILY RESIDENCE:	GROUP R3
	BUILDING TYPE:	V - B
	RISK CATEGORY:	II
DESIGN BASED ON FLORIDA BUILDING CODE	WIND DESIGN BASED ON:	ASCE 7-22
8TH EDITION (2023)		
F.B.C. 8TH EDITION (2023) RESIDENTIAL	ULTIMATE DESIGN WIND SPEED =	130 MPH
F.B.C. 8TH EDITION (2023) MECHANICAL	NOMINAL DESIGN WIND SPEED =	101 MPH
F.B.C. 8TH EDITION (2023) PLUMBING	EXPOSURE:	D
F.B.C. 8TH EDITION (2023) ENERGY CONSERVATION	ENCLOSED BUILDING INTERNAL PRESSURE COEF.:	+.18/-.18 *VIE.*
F.B.C. 8TH EDITION (2023) FUEL GAS	FOR WINDOWS/DOORS, SEE FLOOR PLAN FOR ACTUAL PRESSURES:	X *ITV.*
F.B.C. 8TH EDITION (2023) ACCESSIBILITY		
NATIONAL ELECTRIC CODE (2020) (NFPA 70)	FEMA RULES & REGULATIONS	
N.F.P.A. 101 2021 EDITION	ASCE 7-22: MINIMUM DESIGN LOADS	

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED OR WHILE CURRENT CODE IS VALID

SQUARE FOOTAGE NOTES FARMHOUSE

AREA CALCULATIONS	S.F.
FIRST FLOOR	2793
SECOND FLOOR	1270
TOTAL LIVING AREA	4,063 SQ. FT.
COVERED ENTRY	137
COVERED LANAI	197
GARAGE(S)	719
BALCONY	98
TOTAL	5,214 SQ. FT.

HOUSE ELEVATION ABBREVIATIONS

ABBR.	FULL NAME	ELEV. CODE
MAN.	MANOR	03
PRO.	PROVINCIAL	08
CLA.	CLASSIC	18
MED.	MEDITERRANEAN	19
TRA.	TRADITIONAL	20
COU.	COUNTRY MANOR	21
HER.	HERITAGE	22
CMN.	CIMMARON	28
MSN.	MISSION	30
CFT.	CRAFTSMAN	31
SCL.	SPANISH COLONIAL	32
BOR.	BORDEAUX	33
VIE.	VIENNA	41
TUS.	TUSCAN	44
CLS.	CALAIS	46
ITV.	ITALIAN VILLA	58
PBC.	PALM BEACH	80
CRB.	CARIBBEAN	81
CST.	COASTAL	82
FRM.	FARMHOUSE	14
TRN.	TRANSITIONAL	0A
MODF.	MODERN FARMHAUSE	0P
MCST.	MODERN COASTAL	0Q

LIST OF DRAWINGS

FARMHOUSE ELEVATION	
C1.14	COVER SHEET - Index of Drawings
GN	GENERAL NOTES
SLAB LAYOUT	
A1.14	SLAB LAYOUT
FLOOR PLAN	
A2.14	FIRST FLOOR PLAN
A3.14	SECOND FLOOR PLAN
A3.N	FLOOR PLAN NOTES, SCHEDULES & DETAILS
EXTERIOR ELEVATIONS	
A5.14	FRONT & SIDE ELEVATIONS
A5.1.14	REAR, SIDE ELEVATION & ROOF SLOPE PLAN
A5.2.14	EXTERIOR ELEVATION DETAILS
ELECTRICAL LAYOUT	
E1.14	FIRST FLOOR ELECTRICAL LAYOUT
E2.14	SECOND FLOOR ELECTRICAL LAYOUT
EN	ELECTRICAL NOTES, SCHEDULES & DETAILS
STANDARD NOTES & DETAILS	
D1	STANDARD NOTES & DETAILS
D2	STANDARD NOTES & DETAILS
D3	STANDARD NOTES & DETAILS
D4	STANDARD NOTES & DETAILS
D5	STANDARD NOTES & DETAILS
D6	STANDARD NOTES & DETAILS
D7	STANDARD NOTES & DETAILS
D8	STANDARD NOTES & DETAILS
D9	STANDARD NOTES & DETAILS
STRUCTURAL NOTES	
GN-1	GENERAL STRUCTURAL NOTES
GN-1	GENERAL STRUCTURAL NOTES
FOUNDATION PLAN	
S1.14	FOUNDATION PLAN
FRAMING PLAN	
S4.14	FLOOR FRAMING PLAN, LINTEL & WIND PRESSURE
S4.R.14	ROOF FRAMING PLAN, LINTEL & WIND PRESSURE
WALL BRACING PLAN	
S4.B.14	FIRST FLOOR WALL BRACING PLAN
S4.B.2.14	SECOND FLOOR WALL BRACING PLAN
STRUCTURAL NOTES & DETAILS	
SD-1	STRUCTURAL NOTES & DETAILS
SD-1.1	STRUCTURAL NOTES & DETAILS
SD-1.2	STRUCTURAL NOTES & DETAILS
SD-2	STRUCTURAL NOTES & DETAILS
SD-3	STRUCTURAL NOTES & DETAILS
SD-4	STRUCTURAL NOTES & DETAILS
SD-4.1	STRUCTURAL NOTES & DETAILS

July 15, 2025

STATE OF FLORIDA — HERBERT OGELLO — AR102279 — REGISTERED ARCHITECT

This item has been electronically signed and sealed by Herbert Ogella using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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SHEET REVISION INFO ---
SET REVISION INFO ---

PRODUCT LINE ----
MODEL/PROJECT NAME SANTA MARIA
ELEVATION NAME FARMHOUSE

DRAWN BY - QEC
CHECKED BY - H. CRUZ
SHEET DATE - 07-15-2025

LEFT HAND SET | AO# 332351 | LOT# 0108 | ESTUARY AT MADEIRA

SHEET DESCRIPTION COVER SHEET
SHEET NUMBER C1.14
SERIAL NUMBER 1023.0

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TERMITE SPECIFICATIONS:

SECTION R318 PROTECTION AGAINST TERMITES
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:
1) METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2) PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.

OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F.

WIND BORNE DEBRIS REGION

EXTERIOR OPENINGS IN WIND BORNE DEBRIS REGIONS AS DEFINED BY THE FLORIDA BUILDING CODE SHALL BE PROTECTED WITH WINDOWS, DOORS OR SHUTTERS WHICH HAVE RECEIVED A MIAMI-DADE OR FLORIDA PRODUCT APPROVAL NOTICE OF ACCEPTANCE (NOA). THE NOA SHALL DEFINE THE MINIMUM REQUIREMENTS FOR CODE COMPLIANCE. IN AN EVENT OF A CONFLICT BETWEEN THE APPROVED NOA AND THE CONSTRUCTION DOCUMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL PREVAIL AND THE ARCHITECT OF RECORD SHALL BE NOTIFIED.

ROOFING

1. ALL ROOFS SHALL BE CONC. ROOF TILE UNLESS MODIFIED BY PRODUCT APPROVAL SUBMITTAL.
2. ROOF UNDERLAYMENT TO BE INSTALLED TO COMPLY ASTM D 1970 AND MUST MEET THE REQUIRED DESIGN PRESSURES BASED ON THE DESIGN WIND SPEED. FBCR 905.3.3 SEE TABLE 1H IN GN2
3. SEE ROOF SLOPE PLAN FOR STANDARD GUTTER LOCATIONS (AS REQUIRED).

SHOP DRAWING REVIEW

1. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRAC-TOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.
2. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED.

DOORS & WINDOWS

ALL BEDROOMS REQUIRE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES WIDTH, 24 INCHES IN HEIGHT & 5.7 SQ. FT.. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" A.F.F. WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE, PROVIDE AN APPROVED FALL PREVENTION DEVICE PER R312.2

THE OPERATING MECHANISMS FOR SINGLE HUNG WINDOWS SHALL BE AT OR NEAR THE SILL.

WINDOWS INDICATED WITH (E) OR (EGRESS) MUST BE MANUFACTURED TO CONFORM TO THE BLDG. CODE W/ RESPECT TO MIN. EMERGENCY EGRESS REQUIREMENTS PER N.Y.P.A. 101 CHAPTER 24.

ALL GLASS WITHIN 24 INCHES OF AN ADJACENT DOOR OR HINGE SIDE OF A PERPENDICULAR SWING DOOR, ALL GLAZING LESS THAN 60" FROM TUB AND SHOWER ENCLOSURES, AND WINDOWS LESS THAN 36" ABOVE STAIR LANDING AND WITHIN 60" FROM THE BOTTOM TREAD NOSING SHALL BE TEMPERED SAFETY GLASS. SEE ADDITIONAL SAFETY GLAZING REQUIREMENTS PER 2020 FBC 2406.4

SINGLE SWING EXTERIOR DOORS CONNECTING GARAGE TO LIVING AREAS SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1⅜ INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1¾ INCHES (35 MM) THICK, OR 20 MINUTE FIRE-RATED DOORS.

VERTICAL OR HORIZONTAL ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION SHALL BE PROVIDED TO ALL EQUIPMENT. WHERE LOOSE-FILL INSULATION IS INSTALLED, A WOOD-FRAMED OR EQUIVALENT BAFFLE, RETAINER OR DAM SHALL BE INSTALLED TO PREVENT LOOSE-FILL INSULATION FROM SPILLING INTO LIVING SPACE, FROM HIGHER TO LOWER SECTIONS OF THE ATTIC, AND FROM ATTICS COVERING CONDITIONED SPACES TO UNCONDITIONED SPACES. THE BAFFLE OR RETAINER SHALL PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE-FILL INSULATION

GYPSUM WALLBOARD

PROVIDE 1/2" NO SAG GYP. BOARD ON ALL CEILINGS. PROVIDE 5/8" TYPE "X" GYP. BOARD ON ALL GARAGE CEILINGS WHERE HABITABLE SPACE EXISTS ABOVE. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NO LESS THAN 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE.

HARDIE BACKER TO BE USED AT ALL SHOWER AND TUB LOCATIONS, UP TO 8' ABOVE FINISHED FLOOR.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" INCH GYPSUM BOARD.

DUCT PENETRATION

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM No. 26 GAGE (0.48mm) SHEET STEEL, 1 INCH (25.4 mm) MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

MIRRORS

MIRRORS SHALL BE ANCHORED TO STUDS WHEN IN EXCESS OF 9 S.F.

H.V.A.C. NOTES

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE: MECHANICAL,RESIDENTIAL, AND ENERGY CONSERVATION

MOUNT ALL THERMOSTATS AT +4'-0" ABOVE FLOOR.

ALL INTERIOR & EXTERIOR MOUNTED H.V.A.C. EQUIPMENT SHALL BE SECURELY FASTENED IN PLACE WHERE SHOWN ON THE DRAWINGS AS REQUIRED BY THE LOCAL BUILDING CODES. THE H.V.A.C. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL OF THE ABOVE FOR APPROVAL.

FOR EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM, PROVIDE MAKEUP AIR PER FBCR M1503.4

WHERE EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FEET, PERMANENT LABEL OR TAG REQ'D PER FBCR M1502.4.6

ELECTRICAL NOTES

THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE(S) IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE AND NOT LESS THAN ONE RECEPTACLE OUTLET SHALL BE INSTALLED FOR EACH MOTOR VEHICLE SPACE.

GROUNDING OF ELECTRICAL EQUIPMENT. NORMALLY NON- CURRENT-CARRYING CONDUCTIVE MATERIALS ENCLOSING ELECTRICAL CONDUCTORS OR EQUIPMENT, OR FORMING PART OF SUCH EQUIPMENT, SHALL BE CONNECTED TO EARTH SO AS TO LIMIT THE VOLTAGE TO GROUND ON THESE MATERIALS.

THE DWGS. ARE DIAGRAMMATIC & INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL WORK. ANY DISCREPANCIES ON THE DOCUMENTS SHALL BE CALLED TO THE ARCHITECT'S ATTENTION PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE ELECTRICAL DRAWINGS.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL. CODE & ALL CODES, REGULATIONS & RESTRICTIONS HAVING JURISDICTIONS.

GROUND-FAULT CIRCUIT PROTECTION; ALL 120V SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED OUTDOORS, IN BATHROOMS, GARAGES, LAUNDRY AND AT DISHWASHER SHALL HAVE GFCI CIRCUIT BREAKERS OR RECEPTACLES.

SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED (110 VOLT TYPE) TO NON-SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT AND SHALL NOT BE CONNECTED TO THE LOAD SIDE OF A GROUND FAULT CIRCUIT INTERRUPTER. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE PROVIDED W/VISIBLE "POWER ON INDICATOR" AND A TEST BUTTON WITH BATTERY BACKUP SYSTEM. MULTIPLE DETECTORS MUST BE INTERCONNECTED.

ALL ELECTRICAL SWITCHES SHALL BE 48" A.F.F. UNLESS OTHERWISE NOTED AND A MIN. OF 6" FROM EDGE OF OPENINGS.

ALL WALL RECEPTACLES SHALL BE 12" A.F.F. UNLESS OTHERWISE NOTED.

BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 & 20 AMP OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED WITH ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER NEC 2020.

CONTRACTOR SHALL VERIFY WITH THE LOCAL POWER COMPANY, THE LOCATION OF SERVICE AND SHALL LOCATE METER AND PANEL AS REQUIRED.

VERIFY ALL CONDUCTORS AND BREAKERS W/ EQUIPMENT MANUFACTURER SPECIFICATIONS.

ALL EXTERIOR OUTLETS ARE TO BE A MINIMUM OF 30" A.F.F.

IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, BATHROOM, GARAGE, BASEMENT, LAUNDRY AND OUTDOOR AREA, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. THERE ARE NO EXCEPTIONS.

BUILDING IDENTIFICATION

APPROVED NUMBERS OR ADDRESSES BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL BE A MINIMUM OF 4" TALL AND 1/2" THICK AND CONTRAST WITH THEIR BACKGROUND.

STUCCO

ALL EXTERIOR CEILINGS EXPOSED TO WIND FORCES SHALL BE 7/8" THREE COAT STUCCO FINISH OVER HIGH RIB PAPER BACK METAL LATH OR VINYL PANEL OVER STRUCTURAL PLYWOOD PANELS.

CONTRACTOR TO INSTALL STUCCO CONTROL JOINTS PER INDUSTRY STANDARDS.

OUTDOOR KITCHENS

ALL CONSTRUCTION WITHIN 24" OF EXTERIOR GRILLS AND COOK TOPS SHALL BE NON-COMBUSTIBLE. CMU, LIGHT STEEL GAUGE FRAMING OR OTHER MATERIAL DETERMINED AS NON-COMBUSTIBLE BY THE FBC RESIDENTIAL, SHALL BE USED IN THE CONSTRUCTION OF PRIVACY WALLS ABUTTING EXTERIOR GRILLS OR COOKTOPS.

PLUMBING NOTES

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE: PLUMBING AND RESIDENTIAL ALL HOSE BIBS SHALL BE FURNISHED W/ BACK FLOW PREVENTERS AND BE MOUNTED 26" ABOVE GRADE. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.

SHOWER HEAD

ALL SHOWER HEADS ON THE FIRST FLOOR SHALL BE MOUNTED AT 7'-4" FROM THE ROUGH SHOWER FLOOR. ALL SECOND FLOOR MASTER BATHS SHALL BE INSTALLED AT 7'-4" A.F.F. HEIGHT OF SHOWER HEAD AT SECONDARY BATH SHALL BE 6'-10"

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION.

DRAWINGS SHALL NOT BE SCALED.

N/A HAND SET LOT# N/A N/A

TO THE BEST OF MY KNOWLEDGE, THIS DESIGN EXPECTING ON THIS DRAWING COMPLIES WITH THE APPLICABLE FLORIDA BUILDING CODE IN EFFECT ON DATE OF CERTIFICATION BELOW.

STATE OF FLORIDA
HERBERT OGELLO
AR102279
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Herbert Ogella using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TOLLARCHITECTURE
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A Division of Toll Brothers

SHEET REVISION INFO
--

SET REVISION INFO

PRODUCT LINE
N/A

MODEL/PROJECT NAME
N/A

ELEVATION NAME
N/A

DRAWN BY - JHERNANDEZ
CHECKED BY - J HERNANDEZ
SHEET DATE - 12-4-2024

SHEET DESCRIPTION
GENERAL NOTES

SHEET NUMBER
GN- FL NORTH

SERIAL NUMBER
1023.0

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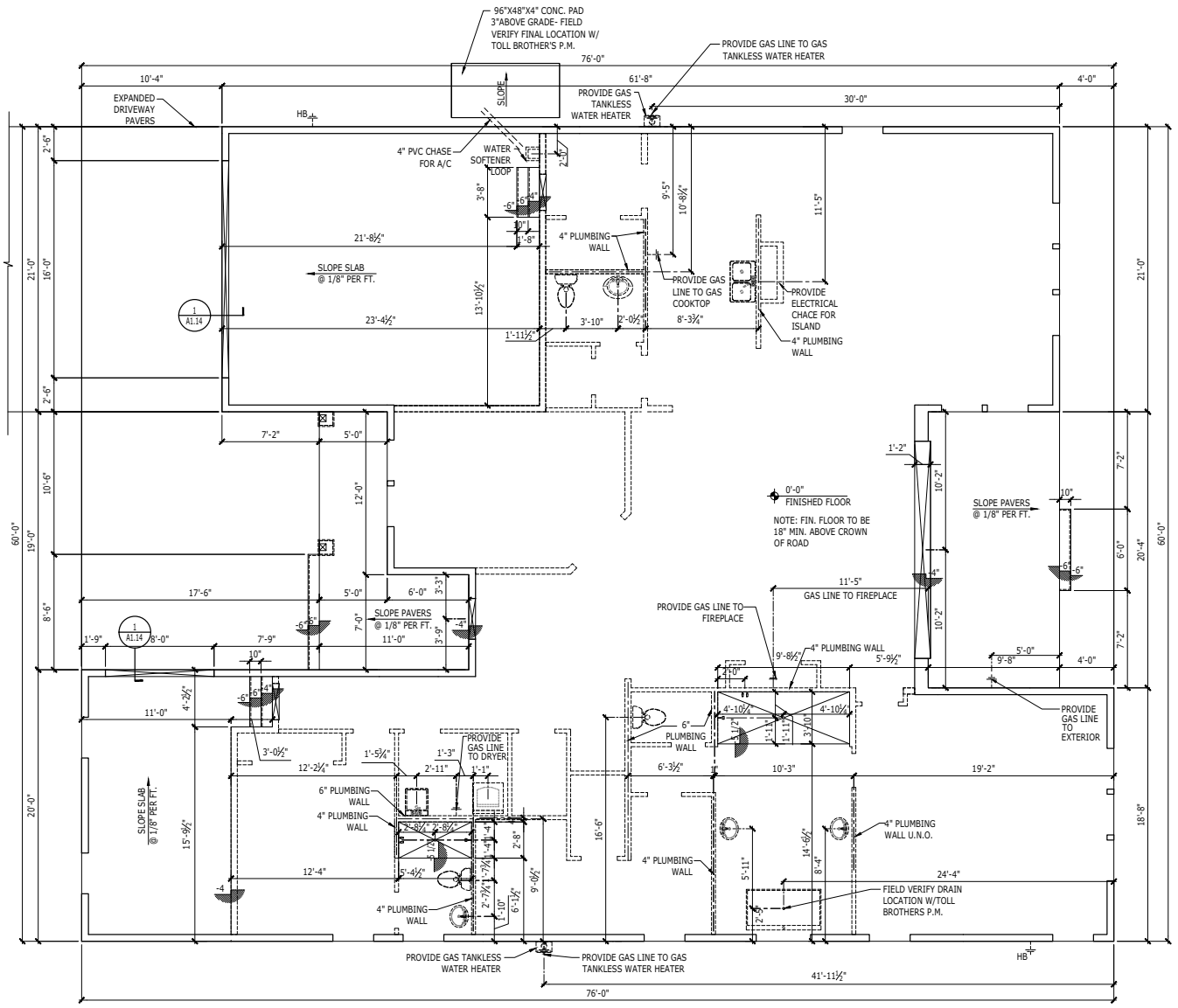
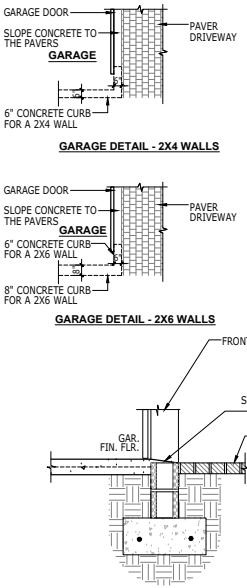


SLAB LAYOUT

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

FARMHOUSE



SECTION @ GAR. DOOR

1 / A1.14

SCALE: 3/4" = 1'-0"

NOTE: FIELD VERIFY FLOOR OUTLET LOCATIONS PRIOR TO POURING SLAB

NOTE: FIELD VERIFY GAS LINE LOCATIONS PRIOR TO POURING SLAB

LEFT HAND SET | AO# 332351 | LOT# 0108 | ESTUARY AT MADEIRA

July 15, 2025

STATE OF FLORIDA
HERBERT OGELLO
AR102279
REGISTERED ARCHITECT

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SHEET REVISION INFO ---

SET REVISION INFO ---

PRODUCT LINE ---

MODEL/PROJECT NAME SANTA MARIA

ELEVATION NAME FARMHOUSE

DRAWN BY - QEC

CHECKED BY - H. CRUZ

SHEET DATE - 07-15-2025

SHEET DESCRIPTION SLAB LAYOUT

SHEET NUMBER A1.14

SERIAL NUMBER 1023.0

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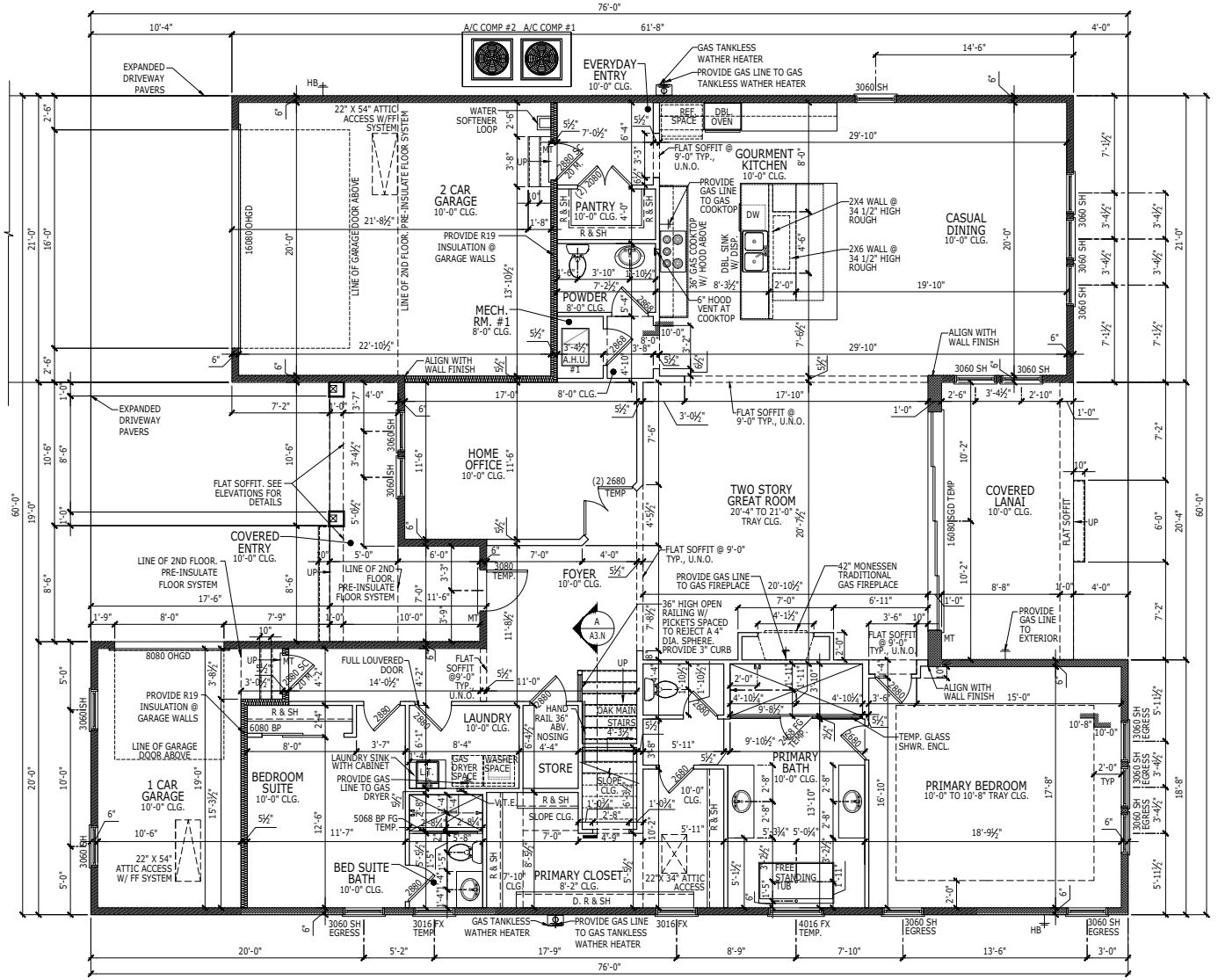

FIRST FLOOR PLAN

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

FARMHOUSE

ADDITIONAL NOTES, SCHEDULES, & DETAILS CAN BE FOUND ON THE A3.N SHEET.

LEFT HAND SET | AO# 332351 | LOT# 0108 | ESTUARY AT MADEIRA

July 15, 2025

STATE OF FLORIDA — HERBERT OGELLO — AR102279 — REGISTERED ARCHITECT

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DALLAS - LOS ANGELES - SEATTLE
2966 Commerce Park Drive Suite 100
Orlando, FL 32819
P 407-248-5800 | F 407-248-5899
A Division of Toll Brothers

SHEET REVISION INFO ----
SET REVISION INFO ----
PRODUCT LINE ----
MODEL/PROJECT NAME SANTA MARIA
ELEVATION NAME FARMHOUSE
DRAWN BY - QEC
CHECKED BY - H. CRUZ
SHEET DATE - 07-15-2025
SHEET DESCRIPTION FIRST FLOOR PLAN
SHEET NUMBER A2.14
SERIAL NUMBER 1023.0

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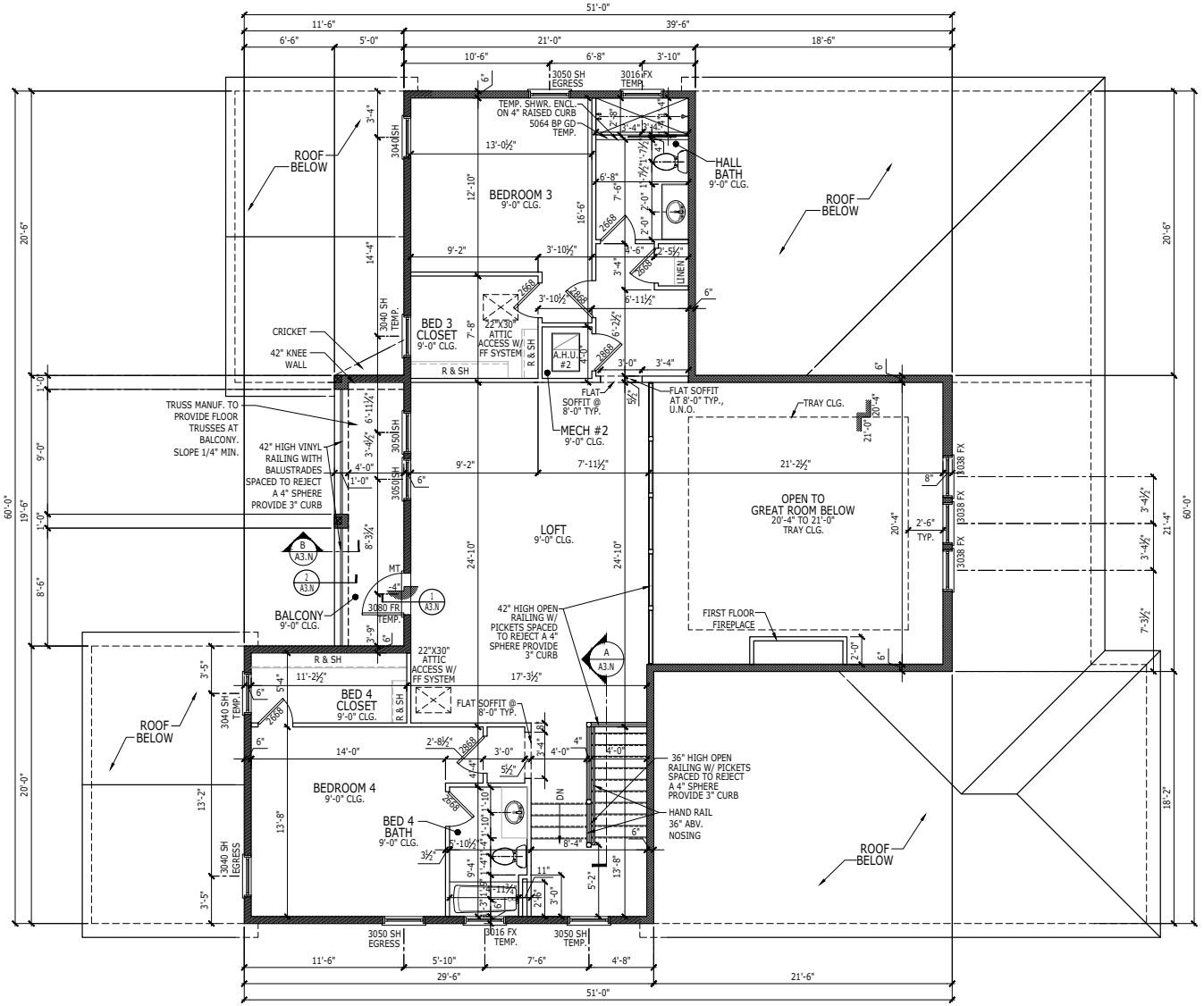

SECOND FLOOR PLAN

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

FARMHOUSE

ADDITIONAL NOTES, SCHEDULES, & DETAILS CAN BE FOUND ON THE A3.N SHEET.

LEFT HAND SET | AO# 332351 | LOT# 0108 | ESTUARY AT MADEIRA

July 15, 2025

STATE OF FLORIDA
HERBERT OGELLO
AR102279
REGISTERED ARCHITECT

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SHEET REVISION INFO ----
SET REVISION INFO ----

PRODUCT LINE ----
MODEL/PROJECT NAME SANTA MARIA
ELEVATION NAME FARMHOUSE

DRAWN BY - QEC
CHECKED BY - H. CRUZ
SHEET DATE - 07-15-2025

SHEET DESCRIPTION SECOND FLOOR PLAN
SHEET NUMBER A3.14

SERIAL NUMBER 1023.0

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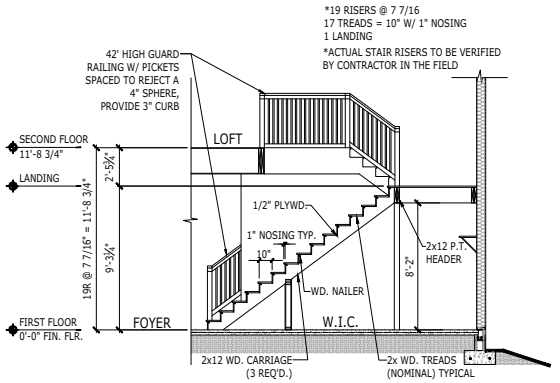
INSULATION SCHEDULE

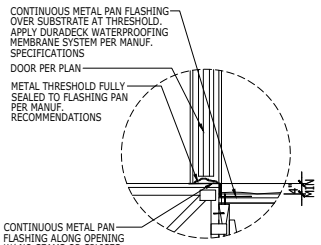
LOCATION	TYPE	R-VALUE U.N.O
CEILING @ LIVING AREA	FIBERGLASS	38
EXTERIOR MASONRY WALLS	AL-FOIL	4.1
EXTERIOR WD. FRAME WALLS	FIBERGLASS	19
WALLS TO LIVING AREA	FIBERGLASS	19

STAIR RAILING AND GUARD RAILING NOTE

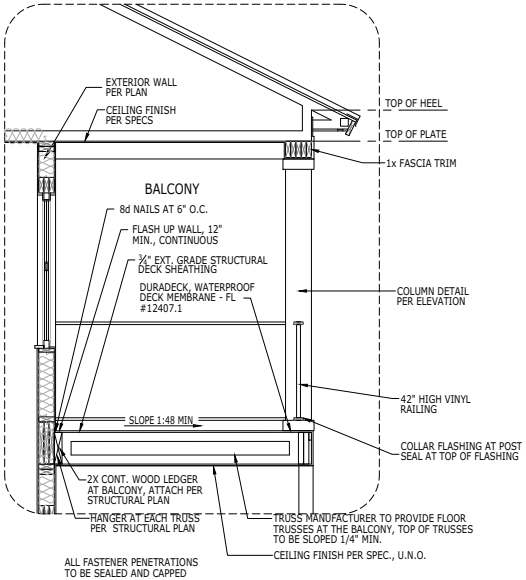
STAIR RAILING AND STAIR GUARD RAILING SHALL BE CONSTRUCTED TO WITHSTAND A CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT ALONG THE RAIL IN ANY DIRECTION. IT MUST ALSO WITHSTAND A UNIFORM LOAD, NOT CONCURRENTLY WITH THE CONCENTRATED LOAD, OF 50 POUNDS PER LINEAR FOOT APPLIED ALONG THE RAIL IN ANY DIRECTION. INTERMEDIATE RAILS AND POSTS (IN-FILL) SHALL WITHSTAND A HORIZONTAL LOAD OF 200 POUNDS APPLIED AGAINST ANY ONE SQUARE FOOT AREA, NOT CONCURRENTLY WITH OTHER LOADS.



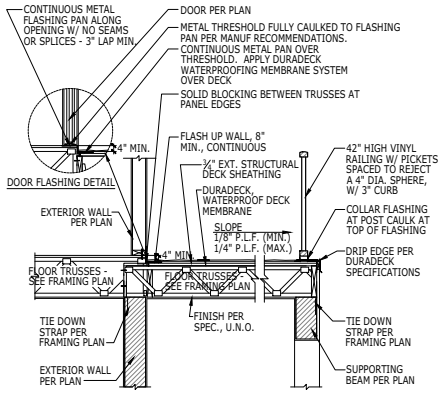
A A3.N **STAIR SECTION**
Scale: 1/4" = 1'-0" FARMHOUSE



1 A3.N **BALCONY SECTION**
Scale: 1/2" = 1'-0" ALL



2 A3.N **BALCONY SECTION**
Scale: 1/2" = 1'-0" ALL



B A3.N **BALCONY SECTION**
Scale: 1/4" = 1'-0" FARMHOUSE

LEFT HAND SET | AO# 332351 | LOT# 0108 | ESTUARY AT MADEIRA

SHEET DESCRIPTION: FLOOR PLAN NOTES, SCHEDULES & DETAILS

SHEET NUMBER: A3.N

DRAWN BY - QEC
CHECKED BY - H. CRUZ
SHEET DATE - 07-15-2025

PRODUCT LINE ----
MODEL/PROJECT NAME SANTA MARIA
ELEVATION NAME FARMHOUSE

SHEET REVISION INFO ----
SET REVISION INFO ----

SERIAL NUMBER 1023.0

July 15, 2025

STATE OF FLORIDA · HERBERT OGELLO · AR102279 · REGISTERED ARCHITECT

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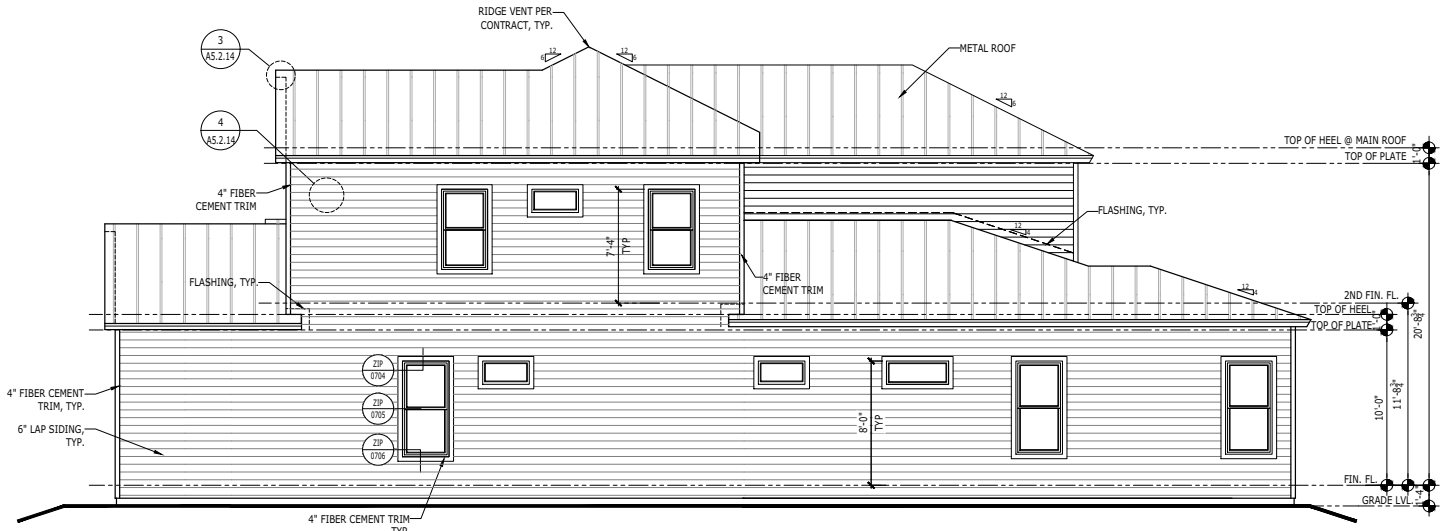
FRONT ELEVATION

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



RIGHT ELEVATION

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

ELEVATION NOTES

1.	PROVIDE HIGH DENSITY FOAM WITH TOUGH COAT FROM FOAM FACTORY INC. OR EQUAL AT ALL EXTERIOR DECORATIVE ELEMENTS. TYPICAL UNLESS NOTED OTHERWISE
2.	FOAM APPLICATIONS FINISHES SHALL BE ACCORDING TO EACH ELEVATION "CORAL-LIGHT" OR EQUAL PRE-FINISHED
3.	FOAM APPLICATIONS SHALL BE INSTALLED AS PER MANUFACTURER SPECS. U.N.O.
4.	PRE-CAST STONE APPLICATIONS, SHALL BE 'STONE CAST' FROM FOAM FACTORY INC. OR EQUAL, AND INSTALLED AS PER MANUFACTURER SPECS.
5.	TRIM WORK FINISHES SHALL WRAP ALL OPENINGS EXTENDING AT LEAST INTO THE UNDERSIDE OF THE OPENING
6.	METAL WORK IN INTERIOR AND EXTERIOR RAILINGS AND APPLICATIONS TO BE FAUX WROUGHT IRON ALUMINUM
7.	THE BUILDER SHOULD NOT INTERPRET THE DRAWINGS, ANY MISDESCRIPTION SHALL BE CLARIFIED BY THE ARCHITECT/DESIGNER
8.	THE BUILDER SHALL BE RESPONSIBLE TO SET A MEETING WITH THE SUB-CONTRACTOR / MANUFACTURER AND THE ARCHITECT/DESIGNER IN WHICH ALL ARCHITECTURAL APPLICATIONS WILL BE COORDINATED AND APPROVED PRIOR TO INSTALLATION
9.	ELECTRICAL CONTRACTOR TO COORDINATE MOUNTING HEIGHT OF COACH LIGHTS WITH TOLL BROTHERS P.M.

NOTE: 12" OVERHANG AT HIP ROOF
8" OVERHANG AT GABLE END

ADDITIONAL NOTES AND SCHEDULES CAN BE FOUND ON SHEET A5.2.14

STANDING SEAM METAL ROOF

July 15, 2025

STATE OF FLORIDA
HERBERT OGELLO
AR102279
REGISTERED ARCHITECT

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SHEET REVISION INFO ----
SET REVISION INFO ----

PRODUCT LINE ----
MODEL/PROJECT NAME SANTA MARIA
ELEVATION NAME FARMHOUSE

DRAWN BY - QEC
CHECKED BY - H. CRUZ
SHEET DATE - 07-15-2025

SHEET DESCRIPTION FRONT AND SIDE ELEVATIONS
SHEET NUMBER A5.14

SERIAL NUMBER 1023.0

LEFT HAND SET | AO# 332351 | LOT# 0108 | ESTUARY AT MADEIRA

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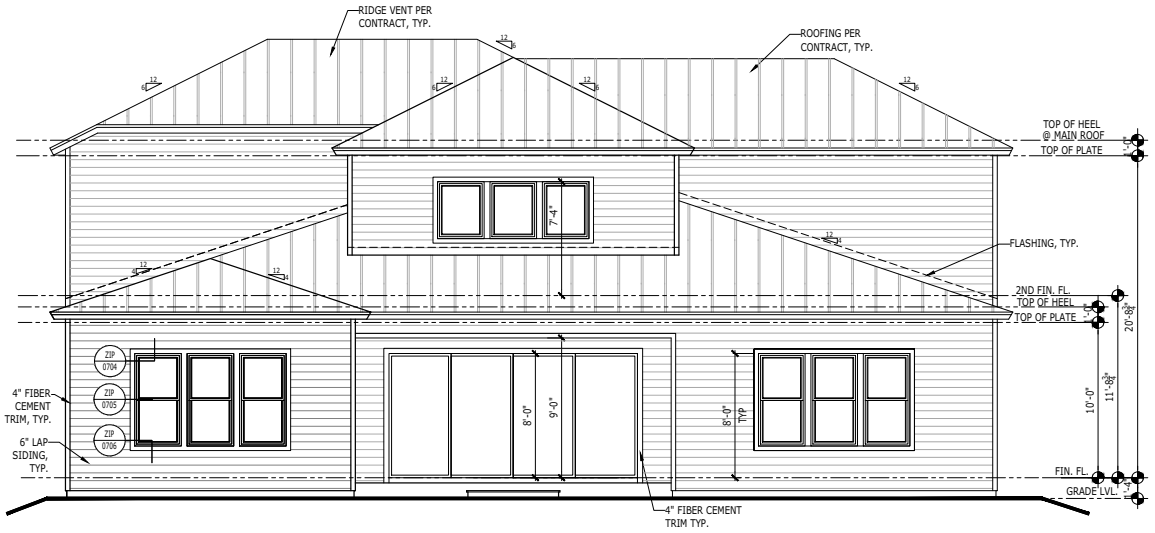
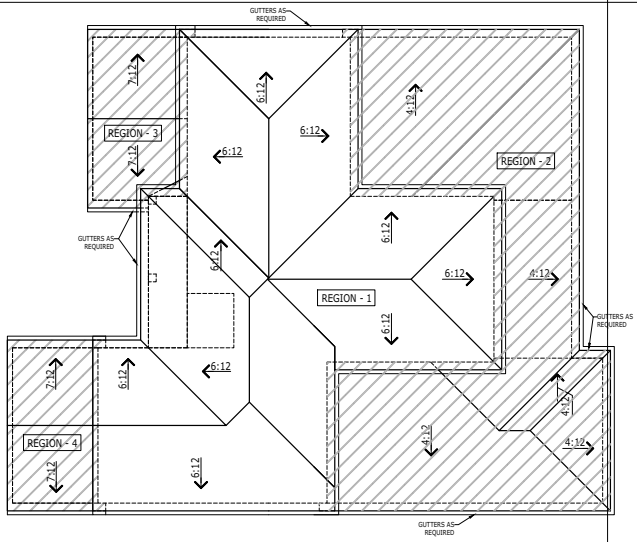


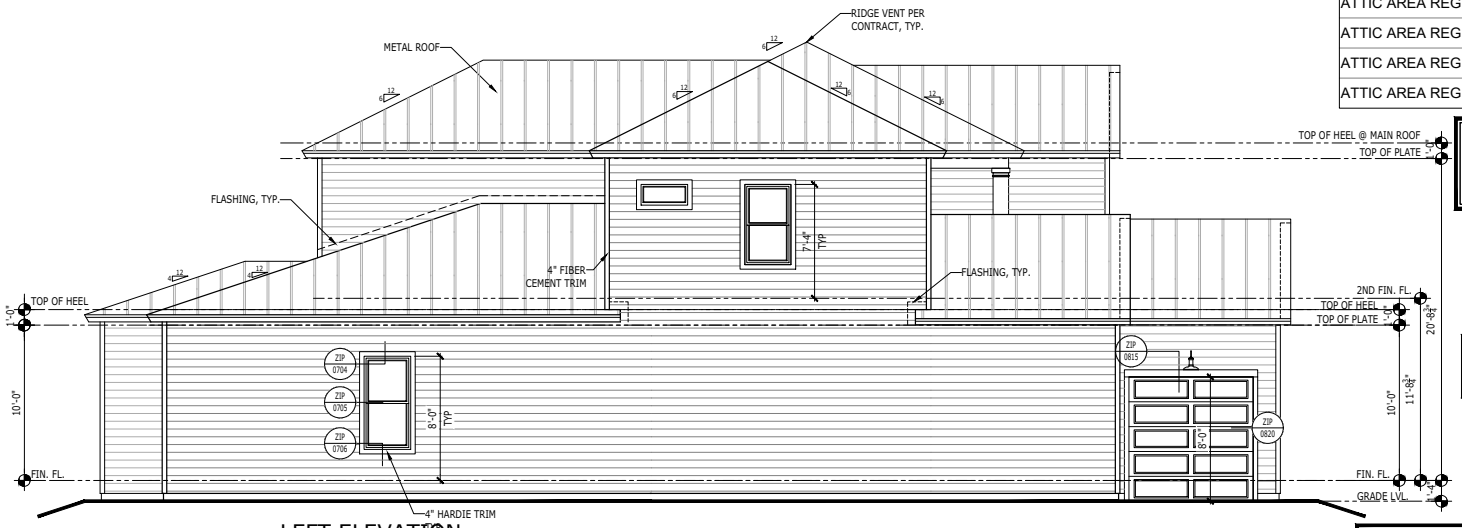
REAR ELEVATION

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



ROOF SLOPE PLAN

SCALE: 1/8" = 1'-0" SLOPE: AS NOTED FARMHOUSE



LEFT ELEVATION

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

ROOF VENT CALCULATION

LOCATION	AREA (SQ.FT.)	CODE REQ. AREA	VENTING REQUIRED
ATTIC AREA REGION 1	2146	300	7.15
ATTIC AREA REGION 2	1576	300	5.25
ATTIC AREA REGION 3	289	300	0.96
ATTIC AREA REGION 4	259	300	0.86

NOTE: FBCR 806.2 EXC. 2; PERMITS ROOF VENTILATING AREA TO BE CALCULATED AT 1/300 PROVIDED THAT 40-50% OF THE REQUIRED VENTILATION IS PROVIDED BY ROOF VENTILATORS LOCATED WITHIN 3'-0" OF THE RIDGE OR HIGH POINT (UNLESS CONFLICTS EXISTS) MEASURED VERTICALLY, AND THE BALANCE OF THE REQUIRED VENTILATION BY EAVE OR CORNICE VENTS.

PROVIDE RIDGE VENTS IN ACCORDANCE WITH VENTILATING CALCULATIONS PROVIDED

NOTE: SLOPES 4:12 OR LESS REQUIRE 2 LAYERS OF UNDERLAYMENT

NOTE: 12" OVERHANG AT HIP ROOF
8" OVERHANG AT GABLE END

ADDITIONAL NOTES AND SCHEDULES CAN BE FOUND ON SHEET A5.2.14

STANDING SEAM METAL ROOF

LEFT HAND SET | AO# 332351 | LOT# 0108 | ESTUARY AT MADEIRA

THE BEST OF MY KNOWLEDGE, THE DESIGN EXPRESSED ON THIS DRAWING COMPLIES WITH THE APPLICABLE FLORIDA BUILDING CODE IN EFFECT AS OF DATE OF CERTIFICATION BELOW.
July 15, 2025
STATE OF FLORIDA HERBERT OGELLO AR102279 REGISTERED ARCHITECT
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Orlando, FL 32819
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SHEET REVISION INFO ----
SET REVISION INFO ----

PRODUCT LINE ----
MODEL/PROJECT NAME SANTA MARIA
ELEVATION NAME FARMHOUSE

DRAWN BY - QEC
CHECKED BY - H. CRUZ
SHEET DATE - 07-15-2025

SHEET DESCRIPTION REAR, SIDE ELEVATIONS AND ROOF SLOPE PLAN
SHEET NUMBER A5.1.14
SERIAL NUMBER 1023.0

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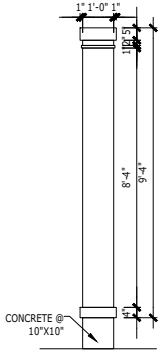
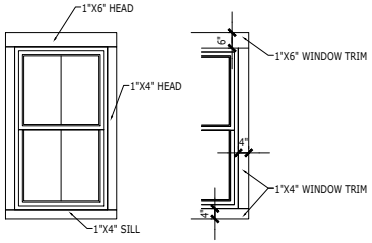
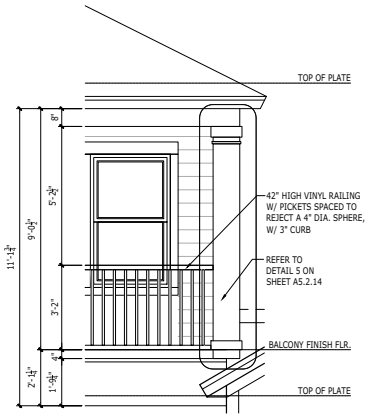


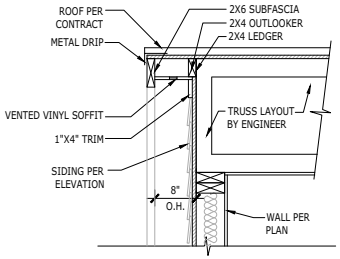
1 A5.2.14 FRONT COLUMN DETAIL
SCALE 1/2"=1'-0"



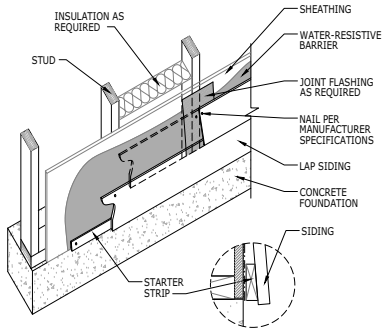
2 A5.2.14 WINDOW DETAIL
SCALE NTS"=1'-0"



3 A5.2.82 BALCONY DETAIL
SCALE 1/2"=1'-0"



4 A5.2.14 GABLE END DET
SCALE NTS"=1'-0"



5 A5.2.14 LAP SIDING DETAIL
SCALE NTS"=1'-0"

LEFT HAND SET | AO# 332351 | LOT# 0108 | ESTUARY AT MADEIRA

SHEET DESCRIPTION: EXTERIOR ELEVATION DETAILS

DRAWN BY - QEC
CHECKED BY - H. CRUZ
SHEET DATE - 07-15-2025

SHEET NUMBER: A5.2.14

SERIAL NUMBER: 1023.0

July 15, 2025

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SHEET REVISION INFO: ----
SET REVISION INFO: ----

PRODUCT LINE: ----
MODEL/PROJECT NAME: SANTA MARIA
ELEVATION NAME: FARMHOUSE

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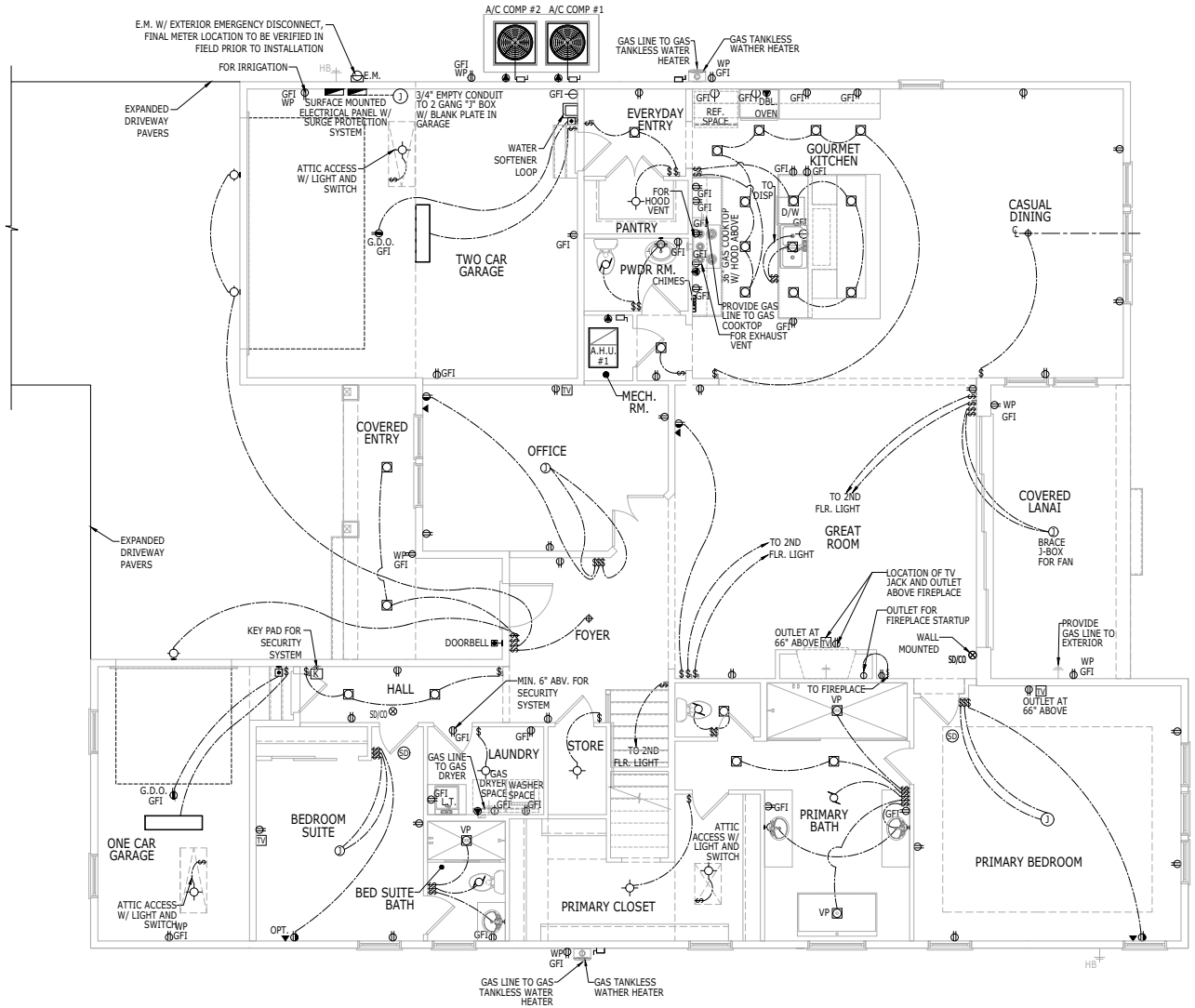

FIRST FLOOR ELECTRICAL PLAN

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

FARMHOUSE

ADDITIONAL NOTES, SCHEDULES, & DETAILS CAN BE FOUND ON THE EN SHEET.

LEFT HAND SET | AO# 332351 | LOT# 0108 | ESTUARY AT MADEIRA

July 15, 2025

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SHEET REVISION INFO: ----
SET REVISION INFO: ----

PRODUCT LINE: ----
MODEL/PROJECT NAME: SANTA MARIA
ELEVATION NAME: FARMHOUSE

DRAWN BY - QEC
CHECKED BY - H. CRUZ
SHEET DATE - 07-15-2025

SHEET DESCRIPTION: FIRST FLOOR ELECTRICAL PLAN
SHEET NUMBER: E1.14
SERIAL NUMBER: 1023.0

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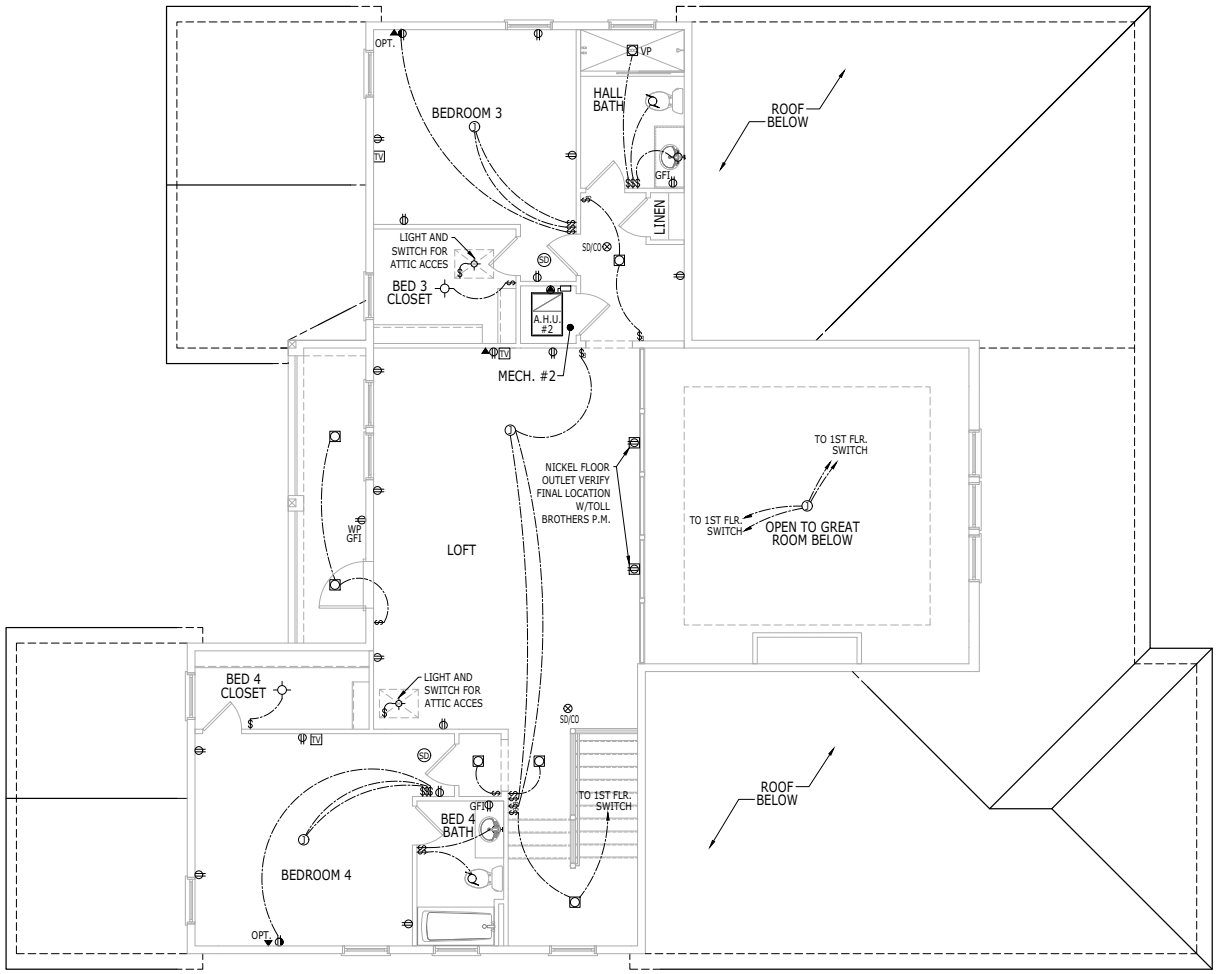

SECOND FLOOR ELECTRICAL PLAN

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

FARMHOUSE

ADDITIONAL NOTES, SCHEDULES, & DETAILS CAN BE FOUND ON THE EN SHEET.

LEFT HAND SET | AO# 332351 | LOT# 0108 | ESTUARY AT MADEIRA

TO THE BEST OF MY KNOWLEDGE, THIS DESIGN DEPICTED ON THIS DRAWING COMPLIES WITH THE APPLICABLE FLORIDA BUILDING CODE IN EFFECT AS OF DATE OF CERTIFICATION BELOW.

July 15, 2025

STATE OF FLORIDA HERBERT OGELLO REGISTERED ARCHITECT AR102279

This item has been electronically signed and sealed by Herbert Ogella using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TOLLARCHITECTURE
PHILADELPHIA - DELAWARE
DALLAS - LOS ANGELES - SEATTLE
2966 Commerce Park Drive Suite 100
Orlando, FL 32819
P 407-248-5800 | F 407-248-5899
A Division of Toll Brothers

SHEET REVISION INFO: ----

SET REVISION INFO: ----

PRODUCT LINE: ----

MODEL/PROJECT NAME: SANTA MARIA

ELEVATION NAME: FARMHOUSE

DRAWN BY - QEC

CHECKED BY - H. CRUZ

SHEET DATE - 07-15-2025

SHEET DESCRIPTION: SECOND FLOOR ELECTRICAL PLAN

SHEET NUMBER: E2.14

SERIAL NUMBER: 1023.0

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ELECTRICAL LEGEND

	SINGLE RECEPTACLE
	DUPLEX RECEPTACLE
	240V RECEPTACLE
	SWITCHED RECEPTACLE
	DUPLEX RECEPTACLE (220 VOLT)
	SINGLE FLOOR RECEPTACLE
	DUPLEX FLOOR RECEPTACLE
	SWITCHED FLOOR RECEPTACLE
	QUADRAPLEX FLOOR RECEPTACLE
GFI	GROUND FAULT INTERRUPTER (GFCI)
WP	WEATHERPROOF GROUND
EP	ELECTRIC PANEL
VP	VAPOR PROOF
	RECESS LED (EYEBALL) FIXTURE
	SINGLE FLOOD - WALL MOUNTED
	DOUBLE FLOOD - WALL MOUNTED
	SINGLE FLOOD - SOFFIT MOUNTED
	DOUBLE FLOOD - SOFFIT MOUNTED
	HANGING / PENDANT - CEILING HUNG
	LED LIGHT FIXTURE - CEILING MOUNTED
	LED FIXTURE - WALL MOUNTED
	RECESSED LED HIGH HAT
24	2 FT UNDER CABINET FLUOR. FIXTURE
36	3 FT UNDER CABINET FLUOR. FIXTURE
48	4 FT UNDER CABINET FLUOR. FIXTURE
	STRIP LIGHT
	12X24 FLUOR. FIXTURE
	12X36 FLUOR. FIXTURE
	12X48 FLUOR. FIXTURE
	24X48 FLUOR. FIXTURE
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
E.M.	ELECTRIC CO. METER WITH EXTERIOR EMERGENCY DISCONNECT
G.M.	GAS CO. METER
SD/CO	SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
$	SINGLE POLE SWITCH
$	3 WAY SWITCH
$	4 WAY SWITCH
$	DIMMER SWITCH
	PUSHBUTTON
	DISCONNECT SWITCH
J	JUNCTION BOX
TV	TV JACK
	PHONE JACK - PREWIRE ONLY
T	THERMOSTAT
	PHOTOCELL - SOFFIT MOUNT
	PHOTOCELL - WALL MOUNT
	ELECTRICAL PANEL W/SURGE PROTECTION SYSTEM
	SPEAKER WIRE FROM TOP OF WALL
K	KEYPAD
	CHIMES
	STRUCTURED PANEL (A.K.A. SMART BOX, COMMUNICATIONS BOX, MEDIA BOX, HOME DIRECTORY)
INT.	INTERCOM

FOR REFERENCE ONLY

AO-332351 - ESTUARY AT MADEIRA - LOT 0108

PANEL A — 150 AMPS

#	Description	KW	WIRE	BRK
1,3	AHU # 1, HT STRIP	10.0	6	2P60
2,4	AC COMP #1			
5	ELECTRICAL RANGE/COOKTOP	7.5	8	1P20
6	MICROWAVE	1.5	12	1P20
7	ELECTRICAL DISHWASHER	1.0	12	1P15
8	DISPOSAL	1.0	12	1P15
9	REFRIGERATOR	1.2	12	1P20
10,12	ELECTRICAL OVEN/MICROWAVE	8.9	6	2P50
11	ELECTRICAL WASHER	1.5	12	1P20
13	GAS WATER HEATER #1	1.0	12	1P20
14	OPEN			
15	OPEN			
16	OPEN			
17	OPEN			
18	OPEN			
19	OPEN			
20	OPEN			
21	OPEN			
22-30	OPEN			
31, 32	POOL PANEL (OPTIONAL)	16.9	4	2P80
	TOTAL CONNECTED LOAD LESS A.C.	40.5 KW		

FIRST 10 KW @ 100 % = 10 KW
30.5 KW (REMINDER) @ 40 % = 12.2 KW
10 KW (HEATING) @ 65 % = 6.5 KW
TOTAL KW **28.7 KW**

POOL PANEL (SUB-PANEL)

#	Description	KW	WIRE	BRK
1	POOL LIGHTS-GFCI (OPTIONAL)	1.0	12	1P20
2	SPRINKLER TIME CLOCK-GFCI (OPT.)	0.5	12	1P20
3,5	POOL PUMP-GFCI (OPTIONAL)	2.2	12	2P20
4,6	SPA PUMP-GFCI (OPTIONAL)	2.2	12	2P20
6,8	SPA/POOL HEAT-GFCI (OPTIONAL)	11.0	6	2P50
7	OPEN			
9,12	OPEN			
	TOTAL CONNECTED LOAD LESS A.C.	16.9 KW		

TOTAL DEMAND LOAD ON PANEL A **28.7 /240 V** **119.58 AMPS.**

AO-332351 - ESTUARY AT MADEIRA - LOT 0108

PANEL B — 150 AMPS

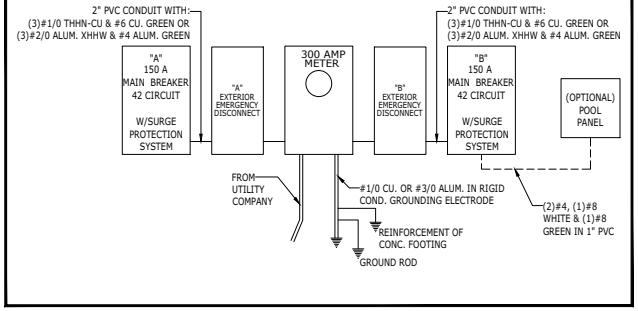
#	Description	KW	WIRE	BRK
1,3	AHU # 2, HT STRIP	10.0	6	2P60
2,4	AC COMP #2			
5,18	GENERAL LIGHTING & RECPTS.	12.2	12	1P15
19,24	RECESSED LIGHTING	3.0	12	1P15
25	FANS	1.4	12	1P20
26	PRIMARY BATH GFI RECPTS.	1.5	12	1P20
27	SECONDARY BATHS GFI RECPTS.	1.5	12	1P20
28	GARAGE DOOR OPENER	1.0	12	1P20
29	GARAGE DOOR OPENER	1.0	12	1P20
30	GARAGE GFI RECPTS.	1.5	12	1P20
31	EXTERIOR GFI RECPTS.	1.5	12	1P20
32	EXTERIOR REFRIGERATOR	1.2	12	1P20
33	KITCHEN GFI RECPTS # 1	1.5	12	1P20
34	KITCHEN GFI RECPTS. # 2	1.5	12	1P20
35	LAUNDRY GFI RECPTS.	1.5	12	1P20
36	ELECTRICAL DRYER	5.0	8	1P20
37	GAS WATER HEATER #2	1.0	12	1P20
38	OPEN			
39	OPEN			
40-42	OPEN			
41	OPEN			
	TOTAL CONNECTED LOAD LESS A.C.	36.3 KW		
	GENERAL LIGHTING CALCULATIONS	4063 SQ. FT. X	0.003	
	RECESSED LIGHTING CALCULATIONS	20 LIGHTS X	0.15 KW	
	FAN LOAD-FANS	7 FANS X	0.2 KW	

FIRST 10 KW @ 100 % = 10 KW
26.3 KW (REMINDER) @ 40 % = 10.5156 KW
10 KW (HEATING) @ 65 % = 6.5 KW
TOTAL KW **27.0156 KW**

TOTAL DEMAND LOAD ON PANEL B **27.0156 /240 V** **112.57 AMPS.**

TOTAL DEMAND LOAD ON PANEL A & B **232.15 AMPS.**

TWO PANELS ELECTRICAL RISER DIAGRAM



July 15, 2025

STATE OF FLORIDA — HERBERT OGELLO — AR102279 — REGISTERED ARCHITECT

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TOLL ARCHITECTURE
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Orlando, FL 32819
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SHEET REVISION INFO ---- SET REVISION INFO ----

PRODUCT LINE ---- MODEL/PROJECT NAME SANTA MARIA ELEVATION NAME FARMHOUSE

DRAWN BY - QEC CHECKED BY - H. CRUZ SHEET DATE - 07-15-2025

LEFT HAND SET | AO# 332351 | LOT# 0108 | ESTUARY AT MADEIRA

SHEET DESCRIPTION: ELECTRICAL NOTES, SCHEDULES & DETAILS

SHEET NUMBER: EN

SERIAL NUMBER 1023.0

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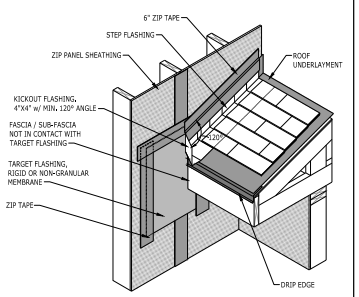
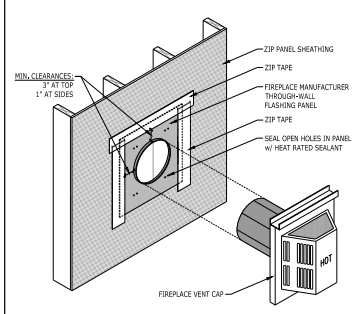
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS AND CONDITIONS SHOWN BY THESE DRAWINGS

DATE: Monday, January 06, 2025 - 3:53:48 pm



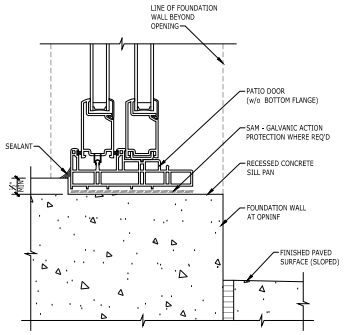
KICKOUT & TARGET FLASHING
AT WALL w/ ZIP SYSTEM
AT ROOF-TO-WALL TERMINATION

DPL 0203



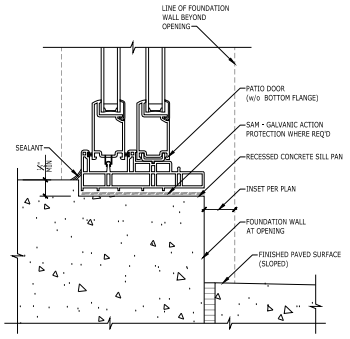
FIREPLACE VENT CAP
THROUGH-WALL PENETRATION FLASHING
AT ZIP SYSTEM

DPL 0323



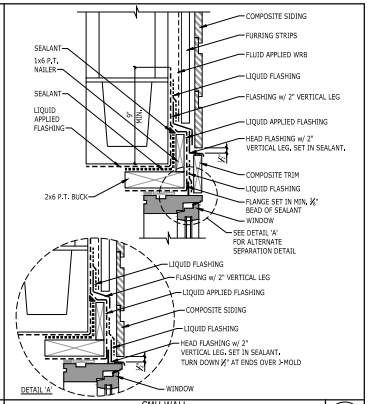
PATIO DOOR THRESHOLD w/o BOTTOM FLANGE
WITH RECESSED CONCRETE
AT INSET OPENING

DRT 0101



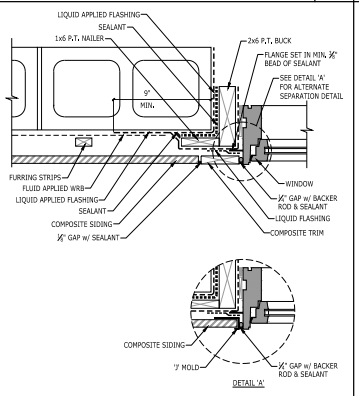
PATIO DOOR THRESHOLD w/o BOTTOM FLANGE
WITH RECESSED CONCRETE

DRT 0104



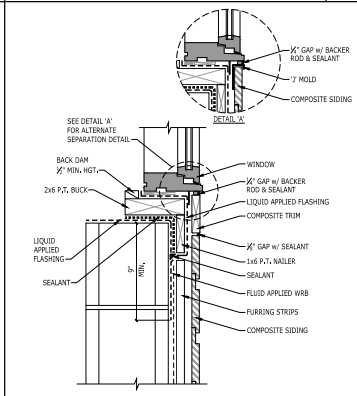
CMU WALL
w/ COMPOSITE SIDING AT WINDOW HEAD
w/ FLUID APPLIED WRB

FND 0710



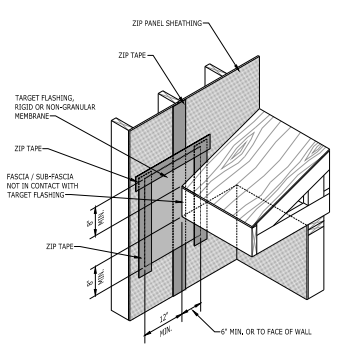
CMU WALL
w/ COMPOSITE SIDING AT WINDOW JAMB
w/ FLUID APPLIED WRB

FND 0711



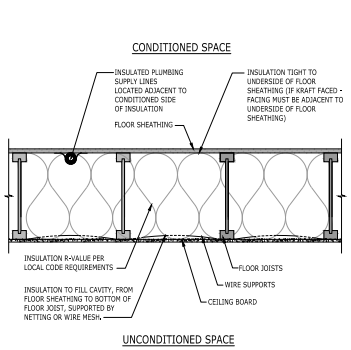
CMU WALL
w/ COMPOSITE SIDING AT WINDOW SILL
w/ FLUID APPLIED WRB

FND 0712



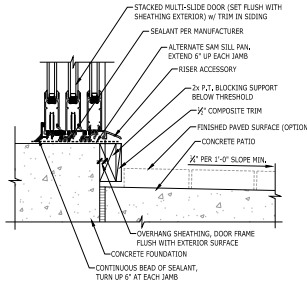
TARGET FLASHING
AT WALL w/ ZIP SYSTEM
AT ROOF-TO-WALL TERMINATION

FRM 0203



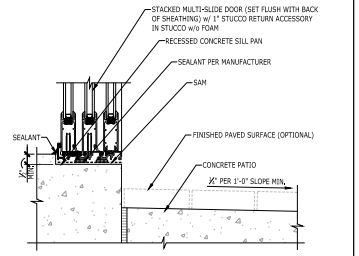
FLOOR INSULATION
ABOVE UNCONDITIONED SPACE

INS 0150



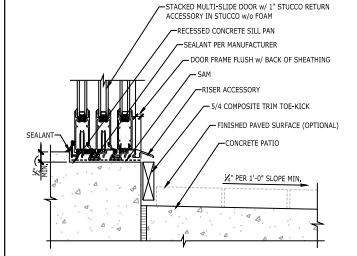
MULTI-SLIDE DOOR STACKED THRESHOLD
OVERHANG SHEATHING AT SIDING (DOOR w/ TRIM) AT CONCRETE
w/ ALTERNATE SILL PAN AT CONCRETE PATIO w/ TOE-KICK

MSD 0518



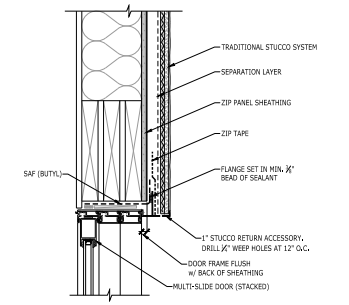
MULTI-SLIDE DOOR STACKED THRESHOLD AT STUCCO w/o FOAM
(DOOR w/ 1-INCH STUCCO RETURN ACCESSORY) w/ OVERHANG
SHEATHING AT RECESSED CONCRETE AT CONCRETE PATIO

MSD 0535



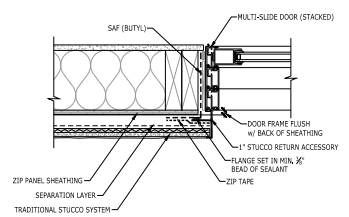
MULTI•SLIDE DOOR STACKED THRESHOLD AT STUCCO w/o FOAM
(DOOR w/ 1-INCH STUCCO RETURN ACCESSORY) w/ SHEATHING FLUSH
AT RECESSED CONCRETE AT CONCRETE PATIO

MSD 0537



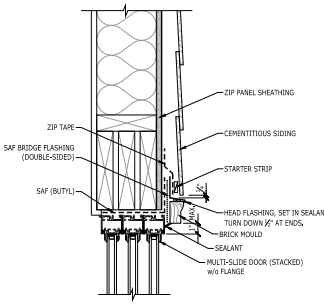
MULTI-SLIDE DOOR STACKED
w/ 1" STUCCO RETURN ACCESSORY IN STUCCO w/o FOAM AT HEAD
IN ZIP SYSTEM

MSD 0921



MULTI-SLIDE DOOR STACKED
w/ 1" STUCCO RETURN ACCESSORY IN STUCCO w/o FOAM AT JAMB
IN ZIP SYSTEM

MSD 0922



MULTI-SLIDE DOOR STACKED w/o FLANGE
AT HEAD IN CEMENTITIOUS SIDING
IN ZIP SYSTEM

MSD 0925

STATE OF FLORIDA
HERBERT OGELLO
AR102279
REGISTERED ARCHITECT

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TOLLARCHITECTURE
A Division of Toll Brothers

PROJECT ISSUE DATE: 11.15.2024

REVISION TABLE

#	AO#	DATE

MODEL/PROJECT: FLORIDA
ELEVATION NAME:
SCALE: 20MM 1/4"=1'-0" (LAND) 1'=1'-0" (LAND, HAND SKETCH)

AO#
LOT#
PANHANDLE & NORTH DIVISIONS
SHEET DESCRIPTION: ARCHITECTURAL CONSTRUCTION DETAILS
DPL-0203 - MSD-0925
SHEET NUMB: D-1

N/A HAND SET
SERIAL # N/A

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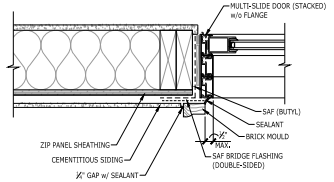
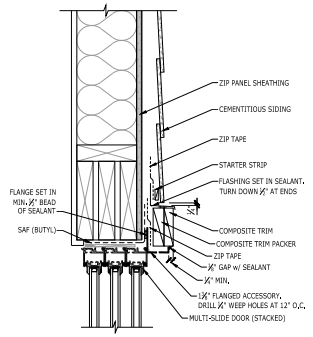
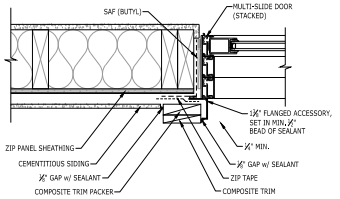
DATE: Thursday, March 13, 2025 - 11:46:28 am



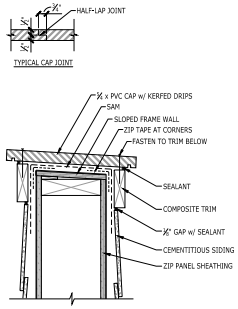
MULTI-SLIDE DOOR STACKED w/o FLANGE AT JAMB IN CEMENTITIOUS SIDING IN ZIP SYSTEM — MSD 0926



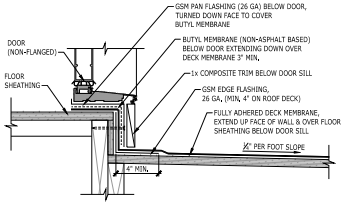
MULTI-SLIDE DOOR STACKED w/ 1-⅜" FLANGED ACCESSORY AT HEAD IN CEMENTITIOUS SIDING IN ZIP SYSYEM — MSD 0937



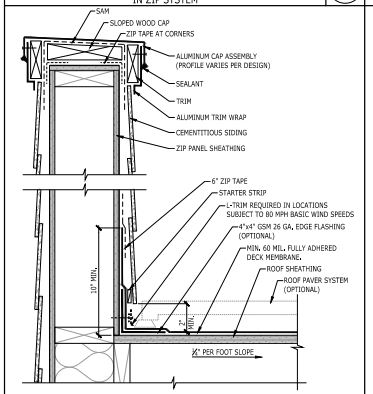
MULTI-SLIDE DOOR STACKED w/ 1-⅜" FLANGED ACCESSORY AT JAMB IN CEMENITIOUS SIDING IN ZIP SYSTEM — MSD 0938



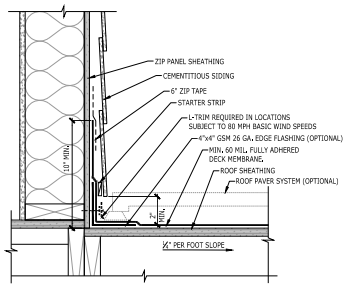
PARAPET WALL W/ SLOPE FRAME WALL W/ PVC CAP W/ CEMENTITIOUS SIDING AT ZIP SYSTEM — PAR 0205



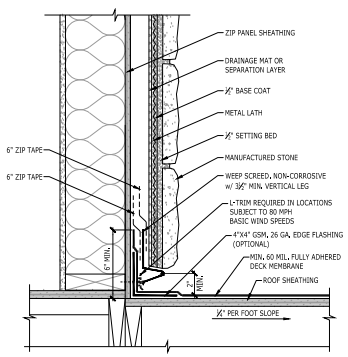
SHEET MEMBRANE ROOF DECK AT DOOR SILL (NON-FLANGED) OVER HABITABLE SPACE — RDM 0207



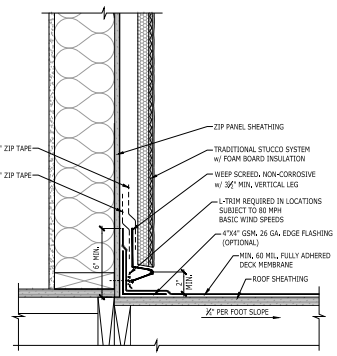
SHEET MEMBRANE AT ROOF DECK TO PARAPET WALL w/ CEMENTITIOUS SIDING AT ZIP SYSTEM — RDM 0222



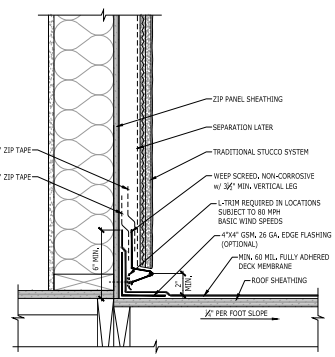
SHEET MEMBRANE AT ROOF DECK TO WALL w/ CEMENTITIOUS SIDING AT ZIP SYSTEM — RDM 0224



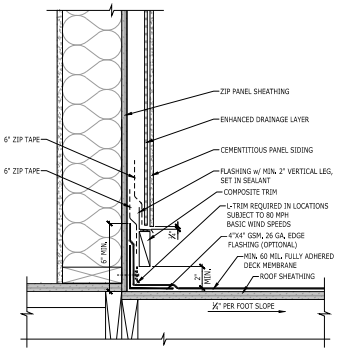
SHEET MEMBRANE AT ROOF DECK TO WALL w/ ADHERED STONE AT ZIP SYSTEM — RDM 0226



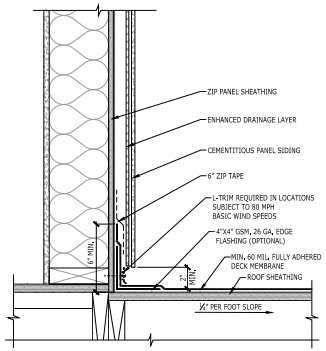
SHEET MEMBRANE AT ROOF DECK TO WALL w/ TRADITIONAL STUCCO w/ FOAM AT ZIP SYSTEM — RDM 0228



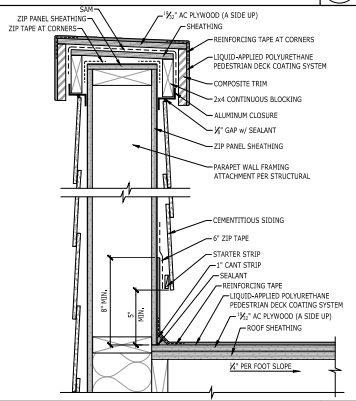
SHEET MEMBRANE AT ROOF DECK TO WALL w/ TRADITIONAL STUCCO w/o FOAM AT ZIP SYSTEM — RDM 0230



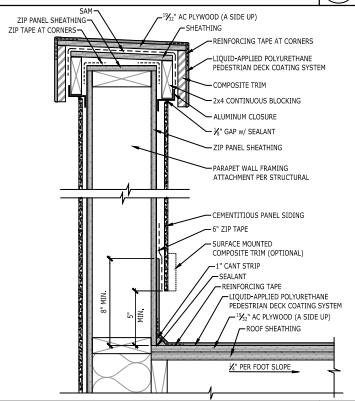
SHEET MEMBRANE AT ROOF DECK TO WALL w/ CEMENTITIOUS PANEL SIDING w/ TRIM AT ZIP SYSTEM — RDM 0232



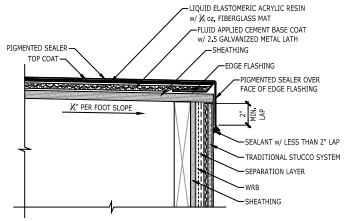
SHEET MEMBRANE AT ROOF DECK TO WALL w/ CEMENTITIOUS PANEL SIDING w/o TRIM AT ZIP SYSTEM — RDM 0234



LIQUID-APPLIED POLYURETHANE DECK COATING AT ROOF DECK TO PARAPET WALL w/ CEMENTITIOUS SIDING w/ LIQUID-APPLIED POLYURETHANE PARAPET CAP AT ZIP SYSTEM — RDM 0240



LIQUID-APPLIED POLYURETHANE DECK COATING AT ROOF DECK TO PARAPET WALL w/ CEMENTITIOUS PANEL SIDING w/ LIQUID-APPLIED POLYURETHANE PARAPET CAP AT ZIP SYSTEM — RDM 0242



COMPOSITE MULTI-PLY SYSTEM AT WOOD FRAMED BALCONY EDGE w/ STUCCO w/o FOAM w/o TRIM w/ HOUSEWRAP or BUILDING PAPER WRB — RDM 0415

STATE OF FLORIDA
HERBERT OGELLO
AR102279
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Herbert Ogello using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TOLLARCHITECTURE
A Division of Toll Brothers

PROJECT ISSUE DATE: 2.26.2025

REVISION TABLE

#	ACP	DATE

MODEL/PROJECT: FLORIDA
ELEVATION NAME:
SCALE: DRAW 1/4"=1'-0" (UNO) 1'=1'-0" (UNO, HARD NOTED)

AO#
LOT#
PANHANDLE & NORTH DIVISIONS

SHEET DESCRIPTION: ARCHITECTURAL CONSTRUCTION DETAILS
MSD-0926 - RDM-0415

SHEET NUMB: D-2

N/A HAND SET
SERIAL # N/A

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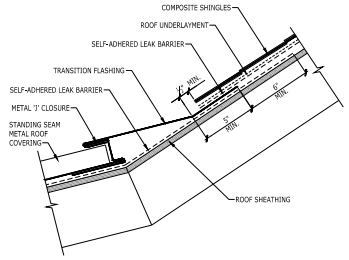
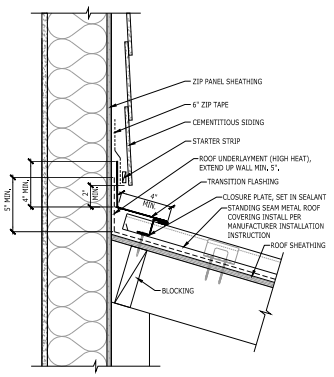
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOLL BROTHERS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS

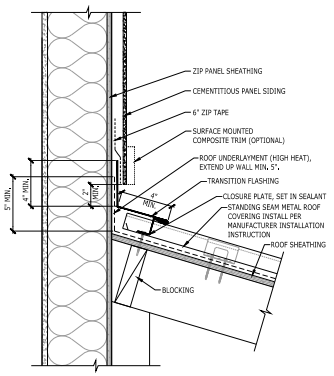
DATE: Monday, January 06, 2025 - 3:57:39 pm



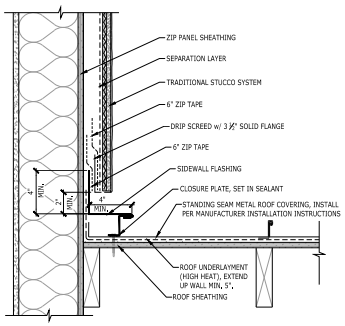
STANDING SEAM METAL ROOF TO ROOF SHINGLE TRANSITION — RFM 0202



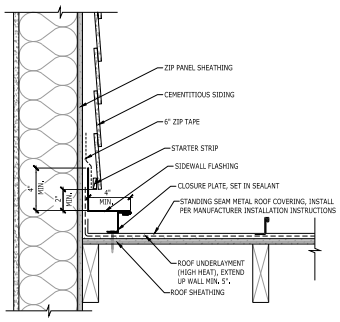
STANDING SEAM METAL ROOF AT CEMENTITIOUS SIDING ROOF-TO-WALL HORIZONTAL INTERSECTION w/ ROOF PITCH GREATER THAN 3:12 w/ ZIP PANEL SHEATHING — RFM 0225



STANDING SEAM METAL ROOF AT CEMENTITIOUS PANEL SIDING ROOF-TO-WALL HORIZONTAL INTERSECTION W/ ROOF PITCH GREATER THAN 3:12 W/ ZIP PANEL SHEATHING — RFM 0227



STANDING SEAM METAL ROOF AT STUCCO w/o FOAM AT RAKE-ROOF-TO-WALL w/ DRIP SCREED w/ ZIP SYSTEM SHEATHING — RFM 0243



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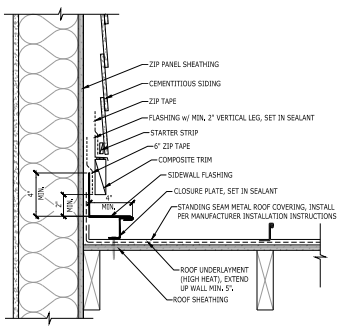

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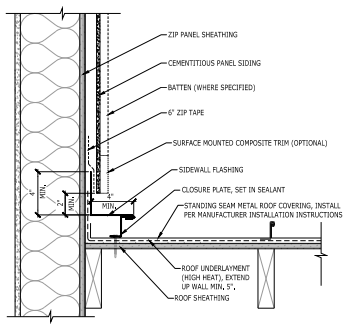
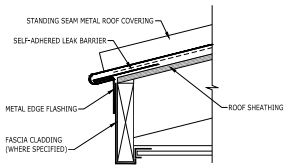
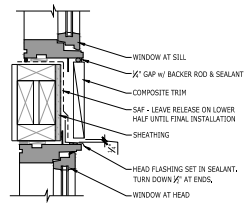


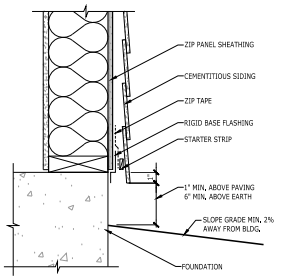
STANDING SEAM METAL ROOF AT CEMENTITIOUS PANEL SIDING AT RAKE-ROOF-TO-WALL w/ ZIP SYSTEM SHEATHING — RFM 0252



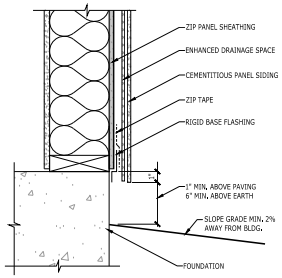
STANDING SEAM METAL ROOF AT EAVE — RFM 0601



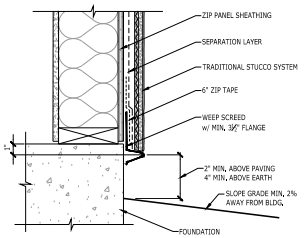
HORIZONTAL TRIM FEATURE BETWEEN WINDOW SILL w/ WINDOW HEAD DIRECTLY BELOW INSTALLED AFTER WRB — TRM 3001



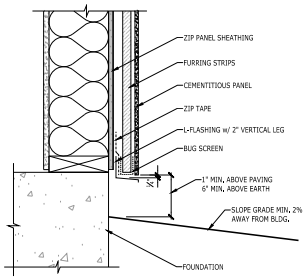
ZIP SYSTEM AT CEMENTITIOUS SIDING AT BASE OF WALL — ZIP 0115



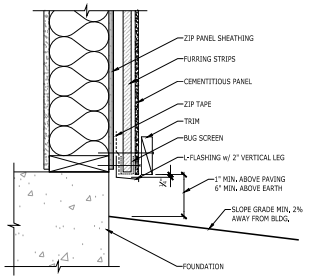
ZIP SYSTEM AT CEMENTITIOUS SIDING AT BASE OF WALL — ZIP 0116



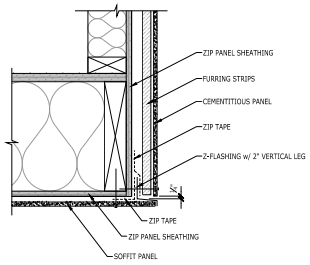
ZIP SYSTEM AT TRADITIONAL STUCCO WITHOUT FOAM AT BASE OF WALL — ZIP 0118



ZIP SYSTEM AT CEMENTITIOUS PANEL SIDING WITH FURRING AT BASE OF WALL — ZIP 0119



ZIP SYSTEM AT CEMENTITIOUS PANEL SIDING WITH FURRING AT BASE OF WALL WITH TRIM — ZIP 0120



ZIP SYSTEM AT CEMENTITIOUS PANEL SIDING WITH FURRING AT HORIZONTAL TO VERTICAL INTERSECTION WITHOUT TRIM — ZIP 0121

STATE OF FLORIDA
HERBERT OGELLO
AR102279
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Herbert Ogello using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TOLLARCHITECTURE
A Division of Toll Brothers

PROJECT ISSUE DATE:

REVISION TABLE

#	AO#	DATE

MODEL/PROJECT: FLORIDA
ELEVATION NAME:
SCALE: DRAW 1/4"=1'-0" (SAND) 1'=1'-0" (C.U.D.U. HAS EXTER)

AO#
LOT#
PANHANDLE & NORTH DIVISIONS
SHEET DESCRIPTION: ARCHITECTURAL CONSTRUCTION DETAILS
RFM-0202 - ZIP-0121
SHEET NUMB: D-3

N/A HAND SET
SERIAL # N/A

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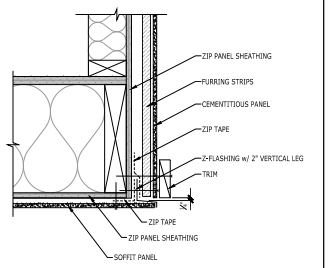
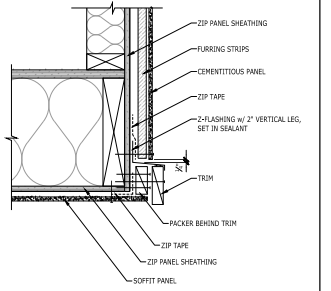
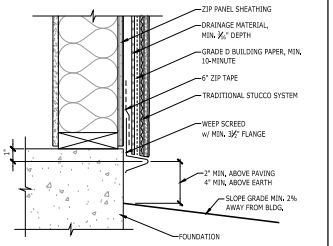
DATE: Monday, January 06, 2025 3:58:33 pm



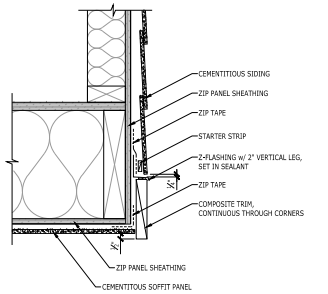
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING WITH FURRING AT HORIZONTAL TO VERTICAL INTERSECTION WITH TRIM ABOVE FLASHING — ZIP 0122



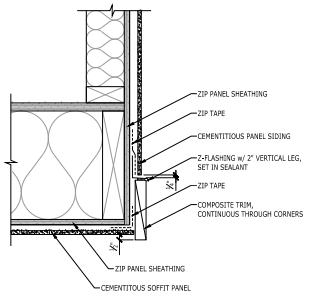
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING WITH FURRING AT HORIZONTAL TO VERTICAL INTERSECTION WITH TRIM BELOW FLASHING — ZIP 0123



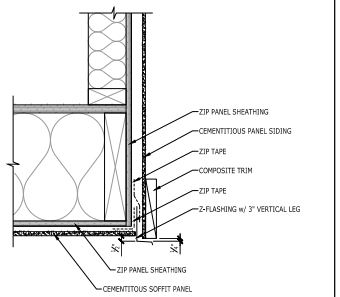
ZIP SYSTEM
AT TRADITIONAL STUCCO w/o FOAM
AT BASE OF WALL MOIST CLIMATE ZONE — ZIP 0124



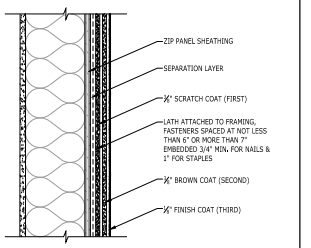
ZIP SYSTEM
AT CEMENTITIOUS SIDING AT HORIZONTAL TO VERTICAL INTERSECTION w/ TRIM — ZIP 0125



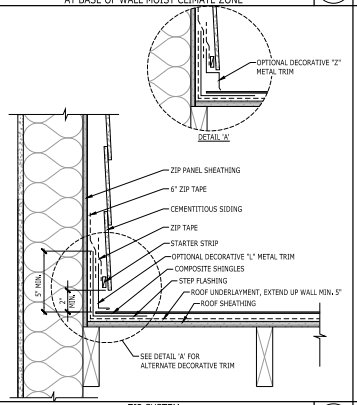
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING AT HORIZONTAL TO VERTICAL INTERSECTION w/ TRIM BELOW FLASHING — ZIP 0127



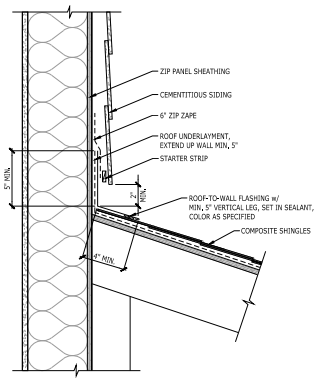
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING AT HORIZONTAL TO VERTICAL INTERSECTION w/ TRIM ABOVE FLASHING — ZIP 0128



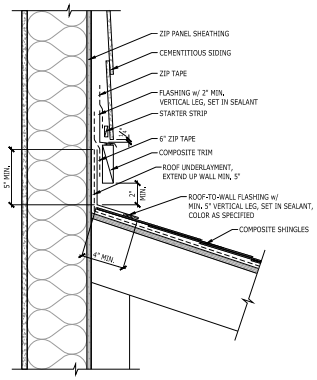
ZIP SYSTEM
AT TRADITIONAL STUCCO WITHOUT FOAM WALL SECTION — ZIP 0131



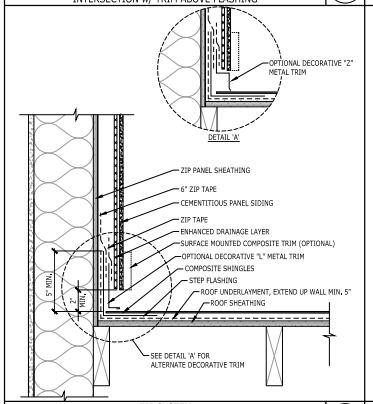
ZIP SYSTEM
AT CEMENTITIOUS SIDING
AT RAKE-ROOF-TO-WALL INTERSECTION — ZIP 0222



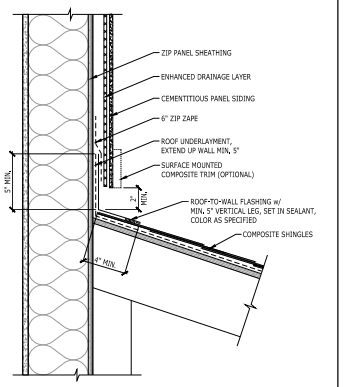
ZIP SYSTEM
AT CEMENTITIOUS SIDING
AT HORIZONTAL ROOF-TO-WALL INTERSECTION — ZIP 0223



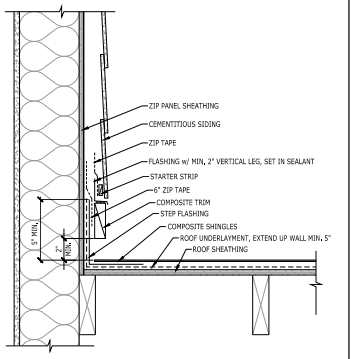
ZIP SYSTEM
AT CEMENTITIOUS SIDING AT HORIZONTAL ROOF-TO-WALL INTERSECTION w/ TRIM — ZIP 0224



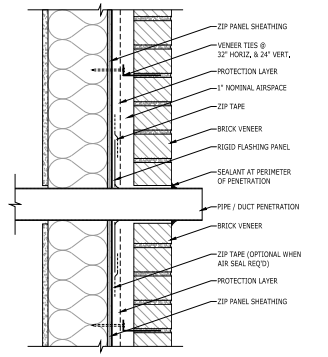
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING
AT RAKE-ROOF-TO-WALL INTERSECTION — ZIP 0225



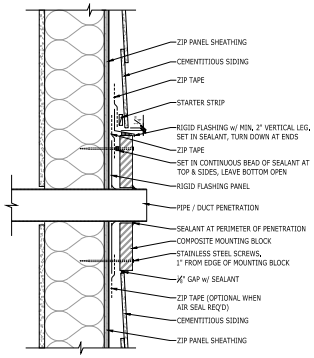
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING
AT HORIZONTAL ROOF-TO-WALL INTERSECTION — ZIP 0226



ZIP SYSTEM
AT CEMENTITIOUS SIDING AT RAKE-ROOF-TO-WALL INTERSECTION
w/ TRIM — ZIP 0230



ZIP SYSTEM
AT BRICK THROUGH-WALL PENETRATION
1-INCH AIR SPACE — ZIP 0300



ZIP SYSTEM
AT CEMENTITIOUS SIDING THROUGH-WALL PENETRATION
WITH MOUNTING BLOCK — ZIP 0305

STATE OF FLORIDA
HERBERT OGELLO
AR102279
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Herbert Ogello using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TOLLARCHITECTURE
A Division of Toll Brothers

PROJECT ISSUE DATE: 11.15.2024

REVISION TABLE

#	AO#	DATE

MODEL/PROJECT: FLORIDA
ELEVATION NAME:
SCALE: DRAW 1/4"=1'-0" (HAND) 1'=1'-0" IF (LINE) (HAS NOTED)

AO# PANHANDLE & NORTH DIVISIONS
LOT#
SHEET DESCRIPTION: ARCHITECTURAL CONSTRUCTION DETAILS
ZIP-0122 - ZIP-0305
SHEET NUMB. D-4

N/A HAND SET
SERIAL # N/A

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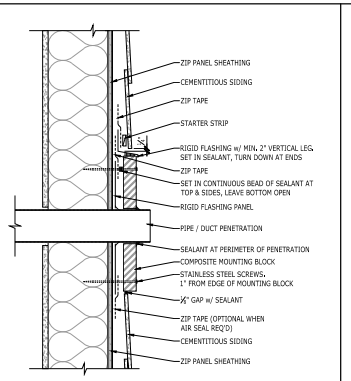
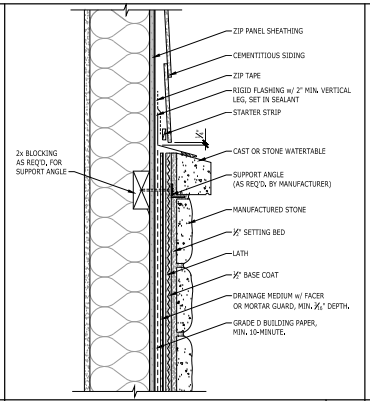
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS AND CONDITIONS SHOWN BY THESE DRAWINGS

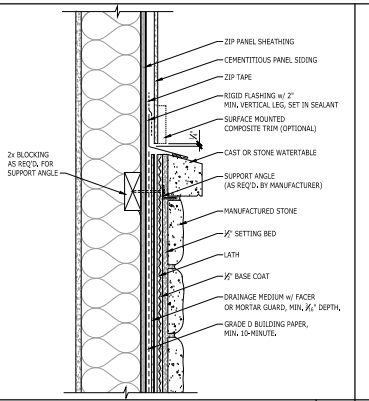
DATE: Monday, January 06, 2025 - 3:59:24 pm



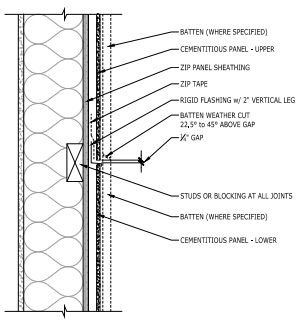
ZIP SYSTEM
AT CEMENTITIOUS SIDING THROUGH-WALL PENETRATION
WITH MOUNTING BLOCK
ZIP 0305



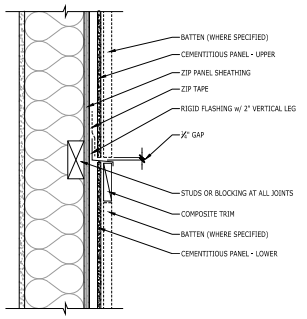
ZIP SYSTEM AT ADHERED STONE WAINSCOT
AT ADHERED STONE SILL BELOW CEMENTITIOUS SIDING
MOIST CLIMATE ZONE
ZIP 0401



ZIP SYSTEM AT ADHERED STONE WAINSCOT
AT ADHERED STONE SILL BELOW CEMENTITIOUS PANEL SIDING
MOIST CLIMATE ZONE
ZIP 0402



ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING AT HORIZONTAL TRANSITION
w/o TRIM (BATTENS OPTIONAL)
ZIP 0406



ZIP SYSTEM
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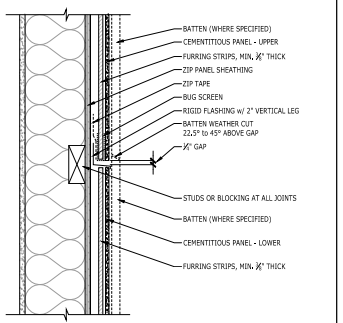
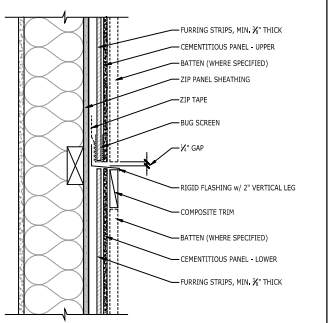
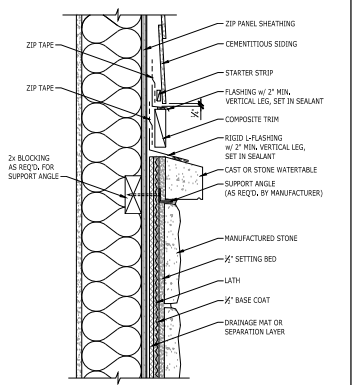
w/ TRIM (BATTENS OPTIONAL)
ZIP 0407



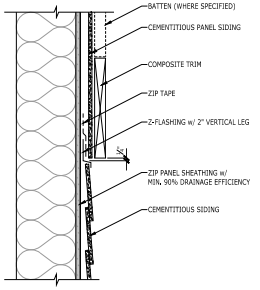
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING w/ FURRING
AT HORIZONTAL TRANSITION w/o TRIM (BATTENS OPTIONAL)
ZIP 0408



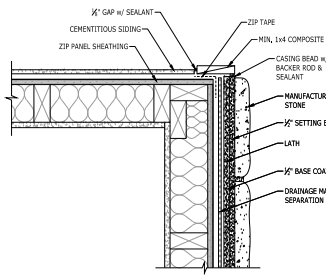
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING w/ FURRING
AT HORIZONTAL TRANSITION w/ TRIM (BATTENS OPTIONAL)
ZIP 0409



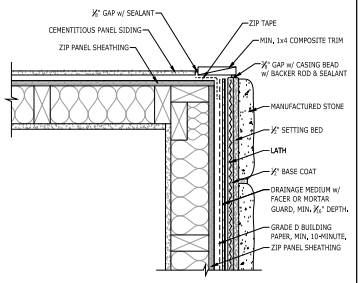
ZIP SYSTTEM
AT ADHERED STONE WAINSCOT WITH CAST OR STONE
WATER TABLE BELOW CEMENTITIOUS SIDING WITH TRIM
ZIP 0412



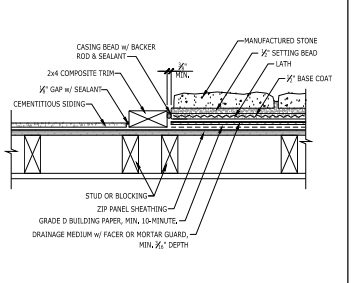
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING AT HORIZONTAL TRANSITION
w/ SURFACE MOUNTED TRIM w/ CEMENTITIOUS SIDING BELOW
ZIP 0421



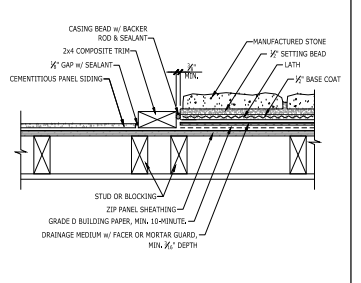
ZIP SYSTEM
AT ADHERED STONE VERTICAL TRANSITION w/ CEMENTITIOUS SIDING
AT OUTSIDE CORNER w/o STONE RETURN
ZIP 0422



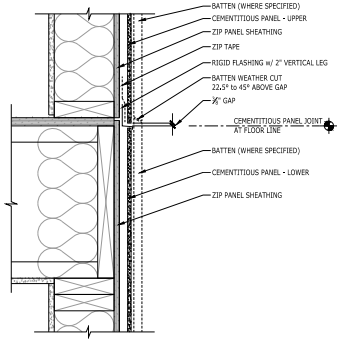
ZIP SYSTEM AT ADHERED STONE VERTICAL TRANSITION
w/ CEMENTITIOUS PANEL SIDING AT OUTSIDE CORNER
w/o STONE RETURN MOIST CLIMATE ZONE
ZIP 0423



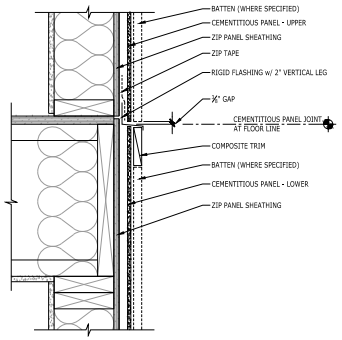
ZIP SYSTEM AT ADHERED STONE
AT CEMENTITIOUS SIDING VERTICAL TRANSITION
MOIST CLIMATE ZONE
ZIP 0460



ZIP SYSTEM AT ADHERED STONE
AT CEMENTITIOUS PANEL SIDING VERTICAL TRANSITION
MOIST CLIMATE ZONE
ZIP 0461



ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING AT FLOOR LINE BREAK
w/o TRIM (BATTENS OPTIONAL)
ZIP 0470



ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING AT FLOOR LINE BREAK
w/ TRIM (BATTENS OPTIONAL)
ZIP 0471

STATE OF FLORIDA
HERBERT OGELLO
AR102279
REGISTERED ARCHITECT

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TOLLARCHITECTURE
A Division of Toll Brothers

PROJECT ISSUE DATE: 11.15.2024

REVISION TABLE

#	AO#	DATE

MODEL/PROJECT: FLORIDA
ELEVATION NAME:
SCALE: DRAW 1/4"=1'-0" (UNO) 1/16"=1'-0" (U.N.O. HAND SKETCH)

AO#
LOT#
PANHANDLE & NORTH DIVISIONS

SHEET DESCRIPTION
ARCHITECTURAL CONSTRUCTION DETAILS
ZIP-0305 - ZIP-0471

SHEET NUMB.
D-5

N/A HAND SET

SERIAL # N/A

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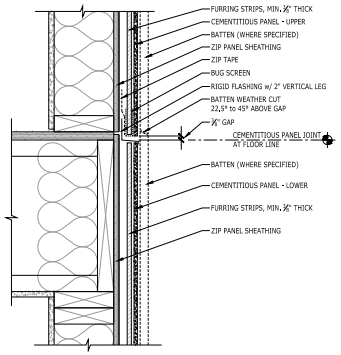
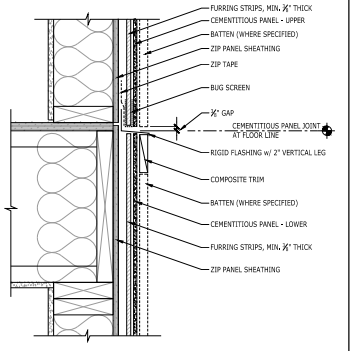
DATE: Monday, January 06, 2025 - 4:00:10 pm



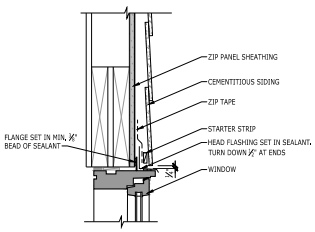
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING w/ FURRING
AT FLOOR LINE BREAK w/o TRIM (BATTENS OPTIONAL)

ZIP 0472



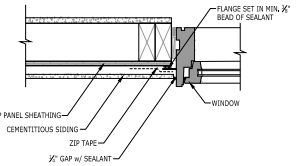
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING w/ FURRING
AT FLOOR LINE BREAK w/ TRIM (BATTENS OPTIONAL)

ZIP 0473



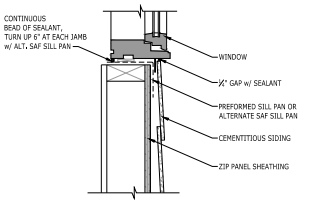
ZIP SYSTEM
AT CEMENTITIOUS SIDING
AT WINDOW HEAD

ZIP 0701



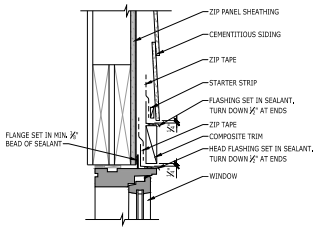
ZIP SYSTEM
AT CEMENTITIOUS SIDING
AT WINDOW JAMB

ZIP 0702



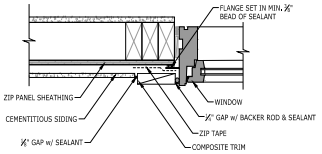
ZIP SYSTEM
AT CEMENTITIOUS SIDING
AT WINDOW SILL

ZIP 0703



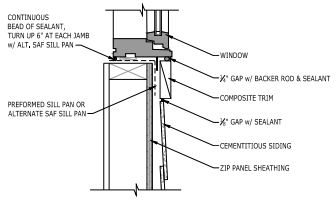
ZIP SYSTEM
AT CEMENTITIOUS SIDING
AT WINDOW HEAD w/ TRIM

ZIP 0704



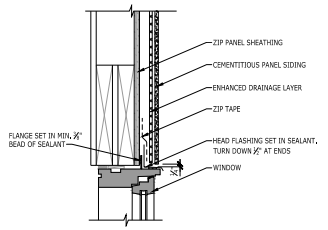
ZIP SYSTEM
AT CEMENTITIOUS SIDING
AT WINDOW JAMB w/ TRIM

ZIP 0705



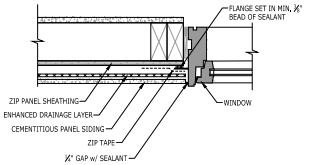
ZIP SYSTEM
AT CEMENTITIOUS SIDING
AT WINDOW SILL w/ TRIM

ZIP 0706



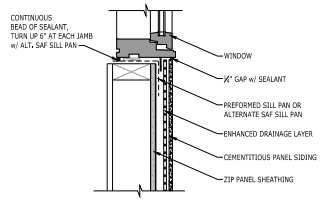
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING
AT WINDOW HEAD

ZIP 0711



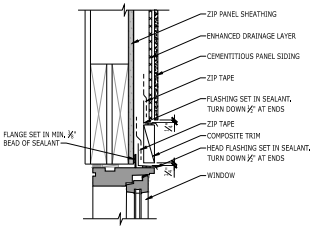
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING
AT WINDOW JAMB

ZIP 0712



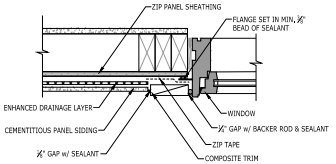
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING
AT WINDOW SILL

ZIP 0713



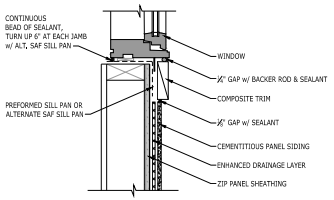
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING
AT WINDOW HEAD w/ TRIM

ZIP 0714



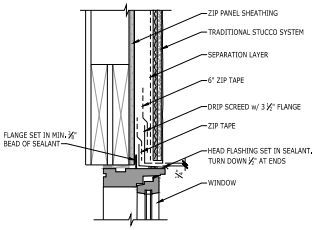
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING
AT WINDOW JAMB w/ TRIM

ZIP 0715



ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING
AT WINDOW SILL w/ TRIM

ZIP 0716



ZIP SYSTEM
AT TRADITIONAL STUCCO w/o FOAM
AT FLUSH WINDOW HEAD

ZIP 0730

STATE OF FLORIDA
HERBERT OGELLO
AR102279
REGISTERED ARCHITECT

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TOLLARCHITECTURE
A Division of Toll Brothers

PROJECT ISSUE DATE: 11.15.2024

REVISION TABLE

#	AO#	DATE

MODEL/PROJECT: FLORIDA
ELEVATION NAME:
SCALE: DRAWN AT 1/4" (UNO) 1"=1'-0" AT (UNO - HALF SCALED)

PANHANDLE & NORTH DIVISIONS

AO#
LOT#
SHEET DESCRIPTION: ARCHITECTURAL CONSTRUCTION DETAILS
ZIP-0472 - ZIP-0730
SHEET NUMB: D-6

N/A HAND SET
SERIAL # N/A

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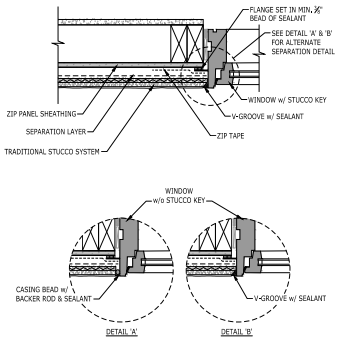
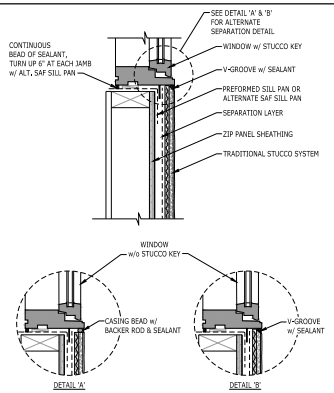
DATE: Monday, January 06, 2025 - 4:01:06 pm



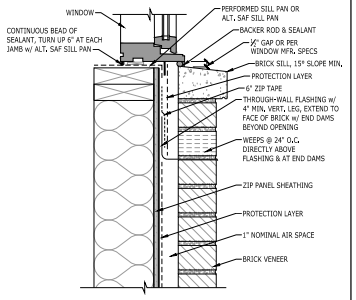
ZIP SYSTEM
AT TRADITIONAL STUCCO W/O FOAM
AT FLUSH WINDOW JAMB

ZIP 0731



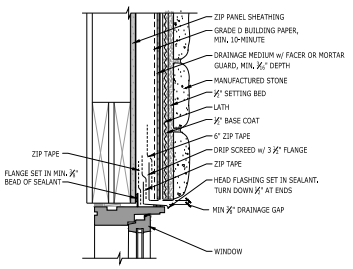
ZIP SYSTEM
AT TRADITIONAL STUCCO W/O FOAM
AT FLUSH WINDOW SILL

ZIP 0732



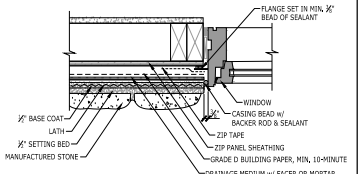
ZIP SYSTEM
AT BRICK AT WINDOW SILL
PRECAST SILL 1-INCH AIR SPACE

ZIP 0751



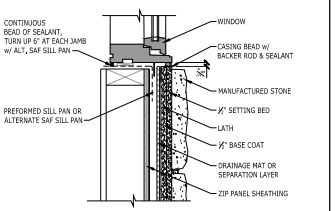
ZIP SYSTEM
AT ADHERED STONE AT WINDOW HEAD
MOIST CLIMATE ZONE

ZIP 0760



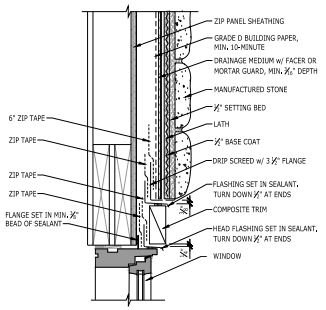
ZIP SYSTEM
AT ADHERED STONE AT WINDOW JAMB
MOIST CLIMATE ZONE

ZIP 0761



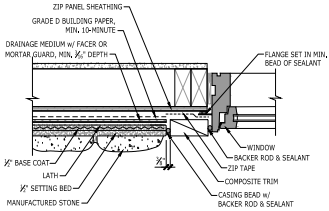
ZIP SYSTEM
AT ADHERED STONE
AT WINDOW SILL

ZIP 0762



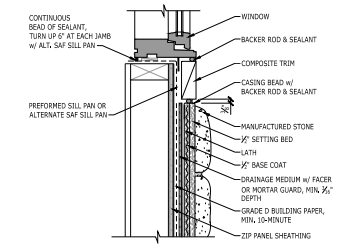
ZIP SYSTEM
AT ADHERED STONE AT WINDOW HEAD WITH TRIM
MOIST CLIMATE ZONE

ZIP 0763



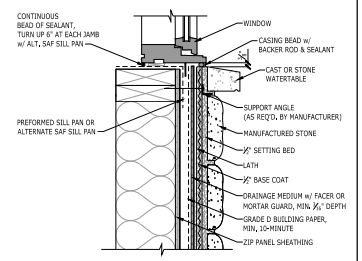
ZIP SYSTEM
AT ADHERED STONE AT WINDOW JAMB WITH TRIM
MOIST CLIMATE ZONE

ZIP 0764



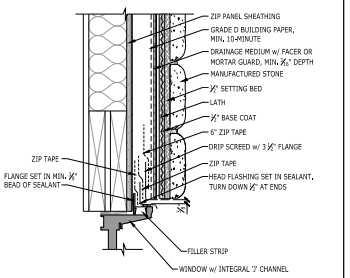
ZIP SYSTEM
AT ADHERED STONE AT WINDOW SILL w/ TRIM
MOIST CLIMATE ZONE

ZIP 0765



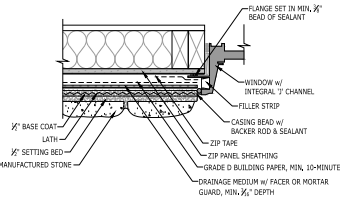
ZIP SYSTEM
AT ADHERED STONE AT WINDOW SILL w/ WATER TABLE
MOIST CLIMATE ZONE

ZIP 0766



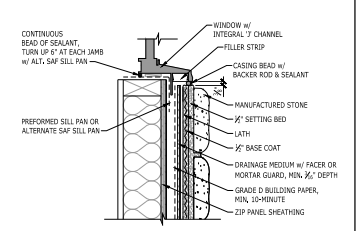
ZIP SYSTEM
AT ADHERED STONE AT WINDOW HEAD w/ INTEGRAL J-CHANNEL
MOIST CLIMATE ZONE

ZIP 0767



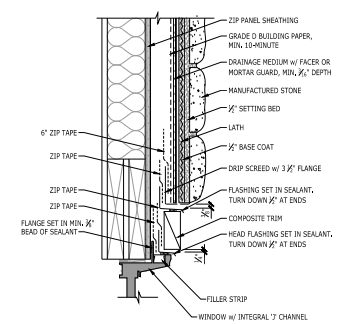
ZIP SYSTEM
AT ADHERED STONE AT WINDOW JAMB w/ INTEGRAL J-CHANNEL
MOIST CLIMATE ZONE

ZIP 0768



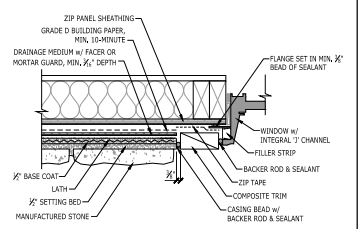
ZIP SYSTEM
AT ADHERED STONE AT WINDOW SILL w/ INTEGRAL J-CHANNEL
MOIST CLIMATE ZONE

ZIP 0769



ZIP SYSTEM AT ADHERED STONE
AT WINDOW HEAD w/ INTEGRAL J-CHANNEL w/ TRIM
MOIST CLIMATE ZONE

ZIP 0770



ZIP SYSTEM AT ADHERED STONE
AT WINDOW JAMB w/ INTEGRAL J-CHANNEL w/ TRIM
MOIST CLIMATE ZONE

ZIP 0771

STATE OF FLORIDA
HERBERT OGELLO
AR102279
REGISTERED ARCHITECT
This item has been electronically signed and sealed by Herbert Ogello using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TOLLARCHITECTURE
A Division of Toll Brothers

PROJECT ISSUE DATE: 11.15.2024

REVISION TABLE

#	AO#	DATE

MODEL/PROJECT: FLORIDA
ELEVATION NAME:
SCALE: DRAW 1/4"=1'-0" (UNO) 1/16"=1'-0" (UNO, HAS TEXTED)

AO# PANHANDLE & NORTH DIVISIONS
LOT#
SHEET DESCRIPTION: ARCHITECTURAL CONSTRUCTION DETAILS
ZIP-0731 - ZIP-0771
SHEET NUMB. D-7

N/A HAND SET
SERIAL # N/A

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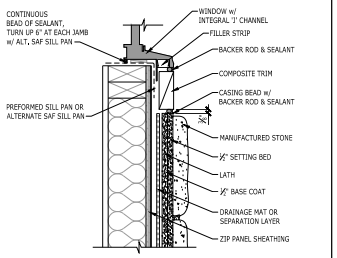
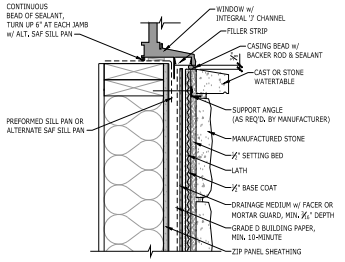
DATE: Monday, January 06, 2025 - 4:01:59 pm



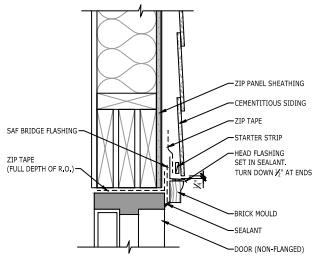
ZIP SYSTEM
AT ADHERED STONE AT WINDOW SILL w/ INTEGRAL J-CHANNEL w/ TRIM

ZIP 0772



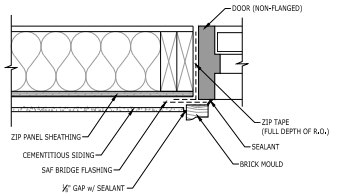
ZIP SYSTEM AT ADHERED STONE
AT WINDOW SILL w/ INTEGRAL J-CHANNEL w/ WATER TABLE
MOIST CLIMATE ZONE

ZIP 0773



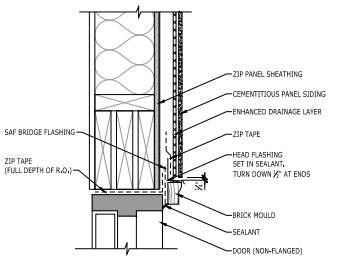
ZIP SYSTEM
AT CEMENTITIOUS SIDING AT DOOR HEAD
(NON-FLANGED)

ZIP 0806



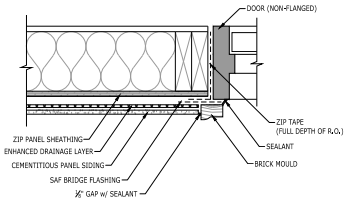
ZIP SYSTEM
AT CEMENTITIOUS SIDING AT DOOR JAMB
(NON-FLANGED)

ZIP 0807



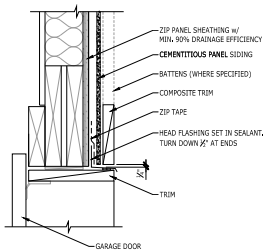
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING AT DOOR HEAD
(NON-FLANGED)

ZIP 0812



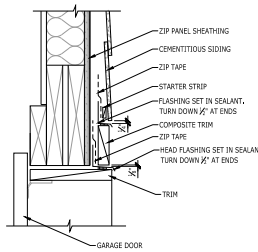
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING AT DOOR JAMB
(NON-FLANGED)

ZIP 0813



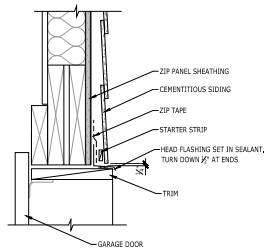
ZIP SYSTEM AT
CEMENTITIOUS PANEL SIDING w/ TRIM
AT GARAGE DOOR HEAD

ZIP 0814



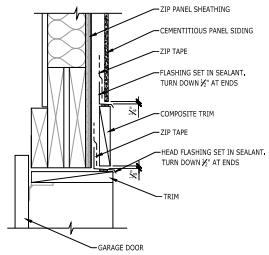
ZIP SYSTEM
AT CEMENTITIOUS SIDING w/ TRIM
AT GARAGE DOOR HEAD

ZIP 0815



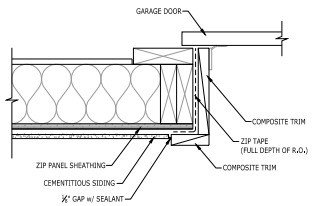
ZIP SYSTEM
AT CEMENTITIOUS SIDING w/o TRIM
AT GARAGE DOOR HEAD

ZIP 0816



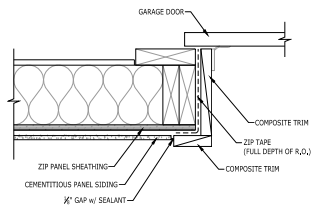
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING w/ TRIM INSET
AT GARAGE DOOR HEAD

ZIP 0817



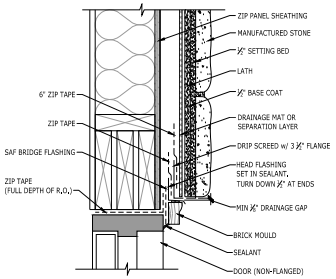
ZIP SYSTEM
AT CEMENTITIOUS SIDING w/ TRIM
AT GARAGE DOOR JAMB

ZIP 0820



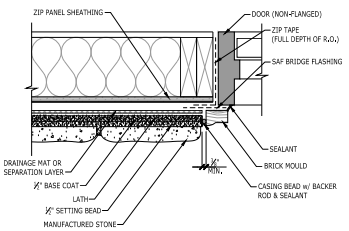
ZIP SYSTEM
AT CEMENTITIOUS PANEL SIDING w/ TRIM
AT GARAGE DOOR JAMB

ZIP 0821



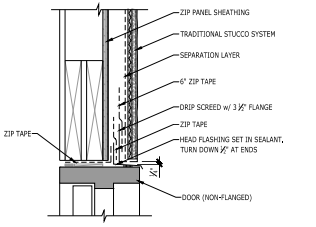
ZIP SYSTEM
AT ADHERED STONE AT DOOR HEAD
(NON-FLANGED)

ZIP 0824



ZIP SYSTEM
AT ADHERED STONE AT DOOR JAMB
(NON-FLANGED)

ZIP 0825



ZIP SYSTEM
AT TRADITIONAL STUCCO w/o FOAM AT FLUSH DOOR HEAD
(NON-FLANGED)

ZIP 0868

STATE OF FLORIDA
HERBERT OGELLO
AR102279
REGISTERED ARCHITECT

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TOLLARCHITECTURE
A Division of Toll Brothers

PROJECT ISSUE DATE: 11.15.2024

REVISION TABLE

#	AO#	DATE

MODEL/PROJECT: FLORIDA
ELEVATION NAME:
SCALE: 3/4"=1'-0" (UNO) 1½"=1'-0" (UNO, HALF SIZED)

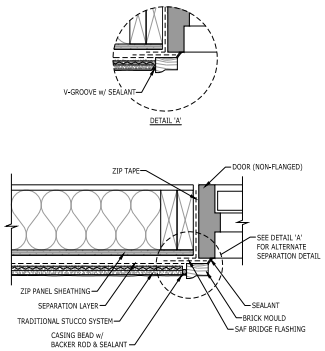
AO# | LOT# | PANHANDLE & NORTH DIVISIONS

SHEET DESCRIPTION: ARCHITECTURAL CONSTRUCTION DETAILS
ZIP-0772 - ZIP-0868

SHEET NUMB: D-8

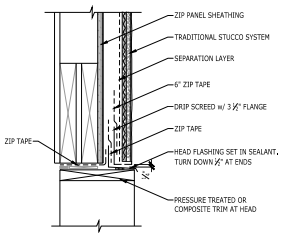
N/A HAND SET

SERIAL # N/A



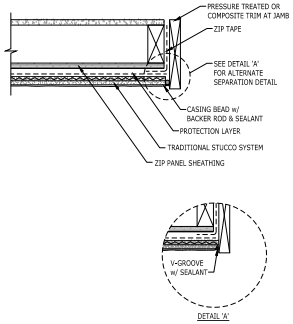
ZIP SYSTEM
AT TRADITIONAL STUCCO w/o FOAM AT FLUSH DOOR JAMB
(NON-FLANGED)

ZIP 0869



ZIP SYSTEM
AT TRADITIONAL STUCCO w/o FOAM
AT FLUSH GARAGE DOOR HEAD

ZIP 0874



ZIP SYSTEM
AT TRADITIONAL STUCCO w/o FOAM
AT FLUSH GARAGE DOOR JAMB

ZIP 0875

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DATE: Monday, January 06, 2025 - 4:02:16 pm

STATE OF FLORIDA
HERBERT OGELLO
AR102279
REGISTERED ARCHITECT

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TOLLARCHITECTURE
A Division of Toll Brothers

PROJECT ISSUE DATE: 11.15.2024
REVISION TABLE: # | AO# | DATE

MODEL/PROJECT: FLORIDA
ELEVATION NAME:
SCALE: 22x34: 1/4" = 1'-0" (U.N.O.) 11x17: 1/8" = 1'-0" (U.N.O. - HALF NOTED)

PANHANDLE & NORTH DIVISIONS

AO#
LOT#

SHEET DESCRIPTION: ARCHITECTURAL CONSTRUCTION DETAILS
ZIP-0869 - ZIP-0875

SHEET NUMB.: D-9

N/A HAND SET
SERIAL # N/A

PROPERTY OWNERSHIP INFORMATION

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Mar 07, 2024
Secretary of State
3000470738CC

DOCUMENT# L02000000355

Entity Name: PONCE ASSOCIATES, LLC

Current Principal Place of Business:

1548 THE GREENS WAY
SUITE 6
JACKSONVILLE BEACH, FL 32250

Current Mailing Address:

1548 THE GREENS WAY
SUITE 6
JACKSONVILLE BEACH, FL 32250 US

FEI Number: 80-0006530

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SLG MANAGEMENT SERVICES, LLC
1548 THE GREENS WAY
SUITE 6
JACKSONVILLE BEACH, FL 32250 US

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

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	VP, TREASURER	Title	VICE PRESIDENT
Name	MOORE, JOHN P	Name	MAIER, DOUGLAS G
Address	1548 THE GREENS WAY SUITE 6	Address	1548 THE GREENS WAY SUITE 6
City-State-Zip:	JACKSONVILLE BEACH FL 32250	City-State-Zip:	JACKSONVILLE BEACH FL 32250

Title	PRESIDENT, SECRETARY
Name	LANIUS, WILLIAM R
Address	1548 THE GREENS WAY SUITE 6
City-State-Zip:	JACKSONVILLE BEACH FL 32250

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

SIGNATURE: JOHN MOORE VP/TREAS 03/07/2024

Electronic Signature of Signing Authorized Person(s) Detail — Date

Attachment 3:

St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

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	0734300000
Location Address	4000 US HIGHWAY 1 N SAINT AUGUSTINE 32095-0000
Neighborhood	M&B ICW to San Sebastian Rvr/S of airport (DEV) (6430.69)
Tax Description*	1 ALL 54 & 36-06-29 49-07-29 42 & 31-06 -30 & 60-07-30 LYING E OF R/W US 1 N OF POINCIANA AVE S OF JACKSON PK & W OF MARSH LINE OF NORTH RIVER (EX 4.2AC IN OR764/1872) (EX PT TO CITY IN OR845/1935) (EX PTS EXCEPTED FROM CITY ANNEXATION IN OR1618/53 & 54)& MB3/20 NORTH ST AUG E202FT OF BLK D & ALL BLKS E F F-1 G G-1 & H (OR) MB3-51 JACKSON PARK ALL S OF OCEAN BLVD & E OF 6TH AVE S1/2 OF RESERVED BLK (EX W252FT) & N50FT OF 100FT OCEAN BLVD & E1/2 OF VACATED 6TH AVE LYING W OF E202FT OF BLK D (EX PTS IN OR2686/172) (EX PT PLAT AS MADEIRA AT ST AUGUSTINE PHASE 1A) (EX PT PLAT AS MADEIRA AT ST AUGUSTINE PHASE 1B) (EX PT PLAT AS MADEIRA AT ST AUGUSTINE PHASE 3A-1) (EX PT IN OR4095/1298) (EX PT IN OR4118/1433) (EX PT IN MB102/49-61) (EX PT IN OR5085/1272) (EX PT IN MB113/35-48) (EX PT IN MB123/80-85) OR1836/42 &1836/52 *The Description above is not to be used on legal documents.
Property Use Code	Acreage Not Zoned Agricultural (9900)
Subdivision	Jackson Park Revised Plat Of North St. A
Sec/Twp/Rng	42-6-30
District	Madeira Community Development District City (District 457)
Millage Rate	18.72
Acreage	135.550
Homestead	N

No Image Available

Owner Information

Owner Name	Ponce Associates LLC 100%
Mailing Address	1548 THE GREENS WAY SUITE 6 JACKSONVILLE BEACH, FL 32250-0000

Map

Valuation Information

Assessed Year	2025
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$12,633,807.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$12,633,807.00**
Total Deferred	$7,653,176.00
Assessed Value	**$4,980,631.00**
Total Exemptions	
Taxable Value	**$4,980,631.00**

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	$12,594,160	$0
2023	$0	$0	$6,636,085	$0
2022	$0	$0	$5,360,095	$0
2021	$0	$0	$5,360,095	$0
2020	$0	$0	$4,155,620	$0
2019	$0	$0	$4,155,620	$0
2018	$0	$0	$4,155,620	$0
2017	$0	$0	$4,144,975	$0
2016	$0	$0	$4,144,975	$0
2015	$0	$0	$4,144,975	$0
2014	$0	$0	$4,144,975	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Ag Acreage	0	0	36.7	AC	$8,257,500
Non-Ag Acreage	0	0	34.42	AC	$4,302,500
Non-Ag Acreage	0	0	10.69	AC	$53,450
Marshes & Tidal Lands	0	0	26.05	AC	$6,512
Conservation Easements	0	0	27.66	AC	$13,830
Conservation Easements	0	0	0.03	AC	$15

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/15/2024	10/15/2024	$0.00	CONSERVATION EASEMENT	6036	1071	U	V	PONCE ASSOCIATES LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
6/14/2017	6/2/2017	$0.00	CONSERVATION EASEMENT	4388	1822	U	V	PONCE ASSOCIATES LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/8/2009	$0.00	LIS PENDENS	3237	296	U	V	BANK ATLANTIC	PONCE ASSOCIATES LLC ETAL
	5/25/2007	$0.00	CONSERVATION EASEMENT	2928	1234	U	V	PONE ASSC LL	ST JOHNS RIVER WATER MANAGEMENT DIST
	10/31/2006	$100.00	CONSERVATION EASEMENT	2808	1469	U	V	PONCE ASSOCIATES LLC	ST JOHNS RIVER WATER MANGEMENT DIST
	6/6/2006	$100.00	CONSERVATION EASEMENT	2778	50	U	V	PONCE ASSOCIATES LLC	ST JOHNS RIVER WATER MANGEMENT DIST
	6/6/2006	$0.00	OTHER INSTRUMENT	2728	784	U	V	NOTICE OF ESTABLISHMENT OF THE	MADEIRA COMMUNITY DEVELOPMENT DISTRICT
	10/10/2002	$100.00	QUIT CLAIM DEED	1836	52	U	I	PONCE DE LEON RSRT & CONV CNT	PONCE ASSOCIATES LLC
	10/10/2002	$14,025,000.00	WARRANTY DEED	1836	42	Q	I	PONCE DE LEON RSRT & CONV CNT	PONCE ASSOCIATES LLC
	6/11/2001	$0.00	ANNEXATION	1618	44	U	I	CITY OF ST AUGUSTINE ANNEXATION	
	1/1/1989	$0.00		816	133	U	I		PONCE DE LEON RSRT & CONV CNT
	1/1/1989	$0.00		807	1448	U	I		
	1/1/1989	$0.00		807	1442	U	I		
	3/1/1987	$0.00		738	1267	U	V		
	11/1/1985	$4,644,900.00		688	290	Q	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/14/2025, 9:08:59 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:
Ordinance No. 2015-34

ORDINANCE NO. 2015-34

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, MODIFYING ORDINANCE 2001-12, THE PONCE DE LEON RESORT AND CONVENTION CENTER PUD, CREATING THE MADEIRA PLANNED UNIT DEVELOPMENT (PUD), PURSUANT TO SECTION 28-289 OF THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR TERMS AND CONDITIONS OF THE PUD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, s. 163.3194, Florida Statutes, requires that after a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted; and,

WHEREAS, the City of St. Augustine Comprehensive Plan provides for Open Land, Recreation and Open Space, Commercial Medium Intensity, and Residential Medium Density/Mixed Use designations for the subject property, and associated use and density criteria for development within said designation; and,

WHEREAS, Sec. 28-289 of the Code of the City of St. Augustine provides procedures for the establishment of a Planned Unit Development (PUD); and,

WHEREAS, the Madeira Planned Unit Development (PUD) was established by Ordinance 2001-12, became effective on June 21, 2001 and had an original completion date of 2018 and became eligible for statutory extensions until 2014; and,

WHEREAS, the Madeira Planned Unit Development (PUD) contains conservation, recreation, commercial, and residential areas as outlined in the Madeira PUD including the Order Adopting Recommended Findings of Special Master dated March 31, 2004; and,

WHEREAS, the Madeira Planned Unit Development (PUD), applied for a modification to PUD Ordinance 2001-12 to add effectively ten (10) years to the completion date of all phases of this project to a final completion date of January 1, 2027; and,

WHEREAS, on October 6, 2015, the City of St. Augustine Planning and Zoning Board reviewed a request to modify the Madeira PUD and made recommendations to the City Commission for approval of the PUD modification.

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

Section 1. Modification of Ordinance 2001-12, the Ponce de Leon Resort and Convention Center PUD creating the Madeira Planned Unit Development (PUD). The Madeira PUD is hereby modified for property described in the attachments in Exhibit "A", attached hereto and incorporated herein by reference.

Section 2. Terms and Conditions of the Planned Unit Development. The terms and conditions of the Madeira PUD are as presented in the Development Plan Narrative submitted on August 14, 2015, with the modification attached hereto as Exhibit "B" and incorporated herein by reference, and recognizes the Order Adopting Recommended Findings of Special Master dated March 31, 2004.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

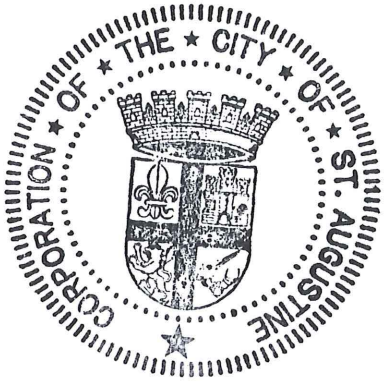
Section 4. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2015-33 or, if Ordinance No. 2015-33 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this 22nd day of February, 2016.

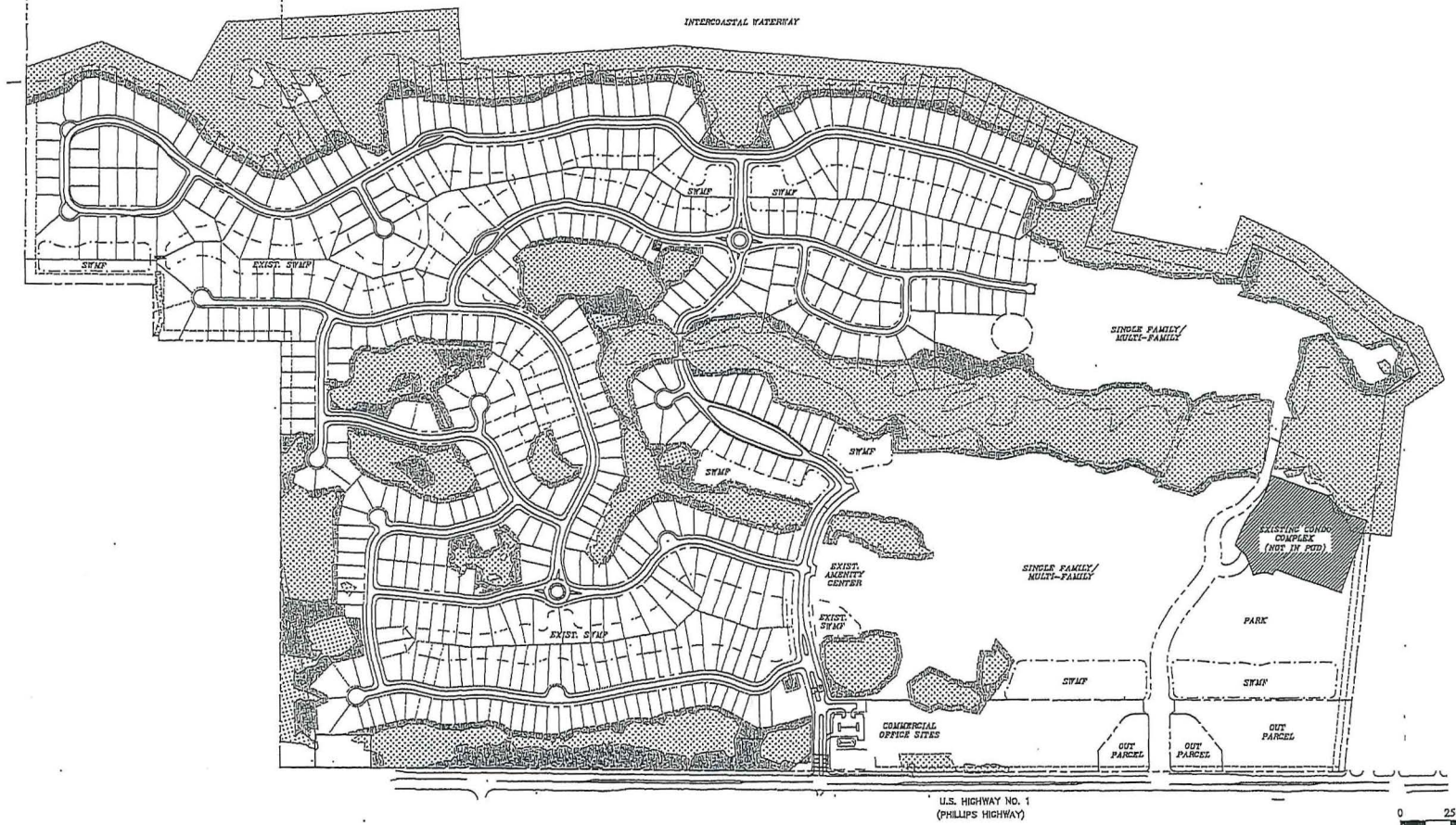
Nancy E. Shaver, Mayor

ATTEST:

Darlene Galambos, City Clerk



CONCEPTUAL MASTER PLAN



DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 204, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 C.A. NUMBER: 25821 FAX 904-854-4505
www.dein-org.com

MADEIRA AT ST. AUGUSTINE
FOR
PONCE ASSOCIATES, LLC

CONCEPTUAL MASTER PLAN

REVISIONS

PLOT DATE:
DRAWN BY: WEB
DESIGNED BY: WEB
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.:
@ LATEST DATE HEREIN
SHEET NO.
CMP
OF ___

DESIGN ENGINEER:
WILLIAM E SCHAEFER II
FLORIDA REGISTRATION NUMBER
40229
SEAL

Z:\General Civil\Arredale\Madeira\Cad\working drawings\CONCEPTUAL MASTER PLAN.dwg Feb 02, 2016 - 8:44pm

MADEIRA DEVELOPMENT

Recommended Modifications to the PUD Including Prior Modifications Agreed to By Developer

Poinciana Avenue Buffer

1. Provide an additional buffer of thirty (30) feet thereby increasing the present buffer adjacent to Poinciana Avenue to sixty (60) feet, to be measured from the property line. (i.e. the right-of-way of Poinciana Avenue).

2. Place deed restrictions on the additional thirty (30) foot buffer to prevent any amendment to the PUD to eliminate the buffer.

3. Remove the maintenance buildings and provide landscaping for the open areas with native vegetation sufficient to form a vegetative screen for the neighborhood. Adjacent residents may provide input as to type or style of vegetation.

4. No vehicular access to the PUD or the buffer area along the southern border of the property from Poinciana Avenue. This shall not prohibit City from allowing pedestrian access to the public park from Poinciana Avenue.

5. No berm or wall will be placed within the sixty (60) foot buffer.

6. The buffer to the southwest of the Tennis Village Condominiums shall be expanded to include the vegetated area containing large trees.

7. No storm ponds or dumpsters will be allowed to encroach into the buffer defined in item number 1 above.

8. Site lighting will be designed to minimize light intrusion into adjacent properties.

9. Deed to the City the area shown on the site plan as "Public Park" which shall be dedicated as open space for public use. Developer shall create a retention lake in the western boundary of this area between the City Park and commercial area, which will be connected to a community water system. This public park located next to Poinciana Avenue may be counted for purposes of satisfying the recreational requirements for the

EXHIBIT "A"

03/05/2004 02:00 13864396522 DENNIS K BAYER PAGE 03/14

PUD. This dedicated open space shall have no vehicular access from Poinciana Ave. The public park will be incorporated into Phase 1.

Commercial Area Restrictions

10. The Southwest portion of the commercial parcel which is within 500 feet of Poinciana Ave., will prohibit the following uses:

    A. Gas Station
    B. Tire Center
    C. Automotive Repair
    D. Dog Kennel
    E. Adult Entertainment
    F. Tattoo Parlor
    G. Convenience Store
    H. Liquor Store and Bars (except coffee bar or bar within a full service restaurant)

11. The total square footage of commercial and office space within the commercial parcel shall be limited to 170,000 square feet; no more than 125,000 of which shall be commercial space.

12. Commercial and office development shall be limited to a 350-ft. strip located parallel and east of U.S. Highway 1. The 350 ft. shall be measured from the property line. Access to this commercial area shall be by frontage road provided by the developer. No additional median cuts to U.S. 1, other than the two proposed entrances, will be allowed. Site plan presently shows one "right-in" / "right-out" curb cut. Up to two additional "right-in" / "right-out" curb cuts may be added if in conformity with all DOT regulations and upon approval of the location of such cuts by City.

13. No "big box" stores (i.e., grocery chain, Wal-Mart, Target, or other store in excess of 40,000 square feet) will be allowed in the commercial area.

14. Buildings and structures within the commercial area will be set back a minimum of fifteen (15) feet from the northern boundary of the sixty (60) foot Poinciana Avenue buffer.

15. The golf academy has been removed from the entire PUD.

16. The hotel use has been removed from the entire PUD.

Landscaping and Tree Considerations

17. Early Piety, Consulting Arborist for both the City of Jacksonville and Atlantic Beach with 25 years of experience in planning and preservation of the natural environment, has consulted on tree preservation during the site planning process in order to maximize tree preservation. He will also consult during the development process.

18. The site has been designed to:

    A. Preserve certain tree hammocks as parks or capture within lot boundaries.

    B. Reduce Right-of-Way and realign to allow for preservation of a greater number of large (above 20 inches d.b.h.) trees.

    C. Move and realign ponds to save significant trees.

19. The side setbacks on lots over 85 feet wide will be increased from 7.5 to 10 feet with flexibility to allow setback to be reduced to 5 feet in order to save existing trees provided adjacent lot setback is increased to 15 feet to maintain a 20 foot combined setback.

20. Every lot will have a minimum of one tree for every ten feet of road frontage.

21. The attached Site Plan increases the size of areas preserved through lakes, wetlands, interior marshes and upland buffers to 182.6 acres (43.6% of site) exclusive of 23.2 acres of parks and recreation (5.5% of site).

22. The attached Site Plan reduces impacts to wetlands to 2.87 acres which represents 7/10^{ths} of one percent of the overall site (a 38% reduction from plan presented April 1st, 2003).

23. The attached Site Plan minimizes effects to higher quality wetlands to 0.16 acre of cypress dome, 0.01 acre of salt marsh and 0.18 acre of mixed forested wetlands which amounts to 8/100^{ths} of one percent of the overall site.

24. The attached Site Plan increases preservation of native upland communities by 69% to 49.2 acres.

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25. The development will incorporate a minimum of 50% native vegetation in the common areas for the permanent plantings.

26. The City will have the opportunity to relocate trees that are approved for removal to be placed in common and recreational areas maintained by the City, and which are not to be relocated to another area of the site.

27. The attached Site Plan has been reconfigured to aid in the preservation of trees within the "Oak Hammock". First, an expansive park will be included within the southern portion of the "Oak Hammock". Secondly, the size of lots located within the northern half of the Hammock has been enlarged to allow for greater tree preservation. The lots adjacent to Robinson Creek have been enlarged to a width of one hundred (100) feet. Enlargement of these lots is subject to the City's approval of standard cul-de-sac radiuses for the project.

28. The Site Plan has been modified to preserve the grove of Oak trees located within the vicinity of the green on Hole #16. This translates into eliminating one large lot, located in this general proximity, from development (as depicted on the attached Site Plan).

29. The attached Site Plan realigns roads to avoid significant trees (20" dbh and larger).

30. Development covenants shall require "stem wall construction" for all construction in forested areas consisting of hardwoods within the northeast corner of the property and the lots adjacent to Robinson Creek.

31. Modify the location of the first residential road to left, after entering the main entrance. The road shall be moved to the east, away from US1, and shall gradually turn to the west to reconnect with the proposed road alignment. The resulting area to the west and east of this new entrance (approximately 6 lots) shall be preserved as open space.

32. Lots will not be cleared as part of the development of infrastructure. Lots will be cleared by residential builders in compliance with the City's tree ordinance.

33. The Site Plan has been modified to create additional open space in the form of private parks located within certain areas containing significant tree cover.

34. During construction, the developer will place appropriate protection around buffers and preserved trees for protection.

35. Developer will inspect disposal of construction debris (to keep out of marsh) and maintenance of silt and buffer fences on a weekly basis.

36. Developer will follow the guidelines and recommendations of the appropriate regulatory agency as it relates to planting of vegetation around ponds.

37. Developer will use pine straw in landscape beds in the common areas.

Upland Buffer

38. Expand the 25-foot buffer along the ICW marsh where there is sufficient depth on a lot to allow for increasing the buffer without compromising the ability to place a home on the lot which meets prescribed set back requirements while maximizing tree preservation. In any event the overall average of the entire length of the ICW buffer shall not be less than 35 feet.

39. Language will be inserted into the Covenants and Restrictions to be recorded for the project, which will protect this buffer and prohibit its disturbance or elimination.

On-Site Remediation

40. Entered into a Consent Order with the FDEP and committed to filing an FDEP approved remediation plan with the City Planning and Building Department and performing such remediation as might be required by such Consent Order.

Airport Considerations

41. Insert a statement into the Covenants and Restrictions to be recorded for this project stating that the St. Augustine-St. Johns County Municipal Airport is located approximately ½ mile north of the project, as agreed to in the Avigation Easement Agreement between the Airport Authority and the Developer.

42. Require that potential homebuyers acknowledge this fact in writing at contract signing.

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Tennis Village

43. Quit claim the tennis courts located in the center of the condominium units to the Tennis Village Homeowners' Association.

44. Quit claim a piece of land along the marsh to the east of the Tennis Village to the Tennis Village Homeowners' Association as well as a piece of land to the south of the condominiums.

45. Rework the entrance to the Tennis Village and connect the parking lots on the north side of the condominiums.

Miscellaneous

46. No docks allowed in the PUD.

47. Dedication of all areas lying east of the property and below the mean high water line to the City subject to other State/Federal agency dedications.

48. No cell towers will be located within the PUD.

49. School impact fee acceptance and acknowledgement.

50. Maintain Kurth's Island/Peninsula as open conservation space, with public access. At City's request, Owner will grant City a permanent public access easement to Kurth's Island/Peninsula. Improvements, if any, which City desires to make or install within such public access easement shall be subject to the reasonable approval of Owner.

51. The Site Plan reflects a reduction of twenty-nine (29) residential lots. The residential units represented by these lots will be converted to multi-family units and constructed within and re-allocated to the multi-family areas.

The modifications listed above have been incorporated, where applicable, on the February 24, 2004 Conceptual Master Plan for the Madeira Community which is attached.

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MADEIRA PLANNED UNIT DEVELOPMENT

MODIFICATION OF PUD NARRATIVE APPROVED IN ORDINANCE NO. 2001-12, AS MODIFIED BY ORDER ADOPTING RECOMMENDED FINDINGS OF SPECIAL MASTER DATED MARCH 24, 2004

EXHIBIT "B"

Proposed revisions are shown with additions underlined and deletions ~~stricken~~.

6. **Phasing**:

~~A revised phasing schedule showing all improvements anticipated to be constructed during Phases I, II and III shall be submitted to the Planning Department within one (1) year from the date of approval of this modification. Revised Phase I shall be commenced by July 1, 2003 and completed within five (5) years from that date. Revised Phase II shall be commenced by July 1, 2008 and completed within five (5) years from that date. Revised Phase III shall be commenced by July 1, 2003 and completed within five (5) years from that date. Provided, one (1) or more phases may be developed concurrently.~~

Project development has commenced. All phases of the project shall be completed by January 1, 2027. "Completion" shall be defined as the occurrence of each of the following: (i) the City's approval of construction plans for horizontal infrastructure within the Property, (ii) either the City's approval of the installation of horizontal infrastructure within the Property or the owner/developer posting a bond with the City in an amount equal to 110 percent of the estimated cost to complete installation of horizontal infrastructure within the Property, and (iii) either the owner/developer completing all of its common area and public land and conservation easement dedication obligations set forth in the PUD or the owner/developer posting a bond with the City in the amount of the 110 percent of the estimated cost to complete the aforementioned improvements.

10. **Sidewalks:**

Pedestrian sidewalks of a width of four feet (4') shall be incorporated within each phase of the PUD and shall serve as the walking/bicycle/jogging paths referenced in the PUD. Concurrent with its reconstruction of Ponce Island Drive to the Park site, the owner/developer shall construct a sidewalk of a width of four feet (4') from the intersection of Ponce Island Drive and U.S. Highway 1 to the western entrance into the Park.

24. **Park**:

. Upon both of the following occurring, the Park site shall be deeded to the City: (i) the owner/developer completing arsenic remediation within the Park site and all applicable governmental agencies approving such remediation work; and (ii) upon the earlier of the owner/developer reconstructing Ponce Island Drive to provide access to the Park site or January 1, 2022.

Upon the owner/developer deeding the Park site to the City, the owner/developer shall plant ten (10) trees six-inch diameter at breast height at or within the Park. Such trees shall be either live oaks, magnolias or other species mutually agreed upon by the City and the owner/developer. Placement of the trees shall be mutually agreed upon between the City and the owner/developer.

City of St. Augustine

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: November 4, 2025

RE: Presentation of Staff Findings Regarding the Required Evaluation and Appraisal Report (EAR) of the City's Comprehensive Plan

The City of St. Augustine is undertaking a state required Comprehensive Plan Evaluation and Appraisal Report (EAR). Every local government in the state of Florida is required to have and maintain a Comprehensive Plan. Rule Chapter 73C-49, Florida Administrative Code and Section 163.3191 of Florida Statutes require, at least every seven (7) years, local governments determine whether the need exists to amend the comprehensive plan to reflect changes since the last time the Comprehensive Plan was updated.

The last Evaluation and Appraisal Report was completed in 2018. The City of St. Augustine is required to determine if an Evaluation and Appraisal Report is required prior to December of 2025. If required, related amendments would require to be adopted within one-year of notification to the Florida Department of Commerce (formerly the Department of Economic Opportunity). If amendments are not adopted within one year of notification, the city would not be allowed to make any amendments to the city's comprehensive plan.

Since the introduction of this topic at the July 16, 2025, Planning and Zoning Board (PZB) special meeting staff has determined that there have been no changes in state law that require the City of St. Augustine to amend its Comprehensive Plan 2040. Staff finds that all elements of the city's Comprehensive Plan 2040 comply with Chapter 163 – Intergovernmental Programs of the Florida Statutes and that it reflects the minimum planning period of ten (10) years. This is supported by the fact that the state has not previously found the Comprehensive Plan to be noncompliant with Chapter 163 – Intergovernmental Programs of the Florida Statutes.

The city is still required to comprehensively evaluate and, as necessary, update the comprehensive plan to reflect changes in local conditions. This would include updating the data and analysis sections of the City of St. Augustine's Comprehensive Plan 2040 as needed which would potentially require revising the adopted goals, objectives, and policies of the plan.

Below is a tentative project schedule. It is important to note that the schedule is tentative. All Planning and Zoning Board review meetings would allow public comments. **The purpose of this item is to discuss, and recommend to the City Commission, the attached Evaluation and Appraisal Report (EAR) Transmittal Letter. The EAR Transmittal Letter is required to be submitted to the State Land Planning Agency by December 1st, 2025.**

If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4331 or email at jfredriksson@citystaug.com or Amy Skinner at (904) 209-4320 or email at askinner@citystaug.com.

Date	Type of Meeting	Topic
July 16, 2025	Planning and Zoning Board	General discussion of the required Evaluation and Appraisal Report (EAR)
September 2, 2025	Planning and Zoning Board	Presentation of staff findings
September 18, 2025	Historic Architectural Review Board	Presentation of staff findings
November 4, 2025	Planning and Zoning Board	Recommendation of EAR to the City Commission
November 10, 2025	City Commission	Review and Approval of city EAR letter to State

Attachments:

1. City of St. Augustine Evaluation and Appraisal Report (EAR) Transmittal Letter
2. Affidavit Related to the Submittal of the City of St. Augustine's Required Evaluation and Appraisal Report (EAR)

Jacob Fredriksson
Planning Manager
Planning and Building Department

Attachment 1:

City of St. Augustine Evaluation and Appraisal Report (EAR) Transmittal Letter

November XX, 2025

State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399-4120

Attention: Donna Harris, Senior Plan Processor

RE: City of St. Augustine Transmittal Letter and Separate Affidavit – Required Evaluation and Appraisal Report (EAR)

Dear Ms. Harris:

This letter constitutes the City of St. Augustine notification to the state land planning agency that the City has conducted an evaluation of its adopted Comprehensive Plan as required every seven (7) years. This requirement is as per Section 163.3191 of Florida Statutes requiring that local governments determine whether the need exists to amend the comprehensive plan to reflect changes since the last Comprehensive Plan update.

The City of St. Augustine is required to submit this letter by December 1, 2025, as per Administrative Rule Chapter 73C-49.

The City of St. Augustine completed a major update to its Comprehensive Plan in 2020 based on the city's 2018 EAR and has amended its Plan based on subsequent statutory requirements since that update.

Therefore, the City has determined that no plan amendments are necessary to reflect a minimum planning period of at least ten (10) years. No plan amendments are necessary to reflect changes in state requirements since the last Comprehensive Plan update. And over the next year (2026) the city shall comprehensively evaluate and as necessary update the comprehensive plan to reflect changes in local conditions. Any required amendments will be submitted together as per the State Coordinated Review Process.

At this point the only outstanding action required of the city is to complete the annual update to the City's Capital Improvements Element of the Comprehensive Plan.

Attached you will find the necessary separate Affidavit signed by the mayor as required by the statute.

If you have any questions or require additional information, please contact me. My contact information is listed below.

The contact information, for the local government contact, is:

Amy McClure Skinner, AICP
Director, Planning and Building Department
City of St. Augustine
PO Box 210
St. Augustine, Florida 32085-0210
(904) 209-4320
(904) 209-4335 fax
askinner@citystaug.com

Sincerely,

Amy McClure Skinner, AICP
Director
Planning and Building Department

Attachment 2:

Affidavit Related to the Submittal of the City of St. Augustine's Required Evaluation and Appraisal Report (EAR)

AFFIDAVIT RELATED TO THE SUBMITTAL OF THE CITY OF ST. AUGUSTINE REQUIRED EVALUATION AND APPRAISAL REPORT (EAR)

STATE OF FLORIDA

I, Nancy Sikes-Kline, being duly sworn, do hereby depose and state as follows:

Identity and Capacity: I am the dually elected Mayor of the City of St. Augustine (hereinafter "the Affiant").

Purpose of Affidavit: I am executing this Affidavit to attest that all elements of the City of St. Augustine's Comprehensive Plan comply with this subsection, F.S. 163.3177(5) excepting that the city is required to complete the annual update to the Capital Improvements Element of the Comprehensive Plan.

I am also certifying that the adopted Comprehensive Plan contains the minimum planning period of ten (10) years. The source of the population projections is the Bureau of Economic and Business Research (BEBR) University of Florida Statistical Abstract, dated 2015.

I hereby affirm and certify that, to the best of my knowledge, information, and belief, the city's Comprehensive Plan is in compliance.

Truthfulness and Reliance: I swear or affirm that all statements made herein are true, complete, and accurate. I understand that this affidavit is being relied upon by the State of Florida Land Planning Agency as inducement to meet the statutory requirement related to the submittal of the city's Evaluation and Appraisal Report (EAR) letter.

Penalty of Perjury: I understand that any misrepresentation in this affidavit may be grounds for legal action, including penalties for false statements or perjury.

IN WITNESS WHEREOF, I have executed this Affidavit on this _____ of November 2025.

_____

Nancy Sikes-Kline, Mayor, City of St. Augustine

NOTARIZATION SECTION

Subscribed and sworn to (or affirmed) before me this _____ day of November 2025, by Nancy Sikes-Kline, who is personally known to me or who produced _____ as identification.

_____
Notary Public Signature

My Commission Expires: _____

Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: November 4, 2025

RE: Discussion and Recommendation related to draft language to adopt an ordinance establishing procedures for the review and approval of certified recovery residences as required by F.S. 397.487(15)(a)

Please see the attached draft Ordinance related to the creation of a new section in the Supplementary Regulations of Chapter 28 the Zoning Code.

This Ordinance establishes this new section related to certified recovery residences as required by Florida Statutes. The statute requires the city to adopt these provisions into the land development code by January 1, 2026.

The proposed new code language establishes a purpose, zoning districts where this use is allowed (multifamily districts), a process to file a reasonable accommodation request for the certified recovery residence, a review process, an appeals process, general provisions and revocation procedures per statutes.

Also, find attached a Legislative Resource bulletin and the actual statute language from the Florida Statutes.

Staff are requesting that the Planning and Zoning Board make a recommendation to the City Commission regarding the proposed Ordinance language.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4320 or email at askinner@citystaug.com.

Amy McClure Skinner, AICP
Director, Planning and Building Department

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING AND UPDATING THE CODE OF ORDINANCES CHAPTER 28 ZONING; ARTICLE IV SUPPLEMENTARY REGULATIONS, DIVISION I GENERALLY; CREATING SECTION 28-358 CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the Florida Constitution, including the exercise of any power for municipal purposes not expressly prohibited by law; and

WHEREAS, Sections 163.3167 and 163.3177(1), Florida Statutes, requires the City of St. Augustine to maintain a Comprehensive Plan to guide the future development and growth of the city by providing the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements; and

WHEREAS, Section 397.487, Florida Statutes, as amended by Fla. S.R. 954 (Reg. Sess. 2025), mandates that the City Commission of the City of St. Augustine adopt an ordinance to establish procedures for the review and approval of certified recovery residences, as defined in s. 397.311(5), F.S., including a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence; and

WHEREAS, the City in its Housing Element sets out goals, objectives and policies to establish principles, guidelines, standards and strategies to provide housing for all current and anticipated future residents of the city, this is also reflected in the Future Land Use Plan of the Future Land Use Element; and

WHEREAS, adoption of this Ordinance is required for compliance with state law to implement Section 397.487, Florida Statutes, and for that reason the City is not required to prepare or cause to be prepared a business impact statement pursuant to Section 166.041(4), Florida Statutes; and

WHEREAS, the City of St. Augustine is required by Section 163.3202, Florida Statutes, to adopt or amend and enforce land development regulations that are consistent with and implement the Comprehensive Plan, and that are combined and compiled into a single land development code for the city (the City of St. Augustine's Zoning Code is Chapter 28 of the Code of Ordinances including land development regulations for the provision of Supplementary Regulations); and

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

WHEREAS, after review, the Planning and Zoning Board recommended approval of these amendments and updates and determined that these changes are no more burdensome or restrictive. The Planning and Zoning Board acting as the land planning agency for the city of St. Augustine determined at its November 4, 2025, regular meeting that these changes are required by state statute; and

WHEREAS, the City in amending the Land Development Code (LDC) provides the benefit of providing a purpose, a reasonable accommodation request process to establish a certified recovery residence, a review process; alternative accommodation, appeals, fees, general provisions and a revocation process per statute.

WHEREAS, the City Commission for the City of Saint Augustine finds that it is in the best interest of public health, safety and general welfare that the following amendments be adopted.

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

SECTION 1. Amending Chapter 28, Article IV Supplementary Regulations, Creating Section 28-358. Chapter 28, Article IV Supplementary Regulations, Creating Section 28-358 of the Code of the City of St. Augustine is hereby added as follows: [Note: ~~strikethrough~~ language deleted, underline language added]

"**Sec. 28-358. – Certified Recovery Residences.**

(a) *Purpose*. The purpose of this section is to address the establishment of certified recovery residences, as defined in s. 397.311(5), F.S., and provide procedures for the review and approval of requests for a reasonable accommodation in the application of the City's ordinances, rules, policies, and procedures consistent with the federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131, et seq.) ("ADA").

(b) *Establishment of a certified recovery residence*. A certified recovery residence may be established only in the multi-family residential zoning district(s) and must comply with Chapter 28 of this Code for that zoning district and all other applicable land development regulations, except that reasonable accommodation(s) may be requested pursuant to this section.

(c) *Filing a reasonable accommodation request to establish a certified recovery residence*:

(1) A request for a reasonable accommodation under this section from the land development regulations, rules, policies, and procedures of the City that may hinder the establishment of a certified recovery residence shall be made in writing to the Planning and Building Department Director or designee and shall at a minimum provide the following information:

a. The name and contact information of the applicant making the request. If the applicant is not the certified recovery residence administrator who will be actively managing the recovery residence, the administrator's name, contact information, and a copy of the administrator's certification must also be provided. If the applicant is not the owner of the property where the reasonable accommodation is being requested, then the contact information for the owner must be included.

b. The location where reasonable accommodation is requested, including the address and parcel identification number.

c. A description of the accommodation needed, identifying the ordinances, rules, or policies for which the applicant needs

reasonable accommodation, and why it is necessary.

d. Certification stating the following: "I certify, under penalty of perjury, that the information provided in this request is true and correct. I understand that, if I knowingly provide false information with this request, my request shall become null and void."

e. Any additional information or documentation the applicant feels is necessary to support the request for reasonable accommodation.

f. The signature of the applicant and date.

(2) The application must not include information or records specific and personal to any individual's medical diagnoses, prognoses, history, or treatment.

(3) The City shall date stamp the application upon receipt and shall notify the applicant in writing within 30 days if additional information is required. The applicant must provide the requested information within 30 days.

(d) *Review process*. Within 60 days of receiving the completed application, the Planning and Building Department Director or designee shall review the request for reasonable accommodation and make a recommendation consistent with this Section, and the FHA and/or ADA after considering the following:

(1) Whether the requested accommodation is reasonable and necessary.

(2) Whether the requested accommodation would impose an undue financial or administrative burden on the City.

(3) Whether the requested accommodation would require a fundamental deviation in the nature of the land use and zoning regulations of the City.

In conducting the review, the Planning and Building Department Director or designee may make a site visit to the property where the reasonable accommodation is being requested and may utilize consultants in making the determination.

(e) *Alternative accommodation*. If the Planning and Building Department Director or designee finds that the requested accommodation will impose an undue financial or administrative burden on the City or will require a fundamental deviation in the nature of the City's land use or zoning regulations, the Planning and Building Department Director or designee may consider whether a reasonable alternative accommodation exists which would effectively meet the applicant's need(s).

(f) *Determination.* Once review by the Planning and Building Department Director or designee of the request is complete, the Planning and Building Department Director or designee shall make a recommendation to the Planning and Zoning Board (PZB) to:

(1) Grant the accommodation request; or

(2) Grant a portion of the request and deny a portion of the request, and/or impose conditions upon the grant of the request, or approve a reasonable alternative accommodation; or

(3) Deny the request in accordance with state and federal law.

The Planning and Zoning Board shall consider the recommendation at a public meeting held within 60 days of the Planning and Building Department Director or designee receiving the completed application to make a determination. If a meeting of the Planning and Zoning Board cannot be established within that time frame, then the Planning and Building Department Director or designee recommendation becomes the determination. The determination shall be in writing. If the determination is for denial, the reasons for the denial are required to be stated. The final determination shall give notice of the right and method to appeal. If the final written determination is not issued within 60 days after receipt of the completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time

(g) *Appeals.* Whenever the applicant disagrees with the determination of the Planning and Building Department Director or designee or the Planning and Zoning Board, or any of the conditions imposed as part of the terms under which the reasonable accommodation is approved, they may elect to appeal the application to the City Commission. The appeal shall be reviewed by the City Commission at the next regular meeting for which the agenda has not yet been published on the City's website.

(h) *Fees*. There shall be no fee imposed by the City in connection with a request for reasonable accommodation or any appeal. The City shall have no obligation to pay a requesting party's or an appealing party's attorney fees or costs in connection with the request, or an appeal.

(i) *General provisions*. The following general provisions are applicable:

(1) An applicant may apply for a reasonable accommodation on his/her own behalf or may be represented at all stages of the reasonable accommodation process by an attorney, legally appointed guardian, or other person designated by the individual in writing.

(2) In the event that a reasonable accommodation is granted, the applicant shall comply with any and all applicable conditions, as well as all unaffected permitting processes required by the Code of Ordinances and/or the land development regulations of the City.

(3) A reasonable accommodation is specific to the applicant and does not run with the land.

(4) A reasonable accommodation does not alter an individual's obligation to comply with other applicable federal, state, county, or City requirements, rules, regulations, or laws.

(j) *Revocation.* The approval granted under this Section for a reasonable accommodation may be revoked or modified if the recovery residence fails to maintain certification or licensure required under state law and it is not reinstated within 180 days, or a violation of any provision of the determination granting the reasonable accommodation is found. The City shall provide 30-days' written notice of the proposed revocation or modification.

..."

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. 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 4. This ordinance shall be effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

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

ATTEST:

_____
Nancy Sikes-Kline, Mayor-Commissioner

_____
Darlene Galambos, City Clerk
(SEAL)

Legislative Resource

SB 954: Certified Recovery Residences

1. SB 954 – Certified Recovery Residences

The purpose of this memo is to provide an overview of the recently passed law, SB 954: Certified Recovery Residences. This bill has an effective date of July 1, 2025, and the bill's requirements must be met by January 1, 2026. The purpose of this law is to require local governments to adopt an ordinance that will formalize and streamline the process for applicants seeking reasonable accommodations from land use regulations relating to certified recovery residences.

2. Key Provisions

Key provisions of the new law include:

- By January 1, 2026, the governing body of each local government must adopt an ordinance establishing the procedures for review and approval of certified recovery residences within its jurisdiction.
- The ordinance must include a process for requesting reasonable accommodation from any local land use regulation.
- The ordinance must be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.
- The ordinance must establish a written application process for requesting accommodation.
- The ordinance will require each local government to date-stamp each application request upon receipt. If additional information is required, the local government must notify the applicant in writing within the first 30 days after receipt and allow the applicant 30 days to respond.
- The ordinance will require the local government to issue a final written determination on the application within 60 days after receipt. If a final written determination is not issued within 60 days after receipt of a completed application, the request is deemed approved, unless the parties agree in writing, to a reasonable extension of time.
- The ordinance will require that the application include basic name and contact information.
- The ordinance may not require public hearings beyond the minimum required by law to grant the requested accommodation.
- Refer to the bill text for detailed ordinance requirements.

3. Timeline/Required Actions

Deadline	Action Required
January 1, 2026	The governing body of each county or municipality must adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction.

4. Resources/Contacts

- Full bill text: *https://flsenate.gov/Session/Bill/2025/954/BillText/er/PDF*
- Contact: Sam Wagoner, Legislative Advocate, *swagoner@flcities.com*

(15)(a) By January 1, 2026, the governing body of each county or municipality shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction. The ordinance must include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence.

(b) At a minimum, the ordinance must:

1. Be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

2. Establish a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, which application must be submitted to the appropriate local government office.

3. Require the local government to date stamp each application upon receipt. If additional information is required, the local government must notify the applicant in writing within the first 30 days after receipt of the application and allow the applicant at least 30 days to respond.

4. Require the local government to issue a final written determination on the application within 60 days after receipt of a completed application. The determination must:

a. Approve the request in whole or in part, with or without conditions; or

b. Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

5. Provide that if a final written determination is not issued within 60 days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.

6. Require that the application include, at a minimum:

a. The name and contact information of the applicant or the applicant's authorized representative;

b. The property address and parcel identification number; and

c. A description of the accommodation requested and the specific regulation or policy from which relief is sought.

(c) The ordinance may establish additional requirements for the review or approval of reasonable accommodation requests for establishing a certified recovery residence, provided such requirements are consistent with federal law and do not conflict with this subsection.

(d) The ordinance may not require public hearings beyond the minimum required by law to grant the requested accommodation.

(e) The ordinance may include provisions for the revocation of a granted accommodation of a certified recovery residence for cause, including, but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to maintain certification or licensure required under this section, if not reinstated within 180 days.

(f) The ordinance and establishment of a reasonable accommodation process does not relieve the local government from its obligations under the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq. The regulation for which the applicant is seeking a reasonable accommodation must not facially discriminate against or otherwise disparately impact the applicant.

(16) The application of this section does not supersede any current or future declaration or declaration of condominium adopted pursuant to chapter 718; any cooperative document adopted pursuant to chapter 719; or any declaration or declaration of covenant adopted pursuant to chapter 720.