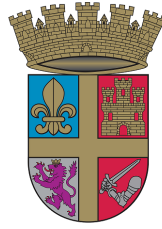


**\*AMENDED\***



CITY OF  
**ST AUGUSTINE**  
EST. 1565

**CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD  
TUESDAY, DECEMBER 2, 2025 - 1:00 PM  
ALCAZAR ROOM**

---

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
4. Modification and Approval of Agenda
5. Variance
  - a) PZB2025-0090 Kathleen Deagan - Applicant & Owner  
[16 Seminole Dr](#)  
[18 Seminole Dr](#)  
To approve a variance request to the maximum square footage of a guest house and reduce the rear yard setback.
  - b) PZB2025-0092 Gaston Buschiazzo - Applicant  
c/o La Lichas Food Truck  
Greg Dettra - Owner  
c/o Paper Root  
[213 W King St](#)  
To approve a variance request to the right of way setback requirement for a mobile food vendor.
  - c) PZB2025-0095 Michael and Ursula Camp - Applicant & Owner  
[Lewis Blvd / PID #118860-0000](#)  
To approve a variance to the maximum lot coverage.
6. Variance and Conservation Overlay Zone Development
  - a) PZB2025-0091 Roman Pytel - Applicant & Owner  
[81 Magnolia Dr](#)  
To approve a variance request to the maximum square footage of a guest house, reduce the front setback and the removal of significant trees within Conservation Overlay Zone 3.

7. Use by Exception

a) PZB2025-0088

Robert Barnes - Applicant & Owner  
[172 Cordova St, Unit 1](#)

To approve a use by exception for one (1) off-site parking space within the residential parking program.

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

a) PZB2025-0086

~~Continued from the  
November 4, 2025,  
Regular Meeting~~

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 3 development for the removal of significant trees and tree canopy.

9. Applications Involving 7 Old Mission Ave

a) PZB2025-0089

Daniel Turner - Applicant  
c/o Witty Whisker Cat Cafe LLC  
Daniel Turner - Owner  
c/o Turnrod Properties LLC  
[7 Old Mission Ave](#)

To recommend a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Low Intensity and to appeal staff determination regarding required off-street parking.

b) PZB2025-0093

Daniel Turner - Applicant  
c/o Witty Whisker Cat Cafe LLC  
Daniel Turner - Owner  
c/o Turnrod Properties LLC  
[7 Old Mission Ave](#)

To recommend a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Low Intensity and approve a variance request to reduce the required off-street parking.

~~e) PZB2025-0094~~

~~\*Withdrawn\*~~

~~Daniel Turner - Applicant  
c/o Witty Whisker Cat Cafe LLC  
Daniel Turner - Owner  
c/o Turnrod Properties LLC  
[7 Old Mission Ave](#)~~

~~To recommend a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Low Intensity and approve a use by exception for off-site parking spaces within private parking facility.~~

10. Conservation Overlay Zone Development

- a) PZB2025-0082  
*Continued from the November 4, 2025, Regular Meeting*  
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 Zones 1 & 2.
- b) PZB2025-0085  
*Continued from the November 4, 2025, Regular Meeting*  
Ryan Carter - Applicant  
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.
- c) PZB2025-0078  
Ryan Carter - Applicant  
c/o Carter Environmental Services  
Micah Clukey - Owner  
[28 Seminole Dr](#)  
[30 Seminole Dr](#)  
To approve the construction of a dock within Conservation Overlay Zones 1 & 2.

11. Other Business

- a) Discussion related to updating the Shared Parking Section of the City’s Parking Code.
- b) Memorandum including updates regarding major project initiatives within the City of St. Augustine.
- c) Memorandum establishing the PZB 2026 regular meeting schedule.

12. Adjournment

**Notices:** In accordance with Florida Statute 286.0105: “If any person decides to appeal any decision made by the Planning and Zoning 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.*

Parcel Number	OwnerName	SitusAddress	City	Zipcode	UseDescription	Acres	Price	Section_	Range_	Lot
0734330760	PONCE ASSOCIATES LLC	47 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.33		0 42	30	76
0734331260	PONCE ASSOCIATES LLC	720 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.4		0 42	30	126
0734330750	PONCE ASSOCIATES LLC	33 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.25		0 42	30	75
0734330780	PONCE ASSOCIATES LLC	64 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.68		0 54	29	78
0734331070	TOLL SOUTHEAST LP COMPANY INC	902 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.37	7545000	30	30	107
0734330740	PONCE ASSOCIATES LLC	15 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.24		0 42	30	
0734330940	TOLL SOUTHEAST LP COMPANY INC	1018 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.42	7545000	54	29	94
0734330990	TOLL SOUTHEAST LP COMPANY INC	970 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.25	7545000	54	29	99
0734331170	TOLL SOUTHEAST LP COMPANY INC	1033 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.42	7545000	54	29	117
0734331010	TOLL SOUTHEAST LP COMPANY INC	946 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.26	7545000	54	29	101
0734331060	TOLL SOUTHEAST LP COMPANY INC	910 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.41	7545000	30	30	106
0734331110	PONCE ASSOCIATES LLC	913 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.42		0 54	29	111
0734330960	PONCE ASSOCIATES LLC	994 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.45		0 54	29	96
0734331020	PONCE ASSOCIATES LLC	940 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.23		0 54	29	102
0734331090	PONCE ASSOCIATES LLC	877 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.33		0 54	29	109
0734331100	PONCE ASSOCIATES LLC	893 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.39		0 54	29	110
0734330890	PONCE ASSOCIATES LLC	815 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.27		0 54	29	89
0734331120	PONCE ASSOCIATES LLC	933 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.39		0 54	29	112
0734331240	TOLL SOUTHEAST LP COMPANY INC	784 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.38	7545000	54	29	124
0734330980	PONCE ASSOCIATES LLC	978 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.42		0 54	29	98
0734331270	PONCE ASSOCIATES LLC	704 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.4		0 42	30	127
0734330005	PONCE ASSOCIATES LLC	857 PANTANO DR	SAINT AUGUSTINE	32095	0900 - Vacant Residential Common Elements	5.13		0 54	29	
0734331190	PONCE ASSOCIATES LLC	862 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.35		0 30	30	119
0734331210	PONCE ASSOCIATES LLC	832 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.28		0 30	30	121
0734331050	PONCE ASSOCIATES LLC	918 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.46		0 30	30	105
0734331080	TOLL SOUTHEAST LP COMPANY INC	890 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.49	7545000	30	30	108
0734330880	PONCE ASSOCIATES LLC	797 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.35		0 54	29	88
0734330910	TOLL SOUTHEAST LP COMPANY INC	1050 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.6	7545000	54	29	91
0734330950	TOLL SOUTHEAST LP COMPANY INC	1006 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.45	7545000	54	29	95
0734330004	MADEIRA CDD	PANTANO DR	SAINT AUGUSTINE	32095	0900 - Vacant Residential Common Elements	3.86		0 54	29	
0734330005	PONCE ASSOCIATES LLC	642 PANTANO DR	SAINT AUGUSTINE	32095	0900 - Vacant Residential Common Elements	5.13		0 54	29	
0734330740	PONCE ASSOCIATES LLC	661 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.24		0 42	30	
0734330770	PONCE ASSOCIATES LLC	57 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.55		0 42	30	77
0734330900	PONCE ASSOCIATES LLC	831 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.27		0 54	29	90
0734330820	TOLL SOUTHEAST LP COMPANY INC	18 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.24	7545000	42	30	82
0734330840	TOLL SOUTHEAST LP COMPANY INC	739 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.57	7545000	54	29	84
0734330860	TOLL SOUTHEAST LP COMPANY INC	769 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.55	7545000	54	29	86
0734330970	PONCE ASSOCIATES LLC	986 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.9		0 54	29	97
0734331200	PONCE ASSOCIATES LLC	850 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.3		0 30	30	120
0734331030	PONCE ASSOCIATES LLC	934 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.5		0 30	30	103
0734331040	PONCE ASSOCIATES LLC	928 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.41		0 30	30	104
0734330870	PONCE ASSOCIATES LLC	781 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.51		0 54	29	87
0734330900	PONCE ASSOCIATES LLC	1064 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.27		0 54	29	90
0734331250	PONCE ASSOCIATES LLC	750 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.53		0 54	29	125
0734330790	PONCE ASSOCIATES LLC	58 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.82		0 54	29	79
0734330800	PONCE ASSOCIATES LLC	48 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.36		0 54	29	80
0734330810	TOLL SOUTHEAST LP COMPANY INC	32 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.24	7545000	42	30	81
0734330830	TOLL SOUTHEAST LP COMPANY INC	725 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.58	7545000	54	29	83
0734331140	TOLL SOUTHEAST LP COMPANY INC	979 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.36	7545000	54	29	114
0734331150	TOLL SOUTHEAST LP COMPANY INC	1009 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.38	7545000	54	29	115
0734330820	TOLL SOUTHEAST LP COMPANY INC	697 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.24	7545000	42	30	82
0734331000	TOLL SOUTHEAST LP COMPANY INC	958 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.26	7545000	54	29	100
0734331130	TOLL SOUTHEAST LP COMPANY INC	959 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.31	7545000	54	29	113
0734331160	TOLL SOUTHEAST LP COMPANY INC	1017 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.38	7545000	54	29	116
0734331220	TOLL SOUTHEAST LP COMPANY INC	818 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.3	7545000	30	30	122
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0734330920	TOLL SOUTHEAST LP COMPANY INC	1040 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.46	7545000	54	29	92
0734330930	TOLL SOUTHEAST LP COMPANY INC	1028 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.42	7545000	54	29	93
0734331180	TOLL SOUTHEAST LP COMPANY INC	876 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.51	7545000	30	30	118
0734331230	TOLL SOUTHEAST LP COMPANY INC	802 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.32	7545000	54	29	123
0734331280	TOLL SOUTHEAST LP COMPANY INC	686 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.42	7545000	42	30	128
0734331290	TOLL SOUTHEAST LP COMPANY INC	664 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.74	7545000	42	30	129



# Planning and Zoning Board

Planning Division Staff Report  
Planning and Building Department

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Public Hearing Date	Agenda Item	Application Number
December 2, 2025	5.a.	PZB2025-0090
Request	Address	Parcel ID
Variance	16 Seminole Drive 18 Seminole Drive	<a href="#">151310-0160</a>

## Site & Background Information

---

**Applicant & Owner:** Kathleen Deagan

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

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

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

**Acreage:** 0.55

**Neighborhood:** Greater Fullerwood

**Archaeological Zone:** N/A

## Request Summary

This application is a VARIANCE request to increase the maximum square footage of a guest house and reduce the rear yard setback from ten feet to five feet in the Residential Single Family-Two (RS-2) zoning designation at 16 and 18 Seminole Drive. The approval of this request would allow for the addition of a seven hundred and thirteen (713) square foot second-story guest house above an existing garage.

## 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 [ <a href="#">LINK TO DOCUMENT</a> ]	
Historic Preservation Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Conservation and Coastal Management Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Recreation and Open Space Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Transportation and Mobility Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Housing Element [ <a href="#">LINK TO DOCUMENT</a> ]	
<p><b>H Policy 1.7.4</b></p> <p>The city shall continue to support organizations that assist elderly and handicapped citizens in finding safe, accessible and affordable housing. Such support may include technical assistance and the adoption of alternative code requirements.</p>	<p>This proposal to construct a guest house for family members <b>is consistent</b> with the Policy 1.7.4.</p>
Infrastructure Element [ <a href="#">LINK TO DOCUMENT</a> ]	

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

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

*Variance* means 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.

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

*Yard* means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above the general ground level of the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

*Yard, rear,* means a yard extending across the rear of the lot between inner side yard lines. In the case of through lots and corner lots, there will be no rear yards, but only front and side yards. Depth of a required rear 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 rear lot line.

## Variance Criteria

Based on Sec. 28-29(b)(1) of the City’s Code [[LINK TO SECTION](#)], the Planning and Zoning Board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted. No variance shall be granted unless the applicant shall show and the board shall find that:

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

**The applicant has identified the size and location of the existing garage as the singular disadvantage. The rear yard setback for a nonresidential accessory structure is three (3) feet, while a guest house is required to meet the primary setbacks. Accessory structures are required to be clearly subordinate to the primary structure but do not have as maximum square footage. A guest house, however, is limited to five hundred (500) square feet. The current garage is five feet from the rear property line and seven hundred and seven hundred and thirteen (713) square feet. A second story addition would be the same footprint as the first floor. The applicant states that utilizing the existing garage at its current size and location for a second-story guest house is a hardship.**

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and  
**The applicant identifies being able to accommodate family visitors by adding a second story to the existing structure as a reasonable use of her property. The application states, “I hope to remain in my home for as many more years as possible, and having a place for family members will make it much easier to age in place.” The applicant has explored other options such as using the existing garage first floor and building an addition to the garage and found the second story addition to be necessary.**

- c. This disadvantage does not exist because of conditions created by the owner or applicant; and  
**The applicant states that the garage was constructed in its current configuration when she bought the property in 2015.**

- 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.  
**The granting of this variance request should not be contrary to the public interest, may not adversely affect other properties in the vicinity, and is in harmony with the spirit, intent and purpose of this section.**

## **Staff Recommendation**

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Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request to increase the maximum square footage of a guest house and reduce the rear yard setback from ten feet to five feet at 16 and 18 Seminole Drive / PID 151310-0160.

## **Attachments**

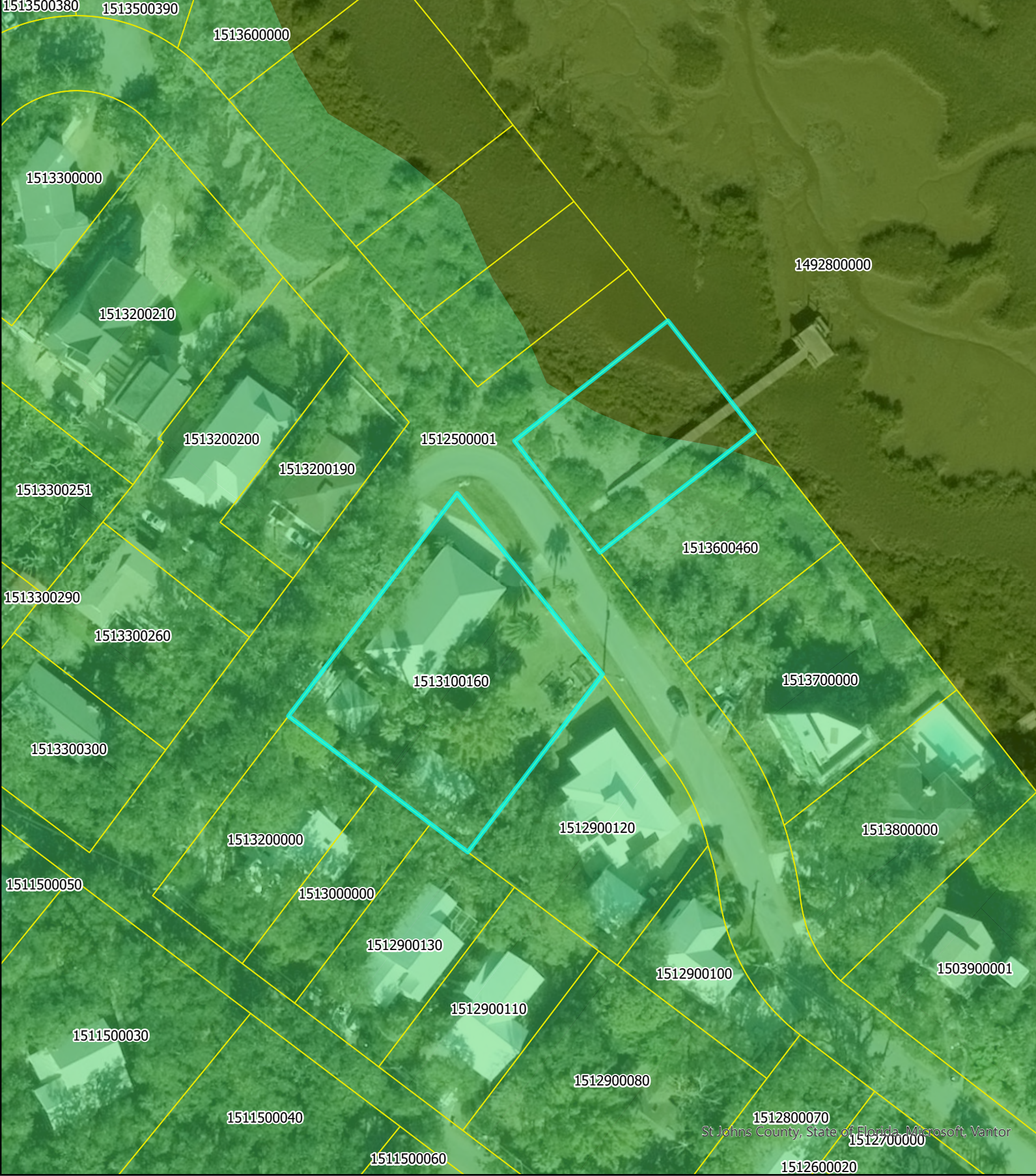
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1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Survey
5. Proposed Floor Plans

### **Staff Report prepared by:**

Sarah Daugherty  
Senior Planner  
Planning and Building Department





**Attachment 1:  
Site Maps  
and Photos**



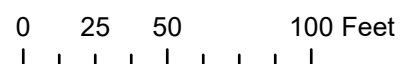
# Zoning Map

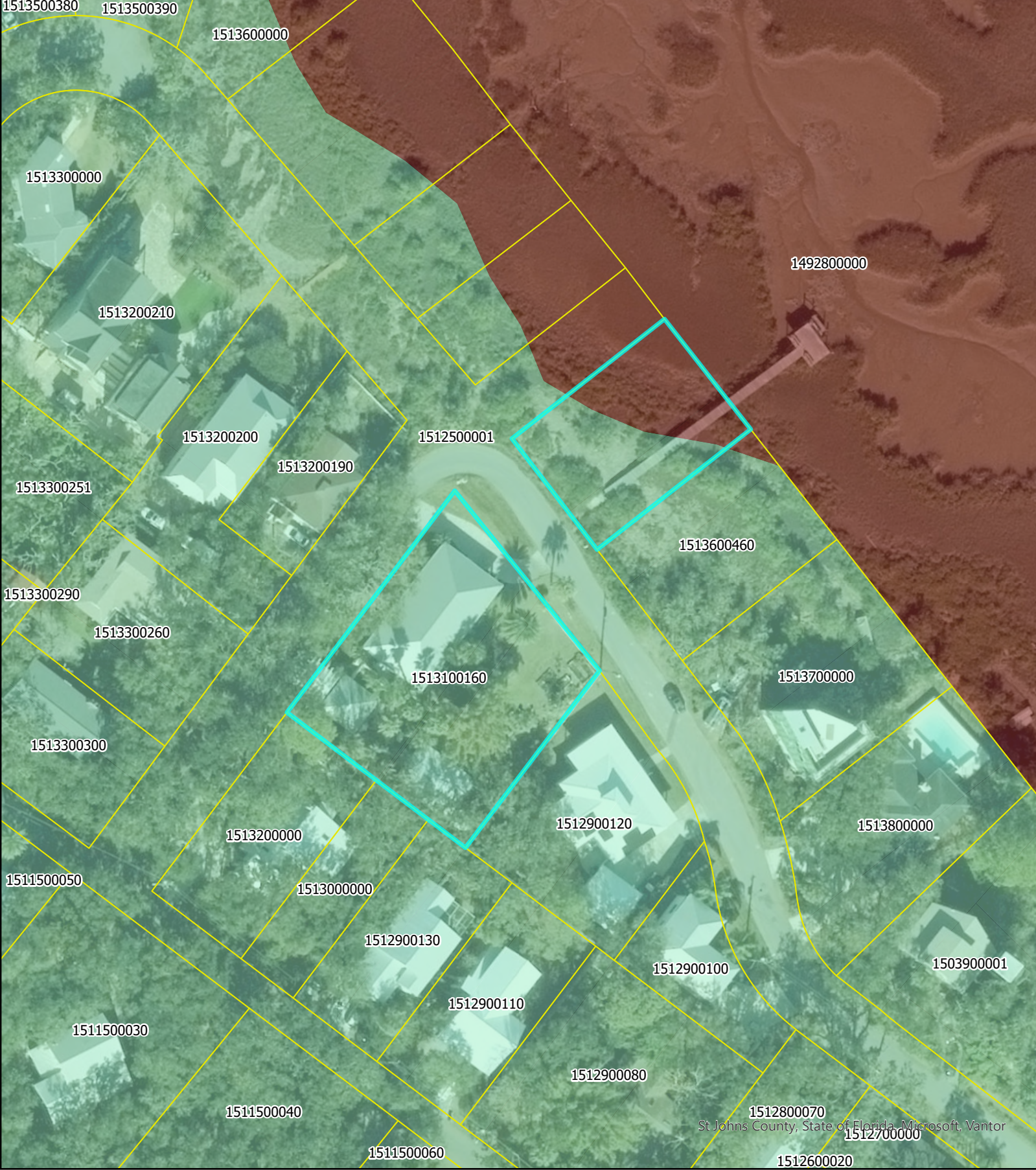
City of St. Augustine  
16 & 18 Seminole Drive

## Legend

-  Municipal Boundary
-  Parcel
-  Residential Single-Family-Two (RS-2)
-  Open Land (OL)

Scale: 1:800








# Future Land Use

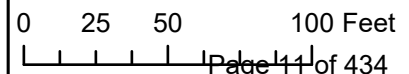
## City of St. Augustine

16 & 18 Seminole Drive

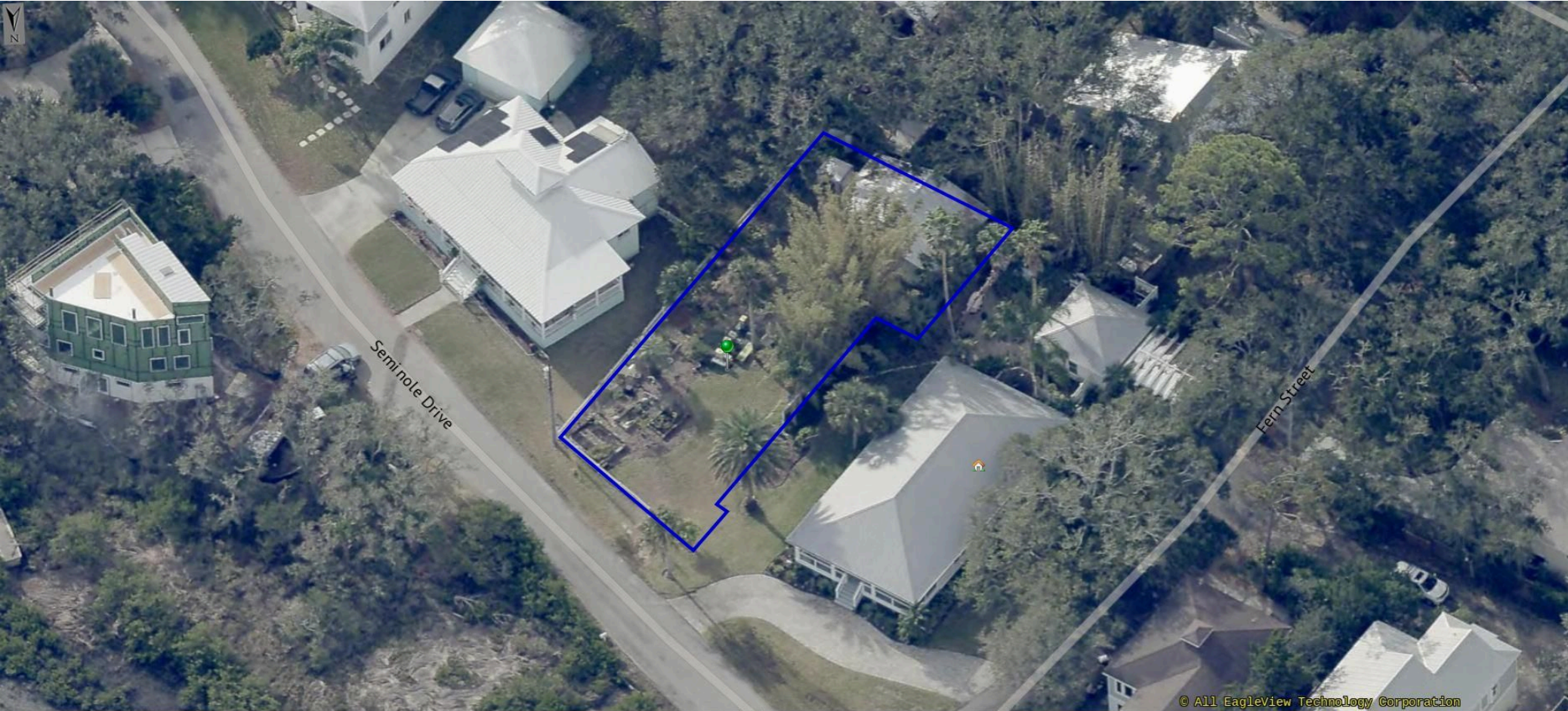
### Legend

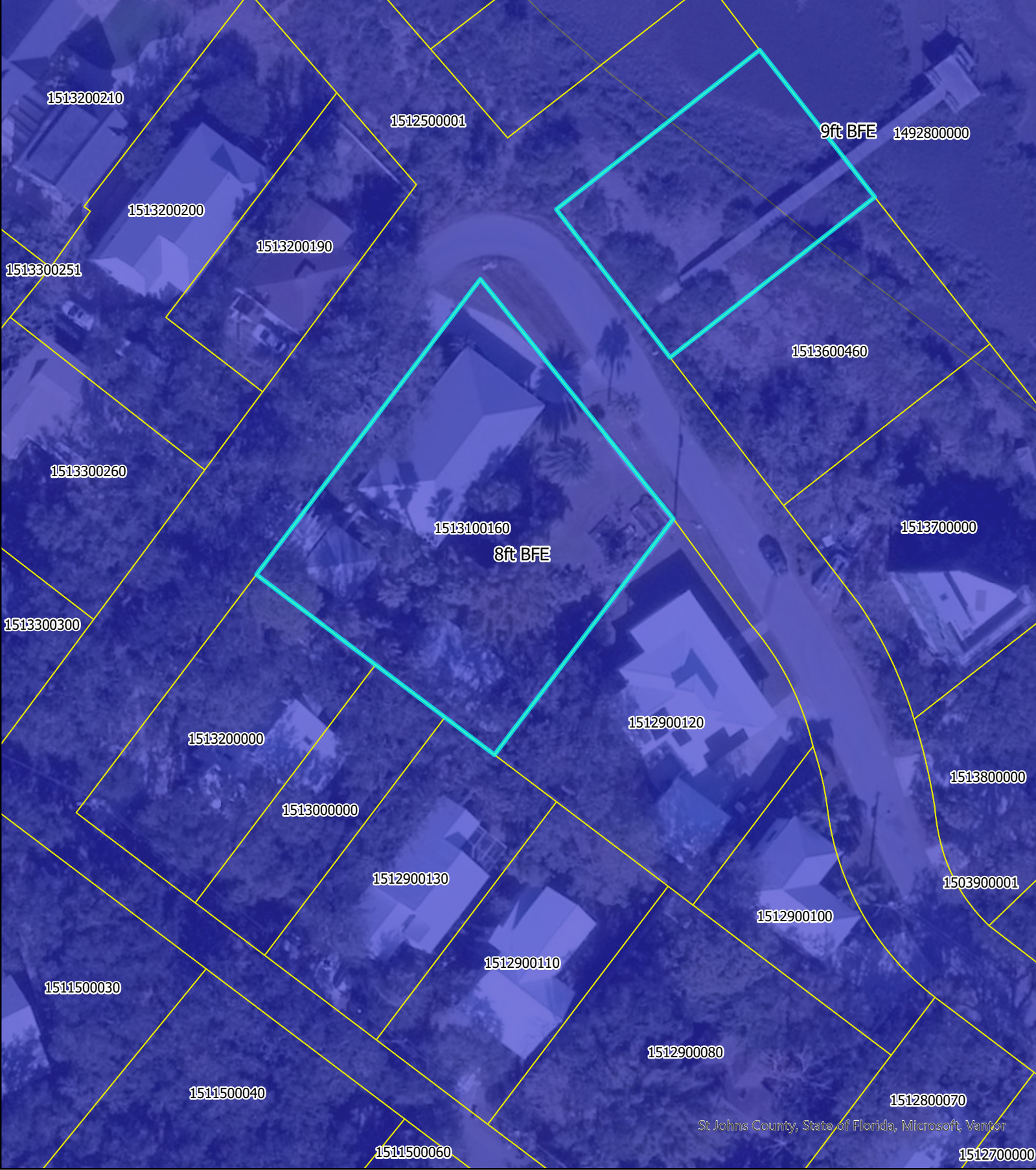
-  Municipal Boundary
-  Parcel
-  Open Land
-  Residential Low Density

Scale: 1:800



# 16 Seminole Drive








St Johns County, State of Florida, Microsoft, Vantor

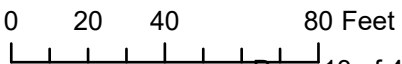
# FEMA Flood Zones

City of St. Augustine  
16 & 18 Seminole Drive

### Legend

-  Municipal Boundary
-  Parcel
- Flood Zone
  -  AE

Scale: 1:600




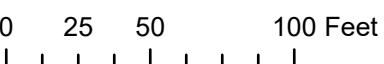


**St Johns County Property Appraiser**  
**Use Classification**  
**City of St. Augustine**  
 16 & 18 Seminole Drive

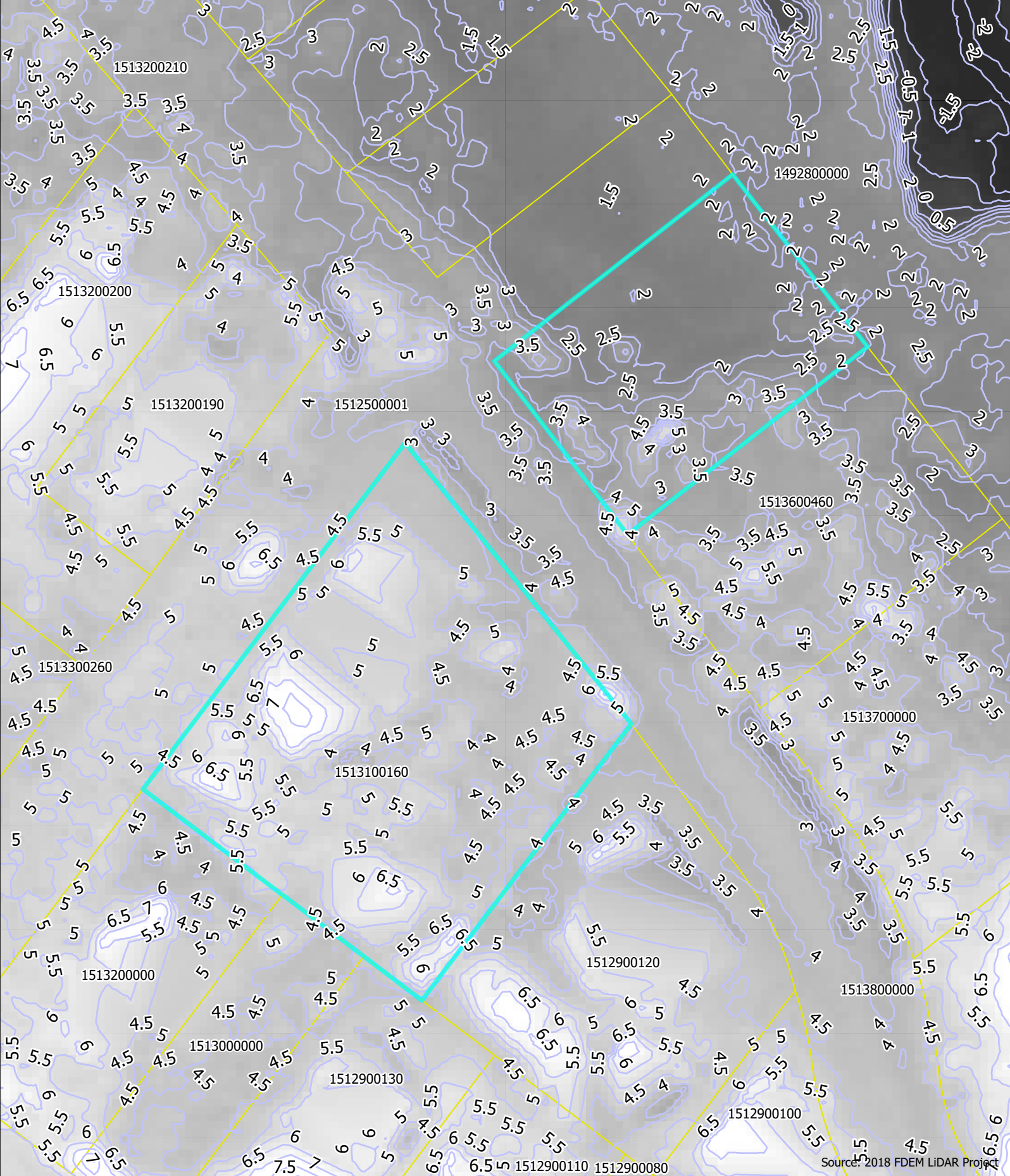
**Legend**

-  Municipal Boundary
-  Parcel

Scale: 1:800







Page 14 of 434



**Ground Elevation Contours (ft. NAVD88)**  
**City of St. Augustine**  
 16 & 18 Seminole Drive

**Legend**

-  Municipal Boundary
-  Parcel
-  2018 Contours

Scale: 1:500



# **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: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

2. NAME OF PROPERTY OWNER: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Parcel Number: \_\_\_\_\_

4. PROJECT STREET ADDRESS: \_\_\_\_\_

5. SPECIFIC PROPOSED USE: \_\_\_\_\_

6. ACTION REQUESTED:

Conservation Zone Development       Appeal of Staff Determination

Exception       Land Use Plan Amendment

Variance       Rezoning

Other: \_\_\_\_\_

7. DESCRIPTION OF ACTION REQUESTED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. JUSTIFICATION FOR ACTION REQUESTED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. PREVIOUS APPLICATIONS:**

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

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

\_\_\_\_\_

**11. AGREEMENT:**

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

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

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

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

*Kaitleen Deogon*  
\_\_\_\_\_  
Signature of Applicant Date

*Kaitleen Deogon*  
\_\_\_\_\_  
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.

\_\_\_\_\_  
Print name of applicant

*Kathleen Deegan*

\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
Date



### Owner's Authorization For Agent

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

BY: \_\_\_\_\_

Signature of Owner

\_\_\_\_\_

Print Name of Owner

\_\_\_\_\_

Telephone Number

State of \_\_\_\_\_

County of \_\_\_\_\_

Signed and sworn before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By \_\_\_\_\_

Identification verified:

Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No

Notary Signature: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

# PZB APPLICATION FEE SCHEDULE

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

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

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

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


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

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

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

Project Address: \_\_\_\_\_

Applicant’s Name: \_\_\_\_\_ Applicant’s Signature: Kaitleen Deegan

Owner’s Name: \_\_\_\_\_ Owner’s Signature:  Kaitleen Deegan

October 22, 2025

**To:** Planning and Building Department  
City of St. Augustine

**From:** Kathleen Deagan  
18 Seminole Dr, St. Augustine 32084  
deagan@ufl.edu; 352-222-0165

**RE:** Request for rear setback and square footage variances for a second story guest suite above an existing garage

### **Justification**

My property (Parcel ID1513100160) includes 16 and 18 Seminole Drive as a single lot, and the variance request is for a second story addition over a cement block garage that was already existing on the 16 Seminole part property when I purchased it in 2015. I would like to add a guest suite above that garage, to accommodate my family visitors. My younger brother and sister-in-law live now in Costa Rica, but spend several months of the year here with me. My house (on the 18 Seminole portion of the property) has just 2 bedrooms, which makes it impossible to have other family members or guests during their visits. I am 77, and hope to remain in my home for as many more years as possible, and having a place for family members will make it much easier to age in place.

The current limit on guest suite accessory structures is 500 square feet, however the existing garage is 31 x 23 feet (713 square feet). The most efficient and visually appropriate addition would conform to the already existing structural walls. It would be difficult and peculiar-looking to build a second story that would be smaller than the one below.

The garage is currently five feet from the rear (west ) property line, which is fine for a garage, but not for a space that is considered residential. The property to the west of the garage (Parcel # 1513000000) is a vacant lot, and I have spoken to the owner who has no concerns about the construction or the setback. A variance of 5 feet is requested since neither the garage or the lot boundaries can be moved.

### **Hardship**

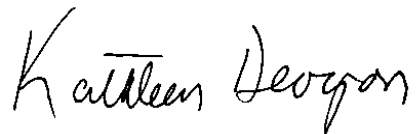
The existing garage building was already on the lot when I purchased the property. Constructing a second story addition that did not conform to the existing building footprint would not only be visually odd-looking and inconsistent with the neighborhood, but if the second story could not use the existing block walls as support, that would undoubtedly create the need for additional structural support inside the existing garage, which is on a concrete slab. This would require altering the garage interior layout and its utility as a garage and storage area.

A 500 square-foot addition would also require two different rooflines, which would add engineering and design complications, as well as visual discord that would not otherwise occur if the existing garage footprint could be used.

If a variance for the 5-foot rear setback cannot be granted, the project would obviously not be possible, since the garage cannot be moved. And because the property is in an AE flood zone, it would seem to be much preferable to add to an already-existing flood-proofed structure than to build and floodproof a free-standing 500 square foot accessory structure. I would like to add that the planned is for family members only, and will NOT be used as a rental or as an Air B&B, and I would be happy to sign any sort of covenant or statement to that effect.

I appreciate your consideration of these requests.

Respectfully,

A handwritten signature in black ink that reads "Kathleen Deegan". The signature is written in a cursive, flowing style.

**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** 1513100160  
**Location** 16 SEMINOLE DR  
**Address** 18 SEMINOLE DR  
 SAINT AUGUSTINE 32084-0000  
**Neighborhood** Lew Subdivision (582)  
**Tax Description\*** 3-29 LEW SUBD LOT 16 & 18 & 45 & N 1/2 OF LOT 46 OR4001/1011 & 4028/1413 & 5136/1846(C/D) & 5176/72(C/D)  
*\*The Description above is not to be used on legal documents.*  
**Property Use Code** Single Family (0100)  
**Subdivision** Lew Subdivision Of Blocks A B & C Hildret  
**Sec/Twp/Rng** 6-7-30  
**District** City of St Augustine (District 452)  
**Millage Rate** 18.72  
**Acreage** 0.550  
**Homestead** Y

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



## Owner Information

**Owner Name** Deagan Kathleen A 100%  
 Deagan Kathleen A Revocable Trust 0%  
 Deagan Kathleen A Trustee 0%  
**Mailing Address** 18 SEMINOLE DR  
 SAINT AUGUSTINE, FL 32084-0000

## Exemption Information

Exemption Type	Status	Amount
Homestead Band		\$25,722
Homestead		\$25,000
Widow/Widower		\$5,000

Map



Valuation Information

Assessed Year	2025
Building Value	\$246,648.00
Extra Features Value	\$27,383.00
Total Land Value	\$430,090.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
<b>Just Market</b>	<b>\$704,121.00</b>
Total Deferred	\$148,115.00
<b>Assessed Value</b>	<b>\$556,006.00</b>
Total Exemptions	\$55,722.00
<b>Taxable Value</b>	<b>\$500,284.00</b>

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	\$253,361	\$29,434	\$430,090	\$0
2023	\$200,353	\$31,485	\$292,760	\$0
2022	\$398,562	\$31,394	\$294,560	\$0
2021	\$337,735	\$31,394	\$257,000	\$0
2020	\$345,681	\$12,805	\$256,100	\$0
2019	\$332,755	\$6,120	\$151,400	\$0
2018	\$332,755	\$6,120	\$135,705	\$0
2017	\$306,579	\$5,046	\$135,705	\$0
2016	\$310,024	\$11,374	\$135,705	\$0
2015	\$256,533	\$9,119	\$112,905	\$0
2014	\$244,155	\$9,849	\$112,905	\$0

Building Information

Building	1	Roof Cover	Metal
Building Value	\$246,648	Roof Structure	Gable Hip
Year Built	1972	Interior Flooring	Hardwood, Ceramic Tile
Actual Area	2554	Interior Wall	Drywall
Conditioned Area	1773	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	4
Exterior Wall	Concrete Siding	Baths	2

Description	Square Footage
BASE AREA	1344
ADDITION	429
FINISHED DECK	20
FINISHED DECK	154
FINISHED SCREEN PORCH	157
UNFINISHED STORAGE/UTILITY	30
FINISHED OPEN PORCH	420

**Land Information**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	124	133	124	EF	\$415,090
Single Family	0	0	1	UT	\$15,000

**Sale Information**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/10/2021	2/4/2021	\$100.00	CORRECTIVE DEED	<a href="#">5176</a>	<a href="#">72</a>	U	I	DEAGAN KATHLEEN A	DEAGAN KATHLEEN A
12/29/2020	12/21/2020	\$100.00	CORRECTIVE DEED	<a href="#">5136</a>	<a href="#">1846</a>	U	I	DEAGAN KATHLEEN A	DEAGAN KATHLEEN A
7/6/2020	6/29/2020	\$100.00	WARRANTY DEED	<a href="#">4982</a>	<a href="#">940</a>	U	I	DEAGAN KATHLEEN A	DEAGAN KATHLEEN A
5/18/2015	5/8/2015	\$172,500.00	WARRANTY DEED	<a href="#">4028</a>	<a href="#">1413</a>	Q	I	RUSSELL PHILIP M TRUST	DEAGAN KATHLEEN A
3/19/2015	3/18/2015	\$597,500.00	WARRANTY DEED	<a href="#">4001</a>	<a href="#">1011</a>	Q	I	CRAWFORD LIVING TRUST	DEAGAN KATHLEEN A
11/5/2010	7/12/2010	\$100.00	WARRANTY DEED	<a href="#">3373</a>	<a href="#">1394</a>	U	I	CRAWFORD PETER C & MARY S	CRAWFORD LIVING TRUST
	3/12/2010	\$0.00	OTHER INSTRUMENT	<a href="#">3294</a>	<a href="#">1775</a>	U	I	RUSSELL PHILIP M TRUSTEE	WELL AGREEMENT & GRANT OF LICENSE
	3/12/2010	\$499,000.00	WARRANTY DEED	<a href="#">3294</a>	<a href="#">1773</a>	Q	I	RUSSELL PHILIP M TRUSTEE & INDIV	CRAWFORD PETER C, MARY S
	4/30/2004	\$336,800.00	WARRANTY DEED	<a href="#">2190</a>	<a href="#">99</a>	Q	I	TUCKER HOWARD W III & KATHLENE HOMME	RUSSELL PHILIP M TRUSTEE
	5/29/1997	\$115,000.00	WARRANTY DEED	<a href="#">1242</a>	<a href="#">1476</a>	Q	I	DUFRESNE CATHERINE L TRUSTEE	TUCKER HOWARD W III & KATHLENE HOMME
	12/21/1994	\$0.00	QUIT CLAIM DEED	<a href="#">1092</a>	<a href="#">1429</a>	U	I	DUFRESNE CATHERINE L TRUSTEE	DUFRESNE CATHERINE L TRUSTEE
	10/31/1994	\$14,500.00	QUIT CLAIM DEED	<a href="#">1092</a>	<a href="#">1428</a>	U	I	DU FRESNE CATHERINE L TRUSTEE	DUFRESNE CATHERINE L TRUSTEE

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: 10/24/2025, 9:48:33 AM

Contact Us



# **Attachment 4:**

## **Survey**

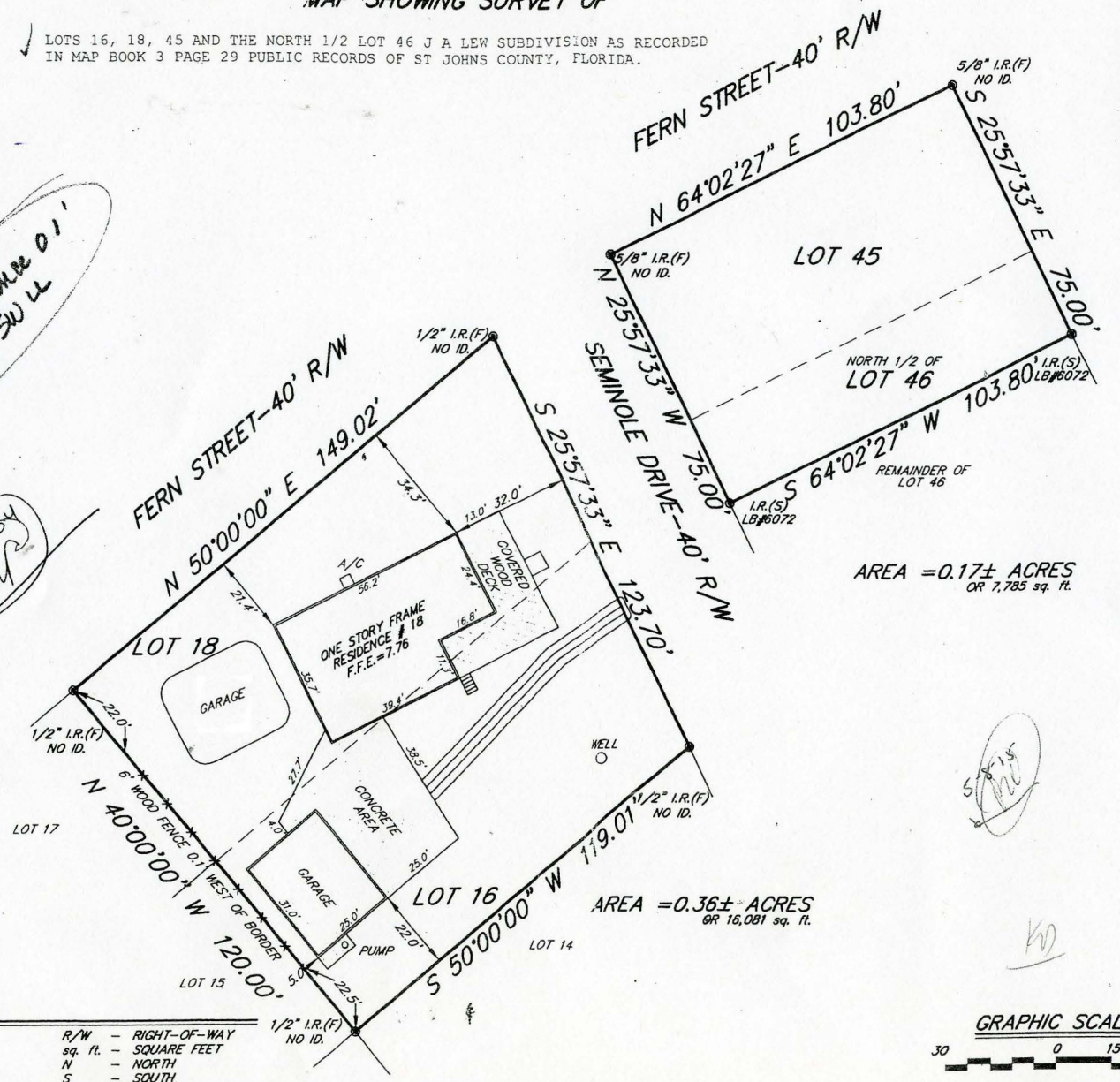
MAP SHOWING SURVEY OF

LOTS 16, 18, 45 AND THE NORTH 1/2 LOT 46 J A LEW SUBDIVISION AS RECORDED IN MAP BOOK 3 PAGE 29 PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA.

*Placed*  
*6' wood fence 0' west of SW 4*

PHILIP M. RUSSELL, AS TRUSTEE OF THE PHILIP M. RUSSELL TRUST CREATED UNDER AGREEMENT DATED JANUARY 30, 1998 ESTATE TITLE OF ST. AUGUSTINE, INC. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

*04-30-04  
 X P.M.*

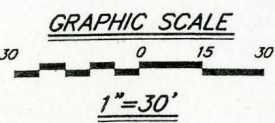


AREA = 0.17± ACRES  
 OR 7,785 sq. ft.

AREA = 0.36± ACRES  
 OR 15,081 sq. ft.

LEGEND

- |   |                       |
|---|-----------------------|
| A/C - AIR CONDITIONER PAD                   | R/W - RIGHT-OF-WAY    |
| C.L. - CENTERLINE                           | sq. ft. - SQUARE FEET |
| F.F.E. - FINISH FLOOR ELEVATION             | N - NORTH             |
| ID. - IDENTIFICATION                        | S - SOUTH             |
| I.R.(F) - IRON ROD FOUND                    | E - EAST              |
| I.R.(S) - 5/8" IRON ROD SET (L.B. 6072)     | W - WEST              |
| N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM | □ - EXPOSED CONCRETE  |
|   | ▨ - COVERED AREA      |



According to the Federal Emergency Management Agency (FEMA) Map No. 182147 effective date 03-23-03, the property described hereon appears to lie in Zone 3. The base of bearing structure: SOUTHWESTERN RIGHT OF WAY OF SEMINOLE ROAD ASSOCIATES \* SURVEYS 4530469 SOUTH 25°57'43" EAST

Base of elevations: N.G.V.D. 1929

DATE	LAST FIELD DATE	SCALE	FEET/INCH	DATE BY	DATE BY
04-15-07	04/28/04	1"=30'	7	B.J.C.	G.C.C.

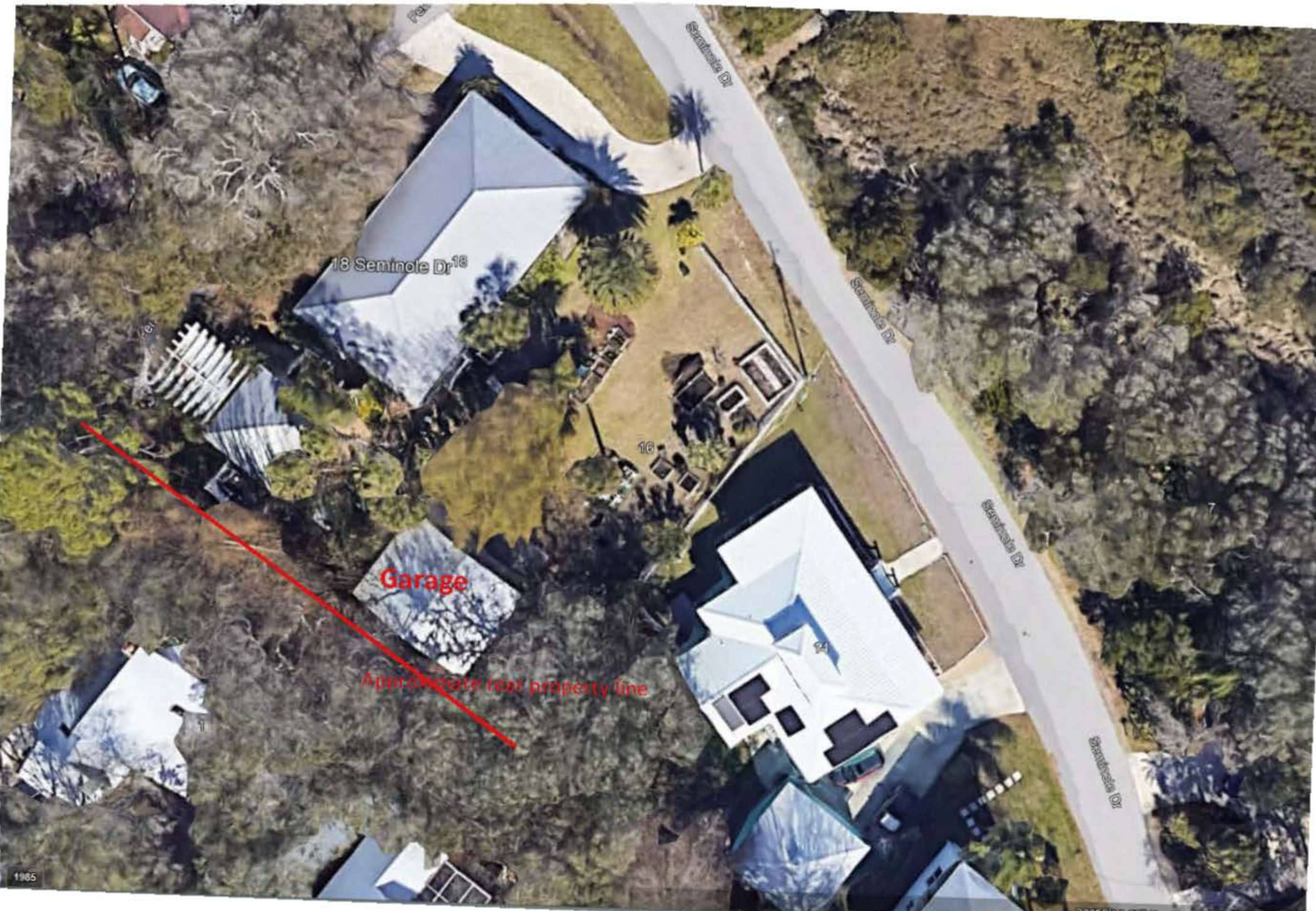
© Copyright 2004, by DeVino & Associates, Inc. All rights reserved.

Not valid without the signature and the original raised seal of the surveyor. No warranty is made by the surveyor for any errors or omissions in the survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

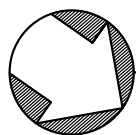
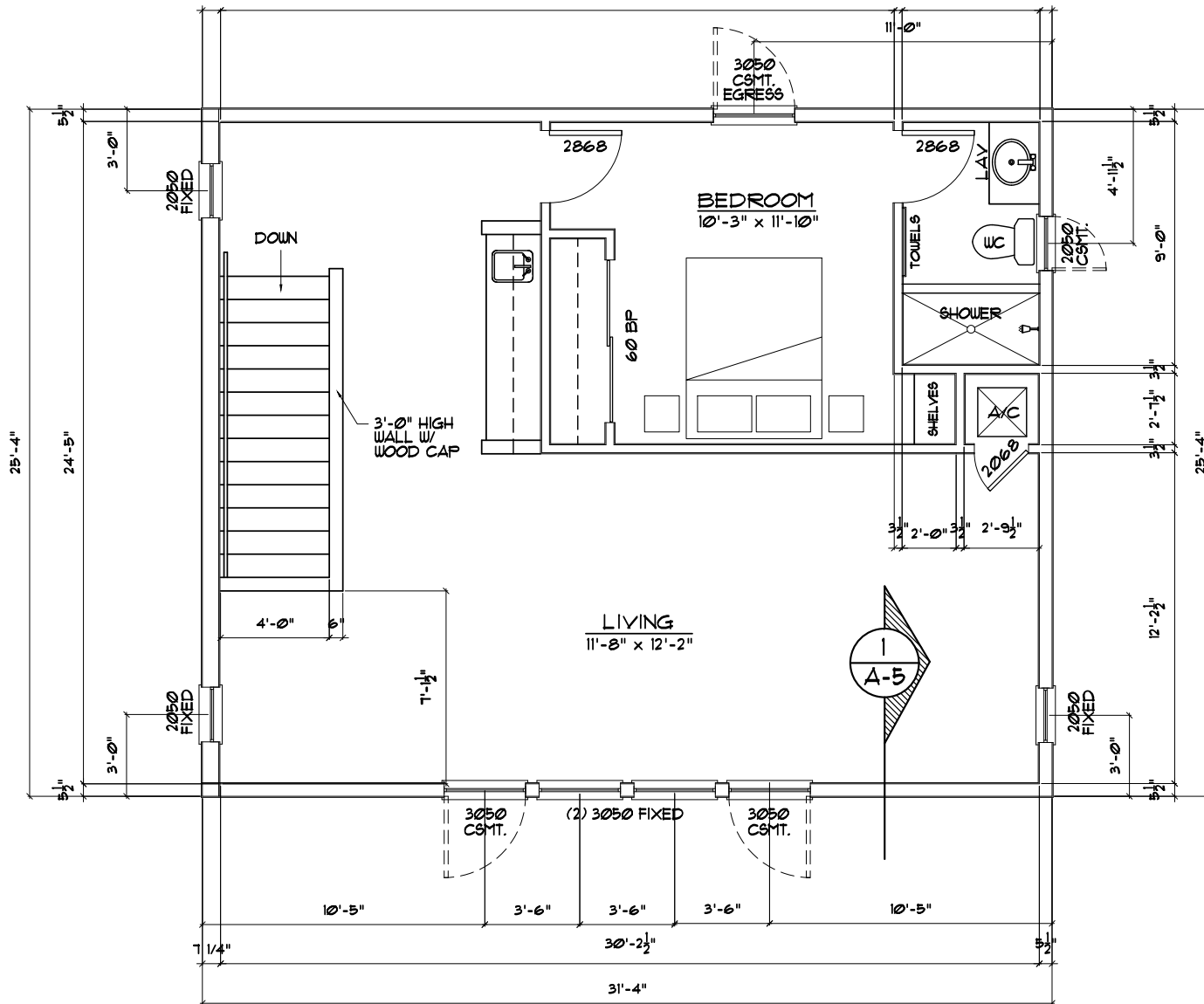
**DeVino & Associates, Inc.**  
 ENGINEERS \* SURVEYORS  
 93 W. ORANGE ST.  
 SUITE 200  
 MIDDLETON, FLORIDA 32680  
 (904) 322-3800 FAX (904) 822-3850

GENERAL NOTES:  
 - This survey is certified to be true and correct.  
 - This survey does not include or determine easements.  
 - This surveyor's liability shall not exceed the fee as stated by this surveyor.  
 - This office has not conducted this parcel for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims or restrictions.  
 - Use of this survey for purposes other than that which it was intended, without the written consent of the surveyor, shall be at the user's sole risk and without liability to this surveyor.  
 - Disputes here under shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association.  
 - The surveyor, testbooks call the appropriate county codes enforcement offices for distances, bearings or angles are as field measured, bears or plot measurements are noted if different.  
 - The surveyor is not responsible for any errors or omissions in the field notes or plat measurements as shown hereon are only those above ground, visible objects shown by the surveyor.

*5-10-2021*



**Attachment 5:**  
**Proposed Floor Plans**



## SECOND FLOOR PLAN - PROPOSED

1/4" = 1'-0"

LIVING 794 SQ. FT.



# Planning and Zoning Board

Planning Division Staff Report  
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 2, 2025	5.b	PZB2025-0092
Request	Address	Parcel ID
Variance	213 W King Street	119860-0010
		<a href="#">[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]</a>

## Site & Background Information

<b>Applicant:</b>	Gaston Buschiazzo c/o La Lichas Food Truck
<b>Owner:</b>	Greg Dettra c/o Paper Root
<b>Property Class:</b> (St. Johns County Property Appraiser)	3305 – Nightclubs, Lounges, Bars (Owner Occupied)
<b>Future Land Use Designation:</b>	Commercial Medium Intensity
<b>Zoning Designation:</b>	Commercial Medium-Two: CM-2 <a href="#">[LINK FOR DISTRICT REGULATIONS]</a>
<b>Acreage:</b>	0.09
<b>Neighborhood:</b>	Oyster Creek
<b>Archaeological Zone:</b>	N/A

## Request Summary

---

This application is a variance request to eliminate the minimum setback requirement of ten (10) feet from rights-of-way for a mobile food dispensing vehicle at 213 W King Street. It is worth noting that the property at 213 W King Street has a CM-2 zoning designation which does not have a minimum front yard setback requirement but instead, a maximum thirty (30) foot setback regulation.

The Planning and Zoning Board (PZB) approved the same request, elimination of the minimum setback requirement of ten (10) feet from rights-of-way for a mobile food dispensing vehicle, on February 4, 2025, for Garret Schiavone of Real Peel Pizza. [[LINK TO MEETING FILES](#)]

The reason for the Board's review of this request is that the current applicant, as stated in their application, has purchased the mobile food dispensing vehicle from the previous owner and intends to operate in the same location as was granted by the Board earlier this year.

Approval of this application and request would allow the applicant to submit a business license application for staff review.

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

---

Based on Sec. 28-2 of the City's Code [[LINK TO SECTION](#)], *variance* means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

Additionally, *mobile food dispensing vehicle (MFDV)* means any vehicle that is a public food service establishment as defined in F.S. § 509.013(5)(a), as may be amended, and that is self-propelled or otherwise moveable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal, as defined in F.S. § 509.102, as may be amended. MFDVs are regulated by the Florida Department of Business and Professional Regulation.

Based on Sec. 28-347(9)c.7. of the City's Code [[LINK TO SECTION](#)], mobile food dispensing vehicles shall not be located within any city park, city right-of-way, city-owned or controlled public parking lot or facility, **or within ten feet of any right-of-way** or public sidewalk and may not disrupt vehicular or pedestrian circulation for ingress and egress to the property; create or become a public nuisance; increase traffic congestion; constitute a hazard to life or property; or, obstruct adequate access by fire/medic, police or sanitation vehicles.

Based on Sec. 28-29(b)(1) of the City’s Code [[LINK TO SECTION](#)], the Planning and Zoning Board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted. No variance shall be granted unless the applicant shall show and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and  
**The property at 213 W King Street is approximately 3,920 square feet in size and occupied by a structure built in 1915 according to the St. Johns County Property Appraiser’s website. These two factors, the size of the property and the physical condition of the existing structure, potentially serve as disadvantages which do 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  
**The above-mentioned disadvantages, coupled with the ten (10) foot setback requirement, severely reduce options for the placement of a mobile food dispensing vehicle on a property with a CM-2 zoning designation.**
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and  
**The lot was created, and the existing building was built before the current owner purchased the Property.**
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.  
**Granting this variance request should not be contrary to the public interest, may not adversely affect other properties in the vicinity, and is in harmony with the spirit, intent and purpose of this section.**

### **Staff Recommendation**

---

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** variance request to eliminate the setback requirement from Davis Street for this specific mobile food dispensing vehicle and applicant at 213 W King Street / PID 119860-0000.

### **Attachments**

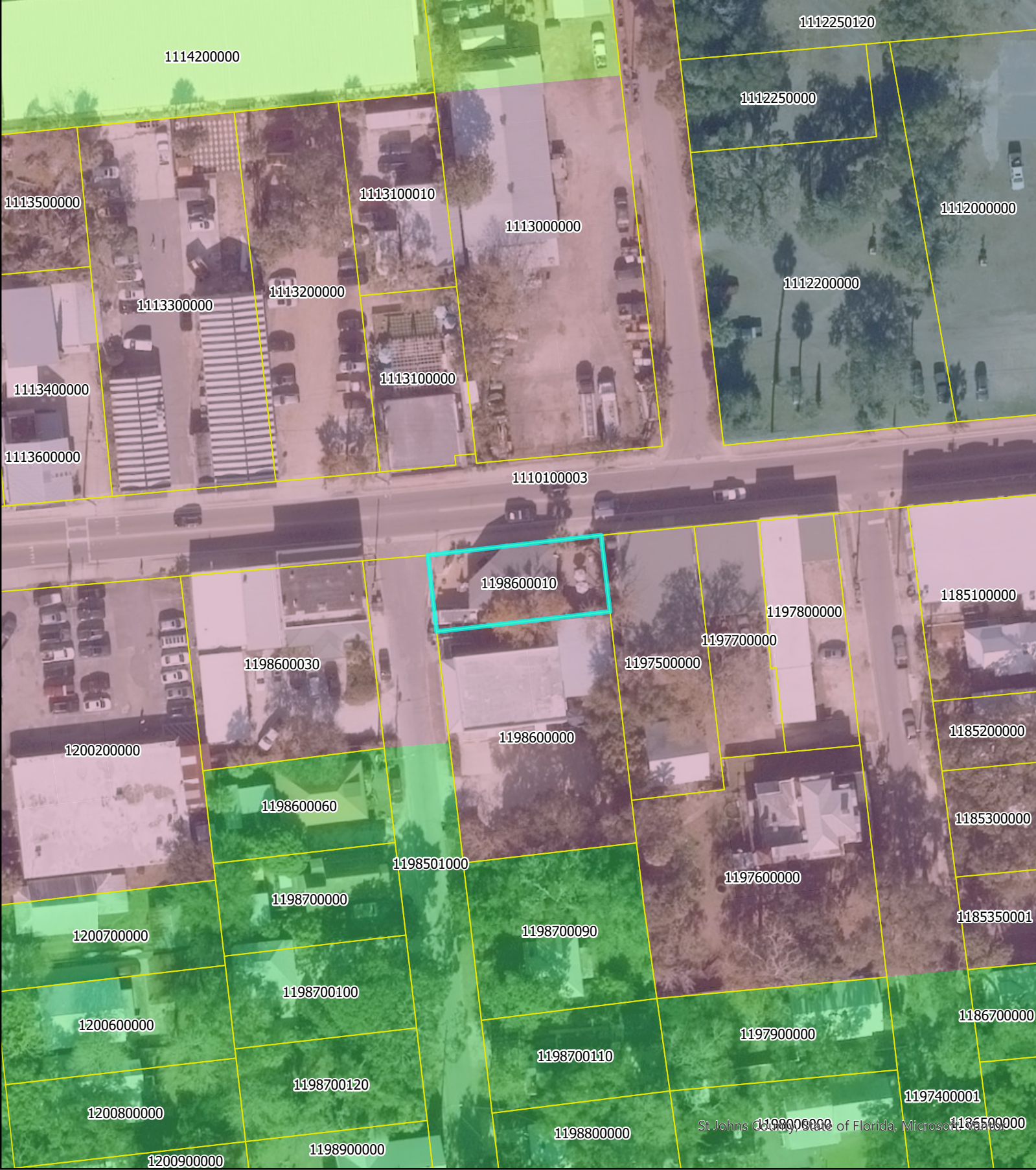
---

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

### **Staff Report prepared by:**

Jacob Fredriksson  
Planning Manager  
Planning and Building Department

**Attachment 1:  
Site Maps  
and Photos**



# Zoning Map

## City of St. Augustine

213 West King Street

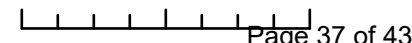
### Legend

- Municipal Boundary
- Parcel
- Residential Single-Family-Two (RS-2)
- Commercial Medium-Two (CM-2)
- Industrial and Warehousing (IW)
- Mobility Oriented Development (MOD)

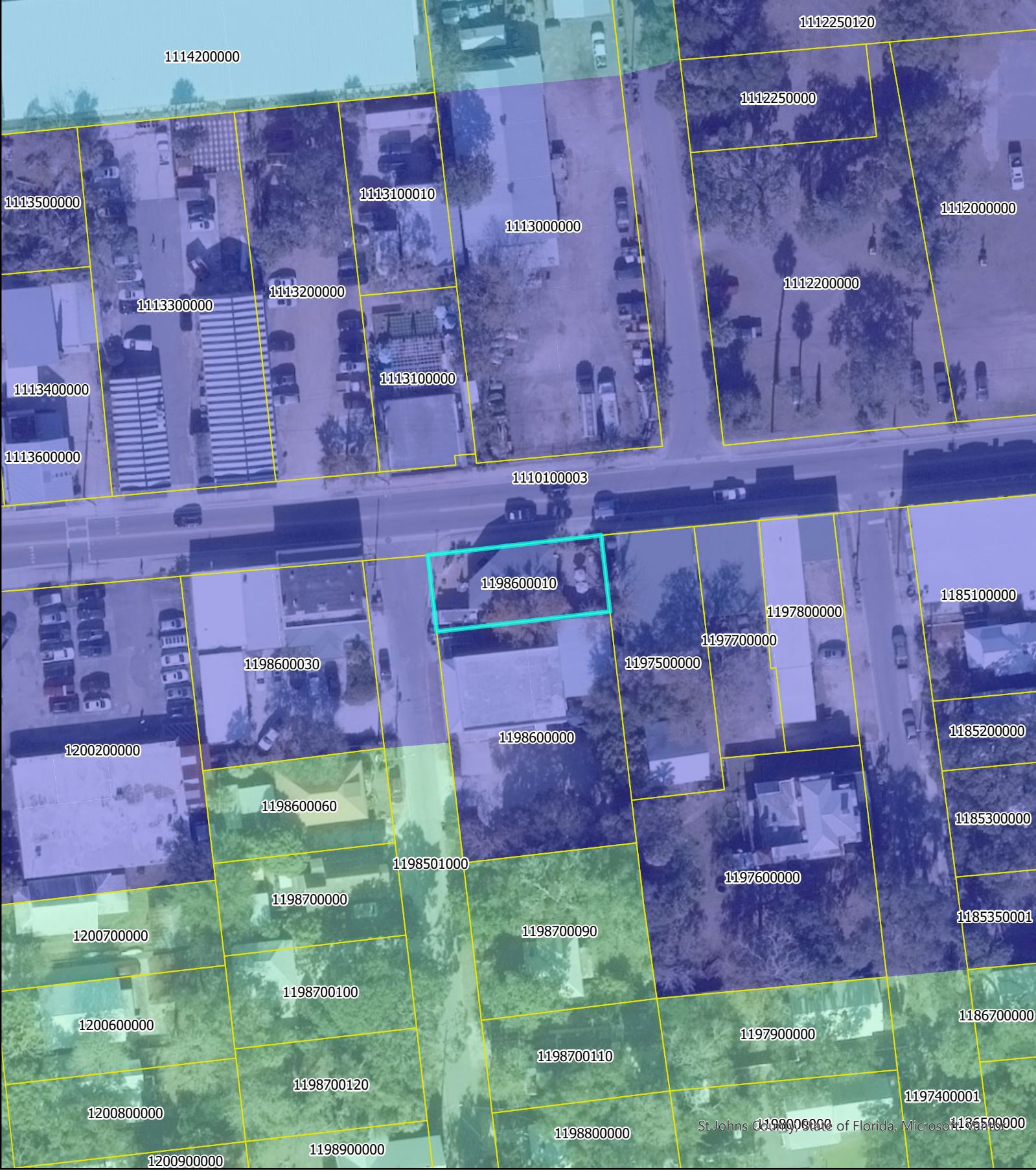
Scale: 1:800



0 25 50 100 Feet









St Johns County State of Florida, Microsoft Maps



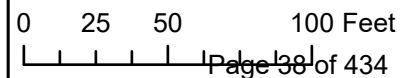
# Future Land Use

City of St. Augustine  
213 West King Street

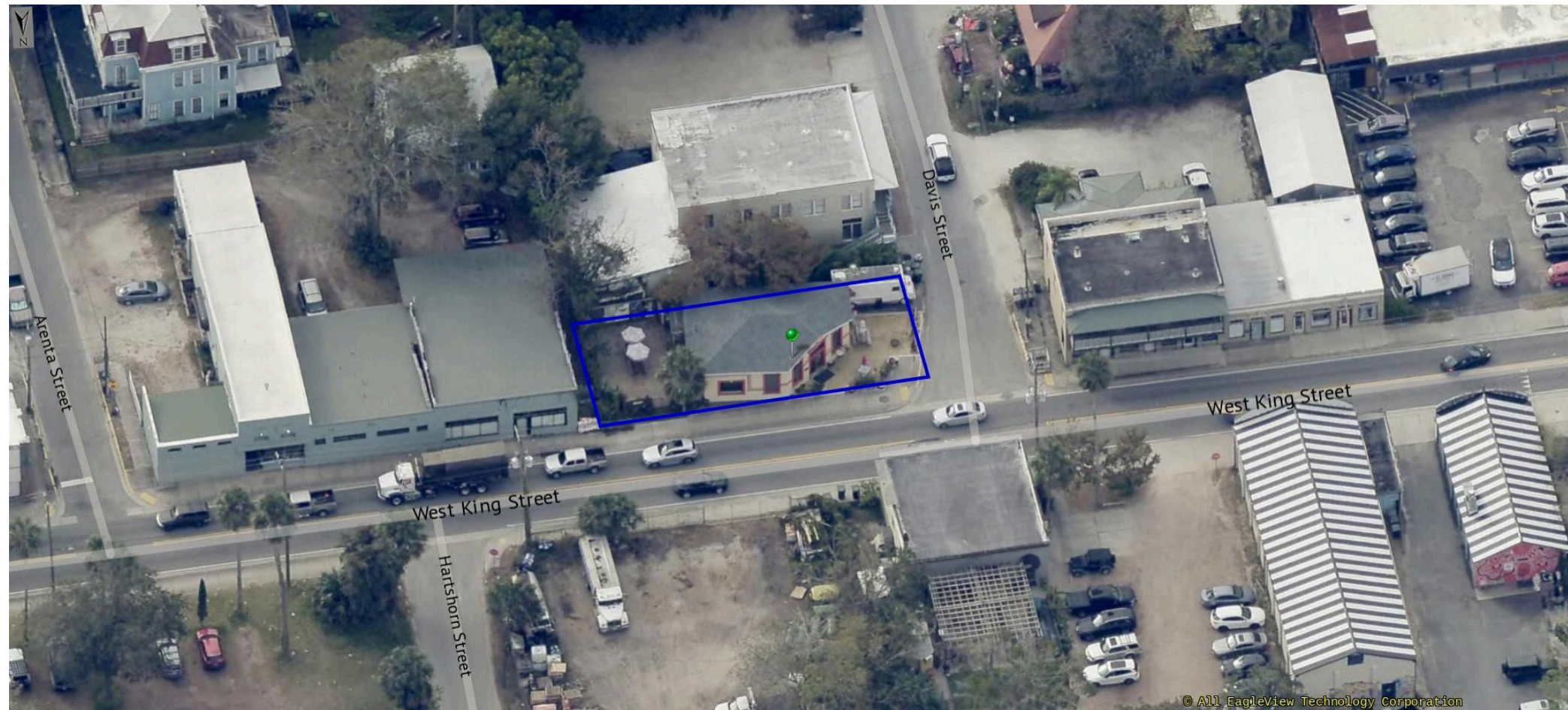
## Legend

-  Municipal Boundary
-  Parcel
-  Commercial Medium Intensity
-  Industrial
-  Mobility Oriented Development
-  Residential Low Density

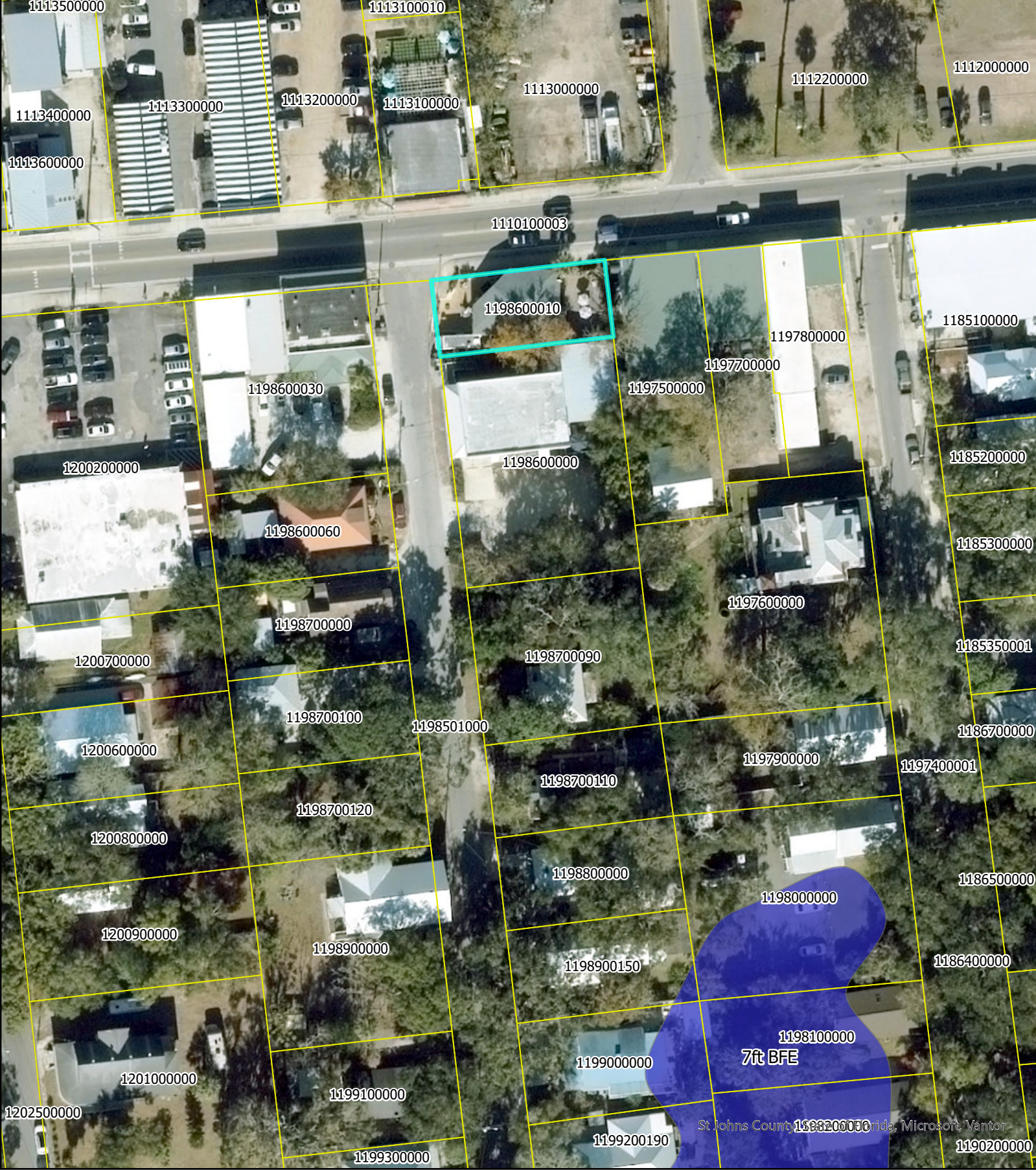
Scale: 1:800



# 213 W King St.



12/09/2024






# FEMA Flood Zones

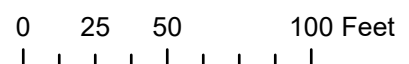
## City of St. Augustine

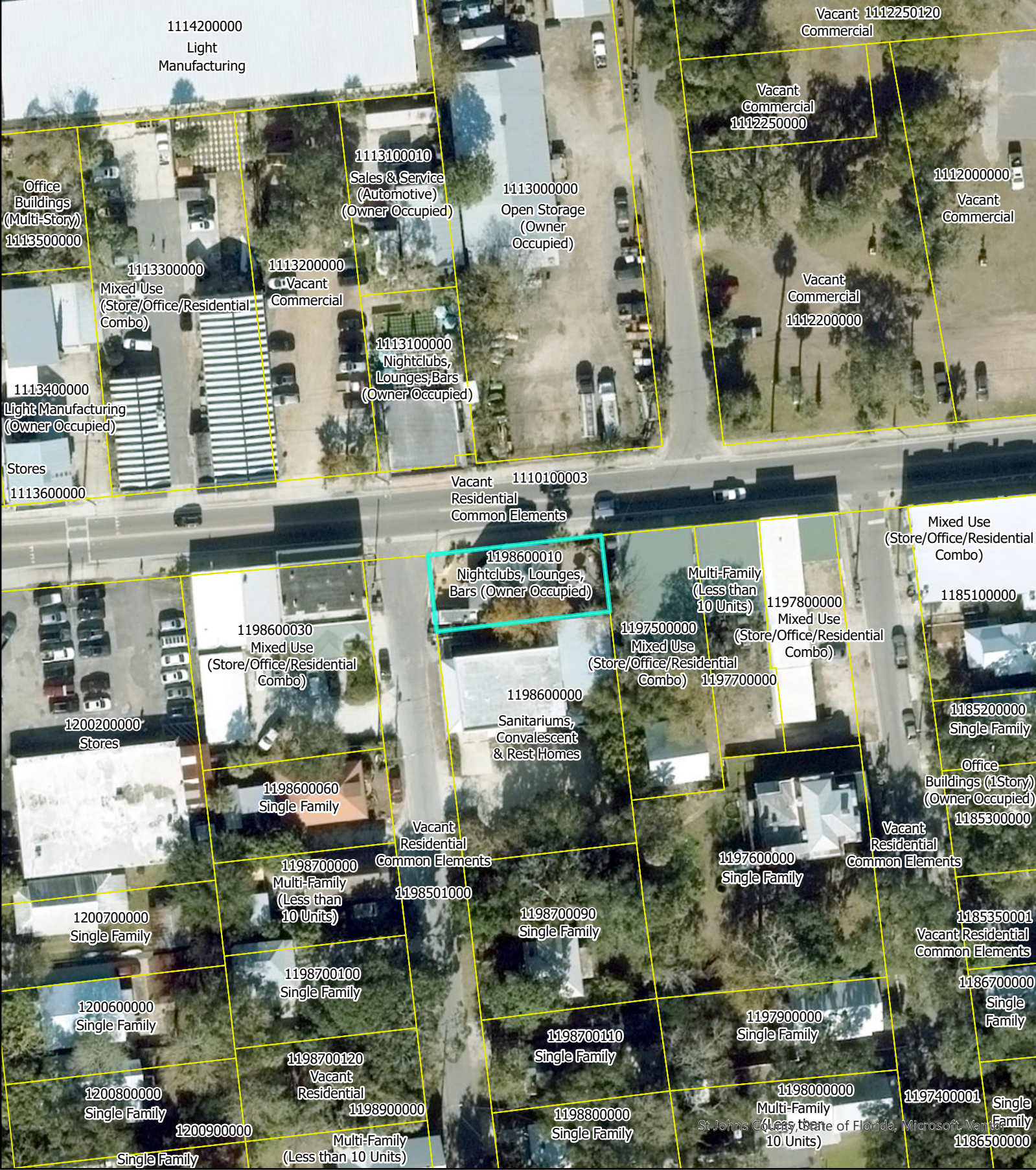
213 West King Street

### Legend

-  Municipal Boundary
-  Parcel
- Flood Zone**
-  AE

Scale: 1:800





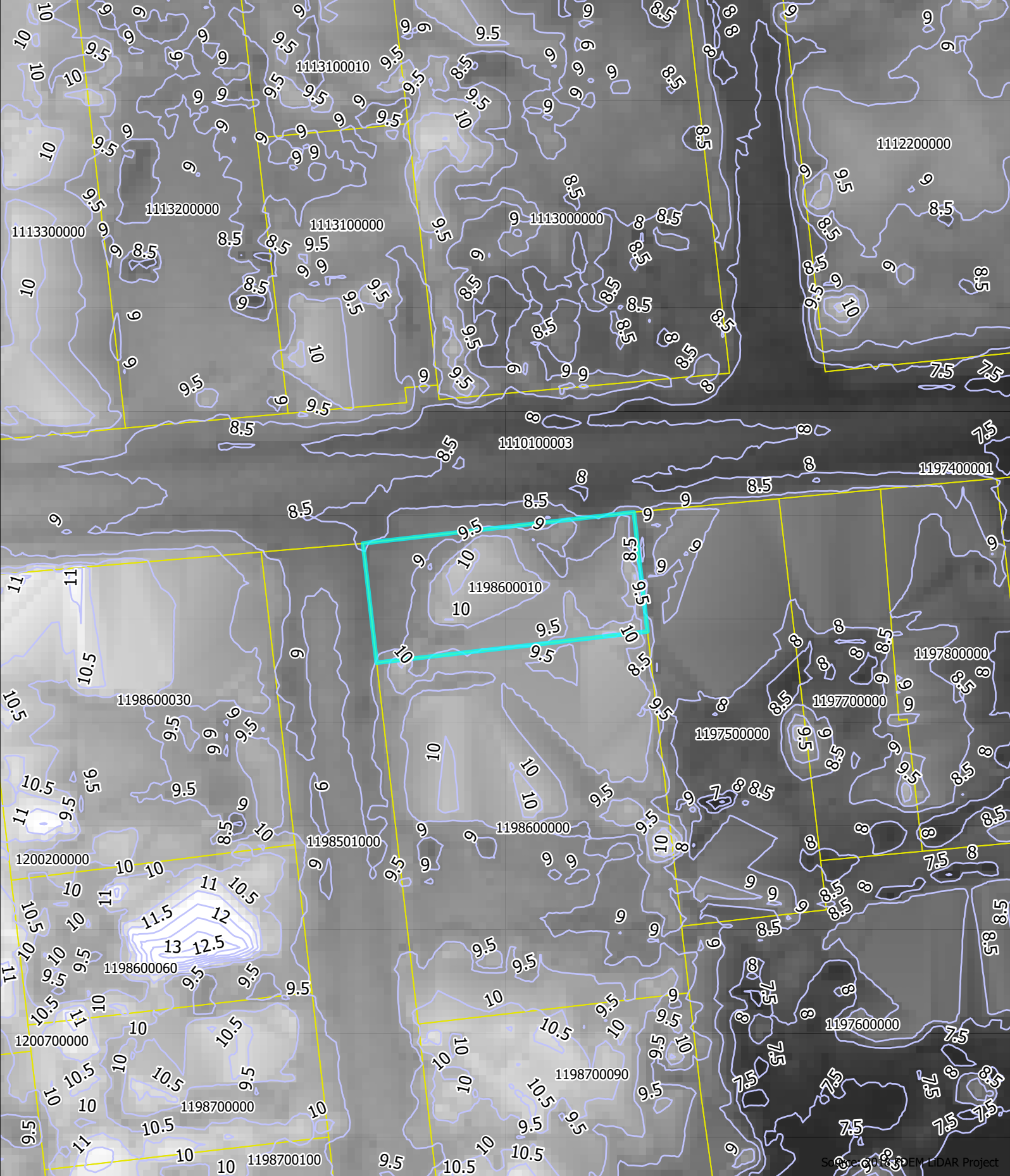
**St Johns County Property Appraiser**  
**Use Classification**  
 City of St. Augustine  
 213 West King Street

**Legend**  
 [ ] Municipal Boundary  
 [ ] Parcel

Scale: 1:800




0 25 50 100 Feet

Page 41 of 434

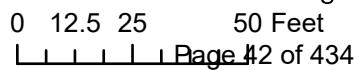


**Ground Elevation Contours (ft. NAVD88)**  
 City of St. Augustine  
 213 West King Street

**Legend**

-  Municipal Boundary
-  Parcel
-  2018 Contours

Scale: 1:500



# **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: Gaston Buschiazzo & Amy Tarmey      Contact Number: 808-429-9729  
 Business (if applicable): La Lichas Food Truck  
 Address: 213 W King Street      City: St. Augustine      State: FL      Zip: 32084  
 E-Mail Address: atarmey@gmail.com

2. NAME OF PROPERTY OWNER: Greg Dettra      Contact Number: 904-540-0009  
 Business (if applicable): Paper Root  
 Address: 225 W King Street      City: St. Augsutine      State: FL      Zip: 32084  
 E-Mail Address: info@paperrootclothing.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:  
 Lot: 1-43 BRAVO PARK N41.24FT OF LOTS 1 & 2 OR4131/991      Block: West St Aug Industrial - Good (COM) (487.03)  
 Subdivision: Bravo Park      Parcel Number: 1198600010

4. PROJECT STREET ADDRESS: 213 W King Street St. Augustine, FL 32086

5. SPECIFIC PROPOSED USE: Food truck

6. ACTION REQUESTED:

<input type="checkbox"/> Conservation Zone Development	<input type="checkbox"/> Appeal of Staff Determination
<input type="checkbox"/> Exception	<input type="checkbox"/> Land Use Plan Amendment
<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Other: _____	

7. DESCRIPTION OF ACTION REQUESTED: The food truck located at 213 W King Street, alongside Muggsy's Neighborhood Bar, was formerly operated as Real Peel Pizza. Garret Schiavone, the former owner of the food truck has sold the food truck to us, Gaston Buschiazzo and Amy Tarmey.  
We plan to open a hot sandwiches buisness in the same food truck in the same location that it previously opertaed. Upon sumbilting our application for buisness to the city of St. Augustline, we were notified that the food truck is is within the 10" setback of the right of way, and a Mobile Food Vendor variance is required.  
This food truck has recieved such a variance from the pervious owner, Garret Schiavone, on 2/4/25, variance # PZB2024-0113.  
We are requesting a variance to continue to provide food to the community in that location, under a new name, La Lichas.

8. JUSTIFICATION FOR ACTION REQUESTED: It is our understanding that the majoroly of food truck is parked on the propery and not within the right of way. A small portion of the truck is within the right of way. This food truck has been approved for this variance once already under the previous owner. It is our hope the variance will be approved again for us. As buisness owners operating Buena Onda Cafe, we undertsand that there is need for food establishments on W King that serve the community in the evening hours. The benefits of allowing us to operate this food truck in this location far outweigh the downside of the truck being slightly in the

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Yes, because of the unusual corner shape of the property, impacted on two sides by a large right of way, the unusual placement of the building on the property, and the large one way street that impacts the property.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, because of these factors the building is unable to have a kitchen. Likewise, the placement of the building on the property, and the rights of way that impact two sides of the property make it difficult to fit a food truck on the premise without impacting the right of way.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Yes, the owner of the building has kept the building and lot as is, he has not modified either in any way.

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Yes. We have tremendous support from the West Augustine business district to open and operate a food truck at this location. As business owners currently operating Buena Onda Cafe, we are well aware of the spirit of the area. La Licha food truck will operate in harmony with the surrounding businesses and serve the local community. In addition the 4 bars operating in the direct vicinity will benefit by providing their patrons w/ food options in the evening hours.

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.

A variance for this food truck, parked in the same location, was granted to Garret Schiavone of Real Peal Pizza by the planning & zoning board on 2/4/25, variance # PZB2024-6113

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.**

A. Tamm  
Signature of Applicant

10/29/25  
Date

[Signature]  
Signature of Property Owner

10/29/25  
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.

**213 W. King Street St. Augustine, FL 32084**

Project Address: \_\_\_\_\_  
 Gaston Buschiazzo

Applicant's Name: Amy Tarmey Applicant's Signature: 

**Greg Dettra**

Owner's Name: \_\_\_\_\_ Owner's Signature: 

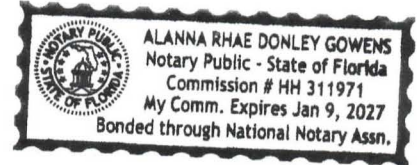


**Owner's Authorization For Agent**

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

BY: [Signature]  
Signature of Owner  
Gregory Dettra  
Print Name of Owner  
904.540.0009  
Telephone Number

State of Florida  
County of St. Johns



Signed and sworn before me on this 29 day of October, 2025  
By Alanna Donley Gowens

Identification verified:  
Oath sworn:  Yes  No

Notary Signature: Alanna Donley Gowens

My Commission expires: January 7<sup>th</sup> 2027





**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.

Gaston Buschiazzo  
Amy Tarmey

Print name of applicant

*Gaston Buschiazzo*  
*A. Tarmey*

Signature of applicant

10/29/25

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

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

Parcel ID	1198600010
Location Address	213 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	West St Aug Industrial - Good (COM) (487.03)
Tax Description*	1-43 BRAVO PARK N41.24FT OF LOTS 1 & 2 OR4131/991 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Nightclubs, Lounges,Bars (Owner Occupied) (3305)
Subdivision	Bravo Park, Plat Of Property Known As
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.090
Homestead	N

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



## Owner Information

Owner Name	<a href="#">Paper Root Industries LLC</a> 100%
Mailing Address	110 F ST SAINT AUGUSTINE, FL 32080-0000

## Map



### Valuation Information

Assessed Year	2026
Building Value	\$99,422.00
Extra Features Value	\$5,355.00
Total Land Value	\$117,600.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
<b>Just Market</b>	<b>\$222,377.00</b>
Total Deferred	\$0.00
<b>Assessed Value</b>	<b>\$222,377.00</b>
Total Exemptions	
<b>Taxable Value</b>	<b>\$222,377.00</b>

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

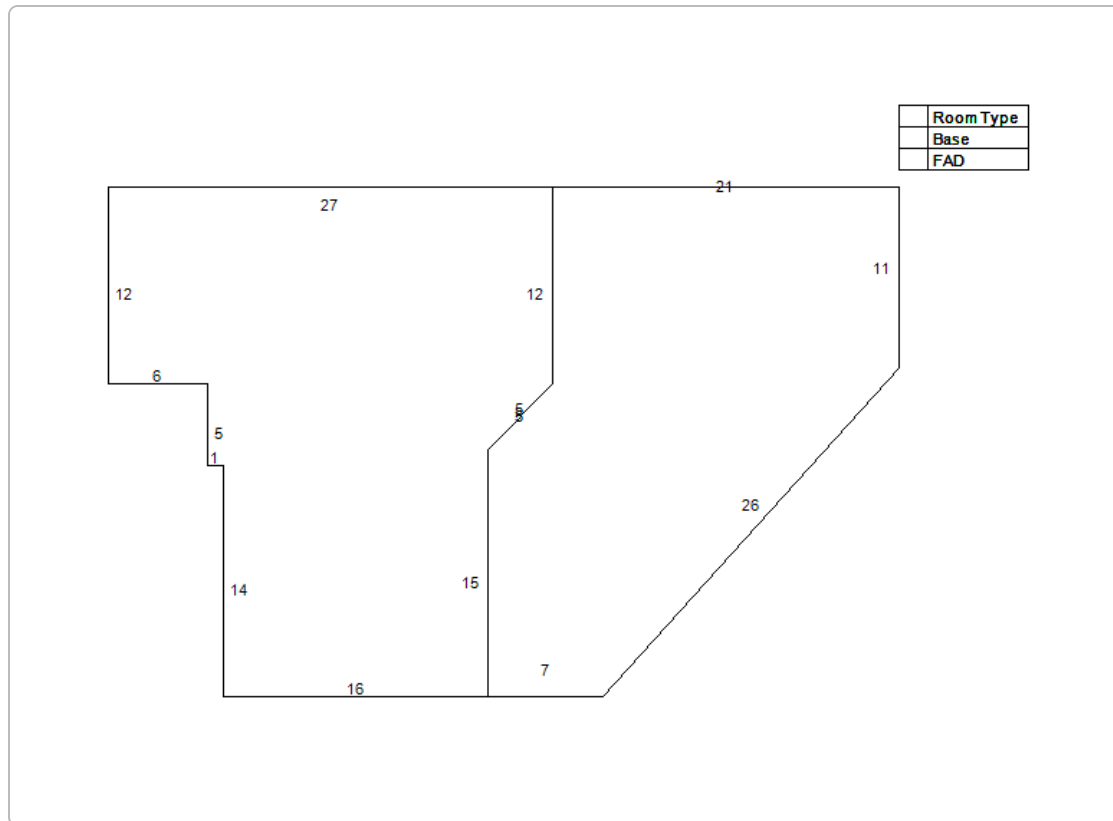
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$108,314	\$5,786	\$117,600	\$0
2024	\$106,739	\$6,217	\$98,000	\$0
2023	\$105,932	\$1,568	\$86,240	\$0
2022	\$66,292	\$522	\$120,000	\$0
2021	\$57,231	\$524	\$120,000	\$0
2020	\$59,049	\$562	\$120,000	\$0
2019	\$49,416	\$602	\$100,000	\$0
2018	\$51,121	\$770	\$100,000	\$0
2017	\$49,416	\$740	\$100,000	\$0
2016	\$50,429	\$876	\$100,000	\$0
2015	\$52,950	\$916	\$100,000	\$0

### Building Information

<b>Building</b>	1	<b>Roof Cover</b>	Composite Shingle
<b>Building Value</b>	\$99,422	<b>Roof Structure</b>	Wood Truss
<b>Year Built</b>	1915	<b>Interior Flooring</b>	Carpet
<b>Actual Area</b>	1180	<b>Interior Wall</b>	Drywall
<b>Conditioned Area</b>	1180	<b>Heating Type</b>	Air Duct
<b>Use</b>	Wineries	<b>Air Conditioning</b>	Central
<b>Style</b>	04	<b>Bedrooms</b>	
<b>Exterior Wall</b>	Concrete Stucco	<b>Baths</b>	

Description	Square Footage
BASE AREA	641
ADDITION	539
Total SqFt	1180

### Sketch Information



**Extra Feature Information**

Code Description	Status	Value
Asphalt Paving (COM)		1104
Wood Fence - 6' and Above (COM)		4251

**Land Information**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Nightclubs, Cocktail Lounges & Bars	100	41	3920	SF	\$117,600

**Sale Information**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/31/2015	12/30/2015	\$187,500.00	WARRANTY DEED	<a href="#">4131</a>	<a href="#">991</a>	Q	I	BIG BEAR DEN 2 INC	PAPER ROOT INDUSTRIES LLC
11/17/2011	11/15/2011	\$185,000.00	WARRANTY DEED	<a href="#">3495</a>	<a href="#">274</a>	Q	I	BOUTROS DAVID &	BIG BEAR DEN 2 INC
	2/17/2004	\$120,000.00	WARRANTY DEED	<a href="#">2141</a>	<a href="#">1417</a>	Q	I	COATES J THOMAS	BOUTROS DAVID & WORTH ROBERT (T/C)
	12/18/2003	\$100,000.00	WARRANTY DEED	<a href="#">2111</a>	<a href="#">1304</a>	Q	I	ROWE EILEEN	COATES J THOMAS
	8/11/2003	\$1,000.00	CERTIFICATE OF TITLE	<a href="#">2020</a>	<a href="#">565</a>	U	I	AVERY NEIL III & LEIBMAN MARILYN C	ROWE EILEEN
	11/25/1998	\$400,000.00	WARRANTY DEED	<a href="#">1367</a>	<a href="#">965</a>	Q	I	COLEE JAMES R & BARBARA	AVERY NEIL III

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: 11/24/2025, 3:53:06 AM

Contact Us



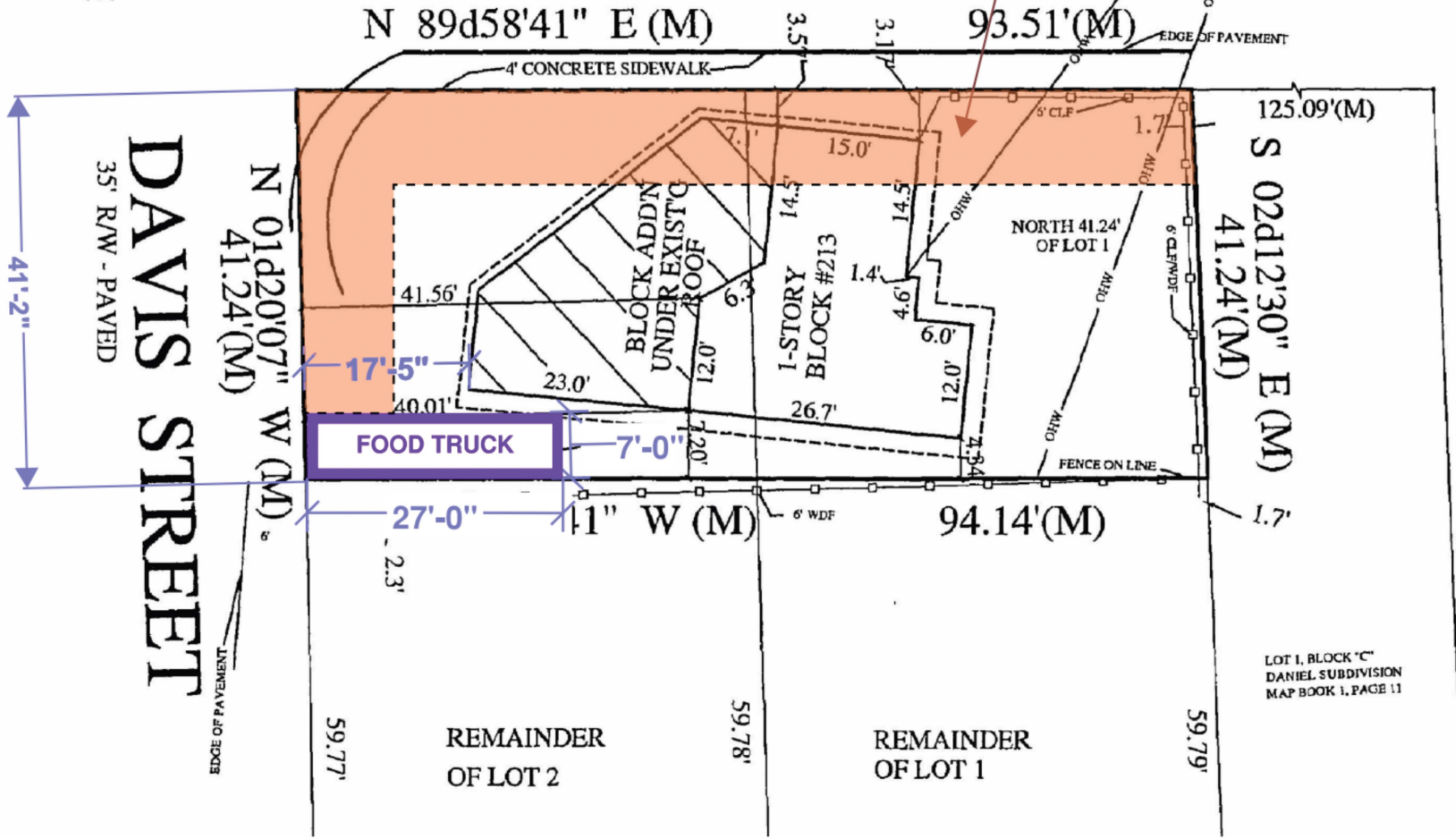
**Attachment 4:  
Proposed Site  
Plan**



# KING STREET

60' R/W - PAVED

Ten (10) foot  
setback visual aid



# AREN'TA STREET

LOT 1, BLOCK "C"  
DANIEL SUBDIVISION  
MAP BOOK 1, PAGE 11



# Planning and Zoning Board

Planning Division Staff Report  
Planning and Building Department

---

Public Hearing Date	Agenda Item	Application Number
December 2, 2025	5.c.	PZB2025-0095
Request	Address	Parcel ID
Variance	Lewis Boulevard	<a href="#">118860-0000</a>

---

## Site & Background Information

**Applicant & Owner:** Michael and Ursula Camp

**Property Class:**  
(St. Johns County  
Property Appraiser) 0000 – Vacant Residential

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

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

**Acreage:** 0.10

**Neighborhood:** Oyster Creek

**Archaeological Zone:** N/A

## Request Summary

This application is a VARIANCE request to the maximum lot coverage in the Residential Single Family-Two (RS-2) zoning designation at Lewis Boulevard (PID: 118860-0000). The approval of this request would allow for the lot coverage of a nonconforming RS-2 lot to be increased from thirty-five (35) percent for a nonconforming lot to thirty-nine (39) percent for the construction of a single-family home.

## 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 [ <a href="#">LINK TO DOCUMENT</a> ]	
<p><b>Policy 2.1.3</b></p> <p>The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.</p>	<p>This proposal <b>is consistent</b> with the city’s policy to encourage the development of undeveloped pockets and enclaves by proposing the construction of a new single-family home within the existing developed and urban area of St. Augustine.</p>
Historic Preservation Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Conservation and Coastal Management Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Recreation and Open Space Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Transportation and Mobility Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Housing Element [ <a href="#">LINK TO DOCUMENT</a> ]	
<p><b>H Policy 1.7.4</b></p> <p>The city shall continue to support organizations that assist elderly and handicapped citizens in finding safe, accessible and affordable housing. Such support may include technical assistance and the adoption of alternative code requirements.</p>	<p>This proposal to construct a new single-family home that is safe and accessible <b>is consistent</b> with the Policy 1.7.4.</p>
Infrastructure Element [ <a href="#">LINK TO DOCUMENT</a> ]	

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

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

*Variance* means 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.

*Lot coverage* means that portion of the lot, excluding open water bodies determined using the mean high water line, that is covered by buildings and structures, measured from the face of the vertical wall of the building or structure, not including roof overhang, but including awnings, carports, or other unenclosed structures.

**Sec. 28-119. – Nonconforming lots of record.**

(6) (a.) No side yard shall be less than ten (10) percent of the width of the lot, provided such side yard is not less than four (4) feet.

**Sec. 28-159. – Height restrictions and maximum lot coverage on non-conforming lots of record in single-family residential districts (RS-1 and RS-2).**

Notwithstanding any other provisions of this division 3, the allowable maximum height of structures of more than one story proposed for construction within single-family residential districts (RS-1 and RS-2) on a non-conforming lot of record shall be thirty (30) feet, and such structures shall have a minimum roof pitch of 5/12, with dormers limited to twenty (20) percent of the eave length per side. For the proposed structures subject to this provision, the maximum lot coverage shall be twenty-nine (29) percent in RS-1 and thirty-five (35) percent in RS-2.

	<b>RS-2</b>	<b>Nonconforming lot RS-2</b>	<b>Lewis Blvd. / PID 118860-0000</b>
Lot width	Minimum of fifty (50) feet		Approximately fifty (50) feet
Lot area	Minimum of one-eighth (0.125) acre (5,450 square feet)		Approximately .087 acre (3789 square feet)
Lot coverage by all buildings	Maximum of Thirty (30) percent	Maximum of Thirty-five (35) percent*	Thirty-nine (39) percent
Front yard setback	Minimum of fifteen (15) feet		Fifteen (15) feet
Side yard(s) setback	Minimum of ten (10) feet	Minimum of five (5) feet**	Five (5) feet
Rear yard setback	Minimum of ten (10) feet		Ten (10) feet
Height of structures	Maximum of thirty-five (35) feet	Maximum of thirty (30) feet*	Two (2) stories

\*Sec. 28-159

\*\* Sec. 28-119

**Variance Criteria**

Based on Sec. 28-29(b)(1) of the City’s Code [\[LINK TO SECTION\]](#), the Planning and Zoning Board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted. No variance shall be granted unless the applicant shall show and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and  
**The 3789 square foot RS-2 lot located at Lewis Boulevard is smaller than the minimum lot area requirement for RS-2 lots. The maximum 30 percent lot coverage for the minimum conforming lot area in RS-2 of 5450 square feet would allow a footprint of 1635 square feet. The maximum footprint for this lot without a variance is 1,136.7 square feet with 35 percent coverage. The requested 39 percent lot coverage for the lot size of 3789 square foot lot allows a footprint of only 1477.7 square feet.**
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and  
**The applicant states that the limit in lot coverage makes it difficult to design a functional and accessible home for a family member who uses a walker/wheelchair. The application states, "The proposed home includes wider hallways, doorways, and movement areas... for safe and equitable access."**
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and  
**The lot in question had its size established when it was originally platted long before the current owner purchased the property.**
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.  
**The applicant is asking for an increase in three hundred and forty-one square feet of structure that is proposed to stay within the setbacks for a nonconforming RS-2 lot. The granting of this variance request should not be contrary to the public interest, may not adversely affect other properties in the vicinity, and is in harmony with the spirit, intent and purpose of this section.**

### **Staff Recommendation**

---

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request to the maximum lot coverage within the RS-2 zoning district at Lewis BLVD / PID 118860-0000.

### **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**



# Zoning Map



0 0.17 0.35 Miles

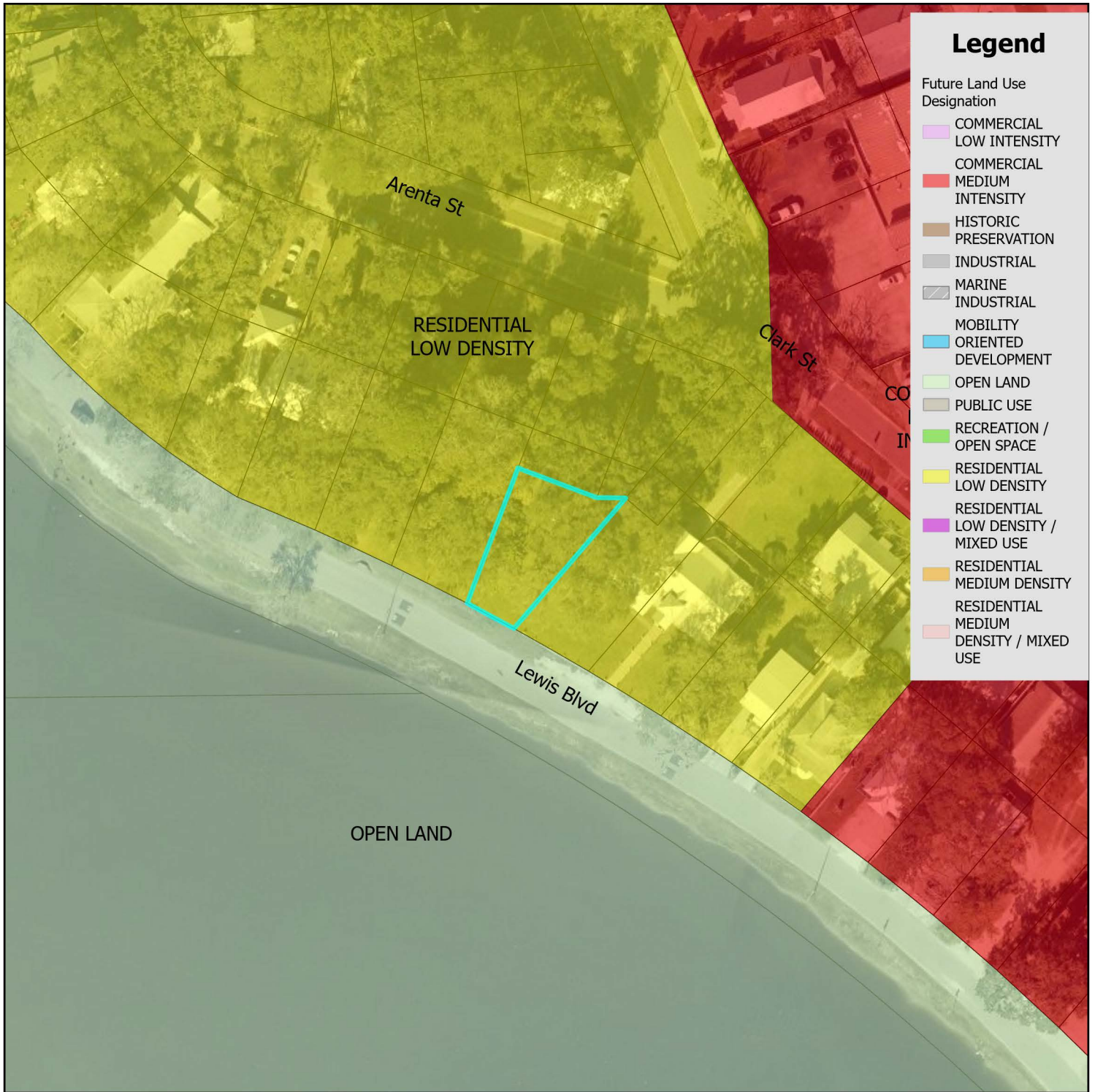
0 1,250 2,500 Feet

2025

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

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

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



- ### Legend
- Future Land Use Designation
- COMMERCIAL LOW INTENSITY
  - COMMERCIAL MEDIUM INTENSITY
  - HISTORIC PRESERVATION
  - INDUSTRIAL
  - MARINE INDUSTRIAL
  - MOBILITY ORIENTED DEVELOPMENT
  - OPEN LAND
  - PUBLIC USE
  - RECREATION / OPEN SPACE
  - RESIDENTIAL LOW DENSITY
  - RESIDENTIAL LOW DENSITY / MIXED USE
  - RESIDENTIAL MEDIUM DENSITY
  - RESIDENTIAL MEDIUM DENSITY / MIXED USE



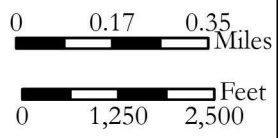
# Future Land Use Map



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

**DISCLAIMER**  
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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



# St. Johns County Property Appraiser Use Classification Map

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

**DISCLAIMER**  
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2025

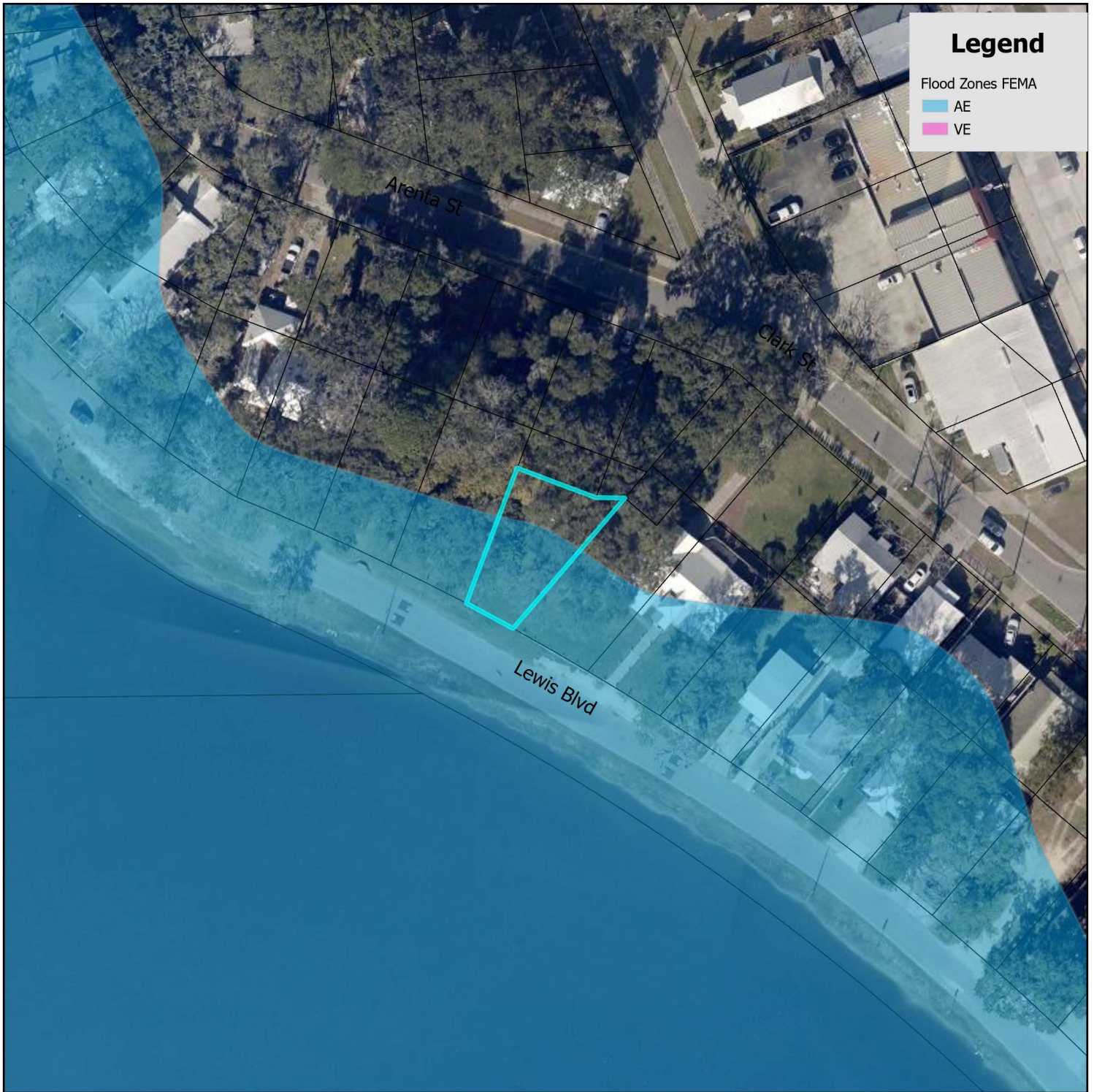


0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





**Legend**

- Flood Zones FEMA
- AE
- VE



# FEMA Flood Zone Map



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

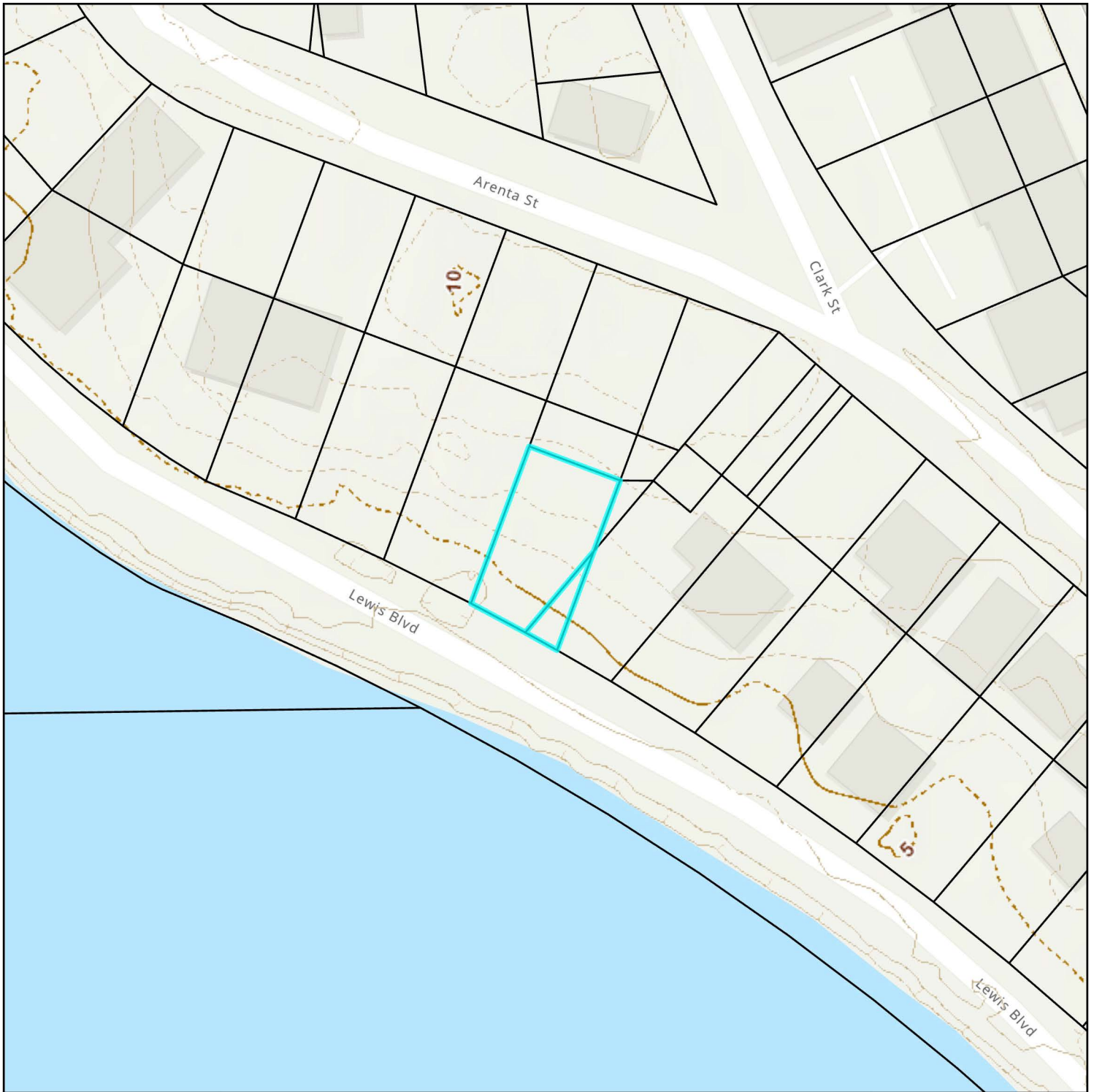
**DISCLAIMER**  
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**2025**

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



# Elevation Map

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

**DISCLAIMER**  
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2025



0 0.01 0.01 Miles

0 40 80 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# **Attachment 2: Application**



**CITY OF ST AUGUSTINE**  
**APPLICATION TO PLANNING AND ZONING BOARD**

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

1. NAME OF APPLICANT: Michael and Ursula Camp Contact Number: (941) 807-6764  
 Business (if applicable): \_\_\_\_\_  
 Address: 1103 Mill Run East City: Bradenton State: FL Zip: 34212  
 E-Mail Address: Ucamp19@gmail.com

2. NAME OF PROPERTY OWNER: Michael and Ursula Camp Contact Number: (941) 807-6764  
 Business (if applicable): \_\_\_\_\_  
 Address: 1103 Mill Run East City: Bradenton State: FL Zip: 34212  
 E-Mail Address: Ucamp19@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:  
 Lot: 19 and 21 Block: C  
 Subdivision: Wildwood Park Parcel Number: 1188600000

4. PROJECT STREET ADDRESS: 53 Lewis Blvd.

5. SPECIFIC PROPOSED USE: Residential / Single Family

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

7. DESCRIPTION OF ACTION REQUESTED: Lot Coverage Variance  
increase from 35% to 39% (actually 38% on 1st floor and 39% on second floor).

8. JUSTIFICATION FOR ACTION REQUESTED: The limited lot area makes it difficult to design a functional, accessible home within the 35% lot coverage restriction. The proposed home includes wider hallways, doorways, and movement areas to accommodate a family member who uses a walker/wheelchair. The slight increase is essential for safe and equitable access.

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Yes. The lot is nonconforming in size (3,789) because it was created from the break-up of a larger one into 3 smaller lots resulting in a smaller buildable areas compared with typical RS-2 properties.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: See # 8
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Yes. The original lot of subdivided prior to current owners purchasing lot.
- (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: It will adhere to all required setbacks and height. It will not adversely affect drainage, and the 70% impervious surface, and have no adverse impact on adjoining properties.

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Ursula Camp                      Michael D. S                      10/31/25  
 Signature of Applicant                      Date

Ursula Camp                      Michael D. S                      10/31/25  
 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.

Ursula Camp / Michael Camp  
Print name of applicant

Ursula Camp / Michael D. S  
Signature of applicant

10/31/25  
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: 53 Lewis Blvd

Ursula Comp

Applicant's Name: Michael Comp Applicant's Signature: Michael D [Signature]

Ursula Comp

Ursula Comp

Owner's Name: Michael Comp Owner's Signature: Michael D [Signature]

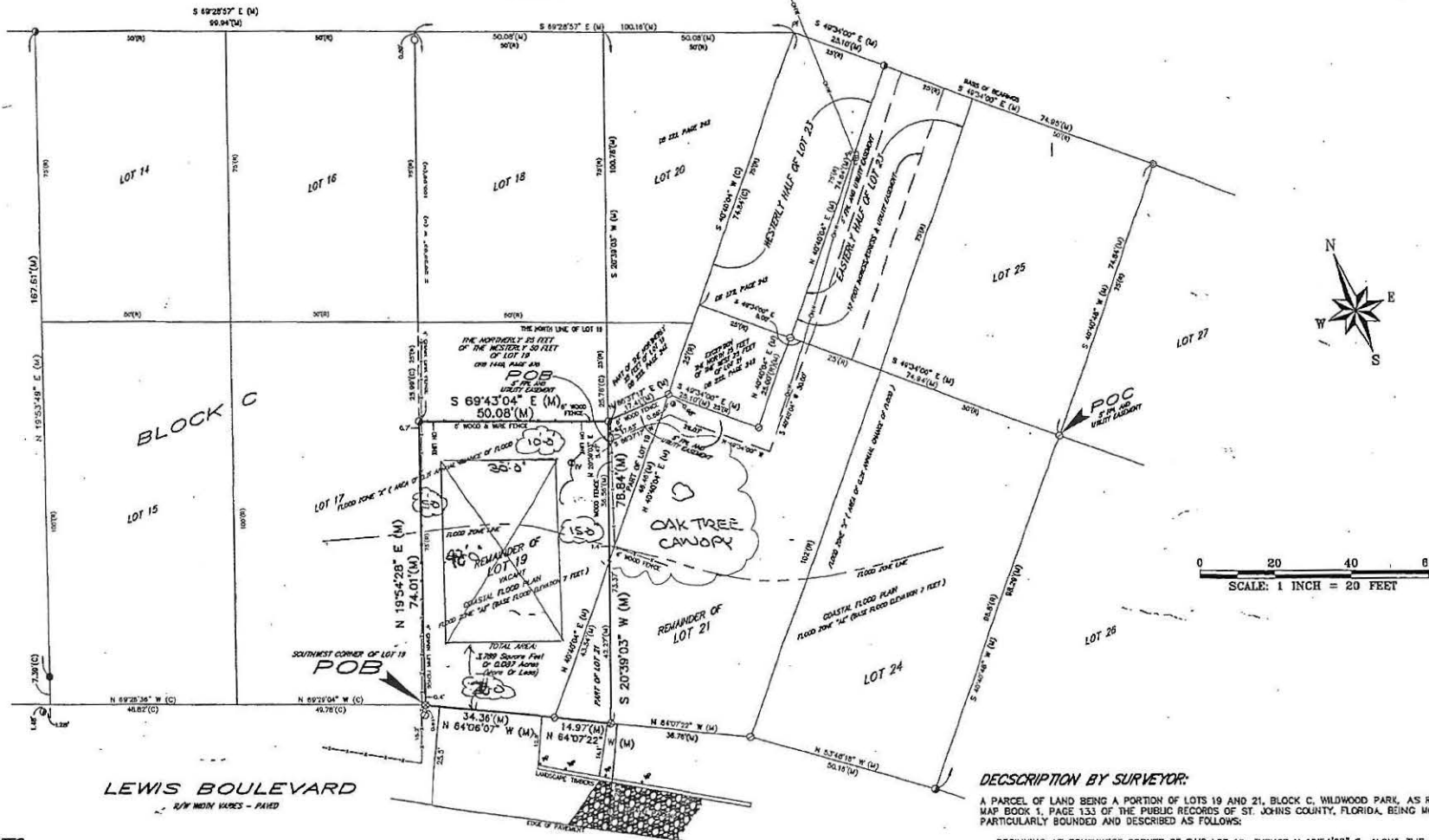
Ursula Comp



**Attachment 10:**  
**Proposed Elevations, Floor Plans, and**  
**Site Plan**

CLARK STREET  
R/W MAIN VAKES - PAVED - PLATTED AS CLARK AVENUE

MAP OF SURVEY



LEWIS BOULEVARD  
R/W MAIN VAKES - PAVED

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD HAZARD) AND FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 7 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 121090-0314-J, COUNTY No. 120145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. <http://www.flood.gov>

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLARK STREET HAVING AN ASSUMED BEARING OF S 49°34'00" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

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 HAS 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:  
CHARLU L. REIGLE AND JOHN O. VALDES

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 53-17.051, 53-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

LEGEND

- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- LB = LICENSED BUSINESS
- (R) = RECORD
- (M) = MEASURED
- PI = POINT OF INTERSECTION
- PP = POWER POLE
- OH = OVERHEAD WIRE(S)
- GW = GROUND WATER
- IV = IRRIGATION VALVE
- WP = WOOD POST
- = SET 5/8" IRON ROD - LB # 8177
- = FOUND 5/8" IRON ROD - LB # 8177
- = FOUND 1/2" IRON ROD - # 3647
- = FOUND 5/8" IRON ROD - # 4793
- = FOUND 5/8" IRON ROD - # 4820
- = FOUND 1/2" IRON ROD - NO IDENTIFICATION
- = FOUND 1/2" IRON PIPE - NO IDENTIFICATION
- = FOUND 3/4" IRON PIPE - NO IDENTIFICATION

DESCRIPTION BY SURVEYOR:

A PARCEL OF LAND BEING A PORTION OF LOTS 19 AND 21, BLOCK C, WILDWOOD PARK, AS RECORDED IN MAP BOOK 1, PAGE 133 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF SAID LOT 19; THENCE N 19°54'28" E, ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 74.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE S 69°43'04" E, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1449, PAGE 870, A DISTANCE OF 50.08 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 222, PAGE 242, SAID PUBLIC RECORDS; THENCE S 20°39'03" W, A DISTANCE OF 36.56 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 21; THENCE CONTINUE S 20°39'03" W, A DISTANCE OF 4.27 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 21 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF LEWIS BOULEVARD AND A VARIABLE WIDTH RIGHT OF WAY; THENCE N 64°07'22" W, A DISTANCE OF 14.97 FEET ALONG SAID RIGHT OF WAY LINE OF LEWIS BOULEVARD AND THE SOUTHWESTERLY LINE OF SAID LOT 21 TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE N 64°06'07" W, ALONG THE SOUTH LINE OF LOT 19 AND SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 34.36 FEET TO THE SOUTHWEST CORNER OF LOT 19 AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL.

THE AFORESAID PARCEL CONTAINS 3,789 SQUARE FEET, OR 0.087 ACRES MORE OR LESS.

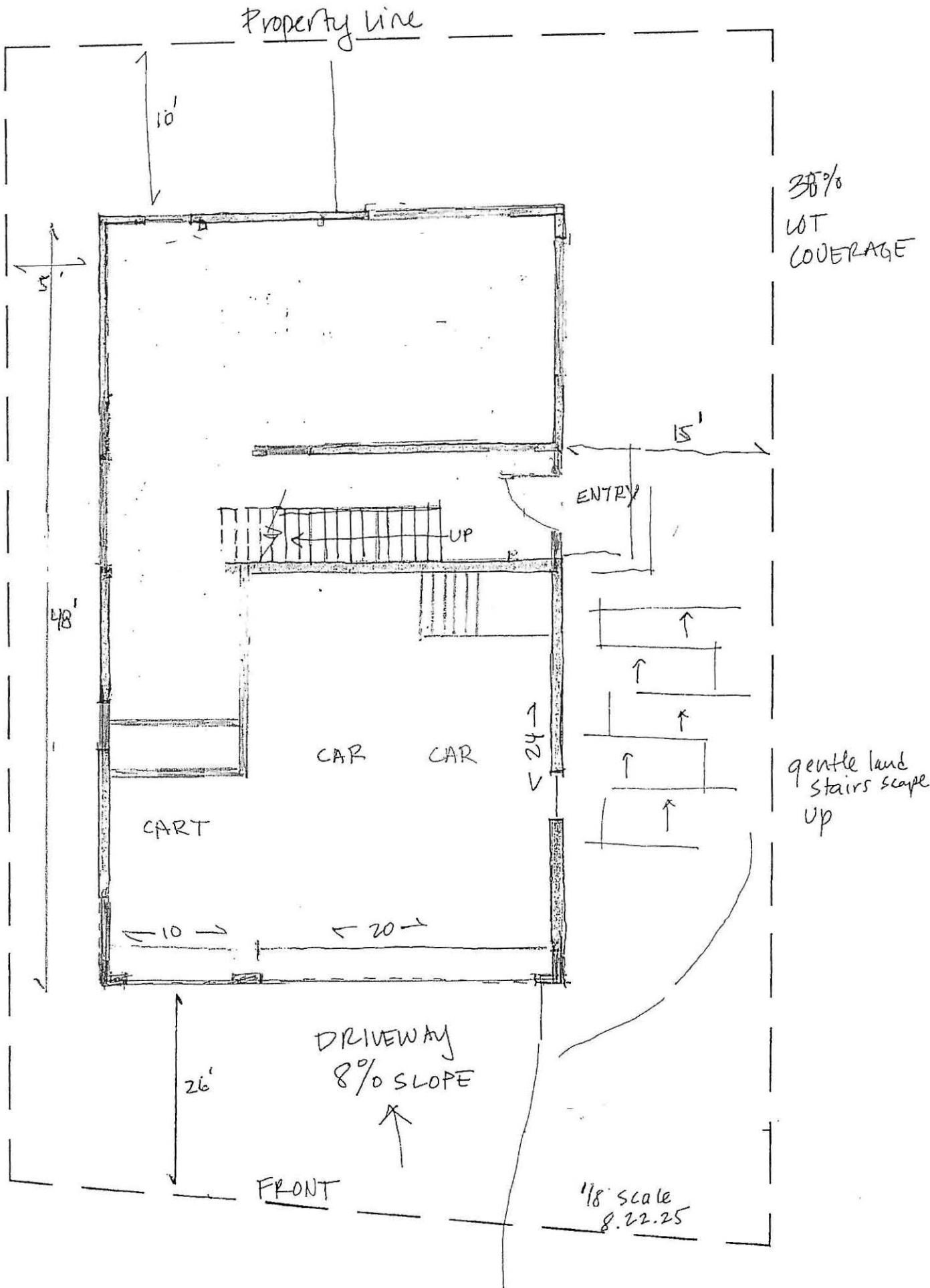
TOGETHER WITH A 5 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 24, SAID BLOCK C, WILDWOOD PARK; THENCE SOUTH 40°40'48" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 24, A DISTANCE OF 98.29 FEET TO NORTHERLY RIGHT OF WAY LINE OF LEWIS BOULEVARD AS CURRENTLY ESTABLISHED AND MONUMENTED; THENCE NORTH 83°48'18" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.16 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 24; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LEWIS BOULEVARD NORTH 64°07'22" WEST, A DISTANCE OF 36.76 FEET; THENCE NORTH 20°39'03" EAST, A DISTANCE OF 73.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 20°39'03" EAST, A DISTANCE OF 5.47 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 222, PAGE 242; THENCE NORTH 80°37'17" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 222, PAGE 242, A DISTANCE OF 17.41 FEET TO THE WEST LINE OF SAID LOT 21; THENCE SOUTH 49°34'00" EAST ALONG THE SOUTHERLY LINE OF THE NORTH 25 FEET OF THE WEST 25 FEET OF SAID LOT 21, A DISTANCE OF 25.10 FEET; THENCE NORTH 40°40'48" EAST, A DISTANCE OF 25.00 FEET TO THE NORTHERLY LINE OF SAID LOT 21; THENCE SOUTH 49°34'00" EAST, ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 5.00 FEET; THENCE SOUTH 40°40'48" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 49°34'00" WEST, A DISTANCE OF 28.07 FEET; THENCE SOUTH 80°37'17" WEST, A DISTANCE OF 17.03 FEET TO THE POINT OF BEGINNING.

AND A 5 FOOT FLORIDA POWER AND LIGHT COMPANY AND UTILITY EASEMENT, ACROSS THE WESTERLY 5 FEET OF THE EASTERLY HALF OF LOT 23, SAID BLOCK C, WILDWOOD PARK.

REVISIONS	

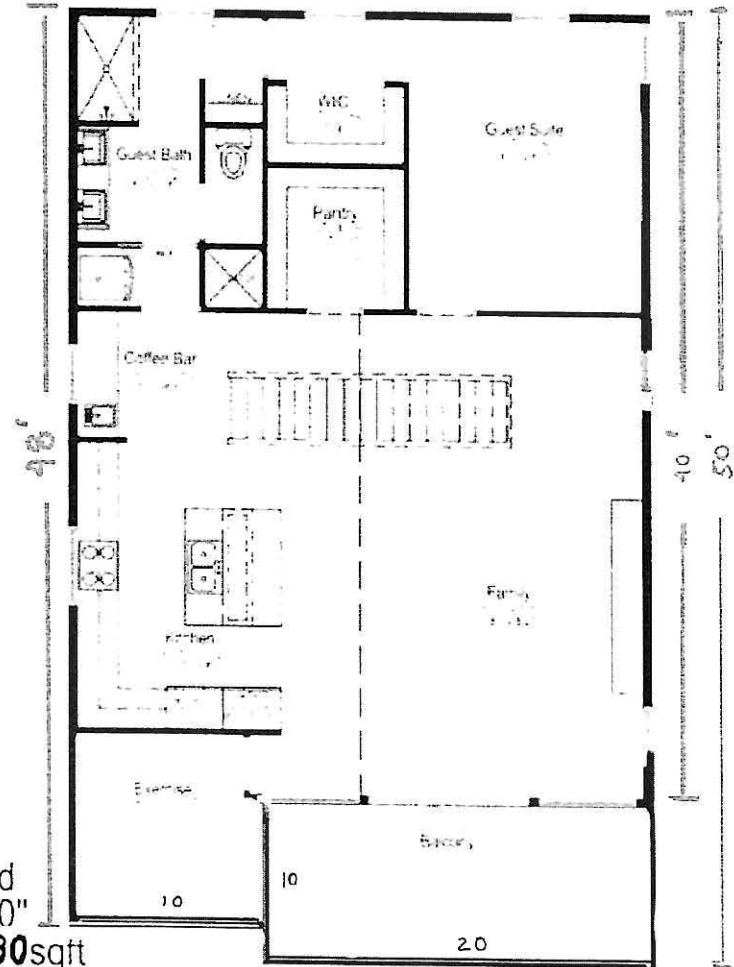
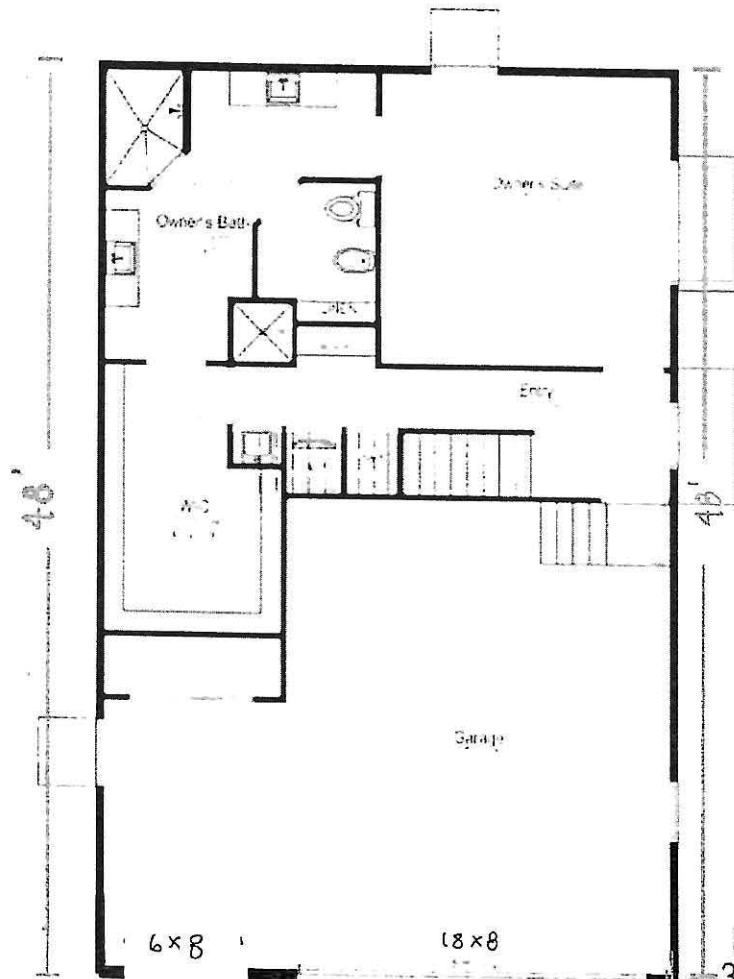
BOUNDARY SURVEY LOT 19  
LEWIS BOULEVARD  
ST. AUGUSTINE, FLORIDA, 32080  
VALDES/REIGLE HOME  
LOT 19 / LEWIS BSWD

ANCIENT CITY SURVEYORS  
2018  
AC'S  
PROFESSIONAL  
LAND SURVEYORS  
MICHAEL A. PISCO PLS  
Professional Land Surveyor #1898  
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401  
ST. AUGUSTINE, FLORIDA 32086  
email: acs-surveyors@comcast.net. phone: 904-987-0887



# Lewis Blvd Brochure

From Colour Homes



Lewis Blvd  
30'0" x 48'0"

1st Floor	<b>780</b> sqft
2nd Floor	<b>1280</b> sqft
Total	<b>2060</b> sqft
Garage	<b>660</b> sqft
Balcony	<b>200</b> sqft

**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	1188600000
Location	LEWIS BLVD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Bravo Park (684)
Tax Description*	1-133 WILDWOOD PARK PT OF LOT 19 & 21 BLK C DB202/388 & OR5/206 & OR4998/517 & OR6135/1229
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Wildwood Park, Map Of
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.100
Homestead	N

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



## Owner Information

Owner Name	Camp Michael,Ursula 100%
	Camp Ursula 100%
Mailing Address	1103 MILL RUN E
	BRADENTON, FL 34212-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$87,696.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
<b>Just Market</b>	<b>\$87,696.00</b>
Total Deferred	\$0.00
<b>Assessed Value</b>	<b>\$87,696.00</b>
Total Exemptions	
<b>Taxable Value</b>	<b>\$87,696.00</b>

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
2025	\$0	\$0	\$87,696	\$0
2024	\$365,861	\$0	\$344,568	\$0
2023	\$376,024	\$0	\$344,568	\$0
2022	\$147,061	\$0	\$344,568	\$0
2021	\$100,630	\$0	\$227,912	\$0
2020	\$103,274	\$0	\$207,163	\$0
2019	\$101,211	\$0	\$117,706	\$0
2018	\$65,940	\$0	\$117,706	\$0
2017	\$69,007	\$0	\$90,398	\$0
2016	\$58,331	\$0	\$60,266	\$0
2015	\$48,126	\$0	\$49,907	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	90	50	EF	\$87,696

**Sale Information**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/23/2025	4/22/2025	\$205,000.00	WARRANTY DEED	<a href="#">6135</a>	<a href="#">1229</a>	Q	V	REIGLE CHARL L ET AL	CAMP MICHAEL,URSULA
7/24/2020	7/24/2020	\$295,000.00	WARRANTY DEED	<a href="#">4998</a>	<a href="#">517</a>	U	I	MICKLER BONNIE M	REIGLE CHARL L ET AL
6/1/2020	6/1/2020	\$0.00	QUIET TITLE	<a href="#">4953</a>	<a href="#">1445</a>	U	I	MICKLER BONNIE M & WILSON RAY V ET AL	MICKLER BONNIE M
4/9/2019	3/30/2019	\$0.00	DEATH CERTIFICATE	<a href="#">4706</a>	<a href="#">483</a>	U	I	BLEDSON EDITH (DECD)	MICKLER BONNIE M (REM)
	1/30/2004	\$0.00	LIFE ESTATE	<a href="#">2132</a>	<a href="#">763</a>	U	I	BLEDSON EDITH G (RESV OF LIFE ESTATE)	MICKLER BONNIE M (REM)
	7/23/1990	\$0.00	DEATH CERTIFICATE	<a href="#">2132</a>	<a href="#">762</a>	U	I	BLEDSON JACK (DECEASED)	BLEDSON EDITH G (SURV SPOUSE)

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: 11/12/2025, 3:50:16 AM

Contact Us





# Planning and Zoning Board

Planning Division Staff Report  
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 2, 2025	6.a.	PZB2025-0091
Request	Address	Parcel ID
Variance & Conservation Overlay Zone Development	81 Magnolia Drive	<a href="#">158320-0000</a>

## Site & Background Information

**Applicant & Owner:** Roman Pytel

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

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

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

**Acreage:** 0.61

**Neighborhood:** Lighthouse Park

**Archaeological Zone:** III B

## Request Summary

This application is a **VARIANCE** request to increase the maximum square footage of a guest house and reduce the front yard setback from fifteen feet to five feet as well as a request for **Conservation Overlay Zone (COZ) development** for the removal of one (1) significant tree within **COZ 3** at 81 Magnolia Drive. The approval of this request would allow for the construction of a garage with a second-story guest house.

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
<a href="#">Future Land Use</a>		
<a href="#">Historic Preservation</a>		
<a href="#">Conservation and Coastal Management</a>	<p><b>CCM Objective 2.6</b></p> <p>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.</p>	<p>The applicant is proposing to replace the removed significant sugarberry tree with a native shade tree Objective 2.6.</p>
	<p><b>CCM Policy 1.1.3</b></p> <p>b. Require vegetative and landscape buffers, and where appropriate, street trees along transportation corridors to buffer land uses;</p>	<p>The applicant is proposing to keep numerous trees along the street which is consistent with CCM Policy 1.1.3</p>
<a href="#">Recreation and Open Space</a>		
<a href="#">Transportation and Mobility</a>		
<a href="#">Housing</a>		
<a href="#">Infrastructure</a>		

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

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

*Variance* means 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.

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

*Yard* means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above the general ground level of the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

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

### **Sec. 25-58. - Variances and conservation overlay zone development review.**

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, but the granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees. Procedures for variances and conservation overlay zone development review shall be in accordance with [chapter 28](#). Standards and criteria for conservation overlay zone development review shall be in accordance with [chapter 11](#).

### **Review of Sec. 28-29(b)(1) Variances:**

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 has identified the size and location of the existing significant trees that contribute to the character of Lighthouse Park neighborhood as the singular disadvantage. The applicant states the critical roots zones have been damaged by vehicular traffic to the existing home. The lot is bisected by an unimproved ten-foot alley that also affects the placement of garage.**
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and  
**Off street parking that does not cause damage to the trees onsite is identified as the reasonable use affected by the hardship.**
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and  
**The mature trees onsite are not a condition created by the applicant.**
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.  
**The granting of this variance request should not be contrary to the public interest, may not adversely affect other properties in the vicinity, and is in harmony with the spirit, intent and purpose of this section.**

**Staff find the applicant meets the variance requirements for the reduction of the front yard setback. However, as the applicant is constructing a new garage the applicant does not have a hardship for exceeding the maximum 500 square feet for a guest house. The applicant could pursue alternatives to reduce the square footage of the guest house such as a half story or a smaller garage with external stairs.**

### **Conservation Overlay Zone Development**

#### **Review of (Sec. 11-29(d)(1))**

Removal of significant trees shall be [reviewed by the Planning and Zoning Board](#), all significant trees removed shall be replaced in accordance with the requirements of [Chapter 25](#). The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to [minimize the impact on existing trees and native vegetation](#). In determining whether or not a permit required by this section should be issued, the PZB shall [consider and base all decisions on the following](#):

- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.

**The applicant is proposing a reduced front yard setback to prevent vehicular traffic within the critical root zones of two significant trees an 18-inch dbh American Elm and a 29-inch Southern Magnolia. The applicant is proposing to remove three trees: two invasive raintrees and one significant sugarberry (20-inch dbh). The arborist report does not include the condition of the significant sugarberry tree.**

- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

**The Sugartree is proposed to be removed to build a garage with a second-story guest house. The location of the guest house is to preserve other significant trees from being damaged by further vehicle traffic and/or the placement of a driveway.**

- 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.

**The removal of the sugarberry tree in an established and mature yard should not cause erosion issues or increase the flow of surface waters.**

- 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 lot has an intact tree canopy that is characteristic of the maritime hammock found in Lighthouse Park neighborhood. The applicant's proposal will preserve the existing tree canopy, seek to maintain the beauty of the neighborhood.**

- e. Whether the tree has been designated a significant tree.

**The tree being removed (20-inch dbh Sugarberry) is designated a significant tree.**

- f. Impact upon the urban and natural environment, including:
  1. Ground and surface water stabilization.
  2. Water quality and aquifer recharge.
  3. Ecological impacts.
  4. Noise pollution.
  5. Air movement.
  6. Air quality.
  7. Wildlife habitat.

**The applicant's proposed tree removal should have minimal impact upon the urban and natural environment.**

- 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.

**The Sugartree to be removed is in close proximity to the proposed structure and would be difficult to retain.**

**Review of Sec. 25-56. – Tree removal and replacement.**

*(g) Relocation and replacement. As condition to the granting of a permit, the property owner or agent will be required to relocate the tree being removed or required to replace the tree being removed with a tree somewhere within the site. Native vegetation shall be replaced with native vegetation. Shade trees must*

*be replaced by shade trees. Understory and palm trees may be replaced by any type tree. Replacement shade trees shall be a minimum of ten (10) feet high and understory trees shall be a minimum of ten (10) feet high when planted. Each Southern Red Cedar tree (juniperus silicicola) removed shall be replaced with a minimum of two (2) Southern Red Cedars of such a size and quality as shall be determined by the city building official to be assured of such Southern Red Cedars' continued viability and growth. The property owner or agent shall also be required to replace the relocated or replacement tree should same die within three (3) years from date of planting.*

**The applicant is not required to replace the invasive trees removed. The applicant is required to replace the sugarberry tree with a native shade tree. The applicant is proposing to plant either a live oak or a magnolia tree, both of which would satisfy that requirement. The applicant's tree mitigation plan is consistent with Chapter 25.**

### **Staff Recommendation**

---

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request to decrease the front yard setback.

Based on a review of Sec. 28-29 staff find that the Board can **CONTINUE** until the applicant has explored other options to reduce the size of the guest house, **DENY** as variance criteria is not met, or **APPROVE** as variance criteria is met for the variance request to exceed the maximum square footage of a guest house

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for significant tree removal within Conservation Overlay Zone 3.

This application is for the construction of a garage with a second story guest house at 81 Magnolia Drive / PID 158320-0000.

### **Attachments**

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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**








St Johns County, State of Florida, Microsoft, Vantor

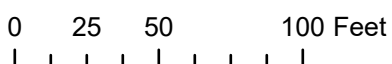
# Zoning Map

City of St. Augustine  
81 Magnolia Drive

## Legend

-  Municipal Boundary
-  Parcel
-  Residential Single-Family-Two (RS-2)
-  Commercial Low-Two (CL-2)
-  Maritime Use (MU)

Scale: 1:800





# Future Land Use

## City of St. Augustine

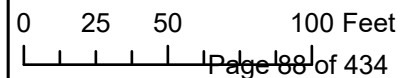
81 Magnolia Drive

### Legend

- Municipal Boundary
- Parcel

- Commercial Low Intensity
- Residential Low Density
- Residential Medium Density / Mixed Use

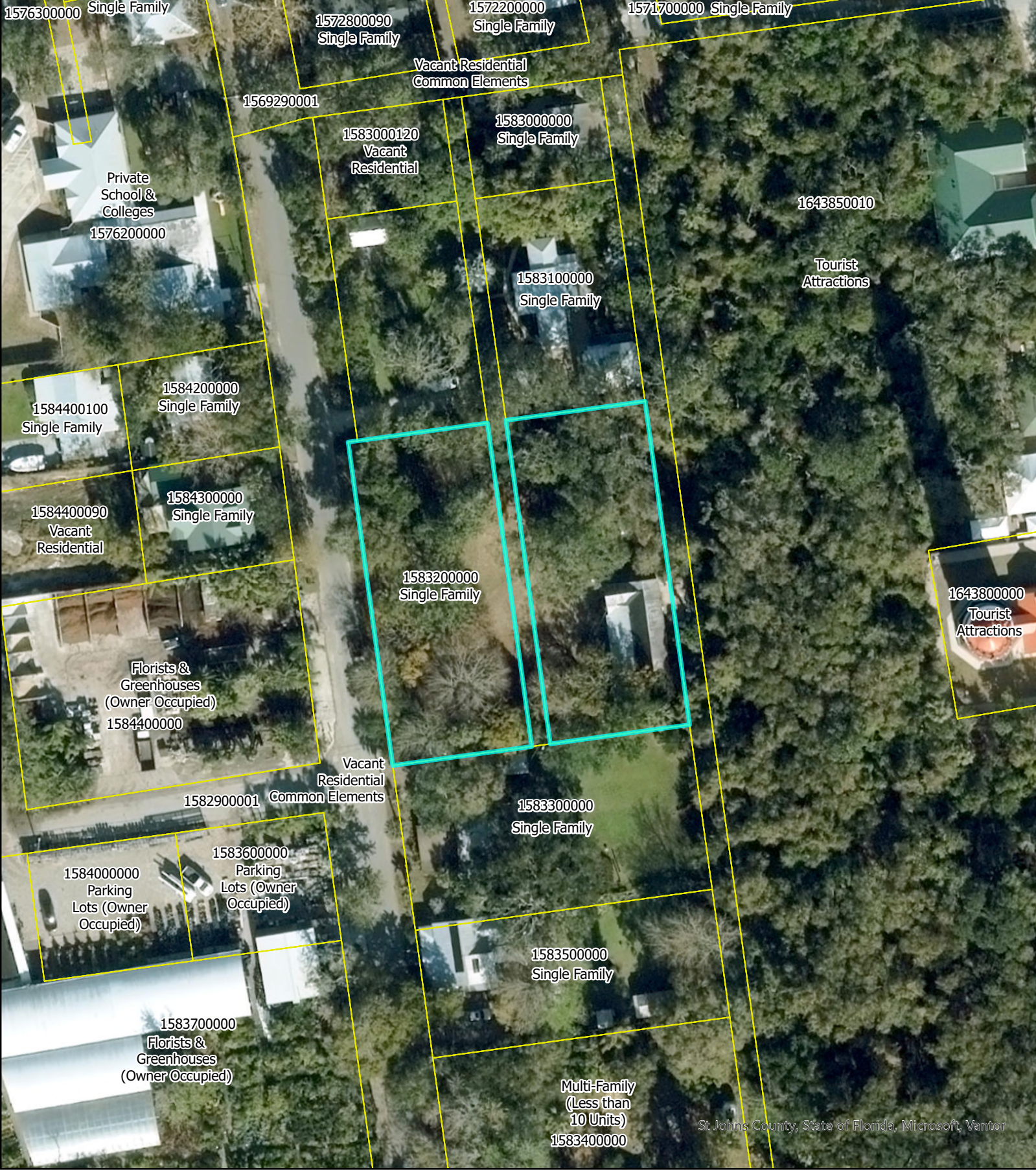
Scale: 1:800



# 81 Magnolia Drive



12/08/2024



St Johns County, State of Florida, Microsoft, Vantor

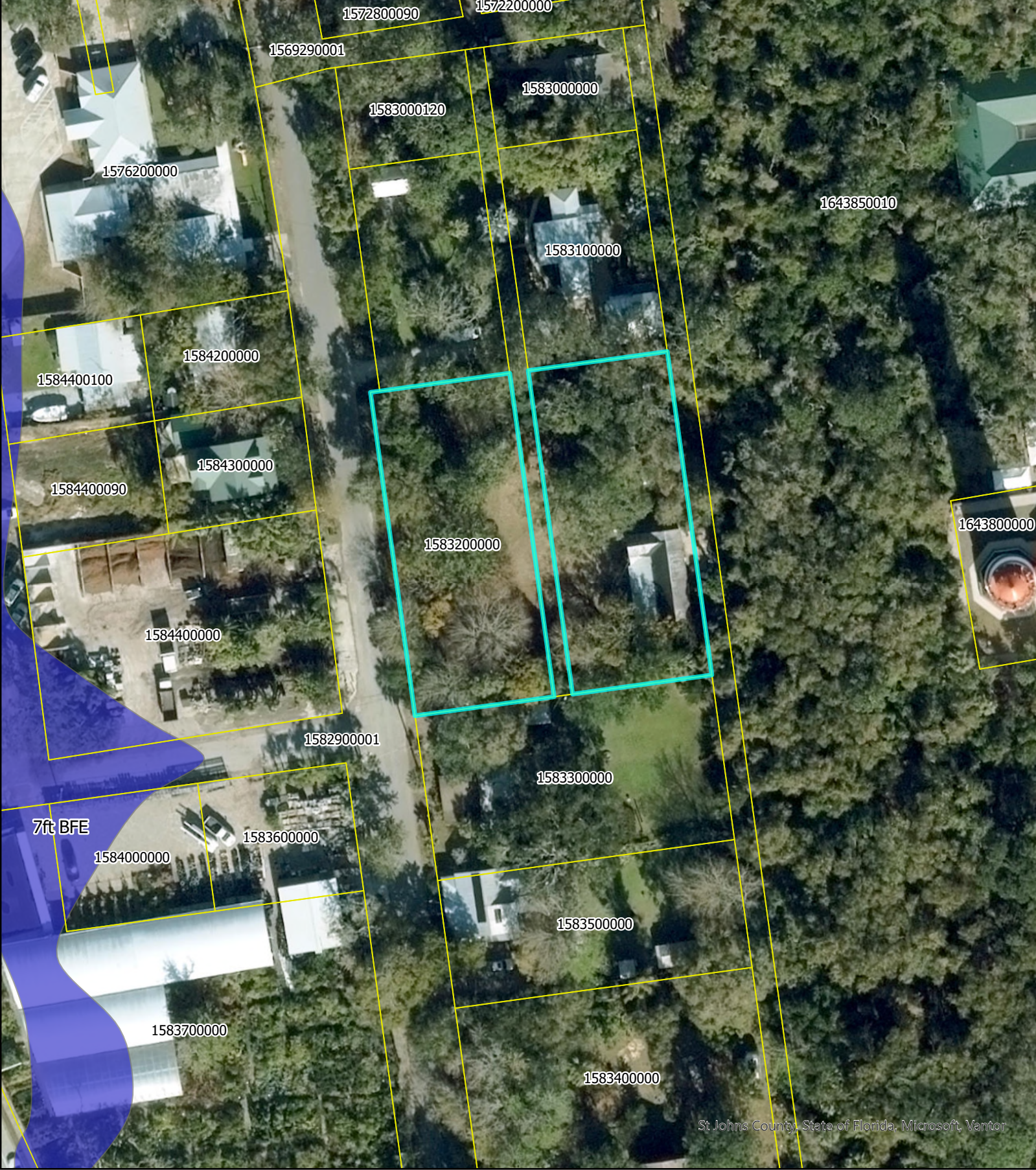
**St Johns County Property Appraiser**  
**Use Classification**  
**City of St. Augustine**  
 81 Magnolia Drive

**Legend**  
 [ ] Municipal Boundary  
 [ ] Parcel

Scale: 1:800

0 25 50 100 Feet

Page 90 of 434






St Johns County, State of Florida, Microsoft, Vantor

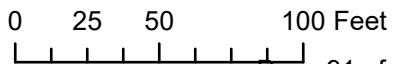
# FEMA Flood Zones

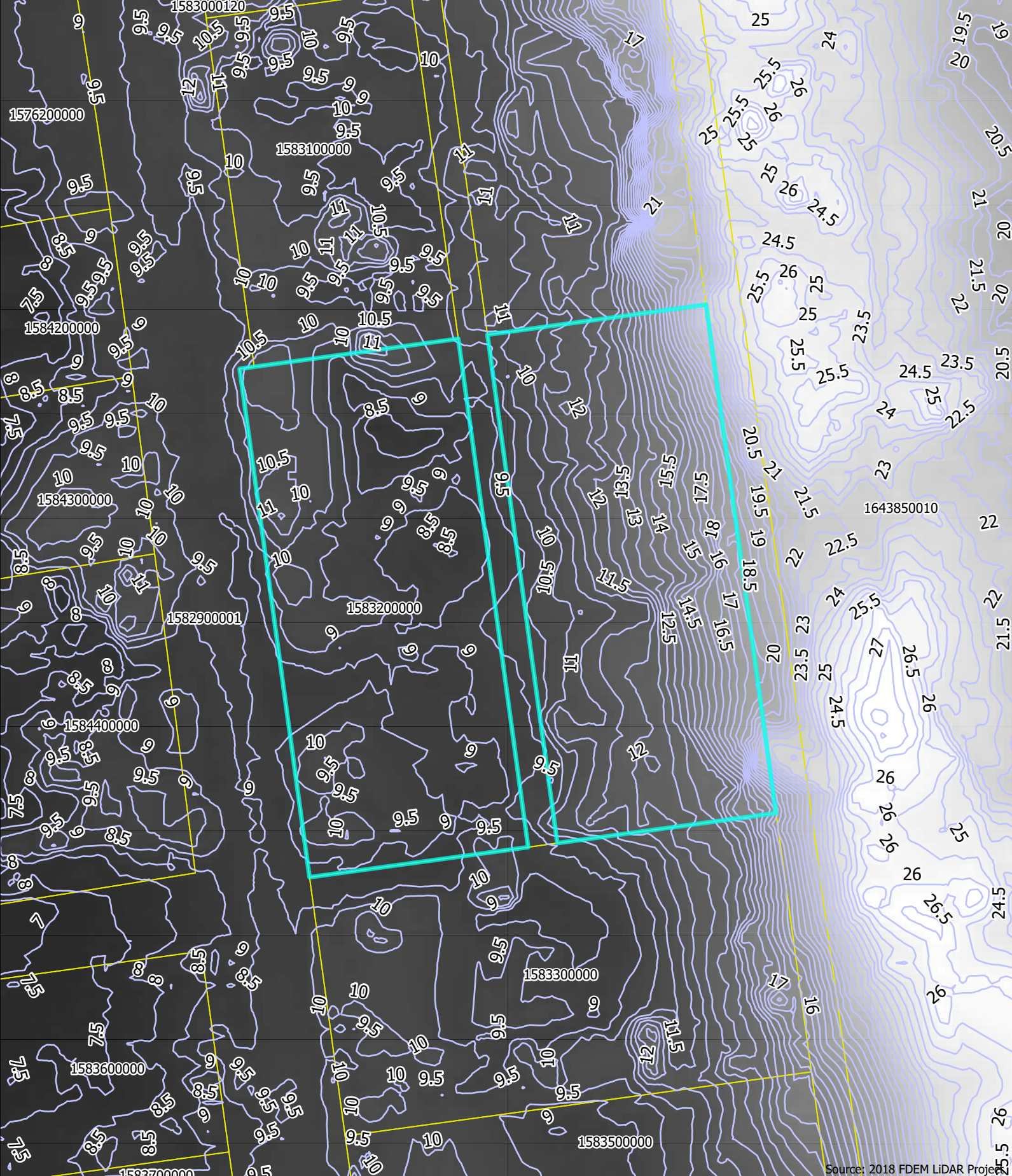
City of St. Augustine  
81 Magnolia Drive

## Legend

-  Municipal Boundary
-  Parcel
- Flood Zone
  -  AE

Scale: 1:800





Ground Elevation Contours (ft. NAVD88)  
 City of St. Augustine  
 81 Magnolia Drive

**Legend**

-  Municipal Boundary
-  Parcel
-  2018 Contours

Scale: 1:500



# **Attachment 2: Application**

# 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.

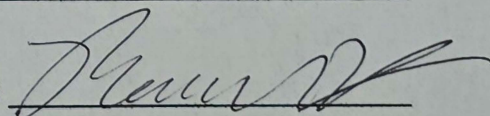
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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.

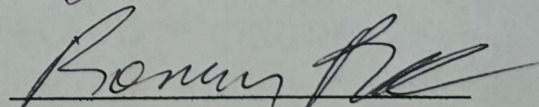
**81 Magnolia Dr, St Augustine FL 32080**

Project Address: \_\_\_\_\_

**Roman Pytel**

Applicant's Name: \_\_\_\_\_ Applicant's Signature: 

**Roman Pytel**

Owner's Name: \_\_\_\_\_ Owner's Signature: 



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

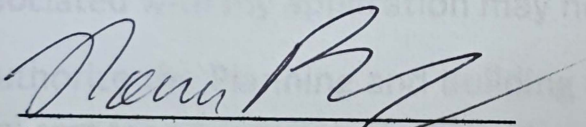
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

Roman Pytel

\_\_\_\_\_  
Print name of applicant

  
\_\_\_\_\_  
Signature of applicant

10/29/2025

Date

Project Address: \_\_\_\_\_

Roman Pytel

Applicant's Name: \_\_\_\_\_

Roman Pytel

Applicant's Signature: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

**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: The singular disadvantage is created by the p systems. These critical root zones (CRZs) occupy space between the street and the required front  
setback line. Consequently, the remaining distance is insufficient to construct a buildi
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The critical root zones prevent safe vehicular access to the rest of the property without destroying the  
trees. Functional use requires on-site parking, which necessitates a garage placemei street to avoid the CRZs. Strict adherence to the current setback therefore forces the
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The disadvantage results from the unavoidable interaction between a pre-existing natural feature (the mature trees and their CRZs) and the standard  
application of the zoning code. The applicant has taken no action to create or exacerf hardship. In fact, this variance is sought specifically to conserve the natural feature. d
- (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: The variance directly serves the public interest by protecting significant, mature trees that are a  
community asset. It will not adversely affect neighbors, as the proposed structure will existing frontages and preserve the area's aesthetic benefits. By resolving a conflict i

**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.

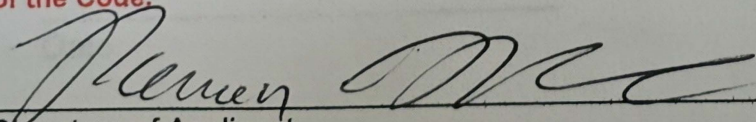
**11. AGREEMENT:**

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.

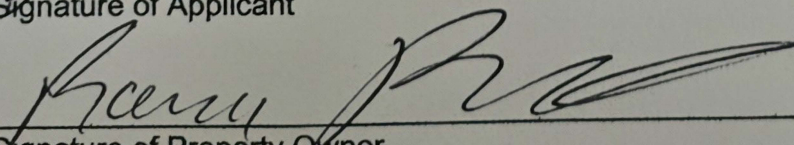
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

**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

10/29/2025

Date

  
\_\_\_\_\_  
Signature of Property Owner

10/29/2025

Date



# 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: Roman Pytel Contact Number: 334-505-6201  
 Business (if applicable): \_\_\_\_\_  
 Address: 5 Ponce De Leon Ave City: St Augustine State: FL Zip: 32080  
 E-Mail Address: rojpytel@gmail.com

2. NAME OF PROPERTY OWNER: Roman Pytel Contact Number: \_\_\_\_\_  
 Business (if applicable): \_\_\_\_\_  
 Address: 81 Magnolia Dr City: St Augustine State: FL Zip: 32080  
 E-Mail Address: \_\_\_\_\_

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:  
 Lot: 4 THRU 9 Block: A  
 Subdivision: 1-19 CAPOS ADDN ANASTASIA Parcel Number: 1583200000

4. PROJECT STREET ADDRESS: 81 Magnolia Dr

5. SPECIFIC PROPOSED USE: Residential

6. ACTION REQUESTED:

Conservation Zone Development       Appeal of Staff Determination

Exception       Land Use Plan Amendment

Variance       Rezoning

Other: \_\_\_\_\_

7. DESCRIPTION OF ACTION REQUESTED: Front Yard Setback Variance at 81 Magnolia Avenue  
This request is necessary to achieve responsible development by prioritizing environmental preservation and  
to resolve a unique site hardship, maintaining neighborhood consistency. The variance is an essential adjustment, not merely a convenience.

8. JUSTIFICATION FOR ACTION REQUESTED: Preservation of Significant Trees  
The property contains mature, significant trees that contribute to St. Augustine's iconic \  
Lighthouse. Building within the current setbacks would necessitate construction activitie  
irreparable damage to these irreplaceable natural assets. Granting this variance is nece  
development and to uphold environmental stewardship.

**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	1583200000
Location Address	81 MAGNOLIA DR SAINT AUGUSTINE 32080-0000
Neighborhood	Capo's Addition (714)
Tax Description*	1-19 CAPOS ADDN ANASTASIA LOTS 4 THRU 9 BLK A OR5967/819 & 6063/1756 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Crosby, Map Of Property Belonging To She
Sec/Twp/Rng	58-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.610
Homestead	N

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



## Owner Information

Owner Name	Pytel Roman,Kristen 100% Pytel Kristen 100%
Mailing Address	5 PONCE DE LEON AVE SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$148,956.00
Extra Features Value	\$0.00
Total Land Value	\$735,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
<b>Just Market</b>	<b>\$883,956.00</b>
Total Deferred	\$0.00
<b>Assessed Value</b>	<b>\$883,956.00</b>
Total Exemptions	
<b>Taxable Value</b>	<b>\$883,956.00</b>

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
2025	\$139,527	\$0	\$735,000	\$0
2024	\$185,978	\$0	\$1,106,000	\$0
2023	\$191,882	\$0	\$1,037,428	\$0
2022	\$159,876	\$0	\$1,037,428	\$0
2021	\$93,914	\$0	\$829,500	\$0
2020	\$107,001	\$0	\$677,424	\$0
2019	\$93,722	\$0	\$677,424	\$0
2018	\$57,675	\$0	\$677,424	\$0
2017	\$57,905	\$2,004	\$559,912	\$0
2016	\$57,905	\$2,004	\$559,912	\$0
2015	\$50,510	\$2,004	\$483,876	\$0

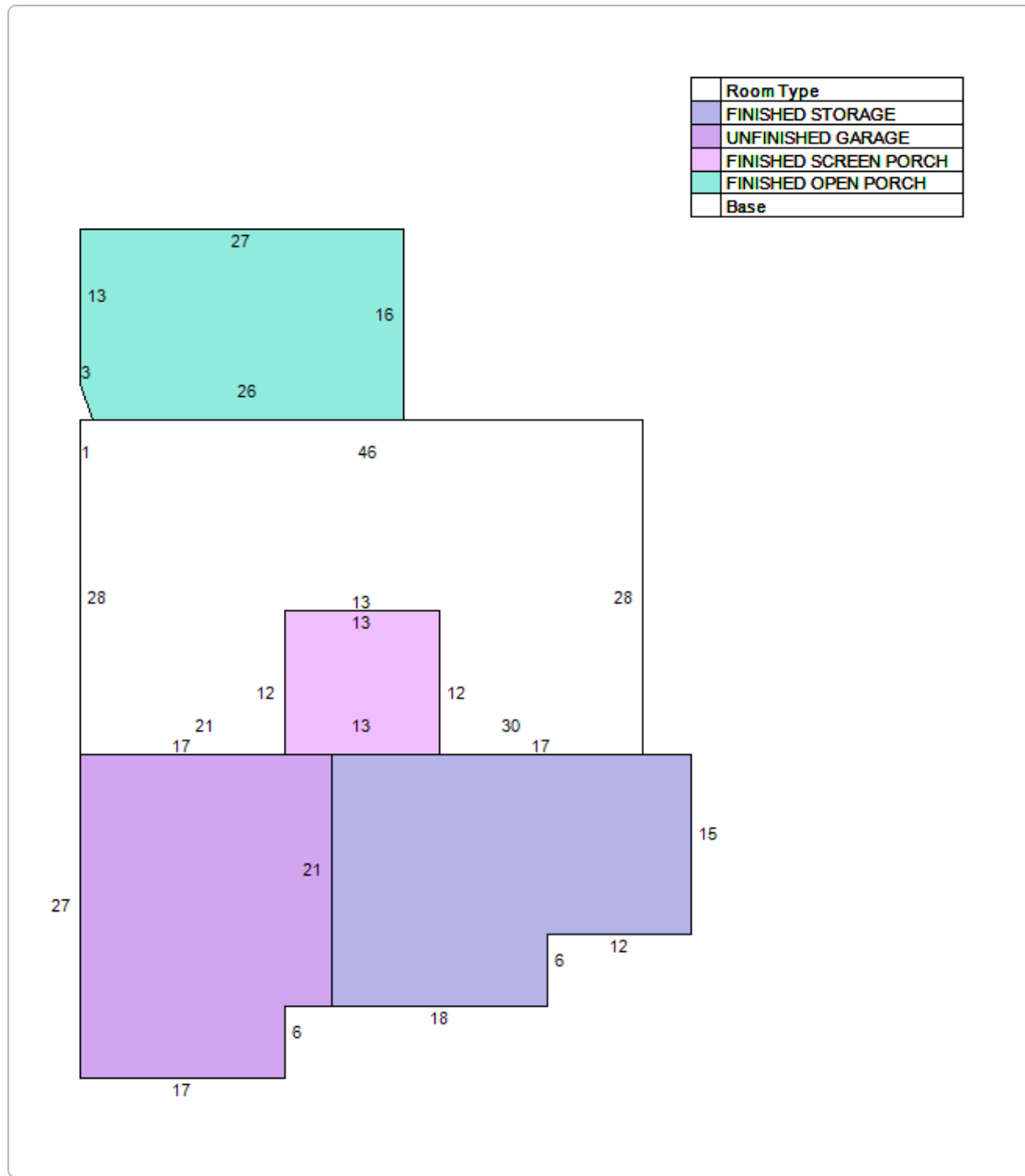
Building Information

Building	1
Building Value	\$148,956
Year Built	1948
Actual Area	2848
Conditioned Area	1160
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Stucco, Wood Shingle

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	None
Bedrooms	3
Baths	2

Description	Square Footage
BASE AREA	1160
FINISHED OPEN PORCH	431
FINISHED SCREEN PORCH	156
UNFINISHED GARAGE	543
FINISHED STORAGE/UTILITY	558
Total SqFt	2848

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	175	140	175	EF	\$735,000

**Sale Information**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/5/2024	12/4/2024	\$100.00	WARRANTY DEED	<a href="#">6063</a>	<a href="#">1756</a>	U	I	SUPPORT AND CONSULTING LLC	PYTEL ROMAN,KRISTEN
6/13/2024	6/12/2024	\$750,900.00	WARRANTY DEED	<a href="#">5967</a>	<a href="#">819</a>	U	I	HATCHER ANASTASIA RENEE PAPUZYNSKI	SUPPORT AND CONSULTING LLC
6/3/2024	1/20/2024	\$0.00	ORDER DET HX REAL P	<a href="#">5960</a>	<a href="#">505</a>	U	I	PARKER MARY RUTH	HATCHER ANASTASIA RENEE PAPUZYNSKI
	8/25/1992	\$100.00	QUIT CLAIM DEED	<a href="#">959</a>	<a href="#">1061</a>	U	I	PARKER MARY JEAN 1/2INT	PARKER MARY RUTH
	7/17/1992	\$100.00	QUIT CLAIM DEED	<a href="#">959</a>	<a href="#">1059</a>	U	I	DINKINS JAMES ROBERT SR 1/2INT	PARKER MARY JEAN 1/2INT
	7/9/1992	\$0.00	COURT ORDER	<a href="#">948</a>	<a href="#">1199</a>	U	I	DINKINS PAULINE P ESTATE,PROBATE #92-252CP	DINKINS JAMES ROBERT SR 1/2INT
	9/1/1990	\$0.00		<a href="#">868</a>	<a href="#">1409</a>	U	I		DINKINS PAULINE P ESTATE,PROBATE #92-252CP
	9/1/1984	\$0.00		<a href="#">656</a>	<a href="#">159</a>	U	I		

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

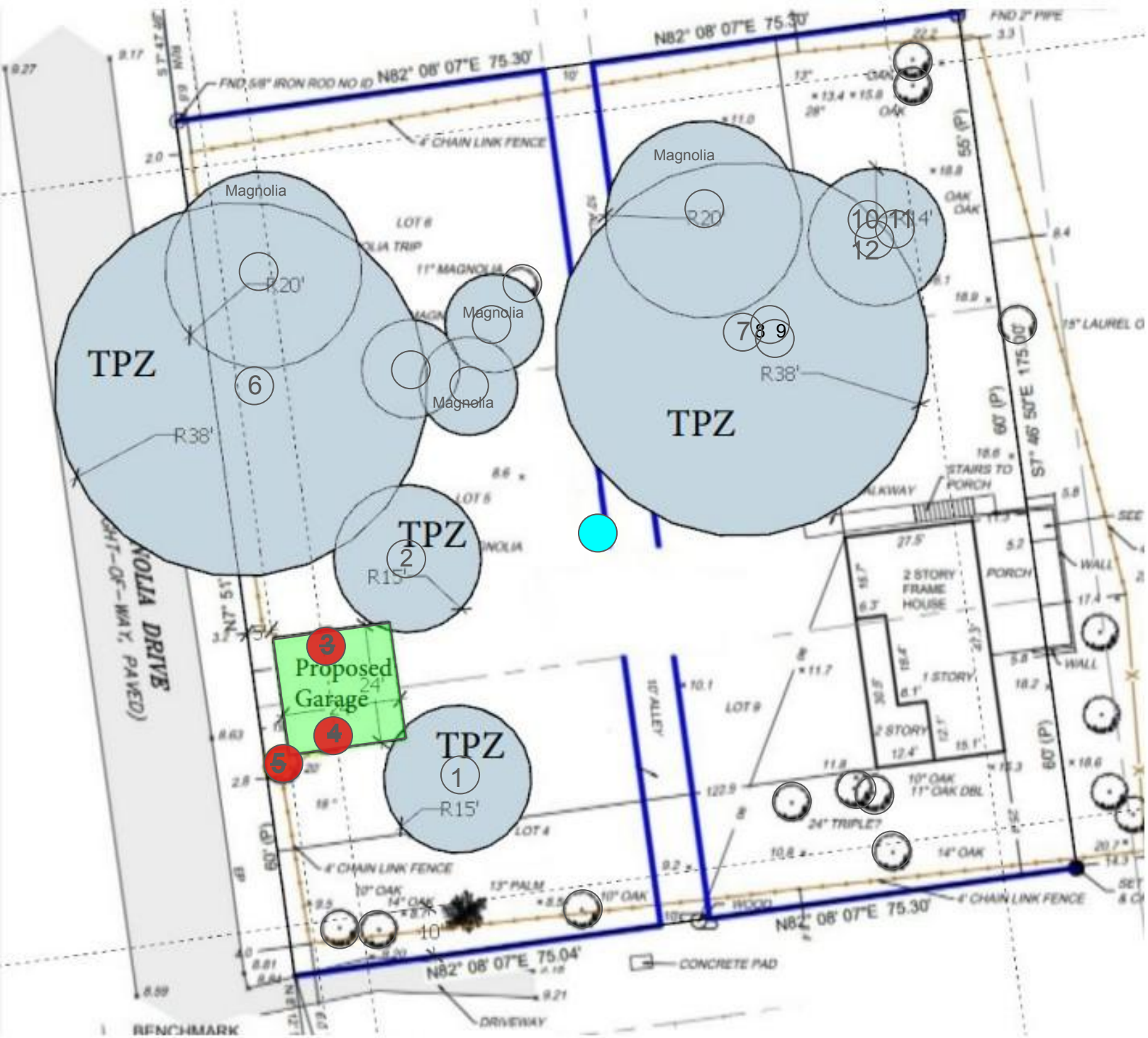
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 11/12/2025, 3:50:16 AM

Contact Us



**Attachment 4:**  
**Supplemental Information**



## 81 Magnolia Drive

### Legend

● Trees Removed (1 significant)

● Trees Preserved (>20 )

● Tree Plantings (1) it will be a native shade tree meeting the minimum ten (10) feet in height requirement. Most likely a Southern Magnolia (*Magnolia grandiflora*) or a Live Oak (*Quercus virginiana*)

### Tree type

**TPZ = tree protection zone.**

1. American elm (*Ulmus americana*) 18" = 15' TPZ
2. southern magnolia (*Magnolia grandiflora*) 29" = 15' TPZ
3. raintree (*Koelreuteria elegans*) 20" - **invasive, remove**
4. raintree (*Koelreuteria elegans*) 8" - **invasive, remove**
5. sugarberry (*Celtis laevigata*) 20" = 20' TPZ
6. laurel oak (*Quercus laurifolia*) 33" = 38' TPZ
7. live oak (*Quercus virginiana*) 34" = 23' TPZ
8. cherry laurel (*Prunus caroliniana*) 8"
9. cherry laurel (*Prunus caroliniana*) 16"
10. live oak (*Quercus virginiana*) 18" = 12' TPZ
11. live oak (*Quercus virginiana*) 20" = 13' TPZ
12. live oak (*Quercus virginiana*) 18" = 12' TPZ

## 81 Magnolia Dr

Variance to the Front setback, Maximum square footage of a guest house (500 sq ft), to remove the 20-inch dbh Sugarberry tree

### Requested Action

Permission for a variance to the front yard setback and an increase to the maximum Guest House size (over 500 sq ft to proposed 624 sq ft) to construct a 26 ft x 24 ft multi-car garage with a living/storage unit above it. This proposed plan is the minimum adjustment necessary to resolve the site's unique, non-owner-created hardship, and ultimately serves the public interest by protecting a natural community asset while enabling respectful development.

### Variance Justification

The purpose of this request is the **preservation of significant, mature trees**—specifically the Magnolia and American Elm—whose critical root zones currently conflict with the required front yard setback. An Arborist Report confirms that building within the current setback lines would require excavation and foundation work that would cause irreparable damage, leading to the destruction of these irreplaceable natural assets.

The only functional solution that allows for both a garage/coach house and preserving the trees is to shift the structure's footprint forward. This proposed location resolves a naturally-created hardship by:

1. **Saving Critical Trees:** It moves the construction footprint out of the protected root zones, safeguarding these prominent trees which contribute to the historic view seen from the St. Augustine Lighthouse.
2. **Harmonizing the Streetscape:** The proposed placement aligns the new garage/coach house (which necessitates the Guest House Variance) with the existing, grandfathered setbacks of the adjacent neighboring homes. This ensures the new construction maintains the established, historic building line of Magnolia Avenue, thereby preserving neighborhood character and preventing any adverse visual impact on surrounding properties.
3. **Need for Off-Street Parking & Safety:** Granting the variance to allow a dedicated garage at the front of the property directly benefits the public interest by reducing the strain on already congested on-street parking and enhancing public safety.

# 1. Saving Critical Trees

By: Danny Lippi -81 Magnolia Dr tree assessment summary

## ADVANCED TREE CARE

ISA Board Certified Master Arborist FL-6145B

ISA Tree Risk Assessment Qualified

M.S. Soil and Water Science

(904) 794-4200

I have attached a copy of the tree assessment with my field notes for identification. I will use this to refer to the individual trees we discussed during my visit. Below are the true species, and the calculated TPZ per ANSI a300 standards for root protection and the corresponding Best Management Practices.

1. American elm (*Ulmus americana*) 18" = 15' TPZ
2. southern magnolia (*Magnolia grandiflora*) 29" = 15' TPZ
3. raintree (*Koelreuteria elegans*) 20" - invasive, remove
4. raintree (*Koelreuteria elegans*) 8" - invasive, remove
5. sugarberry (*Celtis laevigata*) 20" = 20' TPZ
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10. live oak (*Quercus virginiana*) 18" = 12' TPZ
11. live oak (*Quercus virginiana*) 20" = 13' TPZ
12. live oak (*Quercus virginiana*) 18" = 12' TPZ

Tree assessment summary notes. All recommended pruning or other tree work must be performed by a qualified arborist familiar with ANSI a300 pruning standards. Do your best to **prevent all activity within the TPZs. This includes driving, parking, stationing, pouring liquids, digging, filling, and others. All of these can cause permanent damage to tree that often will not manifest until about 3 years after the damage has occurred.**

1. Mature elm tree. Health good, structure fair. Bark inclusion (weak branch union prone to failure) along central stem. END weight reduction recommended on north codominant leader to mitigate risk of failure at bark inclusion site. Pruning spec: 4 to 6 cut out of approximately 3 to 5 inches diameter on all lateral branches.



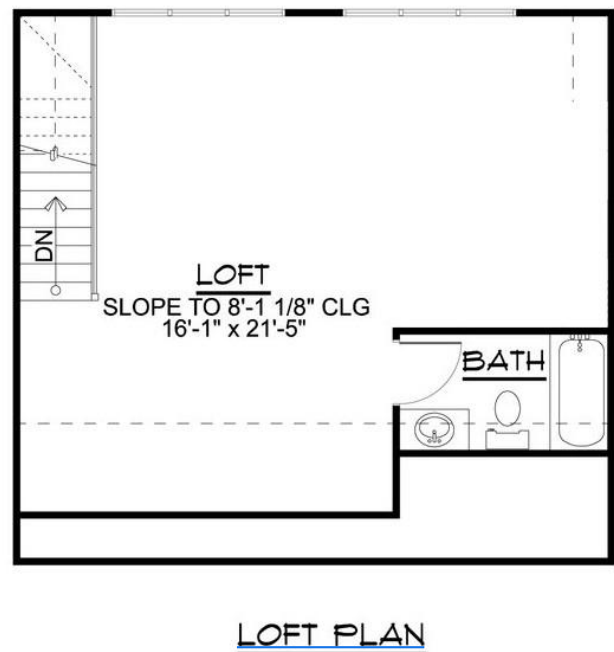
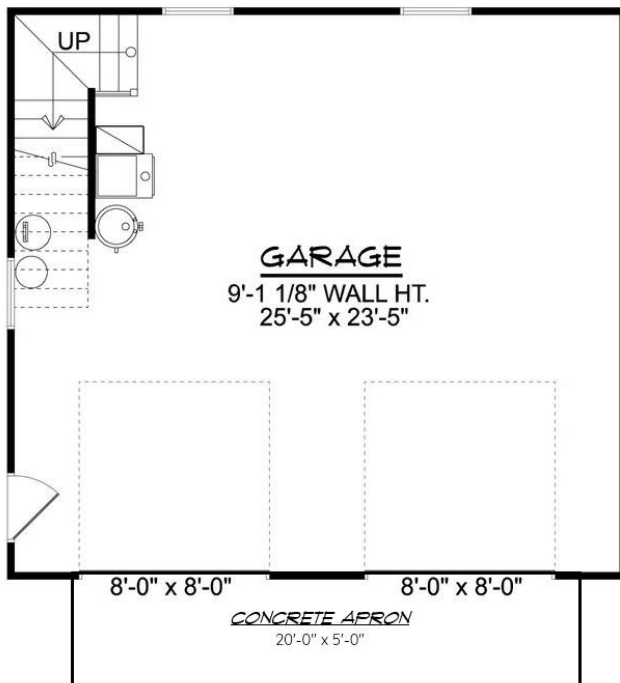
# 1. Saving Critical Trees

2. Large southern magnolia. Structure good, health fair. **Must adhere to tree protection zone. Tree appears to be suffering from compacted soil on south and east rooting area.**

Soil decompaction is possible with the use of an Airspade. Quote for work available upon request.



The following 26 ft x 24 ft multi-car garage with living/storage quarters would be positioned at the front of the property specifically to stop vehicular intrusion. By building this it removes the need for a long, damaging driveway or repeated driving over the TPZ of the property or building in the protected root zones of several significant trees.



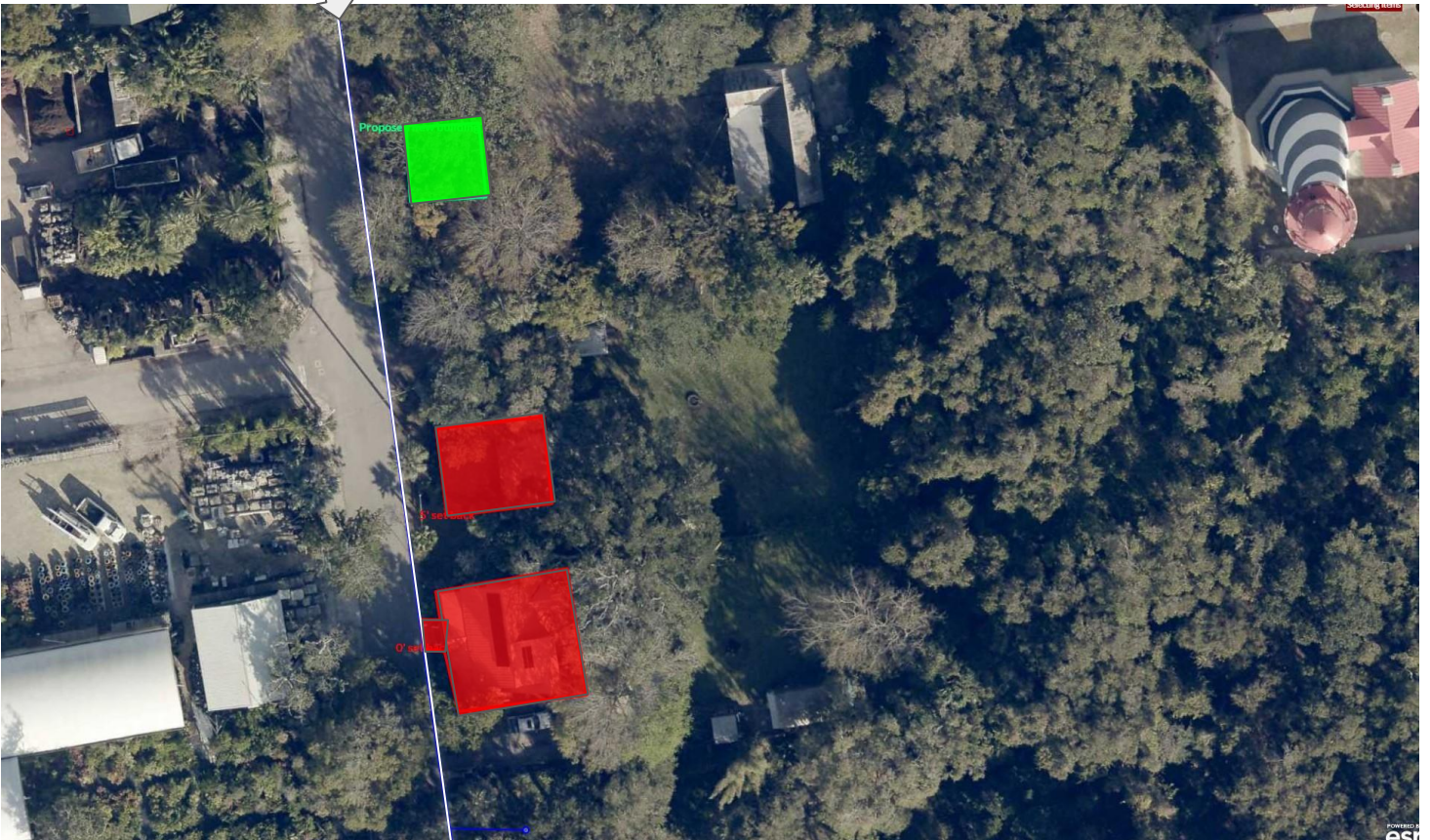
## 2. Harmonizing the Streetscape

### Set back compared to neighbors

The picture below visually demonstrates the basis of the variance argument for Consistency with Adjacent Properties (PZB Criterion #4).

- The proposed structure is the green box.
- My neighbors' houses were built well within the typical 15-foot setback in earlier times and are now grandfathered. The placement maintains the aesthetic street line.

This White line marks the edge of the road.



## 2. Harmonizing the Streetscape







### 3. Need for Off-Street Parking & Safety

Remove congestion on the street and enhancing public safety.

**Public Safety & Traffic Mitigation:** This area of Magnolia Avenue experiences significantly higher on street walking and unique traffic due to the proximity of major neighborhood attractors, including the Lighthouse, boat ramp, a nearby elementary school, nursery and daycare. The resulting makes off-street parking an essential safety feature for everyone.

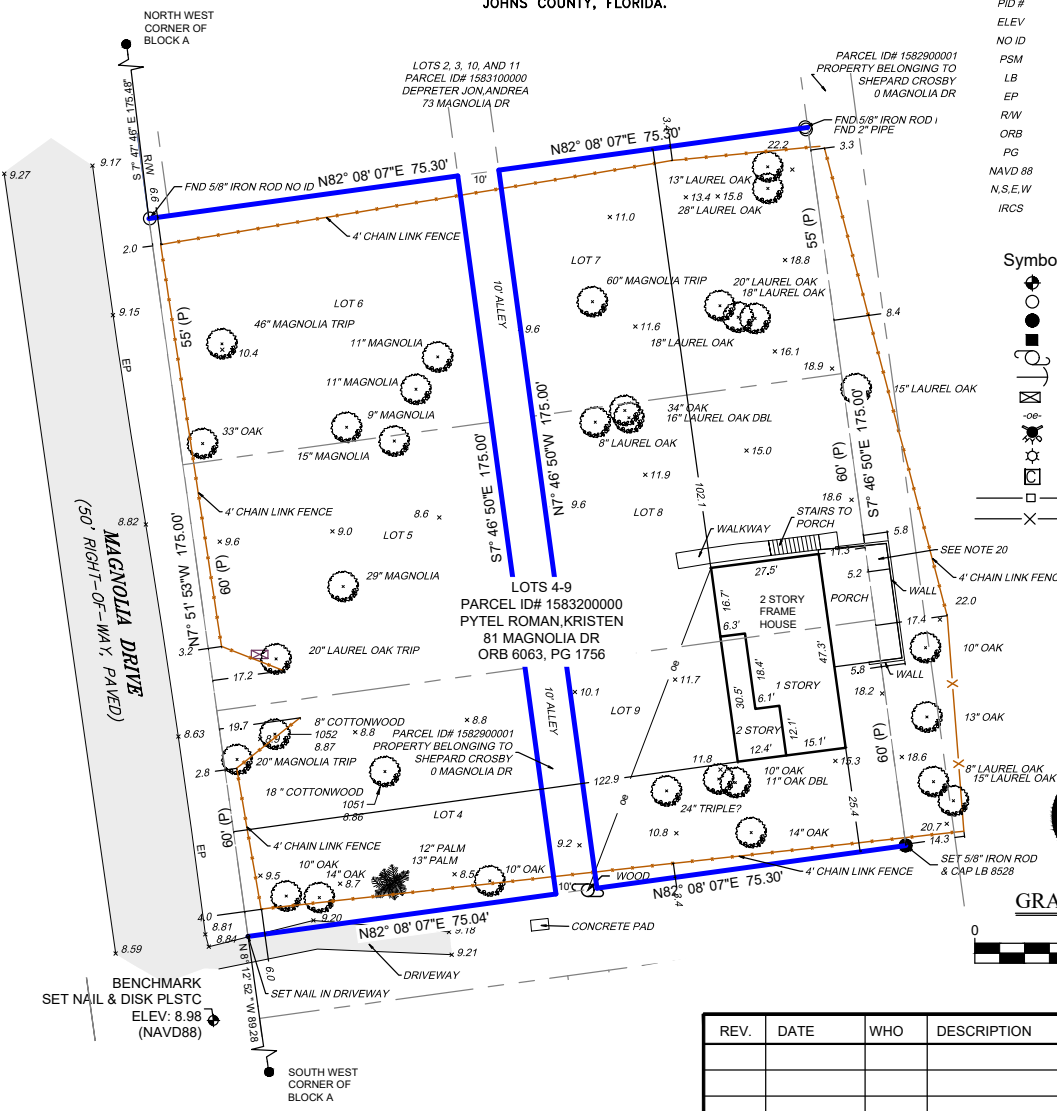
#### Legend

-  Unique maritime hammock
-  Child Daycare
-  Nursery
-  Elementary School

**Unique Environmental Context:** This property is part of a relatively undeveloped, continuous stretch of maritime hammock that runs directly from Magnolia Avenue to the Lighthouse grounds. The preservation of the canopy on our property, supported by the garage placement, maintains the ecological integrity of this unique urban habitat and protects the scenic views enjoyed by the community and tourists looking down from the Lighthouse. The garage location is the only compromise that supports both safety and the conservation of this green corridor.



**A MAP SHOWING A BOUNDARY, TOPOGRAPHY SURVEY OF LOT(S) 4, 5, 6, 7, 8, AND 9, BLOCK A, CAPO'S ADDITION, ANASTASIA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 19, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.**



**Abbreviation Legend**

Symbol	Denotes
FND	FOUND
PID #	PROPERTY IDENTIFICATION NUMBER
ELEV	ELEVATION
NO ID	NO IDENTIFICATION
PSM	PROFESSIONAL SURVEYOR & MAPPING
LB	LICENSED BUSINESS
EP	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS
PG	PAGE
NAVD 88	NORTH AMERICAN VERTICAL DATUM 1988
N.S.E.W	STATE PLANE COORDINATE SYSTEM
IRCS	IRON ROD AND CAP SET

**Symbol Legend**

Symbol	Denotes
○	BENCHMARK
○ with dot	FOUND IRON ROD / PIPE AS NOTED
○ with cross	SET 5/8" IRON ROD "LS 7324"
○ with X	4" X 4" CONCRETE MONUMENT
—	WOOD UTILITY POLE
— with dot	GUY ANCHOR
— with square	MAILBOX
— with circle	OVERHEAD UTILITY LINE
— with cross	FIRE HYDRANT
— with star	LIGHT POLE
— with square	COMMUNICATION UTILITY
— with circle	WOOD OR VINYL FENCE LINE
— with X	CHAIN OR WIRE FENCE LINE

**GENERAL NOTES**

- THIS IS A BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
- THE FIELD SURVEY WAS PERFORMED ON 02/10/2025.
- 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.
- THE BEARINGS SHOWN UPON THIS SURVEY ARE BASED ON THE EASTERLY RIGHT OF WAY OF MAGNOLIA ST, USING AN ASSUMED BEARING OF S 7° 47' 46" E
- THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC). THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.
- 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.
- THE PROPERTY SURVEYED MAY CONTAIN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS SUBJECT TO THE JURISDICTION BY GOVERNMENTAL AGENCIES. THE LIMITS OF SAID AREAS, IF ANY, HAVE NOT BEEN LOCATED.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" & "X SHADED", ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY-PANEL NUMBER 12109C0318J REVISED 12/07/2018. THE SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH, AS A RESULT THERE MAY BE EASEMENTS OR OTHER RIGHTS, THAT A TITLE SEARCH MAY PROVIDE THAT EXIST ON THIS PROPERTY. THIS PROPERTY WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD OR NOT OF RECORD.
- THIS SURVEY DOES NOT INFER OR DETERMINE OWNERSHIP.
- 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.
- UTILITIES OTHER THAN SHOWN WERE NOT FIELD LOCATED.
- THE PROPERTY SURVEYED MAY CONTAIN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS SUBJECT TO THE JURISDICTION BY GOVERNMENTAL AGENCIES. THE LIMITS OF SAID AREAS, IF ANY, HAVE NOT BEEN LOCATED.
- THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
- THE SURVEYED SPECIES DEFINITION IS BASED ON COMMON SPECIES KNOWLEDGE FOR FLORIDA, SUB-SPECIES OR LESSER KNOWN SPECIES MAY BE MISS IDENTIFIED. THE CLIENT MAY NEED TO OBTAIN A CERTIFIED ARBORIST TO CLARIFY SAID TREES.
- THE NOTED TREE INCHES ARE BASED ON MAIN TRUNKS AT BREAST HEIGHT DUE TO LOCATION OF MEASUREMENT AND VARYING TREE TYPES THE MEASUREMENT MAY VARY ON AVERAGE ±2".
- TREES SHOWN ON SURVEY ARE ONLY THOSE TREES REQUIRED BY ST. JOHNS COUNTY, UNLESS OTHERWISE NOTED.
- PORCH ENCLOSES OVER PROPERTY LINE

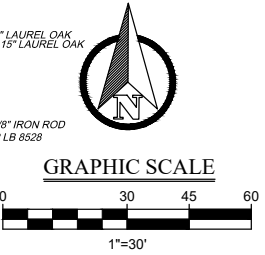
**CERTIFY TO:**

- ROMAN PYTEL

**NOTICE OF LIABILITY:** THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW AT TIME OF SURVEY. 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.

**HATCH LEGEND**

	ASPHALT PAVEMENT
	CONCRETE
	DIRT HATCH
	GRAVEL HATCH



SHEET: 1  
OF 1

REV.	DATE	WHO	DESCRIPTION

PROJECT NO:	25-0509
MAP DATE:	02/17/2025
SURVEY DATE:	02/10/2025
CHECKED BY:	RDF
DRAWN BY:	AMW
FIELD WORK:	PAW
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 32092  
PHONE (904) 392-5948  
LICENSED PROFESSIONAL  
FLORIDA IS #7384 LB #8528



# Planning and Zoning Board

Planning Division Staff Report  
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 2, 2025	7.a.	PZB2025-0088
Request	Address	Parcel ID
Use by Exception	172 Cordova Street, Unit 1	<a href="#">199990-0101</a>

## Site & Background Information

**Applicant & Owner:** Robert Barnes

**Property Class:**  
 (St. Johns County  
 Property Appraiser) 0400 – Condos

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

**Zoning Designation:** [Residential General-One: RG-1](#)

**Acreage:** 0.00

**Neighborhood:** Lincolnville

**Archaeological Zone:** N/A

## **Request Summary**

---

This is a request to approve a [use by exception](#) for off-site parking within the residential parking program to allow for the registration of a [vacation rental](#) at 172 Cordova Street Unit 1.

There is a total of two (2) bedrooms at 172 Cordova Street Unit 1. The property is a condominium built in 1935. Two parking spaces are required for a short-term rental with 2 bedrooms. There is one parking space on site available to the unit, leaving the applicant one parking space short of the requirement.

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

---

### **Sec. 28-2. – Definitions.**

*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.**

(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. 28-151. - Parking.**

- i. Each vacation rental, except as provided in subparagraph (iii) below, will provide at least one (1) stabilized parking space per bedroom offered for rent.
- ii. Stabilized parking for vacation rentals may not consist of unimproved dirt, sand, or grass. For the purposes of this division, stabilized parking shall be defined as a space that is covered and graded by semi-permeable or impervious materials such as asphalt, concrete, pavers, gravel, or a similar material.
- iii. Vacation rentals in all zoning districts that otherwise have on-site parking requirements will provide stabilized parking on the site of their rental property. If on-site parking is not feasible, the owner may make an application to the planning and zoning board for a use by exception for offsite parking. The application to the planning and zoning board for a use by exception for offsite parking may include in the alternative, parking permits to the municipal parking garage, **or, if on-street parking permits for vacation rentals are provided pursuant to city regulations, residential street parking permits.** Issuance of the necessary permits will meet the required parking for the vacation rentals.

## **Staff Analysis of Compliance with the City of St. Augustine's Code of Ordinances**

---

The approval of [short-term rental registration](#) is contingent upon being able to provide parking at a rate of one stabilized parking space per bedroom. The annual registration renewal will require the applicant to provide proof of current parking on-site and of the approval of the off-site parking by exception, or maintenance of valid parking passes in the city parking garage. If the applicant fails to renew parking permits, or off-site parking leases, they will be out of compliance with City Code requirements for short-term rentals, and subject to code enforcement action.

Each vacation rental will provide [at least one \(1\) parking space per bedroom offered for rent](#). Additionally, if on-site parking is not feasible, the owner may make an application to the planning and zoning board for a [use by exception](#) for offsite parking.

The Planning and Zoning Board approval for a [use by exception](#) for off-site parking may include in the alternative, parking permits to the municipal parking garage, or, if on-street parking permits for vacation rentals are provided pursuant to city regulations, **residential street parking permits**.

## **Staff Recommendation**

---

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** a use by exception request for one (1) residential street parking permit at 172 Cordova Street Unit 1 / PID 199990-0101 to satisfy the requirements of Sec. 28-151.

In the event this request is approved by the Board, staff also recommend the following conditions:

1. Approval of this use by exception is contingent upon providing proof of one residential street parking permit at the time of vacation rental registration.
2. When registering the short-term rentals at 172 Cordova Street, Unit 1, proof of purchase of one residential street parking permit for the duration of the vacation rental registration period is to be provided to the Code Enforcement Division.

## **Attachments**

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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**

# 172 Cordova St



12/08/2024



St Johns County, State of Florida, Microsoft, Vantor

# Zoning Map

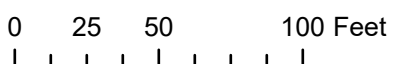
## City of St. Augustine

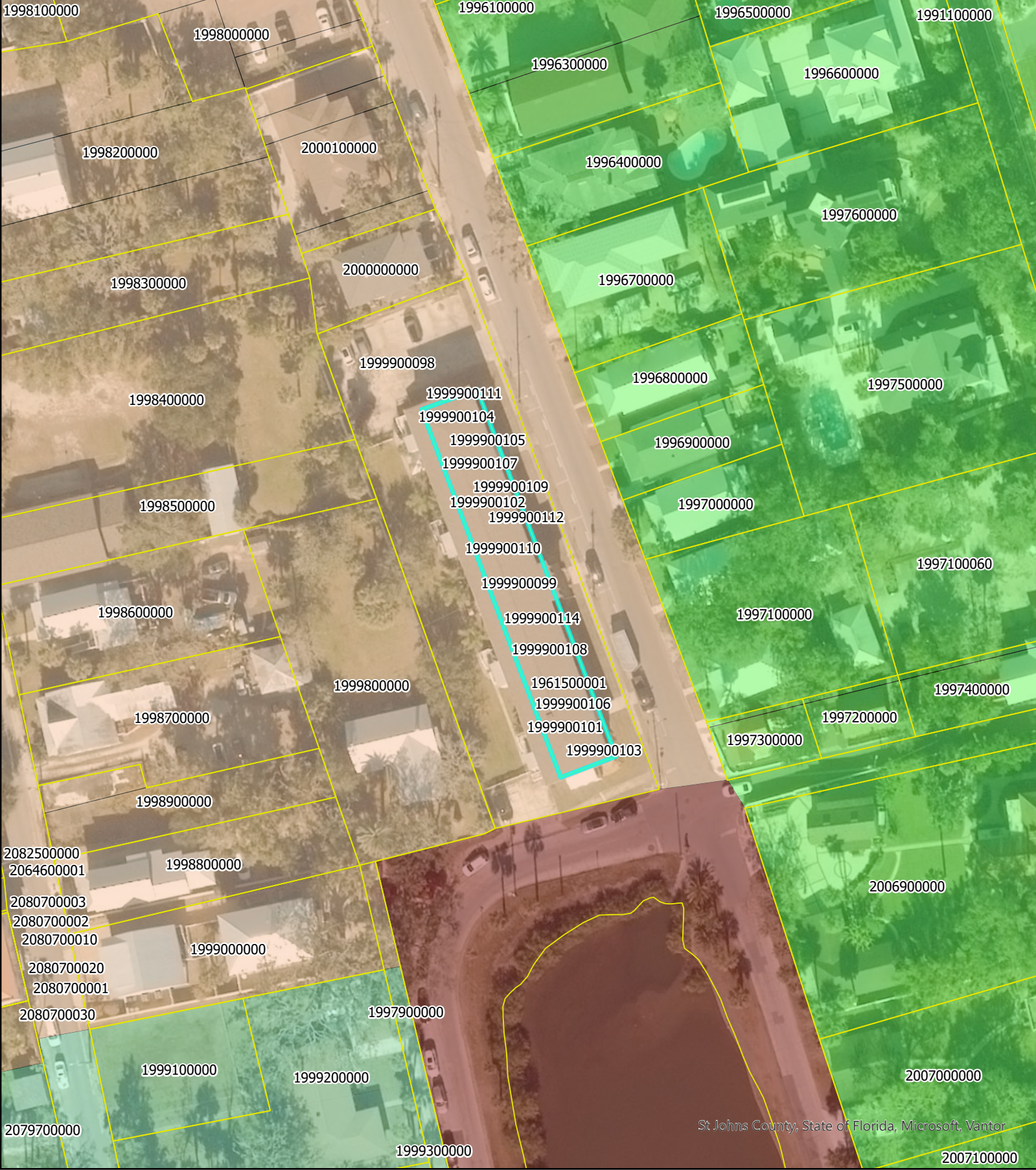
172 Cordova Street, Unit 1 / Parcel ID: 19990-0101

### Legend

- Municipal Boundary
- Parcel
- Residential Single-Family-Two (RS-2)
- Residential General-One (RG-1)
- Open Land (OL)
- Historic Preservation (HP-1)
- Commercial Low-One (CL-1)
- Commercial Low-Two (CL-2)

Scale: 1:800







# Future Land Use

## City of St. Augustine

172 Cordova Unit 1 / Parcel ID: 199990-0101

### Legend

-  Municipal Boundary
-  Parcel

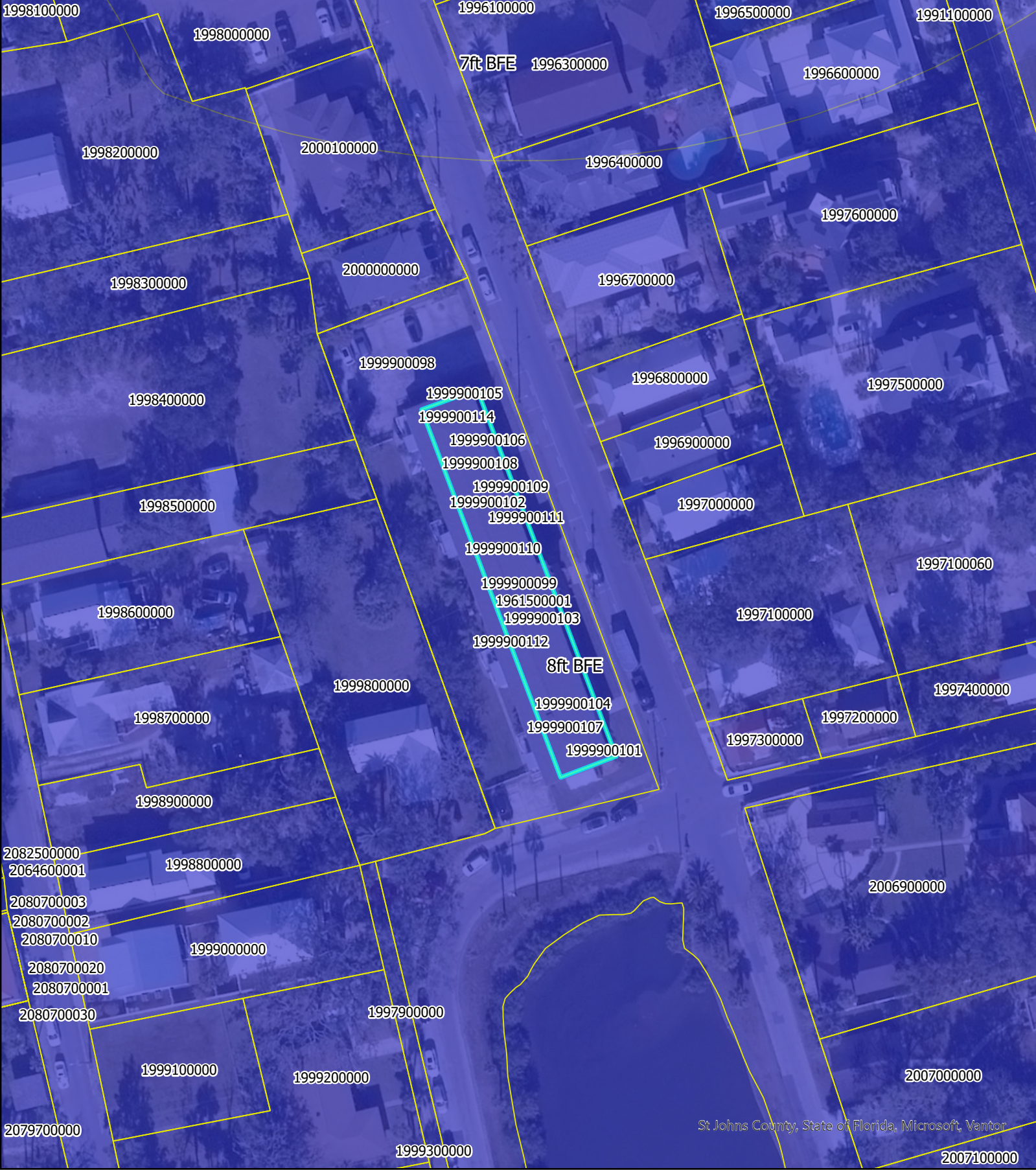
-  Commercial Low Intensity
-  Historic Preservation
-  Open Land
-  Residential Low Density

Scale: 1:800



0 25 50 100 Feet

St Johns County, State of Florida, Microsoft, Vantor






# FEMA Flood Zones

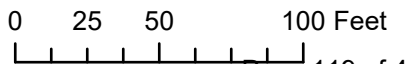
City of St. Augustine

172 Cordova Street, Unit 1 / Parcel ID: 199990-0101

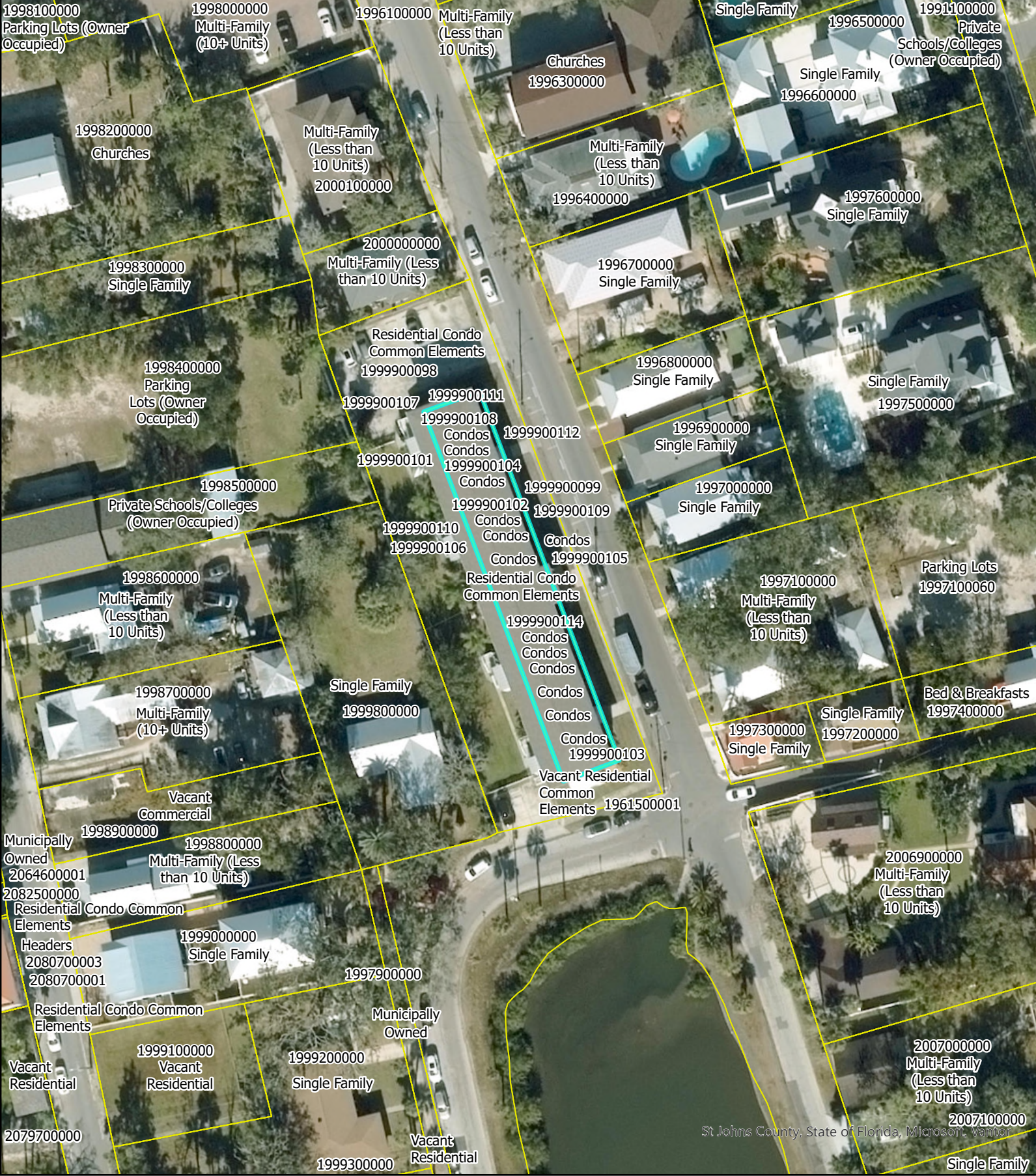
## Legend

-  Municipal Boundary
-  Parcel
- Flood Zone**
-  AE

Scale: 1:800



St Johns County, State of Florida, Microsoft, Vantor



**St Johns County Property Appraiser  
Use Classification  
City of St. Augustine**

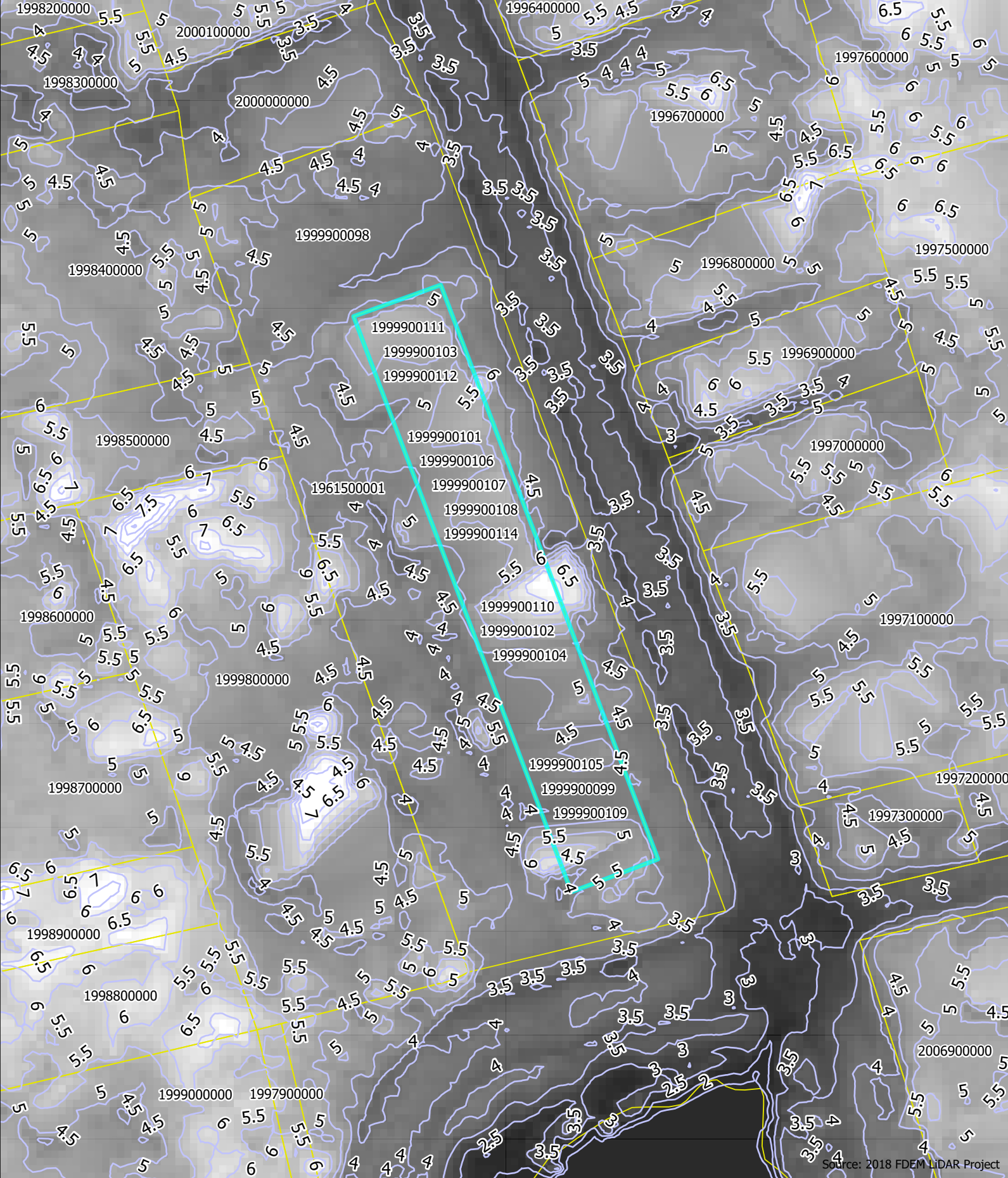
172 Cordova Street, Unit 1 / Parcel ID: 199990-0101

**Legend**

- Municipal Boundary
- Parcel




Scale: 1:800

Page 120 of 434



**Ground Elevation Contours (ft. NAVD88)**  
**City of St. Augustine**  
 172 Cordova Street, Unit 1 / Parcel ID: 199990-0101

**Legend**

-  Municipal Boundary
-  Parcel
-  2018 Contours

Scale: 1:500



# **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: Robert Barnes      Contact Number: 904255262

Business (if applicable): \_\_\_\_\_

Address: 101 Marine St      City: St. Aug.      State: FL      Zip: 32084

E-Mail Address: bobbarneslawyer@aol.com

2. NAME OF PROPERTY OWNER: Robert Barnes      Contact Number: 904255262

Business (if applicable): \_\_\_\_\_

Address: 172 Cordova St      City: St. Aug.      State: FL      Zip: 32084

E-Mail Address: bobbarneslawyer@aol.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: \_\_\_\_\_

Block: \_\_\_\_\_

Subdivision: Lakeview Bldg.

Parcel Number: 1999900101

4. PROJECT STREET ADDRESS: \_\_\_\_\_

5. SPECIFIC PROPOSED USE: Rental

6. ACTION REQUESTED:

Conservation Zone Development       Appeal of Staff Determination

Exception       Land Use Plan Amendment

Variance       Rezoning

Other: Approval of parking tag for street as 2nd parking spot for 2nd Bedroom

7. DESCRIPTION OF ACTION REQUESTED: \_\_\_\_\_

\* Owner has a parking tag for street. Need approval for guest use as a second spot.

8. JUSTIFICATION FOR ACTION REQUESTED: \_\_\_\_\_

We need two parking spots for a two bedroom rental unit. We already have one on site in the parking lot. Also owns two commercial sites in downtown St Augustine

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: \_\_\_\_\_  
\_\_\_\_\_
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: \_\_\_\_\_  
\_\_\_\_\_
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: \_\_\_\_\_  
\_\_\_\_\_
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: \_\_\_\_\_  
\_\_\_\_\_

10. **PREVIOUS APPLICATIONS:**

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

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

11. **AGREEMENT:**

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


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

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

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

  
\_\_\_\_\_  
Signature of Applicant

10/17/25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Property Owner

10/17/25  
\_\_\_\_\_  
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: 172 Cordova St St Aug. FL 32084

Applicant's Name: Robert Barnes Applicant's Signature: [Signature]

Owner's Name: Robert Barnes 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.

Robert Barnes

Print name of applicant

[Handwritten Signature]

Signature of applicant

11/15/25

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

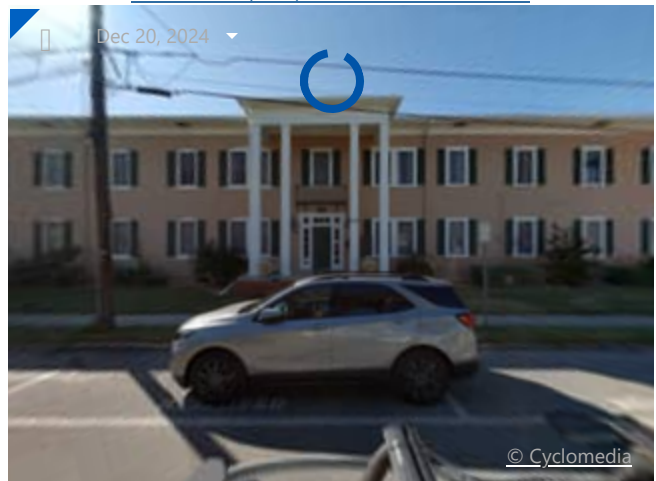
## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

Parcel ID	1999900101
Location Address	172 CORDOVA ST UNIT 1 SAINT AUGUSTINE 32084-0000
Neighborhood	Lakeview Condo (610.29)
Tax Description*	LAKEVIEW CONDO (OR2450/607) UNIT 1 OR6166/1206 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Condos (0400)
Subdivision	LAKEVIEW BLDG
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.000
Homestead	N

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## Owner Information

Owner Name	<a href="#">Barnes Robert M</a> 100%
	Ira Financial Trust Company 0%
Mailing Address	101 MARINE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

<b>Assessed Year</b>	<b>2026</b>
Building Value	\$287,000.00
Extra Features Value	\$0.00
Total Land Value	\$0.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
<b>Just Market</b>	<b>\$287,000.00</b>
Total Deferred	\$0.00
<b>Assessed Value</b>	<b>\$287,000.00</b>
Total Exemptions	
<b>Taxable Value</b>	<b>\$287,000.00</b>

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
2025	\$287,000	\$0	\$0	\$0
2024	\$273,792	\$0	\$0	\$0
2023	\$273,792	\$0	\$0	\$0
2022	\$256,000	\$0	\$0	\$0
2021	\$201,500	\$0	\$0	\$0
2020	\$195,000	\$0	\$0	\$0
2019	\$160,000	\$0	\$0	\$0
2018	\$120,000	\$0	\$0	\$0
2017	\$77,500	\$0	\$0	\$0
2016	\$155,000	\$0	\$0	\$0
2015	\$130,000	\$0	\$0	\$0

Building Information

**Building** 1  
**Building Value** \$287,000  
**Year Built** 1935  
**Actual Area** 763  
**Conditioned Area** 763  
**Use** Condos  
**Style** 08  
**Exterior Wall**

**Roof Cover**  
**Roof Structure**  
**Interior Flooring**  
**Interior Wall**  
**Heating Type**  
**Air Conditioning**  
**Bedrooms** 2  
**Baths** 1

Description	Square Footage
BASE AREA	763
Total SqFt	763

Sketch Information



**Sale Information**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/13/2025	6/11/2025	\$285,000.00	WARRANTY DEED	<a href="#">6166</a>	<a href="#">1206</a>	Q	I	GRIFFIN ELTON SCOTT,HILLERY MURRAY	BARNES ROBERT M
7/29/2020	7/28/2020	\$242,500.00	WARRANTY DEED	<a href="#">5001</a>	<a href="#">1629</a>	Q	I	KHAYTER PROPERTIES LLC	GRIFFIN ELTON SCOTT,HILLERY MURRAY
8/22/2019	8/22/2019	\$235,000.00	WARRANTY DEED	<a href="#">4783</a>	<a href="#">151</a>	Q	I	JAMES JOSEPH M,DIANIA L	KHAYTER PROPERTIES LLC
7/27/2015	7/22/2015	\$193,000.00	WARRANTY DEED	<a href="#">4062</a>	<a href="#">1850</a>	Q	I	MC GARVEY JOHN G	JAMES JOSEPH M,DIANIA L
	8/18/2005	\$279,000.00	WARRANTY DEED	<a href="#">2545</a>	<a href="#">1</a>	Q	I	FARBER FAMILY PARTNERSHIP	MC GARVEY JOHN G

No data available for the following modules: Exemption Information, Extra Feature Information, Land 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: 11/12/2025, 3:50:16 AM

Contact Us





# Planning and Zoning Board

Planning Division Staff Report  
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 2, 2025	8.a	PZB2025-0086
Request	Address	Parcel ID
Use by Exception, Variance and Conservation Overlay Zone Development	San Sebastian View	073581-0040  <a href="#">[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]</a>

## Site & Background Information

<b>Applicant:</b>	Dave Urena c/o KPM Franklin
<b>Owner:</b>	Cd St Augustine Gas LLC
<b>Property Class:</b> (St. Johns County Property Appraiser)	1000 – Vacant Commercial
<b>Future Land Use Designation:</b>	Commercial Medium Intensity
<b>Zoning Designation:</b>	Commercial Medium-Two: CM-2 <a href="#">[LINK TO CODE SECTION]</a>
<b>Acreage:</b>	3.2
<b>Neighborhood:</b>	N/A
<b>Archaeological Zone:</b>	N/A

## Request Summary

This application stems from the applicant's proposal to develop the property located northwest of the US Highway 1 N and San Sebastian View intersection to accommodate both a self-storage business and quick service restaurant.

In order for this proposal to comply with city requirements the applicant will need approval from the Planning and Zoning Board (PZB) for three (3) items which are listed below.

1. A self-storage facility is a use by exception within the CM-2 zoning district,
2. A variance to the city's minimum off-street parking requirements, and
3. Removal of significant trees and canopy within Conservation Overlay Zone 3. These three (3) items are what warrant an application to, and review by, the Planning and Zoning Board (PZB).

Approval of the requests noted above by the PZB would allow the applicant to submit development applications for staff review.

## 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 [ <a href="#">LINK TO DOCUMENT</a> ]	
<p><b>Policy 1.1.4</b></p> <p>It is the intent of the City of St. Augustine to ensure that adequate open space is provided through the following:</p> <ul style="list-style-type: none"> <li>• active or passive recreation sites;</li> <li>• landscaped buffers;</li> <li>• protected natural resource lands;</li> <li>• protected environmentally sensitive lands;</li> <li>• areas devoted to drainage and stormwater retention; and</li> <li>• landscaping requirements.</li> </ul>	<p>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.</p>
<p><b>Policy 1.2.1</b></p> <p>The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:</p> <ul style="list-style-type: none"> <li>• Limitations on development density and intensity;</li> </ul>	<p>The Board may utilize these city policies as guidance on how best to accomplish the protection of natural resources.</p>

<ul style="list-style-type: none"> <li>• Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;</li> <li>• Limitations on building coverage or impervious surface coverage;</li> <li>• Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts;</li> <li>• Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources;</li> <li>• Minimize land use conflicts;</li> <li>• Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and</li> <li>• Reduce natural hazard risks to life and property.</li> </ul>	
<p><b>Policy 1.2.2</b></p> <p>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.</p>	
Historic Preservation Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Conservation and Coastal Management Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Recreation and Open Space Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Transportation and Mobility Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Housing Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Infrastructure Element [ <a href="#">LINK TO DOCUMENT</a> ]	

**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](#)]

*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.

*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.

*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.

*Variance* means 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. 25-58. - Variances and conservation overlay zone development review.**

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, **but the granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees.** Procedures for variances and conservation overlay zone development review shall be in accordance with [chapter 28](#). Standards and criteria for conservation overlay zone development review shall be in accordance with [chapter 11](#).

### **Request for Approval of a Self-Storage Use by Exception within the CM-2 Zoning District**

#### **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.

**Staff find that the use by exception for a self-storage facility may be appropriate generally, however the number of self-storage facilities in the area is an area of concern. Google maps indicate there are two self-storage units north of this location on US 1. There has also been a self-storage unit proposed in the Madeira commercial development. The applicant should address if the area is oversaturated in self-storage as the Board should consider if the use is “controlled in number.”**

**Request for Approval of a Variance to the Minimum Number of Required Off-Street Parking Spaces**

**Sec. 28-373. Required off-street parking.**

**The proposed uses require the following number of parking spaces:**

26 parking spaces for the fast-food restaurant

82 parking spaces for the storage facility

**108 total spaces**

**The applicant is proposing to reduce the parking to the following:**

25 parking spaces for the fast-food restaurant

10 parking spaces for the storage facility

**35 total spaces**

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

*(b) Variances:*

- (1) *Requirements for grant of variance.* The 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; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. 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 site is currently undeveloped and does not have a particular disadvantage.**

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and

**The site does not have a particular disadvantage. The applicant can make reasonable use of the property.**

- c. This disadvantage does not exist because of conditions created by the owner or applicant; and

**The site does not have a particular disadvantage.**

- 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 the variance may not be contrary to the public interest. The granting of the variance reduces the parking requirements, which in turn reduces required paving of the site, which may be a more sustainable form of development. This may also reduce the storm water requirements, which may provide more room on the site to maintain the existing trees and tree canopy.**

**The city’s parking code may be outdated, requiring an excessive amount of parking for the modern storage use. However, the applicant does not meet the requirements for the granting of a variance.**

**Request for Approval of Development within Conservation Overlay Zone 3**

Based on **Sec. 11-27** of the City’s Code,

*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
<i>Fraxinus spp.</i>	ash	18
<i>Betula nigra</i>	birch, river	24
<i>Punus serotina</i>	black cherry	18
<i>Nyssa sylvatica</i>	blackgum, black tupelo	18
<i>Catalpa binoniodes</i>	catalpa	18
<i>Prunus caroliniana</i>	cherry laurel	10
<i>Lagerstroemia indica</i>	crape myrtle - single trunk	10

<i>Taxodium distichum</i>	cypress, bald (pond cypress)	10
<i>Ulmus parvifolia</i>	elm, drake	10
<i>Ulmus alata</i>	elm, winged	10
<i>Ulmus Americana</i>	elm, American	18
<i>Chionanthus virginicus</i>	fringetree	10
<i>Carya tomentosa</i>	hickory, mockernut	18
<i>Carya glabra</i>	hickory, pignut	18
<i>Ilex opaca</i>	holly, American	10
<i>Ilex cassine</i>	holly, dahoon	10
<i>Ilex x attenuate</i>	holly, "East Palatka"	10
<i>Gordonia lasianthus</i>	loblolly bay	10
<i>Magnolia grandiflora</i>	magnolia, southern	18
<i>Magnolia grandiflora var</i>	magnolia, southern v. "Little Gem"	10
<i>Magnolia virginiana</i>	magnolia, sweetbay	10
<i>Acer rubum and Acer spp.</i>	maple, red or other maples	18
<i>Quercus hemisphaerica</i>	oak, laurel	15 to 36
<i>Quercus laurifolia</i>	oak, laurel (swamp)	15 to 36
<i>Quercus virginiana</i>	oak, live (southern live oak)	18
<i>Quercus nuttallii</i>	oak, nuttall	18
<i>Quercus spp.</i>	oak, other unlisted species	18
<i>Quercus stellata</i>	oak, post	18
<i>Quercus falcata</i>	oak, red (southern red oak)	18
<i>Quercus geminate</i>	oak, sand live	10
<i>Quercus shumardii</i>	oak, shumard	18
<i>Quercus laevis</i>	oak, turkey	18
<i>Quercus nigra</i>	oak, water	15 to 36
<i>Quercus phellos</i>	oak, willow	18
<i>Carya illinoensis</i>	pecan	18
<i>Pinus palustris</i>	pine, longleaf (excluding silviculture uses)	15
<i>Cercis canadensis</i>	red bud	10
<i>Juniperus virginiana</i>	red cedar, eastern	8
<i>Juniperus silicicola</i>	red cedar, southern	8
<i>Liquidambar styraciflua</i>	sweetgum	18
<i>Platanus occidentalis</i>	sycamore	18
<i>Liriodendron tulipifera</i>	tulip-poplar, tuliptree	18
<i>Juglans nigra</i>	walnut, black	18
<i>Celtis laevigata</i>	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:

- (16) Site specific conditions.
- (16) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (16) Natural and proposed drainage patterns.
- (16) Effect of point and nonpoint discharge in the marine environment.
- (16) Proposed soil stabilization and erosion control methods.
- (16) Impact on floodplain.
- (16) Impact of development on vegetative and animal communities.
- (16) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (16) Effect of shade on vegetation and shellfish.
- (16) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (16) Impact of development on shoreline by linear feet and percent of site.
- (16) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (16) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (16) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (16) 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.

**The applicant is proposing to retain one (1) significant tree and relocate 45 sabal palm trees. The applicant has not provided an overlay of the proposed development including buildings, parking facilities, and stormwater onto the tree survey. Without this information it is difficult to determine the necessity of removing many of the trees. The arborist report indicates all of the trees are in good health.**

- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

**Many of the significant trees are along the periphery of the property in what would be the required landscape bufferyards. Trees numbered 12, 13, 16, 17, 18, 20, and 125 appear to be significant trees in good health that the applicant could consider incorporating into bufferyards or tree wells for retaining.**

- 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.

**The applicant is retaining one tree (tree # 77) a significant live oak with a dbh of 54-inches. The applicant is proposing to relocate a large number of sabal palms. It appears that the lot will be cleared almost in its entirety. Erosion, soil moisture retention, diversion, increased flow of surface waters will be issues that should be addressed with this application.**

- 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 applicant is retaining one tree (tree #77) a significant live oak with a dbh of 54-inches. The applicant is proposing to relocate a large number of sabal palms. The removal of all the trees on the site will increase traffic noise in the neighborhood and greatly decrease the existing canopy.**

- e. Whether the tree has been designated a significant tree.

**The applicant is proposing to remove 97 trees with fourteen (14) of the trees being significant trees in good health. The applicant is proposing to retain one (1) significant tree in good health.**

Significant Trees					
Trees to be Removed			Trees to be Retained		
Tree #	Species	DBH	Tree #	Species	DBH
12	Live oak	18	77	Live oak	54
13	Live oak	19			
16	Red cedar	28			
18	Red cedar	49			
20	Live oak	27			
27	Live oak	23			

68	Red cedar	11			
73	Live oak	23			
114	Red cedar	10			
125	Maple, red	25			
131	Red cedar	9			
132	Red cedar	11			
149	Live oak	31			
17	Red Cedar*	16			
Trees highlighted in green were deemed in good health by the arborist report					

**\*Tree number 17 is a significant tree that is listed on the tree survey but not listed in the tree mitigation tables.**

- 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.

**The applicant appears to be clearing the entire site except for the location of tree # 77, a 54-inch dbh Live Oak tree. The significant tree canopy will be removed on most of the site and will likely contribute to decreased ground and surface water stabilization, water quality and aquifer recharge, air quality, and wildlife habitat. Noise pollution will likely increase.**

- 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.

**Many of the significant trees are along the periphery of the property in what would be the bufferyards. Trees numbered 12, 13, 16, 17, 18, 20, and 125 appear to be significant trees in good health that the applicant could consider incorporating into bufferyards or tree wells for retaining.**

Removal of significant trees shall be [reviewed by the Planning and Zoning Board](#), all significant trees removed shall be replaced in accordance with the requirements of [Chapter 25](#).

**Sec. 28-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows 92 deficits for tree removal and 91 credits for trees retained or relocated. The applicant has 11 trees listed in the arborist report that are not listed in the tree mitigation table. The applicants' credits are not in excess of the deficits and are not consistent with the requirements of Chapter 25.**

**Sec. 25-53 (c) Ratio of required trees, requires the total combination of retained trees and new trees planted for credit shall result in the development meeting the following ratios:**

<b>Shade trees</b>	<b>Fifty (50) percent minimum</b>
<b>Understory trees</b>	<b>Fifty (50) percent maximum</b>
<b>Palms</b>	<b>Twenty-five (25) percent maximum</b>

**The applicant is proposing to retain one shade tree and relocate 45 palm trees. This does not meet the tree ratio requirements, and the applicant will need to retain or plant additional shade trees and/or understory trees to meet the tree ratio requirements.**

**The applicant is not consistent with Chapter 25 requirements for tree credits or tree ratios.**

## **Staff Summary**

---

### **Use by Exception**

**Staff find the applicant's proposed use would likely not be contrary general welfare of the public however it does appear the area already has several self-storage facilities, and the Board should consider if the number may exceed what is necessary in the area.**

### **Variance**

**The applicant does not meet the requirements of a variance. However, the parking requirements required by the City's parking code appear to require an excessive number of parking spaces for the proposed use of a self-storage facility. Staff recommends the applicant may meet the requirements of variance under Sec. 25-58. - Variances and conservation overlay zone development review, if they modify their application to preserve more significant trees and tree canopy. Sec. 25-58 gives the Planning and Zoning Board the authority to locate structures, parking area, and other improvements to retain significant trees when possible and practical. The variance may be granted contingent upon retaining significant trees.**

### **COZ 3 Significant Tree Removal**

**The applicant should improve their application to be consistent with Chapter 25 requirements as well as work to retain more significant trees and tree canopy on site.**

## **Staff Recommendation**

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Based on a review of Sec. 28-2 staff finds that the Board may **CONTINUE** until the applicant can provide information that the use by exception is consistent with the general welfare of the neighborhood, **DENY** as exception criteria is not met, or **APPROVE** as exception criteria is met for the self-storage use by exception request at San Sebastian View / PID 073581-0040.

Based on a review of Sec. 28-29 staff finds that the Board may **CONTINUE** until the applicant has provided additional information meeting the variance criteria, **DENY** as variance criteria is not met, or **APPROVE** as variance criteria is met for the variance request to the minimum number of required off-street automobile parking spaces at San Sebastian View / PID 073581-0040.

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This application includes requests to remove significant trees and tree canopy for the property at San Sebastian View / PID 073581-0040.

**Because the application is not consistent with Chapter 25 requirements Staff recommends Continuation for additional information or reconsideration or Denial of the application.**

**The applicant should provide the following information:**

- **The tree survey should overlay the building footprint and limits of fill.**
- **The tree mitigation plan should have a positive number of credits.**
- **The total combination of retained trees and new trees planted for credit shall result in the tree ratio requirements of Sec. 25- Sec. 25-53 (c).**
- **All Trees listed in the arborist report and tree survey should be included in the tree mitigation table.**
- **The application depicts a height of 37 feet 4 inches which exceeds the maximum height of 35 feet allowed in CM-2. The applicant should provide a development plan that is consistent with the zoning category.**

## **Attachments**

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1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Tree Survey and Arborist Report

**Staff Report prepared by:**

Sarah Daugherty  
Senior Planner  
Planning and Building Department

**Attachment 1:  
Site Maps  
and Photos**

# 0 San Sebastian View











# Zoning Map


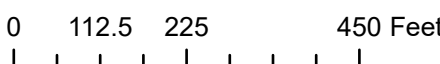
## City of St. Augustine

San Sebastian View / Parcel ID: 073581-0040

### Legend

 Municipal Boundary	 Planned Unit Development (PUD)
 Parcel	 Commercial Medium-Two (CM-2)
 Residential Single-Family-Two (RS-2)	
 Residential General-One (RG-1)	

Scale: 1:3,000

0 112.5 225 450 Feet

Page 145 of 434









# Future Land Use



## City of St. Augustine

San Sebastian View / Parcel ID: 073581-0040

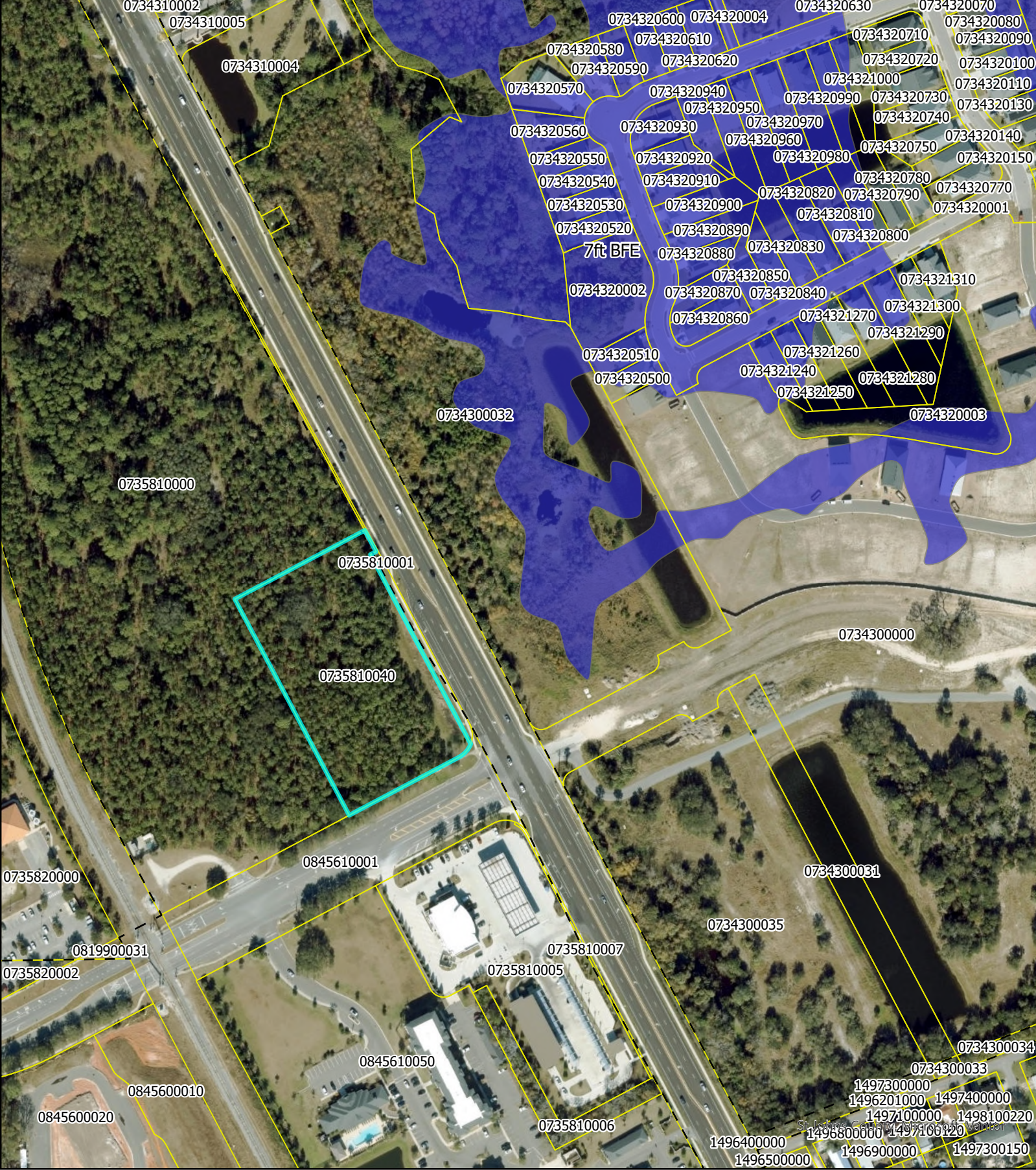
### Legend

-  Municipal Boundary
-  Parcel
-  Commercial Medium Intensity
-  Recreation / Open Space
-  Residential Medium Density
-  Residential Medium Density / Mixed Use

Scale: 1:2,500

Page 146 of 434






# FEMA Flood Zones

City of St. Augustine

San Sebastian View / Parcel ID: 073581-0040

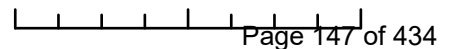
## Legend

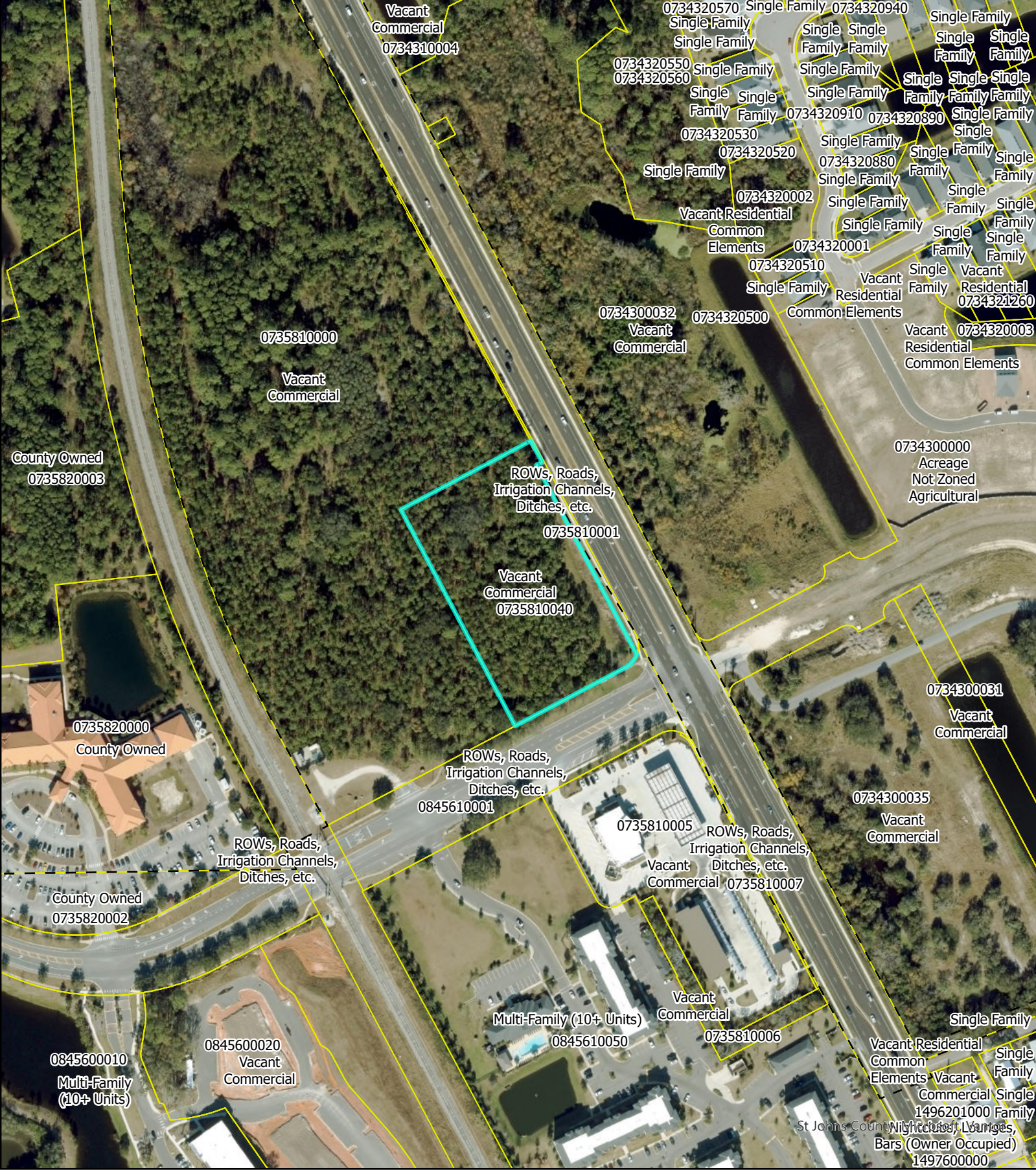
-  Municipal Boundary
-  Parcel
- Flood Zone
  -  AE

Scale: 1:3,000



0 112.5 225 450 Feet





**St Johns County Property Appraiser**  
**Use Classification**  
**City of St. Augustine**  
 San Sebastian View / Parcel ID: 073581-0040

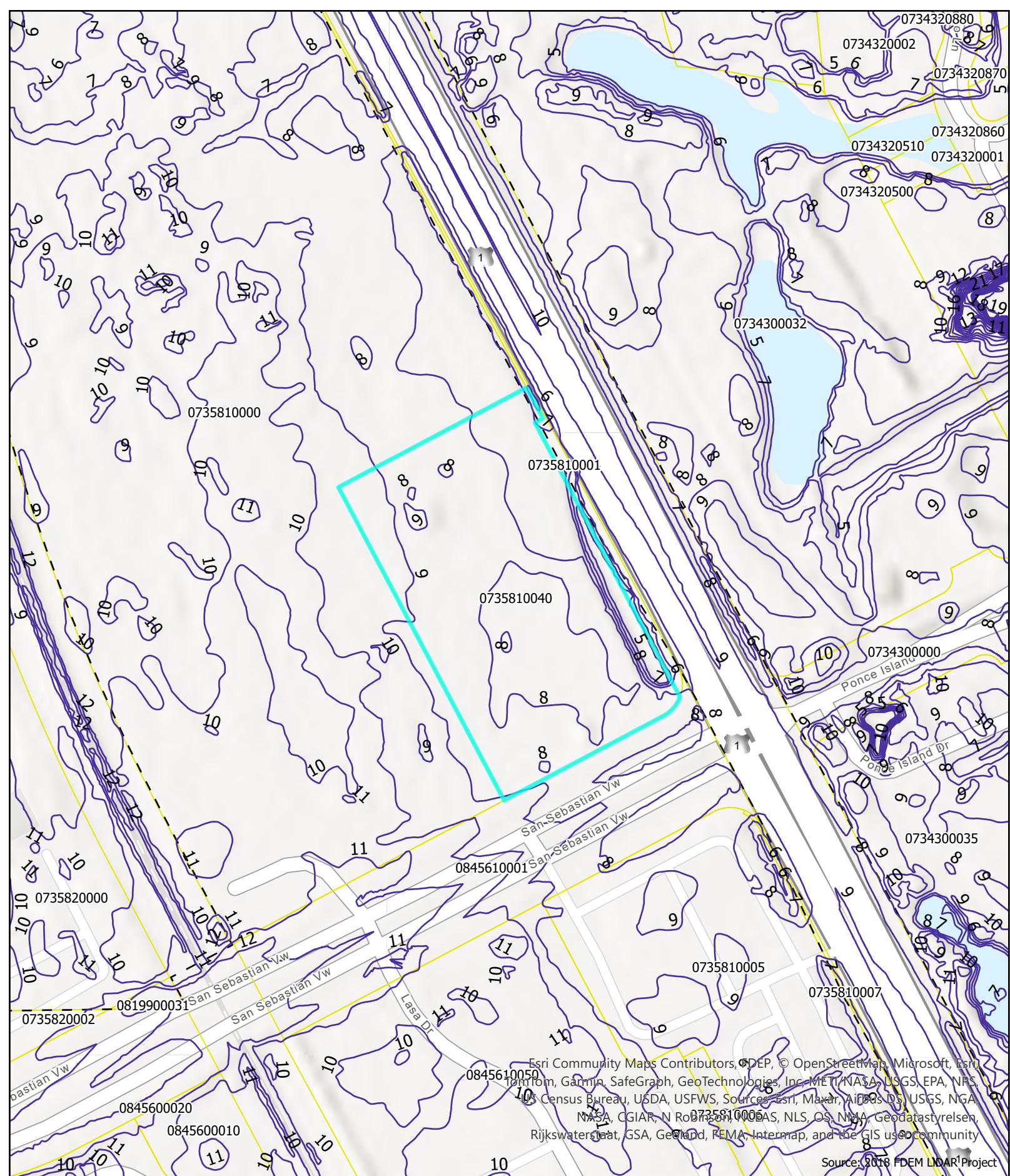
**Legend**

- Municipal Boundary
- Parcel

Scale: 1:3,000




0 100 200 400 Feet

Page 148 of 434

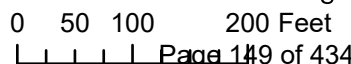


**Ground Elevation Contours (ft. NAVD88)**  
**City of St. Augustine**  
 San Sebastian View / Parcel ID: 073581-0400

**Legend**

-  Municipal Boundary
-  Parcel
-  CONTOUR1FT

Scale: 1:2,000



# **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: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

2. NAME OF PROPERTY OWNER: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Parcel Number: \_\_\_\_\_

4. PROJECT STREET ADDRESS: \_\_\_\_\_

5. SPECIFIC PROPOSED USE: \_\_\_\_\_

6. ACTION REQUESTED:

Conservation Zone Development       Appeal of Staff Determination

Exception       Land Use Plan Amendment

Variance       Rezoning

Other: \_\_\_\_\_

7. DESCRIPTION OF ACTION REQUESTED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. JUSTIFICATION FOR ACTION REQUESTED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: The size of the property

creates a disadvantage for the intended uses.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, please see attached site plan.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Yes, the property's acreage was a pre-existing feature that the owner or the applicant had no control over.

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

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.

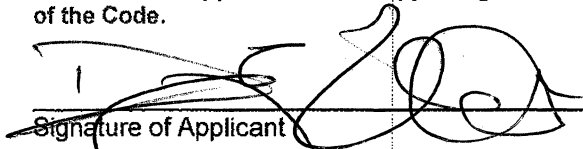
11. AGREEMENT:

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.

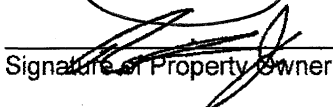
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

10/16/25  
Date

  
Signature of Property Owner

10/16/2025  
Date

Robert E. Schmidt, Jr.  
Managing Member

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.

Dave Urena, P.E., KPM Franklin

---

Print name of applicant



---

Signature of applicant

10/6/25

---

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.

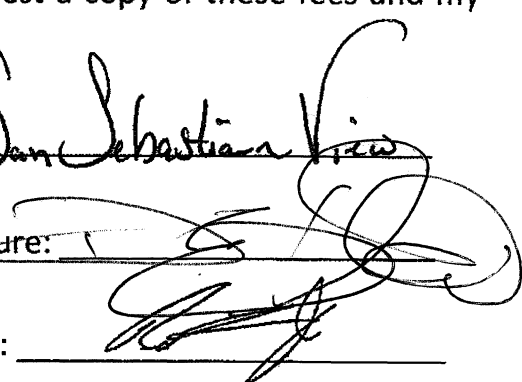
The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

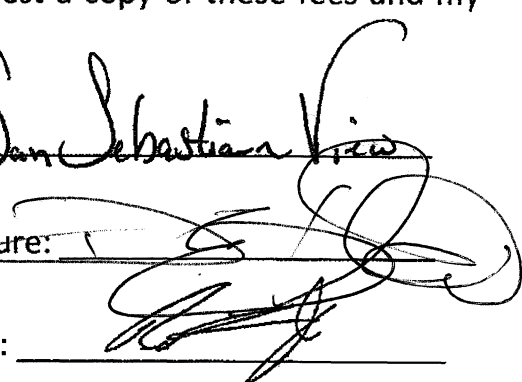
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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: Northwest Corner of US-1 & San Sebastian View

Applicant's Name: Dave Arena Applicant's Signature: 

Owner's Name: Robert E. Schmidt, Jr.  
Managing Member Owner's Signature: 



**Owner's Authorization For Agent**

Dave Urena \_\_\_\_\_ is/are hereby authorized TO ACT ON BEHALF OF CD St. Augustine Gas, 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: Northwest Corner of US-1 and San Sebastain View

BY: [Signature]  
Signature of Owner  
Robert E. Schmidt, Jr.  
Managing Member  
Print Name of Owner  
(904) 669 1500  
Telephone Number

State of Florida

County of Pinellas

Signed and sworn before me on this 6<sup>th</sup> day of October, 2025

By Robert E. Schmidt Jr

Identification verified:  
Oath sworn:  Yes  No  
Notary Signature: [Signature]

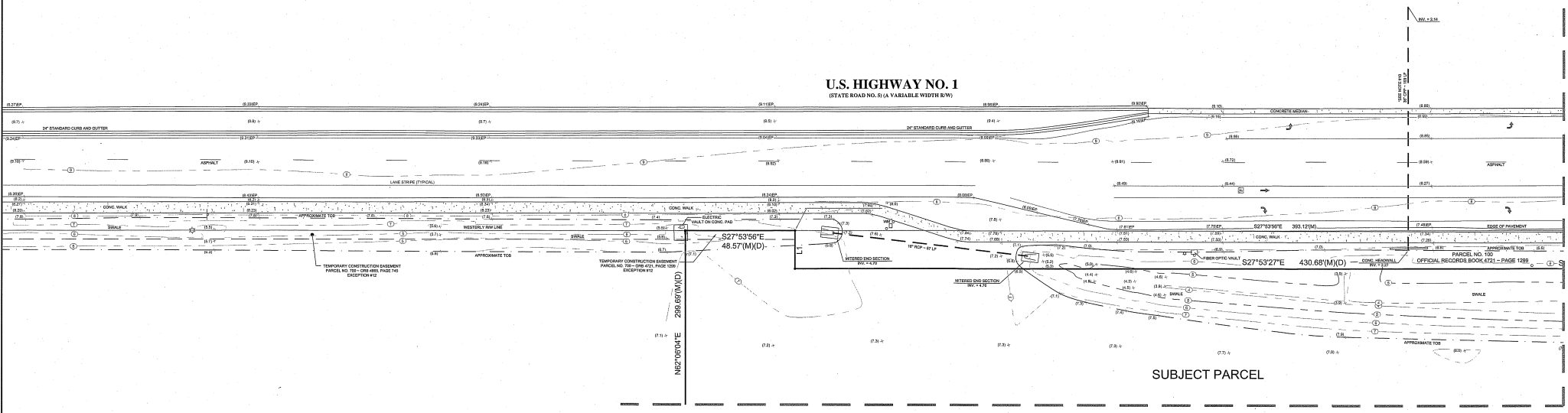
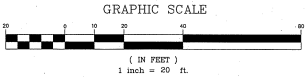
My Commission expires: 



MAP SHOWING ALTA/NSPS SURVEY OF  
 PORTIONS OF SECTION 36 AND SECTION 54 OF THE J.S. SANCHEZ GRANT,  
 TOWNSHIP 6 SOUTH, RANGE 29 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA  
 (SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1(M/D)	16.97'	S82°03'33"W



SEE SHEET 4

SEE SHEET 3

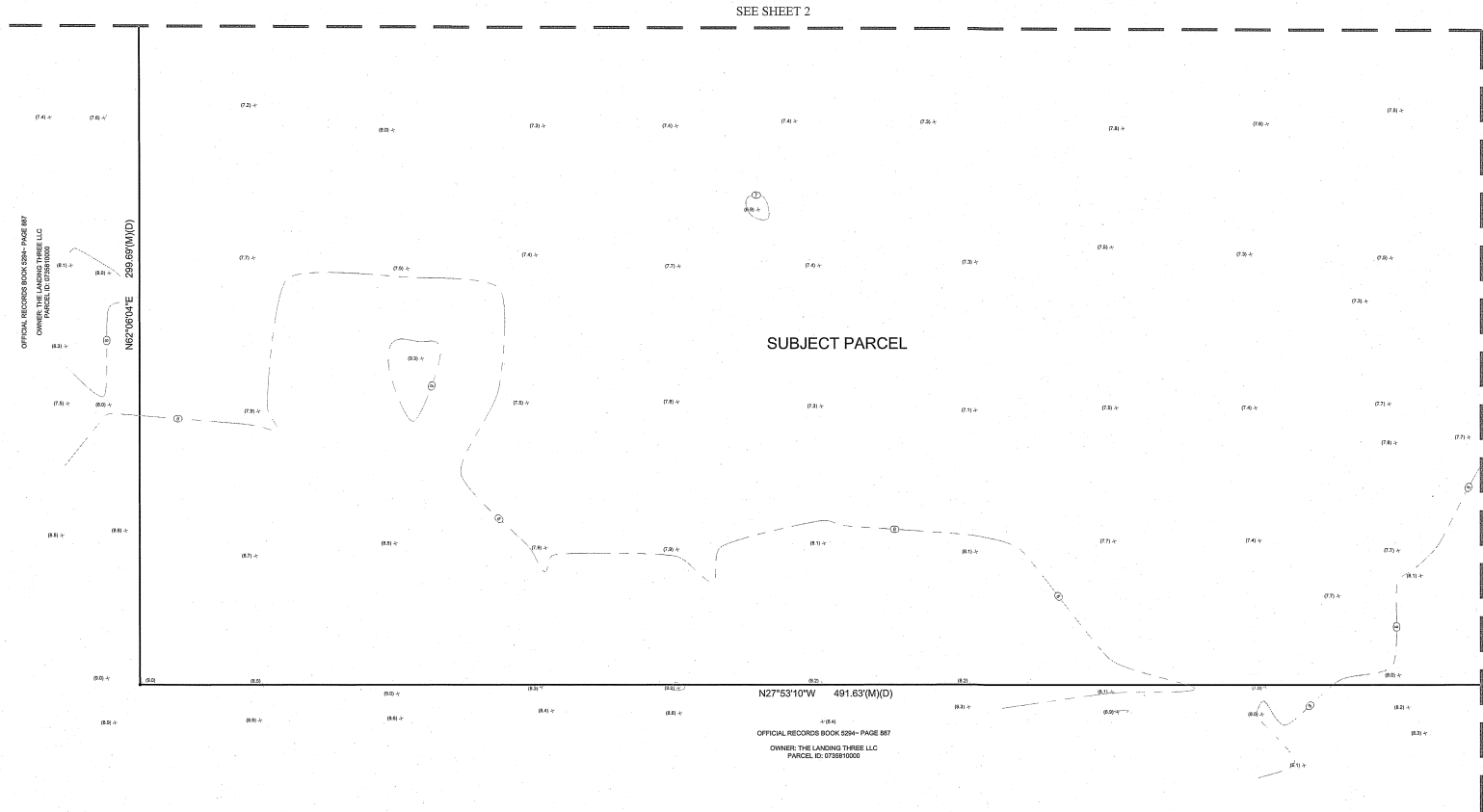
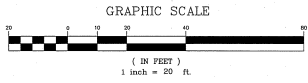
TREE SURVEY: 10-23-2025; W.O.# 2022-157-8  
 ADDITIONAL TOPOGRAPHIC SURVEY: 09-18-2025; W.O.# 2022-157-7  
 UPDATE ALTA SURVEY: 09-18-2025; W.O.# 2022-157-6  
 OTHER (UPDATE EXCEPTIONS PER NEW TITLE COMMITMENT -  
 NO FIELD WORK COMPLETED): 07-18-2022; W.O.# 2022-157-5  
 REVISED SURVEY PER COMMENTS: 05-25-2022  
 REVISED SURVEY PER COMMENTS: 04-14-2022  
 RECERTIFY SURVEY: 08-12-2021; W.O.# 2020-95-8  
 TREE SURVEY: 05-25-2020; W.O.# 2020-95-3  
 TOPOGRAPHIC SURVEY: 03-05-2020; W.O.# 2020-95-2



**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 806-0020

F.B. 690 PD. 1-11 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. ORDER NO. 2022-157  
 673 5458

MAP SHOWING ALTA/NSPS SURVEY OF  
 PORTIONS OF SECTION 36 AND SECTION 54 OF THE J.S. SANCHEZ GRANT,  
 TOWNSHIP 6 SOUTH, RANGE 29 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA  
 (SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)



SEE SHEET 2

SEE SHEET 4

OFFICIAL RECORDS BOOK 5294 - PAGE 887  
 OWNER: THE LANDING THREE LLC  
 PARCEL ID: 0755810000

N62°08'04\"/>

SUBJECT PARCEL

N27°53'10\"/>

OFFICIAL RECORDS BOOK 5294 - PAGE 887  
 OWNER: THE LANDING THREE LLC  
 PARCEL ID: 0755810000

TREE SURVEY: 10-23-2025; W.O.# 2022-157-8  
 ADDITIONAL TOPOGRAPHIC SURVEY: 09-18-2025; W.O.# 2022-157-7  
 UPDATE ALTA SURVEY: 09-18-2025; W.O.# 2022-157-6  
 OTHER (UPDATE EXCEPTIONS PER NEW TITLE COMMITMENT):  
 NO FIELD WORK COMPLETED: 07-18-2022; W.O.# 2022-157-5  
 REVISED SURVEY PER COMMENTS: 03-25-2022  
 REVISED SURVEY PER COMMENTS: 04-14-2022  
 RECERTIFY SURVEY: 06-15-2021; W.O.# 2020-95-8  
 TREE SURVEY: 03-25-2020; W.O.# 2020-95-3  
 TOPOGRAPHIC SURVEY: 03-05-2020; W.O.# 2020-95-2

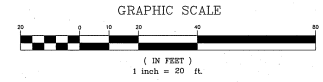


**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 855-0030

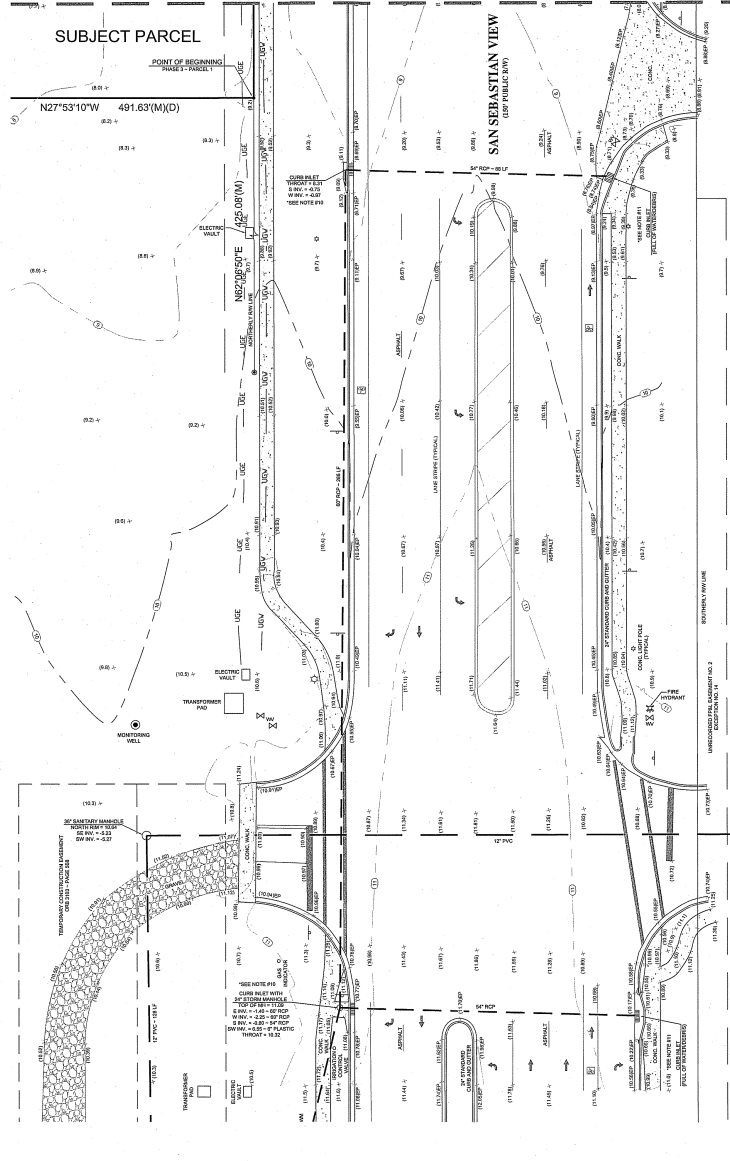
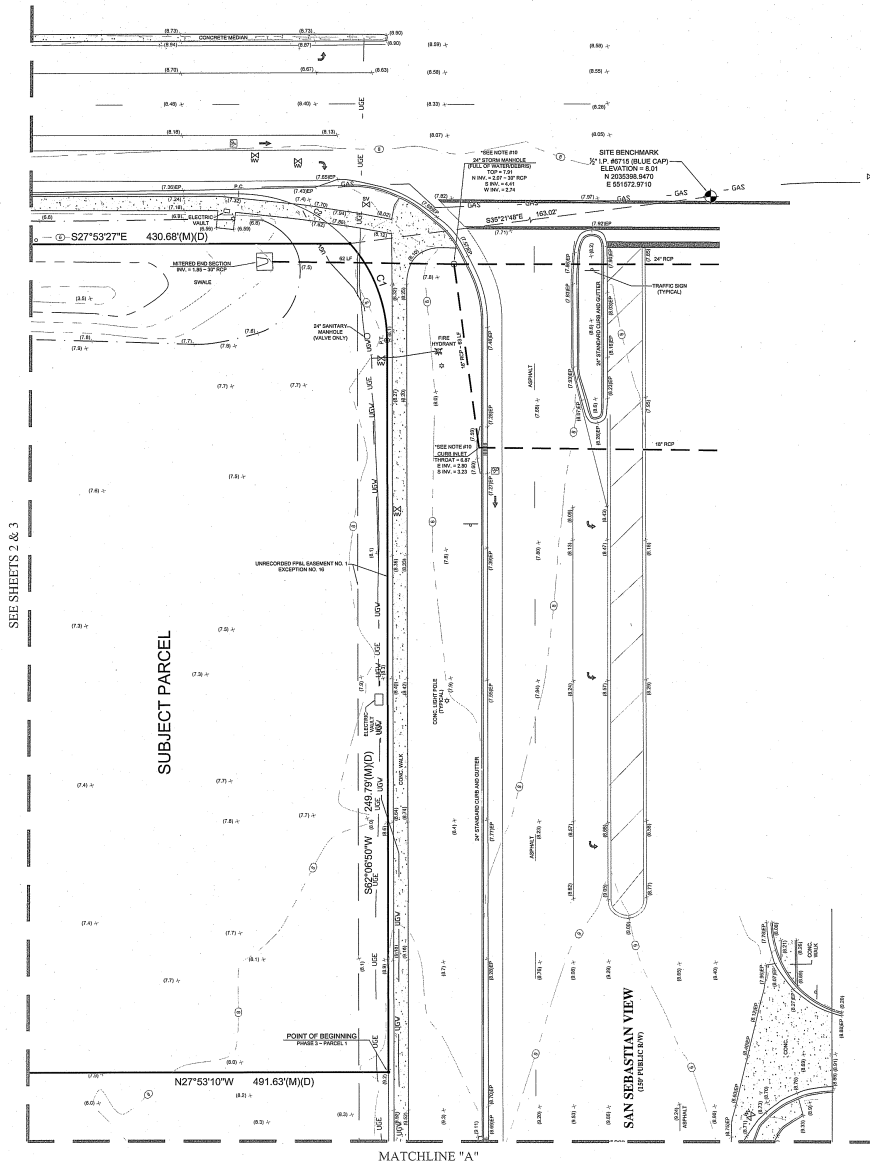
F.B. 680 PG. 1-11 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. ORDER NO. 2022-157  
 673 700 54-08

MAP SHOWING ALTA/NSPS SURVEY OF  
PORTIONS OF SECTION 36 AND SECTION 54 OF THE J.S. SANCHEZ GRANT,  
TOWNSHIP 6 SOUTH, RANGE 29 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA

(SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	BEARING	CHORD	
CHARLIE	36.07	50.00	41°19'40"	35.32	
COBIE	42.48	50.00	48°40'59"	50°39'27"E	41.22



SEE SHEETS 2 & 3

SUBJECT PARCEL

SUBJECT PARCEL

SAN SEBASTIAN VIEW

SAN SEBASTIAN VIEW

OFFICIAL RECORDS BOOK 4420 - PAGE 1578

TREE SURVEY: 10-23-2025; W.O.# 2022-157-8  
 ADDITIONAL TOPOGRAPHIC SURVEY: 09-18-2025; W.O.# 2022-157-7  
 UPDATE ALTA SURVEY: 09-18-2025; W.O.# 2022-157-6  
 OTHER UPDATE EXCEPTIONS PER NEW TITLE COMMITMENT:  
 NO FIELD WORK COMPLETED; 07-18-2022; W.O.# 2022-157-5  
 REVISED SURVEY PER COMMENTS: 05-25-2022  
 REVISED SURVEY PER COMMENTS: 04-14-2022  
 RECERTIFY SURVEY: 06-12-2021; W.O.# 2020-95-8  
 TREE SURVEY: 03-25-2020; W.O.# 2020-95-3  
 TOPOGRAPHIC SURVEY: 03-05-2020; W.O.# 2020-95-2

**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 • (904) 968-0100

F.B. 540 PG. 1-11 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL PAPER SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. ORDER NO. 2022-157  
 702 54-56



SHEET 4 OF 6

LB - 6715



To:  
Dave Urena, P.E.  
Project Manager  
KPM Franklin  
6300 Hazeltine National Drive, Suite 118  
Orlando, FL 32822  
[durena@kpmfranklin.com](mailto:durena@kpmfranklin.com)

Date: 09/22/2025

Re: Marble Creek Development

A development that is anticipated to include 99 KSF Self Storage facility and 2,175 SF of quick service restaurant is proposed for construction in St. Augustine, St. Johns County, Florida. The proposed development will be located in the northwestern quadrant of US 1 and San Sebastian View. The proposed development will be located on parcel ID 0735810040 and is anticipated to be built out by the year 2028. A copy of the location map is attached.

Access to the proposed development will be provided via a right- in-right- out driveway on US 1 and a full access driveway on San Sebastian View.

Parking demand for the proposed land-use development was estimated using the rates and equations for land use code 151 (Mini-Warehouse) and land use code 934 (Fast-Food Restaurant with Drive-Through Window), included in the Parking Generation Manual, 6<sup>th</sup> Edition published by the Institute of Transportation Engineers (ITE).

Table 1 summarizes the parking demand for each of the land uses in the proposed development for weekday and weekend. Table 1, and excerpts from ITE Parking Generation Manual are attached. As shown in the table, a minimum of 10 parking spaces for the proposed self-storage facility, and a minimum of 25 parking spaces for the proposed fast-food restaurant with drive-through window are recommended.

Sincerely,  
Chindalur Traffic Solutions, Inc.

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Swathi Konda, P.E.  
PE No: 73385  
Chindalur Traffic Solutions, Inc.  
(904) 619-3368 | [skonda@ctrfficsolutions.com](mailto:skonda@ctrfficsolutions.com)

**Attachments:**



Location Map  
Table 1: Parking Demand Calculations  
Excerpts from ITE Parking Generation Manual



Project Location

1

1 Dixie Highway (US 1) at San Sebastian View



Chindalur Traffic Solutions, Inc.  
8833 Perimeter Park Blvd., Suite 103  
Jacksonville FL 32216  
Phone: (904) 619-3368  
www.ctrafficsolutions.com

**Figure 01 – Project Location**  
San Sebastian View & US 1 Outparcel  
St. Johns County, Florida

**Table 01**  
**Parking Demand Calculations**  
**Marble Creek, St. Augustine, FL**

ITE Land Use Code	Description	Quantity	Units	Day of the Week	Equation Rate	Parking Demand
151	Mini-Warehouse	99	KSF	Weekday (Monday - Friday)	P = 0.1 (X)	10
				Saturday	P = 0.09 (X)	9
934	Fast-Food Restaurant with Drive-Through	2.175	KSF	Weekday (Monday - Thursday)	P = 7.51 (X)	16
				Friday	P = 9.62 (X)	21
				Saturday	P = 8.43 (X)	18
				Sunday	P = 11.65 (X)	25

Source: Parking Generation Manual, 6th Edition, Institute of Transportation Engineers

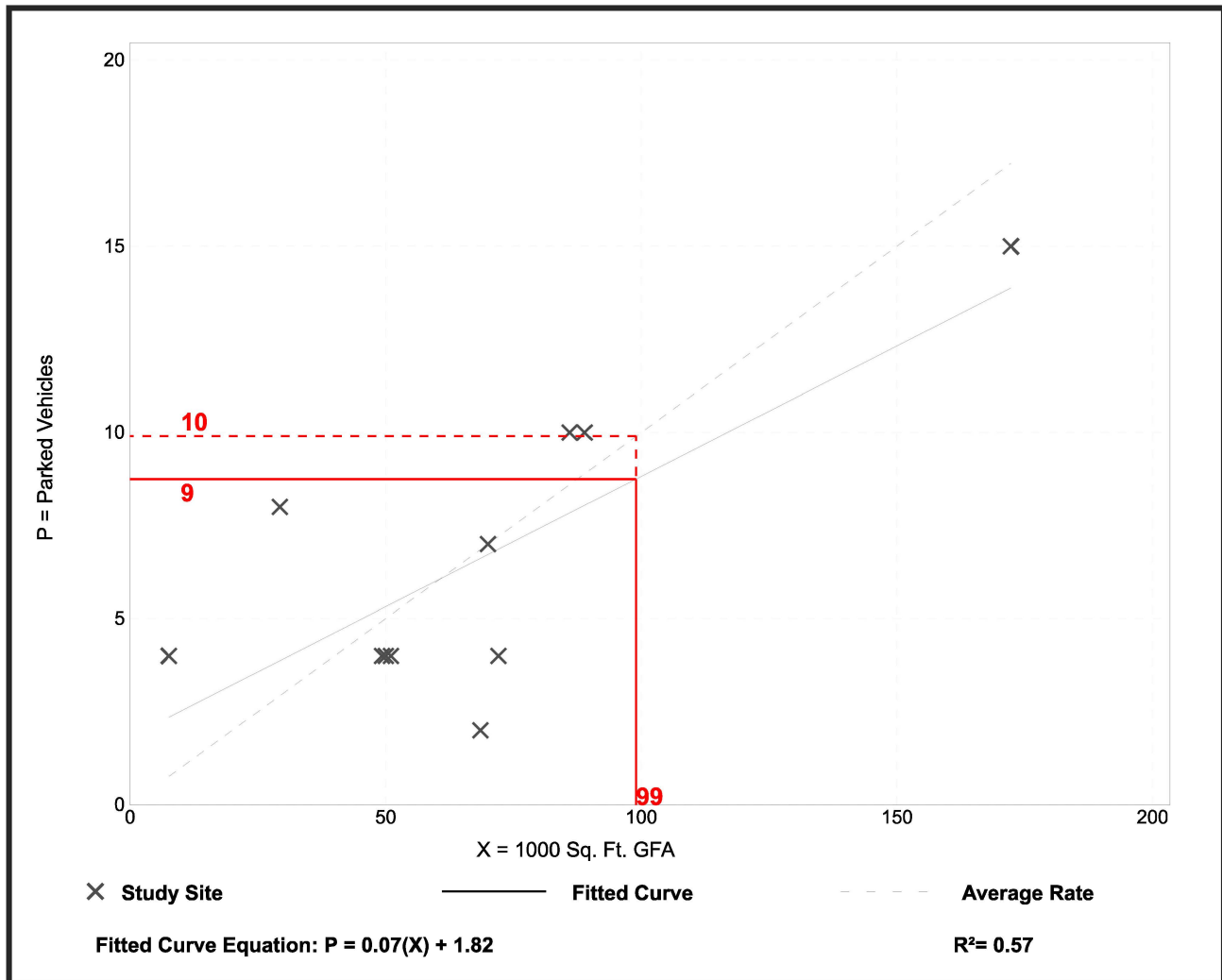
# Mini-Warehouse (151)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 11  
 Avg. 1000 Sq. Ft. GFA: 68

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.10	0.03 - 0.53	0.08 / 0.32	***	0.07 (70%)

## Data Plot and Equation



# Mini-Warehouse (151)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**

**On a: Saturday**

**Setting/Location: General Urban/Suburban**

Number of Studies: 3

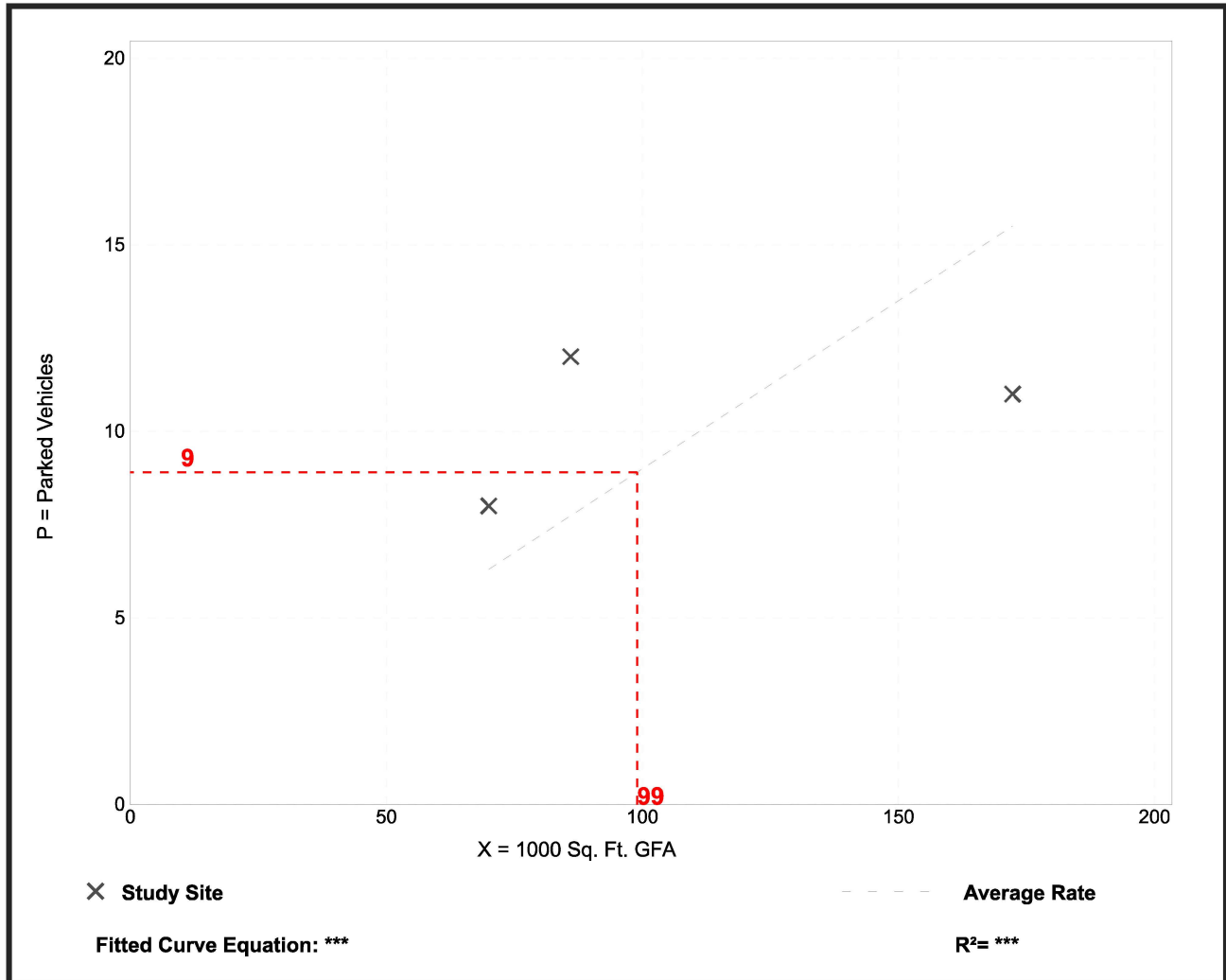
Avg. 1000 Sq. Ft. GFA: 109

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.09	0.06 - 0.14	0.08 / 0.14	***	0.04 (44%)

## Data Plot and Equation

*Caution – Small Sample Size*



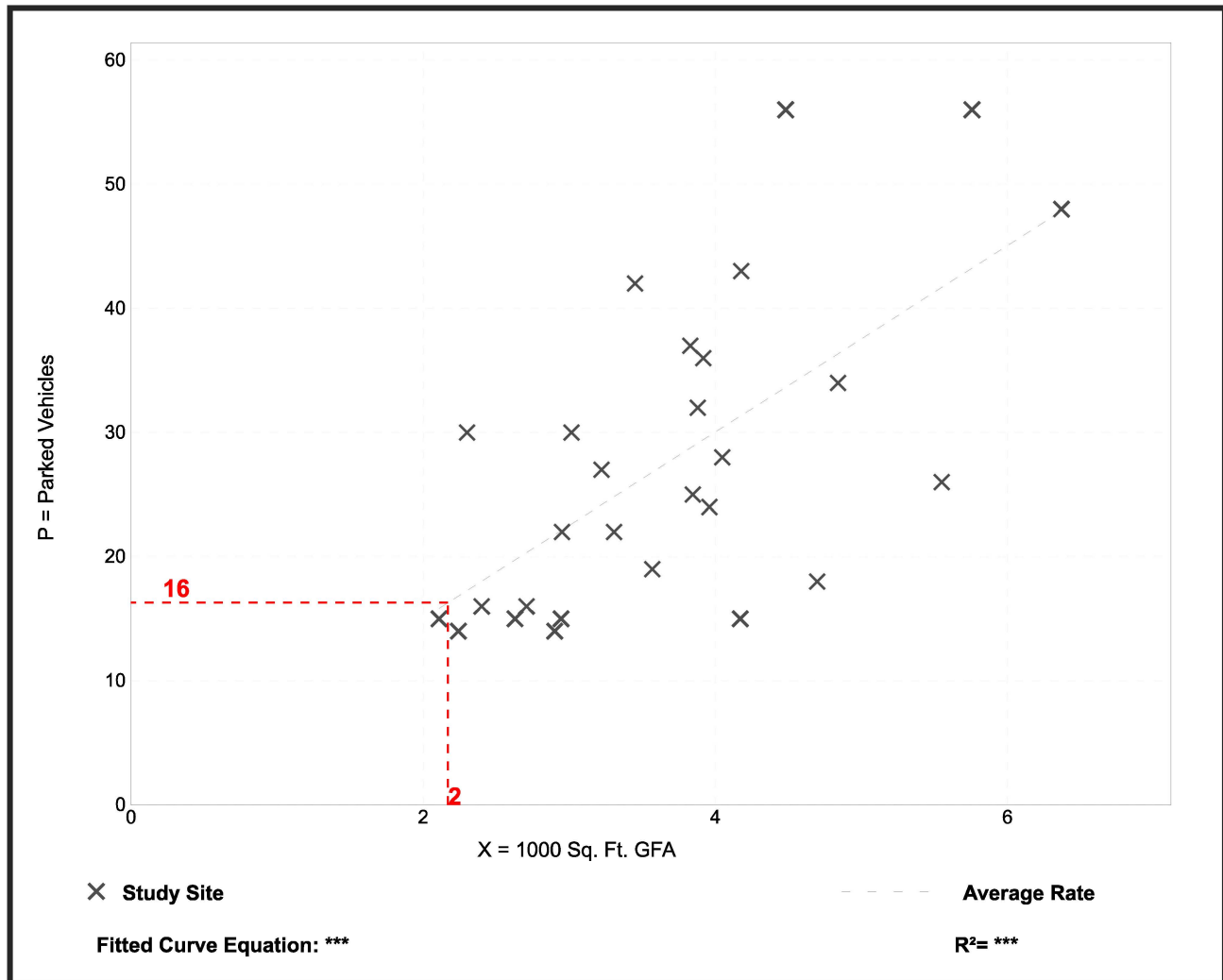
# Fast Food Restaurant with Drive-Through Window (934)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA  
 On a: Weekday (Monday - Thursday)  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 28  
 Avg. 1000 Sq. Ft. GFA: 3.6

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
7.51	3.60 - 13.04	6.17 / 10.17	6.58 - 8.44	2.52 (34%)

## Data Plot and Equation



# Fast Food Restaurant with Drive-Through Window (934)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**

**On a: Friday**

**Setting/Location: General Urban/Suburban**

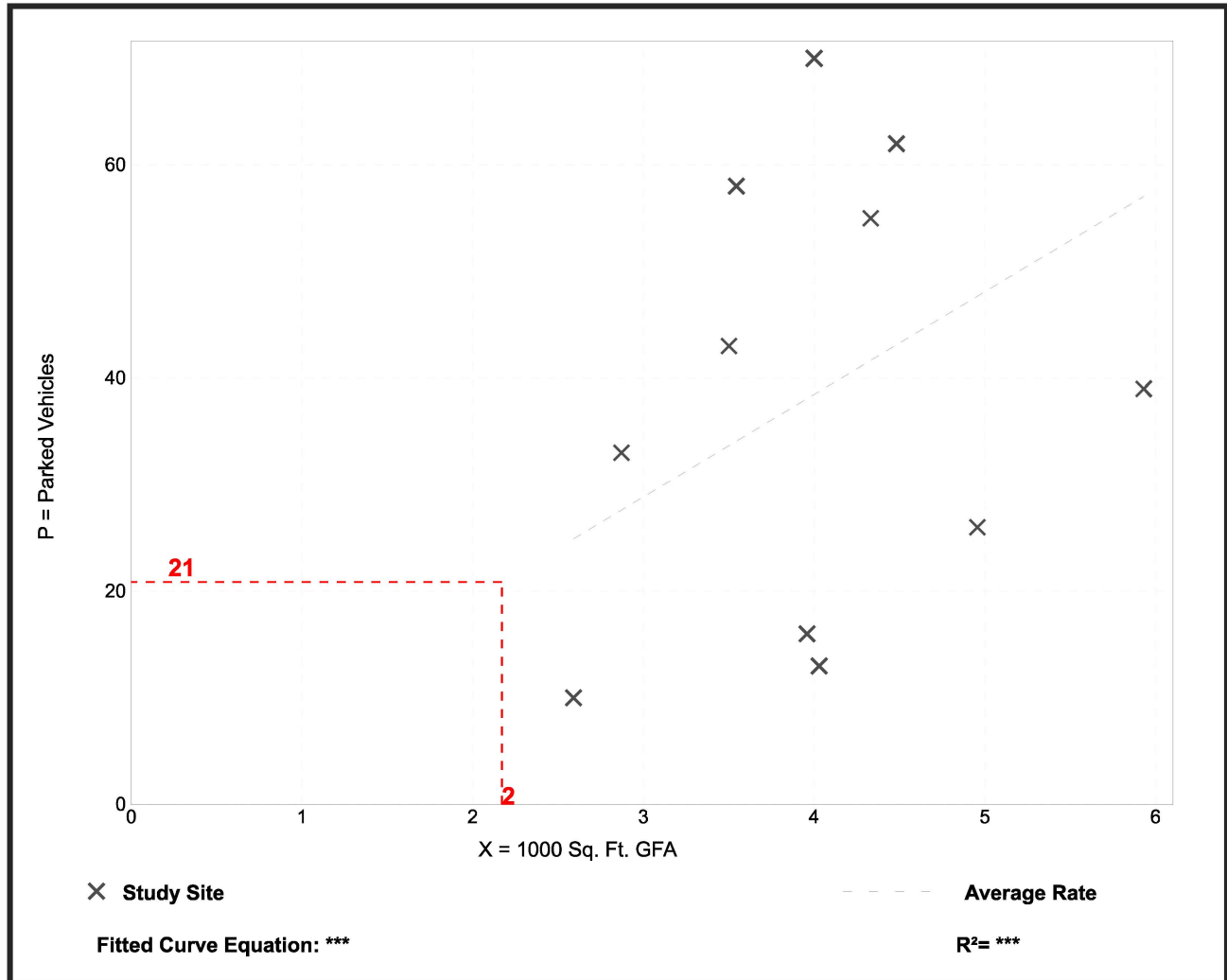
Number of Studies: 11

Avg. 1000 Sq. Ft. GFA: 4.0

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
9.62	3.23 - 17.50	5.20 / 16.59	***	5.21 (54%)

## Data Plot and Equation



# Fast Food Restaurant with Drive-Through Window (934)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**

**On a: Saturday**

**Setting/Location: General Urban/Suburban**

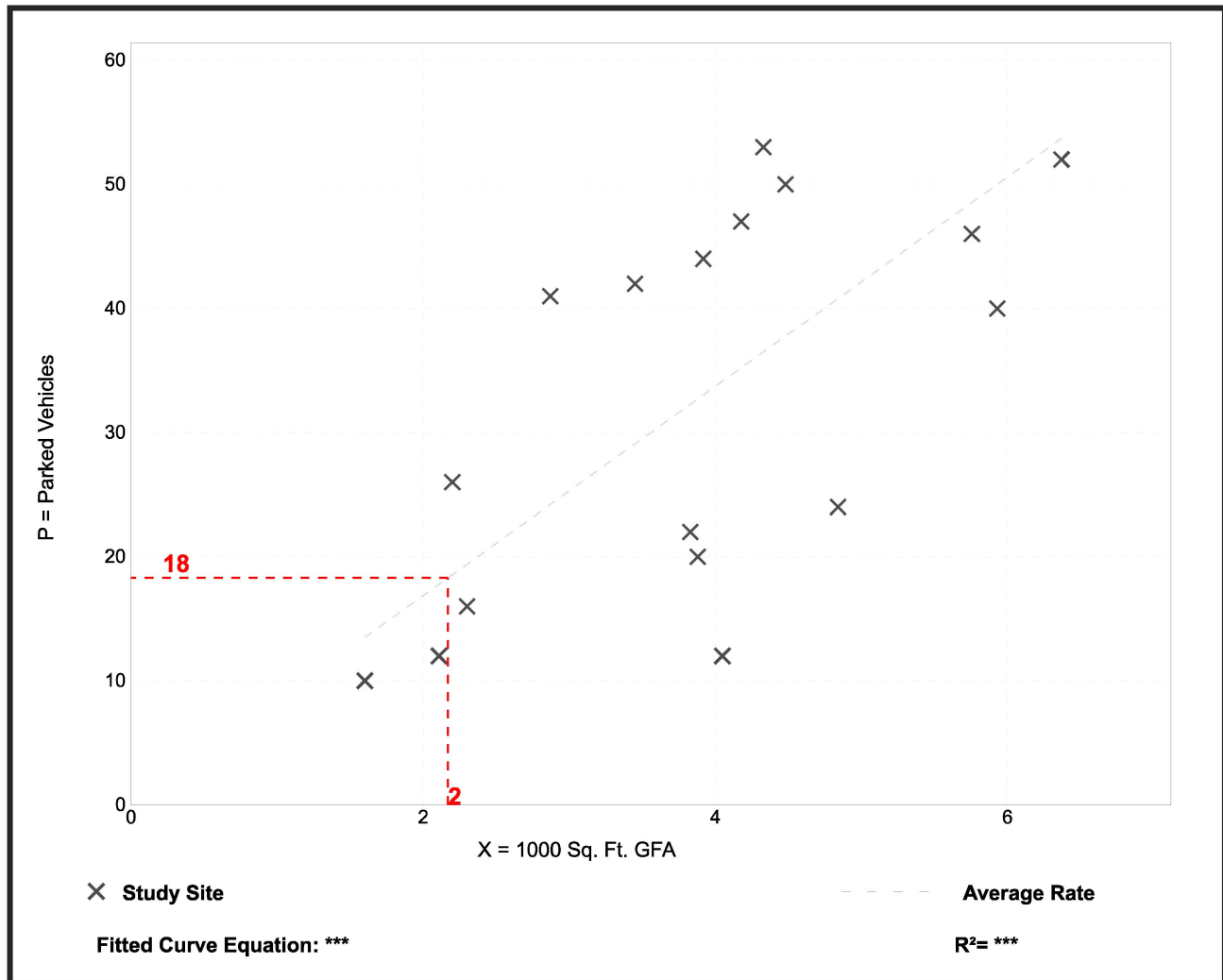
Number of Studies: 17

Avg. 1000 Sq. Ft. GFA: 3.8

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.43	2.96 - 14.28	6.22 / 12.19	***	3.18 (38%)

## Data Plot and Equation



# Fast Food Restaurant with Drive-Through Window (934)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**

**On a: Sunday**

**Setting/Location: General Urban/Suburban**

Number of Studies: 3

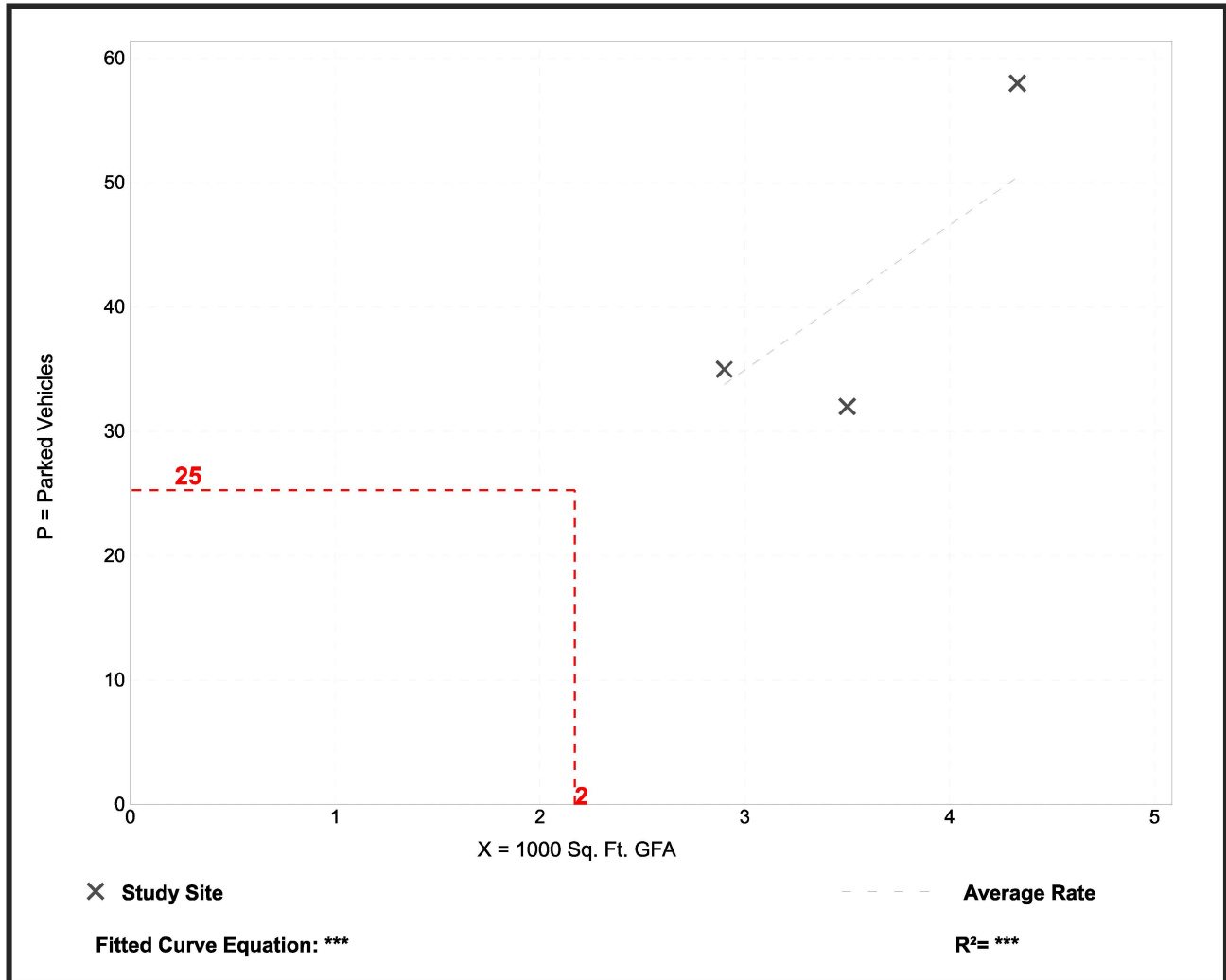
Avg. 1000 Sq. Ft. GFA: 3.5

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
11.65	9.14 - 13.39	10.08 / 13.39	***	2.23 (19%)

## Data Plot and Equation

*Caution – Small Sample Size*



**WT**

WILLIAM TESSIER  
772 DOUBLE BRANCHES LN  
DALLAS, GA 30132  
770.728.2008  
V.ARCHS.COM

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CLIENT LOGO:



CLIENT NAME:  
**MARBLE CREEK**

PROJECT TITLE:  
**ST. AUGUSTINE SELF-STORAGE**

PROJECT ADDRESS:  
**US 1 AND SAN SEBASTIAN VIEW ST. SUGUSTINE, FL**

**Professional Certification**  
I certify that these drawings were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida. License number: AR12412, expiration date: 02/28/2027

SEAL

**SUBMITTALS/ REVISIONS**

NO.	DESCRIPTION	DATE
1	Elevation Review	8/9/2025

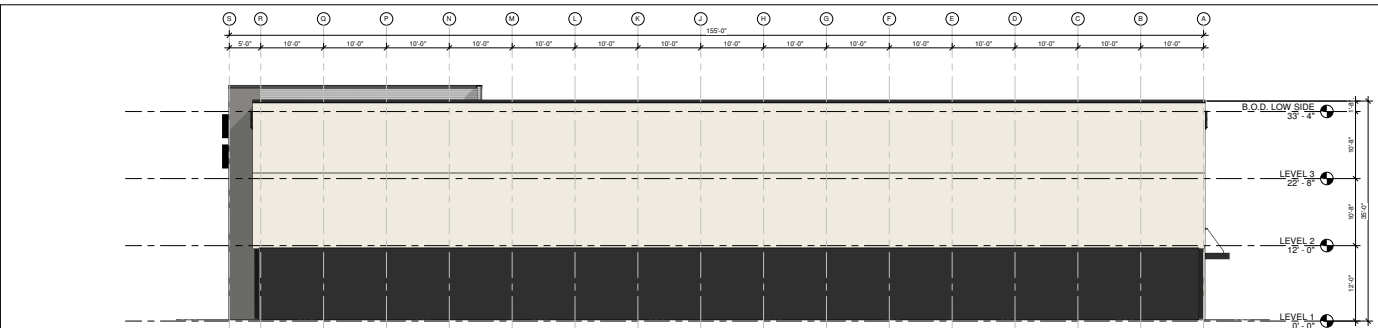
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PROJECT NUMBER:  
23018  
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

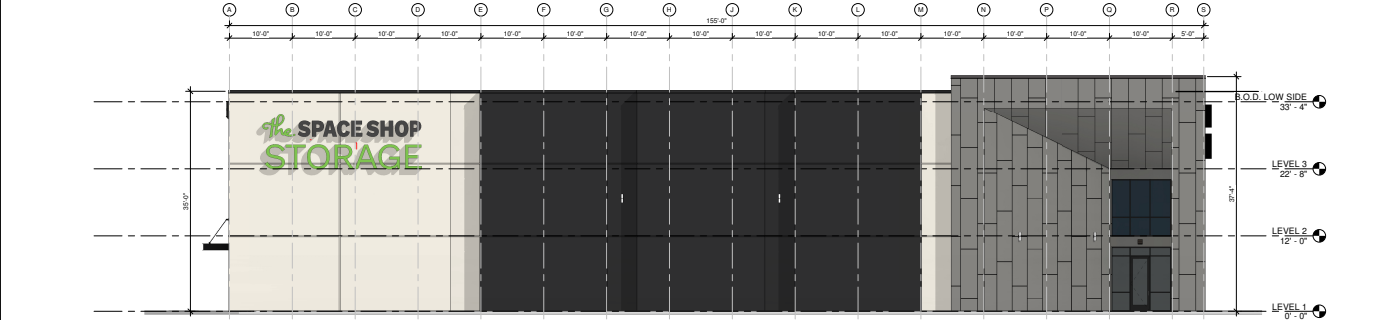
SHEET NUMBER:  
**A200**  
FOR CONSTRUCTION

**EXTERIOR CLADDING COMPONENTS**

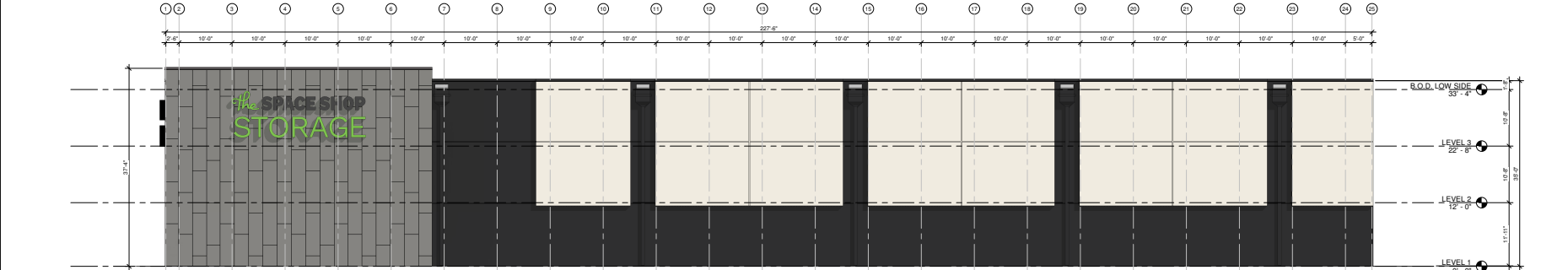
DESCRIPTION	COLOR	CLADDING SWATCH
STANLEY DURA STORM - 3000 ALUMINUM SLIDING GLASS DOOR - FL41099	BLACK	[Swatch]
STOREFRONT SYSTEM	BLACK	[Swatch]
CANOPY	BLACK	[Swatch]
EIFS	SW 8917 SHELL WHITE	[Swatch]
EIFS	SW 6258 TRICORN BLACK	[Swatch]
COPING	CHARCOAL GRAY	[Swatch]
EMSER TILE UPTOWN GLAZED PORCELAIN	[Swatch]	[Swatch]



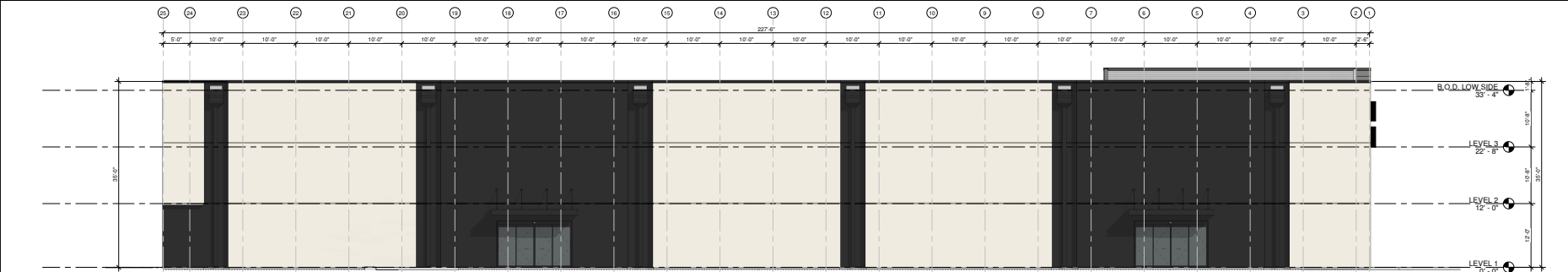
**4 WEST ELEVATION**  
1/8" = 1'-0"



**3 EAST ELEVATION**  
1/8" = 1'-0"



**2 NORTH ELEVATION**  
1/8" = 1'-0"



**1 SOUTH ELEVATION**  
1/8" = 1'-0"









Project No. 25-0207.00

## Cost Comparison: Relocation of Existing Sabal Palmetto vs. Planting New Trees

St. Augustine, Florida • Preliminary Cost Assessment

Relocating 43 existing Sabal palmetto (cabbage palms) provides a more cost-effective, sustainable, and visually mature landscape solution compared to planting 62 new trees or contributing to a tree bank. By leveraging onsite vegetation, the project reduces procurement costs and avoids the lag time required for smaller nursery stock to establish comparable canopy size and landscape impact. Relocation reduces project-wide landscape disturbance, eliminates freight costs for new tree procurement, and preserves native trees already adapted to the site’s microclimate. While new plantings may require multiple seasons to reach comparable maturity, relocated palms provide immediate shade, aesthetic value, and compliance with municipal landscape requirements. In this analysis, relocation costs are estimated at an average of \$600 per palm, assuming moderate access conditions and onsite transport. Comparable new palms of similar size—including purchase, delivery, planting, staking, and watering—routinely range from \$800 to \$1,000 each. Thus, relocating the 43 existing palms is expected to save between \$20,000 and \$36,000 in total project cost while providing a more established final landscape.

Scenario	Number of Trees	Cost Per Tree	Total Cost
Relocate Existing Sabal Palms	43	\$600	\$25,800
Plant New Palms (High Estimate)	62	\$1,000	\$62,000
Plant New Palms (Low Estimate)	62	\$800	\$49,600

Based on these estimates, relocating 43 existing Sabal palmettos (~\$25,800 total) is the most cost-effective strategy. Compared to planting 62 new palms (estimated at \$49,600–\$62,000), relocation yields immediate mature canopy coverage, faster project implementation, and supports sustainability goals by preserving native species already thriving onsite.



**Project No. 25-0207.00**

## **Assumptions, Scope, & Exclusions**

### **ASSUMPTIONS**

- All 43 Sabal palmetto palms are currently onsite and accessible via equipment.
- Tree relocation cost is based on an estimated \$600 per palm, inclusive of excavation, transport onsite, and replanting.
- New palm planting costs (\$800–\$1,000 each) include purchase, delivery, installation, staking, and initial watering.
- No additional permitting required for relocation activities; client responsible for fees if applicable.
- No cranes required; costs assume standard excavator and truck access.
- Relocation occurs during appropriate seasonal conditions to minimize transplant shock.
- Irrigation is assumed available at relocation areas but may require adjustment.

### **SCOPE OF ESTIMATE**

- Cost comparison of relocation vs. new tree procurement.
- High-level budgeting for planning and coordination purposes.
- Intended for conceptual evaluation and city/agency discussion.

### **NOT INCLUDED**

- Final construction plans, irrigation design, inventory verification, tree health assessment.
- Site grading, root-pruning beyond standard transplant procedure, or soil remediation.
- Hazardous tree removal, invasive species removal, or stump grinding.
- Long-term maintenance, fertilization plan, or warranty.
- Specialty transport for oversized equipment or limited-access sites.



**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
<b>CANOPY TREE</b>					
	JS	Juniperus silicicola / Southern Red Cedar	3" Cal.	30 gal.	40
	PE	Pinus elliotii / Slash Pine	2.5" Cal.	45 Gal.	7
	QV	Quercus virginiana / Southern Live Oak	3" Cal.	45 Gal.	5
<b>RELOCATED</b>					
	SS	Sabal palmetto / Cabbage Palmetto	Field grown	B&B	43
<b>UNDERSTORY TREES</b>					
	BC	Butia capitata / Pindo Palm	10' Clear Trunk, Matching	B&B	4
	CU	Coccoloba uvifera / Sea Grape	2" Cal.	30 gal.	17
	PA	Prunus angustifolia / Chickasaw Plum	2" Cal.	30 gal.	10
<b>SHRUBS</b>					
	Iv	Ilex vomitoria 'Nano' / Dwarf Yaupon Holly	24" Ht., 18" Spread, Full	3 Gallon, Full	280
	LF	Lyonia ferruginea / Rusty Staggerbush	24" Ht., 18" Spread, Full	3 Gallon, Full	10
	MF	Myrcianthes fragrans / Simpson's Stopper	24"-28" Ht., 18"-24" Spread	3 Gallon, Full	22
	Pm	Podocarpus macrophyllus / Yew	36" Ht., 18" Spread, Full	7 Gallon	13
	Re	Russelia equisetiformis / Firecracker Plant	24"-28" Ht., 18"-24" Spread	3 Gallon, Full	18
	VO	Viburnum obtatum / Water's Viburnum	24" Ht., 18" Spread, Full	3 Gallon, Full	175
<b>GROUND COVERS</b>					
	LB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	12"-14" Ht., 5-7 pips, Full	1 Gallon/Full	196
	TA	Trachelospermum asiaticum / Asian Jasmine	5-7 pips, full	1 Gallon/Full	250

BUFFERYARD REQUIREMENTS - Classification 5 (Sec. 25-54)					
	Buffer Length (ft)	Required Trees	Proposed Trees	Required Shrubs	Proposed Shrubs
Front (G)	282	15	15	71	71
Side 1 (E)	492	20	20	60	60
Side 2 (E)	492	20	20	60	60
Rear (E)	300	12	12	36	36

- NOTES**
- GENERAL LANDSCAPE INSTALLATION NOTES**
    - All trees, shrubs, palms, ornamental grasses, and groundcovers shall comply with City of St. Augustine landscape code, Florida Grades & Standards, and ANSI A300.
    - All plant material shall be Florida #1 Grade or better, free of pests, disease, mechanical damage, and structural defects.
  - TREE INSTALLATION REQUIREMENTS**
    - Shade Trees - Minimum 2.5"-3" caliper, 2'10" height, 25" clear trunk unless species typical.
    - Ornamental Trees - Minimum 2" caliper, 28" height.
    - Palm Trees - Minimum 10' clear trunk, field-grown quality.
    - Root flare must remain visible above finished grade; no soil or mulch against trunk.
  - SHRUB INSTALLATION REQUIREMENTS**
    - Minimum size: 3-gallon containers, 18"-24" height, 18"-24" spread at install.
    - Plant spacing 18"-36" o.c. depending on species density and design intent.
  - GROUND COVER REQUIREMENTS**
    - Container-grown groundcover installed to achieve 80% coverage in 12 months, full coverage in 18 months.
    - Minimum size 1-gallon containers unless plug-grown specified.
  - TURF REQUIREMENTS**
    - All remaining landscape areas not mulched or planted shall be sodded with Bahia sod.
    - Sod installed over 4" minimum clean topsoil, staggered light seams.
  - MULCH REQUIREMENTS**
    - Minimum 3" settled depth organic mulch in planting beds.
    - Keep 2"-3" clearance around tree trunks and palm boots.
    - Cypress mulch prohibited unless sustainably sourced; no dyed mulch.
  - NATIVE / CODE COMPLIANCE**
    - All species must be approved native or code-compliant species; substitutions require Landscape Architect approval.

TREES TO BE PRESERVED AND RELOCATED									
Tree #	Species	DBH (calculated)	Palm Height	Category	Credit Base	Credit MoveBonus	Credit RedCedar	Credit Native	Total Credit
23	Sabal palm	6	15	Relocate	1	0	0	1	2
24	Sabal palm	6	12	Relocate	1	0	0	1	2
30	Sabal palm	6	12	Relocate	1	0	0	1	2
34	Sabal palm	4	10	Relocate	1	0	0	1	2
35	Sabal palm	4	9	Relocate	1	0	0	1	2
36	Sabal palm	4	10	Relocate	1	0	0	1	2
38	Sabal palm	6	12	Relocate	1	0	0	1	2
39	Sabal palm	6	15	Relocate	1	0	0	1	2
48	Sabal palm	4	10	Relocate	1	0	0	1	2
53	Sabal palm	4	10	Relocate	1	0	0	1	2
57	Sabal palm	6	12	Relocate	1	0	0	1	2
64	Sabal palm	6	12	Relocate	1	0	0	1	2
65	Sabal palm	6	15	Relocate	1	0	0	1	2
67	Sabal palm	6	15	Relocate	1	0	0	1	2
69	Sabal palm	6	15	Relocate	1	0	0	1	2
77	Live oak	54	0	Preserve	4	0	0	1	5
81	Sabal palm	4	10	Relocate	1	0	0	1	2
83	Sabal palm	6	12	Relocate	1	0	0	1	2
86	Sabal palm	6	12	Relocate	1	0	0	1	2
88	Sabal palm	6	12	Relocate	1	0	0	1	2
89	Sabal palm	6	15	Relocate	1	0	0	1	2
90	Sabal palm	4	9	Relocate	1	0	0	1	2
93	Sabal palm	6	12	Relocate	1	0	0	1	2
97	Sabal palm	6	12	Relocate	1	0	0	1	2
98	Sabal palm	4	10	Relocate	1	0	0	1	2
101	Sabal palm	4	10	Relocate	1	0	0	1	2
102	Sabal palm	4	10	Relocate	1	0	0	1	2
103	Sabal palm	6	14	Relocate	1	0	0	1	2
104	Sabal palm	6	14	Relocate	1	0	0	1	2
106	Sabal palm	6	12	Relocate	1	0	0	1	2
107	Sabal palm	4	10	Relocate	1	0	0	1	2
109	Sabal palm	4	10	Relocate	1	0	0	1	2
111	Sabal palm	4	10	Relocate	1	0	0	1	2
112	Sabal palm	4	8	Relocate	1	0	0	1	2
115	Sabal palm	4	10	Relocate	1	0	0	1	2
118	Sabal palm	6	18	Relocate	1	0	0	1	2
119	Sabal palm	4	10	Relocate	1	0	0	1	2
120	Sabal palm	4	8	Relocate	1	0	0	1	2
124	Sabal palm	6	18	Relocate	1	0	0	1	2
133	Sabal palm	4	8	Relocate	1	0	0	1	2
135	Sabal palm	4	10	Relocate	1	0	0	1	2
142	Sabal palm	4	10	Relocate	1	0	0	1	2
144	Sabal palm	4	9	Relocate	1	0	0	1	2
150	Sabal palm	4	9	Relocate	1	0	0	1	2
<b>TOTAL CREDITS</b>									91
<b>NUMBER OF PALMS RELOCATED</b>									43

TREES TO BE REMOVED								
Tree #	Species	DBH (calculated)	Palm Height	Credit Base	Deficit Base	Deficit Red Cedar	Deficit Palm>12	Total Deficit
1	Magnolia, Southern	9	0	2	1	0	0	1
2	Magnolia, Southern	10	0	2	1	0	0	1
3	Magnolia, Southern	9	0	2	1	0	0	1
4	Sabal palm	4	2	1	0.5	0	0	0.5
5	Magnolia, Southern	9	0	2	1	0	0	1
6	Magnolia, Southern	9	0	2	1	0	0	1
7	Cherry laurel	8	0	2	1	0	0	1
8	Live oak	12	0	3	1.5	0	0	1.5
9	Red cedar	2	0	0	0	1	0	1
10	Red cedar	2	0	0	0	1	0	1
11	Cherry laurel	9	0	2	1	0	0	1
12	Live oak	18	0	3	1.5	0	0	1.5
13	Live oak	19	0	3	1.5	0	0	1.5
14	Live oak	16	0	3	1.5	0	0	1.5
15	Live oak	16	0	3	1.5	0	0	1.5
16	Red cedar	28	0	4	2	1	0	3
18	Red cedar	49	0	4	2	1	0	3
20	Live oak	27	0	4	2	0	0	2
21	Red cedar	0	0	0	0	1	0	1
22	Red cedar	1	0	0	0	1	0	1
25	Sabal palm	4	8	1	0.5	0	0	0.5
26	Red cedar	9	0	2	1	1	0	2
27	Live oak	23	0	4	2	0	0	2
31	Live oak	10	0	2	1	0	0	1
33	Sabal palm	4	7	1	0.5	0	0	0.5
37	Sabal palm	4	7	1	0.5	0	0	0.5
40	Sabal palm	4	4	1	0.5	0	0	0.5
41	Sabal palm	4	5	1	0.5	0	0	0.5
42	Red cedar	6	0	1	0.5	1	0	1.5
43	Sabal palm	4	6	1	0.5	0	0	0.5
44	Red cedar	2	0	0	0	1	0	1
45	Red cedar	1	0	0	0	1	0	1
46	Red cedar	2	0	0	0	1	0	1
47	Sabal palm	4	4	1	0.5	0	0	0.5
49	Sabal palm	4	6	1	0.5	0	0	0.5
50	Red cedar	2	0	0	0	1	0	1
51	Sabal palm	4	6	1	0.5	0	0	0.5
52	Sabal palm	4	8	1	0.5	0	0	0.5
54	Sabal palm	4	4	1	0.5	0	0	0.5
55	Sabal palm	4	3	1	0.5	0	0	0.5
56	Sabal palm	4	2	1	0.5	0	0	0.5
58	Sabal palm	4	5	1	0.5	0	0	0.5
59	Sabal palm	4	4	1	0.5	0	0	0.5
60	Red cedar	3	0	1	0.5	1	0	1.5
61	Sabal palm	4	4	1	0.5	0	0	0.5
62	Sabal palm	4	8	1	0.5	0	0	0.5
63	Sabal palm	4	6	1	0.5	0	0	0.5
66	Sabal palm	4	3	1	0.5	0	0	0.5
68	Red cedar	11	0	2	1	1	0	2
70	Red cedar	7	0	2	1	1	0	2
71	Live oak	8	0	2	1	0	0	1

72	Live oak	6	0	1	0.5	0	0	0.5
73	Live oak	23	0	4	2	0	0	2
74	Sabal palm	4	7	1	0.5	0	0	0.5
75	Live oak	13	0	3	1.5	0	0	1.5
76	Live oak	14	0	3	1.5	0	0	1.5
78	Red cedar	4	0	1	0.5	1	0	1.5
79	Sabal palm	4	6	1	0.5	0	0	0.5
80	Sabal palm	4	7	1	0.5	0	0	0.5
82	Sabal palm	4	6	1	0.5	0	0	0.5
84	Sabal palm	4	8	1	0.5	0	0	0.5
85	Sabal palm	4	4	1	0.5	0	0	0.5
87	Sabal palm	4	8	1	0.5	0	0	0.5
91	Sabal palm	4	6	1	0.5	0	0	0.5
92	Sabal palm	4	5	1	0.5	0	0	0.5
94	Sabal palm	4	4	1	0.5	0	0	0.5
95	Laurel oak	12	0	3	1.5	0	0	1.5
96	Sabal palm	4	3	1	0.5	0	0	0.5
99	Sabal palm	4	5	1	0.5	0	0	0.5
100	Sabal palm	4	4	1	0.5	0	0	0.5
105	Red cedar	1	0	0	0	1	0	1
108	Sabal palm	4	5	1	0.5	0	0	0.5
110	Sabal palm	4	8	1	0.5	0	0	0.5
113	Sabal palm	4	5	1	0.5	0	0	0.5
114	Red cedar	10	0	2	1	1	0	2
116	Sabal palm	4	7	1	0.5	0	0	0.5
117	Sabal palm	4	4	1	0.5	0	0	0.5
122	Sabal palm	4	6	1	0.5	0	0	0.5
123	Sabal palm	4	7	1	0.5	0	0	0.5
125	Maple, red	25	0	4	2	0	0	2
129	Sugarberry	8	0	2	1	0	0	1
130	Sabal palm	4	8	1	0.5	0	0	0.5
131	Red cedar	9	0	2	1	1	0	2
132	Red cedar	11	0	2	1	1	0	2
134	Sabal palm	4	7	1	0.5	0	0	0.5
136	Sabal palm	4	7	1	0.5	0	0	0.5
137	Sabal palm	4	8	1	0.5	0	0	0.5
138	Sabal palm	4	5	1	0.5	0	0	0.5
139	Sabal palm	4	6	1	0.5	0	0	0.5
140	Sabal palm	4	8	1	0.5	0	0	0.5
141	Sabal palm	4	8	1	0.5	0	0	0.5
143	Sabal palm	4	4	1	0.5	0	0	0.5
145	Sabal palm	4	7	1	0.5	0	0	0.5
146	Sabal palm	4	6	1	0.5	0	0	0.5
147	Live oak	12	0	3	1.5	0	0	1.5
148	Live oak	11	0	2	1	0	0	1
149	Live oak	31	0	4	2	0	0	2

<b>TOTAL DEFICITS</b>	<b>92</b>
-----------------------	-----------

NUMBER OF RED CEDAR REMOVED	20
NUMBER OF RED CEDAR PLANTED	40

# MAP SHOWING ALTA/NSPS SURVEY OF

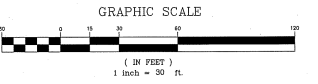
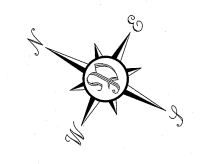
DESCRIPTION AS FURNISHED:

PHASE 1, PARCEL 1

PORTIONS OF SECTION 36 AND SECTION 34 OF THE S. SANCHEZ GRANT, TOWNSHIP 6 SOUTH, RANGE 23 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAN SEBASTIAN VIEW (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF THE FORD RISE COAST RAILROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE N07°51'06"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 430.68 FEET TO THE POINT OF BEGINNING; THENCE N07°51'06"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 161.67 FEET; THENCE N07°51'06"W A DISTANCE OF 249.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT OF WAY); THENCE S27°52'27"E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 430.68 FEET TO THE MOST NORTHERLY POINT OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS BOOK 471, PAGE 129 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S62°03'39"E DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID PARCEL NO. 100 A DISTANCE OF 443 FEET TO THE WESTERLY V.C. OF SAID PARCEL NO. 100; THENCE S27°52'27"E ALONG SAID WESTERLY LINE A DISTANCE OF 430.68 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF SAN SEBASTIAN VIEW; SAID POINT LYING ON A CURVE BEING CONSTANTLY NORTHERLY, HAVING A RADIUS OF 5240 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 164.67 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AN INTERFERING ANGLE OF 11.80 DEGREES TO THE POINT OF BEGINNING; THENCE S06°05'06"E CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 249.79 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN THE DEED CLAIM DEED RECORDED SEPTEMBER 13, 2023 IN OFFICIAL RECORDS BOOK 384, PAGE 964 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



- FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: FL252507046/CV42301374  
COMMITMENT EFFECTIVE DATE: JULY 14, 2025 AT 8:00 AM
- EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 383, PAGE 548 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (DOES NOT AFFECT)
  - TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 376, PAGE 1072 AND OFFICIAL RECORDS BOOK 390, PAGE 182, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (BLANKET IN NATURE)
  - TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE LEASE AGREEMENT DATED JANUARY 30, 1994, BY AND BETWEEN FLORIDA EAST COAST RAILWAY COMPANY AND AT&T COMMUNICATIONS, INC., RECORDED IN OFFICIAL RECORDS BOOK 69, PAGE 1534, TOGETHER WITH ADDENDUM RECORDED IN OFFICIAL RECORDS BOOK 69, PAGE 149, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (DOES NOT AFFECT)
  - TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE MEMORANDUM OF BLANKET LICENSE AGREEMENT (EAST) RECORDED IN OFFICIAL RECORDS BOOK 349, PAGE 1441 AND APPROPRIATION AGREEMENT (EVIDENCING ASSIGNMENT AND ASSUMPTION) RECORDED IN OFFICIAL RECORDS BOOK 440, PAGE 161, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (DOES NOT AFFECT)
  - TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE HOLD HARMLESS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3112, PAGE 1231 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (AS TO SAN SEBASTIAN VIEW)
  - EASEMENT IN THAT CERTAIN LES PENDENS RECORDED IN OFFICIAL RECORDS BOOK 468, PAGE 1790, AND AS DESCRIBED IN THAT CERTAIN STIPULATION OF ORDER OF TAKING DATED MAY 1, 2010, RECORDED IN OFFICIAL RECORDS BOOK 471, PAGE 129, AND AS DESCRIBED IN STIPULATED FINAL JUDGMENT DATED JANUARY 10, 2020, RECORDED IN OFFICIAL RECORDS BOOK 486, PAGE 54, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (AS TO PARCELS 709 AS DESCRIBED IN SAID LES PENDENS, STIPULATED ORDER AND SAID STIPULATED FINAL JUDGMENT, (AS SHOWN HEREON)
  - NON-EXCLUSIVE EASEMENT IN FAVOR OF THE CITY OF ST. AUGUSTINE, FLORIDA, DATED MAY 18, 2008, RECORDED JULY 16, 2008 IN OFFICIAL RECORDS BOOK 310, PAGE 584 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (AS SHOWN HEREON)
  - UNRECORDED EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY FOR OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES DATED OCTOBER 23, 2008, BY PDG FLAGLER CROSSING, LLC, (10 FEET), (AS SHOWN HEREON)
  - RECORDED NOTICE OF ENVIRONMENTAL SURVEY PERMIT RECORDED IN OFFICIAL RECORDS BOOK 520, PAGE 625, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (DOES NOT AFFECT)
  - TERMS, CONDITIONS, RESTRICTIONS AND COVENANTS CONTAINED IN THE RESTRICTIVE COVENANT RECORDED JUNE 11, 2021 IN OFFICIAL RECORDS BOOK 524, PAGE 176 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (BLANKET IN NATURE)
  - TERMS, CONDITIONS, COVENANTS AND EASEMENTS CONTAINED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AUGUST 1, 2022 IN OFFICIAL RECORDS BOOK 567, PAGE 1861, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (BLANKET IN NATURE)
  - SURVEY PREPARED BY PERRET AND ASSOCIATES, INC. DATED 4/14/2022, JOB NO. 2022-157, SETS FORTH THE FOLLOWING THE MATTERS: A) ELECTRIC UTILITIES LOCATED ON SUBJECT PROPERTY WITHOUT APPARENT BENEFIT OF A RECORDED EASEMENT, (AS SHOWN)

- GENERAL NOTES:
- BEARINGS SHOWN HEREON BASED ON THE NORTHERLY 8/8 W LINE OF SAN SEBASTIAN VIEW AS S27°06'56"W (STATE PLANE COORDINATES - FLORIDA EAST ZONE 991 - N.A.S.D. 83).
  - UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE BEEN LOCATED BASED ON AN UNKNOWN THIRD PARTY'S MARKINGS PER REQUEST OF CLIENT.
  - THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND "SHADED X" AS SCALDED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 15147-0313, DATED 12-1-2018.
  - THE SUBJECT PROPERTY HAS 6 REGULAR PARKING SPACES AND 6 HANDICAP PARKING SPACE.
  - CURRENT ZONING CLASSIFICATION IS COMMERCIAL MEDIUM-TWO "CM-2" ACCORDING TO THE CITY OF ST. AUGUSTINE PLANNING AND BUILDING DEPARTMENT.
  - MINIMUM LOT REQUIREMENTS (WIDTH AND AREA):
    - A. MINIMUM LOT WIDTH, ONE HUNDRED (100) FEET.
    - B. MINIMUM LOT AREA, FIFTEEN THOUSAND (15,000) SQUARE FEET; EXCEPT AS SPECIFICALLY REQUIRED FOR CERTAIN USES.
    - C. MAXIMUM LOT COVERAGE OF ALL BUILDINGS, NOT SPECIFIED.
  - MINIMUM YARD REQUIREMENTS:
    - A. FRONT, TEN (10) FEET.
    - B. SIDE, FIVE (5) FEET.
    - C. SIDE/REAR, FIVE (5) FEET.
    - D. REAR, FIVE (5) FEET.
  - MAXIMUM HEIGHT OF STRUCTURES: THIRTY-FIVE (35) FEET.
  - PHASE 3 - PARCEL 1 - 139,732 SQUARE FEET OR 3.21 ACRES, MORE OR LESS.
  - THE ADDRESS OF THE SUBJECT PARCEL IS 6 SAN SEBASTIAN VIEW, ST. AUGUSTINE, FLORIDA 32084.
  - ALL ELEVATIONS SHOWN HEREON REFERENCE NAVD-83.
  - THE PROPERTY HAS DIRECT PHYSICAL VEHICLE AND PEDESTRIAN ACCESS TO U.S. HIGHWAY NO. 1 AND SAN SEBASTIAN VIEW.
  - NO ALL UNDERGROUND STORM STRUCTURES ARE FILLED WITH WATER & DEBRIS. THEY HAVE BEEN AS-BUILT TO THE BEST OF OUR ABILITY GIVEN THE CURRENT STATUS OF THE STRUCTURES. TO OBTAIN MORE ACCURATE DATA, ALL STORM STRUCTURES WILL NEED TO BE CLEANED OUT.

- SURVEYOR'S CERTIFICATE
- THIS SURVEY IS MADE FOR THE BENEFIT OF:
- MARBLE CREEK LLC  
CD ST. AUGUSTINE GAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,  
FIRST TITLE, LLC, A FIDELITY NATIONAL FINANCIAL, INC. COMPANY
- I HEREBY CERTIFY THAT THIS SURVEY:
- AS MADE ON THE GROUND AND IS CORRECT;
- DELINEATES ALL LOT LINES, SHOWS THE LOCATION AND DIMENSION OF ALL IMPROVEMENTS AND PARKING AREAS AND ANY OTHER MATTERS ON THE SUBJECT PROPERTY;
- SHOWS THE LOCATION OF ALL SUPPLIED RECORDED EASEMENTS AND OTHER SUPPLIED MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY;
- THERE ARE NO ENCROACHMENTS UPON THE BOUNDARY LINES OF THE SUBJECT PROPERTY, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY;
- THERE WAS NO OBSERVANCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT SIDEWALK CONSTRUCTION/REPAIRS.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- NO FARTHY WALLS EXIST WITH RESPECT TO ADJOINING PROPERTIES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THEM ALL, (A) IN SQUARE FEET OR ACRES, (B) SQUARE FEET, (C) IN SQUARE FEET PER ACRE, (D) IN SQUARE FEET PER ACRE, AND (E) IN SQUARE FEET PER ACRE; THEREOF. THE ORIGINAL FIELDWORK WAS COMPLETED ON 03/24/2022 AND UPDATED ON 02/18/2025.

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L100(2)	18.92	S27°06'59"W	

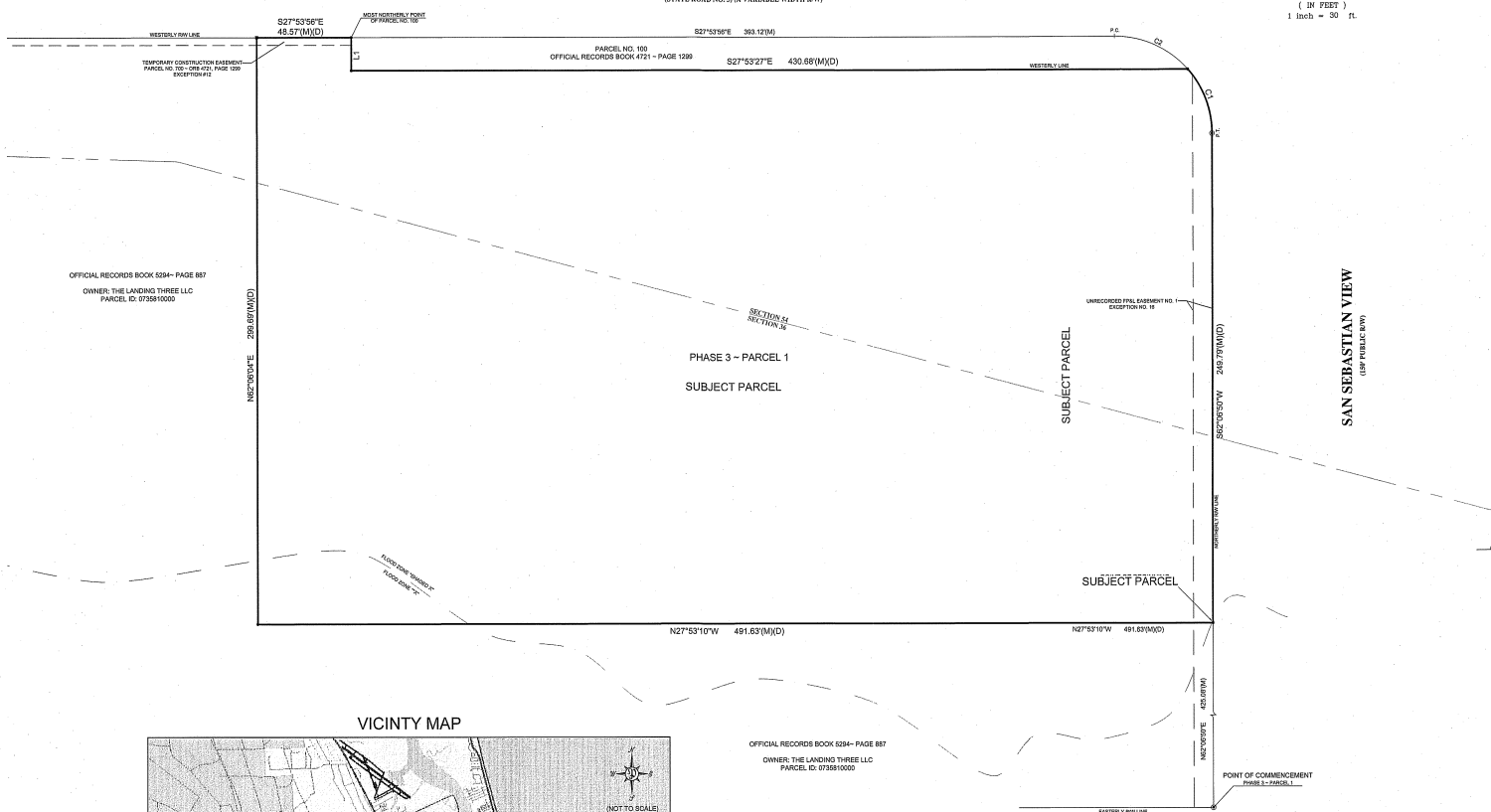
  

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C10(4)	38.57	50.02	44°49'47"	S47°05'59"W	33.29
C2(4)	42.46	50.02	48°46'59"	S07°32'27"E	41.22

MONUMENTATION LEGEND		
•	FD 1271.P 2871	
⊙	FD REBAR #3624	
•	FD NAIL AND DISK #2175	

EXCEPT WHERE OTHERWISE INDICATED



FLORIDA EAST COAST RAILROAD (ECP 1614)

ADDITIONAL TOPOGRAPHIC SURVEY: 09-18-2025; W.O.# 2022-157-7  
UPDATE ALTA SURVEY: 09-18-2025; W.O.# 2022-157-6  
OTHER (UPDATE EXCEPTIONS PER NEW TITLE COMMITMENT- NO FIELD WORK COMPLETED): 07-18-2022; W.O.# 2022-157-5  
REVISED SURVEY PER COMMENTS: 05-23-2022  
REVISED SURVEY PER COMMENTS: 04-14-2022  
RECTIFY SURVEY: 06-13-2021; W.O.# 2020-95-8  
THREE SURVEY: 03-25-2020; W.O.# 2020-95-3  
TOPOGRAPHIC SURVEY: 03-05-2020; W.O.# 2020-95-1

SHEET 1 OF 4

**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32202 • (904) 955-0300

LEGEND			
SY	UNFINISHED	MS	MISSED END SECTION
BE	ELECTRIC	WB	WATER VALVE
BL	BURNING	RD	REINFORCED CONCRETE PIPE
TR	TRANSFORMER	CS	CONCRETE
WB	WATER VALVE	CP	COMPOSITE PLASTIC PIPE
CH	CONCRETE POWER POLE	CP	COMPOSITE PLASTIC PIPE
C	CURB	CP	COMPOSITE PLASTIC PIPE
BY	BATTERY POWER VALVE	CB	CAD-BURN
SP	SOPE OF PARAWAY	PM	POST-MOUNTED MANHOLE
U	UNDERGROUND	PL	PLUMBING
UL	UNDERGROUND ELECTRICAL LINE	FL	FLUORESCENT LIGHT FIXTURE
ULW	UNDERGROUND WATER LINE	PL	PLUMBING

SCALE: 1"=30'

DATE OF FIELD SURVEY: 03-04-2022

NATHAN P. PERRET, F.L.A. CERT. NO. 5960

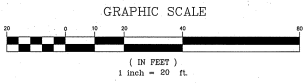
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LB - 8715

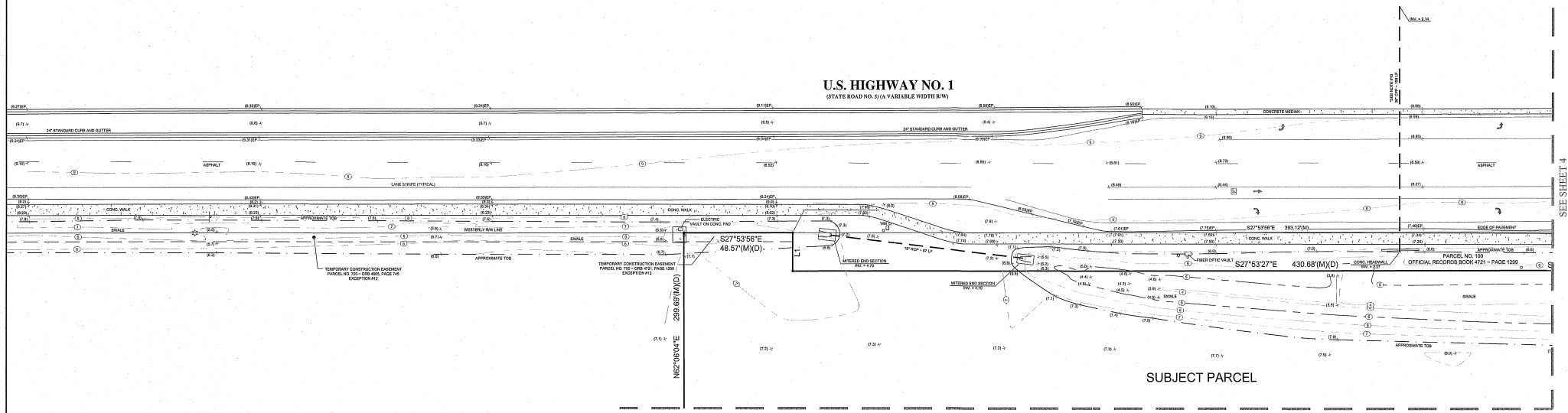
MAP SHOWING ALTA/NSPS SURVEY OF  
 PORTIONS OF SECTION 36 AND SECTION 54 OF THE J.S. SANCHEZ GRANT,  
 TOWNSHIP 6 SOUTH, RANGE 29 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA  
 (SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)



LINE #	LENGTH	DIRECTION
L14(M/D)	15.87'	S82°05'31"W



**U.S. HIGHWAY NO. 1**  
 (STATE ROAD NO. 51 (A VARIABLE WIDTH R/W))



SEE SHEET 4

SEE SHEET 3

SHEET 2 OF 4

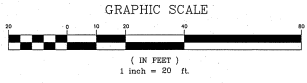
ADDITIONAL TOPOGRAPHIC SURVEY: 09-18-2025; W.O.# 2022-157-7  
 UPDATE ALTA SURVEY: 09-18-2025; W.O.# 2022-157-6  
 OTHER (UPDATE EXCEPTIONS PER NEW TITLE COMMITMENT):  
 NO FIELD WORK COMPLETED: 07-18-2022; W.O.# 2022-157-5  
 REVISED SURVEY PER COMMENTS: 05-25-2022  
 REVISED SURVEY PER COMMENTS: 04-14-2022  
 RECERTIFY SURVEY: 06-12-2021; W.O.# 2020-95-8  
 TREES SURVEY: 05-25-2020; W.O.# 2020-95-3  
 TOPOGRAPHIC SURVEY: 03-05-2020; W.O.# 2020-95-2



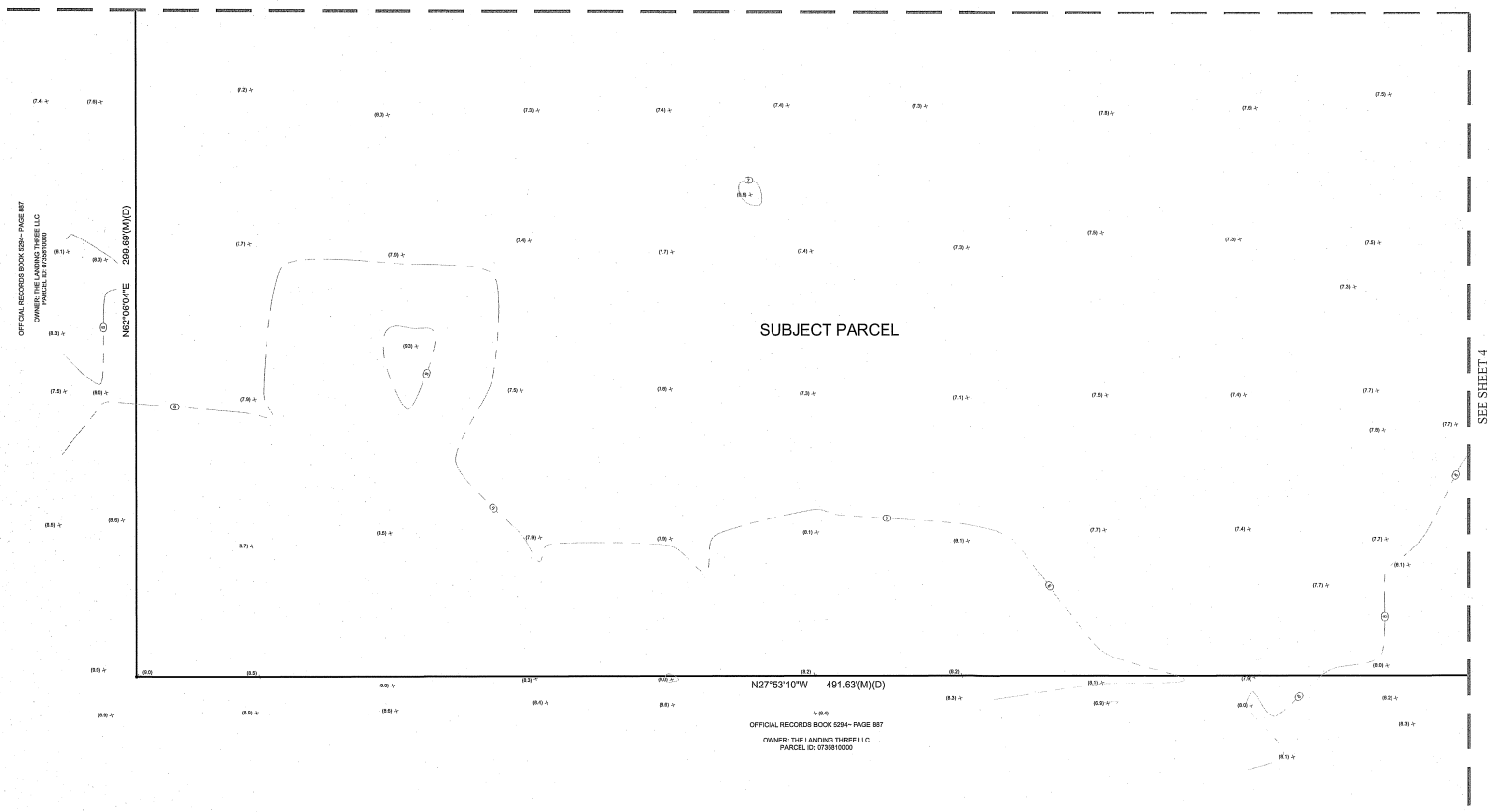
**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

F.B. 840 Pg. 111  
 973 54-58  
 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL PRESSED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. ORDER NO. 2022-157

MAP SHOWING ALTA/NSPS SURVEY OF  
 PORTIONS OF SECTION 36 AND SECTION 54 OF THE J.S. SANCHEZ GRANT,  
 TOWNSHIP 6 SOUTH, RANGE 29 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA  
 (SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)



SEE SHEET 2



OPTIONAL RECORDS BOOK 5284 - PAGE 887  
 OWNER: THE LANDING THREE LLC  
 PARCEL ID: 0726810000

N27°53'10"W 491.63'(M/D)

OPTIONAL RECORDS BOOK 5284 - PAGE 887  
 OWNER: THE LANDING THREE LLC  
 PARCEL ID: 0726810000

SEE SHEET 4

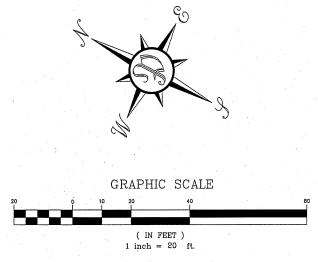
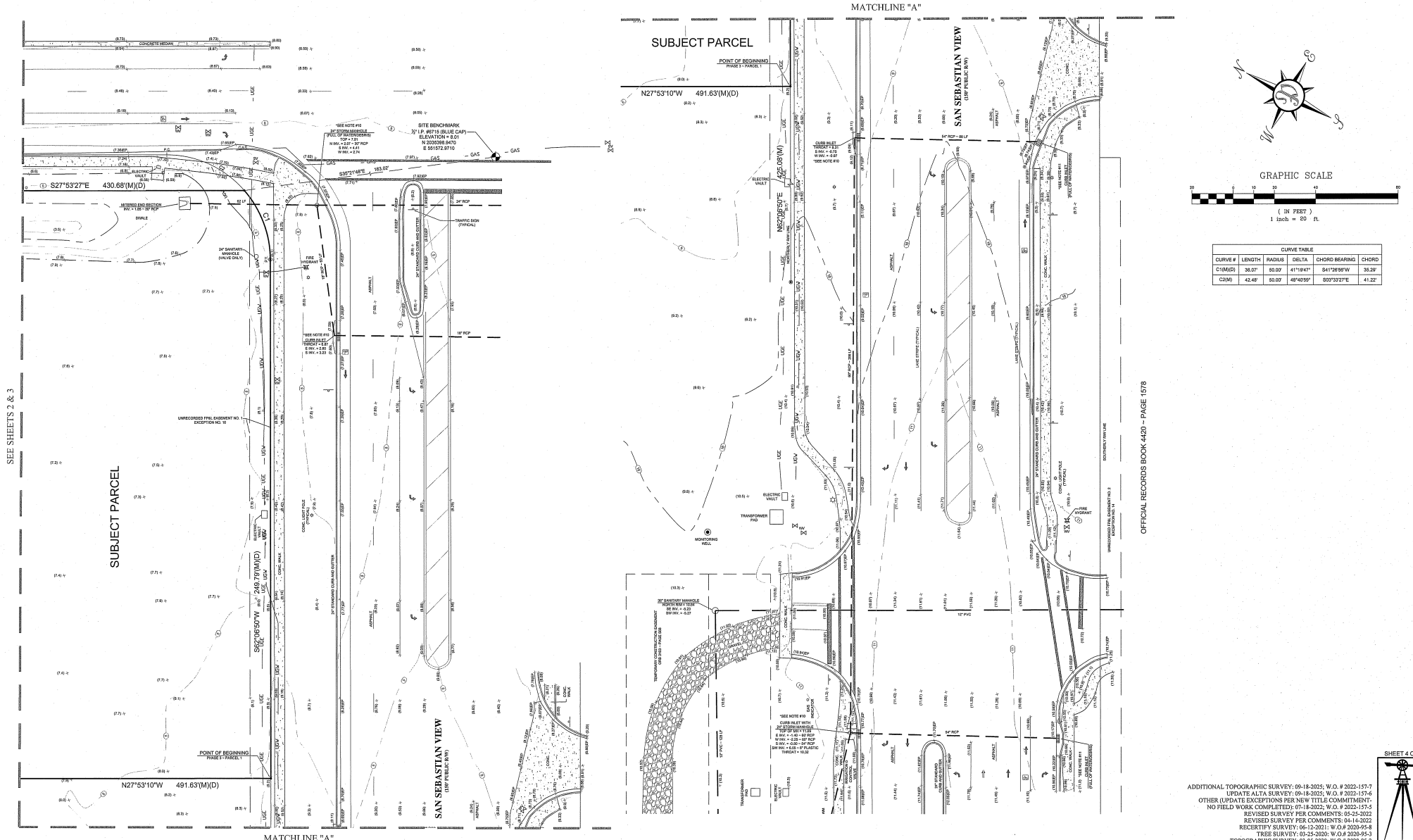
ADDITIONAL TOPOGRAPHIC SURVEY: 09-18-2025; W.O.# 2022-157-7  
 UPDATE ALTA SURVEY: 09-18-2025; W.O.# 2022-157-6  
 OTHER (UPDATE EXCEPTIONS PER NEW TITLE COMMITMENT):  
 NO FIELD WORK COMPLETED: 07-18-2022; W.O.# 2022-157-5  
 REVISED SURVEY PER COMMENTS: 05-25-2022  
 REVISED SURVEY PER COMMENTS: 04-14-2022  
 RECERTIFY SURVEY: 06-12-2021; W.O.# 2020-95-4  
 TREE SURVEY: 03-25-2020; W.O.# 2020-95-3  
 TOPOGRAPHIC SURVEY: 03-05-2020; W.O.# 2020-95-2



**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

F.B. 840 NO. 111 NOT VALID UNLESS THE SIGNATURE & ORIGINAL PRESSED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. ORDER NO. 2022-157  
 873 700 54-09

MAP SHOWING ALTA/NSPS SURVEY OF  
 PORTIONS OF SECTION 36 AND SECTION 54 OF THE J.S. SANCHEZ GRANT,  
 TOWNSHIP 6 SOUTH, RANGE 29 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA  
 (SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1(M/D)	36.07'	50.00'	41°19'47"	S41°29'59"W	35.59'
C2(M)	42.48'	50.00'	48°40'59"	S03°33'27"E	41.22'

SEE SHEETS 2 & 3

SUBJECT PARCEL

MATCHLINE "A"

SUBJECT PARCEL  
 POINT OF BEGINNING  
 N27°53'10"W 491.63'(M/D)

SAN SEBASTIAN VIEW  
 (TOP PUBLIC HWY)

OFFICIAL RECORDS BOOK 4420 - PAGE 1578

MATCHLINE "A"

ADDITIONAL TOPOGRAPHIC SURVEY: 09-18-2025; W.O. # 2022-157-7  
 UPDATE ALTA SURVEY: 09-18-2025; W.O. # 2022-157-4  
 OTHER (UPDATE EXCEPTIONS PER NEW TITLE COMMITMENT):  
 NO FIELD WORK COMPLETED: 07-18-2022; W.O. # 2022-157-5  
 REVISED SURVEY PER COMMENTS: 05-25-2022  
 REVISED SURVEY PER COMMENTS: 04-14-2022  
 RECERTIFY SURVEY: 06-12-2021; W.O. # 2020-95-8  
 TREE SURVEY: 05-25-2020; W.O. # 2020-95-2  
 TOPOGRAPHIC SURVEY: 03-05-2020; W.O. # 2020-95-2

**PERRET AND ASSOCIATES, INC.**  
 1454 MONTECELLO ROAD, JACKSONVILLE, FLORIDA 32217 • (904) 955-0085  
 NOT VALID WITHOUT THE SIGNATURE & CHROMA-PANED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. ORDER NO. 2022-157



**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	0735810040
Location Address	SAN SEBASTIAN VW SAINT AUGUSTINE 32084-0000
Neighborhood	Ponce Boulevard North (COM) (681.01)
Tax Description*	7-4 PT OF SEC 54 T6 R29 NW OF SAN SEBASTIAN VW & SW OF US1 N OR5607/1877
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	54-6-29
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	3.200
Homestead	N

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

No Image Available

## Owner Information

Owner Name	Cd St Augustine Gas LLC 100%
Mailing Address	2226 STATE ROAD 580 CLEARWATER, FL 33763-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$1,672,704.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
<b>Just Market</b>	<b>\$1,672,704.00</b>
Total Deferred	\$0.00
<b>Assessed Value</b>	<b>\$1,672,704.00</b>
Total Exemptions	
<b>Taxable Value</b>	<b>\$1,672,704.00</b>

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
2025	\$0	\$0	\$1,672,704	\$0
2024	\$0	\$0	\$1,672,704	\$0
2023	\$0	\$0	\$1,672,704	\$0
2022	\$0	\$0	\$1,672,704	\$0
2021	\$0	\$0	\$0	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	139392	SF	\$1,672,704

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/1/2022	7/19/2022	\$1,832,000.00	WARRANTY DEED	5607	1877	Q	V	THE LANDING THREE LLC	CD ST AUGUSTINE GAS LLC
6/17/2021	6/15/2021	\$1,800,000.00	WARRANTY DEED	5294	881	U	V	EAST SAN SEBASTIAN LLC	THE LANDING THREE LLC

No data available for the following modules: Sales Questionnaire Form, 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: 11/26/2025, 3:50:24 AM

Contact Us



**Attachment 4:**  
**Tree Survey**  
**Arborist**  
**Report**

# MAP SHOWING ALTA/NSPS SURVEY OF

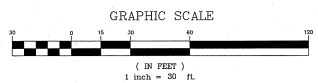
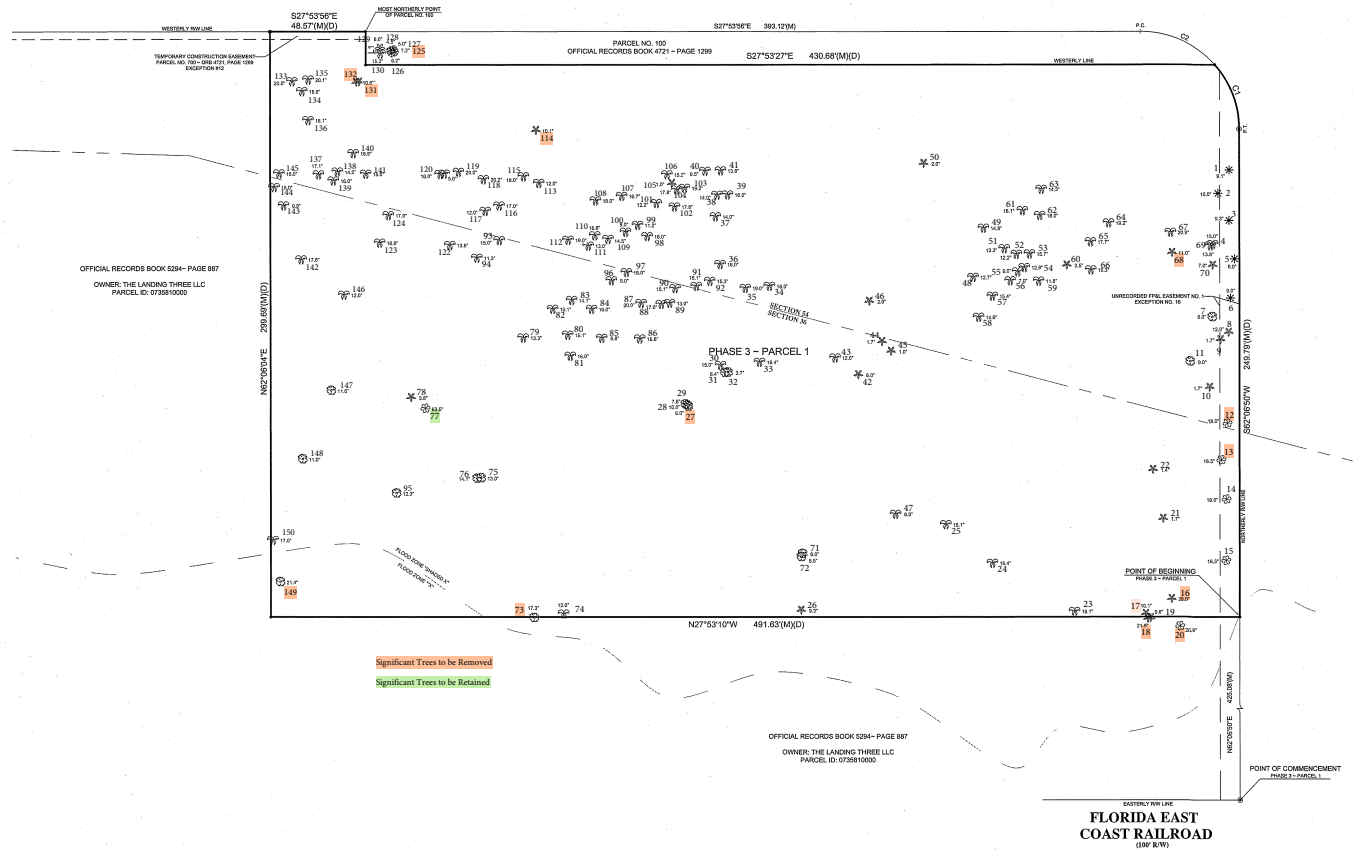
DESCRIPTION AS FURNISHED:

## PHASE 1 - PARCEL 1

PORTIONS OF SECTION 36 AND SECTION 34 OF THE S. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 20 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAN SEBASTIAN VIEW (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED WITH THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A 10 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE N0°00'00"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 426.00 FEET TO THE POINT OF BEGINNING, THENCE N27°52'56"E, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 491.85 FEET; THENCE N0°00'00"E, A DISTANCE OF 296.68 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A VARIABLE WIDTH RIGHT OF WAY, THENCE S77°52'56"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 46.17 FEET TO THE MOST NORTHERLY POINT OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4724 - PAGE 1298 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S0°00'00"W, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL NO. 100, A DISTANCE OF 10.00 FEET TO THE WESTERLY LINE OF SAID PARCEL NO. 100; THENCE S27°52'56"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 426.00 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF SAN SEBASTIAN VIEW; SAID POINT LIES ON A CURVE BEING CONVEYED NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTH WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 36.97 FEET; LAST SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF S41°55'59"W, 13.39 FEET TO A POINT OF TANGENCY; THENCE N20°00'00"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 346.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN THE OUT-TO-LAND DEED RECORDED FEBRUARY 11, 2020 IN OFFICIAL RECORDS BOOK 5264, PAGE 94, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

## U.S. HIGHWAY NO. 1 (STATE ROAD NO. 81A VARIABLE WIDTH RW)



Significant Trees to be Removed  
 Significant Trees to be Retained

**TREE LEGEND**

- = MAPLE
- = PALM
- = LIVE OAK
- = OAK
- = MAGNOLIA
- = CEDAR
- = SUGARBERRY

DIAMETER AS NOTED

**TREE NOTES:**

- 1) THE SPECIES OF TREES SHOWN HEREON HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER, PERRET & ASSOCIATES WILL ASSUME NO LIABILITY, EXPRESS OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFIED.
- 2) ALL TREES NOT LABELED "L" ARE NOT LIVE OAKS.
- 3) ALL LIVE OAKS ARE LABELED AS SUCH.
- 4) ALL OTHER OAK TREES ARE SCRUB, WATER OR LAUREL.
- 5) THE TREES SHOWN HEREON WERE NOT IDENTIFIED BY A CERTIFIED ARBORIST.

**MONUMENTATION LEGEND**

- PD, 1/2" I.P. 60715
- PD, REBAR #3254
- PD, NAIL AND DISK 60715

EXCEPT WHERE OTHERWISE INDICATED

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1(400)	36.07	50.00	41°19'47"	S41°29'58"W	35.29
C2(9)	42.46	50.00	48°49'59"	S03°32'27"E	41.22

**LINE TABLE**

LINE #	LENGTH	DIRECTION
1(M/20)	16.97	S82°05'31"W

**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

F.B. 848 PO. 1-11  
 673  
 700 54-55

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER ORDER NO. 2022-157





Marc White / I.S.A. Certified Arborist FL-5641-A

**0 San Sebastian**  
**St. Augustine, FL 32082**

Per your request we have visited the property at the above address on 11/4/2025 and our findings are as follows:

1. 9” D.B.H. Southern magnolia (*Magnolia grandiflora*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
2. 10” D.B.H. Southern magnolia (*Magnolia grandiflora*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
3. 9” D.B.H. Southern magnolia (*Magnolia grandiflora*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
4. Sabal palm (*Sabal palmetto*) – this palm is approximately 2’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
5. 9” D.B.H. Southern magnolia (*Magnolia grandiflora*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
6. 9” D.B.H. Southern magnolia (*Magnolia grandiflora*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
7. 8” D.B.H. cherry laurel (*Prunus laurocerasus*) – this species is not protected.
8. 12” D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
9. 2” D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
10. 2” D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
11. 9” D.B.H. cherry laurel (*Prunus laurocerasus*) – this species is not protected.
12. 18” D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
13. 19” D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.

Marc White  
I.S.A. Certified Arborist  
I.S.A. TRAQ Qualified  
FL-5641-A  
Office: (904) 270-2090  
Cell: (904) 607-4113  
[Marewhite1300@gmail.com](mailto:Marewhite1300@gmail.com)



Marc White / I.S.A. Certified Arborist FL-5641-A

14. 16" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
15. 16" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
16. 28" D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
17. 16" D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
18. 22" D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
19. 10" D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
20. 27" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
21. 2" D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
22. 1" D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
23. Sabal palm (*Sabal palmetto*) – this palm has approximately 15' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
24. Sabal palm (*Sabal palmetto*) – this palm has approximately 12' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
25. Sabal palm (*Sabal palmetto*) – this palm has approximately 8' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.

Marc White  
I.S.A. Certified Arborist  
I.S.A. TRAQ Qualified  
FL-5641-A  
Office: (904) 270-2090  
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[Marewhite1300@gmail.com](mailto:Marewhite1300@gmail.com)



Marc White / I.S.A. Certified Arborist FL-5641-A

26. 9" D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
27. 6" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
28. 10" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
29. 8" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
30. Sabal palm (*Sabal palmetto*) – this palm has approximately 12' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
31. 6" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
32. 4" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
33. Sabal palm (*Sabal palmetto*) – this palm has approximately 7' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
34. Sabal palm (*Sabal palmetto*) – this palm has approximately 10' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
35. Sabal palm (*Sabal palmetto*) – this palm has approximately 9' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
36. Sabal palm (*Sabal palmetto*) – this palm has approximately 10' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
37. Sabal palm (*Sabal palmetto*) – this palm has approximately 7' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.

A handwritten signature in black ink, appearing to read 'Marc White'.

Marc White  
I.S.A. Certified Arborist  
I.S.A. TRAQ Qualified  
FL-5641-A  
Office: (904) 270-2090  
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[Marewhite1300@gmail.com](mailto:Marewhite1300@gmail.com)



Marc White / I.S.A. Certified Arborist FL-5641-A

38. Sabal palm (*Sabal palmetto*) – this palm has approximately 12’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
39. Sabal palm (*Sabal palmetto*) – this palm has approximately 15’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
40. Sabal palm (*Sabal palmetto*) – this palm has approximately 4’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
41. Sabal palm (*Sabal palmetto*) – this palm has approximately 5’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
42. 6” D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
43. Sabal palm (*Sabal palmetto*) – this palm has approximately 6’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
44. 2” D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
45. 1” D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
46. 2” D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
47. Sabal palm (*Sabal palmetto*) – this palm has approximately 4’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
48. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
49. Sabal palm (*Sabal palmetto*) – this palm has approximately 6’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.

Marc White  
I.S.A. Certified Arborist  
I.S.A. TRAQ Qualified  
FL-5641-A  
Office: (904) 270-2090  
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[Marewhite1300@gmail.com](mailto:Marewhite1300@gmail.com)



Marc White / I.S.A. Certified Arborist FL-5641-A

50. 2" D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
51. Sabal palm (*Sabal palmetto*) – this palm has approximately 6' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
52. Sabal palm (*Sabal palmetto*) – this palm has approximately 8' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
53. Sabal palm (*Sabal palmetto*) – this palm has approximately 10' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
54. Sabal palm (*Sabal palmetto*) – this palm has approximately 4' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
55. Sabal palm (*Sabal palmetto*) – this palm has approximately 3' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
56. Sabal palm (*Sabal palmetto*) – this palm has approximately 2' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
57. Sabal palm (*Sabal palmetto*) – this palm has approximately 12' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
58. Sabal palm (*Sabal palmetto*) – this palm has approximately 5' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
59. Sabal palm (*Sabal palmetto*) – this palm has approximately 4' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
60. 3" D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.

A handwritten signature in black ink, appearing to read 'Marc White'.

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FL-5641-A  
Office: (904) 270-2090  
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[Marewhite1300@gmail.com](mailto:Marewhite1300@gmail.com)



Marc White / I.S.A. Certified Arborist FL-5641-A

61. Sabal palm (*Sabal palmetto*) – this palm has approximately 4’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
62. Sabal palm (*Sabal palmetto*) – this palm has approximately 8’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
63. Sabal palm (*Sabal palmetto*) – this palm has approximately 6’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
64. Sabal palm (*Sabal palmetto*) – this palm has approximately 12’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
65. Sabal palm (*Sabal palmetto*) – this palm has approximately 15’ of clear trunk.. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
66. Sabal palm (*Sabal palmetto*) – this palm has approximately 3’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
67. Sabal palm (*Sabal palmetto*) – this palm has approximately 15’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
68. 11” D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
69. Sabal palm (*Sabal palmetto*) – this palm has approximately 15’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
70. 7” D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
71. 8” D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.

Marc White  
I.S.A. Certified Arborist  
I.S.A. TRAQ Qualified  
FL-5641-A  
Office: (904) 270-2090  
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72. 6" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
73. 11" D.B.H., 6" D.B.H., 6" D.B.H. Southern live oak (*Quercus virginiana*) – this tree is shown on the customer provided tree survey as one 23" DBH live oak. Using the pith test, I determined that these are three separate trees:  
11" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.  
6" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.  
6" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
74. Sabal palm (*Sabal palmetto*) – this palm has approximately 7' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
75. 13" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
76. 14" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.  
\*\*Gopher turtle den is near this tree
77. 49" D.B.H. and 21" D.B.H. Southern live oak (*Quercus virginiana*) – these trees are shown on the customer provided tree survey as one 64" DBH live oak. Using the pith test, I determined that these are two separate trees:  
49" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.  
21" D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.  
\*\*Gopher turtle den is approximately 40' to the north of this tree
78. 4" D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
79. Sabal palm (*Sabal palmetto*) – this palm has approximately 6' of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.

Marc White  
I.S.A. Certified Arborist  
I.S.A. TRAQ Qualified  
FL-5641-A  
Office: (904) 270-2090  
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[Marewhite1300@gmail.com](mailto:Marewhite1300@gmail.com)



Marc White / I.S.A. Certified Arborist FL-5641-A

80. Sabal palm (*Sabal palmetto*) – this palm has approximately 7’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
81. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
82. Sabal palm (*Sabal palmetto*) – this palm has approximately 6’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
83. Sabal palm (*Sabal palmetto*) – this palm has approximately 12’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
84. Sabal palm (*Sabal palmetto*) – this palm has approximately 8’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
85. Sabal palm (*Sabal palmetto*) – this palm has approximately 4’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
86. Sabal palm (*Sabal palmetto*) – this palm has approximately 12’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
87. Sabal palm (*Sabal palmetto*) – this palm has approximately 8’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
88. Sabal palm (*Sabal palmetto*) – this palm has approximately 12’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
89. Sabal palm (*Sabal palmetto*) – this palm has approximately 15’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.

A handwritten signature in blue ink, appearing to read "Marc White".

Marc White  
I.S.A. Certified Arborist  
I.S.A. TRAQ Qualified  
FL-5641-A  
Office: (904) 270-2090  
Cell: (904) 607-4113  
[Marewhite1300@gmail.com](mailto:Marewhite1300@gmail.com)



Marc White / I.S.A. Certified Arborist FL-5641-A

90. Sabal palm (*Sabal palmetto*) – this palm has approximately 9’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
91. Sabal palm (*Sabal palmetto*) – this palm has approximately 6’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
92. Sabal palm (*Sabal palmetto*) – this palm has approximately 5’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
93. Sabal palm (*Sabal palmetto*) – this palm has approximately 12’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
94. Sabal palm (*Sabal palmetto*) – this palm has approximately 4’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
95. 12” D.B.H. laurel oak (*Quercus laurifolia*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
96. Sabal palm (*Sabal palmetto*) – this palm is approximately 3’ in height. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
97. Sabal palm (*Sabal palmetto*) – this palm has approximately 12’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
98. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
99. Sabal palm (*Sabal palmetto*) – this palm has approximately 5’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
100. Sabal palm (*Sabal palmetto*) – this palm has approximately 4’ of clear trunk. Based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.

Marc White  
I.S.A. Certified Arborist  
I.S.A. TRAQ Qualified  
FL-5641-A  
Office: (904) 270-2090  
Cell: (904) 607-4113  
[Marewhite1300@gmail.com](mailto:Marewhite1300@gmail.com)



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101. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
102. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
103. Sabal palm (*Sabal palmetto*) – this palm has approximately 14’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
104. Sabal palm (*Sabal palmetto*) – this palm has approximately 14’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
105. 1” D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
106. Sabal palm (*Sabal palmetto*) – this palm has approximately 12’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
107. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
108. Sabal palm (*Sabal palmetto*) – this palm has approximately 5’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
109. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
110. Sabal palm (*Sabal palmetto*) – this palm has approximately 8’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.

A handwritten signature in black ink, appearing to read 'Marc White'.

Marc White  
I.S.A. Certified Arborist  
I.S.A. TRAQ Qualified  
FL-5641-A  
Office: (904) 270-2090  
Cell: (904) 607-4113  
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111. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
112. Sabal palm (*Sabal palmetto*) – this palm has approximately 8’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
113. Sabal palm (*Sabal palmetto*) – this palm has approximately 5’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
114. 10” D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
115. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
116. Sabal palm (*Sabal palmetto*) – this palm has approximately 7’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
117. Sabal palm (*Sabal palmetto*) – this palm has approximately 4’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
118. Sabal palm (*Sabal palmetto*) – this palm has approximately 18’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
119. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
120. Sabal palm (*Sabal palmetto*) – this palm has approximately 8’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.

A handwritten signature in black ink, appearing to read 'Marc White'.

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I.S.A. TRAQ Qualified  
FL-5641-A  
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122. Sabal palm (*Sabal palmetto*) – this palm has approximately 6’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
121. This number was omitted from the survey
123. Sabal palm (*Sabal palmetto*) – this palm has approximately 7’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
124. Sabal palm (*Sabal palmetto*) – this palm has approximately 18’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
125. 7” D.B.H. red maple (*Acer rubrum*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
126. 6” D.B.H. red maple (*Acer rubrum*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
127. 5” D.B.H. red maple (*Acer rubrum*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
128. 4” D.B.H. red maple (*Acer rubrum*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
129. 8” D.B.H. sugarberry (*Celtis laevigata*) - based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
130. Sabal palm (*Sabal palmetto*) – this palm has approximately 8’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
131. 9” D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
132. 11” D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.

Marc White  
I.S.A. Certified Arborist  
I.S.A. TRAQ Qualified  
FL-5641-A  
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Marc White / I.S.A. Certified Arborist FL-5641-A

133. Sabal palm (*Sabal palmetto*) – this palm has approximately 8’ of clear trunk.  
Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
134. Sabal palm (*Sabal palmetto*) – this palm has approximately 7’ of clear trunk.  
Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
135. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk.  
Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
136. Sabal palm (*Sabal palmetto*) – this palm has approximately 7’ of clear trunk.  
Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
137. Sabal palm (*Sabal palmetto*) – this palm has approximately 8’ of clear trunk.  
Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
138. Sabal palm (*Sabal palmetto*) – this palm has approximately 5’ of clear trunk.  
Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
139. Sabal palm (*Sabal palmetto*) – this palm has approximately 6’ of clear trunk.  
Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
140. Sabal palm (*Sabal palmetto*) – this palm has approximately 8’ of clear trunk.  
Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
141. Sabal palm (*Sabal palmetto*) – this palm has approximately 8’ of clear trunk.  
Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
142. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk.  
Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
143. Sabal palm (*Sabal palmetto*) – this palm has approximately 4’ of clear trunk.  
Based on visual inspection, this tree had no visible health or structural issues at

Marc White  
I.S.A. Certified Arborist  
I.S.A. TRAQ Qualified  
FL-5641-A  
Office: (904) 270-2090  
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- the time of my assessment.
144. Sabal palm (*Sabal palmetto*) – this palm has approximately 9’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
145. Sabal palm (*Sabal palmetto*) – this palm has approximately 7’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
146. Sabal palm (*Sabal palmetto*) – this palm has approximately 6’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
147. 12” D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
148. 11” D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
149. 5” D.B.H., 8” D.B.H., 9” D.B.H., 9” D.B.H. Southern live oak (*Quercus virginiana*) – these trees are shown on the customer provided tree survey as one 21” DBH live oak. Using the pith test, I determined that these are four separate trees:
- 5” D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
- 8” D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
- 9” D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
- 9” D.B.H. Southern live oak (*Quercus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.

Marc White  
I.S.A. Certified Arborist  
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FL-5641-A  
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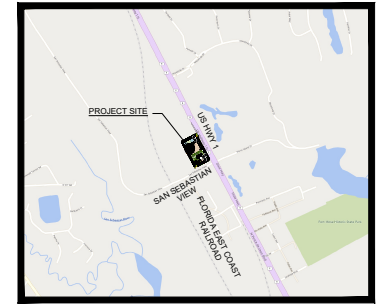
Marc White / I.S.A. Certified Arborist FL-5641-A

150. Sabal palm (*Sabal palmetto*) – this palm has approximately 9' of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.

Trees included in this report were inspected to determine if the trees were misidentified, measured improperly, and to document any defects, disease, or decay that may meet the requirements to waive mitigation fees by the Landscape Department. My assessments are based on all weather conditions.

A handwritten signature in black ink, appearing to read "Marc White".

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FL-5641-A  
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LOCATION MAP

**SITE DATA**

ADDRESS	NWC OF US-1 & SAN SEBASTIAN VIEW
PID	0735810040
ZONING DISTRICT	CM-2
FUTURE LAND USE	COMMERCIAL MEDIUM INTENSITY
TOTAL PARCEL AREA	3.21 AC

**PARKING STANDARDS (SEC. 28-373)**

USE	1 SPACE PER GFA (SF)	1 SPACE PER RATES PATRON CAPACITY	UNITS, SEATS, ROOMS, SPACES	SPECIAL REQUIREMENTS
RESTAURANT, FAST FOOD, OR DRIVE-THROUGH	75 PATRON AREA (NONFIXED SEATING)	OR 3 PATRONS (FIXED SEATING)	N/A	AND 1 PER 100 SF NONPATRON AREA
MINI-WAREHOUSE AND SELF-STORAGE FACILITY	N/A	N/A	1 PER 10 STORAGE UNITS	2 PER OFFICE PLUS 2 PER CARETAKERS UNIT

**PARKING CALCULATIONS**

	PARKING REQUIRED	PARKING PROVIDED *
RESTAURANT, FAST FOOD, OR DRIVE-THROUGH	26 SPACES	25 SPACES
MINI-WAREHOUSE AND SELF-STORAGE FACILITY	62 SPACES	10 SPACES
ADA	3 SPACES	3 SPACES

\* REFER TO PARKING REDUCTION STUDY BY CHNDALL TRAFFIC SOLUTIONS, INC., DATED 09/22/2025.

**LEGAL DESCRIPTION**

PHASE 3 - PARCEL 1  
 PORTIONS OF SECTION 36 AND SECTION 54 OF THE U.S. SANCHEZ GRANT, TOWNSHIP 6 SOUTH, RANGE 29 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAN SEBASTIAN VIEW (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED WITH THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED)); THENCE N62°06'50"E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 425.08 FEET TO THE POINT OF BEGINNING; THENCE S27°53'10"W, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 491.63 FEET; THENCE N62°06'50"E, A DISTANCE OF 299.69 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT OF WAY); THENCE S27°53'56"E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 48.57 FEET TO THE MOST NORTHERLY POINT OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS 4721, PAGE 1298 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S62°06'51"W, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID PARCEL NO. 100, A DISTANCE OF 16.80 FEET TO THE WESTERLY LINE OF SAID PARCEL NO. 100; THENCE S27°53'27"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 430.68 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF SAN SEBASTIAN VIEW; SAID POINT LYING ON A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 36.07 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S41°46'36"W, 36.29 FEET TO A POINT OF TANGENCY; THENCE S62°06'51"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 249.79 FEET TO THE POINT OF BEGINNING.  
 LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN THE QUIT-CLAIM DEED RECORDED SEPTEMBER 13, 2023 IN OFFICIAL RECORDS BOOK 9824, PAGE 964, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



# Planning and Zoning Board

Planning Division Staff Report  
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 2, 2025	9.a	PZB2025-0089
Request	Address	Parcel ID
Land Use Plan Amendment and Appeal of Staff Determination	7 Old Mission Avenue	190500-0000  <a href="#">[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]</a>

## Site & Background Information

**Applicant:** Daniel Turner  
 c/o Witty Whisker Cat Café LLC

**Owner:** Daniel Turner  
 c/o Turnrod Properties LLC

**Property Class:**  
 (St. Johns County Property Appraiser) 1800 – Office Buildings (Multi-Story)

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

**Zoning Designation:** Commercial Low-One: CL-1 [\[LINK TO CODE SECTION\]](#)

**Acreage:** 0.19

**Neighborhood:** Uptown

**Archaeological Zone:** N/A

## Request Summary

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This application stems from the applicant's proposal to change the current office use at 7 Old Mission Avenue to a café and retail use in the form of a cat café.

In order to do so the applicant and owner of the property will need to amend the future land use designation and provide an adequate amount of off-street parking, which are the two (2) reasons for this Planning and Zoning Board (PZB) application.

Through this application the applicant is seeking:

1. A positive recommendation for a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Low Intensity.
  - a. Recommendation of the requested amendment would ensure that the current zoning designation of CL-1 has a compatible future land use designation.
2. Approval of an appeal of staff's determination in calculating the minimum requirement off-street parking as fourteen (14) spaces.

A positive recommendation of the future land use change and approval of the appeal 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

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Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [ <a href="#">LINK TO DOCUMENT</a> ]	
<p><b>Policy 6.4.3</b></p> <p>Residential Low Density</p> <p>This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character. For Residential Uses a maximum of 8 single family dwellings per acre.; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.</p>	<p>The Residential Low Density future land use designation is the <b>current designation</b> for the subject property.</p>

### 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 and café and retail use **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](#)]

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. [\[LINK TO CODE SECTION\]](#)**

*Appeal* means a means for obtaining review of a decision, determination, order, or failure to act pursuant to the terms of this chapter as expressly authorized by the provisions of article II, division 2 and article II, division 3.

*Change of use* means any use which substantially differs from the previous use of a building or land.

### **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 future land use plan map 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 permissible under the current Residential Low Density future land use designation, and that the Residential Low Density land use is inconsistent with the CL-1 zoning on the property.**
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 in this staff report above.**

### **Request for Approval of an Appeal of Staff Determination of Minimum Off-site Parking Requirements**

**The determination by staff that the proposed use has a minimum provision requirement of fourteen (14) off-street automobile parking spaces is what is being appealed in this application by the applicant.**

Based on Sec. 28-29 of the City's Code,

(d) *Appeals: Review of planning and building department; decision by the board:*

- (1) *In general.* Any appeal as provided herein, including requests for variances from the design standards for off-street parking, may be taken by any person aggrieved by any decision of the planning and building department or any administrative official or official body in the administration or enforcement of this chapter, provided such appeal is filed with the planning and building department within thirty (30) days of the date of the action which is the subject of such appeal. The party filing the appeal shall have legal standing, as determined under the laws of the State of Florida and rules of civil procedure or appellate procedure as established by the Supreme Court of the State of Florida.
- (2) *Reviewing authority.* For the purposes of this Code, "reviewing authority" shall mean the person, board or commission which is designated by this Code to hear and render a decision on an appeal.

- (3) *Written application.* A written application shall be filed on the forms provided by the planning and building department and shall state, with particularity, specific grounds for the appeal, including the factual and legal basis, which must be based on established law as it relates to the action taken by the official, board or commission upon which the appeal is filed. The official, board or commission which will hear the appeal as the reviewing authority may review the application for appeal prior to hearing and may request that additional information be filed, in writing, in the form of a brief or other formal statement. Based upon the application for appeal and such other information that is filed, such reviewing authority may summarily affirm the order to be reviewed if the authority finds that no preliminary basis for reversal has been demonstrated, or may summarily reverse the order to be reviewed if the reviewing authority finds that no meritorious basis exists for affirmance and the order otherwise is subject to reversal.
- (4) *Hearing.* In the event that the board, commission or other reviewing authority has not summarily reversed or affirmed the order in question, the reviewing authority shall, within thirty (30) days after receipt of such application, set a reasonable time for hearing thereon and shall give notice of the time and place of the hearing to the applicant and the planning and building department and any other parties to the proceeding.
- (5) *Stay of proceedings.* An appeal shall stay all administrative proceedings in furtherance of the action appealed until such time as final determination has been made by the reviewing authority on such appeal, and no action shall be taken by the applicant or the planning and building department during such time which would change the status of the matter being appealed.

### **Staff Recommendation**

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Based on a review of Sec. 28-30 staff finds that the Board may make a **POSITIVE RECOMMENDATION** to the city commission to amend the city's land use plan map from Residential Low Density to Commercial Low Intensity.

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 under the current Residential Low Density future land use designation, and that the Residential Low Density land use is inconsistent with the CL-1 zoning on the property.
- (2) The positive relationship of the proposed amendment and rezoning to the city's general planning program.
- (3) The request and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.

The review of the appeal is the responsibility of the Board as found in Sec. 28-29 of the City's Code.

## **Attachments**

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1. Site Maps & Photos
2. Application
  - a. Off-Street Parking Calculation Overview
  - b. Permit Review Staff Comments
  - c. DRC Staff Comments
  - d. DRC Floor Plan
  - e. Other Documents
3. St. Johns County Property Appraiser Report

### **Staff Report prepared by:**

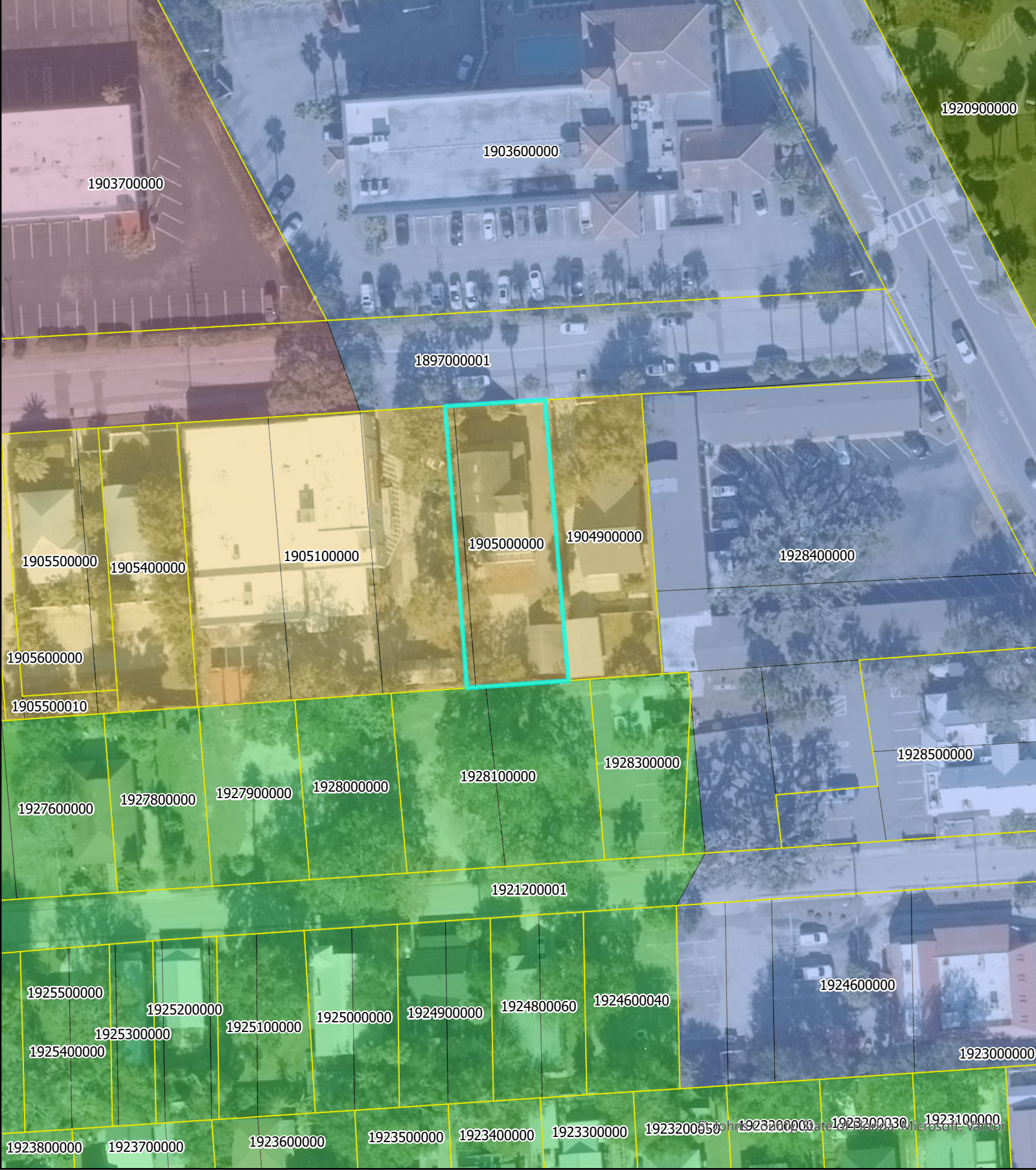
Jacob Fredriksson  
Planning Manager  
Planning and Building Department

**Attachment 1:  
Site Maps  
and Photos**

# 7 Old Mission Ave



12/09/2024



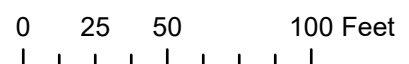
# Zoning Map

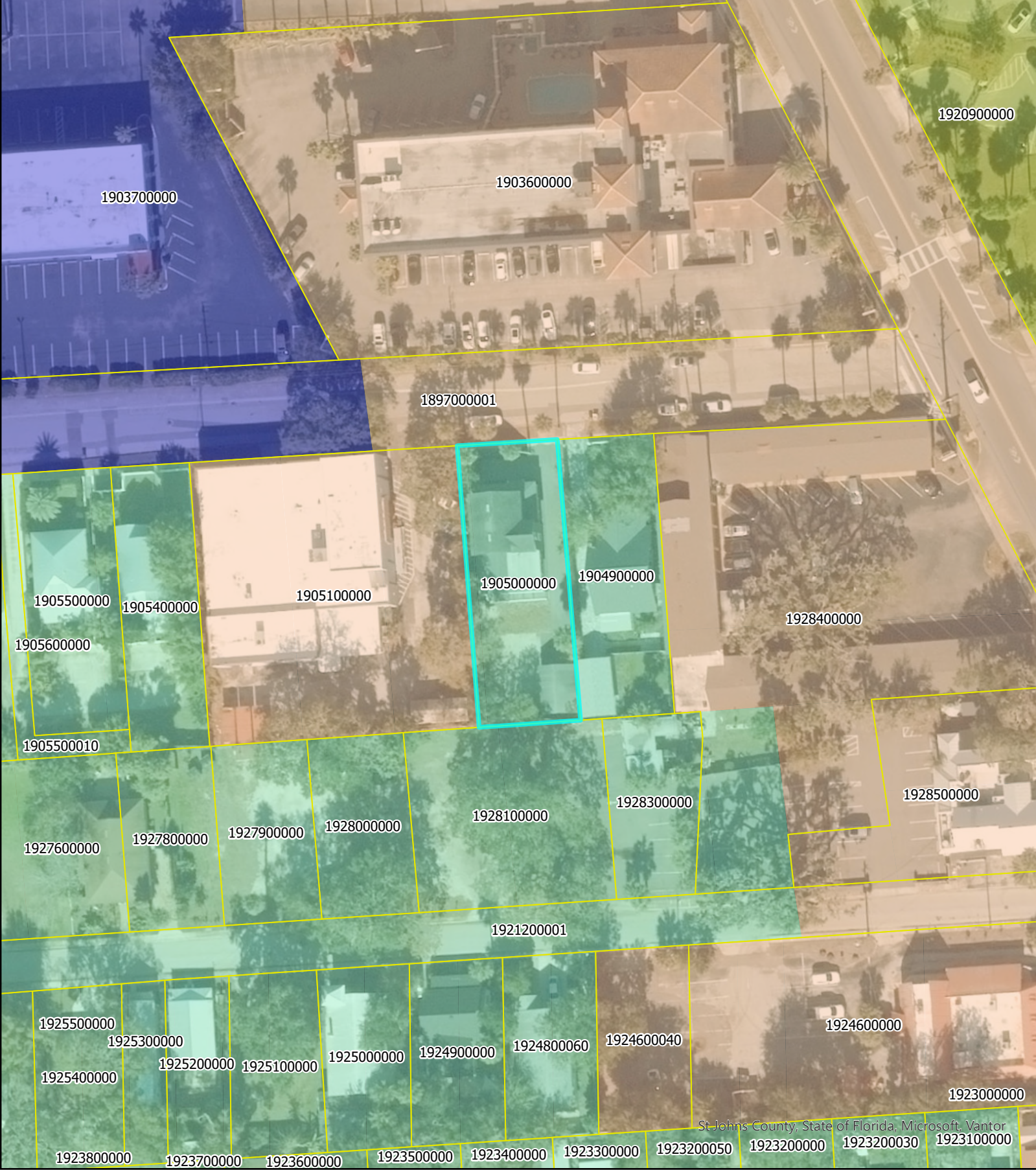
City of St. Augustine  
7 Old Mission Avenue

## Legend

- Municipal Boundary
- Parcel
- Residential Single-Family-Two (RS-2)
- Commercial Low-One (CL-1)
- Commercial Low-Two (CL-2)
- Commercial Medium-Two (CM-2)
- Open Land (OL)

Scale: 1:800











# Future Land Use

City of St. Augustine  
7 Old Mission Avenue

## Legend

-  Municipal Boundary
-  Parcel
-  Commercial Low Intensity
-  Commercial Medium Intensity
-  Public / Semi-Public
-  Residential Low Density

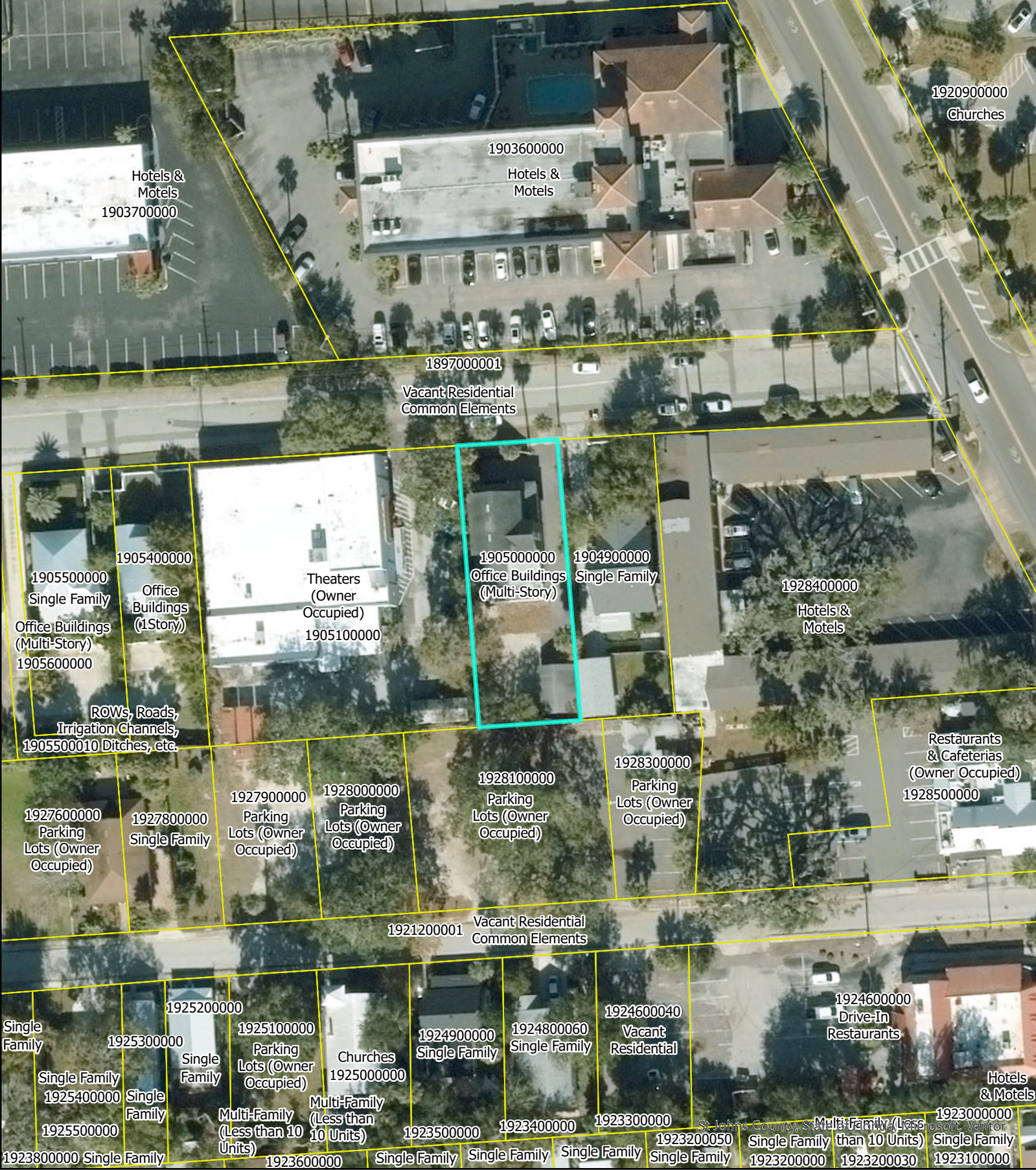
Scale: 1:800



0 25 50 100 Feet

Page 214 of 434

St Johns County, State of Florida, Microsoft, Vantor



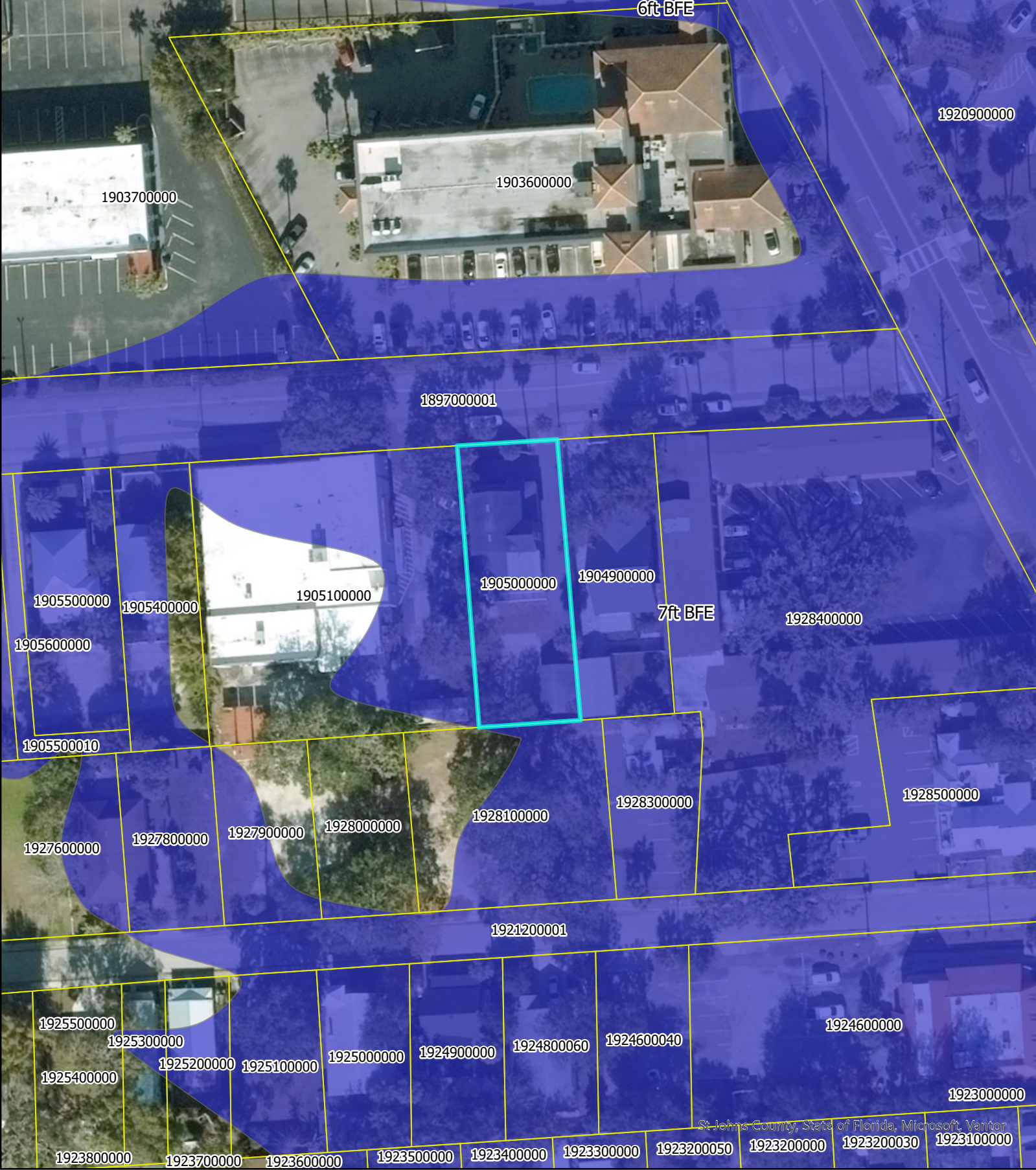
**St Johns County Property Appraiser**  
**Use Classification**  
 City of St. Augustine  
 7 Old Mission Avenue

**Legend**  
 [Dashed Line] Municipal Boundary  
 [Yellow Outline] Parcel

Scale: 1:800

0 25 50 100 Feet

Page 215 of 434






# FEMA Flood Zones

## City of St. Augustine

7 Old Mission Avenue

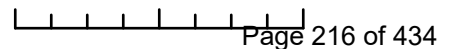
### Legend

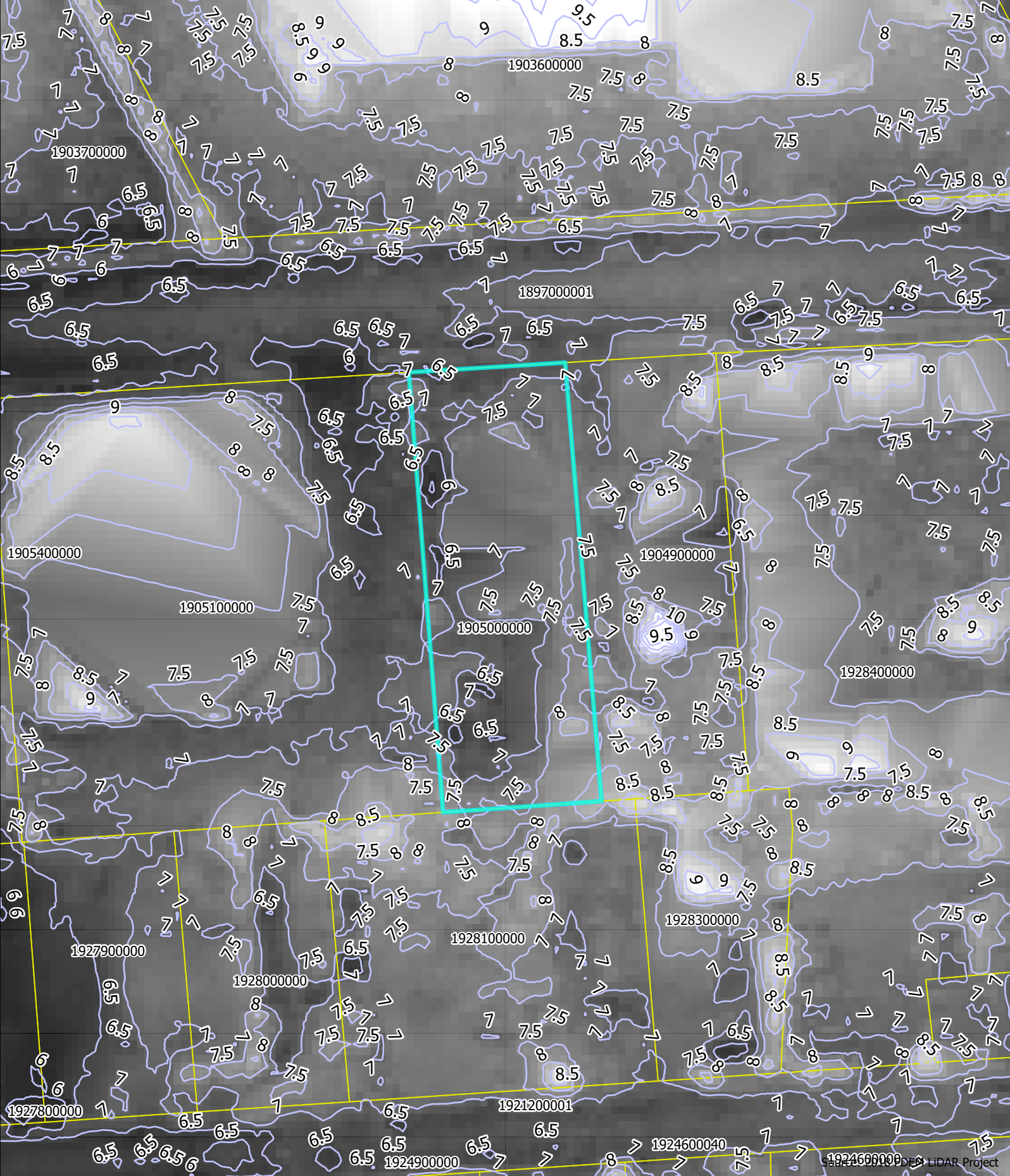
-  Municipal Boundary
-  Parcel
- Flood Zone
  -  AE

Scale: 1:800






0 25 50 100 Feet





**Ground Elevation Contours (ft. NAVD88)**  
**City of St. Augustine**  
 7 Old Mission Avenue

**Legend**

-  Municipal Boundary
-  Parcel
-  2018 Contours

Scale: 1:500



0 12.5 25 50 Feet  
 Page 217 of 434

# **Attachment 2: Application**

## **Attachments**

1. PZB Application
2. Off-street Parking Calculation Overview
3. Permit Review Staff Comments – 2025.10.23
4. DRC Staff Comments – 2025.02.28
5. DRC Floor Plan – 2025.02.28
6. Other Documents
  - DRC Staff Comments – 2024.11.08 (111 King St)
  - DRC Staff Comments – 2019.11.01 (112 N Ponce De Leon Blvd)

## **PZB 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: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

2. NAME OF PROPERTY OWNER: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Parcel Number: \_\_\_\_\_

4. PROJECT STREET ADDRESS: \_\_\_\_\_

5. SPECIFIC PROPOSED USE: \_\_\_\_\_

6. ACTION REQUESTED:

Conservation Zone Development       Appeal of Staff Determination

Exception       Land Use Plan Amendment

Variance       Rezoning

Other: \_\_\_\_\_

7. DESCRIPTION OF ACTION REQUESTED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. JUSTIFICATION FOR ACTION REQUESTED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. PREVIOUS APPLICATIONS:**

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

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

\_\_\_\_\_

**11. AGREEMENT:**

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

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

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

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



Signature of Applicant

Date



Signature of Property Owner

Date

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.

\_\_\_\_\_  
Print name of applicant

*David J. [Signature]*

\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
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: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_ Applicant's Signature:         *Daniel J...*        

Owner's Name: \_\_\_\_\_ Owner's Signature:         *Daniel J...*

## **Off-street Parking Calculation Overview**

# Off-street Parking Calculation

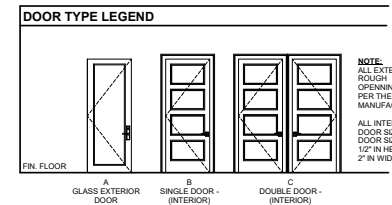
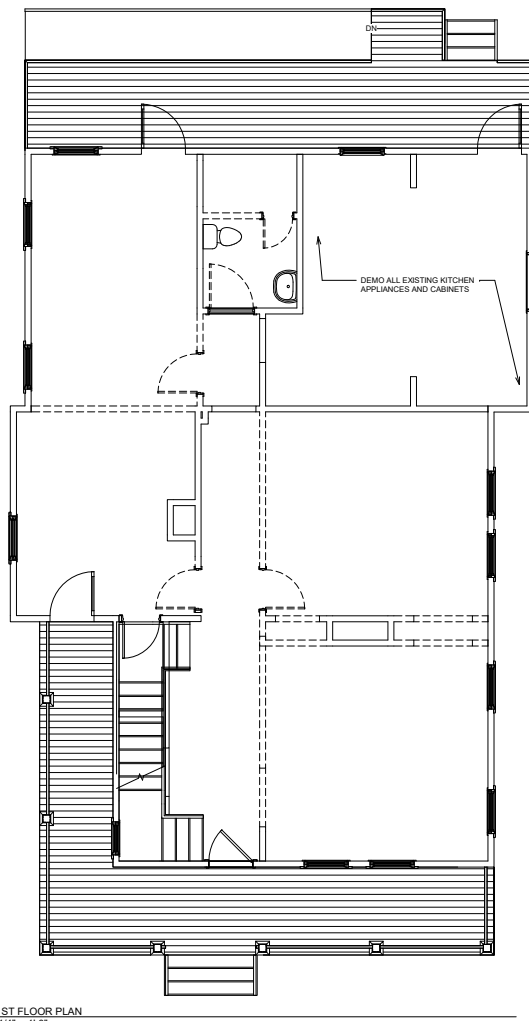
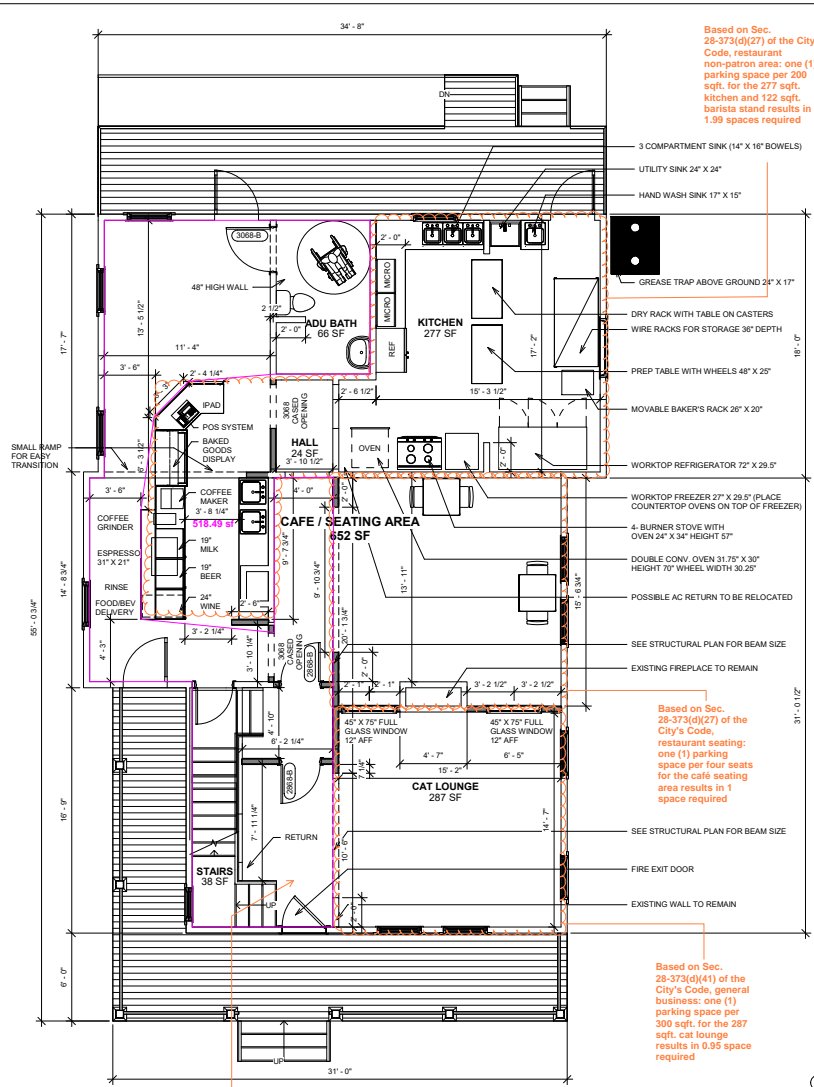
7 Old Mission Ave

<b>Sec. 28-373 – Required off-street parking</b>  <b>(27) Restaurant</b> Patron Area: Non-fixed Seating: 1 space per 75 sq ft <b>OR</b> Fixed Seating: 1 space per 4 patrons Non-Patron Area: 1 space per 200 sq ft <b>(41) Business, commercial, or service establishments</b> 1 space per 300 sq ft  <div style="text-align: right;"><b>Total Parking Spaces Required</b></div>	<b>DRC / Friday Review</b> <b>Staff Comments</b> 28 Feb 2025  Not applicable ✓ ✓ ✓	<b>Permit Review</b> <b>Staff Comments</b> 23 Oct 2025  <b>6.91 spaces*</b> 1 space 1.99 spaces  3.81 spaces  <b>14</b>	<b>Applicant</b> <b>Calculation</b>  Not applicable 1 space 1.99 spaces  3.81 spaces  <b>7</b>
---	---	---	---

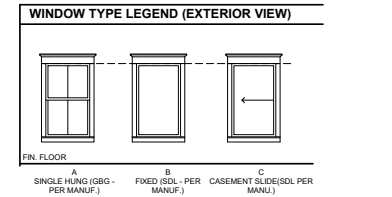
\*"Non-fixed seating" was not listed as a requirement during the "Friday Review", dtd 28 Feb 2025, for 7 Old Mission Ave.

In addition, "non-fixed seating" was not listed as a requirement for our current location at 112 N Ponce De Leon Blvd nor was it listed during the "Friday Review", dtd 8 Nov 2024, for a proposed location at 111 King St.

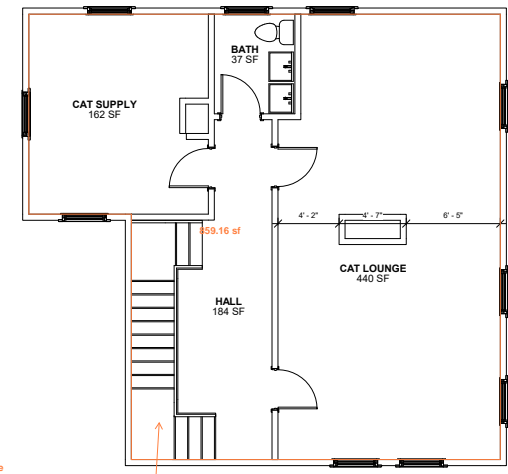
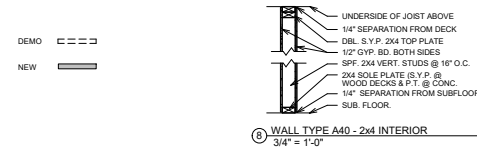
## **Permit Review Staff Comments**



5 LEGEND - DOOR TYPE 1 Copy 1  
1/4" = 1'-0"



6 LEGEND - WINDOW TYPE  
1/4" = 1'-0"



3 2ND FLOOR PLAN  
1/4" = 1'-0"

The sum of the numbers noted above is 13.71, which rounded to the nearest whole number is fourteen (14), the minimum number of off-street automobile parking spaces to be provided for this proposal.

Staff Recommendation: Modify plans to comply with minimum city requirements for the provision of on-site off-street automobile parking, submit a variance request to the city's minimum requirements to the Planning and Zoning Board (PZB), or submit a use by exception request for off-site parking within 400' to the PZB.

**3S Design Studio**  
 Custom Architectural Design  
 3432 Ringtail Ct.  
 Green Cove Springs, FL 32043  
 demis@3sdesignstudio.net

No.	Description	Date

**WITTY WHISKER CAFE BUILD OUT**

**FLOOR PLANS**

PROJECT NUMBER: 28371-005  
 DATE: 6/10/2025  
 DRAWN BY: Chester  
 CHECKED BY: As Indicated

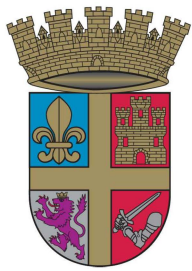
7 OLD MISSION AVE.  
 ST. AUGUSTINE, FL. 32084

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As Indicated

A3

## **DRC Staff Comments**



**Development Review Committee "FRIDAY REVIEW"**

Friday Review DRC Meeting: February 28, 2025

**Subject Property Address: 7 OLD MISSION AVE, Saint Augustine, FL, 32084**

Applicant and Business Name: Angeli Rodriguez / Witty Whisker Cat Cafe LLC

Use and Project Description: Other

**INSTRUCTIONS TO APPLICANT:**

**Applicants are hereby instructed to deal directly with the contact noted below to satisfy these comments and any direction discussed with applicant at the Friday Review meeting. The City will not authorize building permits or business licenses until all appropriate requirements have been satisfied for the project. Should any details regarding the project or business change at any time, be sure to check in with the contact noted below to ensure compliance.**

---

**Planning Comments**

---

Comments By:

Victoria Murphy  
vmurphy@citystaug.com

---

1. Zoning

Sec. 28-206 – Commercial Low-One: CL-1

Permitted uses and structures:

- a. Retail outlets such as ... Pet Shops
- b. Restaurant (up to one hundred (100) seats).

2. Parking

Sec. 28-373 – Required off-street parking

(27) Restaurant

- a. Requires one (1) space per 4 patrons (fixed seating).
- b. Requires one (1) space per 200 square feet of non-patron area.

(41) Business, commercial, or service establishments

- a. Requires one (1) space per 300 square foot

Future submittals will need to include a parking plan that documents the number of parking spaces available for the proposed uses.

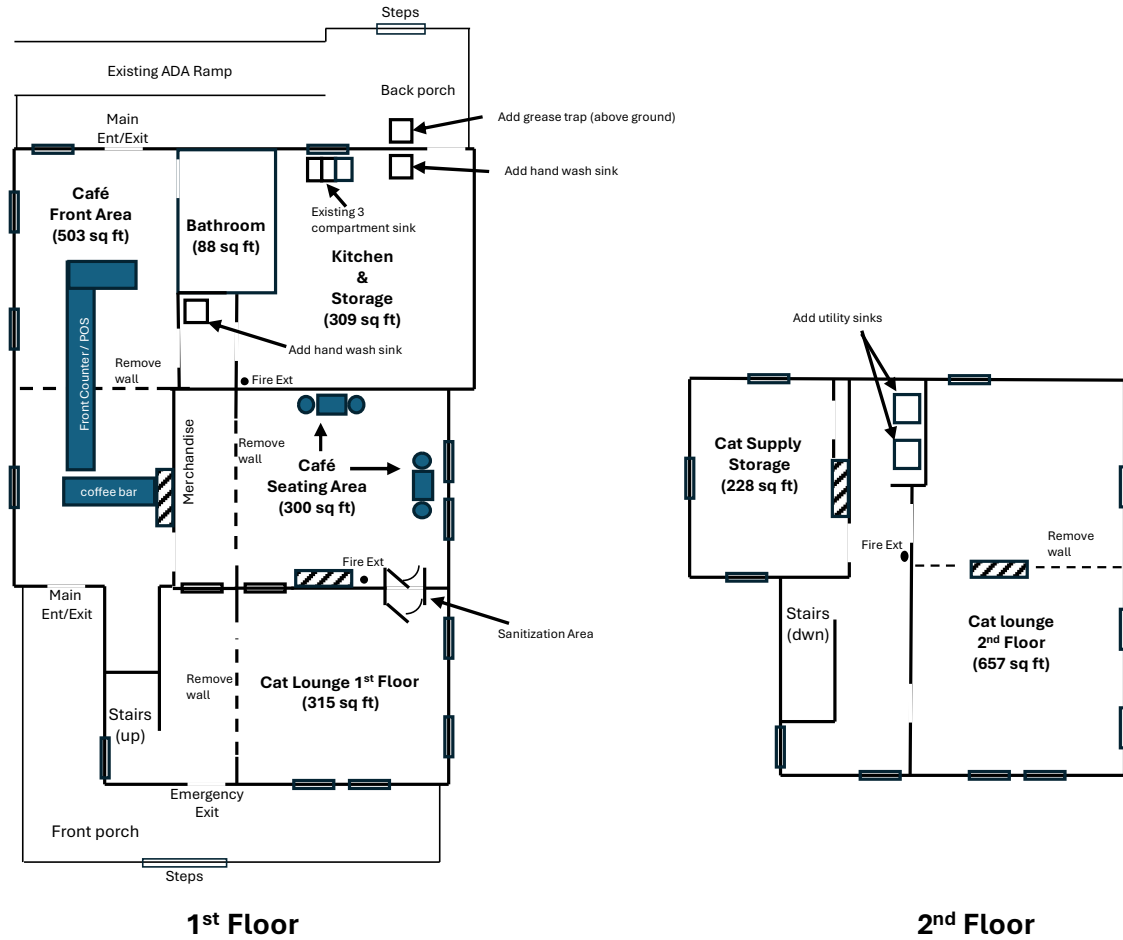
A variance may be requested from the Planning and Zoning Board if the property does not have the required parking spaces.

A use by exception may be requested from the Planning and Zoning Board for parking agreements with additional available parking spaces within 400 ft. (Planning and Zoning Board meetings are held on the first Tuesday of every month and must be applied for 30 days prior.)

## **DRC Floor Plan**

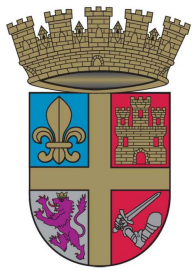
**The Witty Whisker Cat Cafe**  
 7 Old Mission Ave, St Augustine, FL 32084

Total Area – 2,400 sq ft  
 • Café – 1,200 sq ft  
 • Pet Shop – 1,200 sq ft



Old Mission Ave

# Other Documents



**Development Review Committee "FRIDAY REVIEW"**

Friday Review DRC Meeting: November 08, 2024

**Subject Property Address: 111 KING ST, Saint Augustine, 32084**

Applicant and Business Name: Angeli Rodriguez / The Witty Whisker Cat Cafe

Use and Project Description: Other

**INSTRUCTIONS TO APPLICANT:**

**Applicants are hereby instructed to deal directly with the contact noted below to satisfy these comments and any direction discussed with applicant at the Friday Review meeting. The City will not authorize building permits or business licenses until all appropriate requirements have been satisfied for the project. Should any details regarding the project or business change at any time, be sure to check in with the contact noted below to ensure compliance.**

---

**Planning Comments**

---

Comments By:

Victoria Murphy  
vmurphy@citystaug.com

---

1. Zoning

Sec. 28—206 – Commercial Low-One: CL-1

Permitted uses and structures:

- a. Retail outlets such as ... pet shops.
  - h. Service
3. Restaurant (but not drive-in).

2. Parking

Sec. 28-373 – Required Off-Street Parking

(27) Restaurant

- a. Requires one (1) space per 4 patrons (fixed seating).
- b. Requires one (1) space per 200 square feet of non-patron area.

(41) Business, commercial, or service establishments

- a. Requires one (1) space per 300 square foot.

- Future submittals will need to include a parking plan that documents the number of parking spaces available for each business.

A variance may be requested from the Planning and Zoning Board if the property does not have the required parking spaces.

A use by exception may be requested from the Planning and Zoning Board for parking agreements with additional available parking spaces within 400 ft.

(Planning and Zoning Board meetings are held on the first Tuesday of every month and must be applied for 30 days prior.)



Angeli Rodriguez <wittywhisker@gmail.com>

---

## DRC Comments

1 message

---

**Patrick Doty** <pdoty@citystaug.com>  
To: "info@wittywhisker.com" <info@wittywhisker.com>

Fri, Nov 1, 2019 at 4:38 PM

Angeli,

I do apologize for not having my comments ready this morning.

Both a pet store and café are allowed uses in the CM-2 district.

Restaurants are 1 space per 4 seats. From the diagram showing eight (8) seats in the café, you would need two (2) spaces for the seats and 1 space for the prep area (for a total of 3 spaces for the restaurant/café). For the pet store, that would fall under retail which requires 1 space per 300 square feet, so you would need two (2) spaces.

Total parking requirement = 5 spaces.

Otherwise, the project seems pretty straight forward. Let me know if you have any other questions.

**Patrick H. Doty**, CFM

Senior Planner

City of St. Augustine

904.209.4331

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.

**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	1905000000
Location Address	7 OLD MISSION AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Multi-Story Office (Class A) Countywide (COM) (202.07)
Tax Description*	GARNETT ADDN CITY LOT 3 & E5FT LOT 4 BLK 12 OR6164/1031 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.190
Homestead	N

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



## Owner Information

Owner Name	Turnrod Properties LLC 100%
Mailing Address	235 SAINT JOHNS FOREST BLVD SAINT JOHNS, FL 32259-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$243,730.00
Extra Features Value	\$11,058.00
Total Land Value	\$288,750.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
<b>Just Market</b>	<b>\$543,538.00</b>
Total Deferred	\$0.00
<b>Assessed Value</b>	<b>\$543,538.00</b>
Total Exemptions	
<b>Taxable Value</b>	<b>\$543,538.00</b>

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
2025	\$264,305	\$11,723	\$288,750	\$0
2024	\$259,381	\$12,395	\$288,750	\$0
2023	\$264,154	\$13,084	\$288,750	\$0
2022	\$228,934	\$8,132	\$165,000	\$0
2021	\$191,244	\$8,779	\$165,000	\$0
2020	\$196,086	\$9,427	\$165,000	\$0
2019	\$195,772	\$10,074	\$165,000	\$0
2018	\$202,583	\$6,195	\$156,750	\$0
2017	\$140,254	\$5,557	\$83,325	\$0
2016	\$143,805	\$5,647	\$83,325	\$0
2015	\$145,580	\$4,886	\$83,325	\$0

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$243,730	Roof Structure	Gable Hip
Year Built	1885	Interior Flooring	Carpet, Pine Wood
Actual Area	2788	Interior Wall	Drywall
Conditioned Area	2400	Heating Type	Air Duct
Use	Office Building (Multi-Story) Class B	Air Conditioning	Central
Style	04	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
BASE AREA	342
FINISHED DECK	48
FINISHED DECK	64
ADDITION	288
FINISHED UPPER STORY	885
BASE AREA	885
FINISHED OPEN PORCH	276

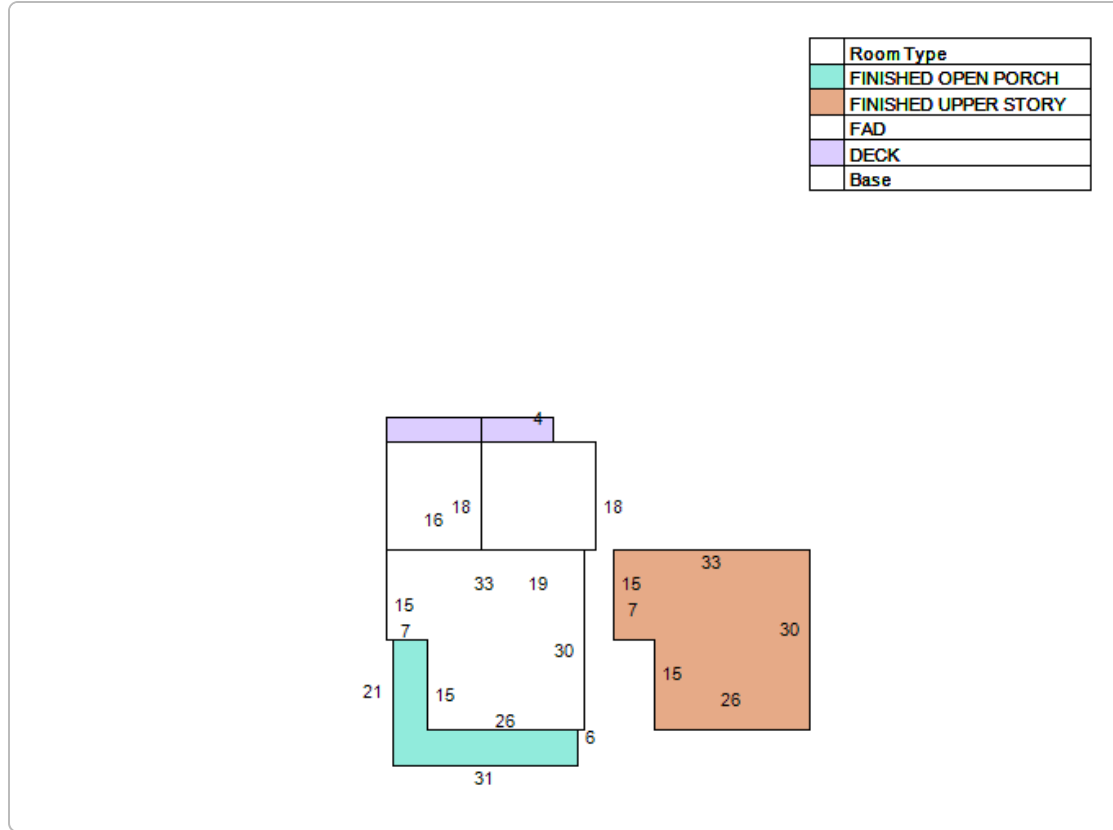
Description

Square Footage

Total SqFt

2788

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Low (Mix)		5940
Asphalt Paving (COM)		1867
Wood Fence - 6' and Above (COM)		1612
Handicap Ramp (COM)		1639

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings Multi-Story	55	150	8250	SF	\$288,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/10/2025	6/9/2025	\$990,000.00	WARRANTY DEED	6164	1031	Q	I	BLACK SHACK LLC	TURNROD PROPERTIES LLC
5/14/2014	5/13/2014	\$280,000.00	WARRANTY DEED	3879	1121	Q	I	BEDSOLE JAMES E PA	BLACK SHACK LLC
	11/5/1999	\$185,000.00	WARRANTY DEED	1453	1264	Q	I	MC DANIEL PHILIP & WENDY G	BEDSOLE JAMES E PA
	5/13/1998	\$154,000.00	WARRANTY DEED	1318	1823	U	I	ST JOHNS CO COUNCIL ON AGING	MC DANIEL PHILIP & WENDY G
	7/14/1995	\$125,000.00	WARRANTY DEED	1118	1396	U	I	DALY ROBERT P,DOREEN M	ST JOHNS CO COUNCIL ON AGING
	7/1/1988	\$75,000.00		787	1763	Q	I		DALY ROBERT P,DOREEN M
	4/1/1986	\$59,900.00		701	974	Q	I		

No data available for the following modules: 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: 11/12/2025, 3:50:16 AM](#)

Contact Us

Developed by  
 **SCHNEIDER**  
GEO SPATIAL



# Planning and Zoning Board

Planning Division Staff Report  
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 2, 2025	9.b	PZB2025-0093
Request	Address	Parcel ID
Land Use Plan Amendment and Variance	7 Old Mission Avenue	190500-0000
		<a href="#">[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]</a>

## Site & Background Information

**Applicant:** Daniel Turner  
 c/o Witty Whisker Cat Café LLC

**Owner:** Daniel Turner  
 c/o Turnrod Properties LLC

**Property Class:**  
 (St. Johns County Property Appraiser) 1800 – Office Buildings (Multi-Story)

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

**Zoning Designation:** Commercial Low-One: CL-1 [\[LINK TO CODE SECTION\]](#)

**Acreage:** 0.19

**Neighborhood:** Uptown

**Archaeological Zone:** N/A

## Request Summary

This application stems from the applicant’s proposal to change the current office use at 7 Old Mission Avenue to a café and retail use in the form of a cat café.

In order to do so the applicant and owner of the property will need to amend the future land use designation and provide an adequate amount of off-street parking, which are the two (2) reasons for this Planning and Zoning Board (PZB) application.

Through this application the applicant is seeking:

1. A positive recommendation for a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Low Intensity.
  - a. Recommendation of the requested amendment would ensure that the current zoning designation of CL-1 has a compatible future land use designation
2. Approval of a variance to the minimum requirement of fourteen (14) off-street automobile parking spaces down to seven (7).

A positive recommendation of the future land use change and approval of the appeal 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 [ <a href="#">LINK TO DOCUMENT</a> ]	
<p><b>Policy 2.2.1</b></p> <p>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.</p>	<p>This proposal <b>is consistent</b> with the city’s land use plan policy to prioritize infill and redevelopment.</p>
<p><b>Policy 3.1.6</b></p> <p>Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.</p>	<p>The proposed reuse of the existing structure, built in 1885 according to the St. Johns County Property Appraiser’s website, <b>is consistent</b> with this city policy.</p>
<p><b>Policy 6.4.3</b></p> <p>Residential Low Density</p> <p>This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a</p>	<p>The Residential Low Density future land use designation is the <b>current designation</b> for the subject property.</p>

stable low intensity residential character. For Residential Uses a maximum of 8 single family dwellings per acre.; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

**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 and café and retail use **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](#)]

Recreation and Open Space Element [[LINK TO DOCUMENT](#)]

Transportation and Mobility Element [[LINK TO DOCUMENT](#)]

Housing 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](#)]

*Appeal* means a means for obtaining review of a decision, determination, order, or failure to act pursuant to the terms of this chapter as expressly authorized by the provisions of article II, division 2 and article II, division 3.

*Change of use* means any use which substantially differs from the previous use of a building or land.

**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 future land use plan map 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 permissible under the current Residential Low Density future land use designation, and that the Residential Low Density land use is inconsistent with the CL-1 zoning on the property.**
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 in this staff report above.**

**Request for Approval of a Variance Request to the Minimum Number of Off-site Parking Spaces**

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

(b) *Variances:*

- (1) *Requirements for grant of variance.* The 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; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. 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 cites “The property allows a maximum of 7 spaces for off-street parking.” as the unique disadvantage at 7 Old Mission Avenue.**
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and  
**The applicant’s response in their application is “Yes, the property was purchased with a SBA loan that requires the property to be used as a cat cafe. If unable to do so, the property will need to be sold.”**
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and  
**The only conditions related to the proposed cat café use created by the applicant are the renovations to the interior of the building, not the lot size as appears to be referenced by the applicant.**
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.  
**Granting this variance request may or may not be contrary to the public interest. The applicant states that “the mission of a cat cafe is to remove feral and abandoned felines from the local community and place them within stable homes.”**

### **Staff Recommendation**

---

Based on a review of Sec. 28-30 staff finds that the Board may make a **POSITIVE RECOMMENDATION** to the city commission to amend the city’s land use plan map from Residential Low Density to Commercial Low Intensity.

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 under the current Residential Low Density future land use designation, and that the Residential Low Density land use is inconsistent with the CL-1 zoning on the property.
- (2) The positive relationship of the proposed amendment and rezoning to the city's general planning program.
- (3) The request and proposal’s consistency with the comprehensive plan as analyzed, documented, and found above in this report.

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

- **APPROVE** the variance request to the minimum number of required off-street on-site parking spaces if the Board finds that there is a unique disadvantage present at the 7 Old Mission Avenue / PID 190500-0000 property or
- **DENY** the variance request to the minimum number of required off-street on-site parking spaces if the Board finds that the variance criteria of Sec. 28-29 is not met for the proposal at 7 Old Mission Avenue / PID 190500-0000.

## **Attachments**

---

1. Site Maps & Photos
2. Application
  - a. Survey
  - b. Parking Site Plan
  - c. On-street Parking Calculation
3. St. Johns County Property Appraiser Report

### **Staff Report prepared by:**

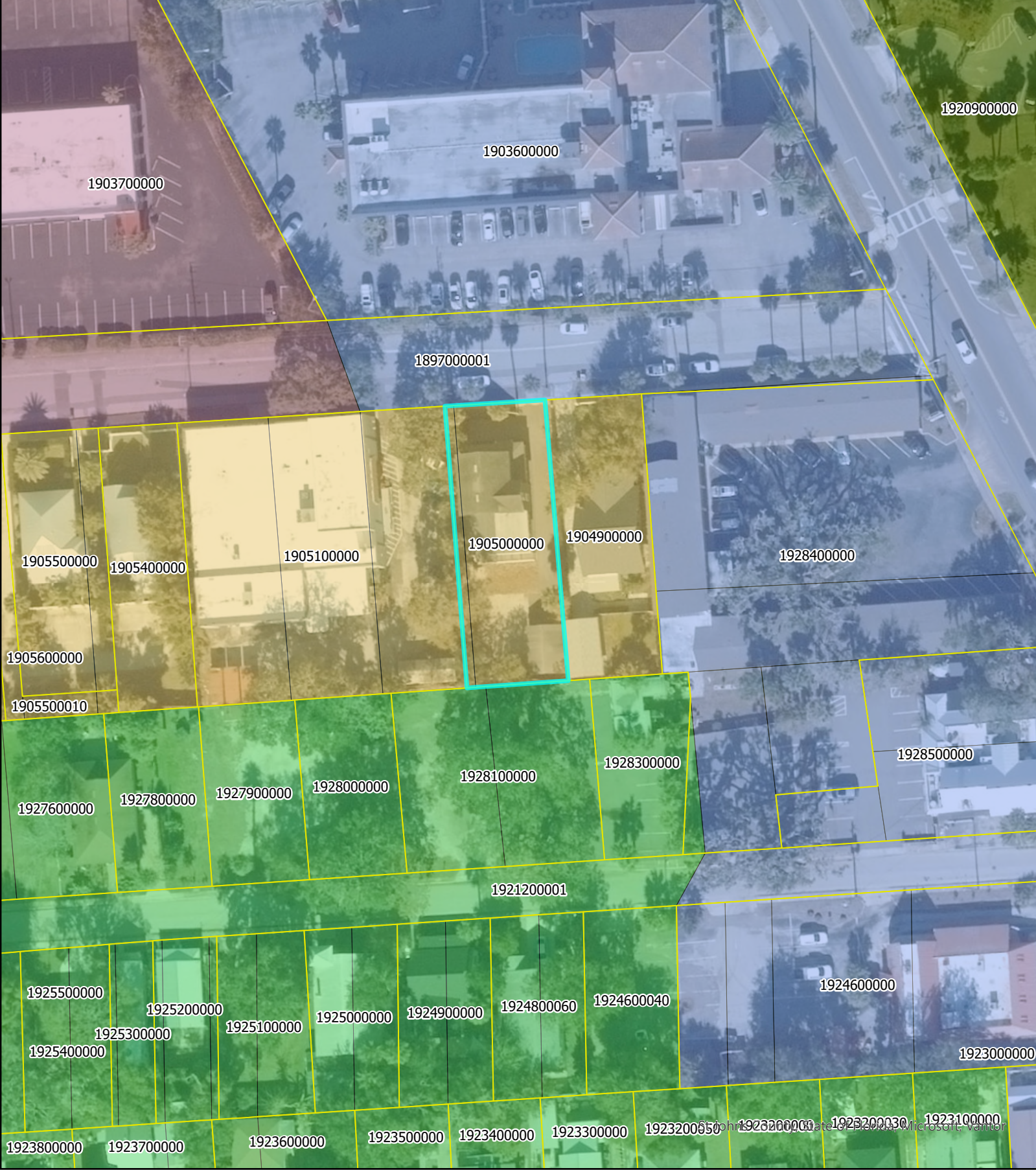
Jacob Fredriksson  
Planning Manager  
Planning and Building Department

**Attachment 1:  
Site Maps  
and Photos**

# 7 Old Mission Ave










12/09/2024



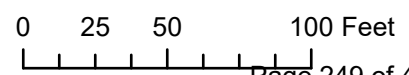
# Zoning Map

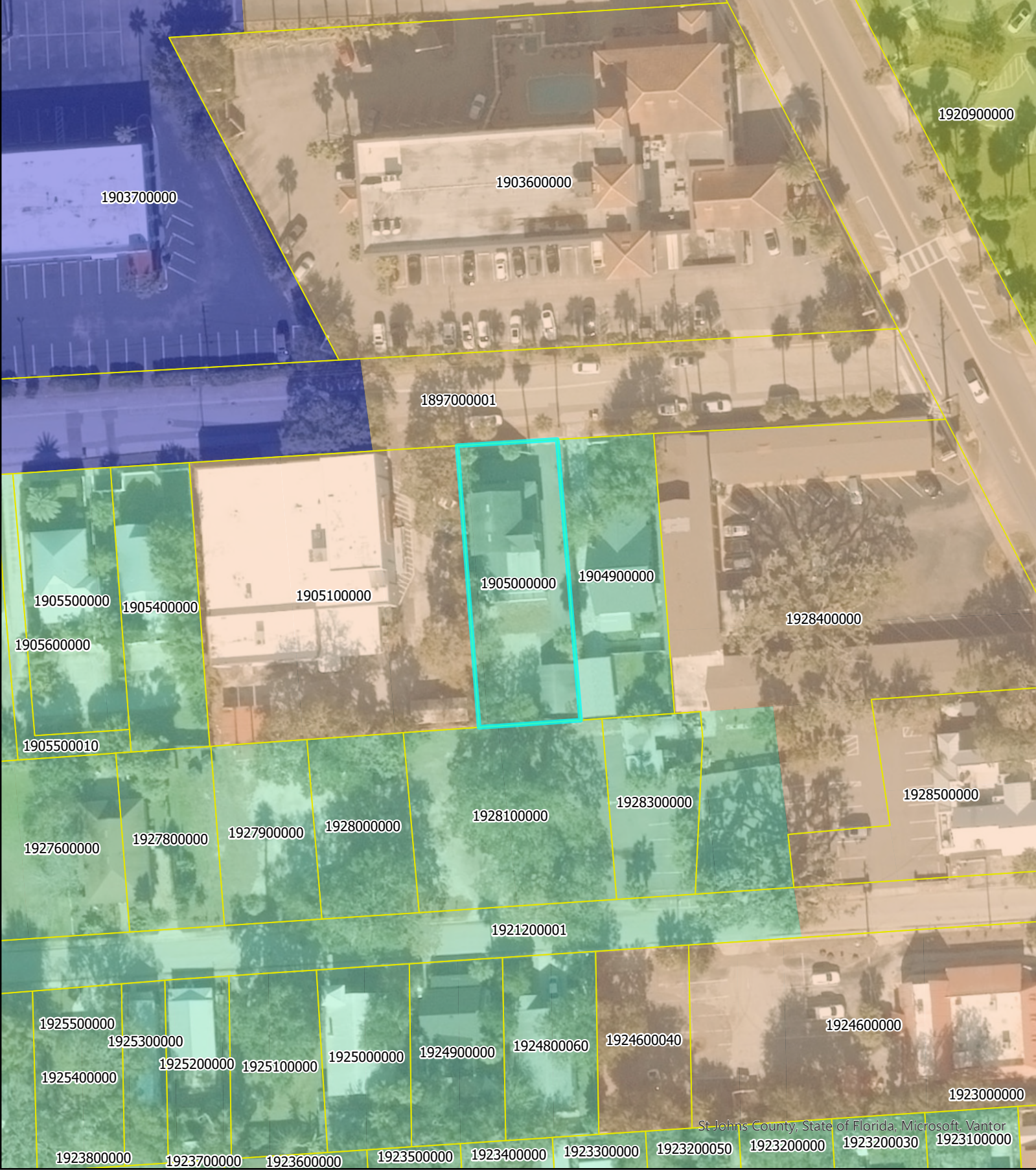
City of St. Augustine  
7 Old Mission Avenue

## Legend

-  Municipal Boundary
-  Parcel
-  Residential Single-Family-Two (RS-2)
-  Open Land (OL)
-  Commercial Low-One (CL-1)
-  Commercial Low-Two (CL-2)
-  Commercial Medium-Two (CM-2)

Scale: 1:800











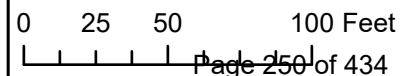
# Future Land Use

City of St. Augustine  
7 Old Mission Avenue

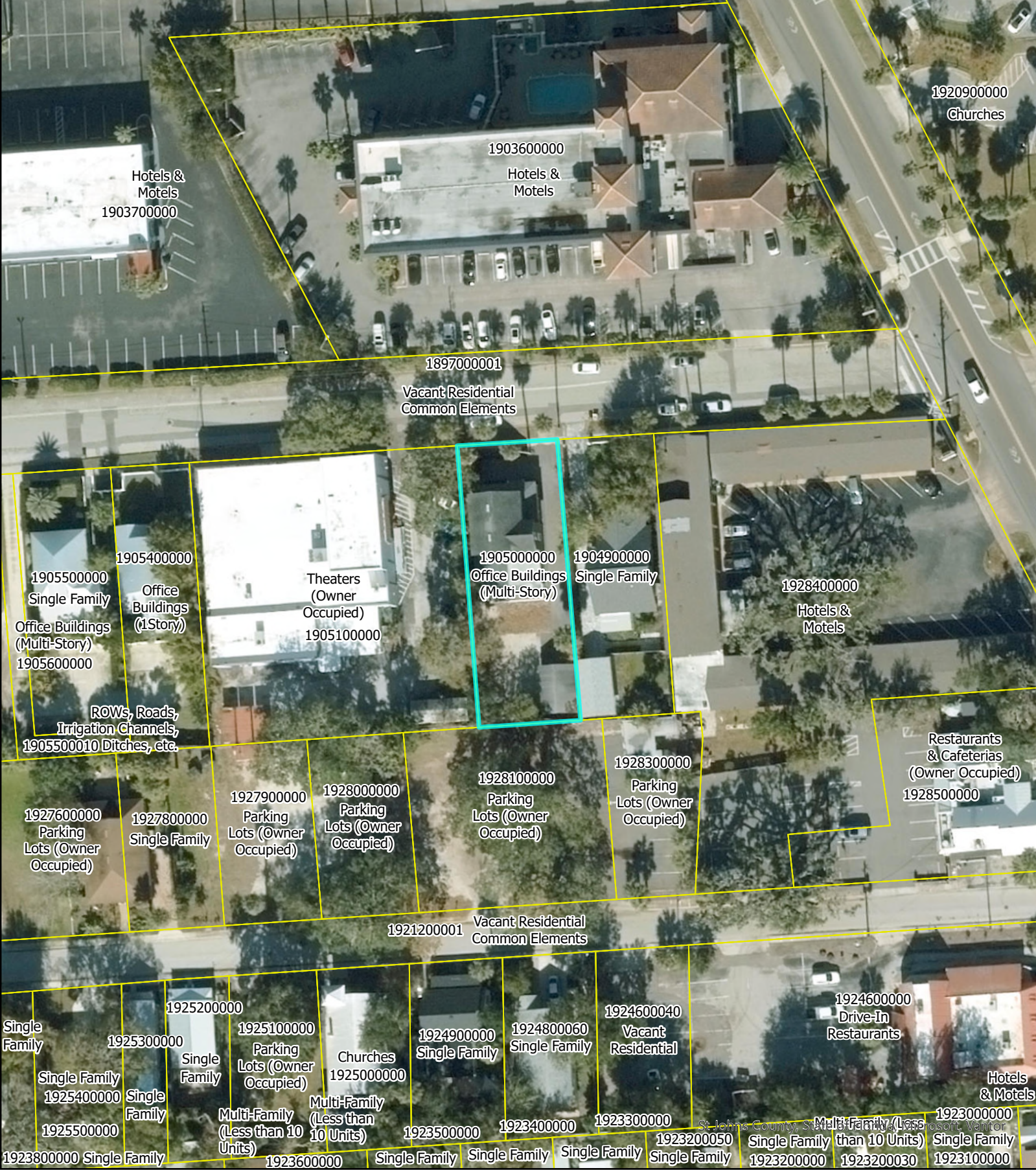
## Legend

-  Municipal Boundary
-  Parcel
-  Commercial Low Intensity
-  Commercial Medium Intensity
-  Public / Semi-Public
-  Residential Low Density

Scale: 1:800



St. Johns County, State of Florida, Microsoft, Vantor



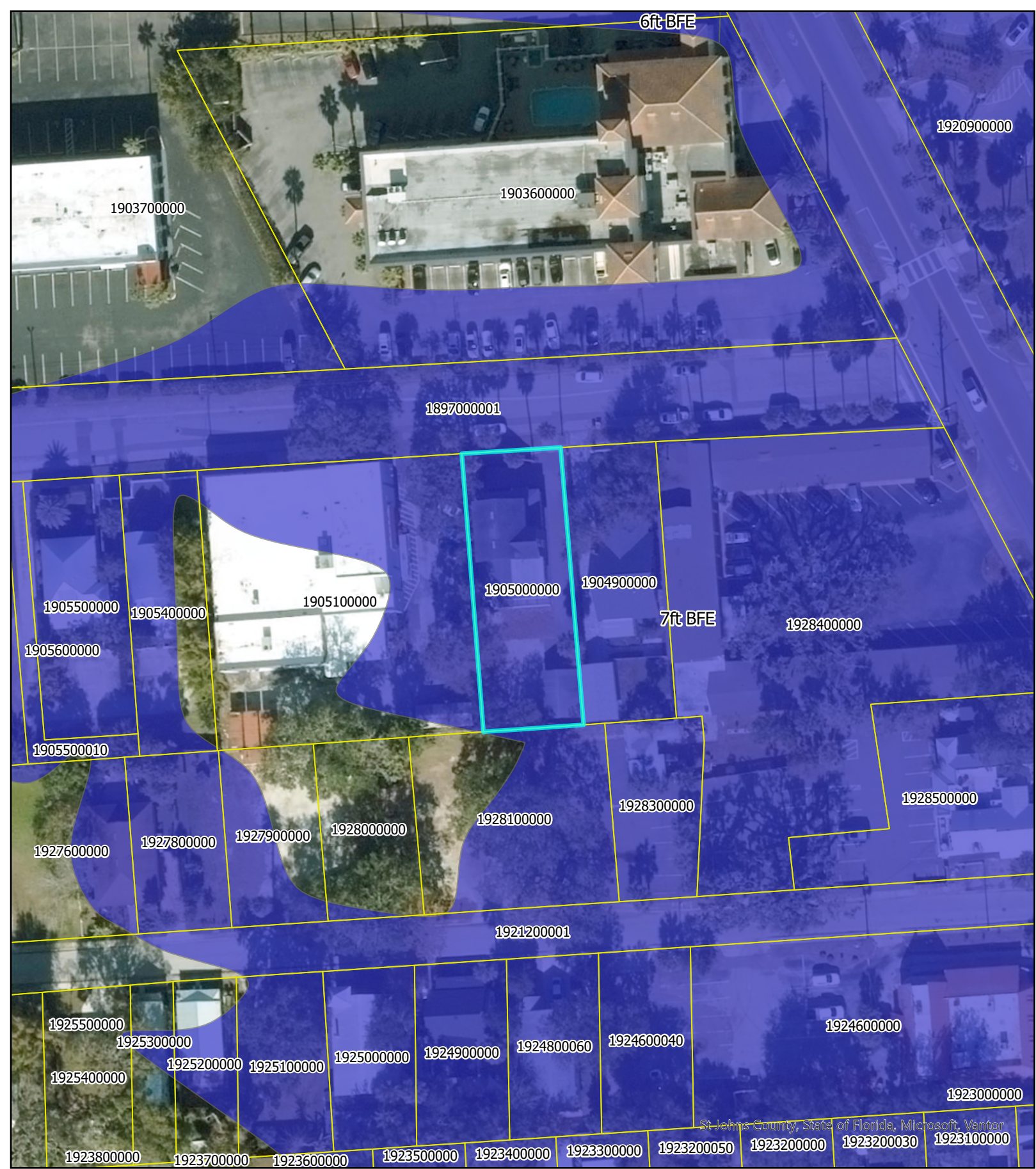
**St Johns County Property Appraiser**  
**Use Classification**  
 City of St. Augustine  
 7 Old Mission Avenue

**Legend**  
 [ ] Municipal Boundary  
 [ ] Parcel

Scale: 1:800

0 25 50 100 Feet

Page 251 of 434



# FEMA Flood Zones

City of St. Augustine

7 Old Mission Avenue

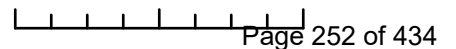
## Legend

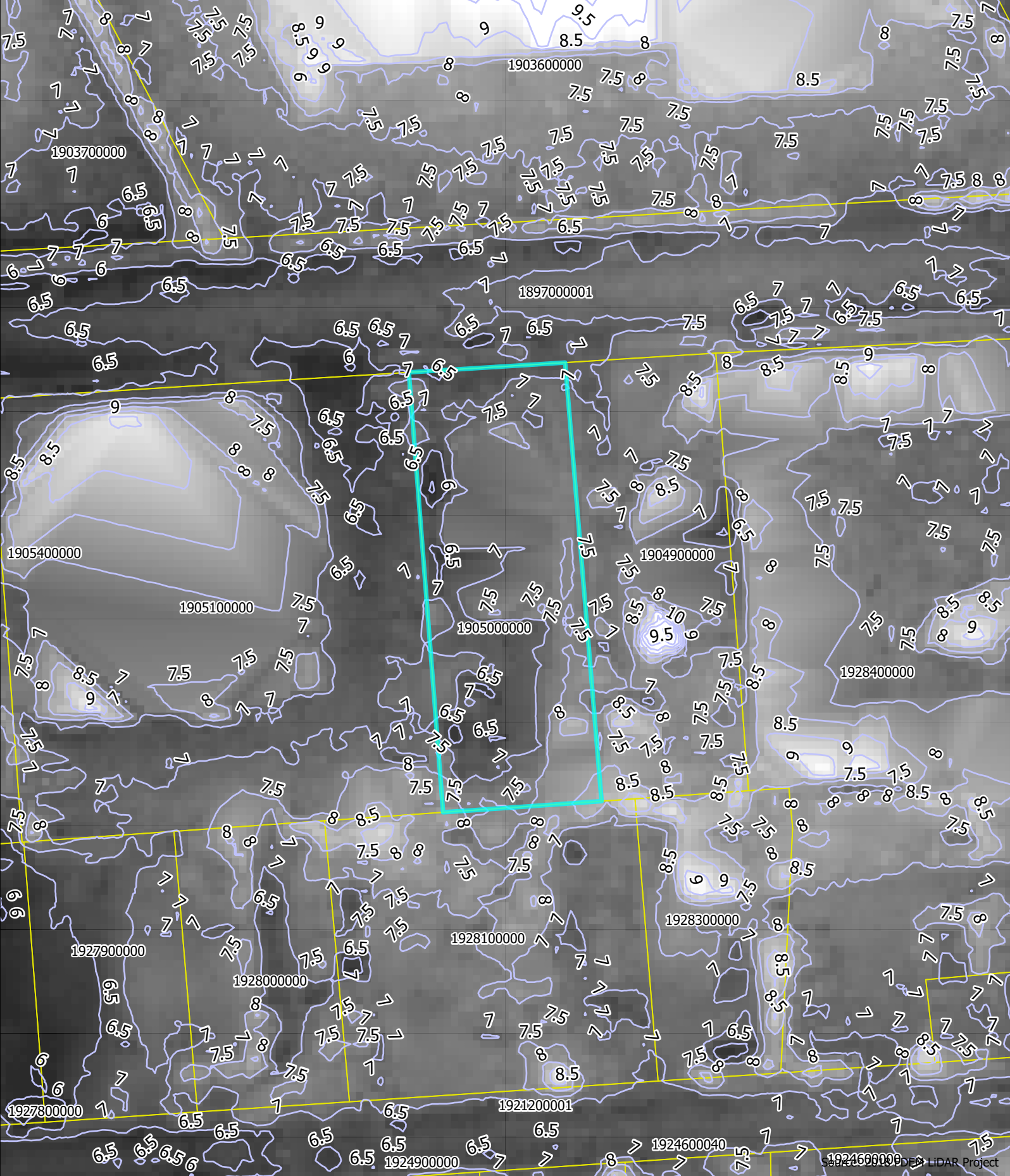
- Municipal Boundary
- Parcel
- Flood Zone**
- AE

Scale: 1:800






0 25 50 100 Feet





**Ground Elevation Contours (ft. NAVD88)**  
 City of St. Augustine  
 7 Old Mission Avenue

**Legend**

-  Municipal Boundary
-  Parcel
-  2018 Contours

Scale: 1:500



0 12.5 25 50 Feet  
 Page 253 of 434

# **Attachment 2: Application**

## **Attachments**

1. PZB Application
2. Survey
3. Parking Site Plan
4. On-street Parking Calculation

# PZB 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: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

2. NAME OF PROPERTY OWNER: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Parcel Number: \_\_\_\_\_

4. PROJECT STREET ADDRESS: \_\_\_\_\_

5. SPECIFIC PROPOSED USE: \_\_\_\_\_

6. ACTION REQUESTED:

Conservation Zone Development       Appeal of Staff Determination

Exception       Land Use Plan Amendment

Variance       Rezoning

Other: \_\_\_\_\_

7. DESCRIPTION OF ACTION REQUESTED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. JUSTIFICATION FOR ACTION REQUESTED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. PREVIOUS APPLICATIONS:**

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

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

\_\_\_\_\_

**11. AGREEMENT:**

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

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

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

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



\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date



\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date



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

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

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

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

\_\_\_\_\_  
Print name of applicant

*David J.*

\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
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: \_\_\_\_\_

Applicant’s Name: \_\_\_\_\_ Applicant’s Signature:         *David J...*        

Owner’s Name: \_\_\_\_\_ Owner’s Signature:         *David J...*

# Survey

5/14-9724



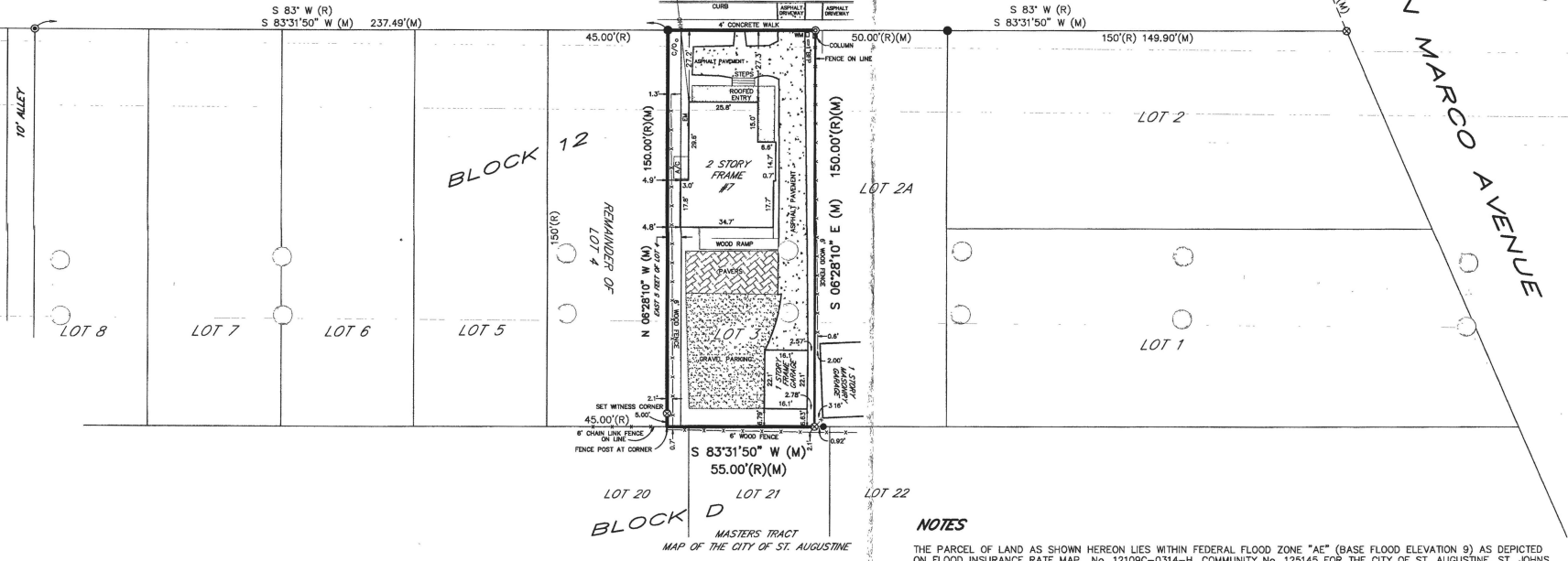
# MAP OF SURVEY

LOT 3 AND THE EAST 5 FEET OF LOT 4, BLOCK 12  
GARNETT SUBDIVISION, CITY OF ST. AUGUSTINE  
ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JUNE 12, 1923,  
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

BLOCK 11

PLATTED AS ST. LOUIS AVENUE  
**OLD MISSION AVENUE**  
50' R/W - PAVED

SAN MARCO AVENUE



- LEGEND**
- R/W = RIGHT OF WAY
  - LB = LICENSED BUSINESS
  - (R) = RECORD
  - (M) = MEASURED
  - OHW = OVERHEAD WIRE(S)
  - C/O = CLEAN-OUT
  - BFP = BACK FLOW PREVENTER
  - WM = WATER METER
  - EM = ELECTRIC METER
  - ⊗ = SET 5/8" IRON ROD - LB # 7111
  - ⊙ = FOUND 3/4" IRON PIPE - NO IDENTIFICATION
  - ⊚ = FOUND 4" X 4" CONCRETE MONUMENT - NO IDENTIFICATION
  - ⊛ = FOUND NAIL AND DISK - NO IDENTIFICATION
  - ⊜ = FOUND NAIL AND DISK - # 2674

0 30 60 90  
SCALE: 1 INCH = 30 FEET

### NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (BASE FLOOD ELEVATION 9) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0314-H, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04. <http://www.gis.bocc.co.st-johns.fl.us/imap/basemap/>

THE BASIS OF BEARING AS SHOWN HEREON IS THE WESTERLY RIGHT-OF-WAY LINE OF SAN MARCO AVENUE HAVING AN ASSUMED BEARING OF N 29°50'00" W.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 ( N.G.V.D. - 1929 ).

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:  
BLACK JACK, LLC, A FLORIDA LIMITED LIABILITY COMPANY;  
CHICAGO TITLE INSURANCE COMPANY; FIRST ATLANTIC BANK;  
ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.;  
PRIETO, WOOD AND BOYER, 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 SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61617-6 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS	

TYPE OF SURVEY: BOUNDARY  
DATE OF SURVEY: 05/08/2014  
FIELD BOOK/PAGE(S): 345/80-82  
DRAWING SCALE: 1" = 30'  
JOB NUMBER: 14-257

05/09/2014 & 5:46AM E:\Projects\2014\14-257\14-257.DWG

BOUNDARY SURVEY

47 OLD MISSION AVENUE  
ST. AUGUSTINE, FLORIDA

ANCIENT CITY SURVEYING  
1287111  
ACS  
SURVEYORS • ENGINEERS  
LAND PLANNERS



4455 U.S. HIGHWAY No. 1 SOUTH, SUITE 401  
ST. AUGUSTINE, FLORIDA 32086  
PHONE: 904-797-9987 FAX: 904-797-0027

MICHAEL A. PISCO PLS  
Professional Land Surveyor #4793

SEAL  
*[Signature]*  
DATE SIGNED: 05/12/14

# Parking Site Plan

# GENERAL NOTES

## 1. GENERAL

- 1.1. THESE DRAWINGS SHALL NOT BE REPRODUCED, COPIED, OR USED WITHOUT WRITTEN AUTHORITY FROM APPLIED BUILDING SCIENCES, INC.
- 1.2. APPLIED BUILDING SCIENCES, INC.'S (ABS) DRAWINGS C101 AND C102 HAVE BEEN PREPARED BASED ON INFORMATION AVAILABLE AT THE TIME OF CREATION AND IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AND STANDARDS. C101 AND C102 REPRESENT ABS' REVIEW OF THE ITEMS SPECIFICALLY IDENTIFIED WITHIN THE SCOPE OF WORK AND IN NO MEANS SHOULD BE TAKEN AS LIABILITY OR ACCEPTANCE OF ANY ITEM NOT SPECIFICALLY ADDRESSED HEREIN. ABS RESERVES THE RIGHT TO MAKE REVISIONS SHOULD ADDITIONAL INFORMATION BECOME AVAILABLE THAT AFFECTS OUR PRELIMINARY DESIGN. OWNER HAS DIRECTED ABS TO MAINTAIN THE VEHICULAR TRAFFIC FLOW IN ROUGHLY ITS CURRENT OPERATING CONDITIONS. OWNER UNDERSTANDS AND ACCEPTS THAT WHILE THE PROPOSED SITE DRAWINGS HAVE BEEN PREPARED TO MEET MINIMUM ADA REQUIREMENTS REQUIRED BY THE FLORIDA BUILDING CODE AND CURRENT CITY REQUIREMENTS FOR OFF-STREET PARKING, THEY DO NOT PROVIDE REPRESENTATIVE AND TYPICAL DESIRED VEHICLE MANEUVERABILITY. OWNER DESIRES TO MAINTAIN CURRENT CONDITIONS WHICH MAKES MANEUVERABILITY DIFFICULT FOR MEDIAN AND LARGER VEHICLES. THE DRAWINGS ARE FOR THE SOLE USE OF THE CLIENT FOR ITS INTENDED PURPOSE AND IS NOT TRANSFERABLE TO OTHER ENTITIES, LOCATIONS, OR PROJECTS. IF YOU HAVE ANY QUESTIONS REGARDING THESE DRAWINGS, FEEL FREE TO CONTACT US.
- 1.3. ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
  - 1.3.A. 2023 FLORIDA BUILDING CODE, 8TH EDITION
  - 1.3.B. CITY OF ST. AUGUSTINE PAVING AND DRAINAGE DETAILS (2014 REVISION)
  - 1.3.C. CITY OF ST. AUGUSTINE CODE OF ORDINANCES (APRIL 25, 2025 REVISION)
  - 1.3.D. FY 2025-2026 FDOT STANDARD PLANS
- 1.4. WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
  - 1.4.A. REPAIR OF FRONT SIDEWALK AND DRIVEWAY APRON
  - 1.4.B. STRIPING OF TRAFFIC MARKINGS
- 1.5. EXISTING FEATURES WHERE NOTED BY PLANS SHOULD NOT BE CONSTRUED AS AN ENDORSEMENT BY THE ENGINEER OF THE ADEQUACY OF EXISTING STRUCTURES AND SITE FEATURES, OR AS A STATEMENT OF COMPLIANCE WITH EITHER THE APPLICABLE FLORIDA BUILDING CODE OR MUNICIPAL BUILDING CODES FOR EXISTING STRUCTURES AND SITE FEATURES.
- 1.6. DRAWINGS ARE DRAWN TO-SCALE BASED ON PROFESSIONAL LAND SURVEY OF THE SUBJECT PROPERTY PARCEL PERFORMED ON MAY 8, 2014.
- 1.7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE WORK BEGINS.
- 1.8. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODE, INDUSTRY STANDARDS, AND MANUFACTURERS' INSTALLATION INSTRUCTIONS.
- 1.9. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.
- 1.10. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS.
- 1.11. CONTRACTOR SHALL ENSURE THAT LAY DOWN, STORAGE, AND INSTALLATION PROCEDURES OF ALL CONSTRUCTION MATERIALS ARE IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
- 1.12. CONTRACTOR SHALL PROTECT ALL LANDSCAPING, FINISHES, CLADDING, AND MISCELLANEOUS ARCHITECTURAL ELEMENTS WHICH MAY BE SOILED BY WORK SCOPE.
- 1.13. VISITS TO JOB SITE BY ENGINEER TO OBSERVE CONSTRUCTION DO NOT IN ANY WAY MEAN GUARANTEE OF CONTRACTOR'S WORK, NOR RESPONSIBILITY FOR COORDINATION, SUPERVISION, NOR SAFETY AT JOB SITE. ENGINEER'S ON-SITE PRESENCE DOES NOT NEGATE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE CONTRACT AND APPLICABLE BUILDING CODES AND DESIGN INTENT HEREIN.

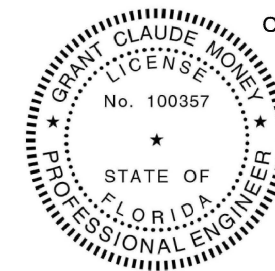
## 2. CONSTRUCTION AND ZONING NOTES

- 2.1. PHASING AND CONTROLS

- 2.1.A. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL CONSTRUCTION ACTIVITY AND SHALL COOPERATE FULLY WITH OWNER FOR ALL CONSTRUCTION PHASING.
- 2.1.B. CONTRACTOR SHALL NOTIFY APPROPRIATE AUTHORITIES TO INVESTIGATE AND MARK SUB-GRADE UTILITIES PRIOR TO ANY DEMOLITION OR EXCAVATION IN THE RIGHT-OF-WAY (ROW).
- 2.1.C. CONTRACTOR SHALL PROVIDE MUTCD-COMPLIANT MAINTENANCE OF TRAFFIC (MOT) CONTROLS TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC AFFECTED BY IMPROVEMENTS IN THE RIGHT-OF-WAY (ROW) AND RE-DIRECT TRAFFIC AROUND WORK AREAS.
- 2.1.D. CONTRACTOR SHALL PROVIDE FLAG PERSON(S), AS NEEDED, TO DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
- 2.1.E. WORK AREAS SHALL BE SEPARATED FROM TRAFFIC AND PEDESTRIAN AREAS TO SAFELY SECURE AND SEPARATE WORK AREAS. CONTRACTOR TO BE RESPONSIBLE FOR ADEQUATE VENTILATION, FUME AND DUST CONTROL.
- 2.1.F. STAGING AREA FOR CONTRACTOR SHALL BE LOCATED ON-SITE. CONTRACTOR SHALL COORDINATE WITH OWNER.
- 2.1.G. ALL STAIRS, ELEVATORS, AND EGRESS SHALL REMAIN IN SERVICE AT ALL TIMES. ACCESS TO STAIRS AND ELEVATORS MAY BE CLOSED IN WORK AREAS DURING WORK BUT MUST REMAIN AVAILABLE FOR USE DURING AN EMERGENCY. CONTRACTOR SHALL PROVIDE APPROPRIATE SIGNAGE.
- 2.1.H. LOCAL NOISE ORDINANCE SHALL GOVERN WORKING HOURS FOR OPERATIONS THAT CREATE EXCESSIVE NOISE.
- 2.2. TRAFFIC STRIPING
  - 2.2.A. CONTRACTOR SHALL VERIFY DIMENSIONS OF TRAFFIC STRIPING AND OTHER FEATURES USED TO INDICATE AND SEPARATE PARKING SPACES.
  - 2.2.B. PAINT AND TRAFFIC MARKING MATERIALS SHALL BE FDOT GRADE AND CONFORM TO THE REQUIREMENTS OF SECTION 971 OF FDOT SPECIFICATIONS.
  - 2.2.C. TRAFFIC MARKINGS AND PARKING STALL DIMENSIONS FOR ADA PARKING SPACES SHALL COMPLY WITH FDOT STANDARD PLANS, INDEX 711-001, SHEET 11 OF 13.
- 2.3. DRIVEWAY APRON AND SIDEWALK
  - 2.3.A. REPLACED SIDEWALK AND DRIVEWAY APRON SHALL BE RE-CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE PAVING AND DRAINAGE DETAIL PD-08A DRIVEWAY WITH CURB, SIDEWALK AND HAS CONCRETE OR ASPHALT CONNECTION TO PRIVATE. REVISION DATE JANUARY 23, 2014.
  - 2.3.B. GEOMETRY OF DRIVEWAY APRON AS INDICATED BY PLANS IS GENERALIZED AND MAY BE ALTERED IN-FIELD TO AVOID OBSTRUCTING FEATURES SUCH AS TREES PER SECTION 28-368 (h) EXISTING SITE CONSTRAINTS OF THE CITY OF ST. AUGUSTINE CODE OF ORDINANCES.
  - 2.3.C. CONCRETE
    - 2.3.C.A. CONCRETE SHALL BE NORMAL-WEIGHT UNLESS OTHERWISE NOTED.
    - 2.3.C.B. CONCRETE PLACEMENT SHALL CONFORM WITH ACI 305R HOT WEATHER CONCRETING OR ACI 306R COLD WEATHER CONCRETING, WHICHEVER IS APPLICABLE AT TIME OF PLACEMENT.
    - 2.3.C.C. CONCRETE REQUIREMENTS

DESCRIPTION	F'C PSI	MAX. W/C RATIO	ENTRAINED AIR
FLAT WORK	3,000	0.45	N/A

- 2.4. ZONING
  - 2.4.A. MINIMUM ADA PARKING SPACE REQUIREMENTS ARE SATISFIED FOR THE OFF-STREET PARKING PER FLORIDA ACCESSIBILITY CODE TABLE 208.2.
  - 2.4.B. MAXIMUM COMPACT SPACE PERCENTAGE AND MINIMUM STALL DIMENSIONS ARE SATISFIED PER SECTION 28-369 OF THE ST. AUGUSTINE CODE OF ORDINANCES.
  - 2.4.C. MINIMUM SPACE REQUIREMENTS FOR OFF-STREET PARKING PER SECTION 28-373 OF THE ST. AUGUSTINE CODE OF ORDINANCES ARE SATISFIED UNDER THE FOLLOWING ASSUMPTIONS:
    - 2.4.C.A. MAXIMUM FOUR (4) FIXED SEATS FOR RESTAURANT PATRON AREA.
    - 2.4.C.B. MAXIMUM 400 SF OF RESTAURANT NON-PATRON AREA.
    - 2.4.C.C. MAXIMUM 1200 SF OF NON-RESTAURANT AREA WHICH CAN BE CATEGORIZED AS A USE WHICH REQUIRES 1 SPACE PER 400 SF GROSS FLOOR AREA.
  - 2.4.D. IT IS NOTED THAT EXISTING DRIVEWAY ACCESS WHICH FACILITATES ENTRY TO REAR PARKING FACILITY IS TOO NARROW TO ALLOW SIMULTANEOUS TWO-WAY TRAFFIC (SHOULDER-TO-SHOULDER). IN THE OPINION OF THE ENGINEER IT IS AMBIGUOUS IF ANY REQUIREMENTS EXIST REGARDING THIS CONDITION IN THE CITY CODE OF ORDINANCES. EXISTING STRUCTURES PRECLUDE EXPANSION OF THE EXISTING DRIVEWAY WHICH ALLOWS VARIANCE PER SECTION 28-368 (h) EXISTING SITE CONSTRAINTS AT THE DISCRETION OF THE CITY PLANNING AND BUILDING MANAGER. SIMILAR COMMERCIAL PROPERTIES WHICH ARE ADJACENT ARE NOTED TO BE OPERATING PARKING FACILITIES UNDER SIMILAR ACCESS CONDITIONS.
- 2.5. GRADING AND DRAINAGE
  - 2.5.A. SITE IMPROVEMENTS AS SHOWN WILL NOT ALTER EXISTING GRADING OR DRAINAGE OF THE SITE. POTENTIAL EXPANSION OF PAVED SURFACES IN THE REAR PARKING FACILITY IS INCIDENTAL AND IS EXPECTED TO REDUCE THE PERMEABLE AREA OF THE SUBJECT LOT BY APPROXIMATELY THREE (3) SF.
  - 2.5.B. GRADE OF EXISTING PAVERS WHERE SHOWN ON PLANS SHALL BE RE-SET USING COMPACTED PERMEABLE FILL OR REPLACED WITH ALTERNATIVE MATERIAL WHICH COMPLIES WITH CURRENT ADA REQUIREMENTS FOR ACCESSIBLE PARKING SPACES. THE PARKING SURFACE WITHIN AT LEAST THE ADA PARKING STALL AND ASSOCIATED ACCESS AISLE SHALL BE FIRM, STABLE, SLIP RESISTANT, AND SHALL HAVE NO GREATER THAN A 2.08% SLOPE, OR 1" PER 12" IN ANY DIRECTION. ABRUPT CHANGES IN LEVEL ALONG THE ACCESS ROUTE MUST BE BEVELED AT A 1:2 SLOPE FOR ANY CHANGES IN LEVEL GREATER THAN 1/4". CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE COMPLY WITH 2010 ADA STANDARDS FOR CURB RAMPS.



October 31, 2025

This item has been digitally signed and sealed by Grant Money, PE on the date adjacent to this seal.

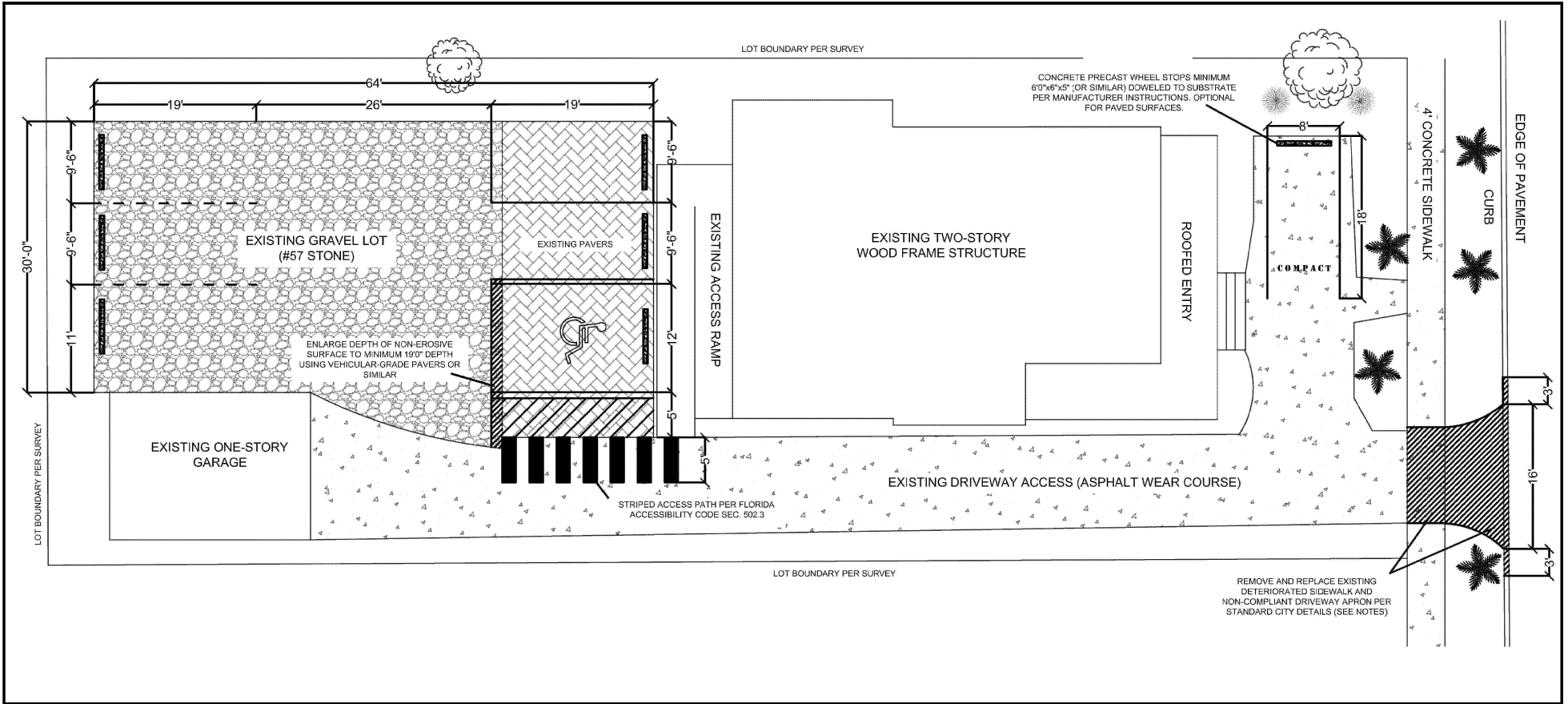
Printed copies of this document are not considered signed and sealed and the signature must be verified on all electronic copies.



Page:  <b>C101</b>	Project:  Civil Site Plan Witty Whisker Cat Cafe #7 Old Mission Avenue St. Augustine, FL 32084	Description:  GENERAL NOTES  <hr/> Date: 10/31/2025 PERMIT DOCUMENTS – REVISION 1 Project No: 800.25033 Scale: As Noted Drawn by: GCM	 <b>APPLIED BUILDING SCIENCES</b>  P.O. BOX 5010 JACKSONVILLE, FLORIDA 32247 OFFICE: (904) 253-3404
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Page:

C102

Project:

Parking Lot Design  
 Witty Whisker Cat Cafe  
 #7 Old Mission Avenue  
 St. Augustine, FL 32084

Description:

SITE PLAN

Date: 10/31/2025 PERMIT DOCUMENTS Revision 1  
 Project No: 800.25033  
 Scale: 1" = 10'11"  
 Drawn by: GCM

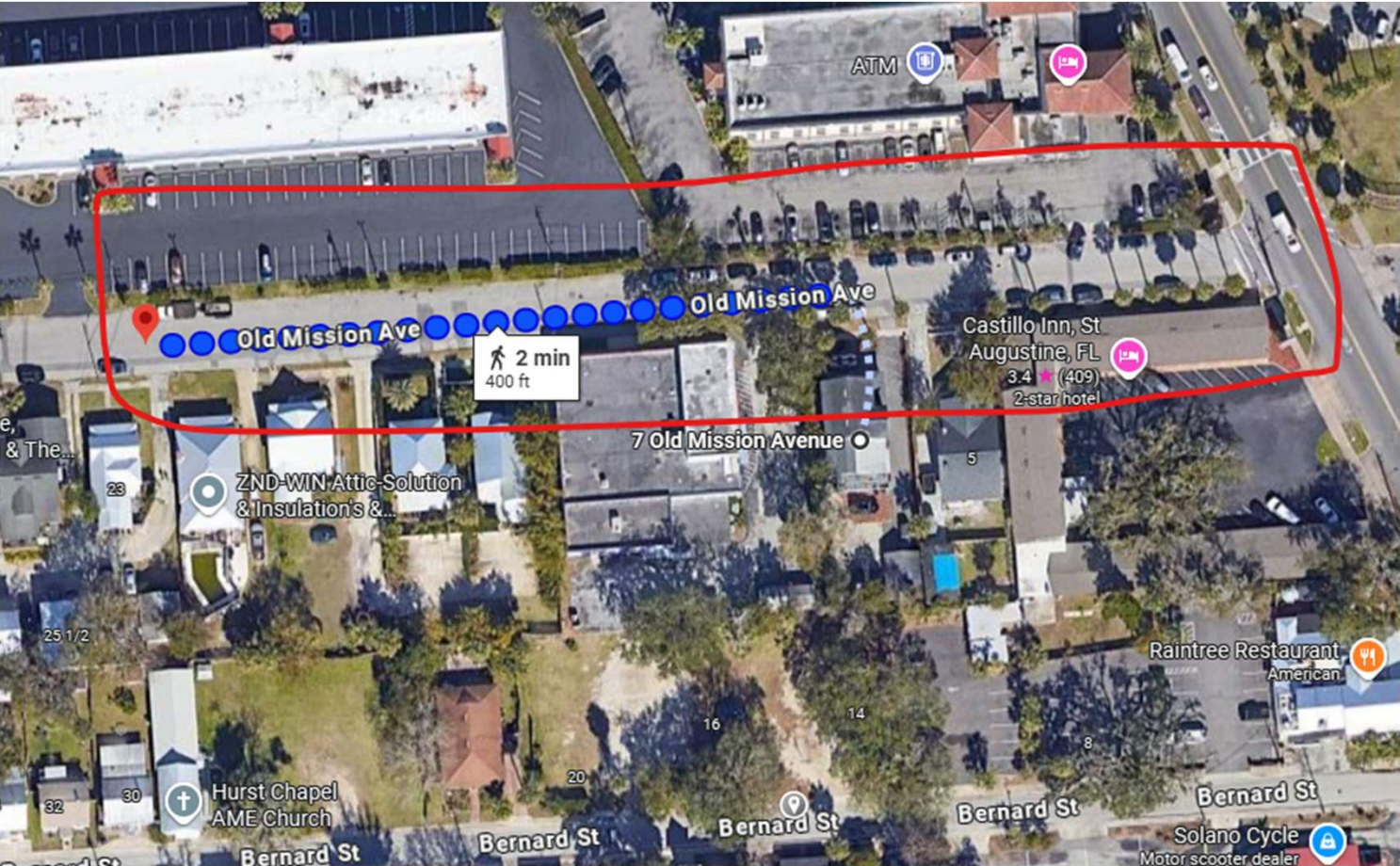


**APPLIED BUILDING SCIENCES**  
 P.O. BOX 5010  
 JACKSONVILLE, FLORIDA 32247  
 OFFICE: (904) 253-3404

## **On-street Parking Calculation**

**Available On-street Parking  
(within 400 ft of the property)**

- Parking is allowed on both sides of the street.
- This provides ~650 ft of available parallel parking on each side of the street or a total of 1300 ft.
- This equates to ~59 parking spaces using a standard size of 22 ft for a parallel parking space.



**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	1905000000
Location Address	7 OLD MISSION AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Multi-Story Office (Class A) Countywide (COM) (202.07)
Tax Description*	GARNETT ADDN CITY LOT 3 & E5FT LOT 4 BLK 12 OR6164/1031 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.190
Homestead	N

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



## Owner Information

Owner Name	Turnrod Properties LLC 100%
Mailing Address	235 SAINT JOHNS FOREST BLVD SAINT JOHNS, FL 32259-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$243,730.00
Extra Features Value	\$11,058.00
Total Land Value	\$288,750.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
<b>Just Market</b>	<b>\$543,538.00</b>
Total Deferred	\$0.00
<b>Assessed Value</b>	<b>\$543,538.00</b>
Total Exemptions	
<b>Taxable Value</b>	<b>\$543,538.00</b>

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
2025	\$264,305	\$11,723	\$288,750	\$0
2024	\$259,381	\$12,395	\$288,750	\$0
2023	\$264,154	\$13,084	\$288,750	\$0
2022	\$228,934	\$8,132	\$165,000	\$0
2021	\$191,244	\$8,779	\$165,000	\$0
2020	\$196,086	\$9,427	\$165,000	\$0
2019	\$195,772	\$10,074	\$165,000	\$0
2018	\$202,583	\$6,195	\$156,750	\$0
2017	\$140,254	\$5,557	\$83,325	\$0
2016	\$143,805	\$5,647	\$83,325	\$0
2015	\$145,580	\$4,886	\$83,325	\$0

Building Information

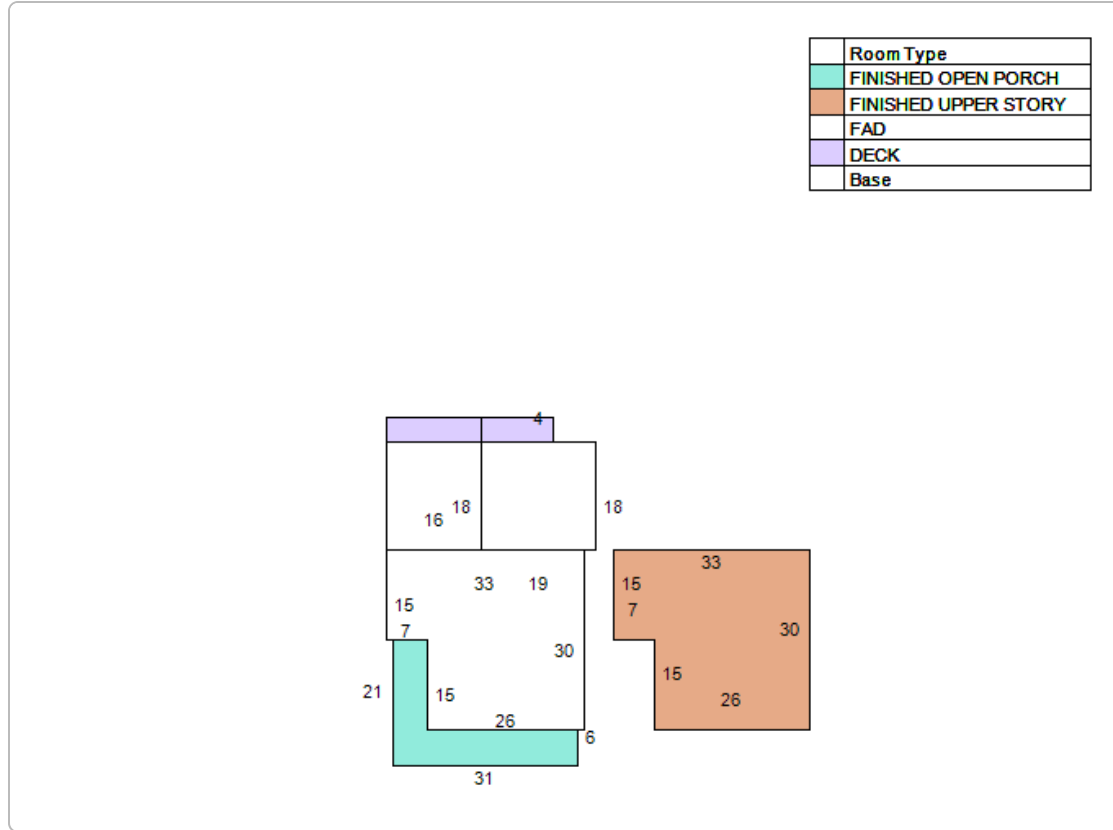
Building	1	Roof Cover	Composite Shingle
Building Value	\$243,730	Roof Structure	Gable Hip
Year Built	1885	Interior Flooring	Carpet, Pine Wood
Actual Area	2788	Interior Wall	Drywall
Conditioned Area	2400	Heating Type	Air Duct
Use	Office Building (Multi-Story) Class B	Air Conditioning	Central
Style	04	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
BASE AREA	342
FINISHED DECK	48
FINISHED DECK	64
ADDITION	288
FINISHED UPPER STORY	885
BASE AREA	885
FINISHED OPEN PORCH	276

Description  
Total SqFt

Square Footage  
2788

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Low (Mix)		5940
Asphalt Paving (COM)		1867
Wood Fence - 6' and Above (COM)		1612
Handicap Ramp (COM)		1639

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings Multi-Story	55	150	8250	SF	\$288,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/10/2025	6/9/2025	\$990,000.00	WARRANTY DEED	6164	1031	Q	I	BLACK SHACK LLC	TURNROD PROPERTIES LLC
5/14/2014	5/13/2014	\$280,000.00	WARRANTY DEED	3879	1121	Q	I	BEDSOLE JAMES E PA	BLACK SHACK LLC
	11/5/1999	\$185,000.00	WARRANTY DEED	1453	1264	Q	I	MC DANIEL PHILIP & WENDY G	BEDSOLE JAMES E PA
	5/13/1998	\$154,000.00	WARRANTY DEED	1318	1823	U	I	ST JOHNS CO COUNCIL ON AGING	MC DANIEL PHILIP & WENDY G
	7/14/1995	\$125,000.00	WARRANTY DEED	1118	1396	U	I	DALY ROBERT P,DOREEN M	ST JOHNS CO COUNCIL ON AGING
	7/1/1988	\$75,000.00		787	1763	Q	I		DALY ROBERT P,DOREEN M
	4/1/1986	\$59,900.00		701	974	Q	I		

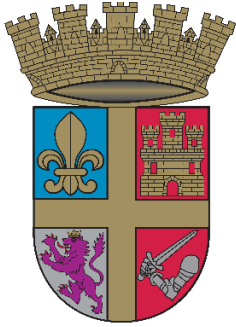
No data available for the following modules: Exemption Information.

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: 11/12/2025, 3:50:16 AM](#)

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# Planning and Zoning Board

Planning Division Memorandum  
Planning and Building Department

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**TO:** Planning and Zoning Board

**DATE:** December 2, 2025

**SUBJECT:** PZB 2025-0094  
7 Old Mission Avenue

This item has been **WITHDRAWN** by the Applicant.

**From:** [Daniel](#)  
**To:** [Victoria Murphy](#)  
**Cc:** [daniel@wittywhisker.com](mailto:daniel@wittywhisker.com); [Amy Skinner](#)  
**Subject:** Re: PZB REVIEW COMMENTS  
**Date:** Wednesday, November 19, 2025 11:05:27 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**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 morning,

I have decided to pull application PZB2025-0094 for consideration. Please let me know if there is anything I need to do. Thank you.

On Mon, Nov 17, 2025 at 12:45 PM Daniel <[daniel.wittywhisker@gmail.com](mailto:daniel.wittywhisker@gmail.com)> wrote:  
Great, thank you!

On Mon, Nov 17, 2025 at 12:16 PM Victoria Murphy <[vmurphy@citystaug.com](mailto:vmurphy@citystaug.com)> wrote:

Hello!

Staff reports will be completed by end of day 11/25, they will be posted and shared to applicants once they are completed and no later than 11/26 as City hall will be closed for the Holiday 11/27 & 11/28.

Thank you,

**Victoria Murphy**

Planner I

E: [vmurphy@citystaug.com](mailto:vmurphy@citystaug.com) | P: 904-209-4324 | W: [www.CityStAug.com](http://www.CityStAug.com)



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



*Please Note:* Florida has a very broad Public Records Law. Unless specifically



# Planning and Zoning Board

Planning Division Staff Report  
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 2, 2025	10.a.	PZB2025-0082
Request	Address	Parcel ID
Conservation Overlay Zone Development	130 Pelican Reef Drive	<a href="#">158571-4070</a>

## Site & Background Information

<b>Applicant:</b>	Ryan Carter c/o Carter Environmental Services
<b>Owner:</b>	David Meck
<b>Property Class:</b> (St. Johns County Property Appraiser)	0000 – Vacant Residential
<b>Future Land Use Designation:</b>	Residential Low Density
<b>Zoning Designation:</b>	Residential Single-Family-Two: RS-2
<b>Acreage:</b>	0.49
<b>Neighborhood:</b>	South Davis Shores
<b>Archaeological Zone:</b>	N/A

## Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) for the construction of a bulkhead in [COZ 1 and 2](#) at 130 Pelican Reef Drive. Approval of this application would allow for the construction of a one hundred and twenty (120) linear feet of bulkhead with a top of wall elevation of seven (7.0) feet NAVD88.

The applicant last appeared before the Board on July 1, 2025 (PZB2025-0045) and was approved to remove one significant twenty (20) inch dbh cedar for the construction of a single-family home. 130 Pelican Reef Drive currently has an approved Land Development Application for the construction of a home (LD2025-1465).

## Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
<a href="#">Future Land Use</a>		
<a href="#">Historic Preservation</a>		
<a href="#">Conservation and Coastal Management</a>	<p><b>Policy 1.3.4</b></p> <p>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.</p>	<p>The construction of a bulkhead may be contrary to preserving the natural flow of runoff. The applicant should address how the bulkhead will change the approved lot grading plan including two drainage pipes along the side property lines.</p>
	<p><b>Policy 1.3.1</b></p> <p>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.</p>	<p>130 Pelican Reef Drive is within AE flood zones with a Base Flood Elevation (BFE) of 8.00 feet NAVD88. The top of wall elevation is seven (7) feet NAVD88. The bulkhead should not impact the floodplain's ability to store flood waters more than the already approved fill associated with the single-family home construction.</p>
	<p><b>CCM Policy 2.16.7</b></p> <p>The City shall discourage the disturbance of natural shorelines to improve and continue the shoreline stabilization, protection and habitat benefits natural shorelines provide by continuing to</p>	<p>The applicant should address impacts to the shoreline and platted wetlands.</p>

	enforce the City’s no net loss of wetlands policies, Conservation Overlay Zone 1 review requirements, and coordinating with the SJRWMD and other state agencies to preserve natural shorelines and jurisdictional wetlands through the ERP program.	
<a href="#">Recreation and Open Space</a>		
<a href="#">Transportation and Mobility</a>		
<a href="#">Housing</a>		
<a href="#">Infrastructure</a>		

**Review of Applicable City of St. Augustine Code of Ordinances**

The request for Conservation Overlay Zone 1 and 2 includes a bulkhead and eighteen (18) inches of fill. The Planning and Zoning Board [shall review all applications for development in COZ 1](#) and for bulkheads in COZ 2 when adjacent property does not have an existing bulkhead.

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 impacts to adjacent property**, 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 **or natural systems**, 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 Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:*

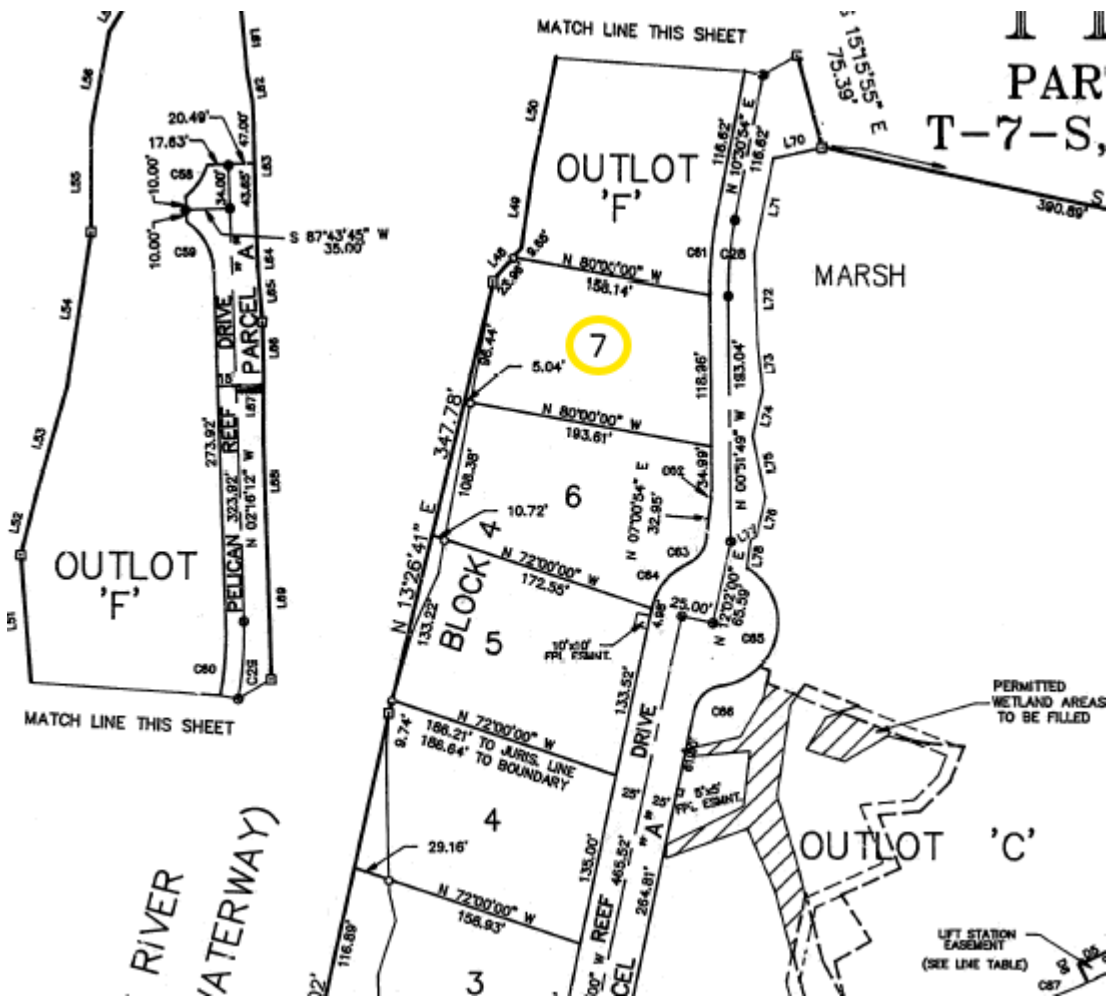
*(1) Site specific conditions.*

130 Pelican Reef Drive is a vacant lot in the Pelican Reef subdivision with an approved Land Development Application for the construction of a home. The applicant is proposing to build a bulkhead along the landward perimeter of the existing riprap. The top of wall elevation for the retaining wall is seven (7.0) feet NAVD88 and

the existing riprap is at an elevation of five (5) feet NAVD88. The approved Finished Floor Elevation of the home is twelve (12) feet.

(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.*

130 Pelican Reef Drive is a waterfront lot with approximately one hundred and twenty (120) feet of shoreline along the Matanzas River. The property is within Conservation Overlay Zones 1, 2, and 3. The lot is platted with a jurisdictional wetland line 5.04 feet from the southern rear property line meeting the rear property line where it begins to turn to the east. The applicant is proposing the bulkhead along the rear property line and waterward of the platted wetland line that encroaches the lot. The bulkhead will impact a small but unmeasured amount of wetlands as identified by the plat.



(3) *Natural and proposed drainage patterns.*

The approved lot grading plan for the single-family home shows the property draining to the Matanzas River. The highest elevation is approximately 5.7- 5.9 feet at the streetside portion of the lot. The approved drainage plan depicts two 12-inch yard drains on the northern and southern property lines draining to the rear of the property. The applicant should address how the proposed bulkhead will affect the yard drains.

(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 top of wall elevation is seven (7) feet NAVD88. The bulkhead does not appear to impact the floodplain's ability to store flood waters more than the already approved fill associated with the single-family home construction.

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

The applicant previously appeared before the Planning and Zoning Board on July 1, 2025 (PZB2025-0045) and was approved to remove one significant twenty (20) inch dbh cedar for the construction of a single-family home. The tree survey from the PZB application depicted four palms along the landward side of the rip rap including an 8-inch palm, 11-inch palm, 8-inch palm and 18-inch palm. These trees are not significant and do not require Planning and Zoning Board approval. The applicant can address tree removal as part of the Land Development Application for the bulkhead.

*(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.*

N/A

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

N/A

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

The site contains a one hundred and twenty (120) feet of shoreline along the Matanzas River. The bulkhead will impact all one hundred and twenty (120) feet of shoreline and one hundred percent of the site.

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

Two feet of the bulkhead will be visible from the waterside and should not impact vistas and scenic opportunities.

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

The applicant previously appeared before the Planning and Zoning on July 1, 2025 (PZB2025-0045) and was approved to remove one significant twenty (20) inch dbh cedar for the construction of a single-family home. The tree survey from the PZB application depicted four palms along the landward side of the rip rap including an 8-inch palm, 11-inch palm, 8-inch palm and 18-inch palm. These trees are not significant and do not require Planning and Zoning Board approval. The applicant can address tree removal as part of the Land Development Application for the bulkhead.

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

The applicant previously appeared before the Planning and Zoning on July 1, 2025 (PZB2025-0045) and was approved to remove one significant twenty (20) inch dbh cedar for the construction of a single-family home. The tree survey from the PZB application depicted four palms along the landward side of the rip rap including an 8-inch palm, 11-inch palm, 8-inch palm and 18-inch palm. These trees are not significant and do not require Planning and Zoning Board approval. The applicant can address tree removal as part of the Land Development Application for the bulkhead.

*(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 Pelican Reef neighborhood does 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.*

N/A.

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

N/A

## **Staff Recommendation**

---

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of a bulkhead at 130 Pelican Reef Drive / PID 158571-4070.

## Attachments

---

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

### Staff Report prepared by:

A handwritten signature in black ink, appearing to read 'S. Daugherty', with a large, stylized flourish at the end.

Sarah Daugherty  
Senior Planner  
Planning and Building Department

**Attachment 1:  
Site Maps  
and Photos**

# 130 Pelican Reef Dr.





12/08/2024





# Zoning Map

City of St. Augustine  
130 Pelican Reef Drive

## Legend

-  Municipal Boundary
-  Parcel

-  Residential Single-Family-Two (RS-2)
-  Open Land (OL)

Scale: 1:800



0 25 50 100 Feet

Page 284 of 434



# Future Land Use

City of St. Augustine  
130 Pelican Reef Drive

## Legend

- Municipal Boundary
- Open Land
- Parcel
- Residential Low Density

Scale: 1:800



0 25 50 100 Feet

St Johns County, State of Florida, Microsoft, Vantor



**St Johns County Property Appraiser**  
**Use Classification**  
 City of St. Augustine  
 130 Pelican Reef Drive

**Legend**  
 [ ] Municipal Boundary  
 [ ] Parcel

Scale: 1:800

0 25 50 100 Feet





Page 286 of 434



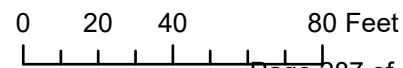
# FEMA Flood Zones

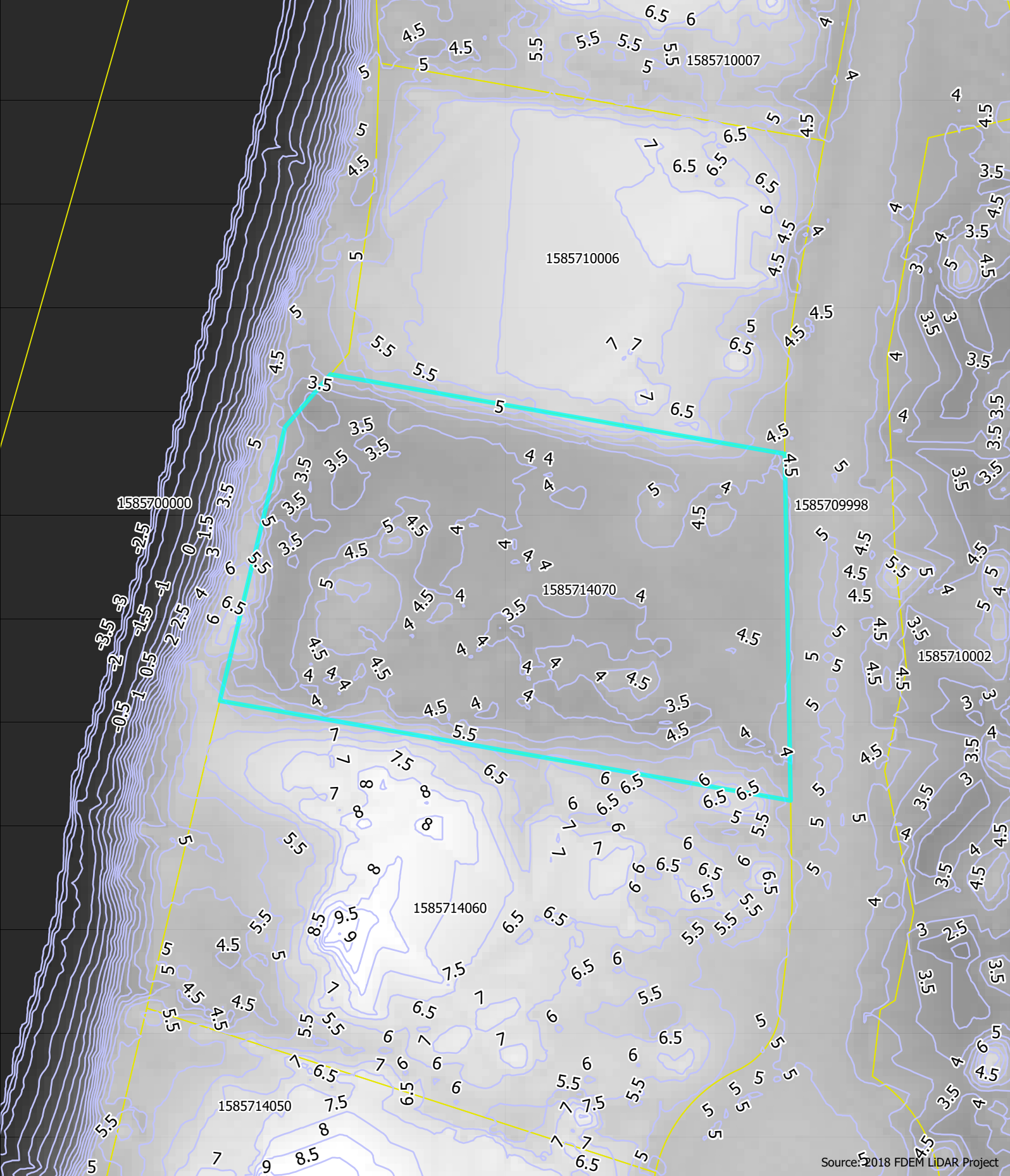
City of St. Augustine  
130 Pelican Reef Drive

## Legend

-  Municipal Boundary
-  Parcel
- Flood Zone
  -  AE
  -  VE

Scale: 1:616





Ground Elevation Contours (ft. NAVD88)  
 City of St. Augustine  
 130 Pelican Reef Drive

**Legend**

-  Municipal Boundary
-  Parcel
-  2018 Contours

Scale: 1:500



# **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: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

2. NAME OF PROPERTY OWNER: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Parcel Number: \_\_\_\_\_

4. PROJECT STREET ADDRESS: \_\_\_\_\_

5. SPECIFIC PROPOSED USE: \_\_\_\_\_

6. ACTION REQUESTED:

Conservation Zone Development       Appeal of Staff Determination

Exception       Land Use Plan Amendment

Variance       Rezoning

Other: \_\_\_\_\_

7. DESCRIPTION OF ACTION REQUESTED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. JUSTIFICATION FOR ACTION REQUESTED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.**

	9-29-25
_____ Signature of Applicant	_____ Date
	10-2-25
_____ 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.

---

Print name of applicant

A handwritten signature in black ink that reads "R. A. Carter".

---

Signature of applicant

9-29-25

---

Date



**Owner's Authorization For Agent**

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

BY: [Signature]  
Signature of Owner  
DAVID MECK  
Print Name of Owner  
310-567-9678  
Telephone Number

State of FL

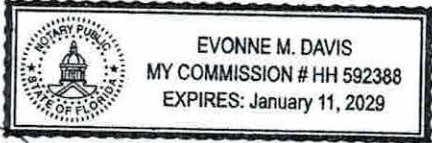
County of ST. JOHNS

Signed and sworn before me on this 2nd day of October, 2025

By DAVID MECK

Identification verified:

Oath sworn:  Yes  No



Notary Signature: [Signature]

My Commission expires: 1/11/29

# 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.

**130 Pelican Reef Dr.**

Project Address: \_\_\_\_\_

Applicant's Name: RYAN CARTER Applicant's Signature: 

Owner's Name: DAVID MECK Owner's Signature: 

**130 Pelican Reef Dr.  
Overlay Zone Development Application Supplement  
September 2025**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed bulkhead. The proposed bulkhead will be composed of vinyl sheet pile construction along the landward side of existing Rip-Rap on site. Please see attached plans for detailed dimensions.

The construction proposed in this application would occur on lands located within Conservation Overlay Zone 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 bulkhead. Public benefits may be economically related through construction activities and 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.*

**There is no salt marsh vegetation between the uplands and open water on the site. The shoreline is armored with existing rip rap and vegetation is not present.**

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

**N/A**

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

**The proposed bulkhead has the potential to retain upland natural ground material as well as the existing rip-rap so that turbid run-off does not flow and diminish vistas with poor water quality.**

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 120 feet of Matanzas River frontage. The property and adjacent properties utilize rip-rap, sea walls and are elevated from the coastline. Mangroves and marine vegetation are present in the area but not on the property.**

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

**The property sits on the Matanzas River and is adjacent to other 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.*

**Vegetative impacts: There are no anticipated vegetative impacts as salt marsh and mangroves, are not present.**

**Lighting of the open water areas at night:**

**Not applicable.**

**Increased noise from day users:**

**Not applicable.**

*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.**

- 8. Effect of shade on vegetation and shellfish.*

**Not applicable.**

9. *Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.*

**Not Applicable.**

10. *Impact of development on shoreline by linear feet and percent of site.*

**Not applicable.**

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

**Not applicable.**

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

**Not applicable.**

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

**Not applicable.**

14. *Impact of development on water quality.*

**Not applicable.**

15. *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:

**Positive:**

**Not applicable.**

**Negative:**

**Not applicable.**

The effects of the project on shellfish are as follows:

**Positive: Not applicable.**

**Negative: Not applicable.**

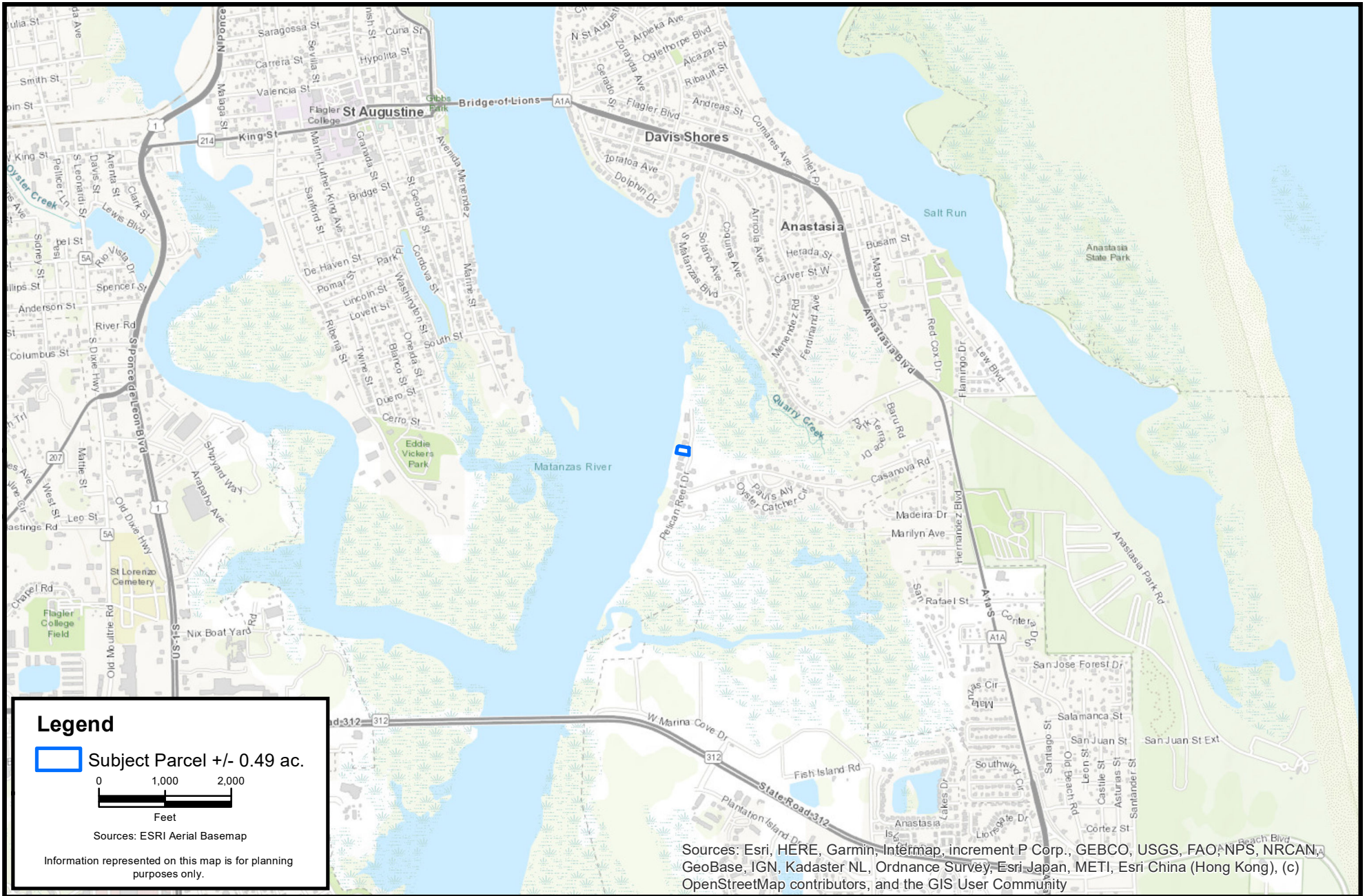
b) The effects of the project on water fowl are as follows

**Positive:**

**Not applicable.**

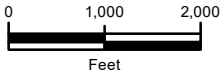
**Negative:**

**Not applicable.**



**Legend**

 Subject Parcel +/- 0.49 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

**CARTER ENVIRONMENTAL SERVICES, INC.**



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

[www.carterenv.com](http://www.carterenv.com)

Location Map

**Meck - 130 Pelican Reef Dr.**



Project: 5.23409


St. Johns County, FL

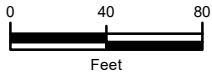
Date: Sep 12 2025

Figure: 1



**Legend**

 Subject Parcel +/- 0.49 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**CARTER ENVIRONMENTAL SERVICES, INC.**



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

[www.carterenv.com](http://www.carterenv.com)

Current Aerial

**Meck - 130 Pelican Reef Dr.**

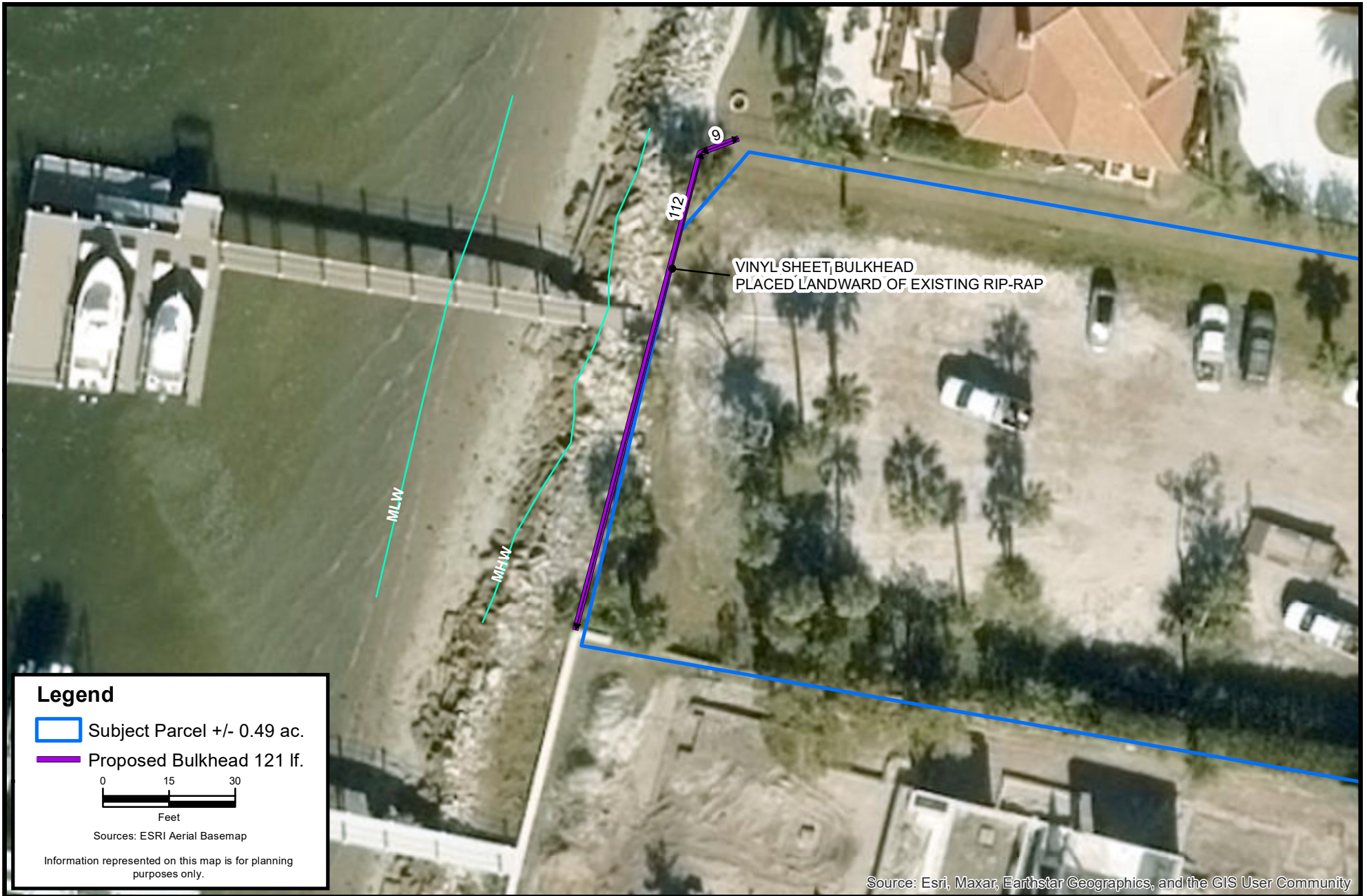


Project: 5.23409

St. Johns County, FL

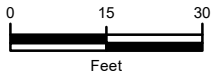
Date: Sep 12 2025

Figure: 2



**Legend**

- Subject Parcel +/- 0.49 ac.
- Proposed Bulkhead 121 lf.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**CARTER ENVIRONMENTAL SERVICES, INC.**



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

[www.carterenv.com](http://www.carterenv.com)

Current Aerial

**Meck - 130 Pelican Reef Dr.**



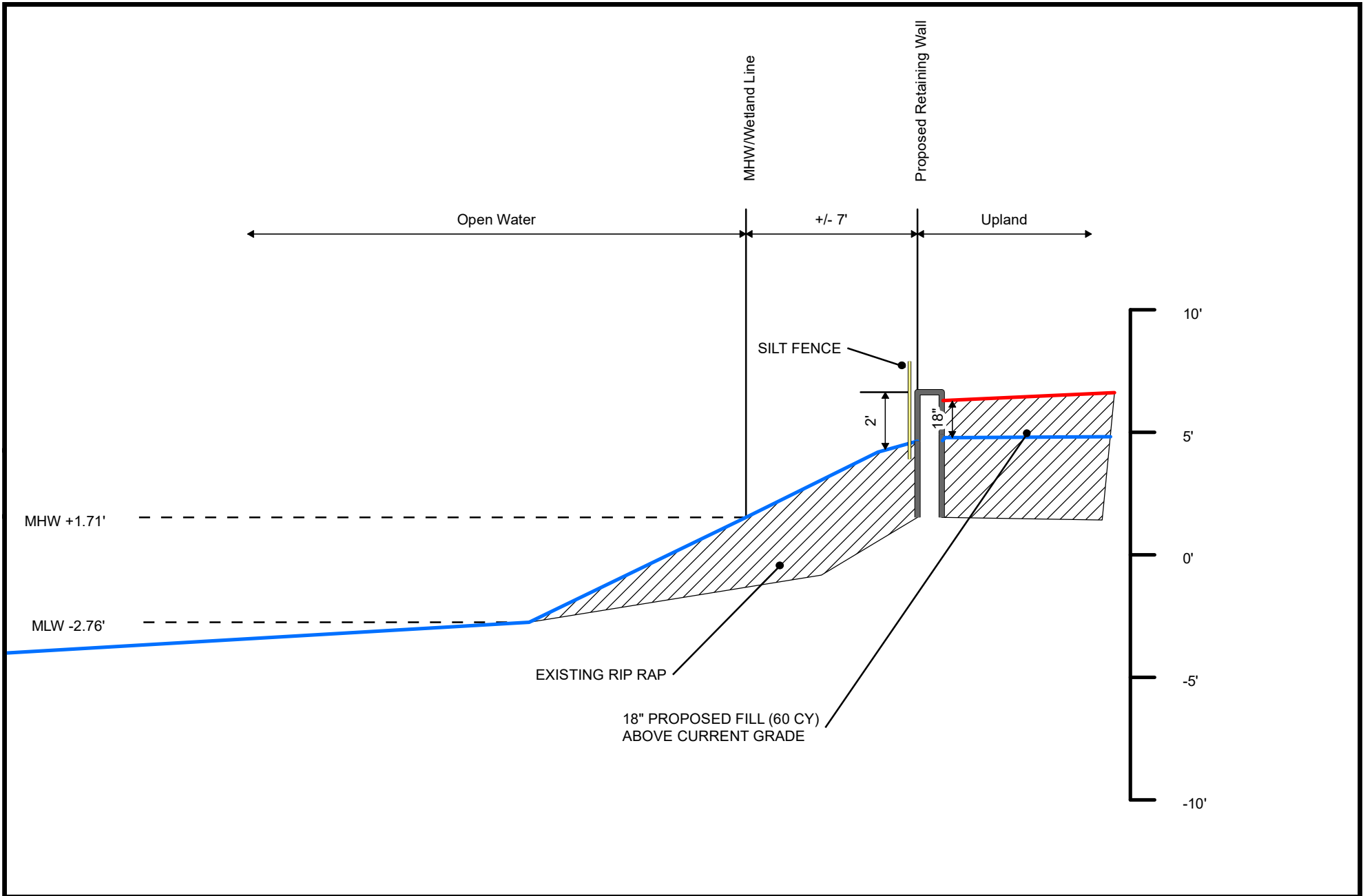
Project: 5.23409

St. Johns County, FL

Date: Sep 12 2025

Figure: 3

F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22556 Drysdale 140 Pelican Reef\GIS\MXD\04-Bulkhead XSec.mxd



CARTER ENVIRONMENTAL SERVICES, INC.



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

www.carterenv.com

Cross-Section View

Meck - 130 Pelican Reef Dr.

Project: 5.23409

St. Johns County, FL

Date: May 03 2023

Figure:

4





NOAA is monitoring water levels and winds for Hurricane Fiona



(<https://tidesandcurrents.noaa.gov/inundationdb/storm/Fiona.html>). Click to view real-time water level and meteorological data.

Home (/) / Products ([products.html](#)) / Datums ([stations.html?type=Datums](#)) / 8720576 ST. AUGUSTINE, FL Favorite Stations

Station Info

Tides/Water Levels

Meteorological Obs.

Phys. Oceanography

## 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

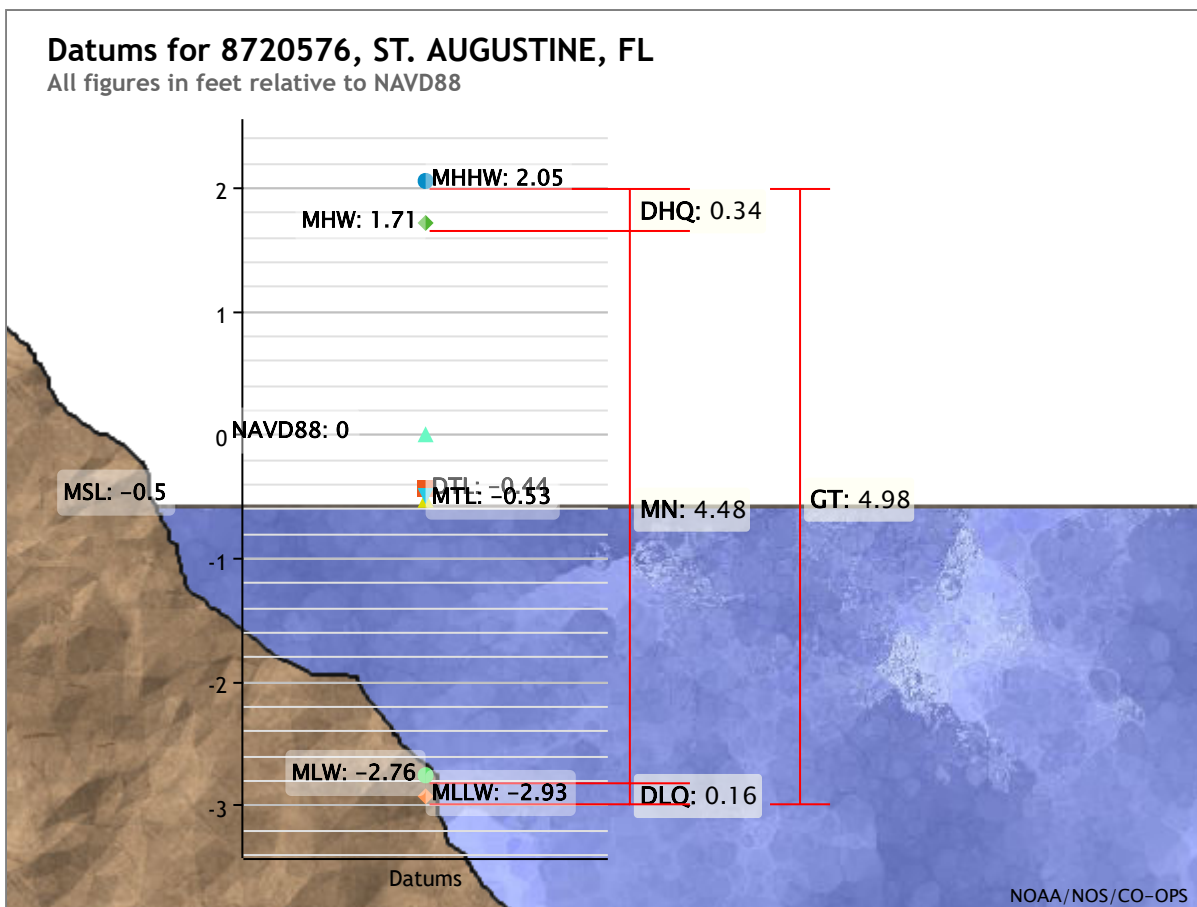
**Datum:** NAVD88

Datum	Value	Description
MHHW ( <a href="#">/datum_options.html#MHHW</a> )	2.05	Mean Higher-High Water
MHW ( <a href="#">/datum_options.html#MHW</a> )	1.71	Mean High Water
MTL ( <a href="#">/datum_options.html#MTL</a> )	-0.53	Mean Tide Level
MSL ( <a href="#">/datum_options.html#MSL</a> )	-0.50	Mean Sea Level
DTL ( <a href="#">/datum_options.html#DTL</a> )	-0.44	Mean Diurnal Tide Level
MLW ( <a href="#">/datum_options.html#MLW</a> )	-2.76	Mean Low Water
MLLW ( <a href="#">/datum_options.html#MLLW</a> )	-2.93	Mean Lower-Low Water
NAVD88 ( <a href="#">/datum_options.html</a> )	0.00	North American Vertical Datum of 1988
STND ( <a href="#">/datum_options.html#STND</a> )	-4.70	Station Datum
GT ( <a href="#">/datum_options.html#GT</a> )	4.98	Great Diurnal Range
MN ( <a href="#">/datum_options.html#MN</a> )	4.48	Mean Range of Tide

Datum	Value	Description
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 \(/stationhome.html?id=8720576\)](/stationhome.html?id=8720576)

[Data Inventory \(/inventory.html?id=8720576\)](/inventory.html?id=8720576)

[Measurement Specifications \(/measure.html\)](/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 \(/privacy.html\)](/privacy.html)

[Disclaimer \(/disclaimers.html\)](/disclaimers.html)

[Take Our Survey \(/survey.html\)](/survey.html)

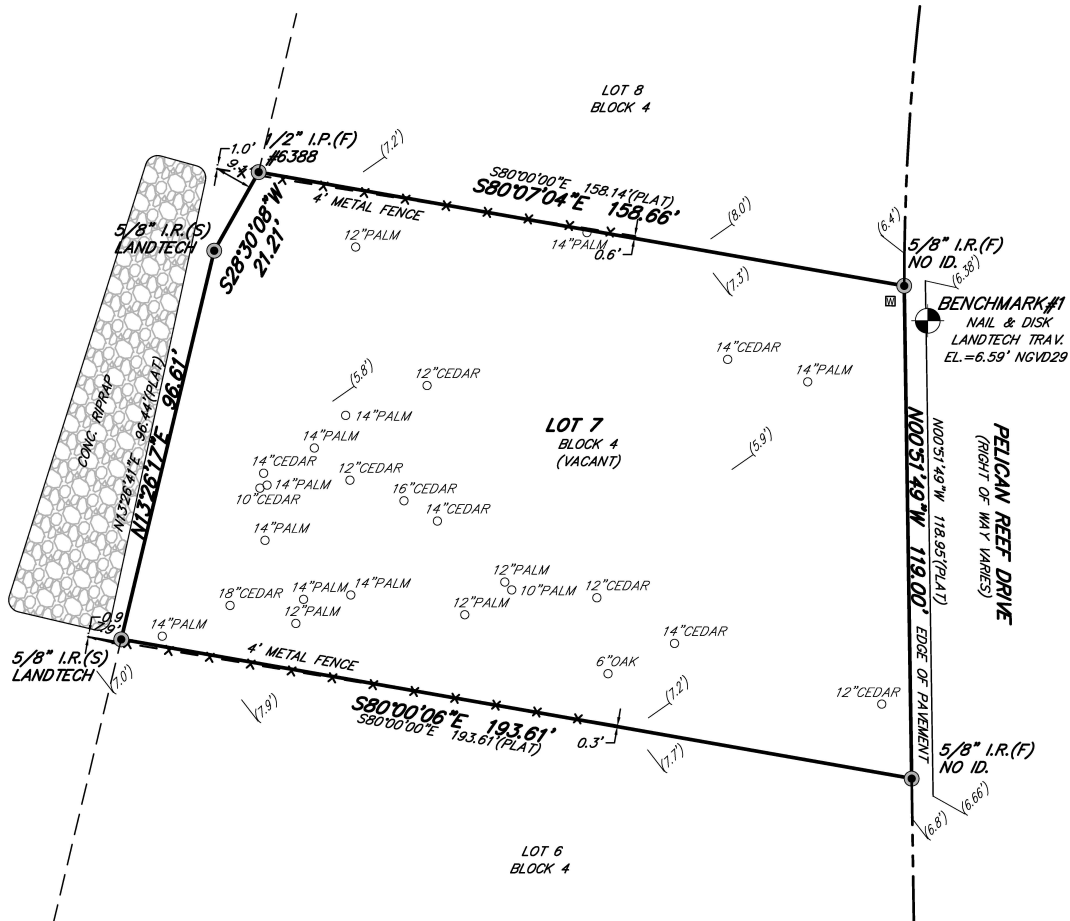
[Freedom of Information Act \(https://www.noaa.gov/foia-freedom-of-information-act\)](https://www.noaa.gov/foia-freedom-of-information-act)

[Contact Us \(/contact.html\)](/contact.html)

# MAP SHOWING SURVEY OF

LOT 7, BLOCK 4, PELICAN REEF ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:  
DAVID A. MECK AND NICOLE E. MECK  
COMPASS BANK  
PARADISE TITLE OF ST. AUGUSTINE, LLC  
CHICAGO TITLE INSURANCE COMPANY

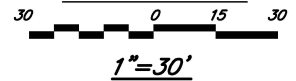


AREA = 0.48 ± ACRES  
OR 20,835 ± sq. ft.

## LEGEND

A/C - AIR CONDITIONER PAD	RES. - RESIDENCE
ID. - IDENTIFICATION	⊕ - CENTERLINE
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM	± - DENOTES NOT TO SCALE
sq. ft. - SQUARE FEET	⊠ - WATER METER
I.P.(F) - IRON PIPE FOUND	⊠ - EXPOSED CONCRETE
I.R.(F) - IRON ROD FOUND	⊠ - COVERED AREA
I.R.(S) - 5/8" IRON ROD SET (LANDTECH)	

## GRAPHIC SCALE



### GENERAL NOTES:

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor; nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plot measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

### NOTE:

**THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.**

- According to the Federal Emergency Management Agency FIRM Map No. 125145-0318H effective date: 09/02/04, the property described hereon lies in Zone AE 9'

- Basis of bearing structure: REFER TO SURVEY

- Job Address: 130 PELICAN REEF DRIVE

- Basis of elevations: MGD29

SUR NO.	LAST FIELD DATE	SCALE	F.B./PAGE	CHK. BY	DWA. BY
17-0032	1/09/2017	1"=30'	697/68	N.H.F.	T.P.W.

TYPE: BOUNDARY

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**LANDTECH**  
Associates, Inc.  
LAND SURVEYOR'S

5100 A1A SOUTH, SUITE A  
ST. AUGUSTINE, FLORIDA 32080  
(904) 471-8877 FAX (904) 471-8876

Not valid without the signature and the original roiled seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

*Nicholas H. Franklin*  
NICHOLAS H. FRANKLIN, P.L.S. 4620  
FOR LANDTECH AND ASSOCIATES L.B. #7537

**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

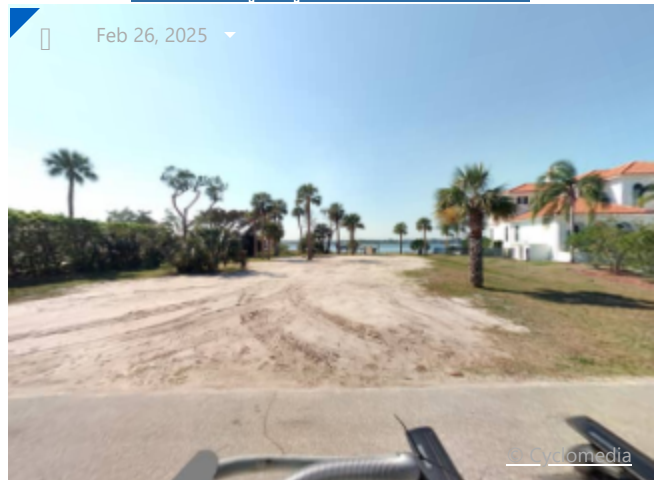
## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

Parcel ID	1585714070
Location Address	130 PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	25/87-91 PELICAN REEF LOT 7 BLK 4 OR4410/96 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Pelican Reef
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.490
Homestead	N

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



## Owner Information

Owner Name	Meck David A,Nicole E 100%
	Meck Nicole E 100%
Mailing Address	555 OUTLET MALL BLVD SAINT AUGUSTINE, FL 32084-0000

## Map



### Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$1,150,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
<b>Just Market</b>	<b>\$1,150,000.00</b>
Total Deferred	\$88,528.00
<b>Assessed Value</b>	<b>\$1,061,472.00</b>
Total Exemptions	
<b>Taxable Value</b>	<b>\$1,061,472.00</b>

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	\$1,150,000	\$0
2023	\$0	\$0	\$1,150,000	\$0
2022	\$0	\$0	\$1,064,000	\$0
2021	\$0	\$0	\$725,000	\$0
2020	\$0	\$0	\$725,000	\$0
2019	\$0	\$0	\$725,000	\$0
2018	\$0	\$0	\$700,000	\$0
2017	\$0	\$0	\$660,000	\$0
2016	\$0	\$0	\$660,000	\$0
2015	\$0	\$0	\$660,000	\$0
2014	\$0	\$0	\$660,000	\$0

### Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$1,150,000

### Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/26/2017	7/25/2017	\$825,000.00	WARRANTY DEED	4410	96	Q	V	WHITMIRE LELAN F & MC CORKLE DENISE M(WIFE)	MECK DAVID A,NICOLE E
	4/19/2002	\$530,000.00	PERSONAL REP	1757	553	U	V	WILBORN JERRY RYMON ESTATE BY PERS REP	WHITMIRE LELAN F & MC CORKLE DENISE M(WIFE)
	4/19/2002	\$0.00	OTHER INSTRUMENT	1757	316	U	V	WILBORN JERRY RYMON ESTATE	WILBORN JERRY RYMON ESTATE (LETT AUTH SALE)
	2/6/2002	\$0.00	LETTERS OF ADMN	1757	314	U	V	WILBORN JERRY RYMON (DECD 12/29/01)	WILBORN JERRY RYMON ESTATE (LETT OF ADMIN)
	5/31/2001	\$485,000.00	WARRANTY DEED	1609	196	Q	V	SONDGERATH LIVING TRUST	WILBORN J RYMON
	8/3/1999	\$100.00	QUIT CLAIM DEED	1438	1826	U	V	SONDERGRATH MARY M	SONDERGRATH MARY M TRUSTEE
	6/26/1996	\$100.00	WARRANTY DEED	1182	1019	U	V	THOMPSON BROS. REALTY INC (1/2 INT)	SONDERGRATH MARY M
	1/26/1996	\$207,000.00	WARRANTY DEED	1154	502	Q	V	THOMPSON PIERRE D	SONDGERATH MARY M

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

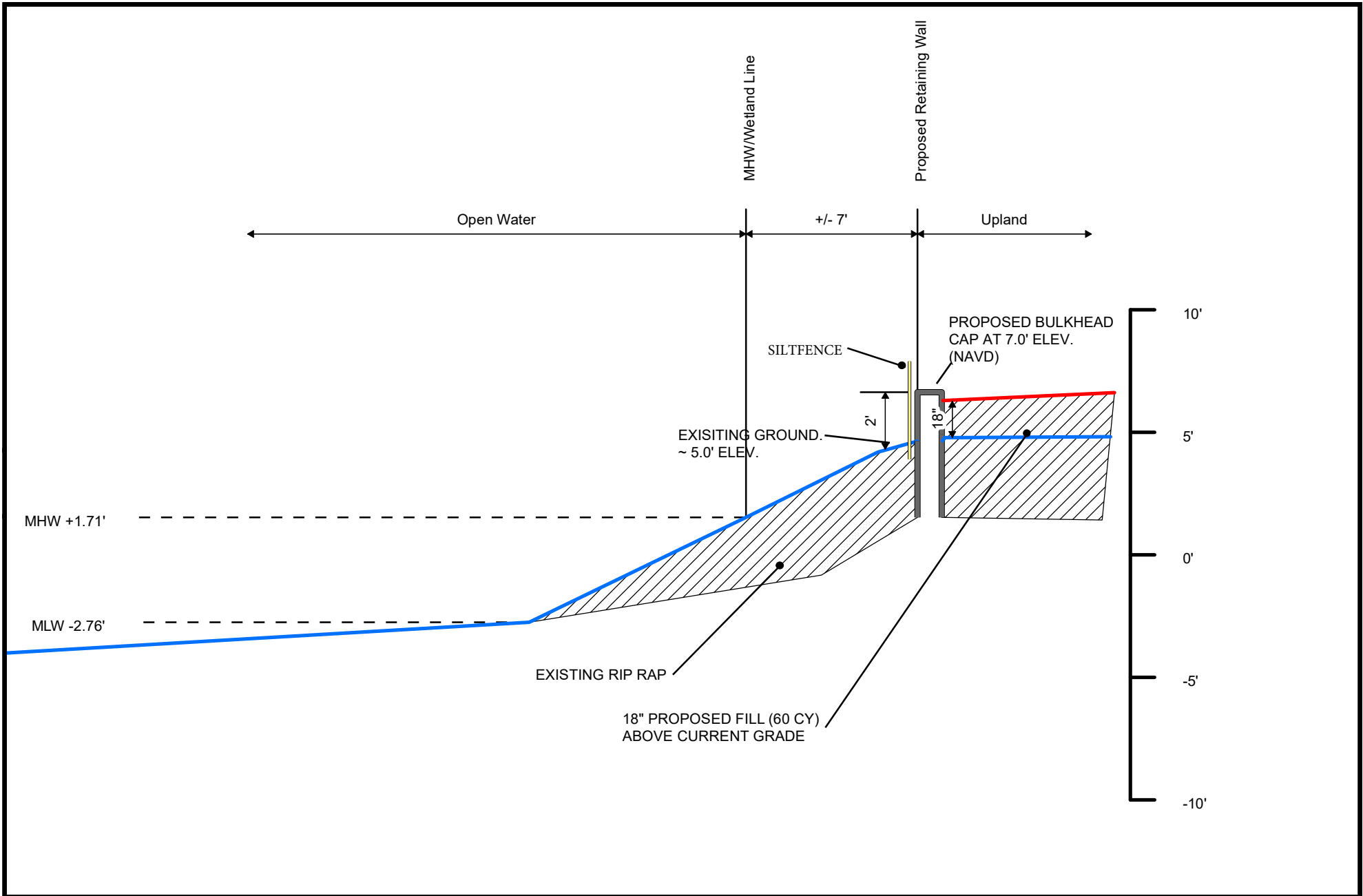
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 10/14/2025,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

Contact Us



**Attachment 4:  
Supplemental  
Information**

F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22556 Drysdale 140 Pelican Reef\GIS\MXD\04-Bulkhead XSec.mxd



CARTER ENVIRONMENTAL SERVICES, INC.



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

www.carterenv.com

Cross-Section View

Meck - 130 Pelican Reef Dr.



Project: 5.23409

St. Johns County, FL

Date: May 03 2023

Figure:

4

**From:** [Michael Carpenter](#)  
**To:** [Victoria Murphy](#)  
**Cc:** [Sarah Daugherty](#); [Cody Mathews](#); [DAVID MECK](#); [Ryan Carter](#)  
**Subject:** FW: 130 Pelican Reef Dr - Survey & Admin approval option  
**Date:** Thursday, October 16, 2025 2:01:59 PM  
**Attachments:** [image001.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.

Victoria,

We received authorization from Paul Thompson highlighted below granting David Meck authorization to utilize the uplands in question. Please confirm receipt & let us know if we can still able to make the Nov 4<sup>th</sup> meeting. I attempted to upload to the city portal but not certain if it was submitted or not. Thanks.

Best,

Mike Carpenter  
Carter Environmental Services, Inc.  
42 Masters Drive  
St Augustine, FL 32084  
904-679-1900  
[www.carterenv.com](http://www.carterenv.com)



---

**From:** Paul Thompson <[paul@thompsonrealty.org](mailto:paul@thompsonrealty.org)>  
**Sent:** Thursday, October 16, 2025 1:48 PM  
**To:** DAVID MECK <[dbusmon\\_69@yahoo.com](mailto:dbusmon_69@yahoo.com)>  
**Cc:** Michael Carpenter <[mcarpenter@carterenv.com](mailto:mcarpenter@carterenv.com)>  
**Subject:** Re: 130 Pelican Reef Dr - Survey & Admin approval option

Hey everybody, do whatever you need to make it work. You have got our support from Thompson row Realty.

Paul  
Sent from my iPhone

On Oct 16, 2025, at 1:30 pm, DAVID MECK <[dbusmon\\_69@yahoo.com](mailto:dbusmon_69@yahoo.com)>

wrote:

Paul,

Attached is the information we discussed that includes the drawing showing the small area in question. I understand they just need some type of approval from you.

I'm copying Mike at Carter Environmental. I just found out that the city told them this morning that we had until the end of the day to get them what is needed. So, please include him on any response or questions so he could respond right away.

Thanks for your help,

Dave Meck

Begin forwarded message:

**From:** Michael Carpenter <[mcarpenter@carterenv.com](mailto:mcarpenter@carterenv.com)>  
**Subject:** FW: 130 Pelican Reef Dr - Survey & Admin approval option  
**Date:** October 16, 2025 at 11:20:16 AM EDT  
**To:** DAVID MECK <[dbusmon\\_69@yahoo.com](mailto:dbusmon_69@yahoo.com)>  
**Cc:** Cody Mathews <[rdm.fl.904@gmail.com](mailto:rdm.fl.904@gmail.com)>, Austin Osburn <[sunshinestateaustin@gmail.com](mailto:sunshinestateaustin@gmail.com)>

David,

Please see attached ongoing correspondence w/ the city regarding the bulkhead. I'm going to give you a call after I fire this email off to discuss path forward. Thanks.

Best,

Mike Carpenter  
Carter Environmental Services, Inc.  
42 Masters Drive  
St Augustine, FL 32084  
904-679-1900  
[www.carterenv.com](http://www.carterenv.com)

<image007.png>

---

**From:** Ryan Carter <[ryan@carterenv.com](mailto:ryan@carterenv.com)>  
**Sent:** Thursday, October 16, 2025 11:10 AM  
**To:** Victoria Murphy <[vmurphy@citystaug.com](mailto:vmurphy@citystaug.com)>; Sarah Daugherty <[sdaugherty@citystaug.com](mailto:sdaugherty@citystaug.com)>  
**Cc:** Michael Carpenter <[mcarpenter@carterenv.com](mailto:mcarpenter@carterenv.com)>  
**Subject:** RE: 130 Pelican Reef Dr - Survey & Admin approval option

Hey Victoria and Sarah,

We've been working on this since I spoke with and received Sarah's email late Tuesday afternoon.

1. do you have a survey showing the location of the proposed bulkhead that can confirm if the bulkhead is within the property boundaries? - **Yes, the survey is attached. Per below, I believe the area of concern is the northwest corner circled in red. We understand that, per attached, Thompson Brothers Realty owns that property and have contacted them to gain written approval to place the bulkhead in this location to best armor the applicant's property. We'll provide that upon receipt.**

<image006.jpg>

Relating to the divisions issuance, comments and my responses are below:  
The planning and building division may issue permits for bulkheads when:

3. The construction or modification of a bulkhead in Conservation Overlay Zone 2 when all adjacent waterfront properties have an existing bulkhead (**I found the attached PZB approval and a bulkhead is built for Worthman property (134 Pelican Reef) to the south; however, I can't find any permitting info for Domingoes property to the north at 124 Pelican Reef and we performed a site visit and didn't find a bulkhead, and either of the following conditions are met:**

1. The Top of Wall (TOW) elevation of the new or modified bulkhead does not exceed seven (7) feet NAVD88, or
  1. **ok, we're good with that, same as Worthmann to the south, but Domingoes doesn't have a bulkhead**
2. The Top of Wall (TOW) elevation does not exceed the lowest TOW elevation of any adjacent bulkhead, with the highest allowable TOW elevation of ten (10) feet NAVD88.
  1. **ok, we're good with that, same as Worthmann to the south, but Domingoes doesn't have a bulkhead**

Sincerely,  
Ryan  
904-540-1786

---

**From:** Victoria Murphy <[vmurphy@citystaug.com](mailto:vmurphy@citystaug.com)>  
**Sent:** Thursday, October 16, 2025 9:30 AM  
**To:** [ryan@carterenv.com](mailto:ryan@carterenv.com)  
**Cc:** Sarah Daugherty <[sdaugherty@citystaug.com](mailto:sdaugherty@citystaug.com)>  
**Subject:** RE: 130 Pelican Reef Dr

Good morning Ryan,

I am following up on the email Sarah provided below, we will also need a survey of the property.

I have also requested information on this one from Isabelle as it appears the proposed bulkhead is off the property; we will provide more details on the next steps regarding that once available.

Please let us know if you want to proceed with this item on PZB, I need to have the agenda set by noon.

Thank you,

**Victoria Murphy**

Planner I

E: [vmurphy@citystaug.com](mailto:vmurphy@citystaug.com) | P: 904-209-4324 |

W: [www.CityStAug.com](http://www.CityStAug.com)

<image001.jpg>

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

<image002.png>

<image003.png>

<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.

---

**From:** Sarah Daugherty <[sdaugherty@citystaug.com](mailto:sdaugherty@citystaug.com)>  
**Sent:** Thursday, October 16, 2025 8:46 AM  
**To:** Victoria Murphy <[vmurphy@citystaug.com](mailto:vmurphy@citystaug.com)>  
**Subject:** FW: 130 Pelican Reef Dr

**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](mailto:SDaugherty@citystaug.com)  
Web: [www.CityStAug.com](http://www.CityStAug.com)

<image005.jpg>

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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:** Tuesday, October 14, 2025 4:33 PM  
**To:** '[ryan@carterenv.com](mailto:ryan@carterenv.com)' <[ryan@carterenv.com](mailto:ryan@carterenv.com)>  
**Subject:** 130 Pelican Reef Dr

Recently the City passed Ordinance 2025-21 which includes changes to chapter 11 Conservation Overlay Zone requirements for bulkheads. Sec. 11-28(b)3. allows staff approval for bulkheads under certain conditions. I have attached a copy of the approved Ordinance for your convenience. Please let us know if the proposed bulkhead at 130 Pelican Reef drive meets this requirement and can be approved administratively. Also do you have a survey showing the location of the proposed bulkhead that can confirm if the bulkhead is within the property boundaries?

The planning and building division may issue permits for bulkheads when:

3. The construction or modification of a bulkhead in Conservation Overlay Zone 2 when all adjacent waterfront properties have an existing bulkhead and either of the following conditions are met:
  - a. The Top of Wall (TOW) elevation of the new or modified bulkhead does not exceed seven (7) feet NAVD88, or
  - b. The Top of Wall (TOW) elevation does not exceed the lowest TOW elevation of any adjacent bulkhead, with the highest allowable TOW elevation of ten (10) feet NAVD88.

Feel free to contact me with any questions.

**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](mailto:SDaugherty@citystaug.com)  
Web: [www.CityStAug.com](http://www.CityStAug.com)

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<Property Survey - Meck.pdf>

<Thompson Bros\_West Ownership- St. Johns County, FL - 1585700000.pdf>

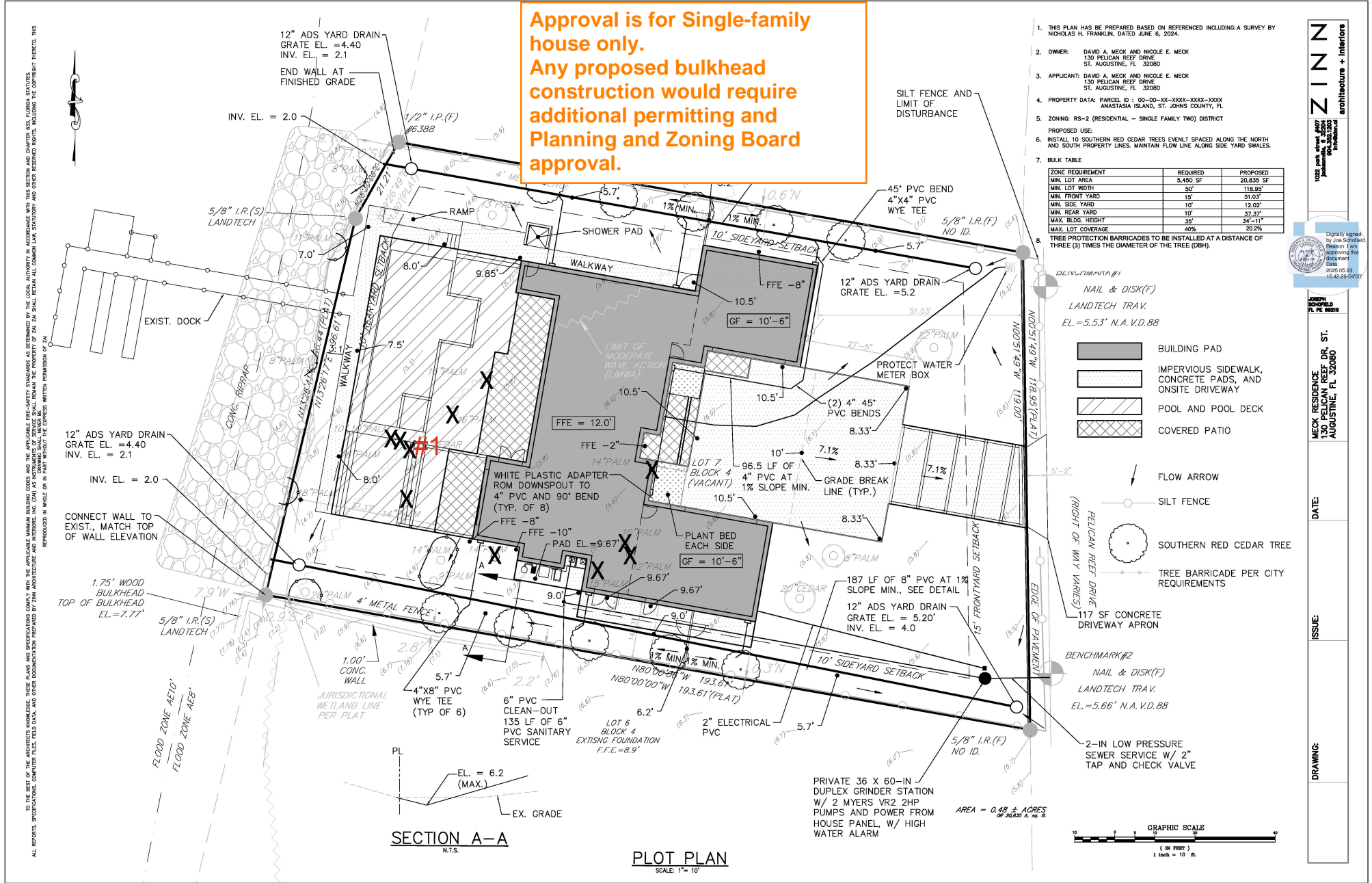
<134 PELICAN REEF DR.pdf>

APPROVED

These plans have been reviewed for compliance with the City of St. Augustine Land Use & Development Codes. Any deviation from these plans or specifications related to the above codes must be reviewed and approved in advance in writing by the Planning and Building Department.

An approved set of these plans must be kept on the job site at all times. Sarah Daugherty 07/23/2025

Approval is for Single-family house only. Any proposed bulkhead construction would require additional permitting and Planning and Zoning Board approval.



SECTION A-A  
N.T.S.

PLOT PLAN  
SCALE: 1" = 10'

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCED INCLUDING: A SURVEY BY NICHOLAS H. FRANKLIN, DATED JUNE 8, 2024.
- OWNER: DAVID A. MECK AND NICOLE E. MECK  
130 PELICAN REEF DRIVE  
ST. AUGUSTINE, FL 32080
- APPLICANT: DAVID A. MECK AND NICOLE E. MECK  
130 PELICAN REEF DRIVE  
ST. AUGUSTINE, FL 32080
- PROPERTY DATA: PARCEL ID : 00-00-XX-XXXX-XXXX-XXXX  
ANASTASIA ISLAND, ST. JOHNS COUNTY, FL
- ZONING: RS-2 (RESIDENTIAL - SINGLE FAMILY TWO) DISTRICT  
PROPOSED USE:  
6. INSTALL 10 SOUTHERN RED CEDAR TREES EVENLY SPACED ALONG THE NORTH AND SOUTH PROPERTY LINES. MAINTAIN FLOW LINE ALONG SIDE YARD SWALES.
- BULK TABLE

ZONE REQUIREMENT	REQUIRED	PROPOSED
MIN. LOT AREA	5,450 SF	20,835 SF
MIN. LOT WIDTH	50'	118.95'
MIN. FRONT YARD	15'	51.03'
MIN. SIDE YARD	10'	12.02'
MIN. REAR YARD	30'	34'-11"
MAX. BLDG. HEIGHT		34'-11"
MAX. LOT COVERAGE	40%	20.2%

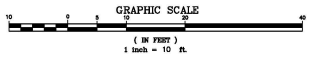
DEVELOPMENT #1  
NAIL & DISK(F)  
LANDTECH TRAV.  
EL. = 5.53' N.A. V.D. 88

- BUILDING PAD
- IMPERVIOUS SIDEWALK, CONCRETE PADS, AND ONSITE DRIVEWAY
- POOL AND POOL DECK
- COVERED PATIO

- FLOW ARROW
- SILT FENCE
- SOUTHERN RED CEDAR TREE
- TREE BARRICADE PER CITY REQUIREMENTS

BENCHMARK #2  
NAIL & DISK(F)  
LANDTECH TRAV.  
EL. = 5.66' N.A. V.D. 88

2-IN LOW PRESSURE SEWER SERVICE W/ 2" TAP AND CHECK VALVE



ZINZI architecture + interiors  
 1022 park street #407  
 Jacksonville, FL 32209  
 904.333.3333  
 904.333.3333  
 10/16/2024

Digitally signed by Joe Schifano  
 Reason: I am approving this document  
 Date: 2025.05.23 15:42:25-0400

SOUTH HIGHLAND FL PL 8089  
 MECK RESIDENCE  
 130 PELICAN REEF DR. ST. AUGUSTINE, FL 32080  
 DATE:  
 ISSUE:  
 DRAWING:



# Planning and Zoning Board

Planning Division Staff Report  
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 2, 2025	10.b	PZB2025-0085
Request	Address	Parcel ID
Conservation Overlay Zone Development	Madeira at St. Augustine Phase 3 subdivision	073430-0000  <a href="#">[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]</a>

## Site & Background Information

<b>Applicant:</b>	Ryan Carter c/o Carter Environmental Services
<b>Owners:</b>	Ponce Associates LLC & Toll Southeast LP Company Inc.
<b>Property Class:</b> (St. Johns County Property Appraiser)	9900 – Acreage Not Zoned Agricultural
<b>Future Land Use Designation:</b>	Residential Medium Density/Mixed Use
<b>Zoning Designation:</b>	Planned Unit Development: PUD (Ordinance No. 2001-12 & Ordinance No. 2015-34)
<b>Acreage:</b>	31.77
<b>Neighborhood:</b>	N/A
<b>Archaeological Zone:</b>	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.

This application was previously heard during the November 4, 2025, PZB regular meeting where it was continued to allow the applicant additional time so that their request(s) could be modified. [[LINK TO MEETING FILES](#)] During that time the applicant has revised their application to only include tree removal for seven (7) specific lots: 94, 100, 107, 108, 113, 116, and 118.

**Consistency with the City of St. Augustine Comprehensive Plan 2040**

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [ <a href="#">LINK TO DOCUMENT</a> ]	
<p><b>Policy 8.1.5</b></p> <p>Continue to value the existing tree canopy and promote healthy urban forestry practices.</p>	<p>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.</p>
Historic Preservation Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Conservation and Coastal Management Element [ <a href="#">LINK TO DOCUMENT</a> ]	
<p><b>Objective 2.6</b></p> <p>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.</p>	<p>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.</p>
Recreation and Open Space Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Transportation and Mobility Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Housing Element [ <a href="#">LINK TO DOCUMENT</a> ]	
Infrastructure Element [ <a href="#">LINK TO DOCUMENT</a> ]	

**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
<i>Fraxinus spp.</i>	ash	18
<i>Betula nigra</i>	birch, river	24
<i>Punus serotina</i>	black cherry	18
<i>Nyssa sylvatica</i>	blackgum, black tupelo	18
<i>Catalpa binoniodes</i>	catalpa	18
<i>Prunus caroliniana</i>	cherry laurel	10
<i>Lagerstroemia indica</i>	crape myrtle - single trunk	10
<i>Taxodium distichum</i>	cypress, bald (pond cypress)	10
<i>Ulmus parvifolia</i>	elm, drake	10
<i>Ulmus alata</i>	elm, winged	10
<i>Ulmus Americana</i>	elm, American	18
<i>Chionanthus virginicus</i>	fringetree	10
<i>Carya tomentosa</i>	hickory, mockernut	18
<i>Carya glabra</i>	hickory, pignut	18
<i>Ilex opaca</i>	holly, American	10
<i>Ilex cassine</i>	holly, dahoon	10
<i>Ilex x attenuate</i>	holly, "East Palatka"	10
<i>Gordonia lasianthus</i>	loblolly bay	10
<i>Magnolia grandiflora</i>	magnolia, southern	18
<i>Magnolia grandiflora var</i>	magnolia, southern v. "Little Gem"	10
<i>Magnolia virginiana</i>	magnolia, sweetbay	10
<i>Acer rubum and Acer spp.</i>	maple, red or other maples	18
<i>Quercus hemisphaerica</i>	oak, laurel	15 to 36
<i>Quercus laurifolia</i>	oak, laurel (swamp)	15 to 36
<i>Quercus virginiana</i>	oak, live (southern live oak)	18
<i>Quercus nuttallii</i>	oak, nuttall	18
<i>Quercus spp.</i>	oak, other unlisted species	18
<i>Quercus stellata</i>	oak, post	18
<i>Quercus falcata</i>	oak, red (southern red oak)	18
<i>Quercus geminate</i>	oak, sand live	10
<i>Quercus shumardii</i>	oak, shumard	18
<i>Quercus laevis</i>	oak, turkey	18
<i>Quercus nigra</i>	oak, water	15 to 36
<i>Quercus phellos</i>	oak, willow	18
<i>Carya illinoensis</i>	pecan	18
<i>Pinus palustris</i>	pine, longleaf (excluding silviculture uses)	15
<i>Cercis canadensis</i>	red bud	10
<i>Juniperus virginiana</i>	red cedar, eastern	8
<i>Juniperus silicicola</i>	red cedar, southern	8
<i>Liquidambar styraciflua</i>	sweetgum	18
<i>Platanus occidentalis</i>	sycamore	18
<i>Liriodendron tulipifera</i>	tulip-poplar, tuliptree	18

<i>Juglans nigra</i>	walnut, black	18
<i>Celtis laevigata</i>	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.**
  
- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
  - **This application notes 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 the 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.
- e. Whether the tree has been designated a significant tree.
- f. Impact upon the urban and natural environment, including:
  - 1. Ground and surface water stabilization.
  - 2. Water quality and aquifer recharge.
  - 3. Ecological impacts.
  - 4. Noise pollution.
  - 5. Air movement.
  - 6. Air quality.
  - 7. Wildlife habitat.
  
- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

## **Staff Recommendation**

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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 trees on lots 94, 100, 107, 108, 113, 116, and 118 within the recently replatted Madeira at St. Augustine Phase 3 subdivision, PID 073430-0000.

## **Attachments**

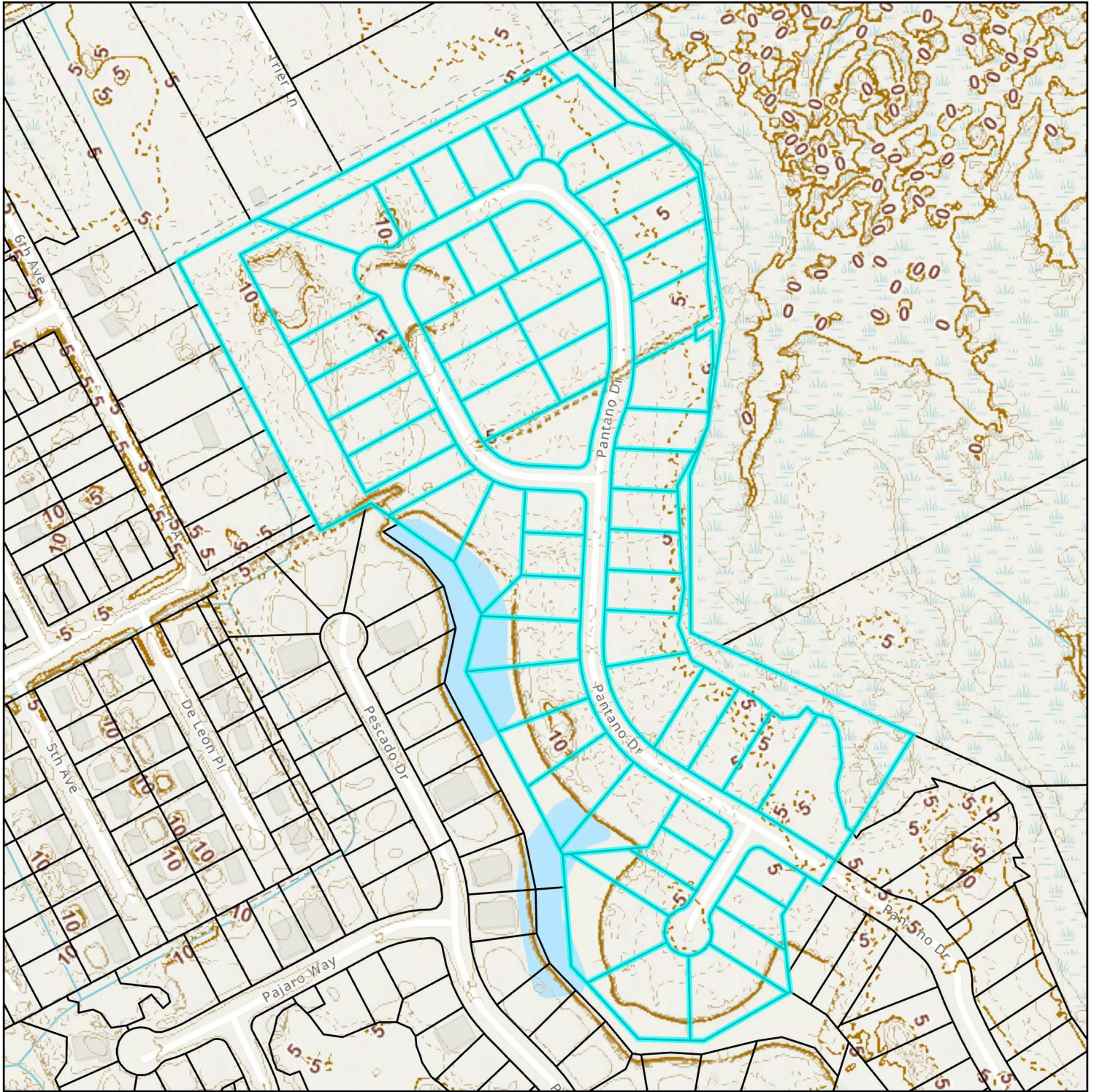
---

1. Site Maps & Photos
2. Application
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  
and Photos**



# Elevation Map



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

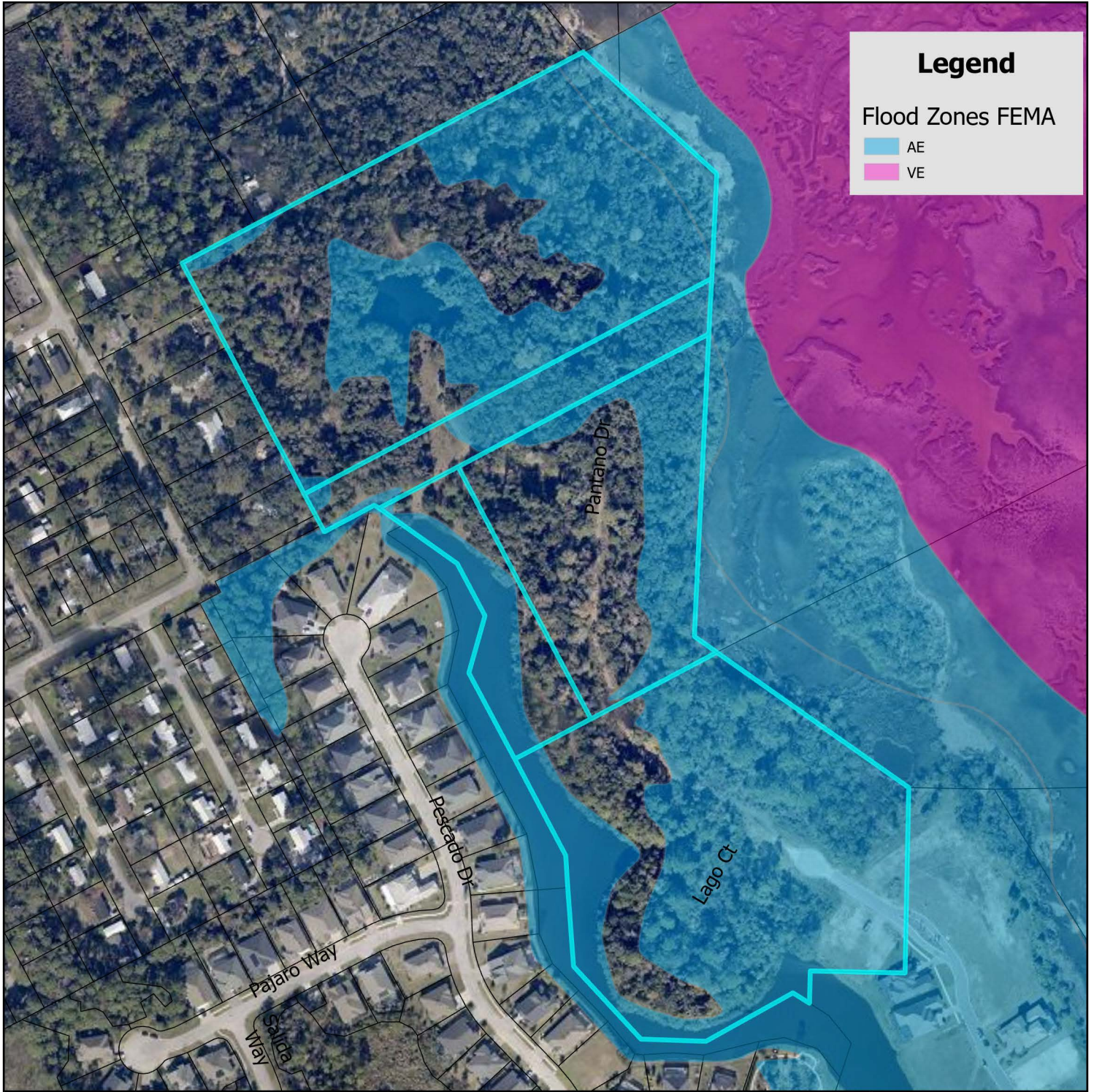
**DISCLAIMER**  
 This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2025

0 0.03 0.05 Miles

0 170 340 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



**Legend**

Flood Zones FEMA

- AE
- VE



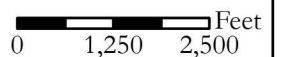
# FEMA Flood Zone Map



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

**DISCLAIMER**  
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**2025**



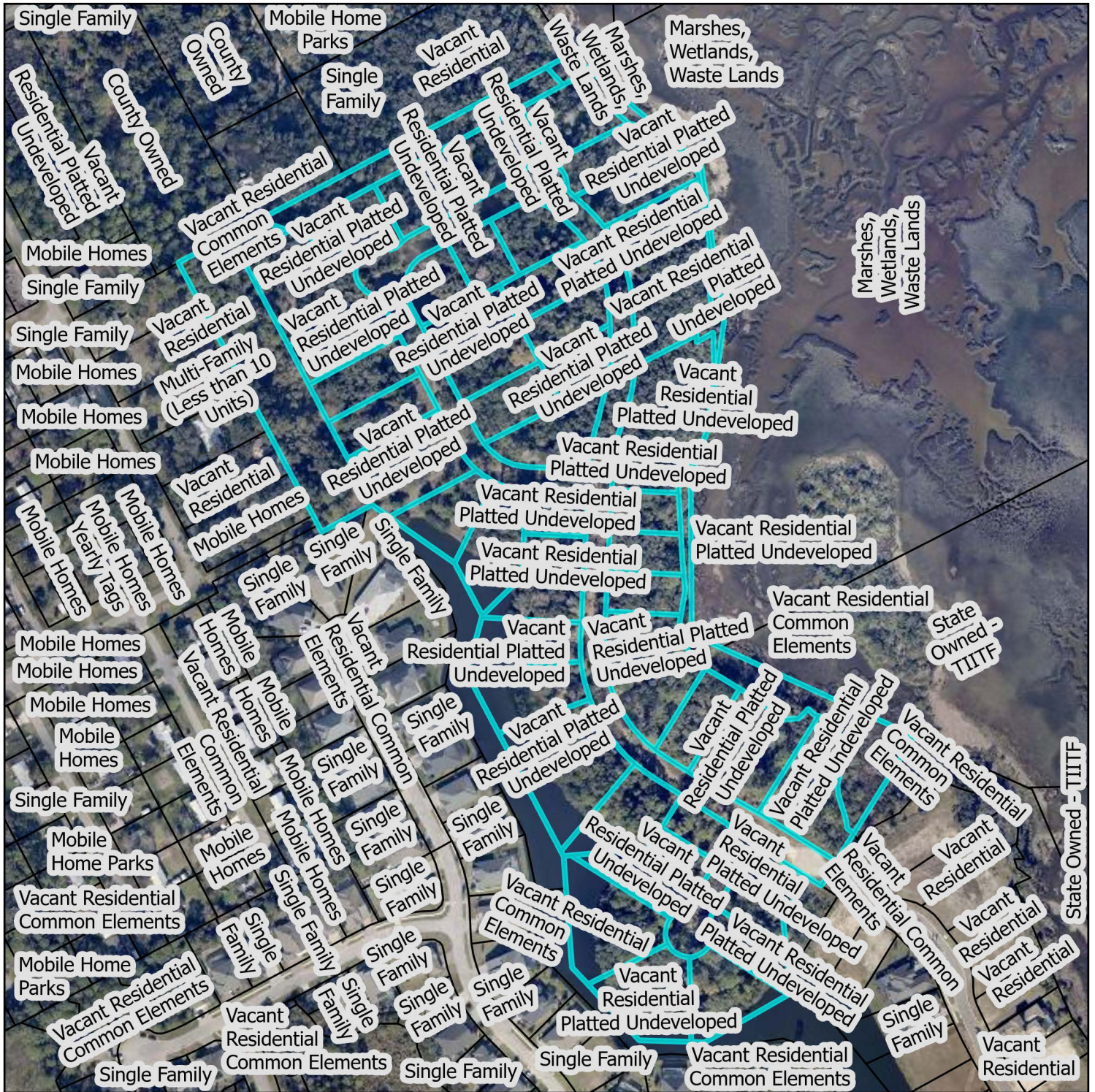
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# Madeira at St. Augustine Phase 3 subdivision / PID 073430-0000



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12/09/2024



# 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

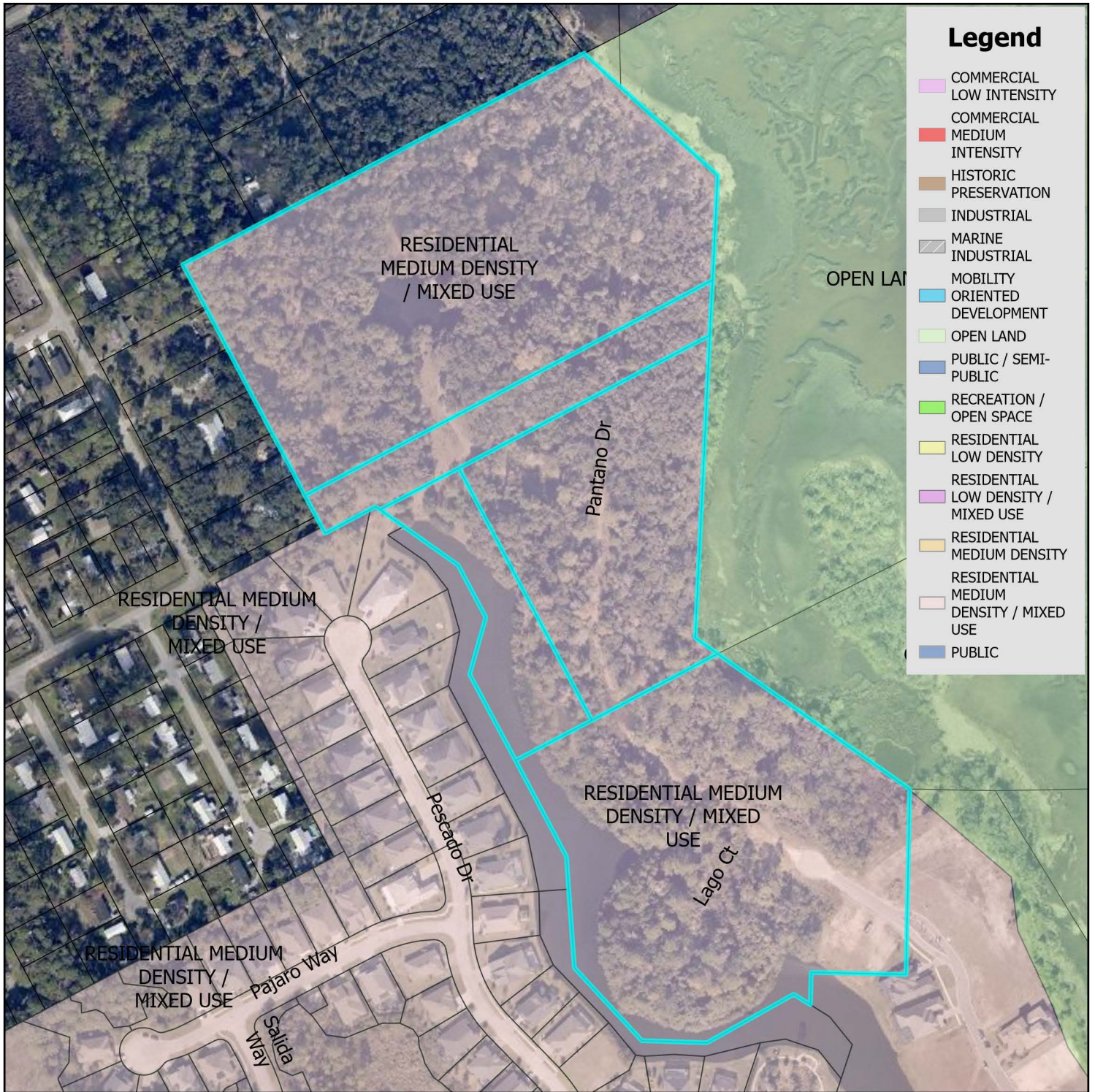
**DISCLAIMER**  
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2025

0 0.03 0.05 Miles

0 170 340 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



# Future Land Use Map



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

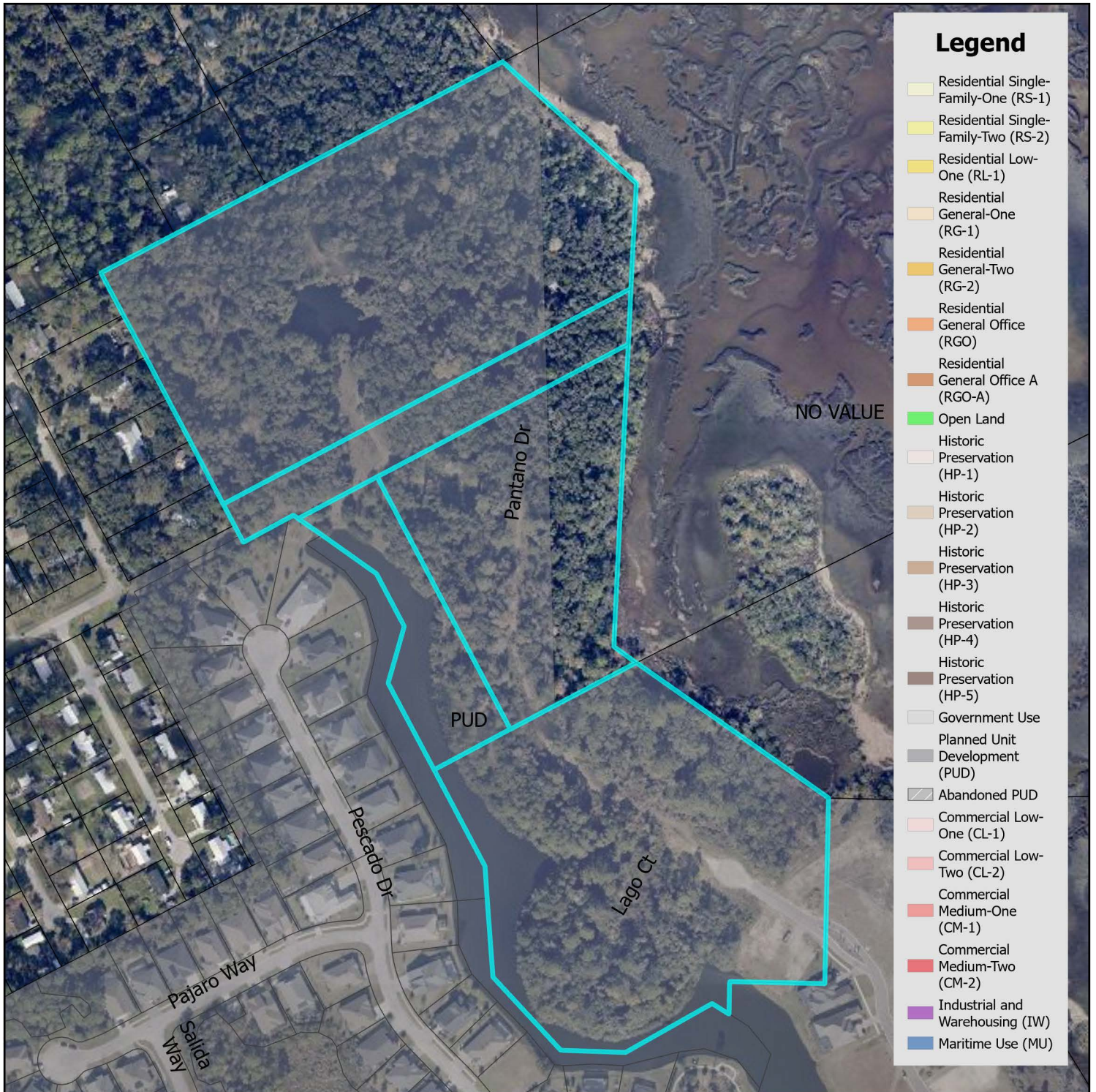
**DISCLAIMER**  
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2025

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



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



# Zoning Map



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

**DISCLAIMER**  
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## 2025


0 0.17 0.35 Miles

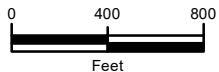
0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

# **Attachment 2: Application**

### Legend

 Maderia Phase 3 -31.77 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**CARTER ENVIRONMENTAL SERVICES, INC.**



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

[www.carterenv.com](http://www.carterenv.com)

Tree Removal Overview

**Lots 94,100,107,108,113,116,118 - Estuary Maderia**

Project: 5.24637

St. Augustine, FL


Date: Nov 19 2025

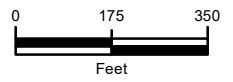
Figure:

0a



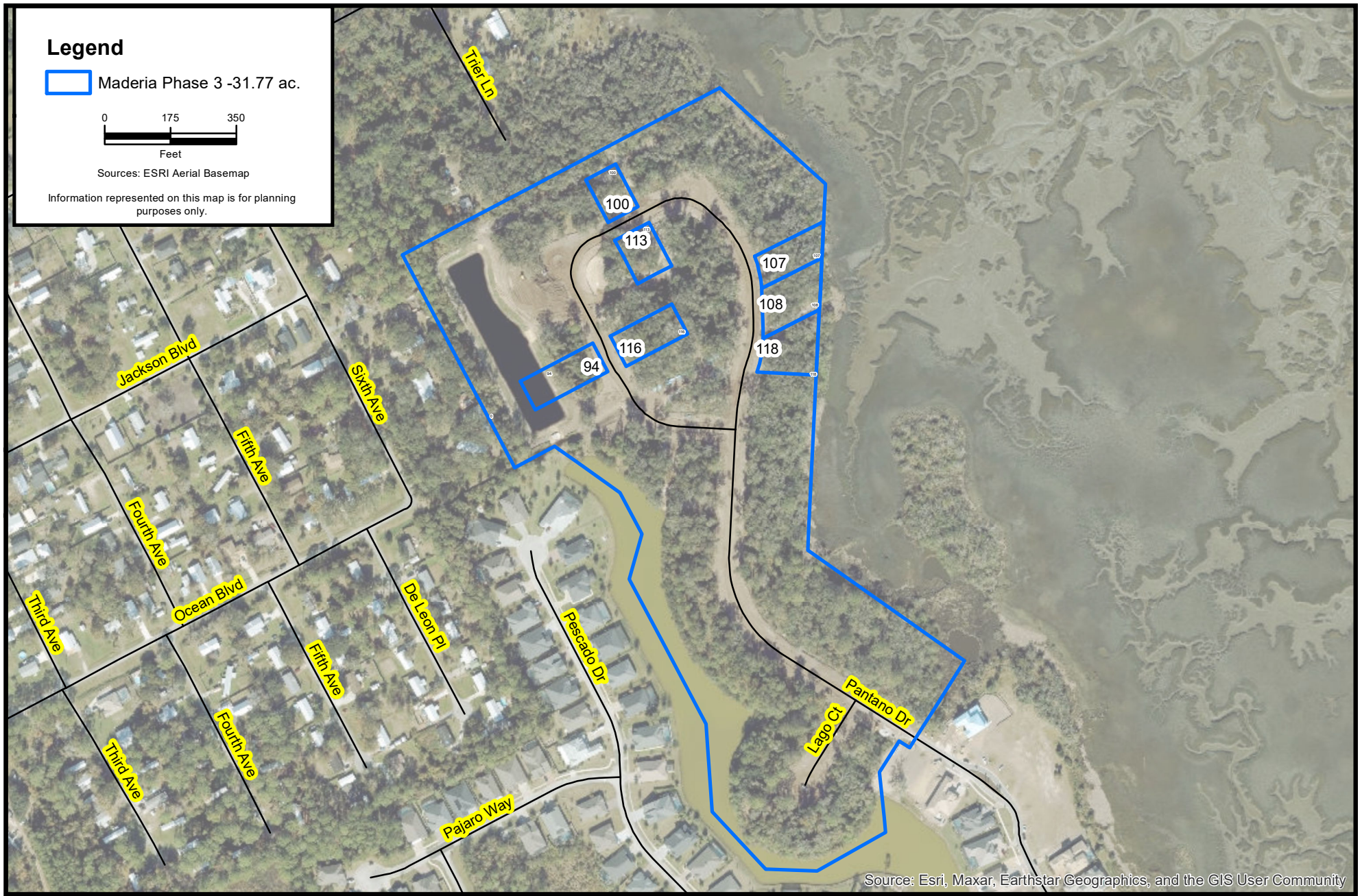
**Legend**

 Maderia Phase 3 -31.77 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24637 Toll Bro. Estuary Maderia\GIS\WXD\30scale\lots\_Overview\_Alignment.mxd

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 904-540-1786  
[www.carterenv.com](http://www.carterenv.com)

Tree Removal Overview		
<b>Lots 94,100,107,108,113,116,118 - Estuary Maderia</b>		
Project:	5.24637	St. Augustine, FL
Date:	Nov 19 2025	


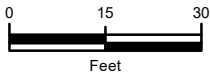


Figure: **0**



**Legend**

- Proposed 9 retained (108 in. )
- Proposed 7 removed ( 56 in. )



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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Lot Alignment  
**Lot 94 - Estuary Maderia**

Project: 5.24637

St. Augustine, FL

Date: Nov 19 2025

Figure:

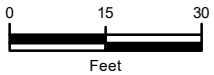
1





**Legend**

- Proposed 4 retained ( 66 in. )
- Proposed 6 removed ( 72 in. )



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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Lot Alignment  
**Lot 100 - Estuary Maderia**

Project: 5.24637

St. Augustine, FL

Date: Nov 19 2025

Figure: 1




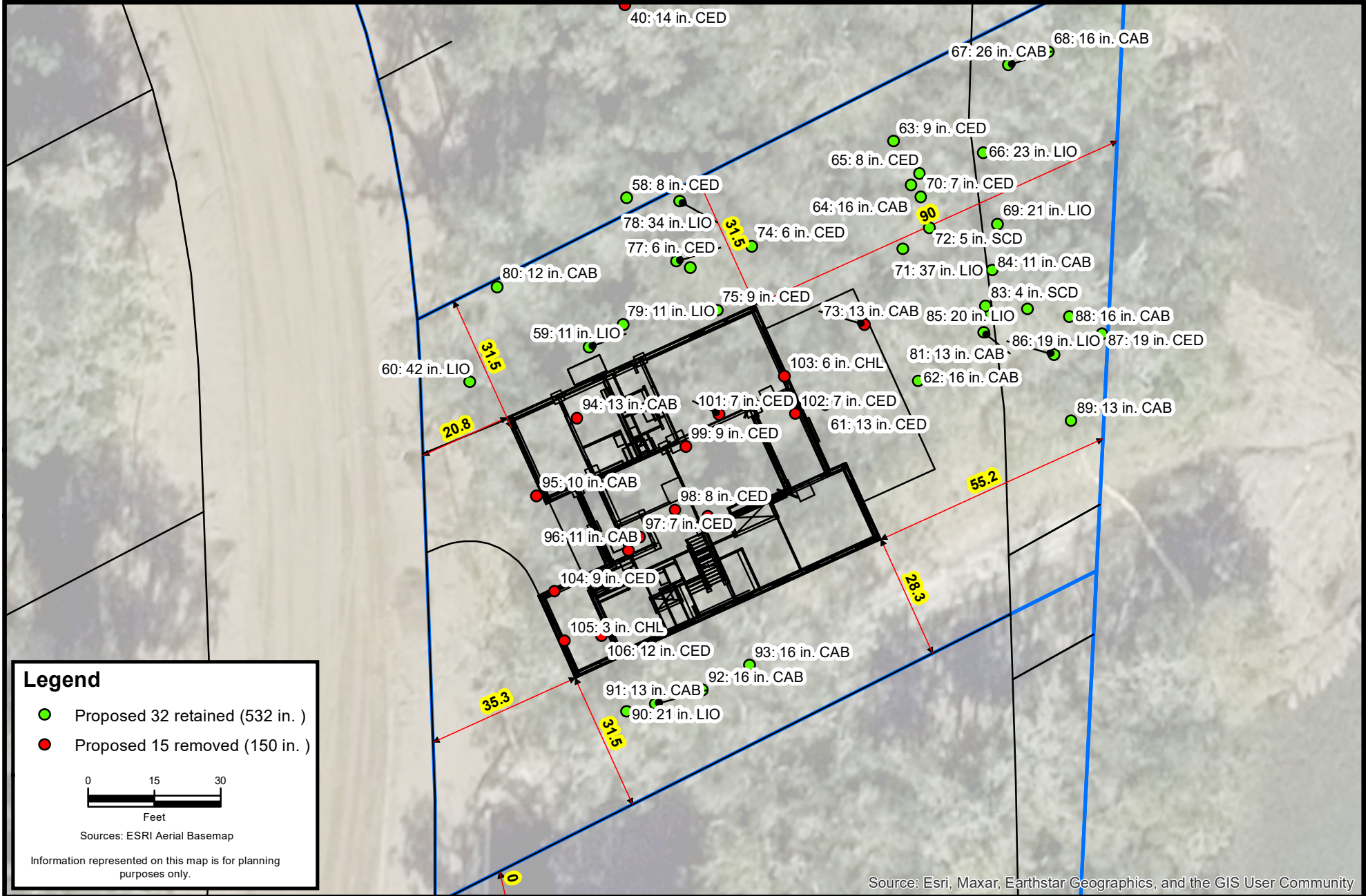


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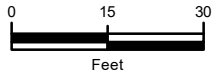
Lot Alignment <b>Lot 107 - Estuary Maderia</b>		
Project:	5.24637	St. Augustine, FL
Date:	Nov 19 2025	

  
 Figure: **1**



**Legend**

- Proposed 32 retained (532 in. )
- Proposed 15 removed (150 in. )



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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Lot Alignment  
**Lot 108 - Estuary Maderia**

Project: 5.24637

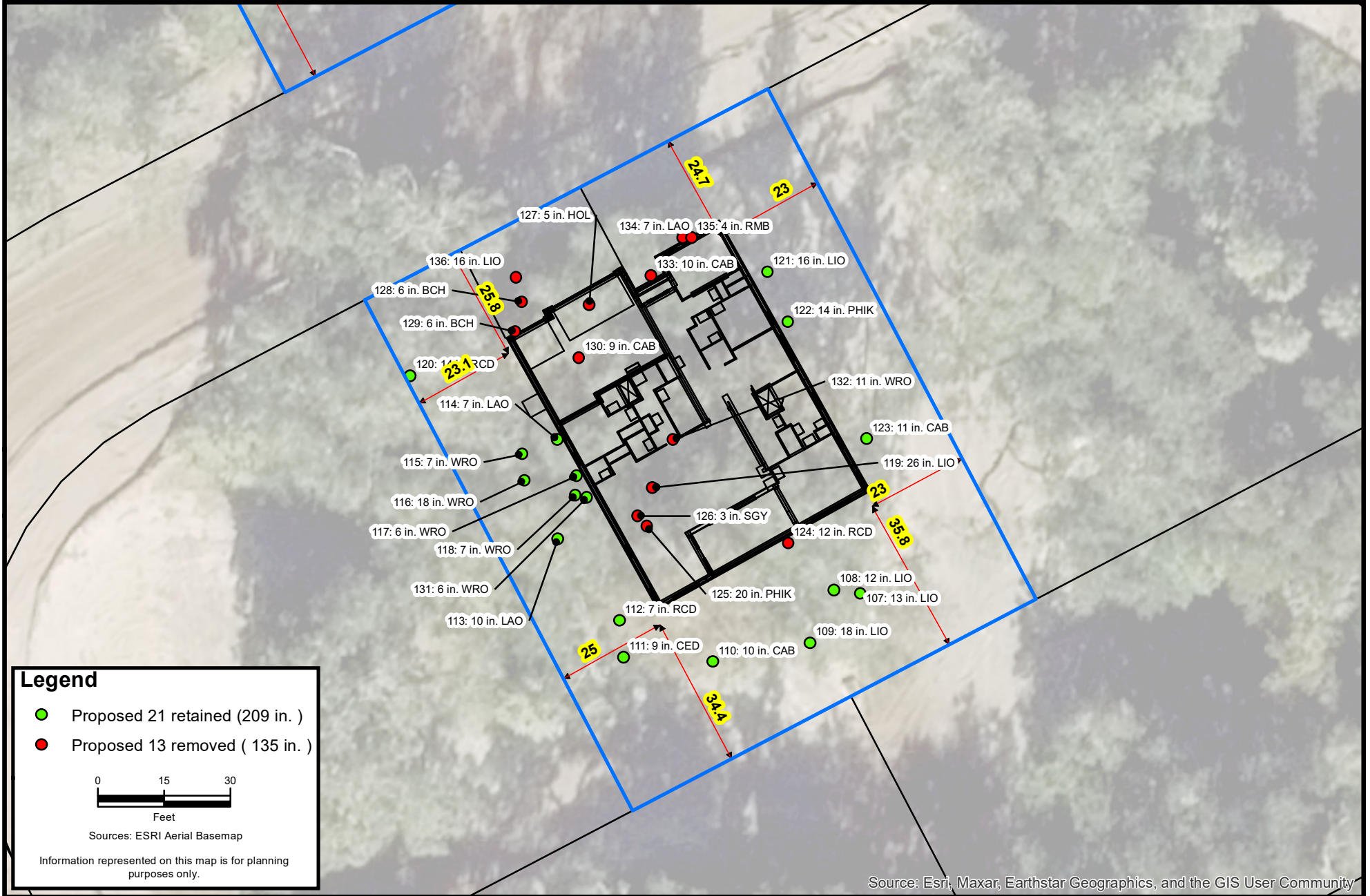
St. Augustine, FL

Date: Nov 20 2025

Figure: 1



F:\CES Projects\Project Files\Active\Project Files\2024\5.24637 Toll Bro Estuary Maderia\GIS\WXD\30scale\lot113\_Alignment.mxd



**Legend**

- Proposed 21 retained (209 in. )
- Proposed 13 removed ( 135 in. )

0 15 30  
Feet

Sources: ESRI Aerial Basemap


Information represented on this map is for planning purposes only.

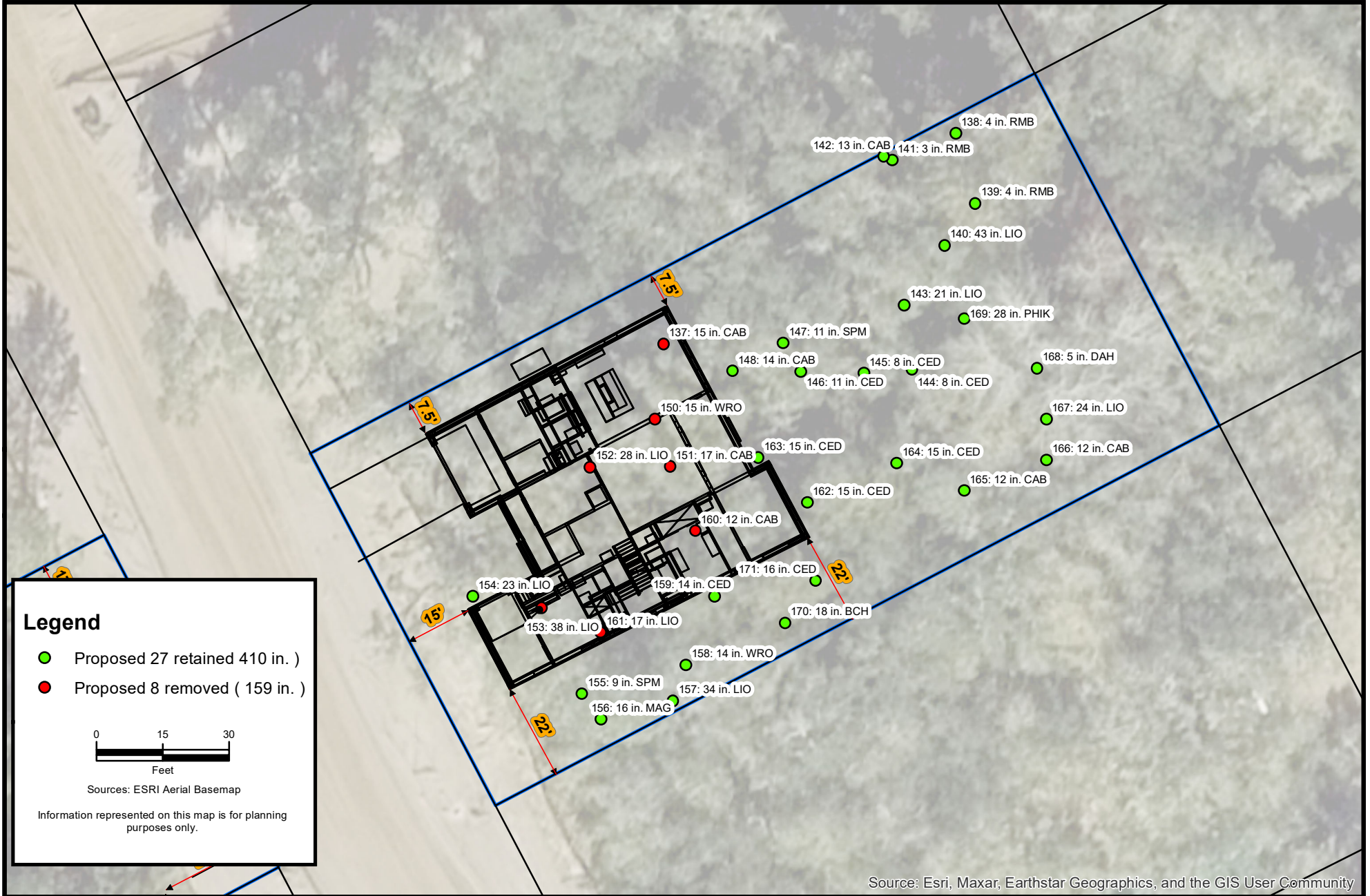
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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Lot Alignment <b>Lot 113 - Estuary Maderia</b>		
Project:	5.24637	St. Augustine, FL
Date:	Nov 19 2025	

  
 Figure: **1**



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904-540-1786

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Lot Alignment  
**Lot 116 - Estuary Maderia**

Project: 5.24637

St. Augustine, FL

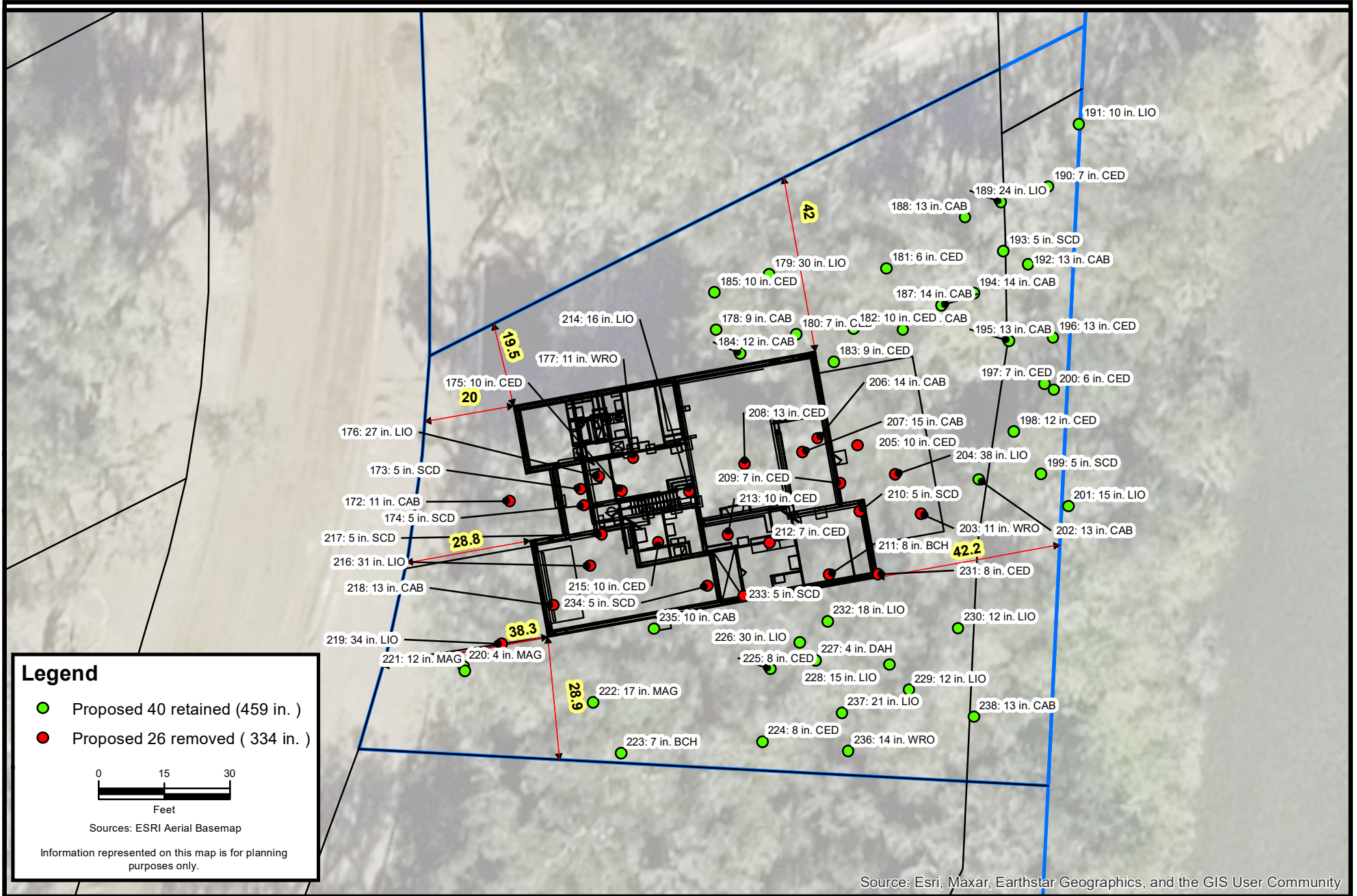
Date: Nov 19 2025

Figure:

1



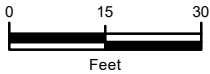
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

### Legend

- Proposed 40 retained (459 in. )
- Proposed 26 removed ( 334 in. )



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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Lot Alignment

## Lot 118 - Estuary Maderia

Project: 5.24637

St. Augustine, FL

Date: Nov 20 2025

Figure:

1



FID	Species Name	Common Name	DBH	Debit	Lot
8	LBP	LOBLOLLY PINE	10	-1	94
9	LBP	LOBLOLLY PINE	9	-1	94
10	CED	CEDAR	8	-1	94
11	WRO	WATER OAK	8	-1	94
12	WSM	WINGED SUMAC	3	-0.5	94
13	LBP	LOBLOLLY PINE	13	-1.5	94
14	WRO	WATER OAK	5	-0.5	94
19	YAU	YAUPON HOLLY	3	-0.5	100
20	PHIK	PIGNET HICKORY	7	-1	100
21	LIO	LIVE OAK	22	-2	100
22	LIO	LIVE OAK	26	-2	100
24	RCD	RED CEDAR	11	-1	100
25	DAH	DAHOON HOLLY	3	-0.5	100
26	LIO	LIVE OAK	23	-2	107
39	LIO	LIVE OAK	23	-2	107
40	CED	CEDAR	14	-1.5	107
41	CAB	CABBAGE PALM	11	-1	107
42	CED	CEDAR	21	-2	107
43	CAB	CABBAGE PALM	9	-1	107
44	CED	CEDAR	7	-1	107
45	LIO	LIVE OAK	39	-2	107
94	CAB	CABBAGE PALM	13	-1.5	108
95	CAB	CABBAGE PALM	10	-1	108
96	CAB	CABBAGE PALM	11	-1	108
97	CED	CEDAR	7	-1	108
98	CED	CEDAR	8	-1	108
99	CED	CEDAR	9	-1	108
100	LIO	LIVE OAK	22	-2	108
101	CED	CEDAR	7	-1	108
102	CED	CEDAR	7	-1	108
103	CHL	CHERRY LAUREL	6	-0.5	108
104	CED	CEDAR	9	-1	108
105	CHL	CHERRY LAUREL	3	-0.5	108
106	CED	CEDAR	12	-1.5	108
119	LIO	LIVE OAK	26	-2	113
124	RCD	RED CEDAR	12	-1.5	113
125	PHIK	PIGNET HICKORY	20	-2	113
126	SGY	SUGARBERRY	3	-0.5	113
127	HOL	HOLLY	5	-0.5	113
128	BCH	BLACK CHERRY	6	-0.5	113
129	BCH	BLACK CHERRY	6	-0.5	113
130	CAB	CABBAGE PALM	9	-1	113
132	WRO	WATER OAK	11	-1	113
133	CAB	CABBAGE PALM	10	-1	113
134	LAO	LAUREL OAK	7	-1	113
135	RMB	RED MULBERRY	4	-0.5	113
136	LIO	LIVE OAK	16	-1.5	113
137	CAB	CABBAGE PALM	15	-1.5	116
149	WRO	WATER OAK	17	-1.5	116
150	WRO	WATER OAK	15	-1.5	116
151	CAB	CABBAGE PALM	17	-1.5	116
152	LIO	LIVE OAK	28	-2	116
153	LIO	LIVE OAK	38	-2	116
160	CAB	CABBAGE PALM	12	-1.5	116
161	LIO	LIVE OAK	17	-1.5	116
172	CAB	CABBAGE PALM	11	-1	118
173	SCD	SOUTHERN CEDAR	5	-1.5	118
174	SCD	SOUTHERN CEDAR	5	-1.5	118
175	CED	CEDAR	10	-1	118
176	LIO	LIVE OAK	27	-2	118
177	WRO	WATER OAK	11	-1	118

206 CAB	CABBAGE PALM	14	-1.5 118
207 CAB	CABBAGE PALM	15	-1.5 118
208 CED	CEDAR	13	-1.5 118
210 SCD	SOUTHERN CEDAR	5	-1.5 118
211 BCH	BLACK CHERRY	8	-1 118
212 CED	CEDAR	7	-1 118
213 CED	CEDAR	10	-1 118
214 LIO	LIVE OAK	16	-1.5 118
215 CED	CEDAR	10	-1 118
216 LIO	LIVE OAK	31	-2 118
217 SCD	SOUTHERN CEDAR	5	-1.5 118
218 CAB	CABBAGE PALM	13	-1.5 118
219 LIO	LIVE OAK	34	-2 118
231 CED	CEDAR	8	-1 118
233 SCD	SOUTHERN CEDAR	5	-1.5 118
234 SCD	SOUTHERN CEDAR	5	-1.5 118
<b>77</b>		<b>961</b>	<b>-97</b>

FID	Species Name	Common Name	DBH	Credit	Lot
0	WRO	WATER OAK	24	4	94
1	LIO	LIVE OAK	23	4	94
2	LIO	LIVE OAK	6	1	94
3	LIO	LIVE OAK	7	2	94
4	LIO	LIVE OAK	6	1	94
5	LIO	LIVE OAK	11	2	94
6	LIO	LIVE OAK	8	2	94
7	LIO	LIVE OAK	17	3	94
15	CED	CEDAR	6	1	94
16	RCD	RED CEDAR	19	2	100
17	LIO	LIVE OAK	36	4	100
18	CED	CEDAR	7	2	100
23	MAG	MAGNOLIA	4	1	100
27	CAB	CABBAGE PALM	15	3	107
28	YAU	YAUPON HOLLY	4	1	107
29	SCD	SOUTHERN CEDAR	4	1	107
30	CED	CEDAR	8	2	107
31	LIO	LIVE OAK	14	3	107
32	LIO	LIVE OAK	29	4	107
33	CED	CEDAR	9	2	107
34	CED	CEDAR	8	2	107
35	LIO	LIVE OAK	18	3	107
36	CED	CEDAR	7	2	107
37	CED	CEDAR	7	2	107
38	CED	CEDAR	13	2	107
46	CED	CEDAR	9	2	107
47	WRO	WATER OAK	18	3	107
48	CAB	CABBAGE PALM	13	3	107
49	CAB	CABBAGE PALM	13	3	107
50	CAB	CABBAGE PALM	16	3	107
51	MUL	MULBERRY	8	2	107
52	CAB	CABBAGE PALM	13	3	107
53	CAB	CABBAGE PALM	26	4	107
54	CAB	CABBAGE PALM	11	2	107
55	CAB	CABBAGE PALM	16	3	107
56	LIO	LIVE OAK	21	4	107
57	CED	CEDAR	6	1	107
58	CED	CEDAR	8	2	107
59	LIO	LIVE OAK	11	2	108
60	LIO	LIVE OAK	42	4	108
61	CED	CEDAR	13	3	108
62	CAB	CABBAGE PALM	16	3	108
63	CED	CEDAR	9	2	108
64	CAB	CABBAGE PALM	16	3	108
65	CED	CEDAR	8	2	108
66	LIO	LIVE OAK	23	4	108
67	CAB	CABBAGE PALM	26	4	108
68	CAB	CABBAGE PALM	16	3	108
69	LIO	LIVE OAK	21	4	108
70	CED	CEDAR	7	2	108
71	LIO	LIVE OAK	37	4	108
72	SCD	SOUTHERN CEDAR	5	1	108
74	CED	CEDAR	6	1	108
75	CED	CEDAR	9	2	108
76	LIO	LIVE OAK	34	4	108
77	CED	CEDAR	6	1	108
78	LIO	LIVE OAK	34	4	108
79	LIO	LIVE OAK	11	2	108
80	CAB	CABBAGE PALM	12	3	108
81	CAB	CABBAGE PALM	13	3	108
82	CAB	CABBAGE PALM	15	3	108

83	SCD	SOUTHERN CEDAR	4	1 108
84	CAB	CABBAGE PALM	11	2 108
85	LIO	LIVE OAK	20	4 108
86	LIO	LIVE OAK	19	3 108
87	CED	CEDAR	19	3 108
88	CAB	CABBAGE PALM	16	3 108
89	CAB	CABBAGE PALM	13	3 108
90	LIO	LIVE OAK	21	4 108
91	CAB	CABBAGE PALM	13	3 108
92	CAB	CABBAGE PALM	16	3 108
93	CAB	CABBAGE PALM	16	3 108
107	LIO	LIVE OAK	13	3 113
108	LIO	LIVE OAK	12	3 113
109	LIO	LIVE OAK	18	3 113
110	CAB	CABBAGE PALM	10	2 113
111	CED	CEDAR	9	2 113
112	RCD	RED CEDAR	7	2 113
113	LAO	LAUREL OAK	10	2 113
114	LAO	LAUREL OAK	7	2 113
115	WRO	WATER OAK	7	2 113
116	WRO	WATER OAK	18	3 113
117	WRO	WATER OAK	6	1 113
118	WRO	WATER OAK	7	2 113
120	RCD	RED CEDAR	14	3 113
121	LIO	LIVE OAK	16	3 113
122	PHIK	PIGNET HICKORY	14	3 113
123	CAB	CABBAGE PALM	11	2 113
131	WRO	WATER OAK	6	1 113
138	RMB	RED MULBERRY	4	1 116
139	RMB	RED MULBERRY	4	1 116
140	LIO	LIVE OAK	43	4 116
141	RMB	RED MULBERRY	3	1 116
142	CAB	CABBAGE PALM	13	3 116
143	LIO	LIVE OAK	21	4 116
144	CED	CEDAR	8	2 116
145	CED	CEDAR	8	2 116
146	CED	CEDAR	11	2 116
147	SPM	SABAL PALM	11	2 116
148	CAB	CABBAGE PALM	14	3 116
154	LIO	LIVE OAK	23	4 116
155	SPM	SABAL PALM	9	2 116
156	MAG	MAGNOLIA	16	3 116
157	LIO	LIVE OAK	34	4 116
158	WRO	WATER OAK	14	3 116
159	CED	CEDAR	14	3 116
162	CED	CEDAR	15	3 116
163	CED	CEDAR	15	3 116
164	CED	CEDAR	15	3 116
165	CAB	CABBAGE PALM	12	3 116
166	CAB	CABBAGE PALM	12	3 116
167	LIO	LIVE OAK	24	4 116
168	DAH	DAHOON HOLLY	5	1 116
169	PHIK	PIGNET HICKORY	28	4 116
170	BCH	BLACK CHERRY	18	3 116
171	CED	CEDAR	16	3 116
178	CAB	CABBAGE PALM	9	2 118
179	LIO	LIVE OAK	30	4 118
180	CED	CEDAR	7	2 118
181	CED	CEDAR	6	1 118
182	CED	CEDAR	10	2 118
183	CED	CEDAR	9	2 118
184	CAB	CABBAGE PALM	12	3 118

185 CED	CEDAR	10	2 118
186 CAB	CABBAGE PALM	15	3 118
187 CAB	CABBAGE PALM	14	3 118
188 CAB	CABBAGE PALM	13	3 118
189 LIO	LIVE OAK	24	4 118
190 CED	CEDAR	7	2 118
191 LIO	LIVE OAK	10	2 118
192 CAB	CABBAGE PALM	13	3 118
193 SCD	SOUTHERN CEDAR	5	1 118
194 CAB	CABBAGE PALM	14	3 118
195 CAB	CABBAGE PALM	13	3 118
196 CED	CEDAR	13	3 118
197 CED	CEDAR	7	2 118
198 CED	CEDAR	12	3 118
199 SCD	SOUTHERN CEDAR	5	1 118
200 CED	CEDAR	6	1 118
201 LIO	LIVE OAK	15	3 118
202 CAB	CABBAGE PALM	13	3 118
203 WRO	WATER OAK	11	2 118
204 LIO	LIVE OAK	38	4 118
205 CED	CEDAR	10	2 118
209 CED	CEDAR	7	2 118
220 MAG	MAGNOLIA	4	1 118
221 MAG	MAGNOLIA	12	3 118
222 MAG	MAGNOLIA	17	3 118
223 BCH	BLACK CHERRY	7	2 118
224 CED	CEDAR	8	2 118
225 CED	CEDAR	8	2 118
226 LIO	LIVE OAK	30	4 118
227 DAH	DAHOON HOLLY	4	1 118
228 LIO	LIVE OAK	15	3 118
229 LIO	LIVE OAK	12	3 118
230 LIO	LIVE OAK	12	3 118
232 LIO	LIVE OAK	18	3 118
235 CAB	CABBAGE PALM	10	2 118
236 WRO	WATER OAK	14	3 118
237 LIO	LIVE OAK	21	4 118
238 CAB	CABBAGE PALM	13	3 118
<b>161</b>		<b>2204</b>	<b>413</b>

## Tree Credit and Debit Summary

### Credits:

Count	DBH	PTS
161	2204	413

### Debits:

Count	DBH	PTS
77	961	-97
84	1243	316



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,

A handwritten signature in black ink, appearing to read "Chris Walls".

Chris Walls  
ISA Certified Arborist® FL-9985A



**SIGNED & SEALED TREE SURVEY**





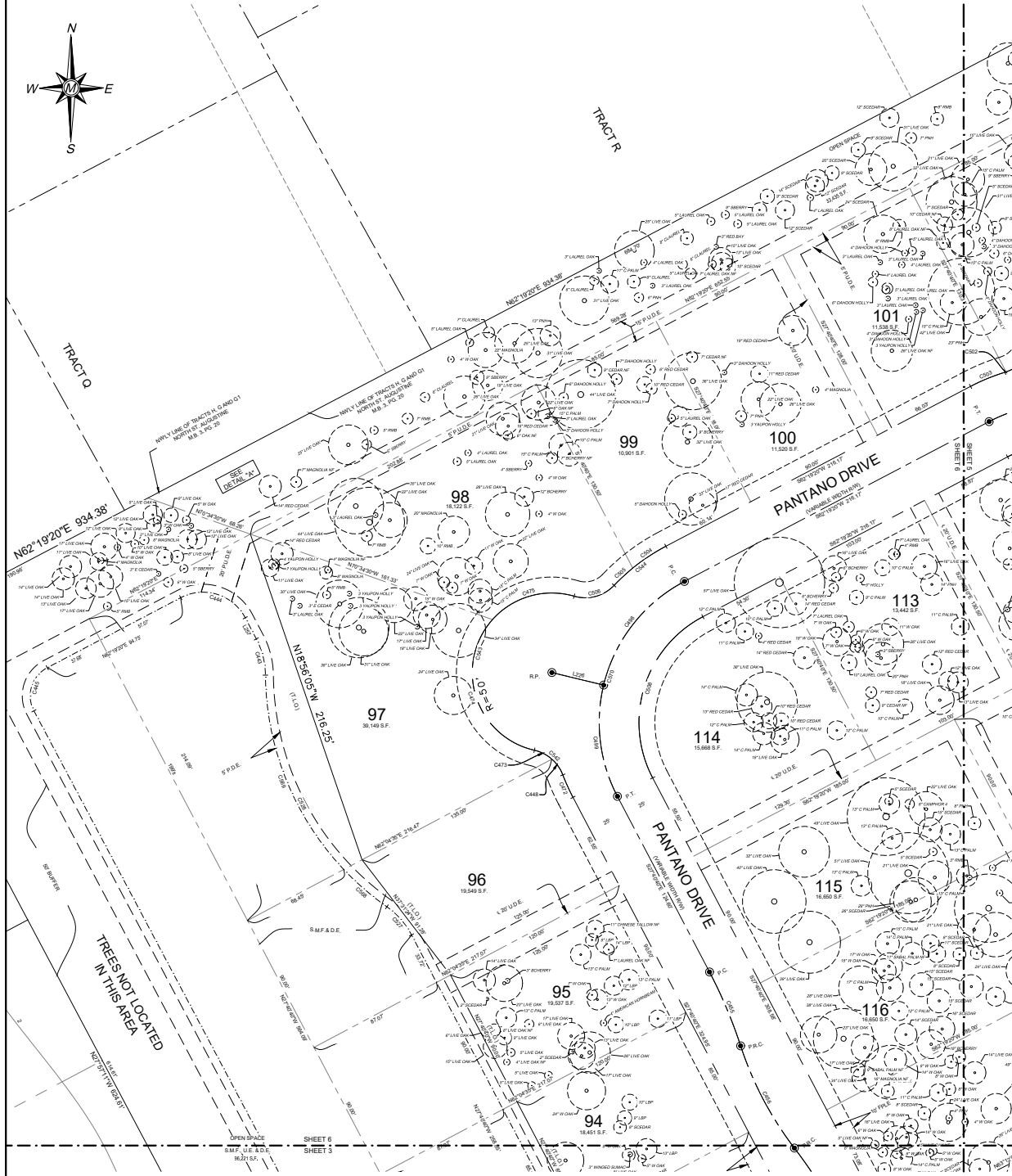






# MAP SHOWING SURVEY OF

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1919, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 26, TOWNSHIP 8 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 64, TOWNSHIP 8 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 8 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS THE UNRECORDED PRELIMINARY PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.



L.P.	LOCAL PLANT
S.C.	SOON TO BE CUT
E.C.	EXISTING CUT
L.P.	LOCAL PLANT
S.P.	SUBJECT PLANT
R.	ROAD
B.	BANK
C.	CORNER
D.	DITCH
F.	FENCE
G.	GRAVE
H.	HOLE
I.	IRON
J.	JACK
K.	KEY
L.	LINE
M.	MARK
N.	NEW
O.	OLD
P.	PLANT
Q.	QUANTITY
R.	ROAD
S.	SUBJECT
T.	TRAIL
U.	UTILITY
V.	VARIABLE
W.	WATER
X.	EXPOSED
Y.	YARD
Z.	ZONE



SPECIAL PURPOSE SURVEY  
**ESTUARY MADEIRA  
 TREE SURVEY**  
 SECTION 26, TOWNSHIP 8 SOUTH  
 RANGE 29 EAST, ST. AUGUSTINE  
 ST. JOHNS COUNTY, FLORIDA

**Matthews | OCCM**  
 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 TMJAH  
 DWG NO. 1

NO.	DATE	REVISIONS



**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

<b>Parcel ID</b>	0734300000	
<b>Location</b>	4000 US HIGHWAY 1 N	No Image Available
<b>Address</b>	SAINT AUGUSTINE 32095-0000	
<b>Neighborhood</b>	M&B ICW to San Sebastian Rvr/S of airport (DEV) (6430.69)	
<b>Tax</b>	1 ALL 54 & 36-06-29 49-07-29 42 & 31-06 -30 & 60-07-30 LYING E OF	
<b>Description*</b>	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 <i>*The Description above is not to be used on legal documents.</i>	
<b>Property Use Code</b>	Acreage Not Zoned Agricultural (9900)	
<b>Subdivision</b>	Jackson Park Revised Plat Of North St. A	
<b>Sec/Twp/Rng</b>	42-6-30	
<b>District</b>	Madeira Community Development District City (District 457)	
<b>Millage Rate</b>	18.72	
<b>Acreage</b>	135.550	
<b>Homestead</b>	N	

## Owner Information

<b>Owner Name</b>	<a href="#">Ponce Associates LLC</a> 100%
<b>Mailing Address</b>	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
<b>Just Market</b>	<b>\$12,633,807.00</b>
Total Deferred	\$7,653,176.00
<b>Assessed Value</b>	<b>\$4,980,631.00</b>
Total Exemptions	
<b>Taxable Value</b>	<b>\$4,980,631.00</b>

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	<a href="#">3237</a>	<a href="#">296</a>	U	V	BANK ATLANTIC	PONCE ASSOCIATES LLC ETAL
	5/25/2007	\$0.00	CONSERVATION EASEMENT	<a href="#">2928</a>	<a href="#">1234</a>	U	V	PONE ASSC LL	ST JOHNS RIVER WATER MANAGEMENT DIST
	10/31/2006	\$100.00	CONSERVATION EASEMENT	<a href="#">2808</a>	<a href="#">1469</a>	U	V	PONCE ASSOCIATES LLC	ST JOHNS RIVER WATER MANGEMENT DIST
	6/6/2006	\$100.00	CONSERVATION EASEMENT	<a href="#">2778</a>	<a href="#">50</a>	U	V	PONCE ASSOCIATES LLC	ST JOHNS RIVER WATER MANGEMENT DIST
	6/6/2006	\$0.00	OTHER INSTRUMENT	<a href="#">2728</a>	<a href="#">784</a>	U	V	NOTICE OF ESTABLISHMENT OF THE	MADEIRA COMMUNITY DEVELOPMENT DISTRICT
	10/10/2002	\$100.00	QUIT CLAIM DEED	<a href="#">1836</a>	<a href="#">52</a>	U	I	PONCE DE LEON RSRT & CONV CNT	PONCE ASSOCIATES LLC
	10/10/2002	\$14,025,000.00	WARRANTY DEED	<a href="#">1836</a>	<a href="#">42</a>	Q	I	PONCE DE LEON RSRT & CONV CNT	PONCE ASSOCIATES LLC
	6/11/2001	\$0.00	ANNEXATION	<a href="#">1618</a>	<a href="#">44</a>	U	I	CITY OF ST AUGUSTINE ANNEXATION	
	1/1/1989	\$0.00		<a href="#">816</a>	<a href="#">133</a>	U	I		PONCE DE LEON RSRT & CONV CNT
	1/1/1989	\$0.00		<a href="#">807</a>	<a href="#">1448</a>	U	I		
	1/1/1989	\$0.00		<a href="#">807</a>	<a href="#">1442</a>	U	I		
	3/1/1987	\$0.00		<a href="#">738</a>	<a href="#">1267</a>	U	V		
	11/1/1985	\$4,644,900.00		<a href="#">688</a>	<a href="#">290</a>	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



**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:**

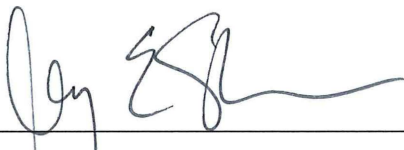
Section 1. Modification of Ordinance 2001-12, the Ponce de Leon Resort and Convention Center PUD creating the Madeira Planned Unit Development (PUD). The Madeira PUD is hereby modified for property described in the attachments in Exhibit “A”, attached hereto and incorporated herein by reference.

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.

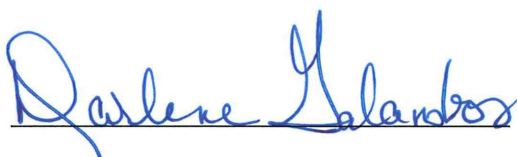
Section 3. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

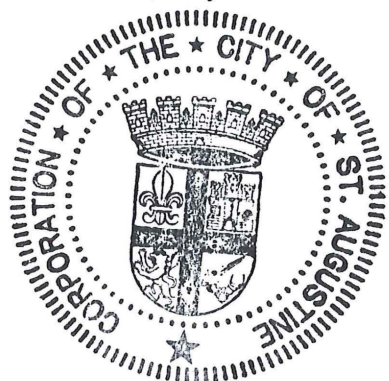
Section 4. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2015-33 or, if Ordinance No. 2015-33 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

**PASSED** by the City Commission of the City of St. Augustine, Florida, this 22<sup>nd</sup> day of February, 2016.

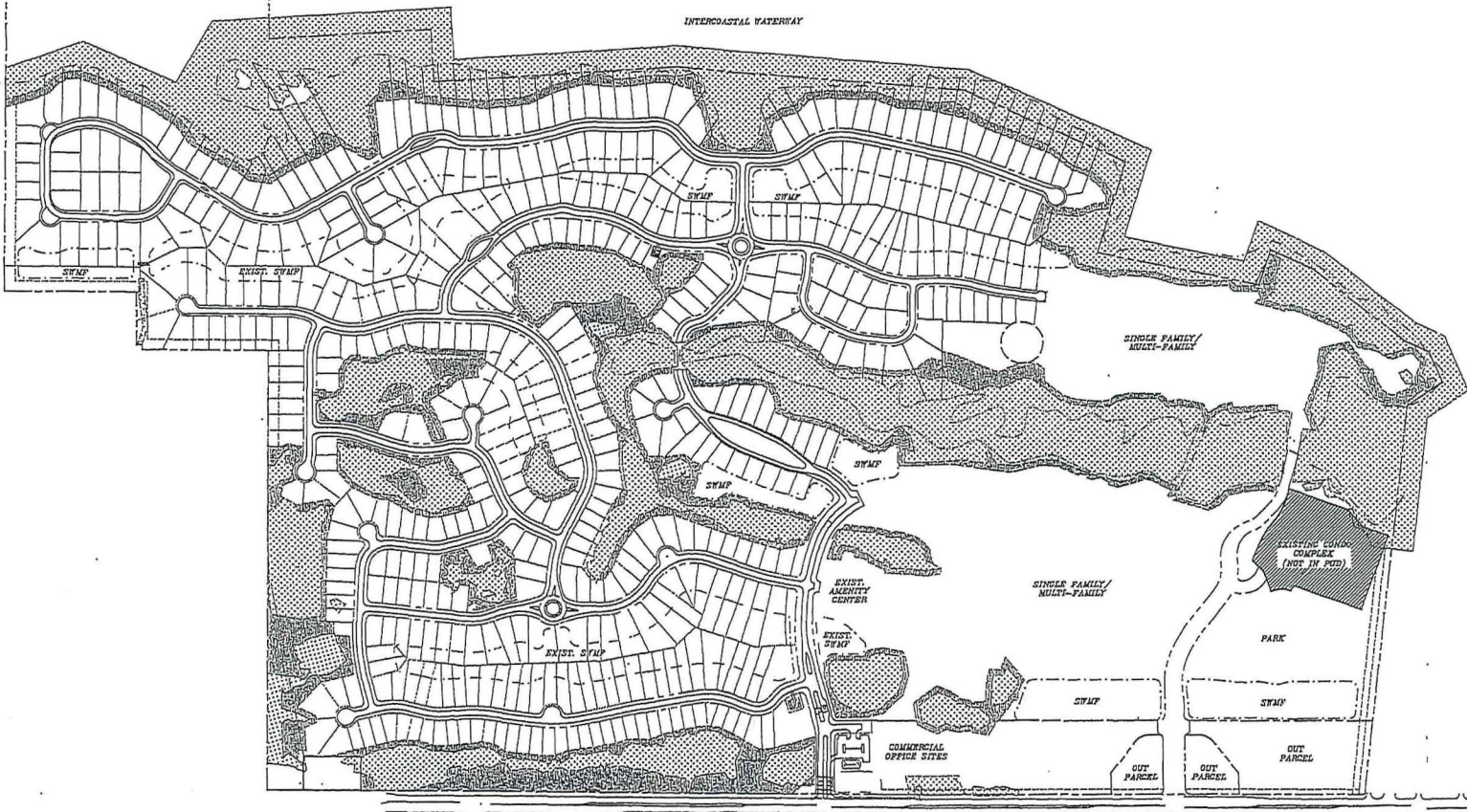
  
\_\_\_\_\_  
Nancy E. Shaver, Mayor

ATTEST:

  
\_\_\_\_\_  
Darlene Galambos, City Clerk



# CONCEPTUAL MASTER PLAN



**DOMINION ENGINEERING GROUP, INC.**  
 PLANNERS AND ENGINEERS  
 4318 SOUTHPOINT BLVD, SUITE 204, JACKSONVILLE, FLORIDA 32216  
 TEL: 904-854-4500 C.A. NUMBER: 28821 FAX: 904-854-4505  
 www.dom-eng.com

MADERA AT ST. AUGUSTINE  
 FOR  
 PONCE ASSOCIATES, LLC  
 CONCEPTUAL MASTER PLAN

REVISIONS	PLOT DATE: DRAWN BY: MSB DESIGNED BY: MSB CHECKED BY: MSB SCALE: AS NOTED DESIGN ENGINEER: WILLIAM E. SCHARFER II FLORIDA REGISTRATION NUMBER: 40229 JOB NO.: © 2012 DATE HEREON SHEET NO. <b>CMP</b> OF
-----------	---



D:\General\_Dev\Projects\Madera\Civil\working\doming\CONCEPTUAL MASTER PLAN.dwg Feb 02, 2018 -- 8:46pm

## 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"

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<sup>ths</sup> of one percent of the overall site (a 38% reduction from plan presented April 1<sup>st</sup>, 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<sup>ths</sup> of one percent of the overall site.
24. The attached Site Plan increases preservation of native upland communities by 69% to 49.2 acres.

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.

### 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.

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.



# Planning and Zoning Board

Planning Division Staff Report  
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
December 2, 2025	10.c.	PZB2025-0078
Request	Address	Parcel ID
Conservation Overlay	28 Seminole Drive	<a href="#">151320-0210</a>
Zone Development	30 Seminole Drive	

## Site & Background Information

<b>Applicant:</b>	Ryan Carter c/o Carter Environmental Services
<b>Owner:</b>	Micah Clukey
<b>Property Class:</b> (St. Johns County Property Appraiser)	0800 – Multi-Family (Less than 10 Units)
<b>Future Land Use Designation:</b>	Residential Low Density
<b>Zoning Designation:</b>	<a href="#">Residential Single-Family-Two: RS-2</a>
<b>Acreage:</b>	0.60
<b>Neighborhood:</b>	Greater Fullerwood
<b>Archaeological Zone:</b>	N/A

## Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) for the construction of dock in [COZ 1 and 2](#) at 28 and 30 Seminole Drive. Approval of this application would allow for the construction of a two hundred and seventeen linear foot dock with a ten by twenty (10 x 20) foot terminal platform and kayak launch.

## Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
<a href="#">Future Land Use</a>		
<a href="#">Historic Preservation</a>		
<a href="#">Conservation and Coastal Management</a>	<p><b>Policy 2.1.1</b></p> <p>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.</p>	<p>Boat docks are listed as a primary use for Conservation Overlay Zone 1 and the application for a dock within COZ 1 is <b>CONSISTENT</b> with Policy 2.1.1.</p>
	<p><b>Policy 2.1.3</b></p> <p>Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria:</p> <p>(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.</p>	<p>The proposed dock is proposed at five feet above mean high water and is <b>CONSISTENT</b> with policy 2.1.3 (12) impacts on scenic vistas.</p>
<a href="#">Recreation and Open Space</a>		
<a href="#">Transportation and Mobility</a>		
<a href="#">Housing</a>		
<a href="#">Infrastructure</a>		

## Review of Applicable City of St. Augustine Code of Ordinances

The request for Conservation Overlay Zone 1 and 2 includes the construction of a dock. 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** Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

*(1) Site specific conditions.*

The application states that the dock will be for private use by the residents and their guests. The parcel is bisected by an unimproved right-of-way for Seminole Drive. If the Board approves the application for the dock the applicant will require a license agreement from the City to place the dock within the right-of-way. The applicant is proposing to construct 1,285 square feet of dock with a terminal platform and kayak launch. The height of the dock will be five feet above mean high water.

*(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.*

28 and 30 Seminole drive is a waterfront lot with approximately one hundred (100) feet of shoreline along the salt marsh associated with Robinson Creek. The property is within Conservation Overlay Zones 1, 2, and 3 and the proposed dock in COZ 1 and 2. The lot to the south has the remnants of a dock and the lot to the north does not have a dock.

*(3) Natural and proposed drainage patterns.*

Not applicable.

*(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.

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

The [Florida Fish and Wildlife Marine Resources GIS Map Viewer](#) indicate the shoreline to be salt marsh. Portions of Robinson Creek to the north of the site are conditionally restricted non-winter shellfish harvest areas.

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](#) indicate the shoreline to be salt marsh.

(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](#) indicate the shoreline to be salt marsh. Portions of Robinson Creek to the north of the site are conditionally restricted non-winter shellfish harvest areas.

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

The site has approximately one hundred (100) linear feet of shoreline. The dock is proposed to be five feet wide with a terminal platform twenty feet wide. The widest portion of the dock will be twenty 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 217 linear feet and include a kayak launch with a total proposed dock area of 1285 square feet. The application narrative states the deck will not exceed five feet above MHW. The impact to the vista from the height of the dock will be minimal. The length of the dock appears to be consistent with the docks to the north and south.

(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.)*

This neighborhood does not have a surface water management system.

(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 the shoreline to be salt marsh. Portions of Robinson Creek to the north of the site are conditionally restricted non-winter shellfish harvest areas.

(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 217 linear feet and include a kayak launch with a total proposed dock area of 1285 square feet. The application narrative states the deck will not exceed five feet above MHW. The application does not include a boat lift. The application is consistent with the dock requirements of criterion 16.

### **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. **The Planning and Zoning Board approval of this application should be conditioned on receiving a license agreement from the City Commission for the portion of the dock within the right-of-way.** This application is for the for the an construction of dock [COZ 1 and 2](#) at 28 and 30 Seminole Drive / PID 151320-0210.

### **Attachments**

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

**Staff Report prepared by:**



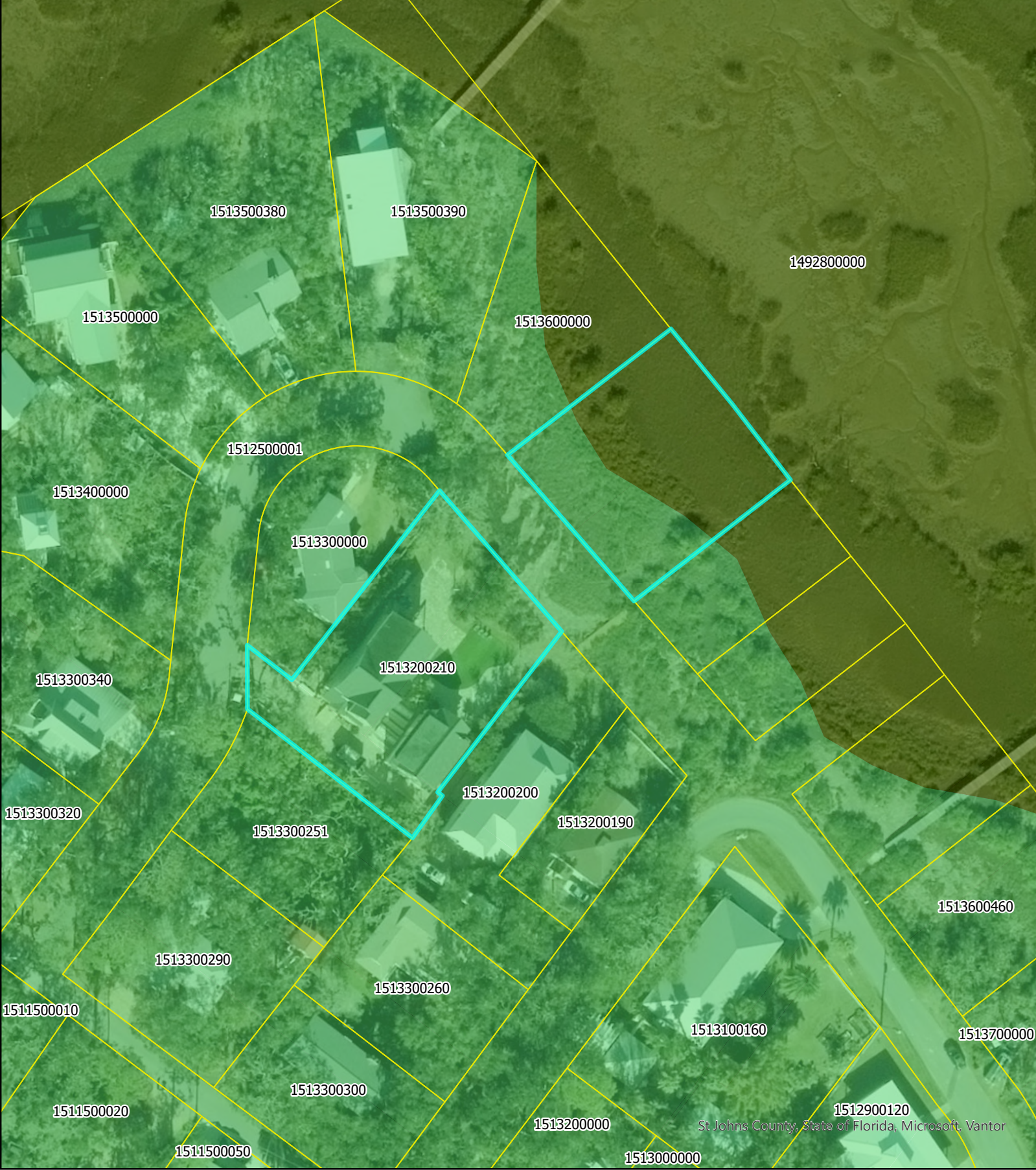
Sarah Daugherty  
Senior Planner  
Planning and Building Department

**Attachment 1:  
Site Maps  
and Photos**

# 28 & 30 Seminole Drive



12/09/2024







# Zoning Map

## City of St. Augustine

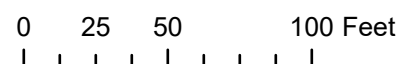
28 & 30 Seminole Drive

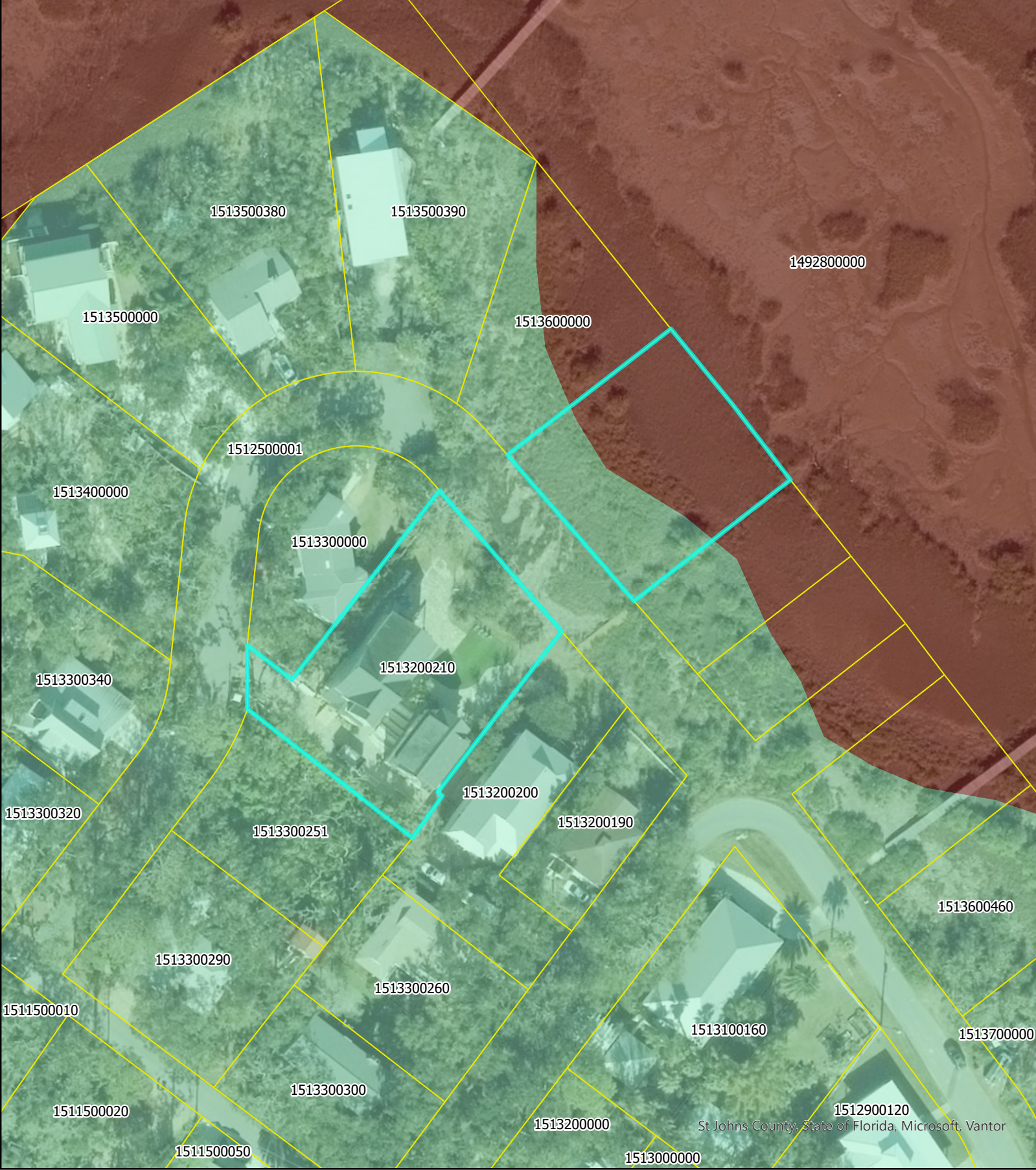
### Legend

-  Municipal Boundary
-  Parcel

-  Residential Single-Family-Two (RS-2)
-  Open Land (OL)

Scale: 1:800





# Future Land Use

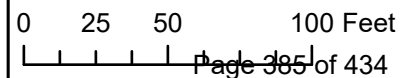
## City of St. Augustine

28 & 30 Seminole Drive

### Legend

-  Municipal Boundary
-  Parcel
-  Open Land
-  Residential Low Density

Scale: 1:800




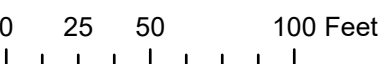


**St Johns County Property Appraiser**  
**Use Classification**  
 City of St. Augustine  
 28 & 30 Seminole Drive

**Legend**

-  Municipal Boundary
-  Parcel

Scale: 1:800

Page 386 of 434

St Johns County, State of Florida, Microsoft, Vantor






St Johns County, State of Florida, Microsoft, Vantor

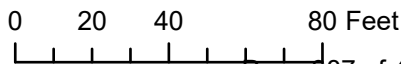
# FEMA Flood Zones

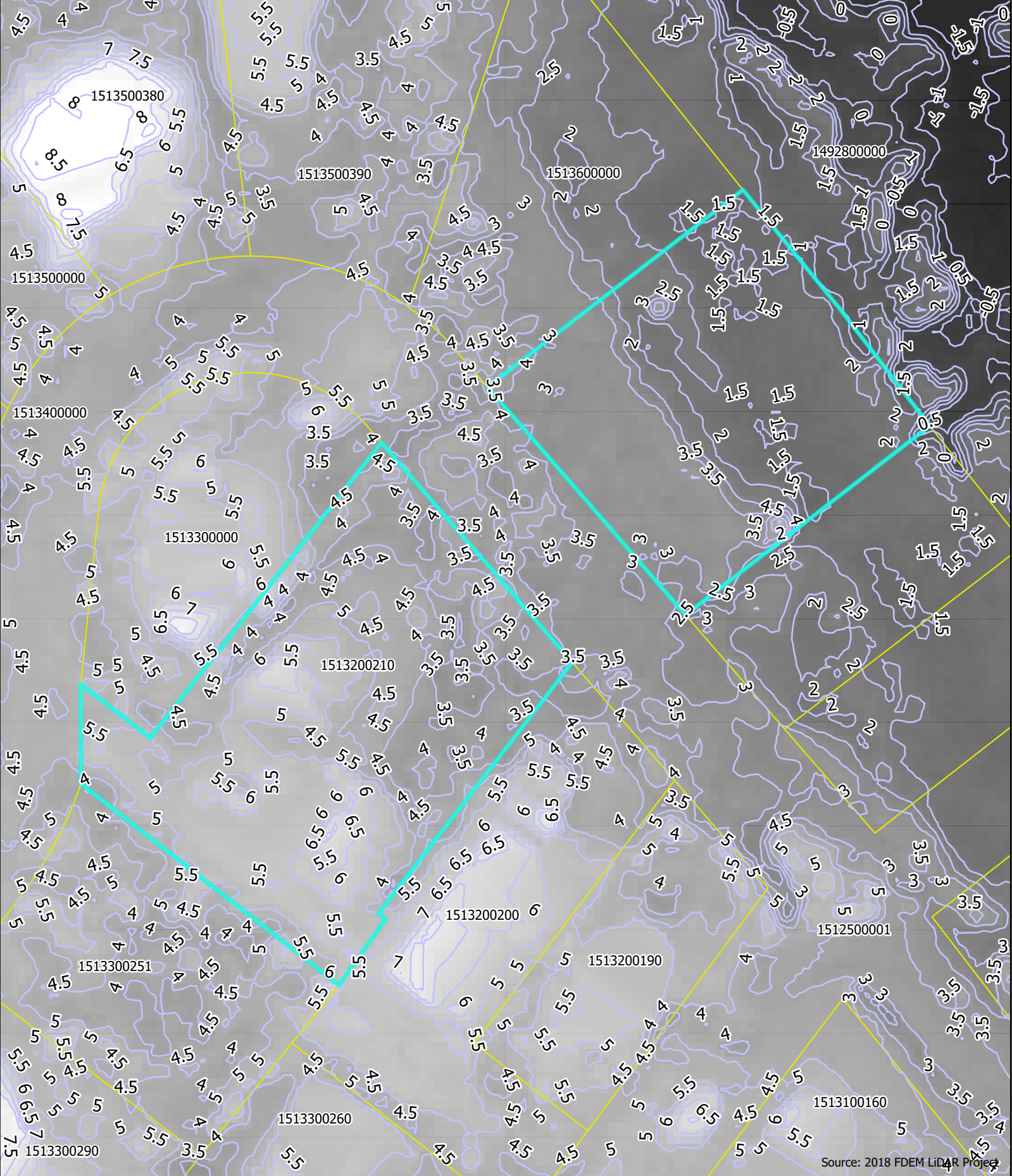
City of St. Augustine  
28 & 30 Seminole Drive

## Legend

-  Municipal Boundary
-  Parcel
- Flood Zone
  -  AE




Scale: 1:600





**Ground Elevation Contours (ft. NAVD88)**  
City of St. Augustine  
28 & 30 Seminole Drive

**Legend**

-  Municipal Boundary
-  Parcel
-  2018 Contours

Scale: 1:500



0 12.5 25 50 Feet  
Page 388 of 434

# **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: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

2. NAME OF PROPERTY OWNER: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Parcel Number: \_\_\_\_\_

4. PROJECT STREET ADDRESS: \_\_\_\_\_

5. SPECIFIC PROPOSED USE: \_\_\_\_\_

6. ACTION REQUESTED:

Conservation Zone Development       Appeal of Staff Determination

Exception       Land Use Plan Amendment

Variance       Rezoning

Other: \_\_\_\_\_

7. DESCRIPTION OF ACTION REQUESTED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. JUSTIFICATION FOR ACTION REQUESTED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.



9-3-25

Signature of Applicant

Date



9/9/25

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.

---

Print name of applicant

A handwritten signature in black ink that reads "R. A. Carter".

---

Signature of applicant

9-3-25

---

Date



**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]  
Signature of Owner  
MICAH CLUKEY  
Print Name of Owner  
904-669-7618  
Telephone Number

State of Florida

County of Saint Johns

Signed and sworn before me on this 9th day of September, 2025.

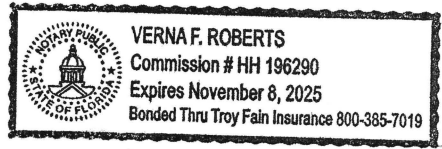
By Verna F. Roberts

Identification verified: personally known

Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No

Notary Signature: [Signature]

My Commission expires: 11/8/25



# 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.”

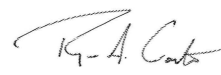
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

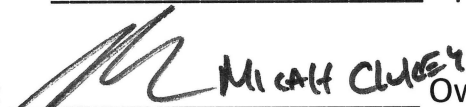

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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.

**28/30 Seminole Dr**

Project Address: \_\_\_\_\_

Applicant's Name: RYAN CARTER Applicant's Signature: 

Owner's Name:  MICHAEL CASEY Owner's Signature: 

**28/30 Seminole Drive Dock  
Overlay Zone Development Application Supplement  
September 2025**

This narrative is intended to supplement the Conservation Overlay Zone Development for a proposed dock. The proposed dock creates an access and dockage for residents and guests to enjoy the water.

The dock was previously approved by the CoSA PZB Board as agenda item 2016-0035 but it was never built. Furthermore, the previous applicant was authorized by the FDEP for construction with the issuance of an Environmental Resource Permit (ERP). The permit also included federal Army Corps of Engineers approval for proposed activities under the SPGP program. Since the dock was never constructed the applicant is seeking reauthorization.

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 dock will have a benefit to the public as a whole.*

**The dock will be for private use by the residents and their guests.**

2. *The proposed dock 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.*

**There will be a minimal impact on natural systems from the proposed dock.**

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

**The proposed dock design does not include any boat houses, or tall structures that would disrupt a scenic vista. No new blockages or disruptions to the scenic vista will result.**

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

**The proposed dock is intended for private residents and their guests. Additionally, the other lots in this subdivision have similar docks on their properties. Therefore, adding one more dock will not impact the vista and scenic opportunities of the overall subdivision.**

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.*

**The proposed 217x5' access pier boardwalk will extend out from the retaining wall. There will be a 10'x20' wooden terminal platform at the end of the dock. The terminal platform will feature a 1.5' step down kayak launch. The height of the dock will be 5' above Mean High Water. The step down kayak launch will be 1.5' above Mean High Water. The total footprint of the dock and platform is 1,285 square feet.**

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

**The adjacent properties have existing docks in size and relation to the proposed dock. The body of water is Robinson Creek, a tributary of the Tolomoto River. It is situated over Conservation Overlay Zone 1.**

*3. Natural and proposed drainage patterns.*

**Rainfall will percolate through the deck boards. It will not alter any existing stormwater or drainage systems.**

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

**There is no effect of point or non-point discharge into the marine environment from the proposed dockage.**

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

**Silt fence will be installed around the project limits to prevent any run off from the construction site.**

*6. Impact on floodplain.*

**There is no impact on floodplains associated with this application.**

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

**Vegetative impacts:** There will be minor vegetative impacts due to shading and installation of pilings.

**Lighting of the open water areas at night:** The dock will be lit with low level, directional lighting that greatly minimizes the amount of light intrusion into the open water.

**Increased noise from day users:** Noise from the residents and guests using the dock will have a minimal impact.

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

**No storm water systems will be modified. Fueling stations are not present and are not part of the proposed design.**

9. *Effect of shade on vegetation and shellfish.*

**The proposed dock will extend from an access pier that begins in the uplands. The 217' dock will extend over saltmarsh vegetation and some oyster bars. The effect of shade will be minimal due to the orientation and design of the dock.**

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

**The proposed dock is on a creek that is too shallow for boats to navigate. Therefore, there is no effect of boat wake and boat traffic.**

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

**N/A**

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

**The proposed dock does not include any roofed structures or tall buildings; therefore there is no impact on vista and scenic opportunities.**

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

**0.34 acres of native plants.**

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

**The dock will impact approximately 1,285 square feet on plant and animal habitat. 0.08% of site.**

15. *Impact of development on water quality.*

**The dock will have no negative impacts on water quality.**

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

a) The effects of the boardwalk leading to the dock on commercial and sport fish are as follows:

**Positive:** The proposed new boardwalk will provide shelter for larval, juvenile, and adult fish.

**Negative:** Extremely small loss of juvenile habitat from the placement of pilings. This loss will have temporary impacts to juvenile habitat and adult foraging areas during construction of the boardwalk.

b) The effects of the boardwalk on shellfish are as follows:

**Positive:** The pilings used to construct the boardwalk will be colonized by oysters and mussels. This will be an addition of habitat.

**Negative:** Minor shading of a small portion of open water.

c) The effects of the boardwalk on water fowl are as follows

**Positive:** The observation pier will be used as a resting place or perch for many water fowl.

**Negative:** Extremely small loss of foraging habitat from the placement of pilings.

17.

a) *No boathouse, roofed structure or wall shall be constructed on any dock.*

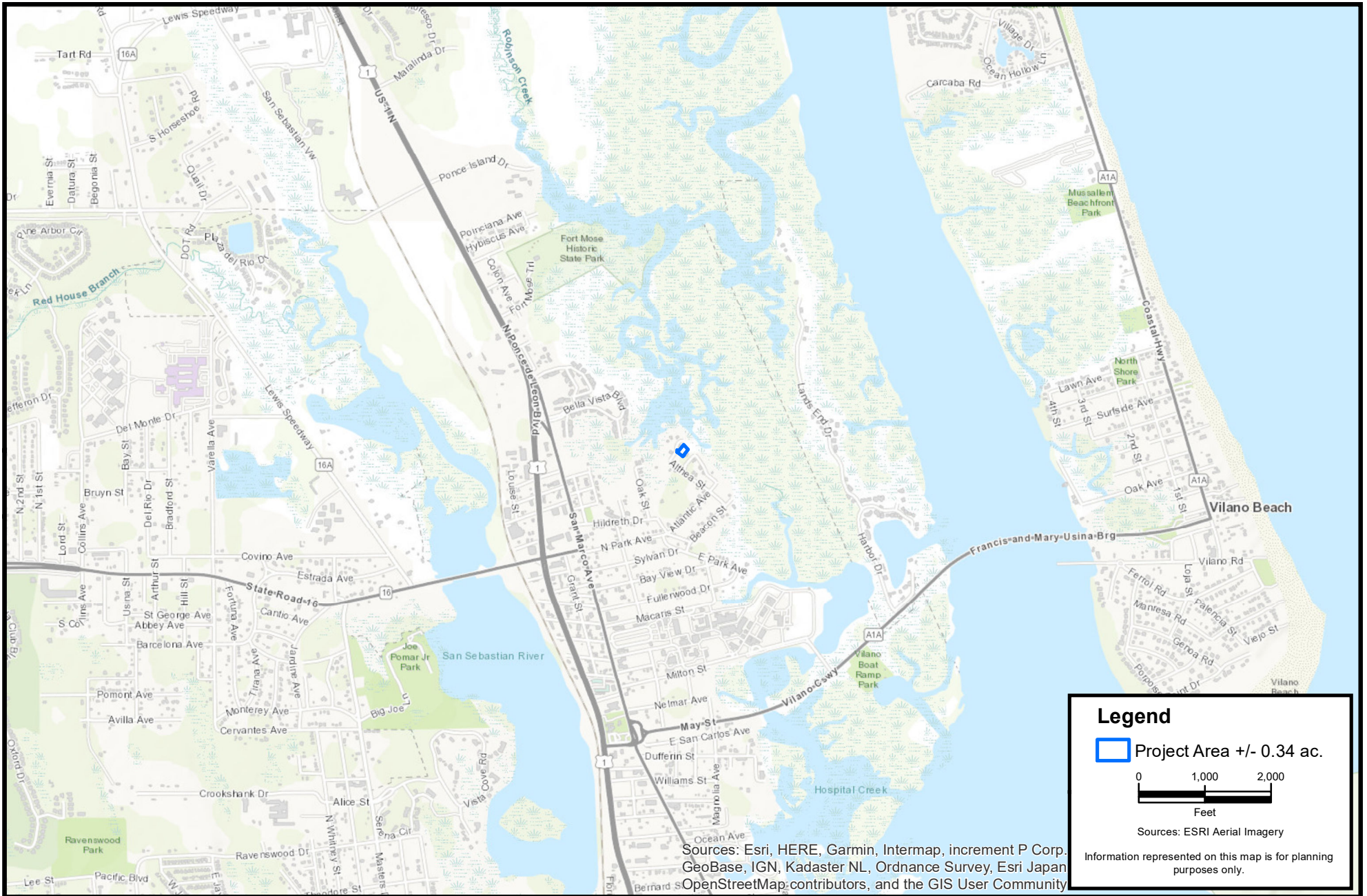
**There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.**

b) *The deck of any private boat dock shall not exceed seven (7) feet in height above the mean high water line.*

**The proposed boardwalk will meet the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers minimum of 5 feet above mean high water. The Kayak launch will be 1.5' above mean high water.**

c) *Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.*

**The proposed dock will not be designed to have a boatlift.**



**CARTER ENVIRONMENTAL SERVICES, INC.**



7 Waldo Street  
St. Augustine, FL 32084  
904-540-1786

[www.carterenv.com](http://www.carterenv.com)

Location Map

**28 Seminole Drive**

Project: 5.16065

St. Johns County, FL

Date: Sep 04 2025


Figure: 1





Source: Esri, Maxar, Earthstar

**Legend**

 Project Area +/- 0.34 ac.

0 50 100  
Feet

Sources: ESRI Aerial Imagery  
Information represented on this map is for planning purposes only.

**CARTER ENVIRONMENTAL SERVICES, INC.**

**CES** 7 Waldo Street  
St. Augustine, FL 32084  
904-540-1786  
www.carterenv.com

Current Aerial		<b>28 Seminole Drive</b>	
Project:	5.16065	St. Johns County, FL	Date: Sep 04 2025




Figure: **2**



**Legend**

- Project Area +/- 0.34 ac.
- Proposed Dock: 1285 sq. ft.

0 60 120  
Feet

Sources: ESRI Aerial Imagery

Information represented on this map is for planning purposes only.

**CARTER ENVIRONMENTAL SERVICES, INC.**

**CES** 7 Waldo Street  
St. Augustine, FL 32084  
904-540-1786  
www.carterenv.com

Proposed Alignment

**28 Seminole Drive**

Project:	5.16065	St. Johns County, FL	Date: Sep 04 2025
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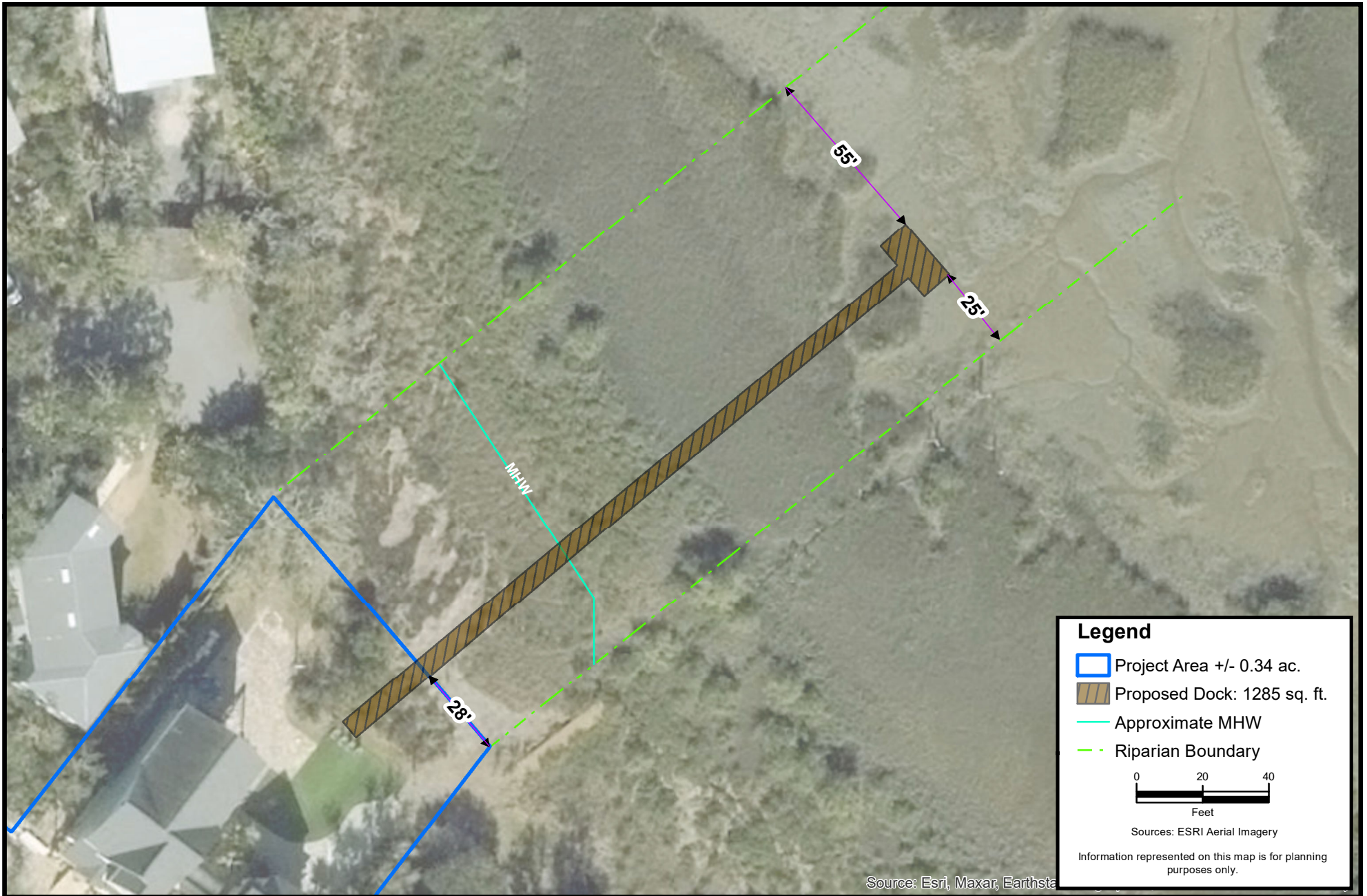


Figure: **4**



**Legend**

- Project Area +/- 0.34 ac.
- Proposed Dock: 1285 sq. ft.
- Approximate MHW
- Riparian Boundary

0      20      40  
 Feet

Sources: ESRI Aerial Imagery

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, Earthstar

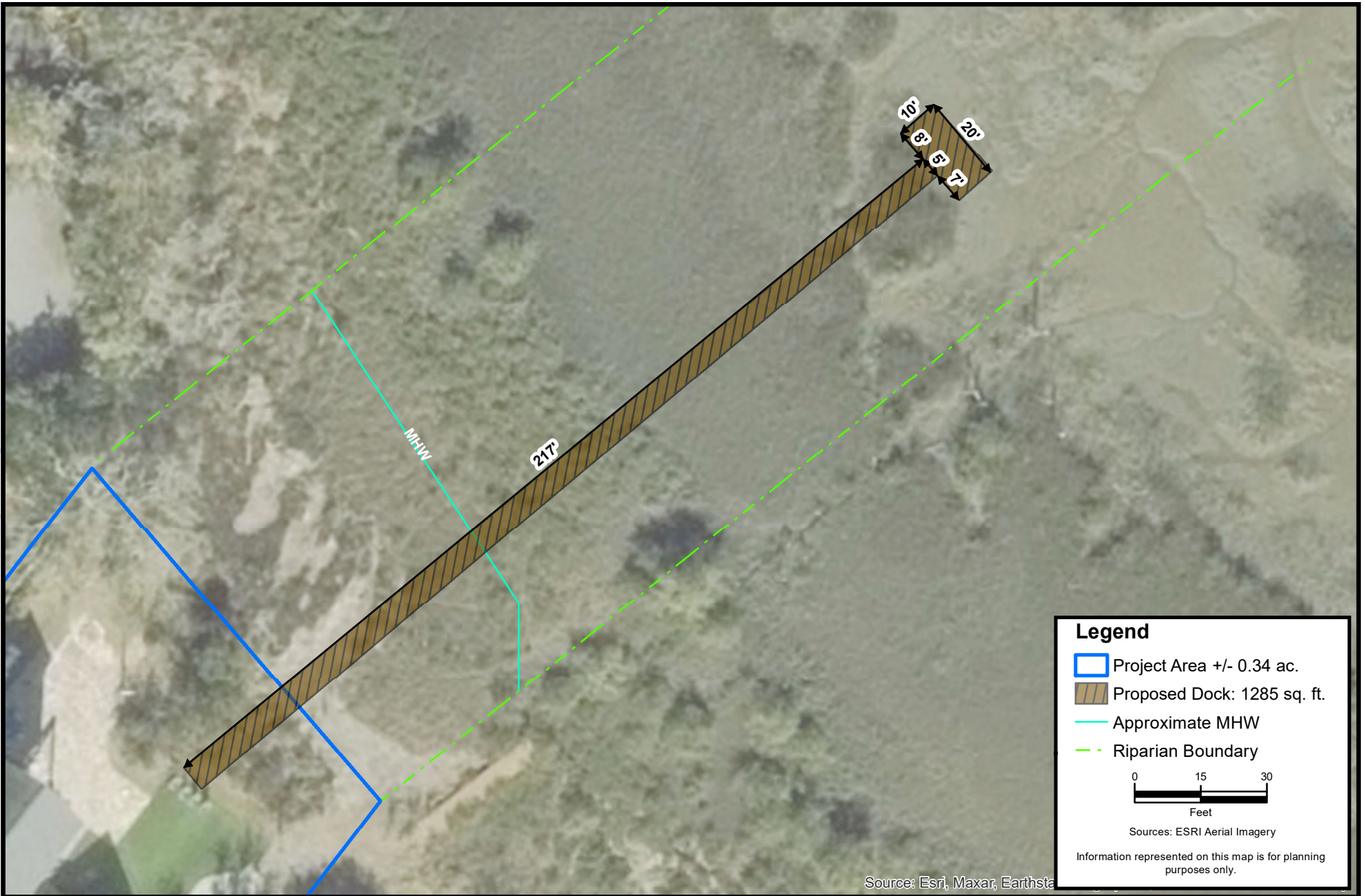
**CARTER ENVIRONMENTAL SERVICES, INC.**

**CES** 7 Waldo Street  
St. Augustine, FL 32084  
904-540-1786

[www.carterenv.com](http://www.carterenv.com)

Proposed Alignment		
<b>28 Seminole Drive</b>		
Project:	5.16065	St. Johns County, FL
		Date: Sep 04 2025

Figure: **4**



Source: Esri, Maxar, Earthstar

**Legend**

- Project Area +/- 0.34 ac.
- Proposed Dock: 1285 sq. ft.
- Approximate MHW
- Riparian Boundary

0      15      30  
Feet

Sources: ESRI Aerial Imagery

Information represented on this map is for planning purposes only.

**CARTER ENVIRONMENTAL SERVICES, INC.**

**CES** 7 Waldo Street  
St. Augustine, FL 32084  
904-540-1786  
[www.carterenv.com](http://www.carterenv.com)

Proposed Dimensions		
<b>28 Seminole Drive</b>		
Project:	5.16065	St. Johns County, FL
		Date: Sep 04 2025

Figure: **5**



**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

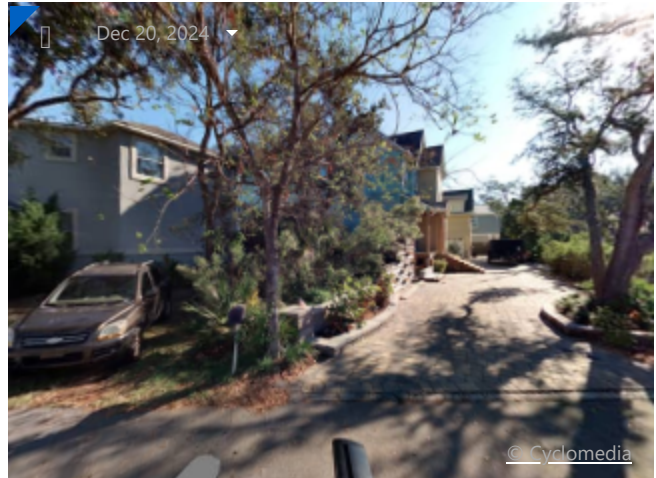
## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

**Parcel ID** 1513200210  
**Location Address** 28 SEMINOLE DR  
 30 SEMINOLE DR  
 SAINT AUGUSTINE 32084-0000  
**Neighborhood** Low Subdivision (582)  
**Tax Description\*** 3-29 LEW SUB ALL OF LOTS 21 22 41 42 & N 1/2 LOT 25  
 OR4979/1762  
*\*The Description above is not to be used on legal documents.*  
**Property Use** Multi-Family (Less than 10 Units) (0800)  
**Code**  
**Subdivision** Low Subdivision Of Blocks A B & C Hildret  
**Sec/Twp/Rng** 6-7-30  
**District** City of St Augustine (District 452)  
**Millage Rate** 18.72  
**Acreage** 0.600  
**Homestead** Y

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



## Owner Information

**Owner Name** [Clukey Micah Anthony Jr](#), [Carly Saffer](#) 100%  
[Clukey Carly Saffer](#) 100%  
**Mailing Address** 30 SEMINOLE DR  
 SAINT AUGUSTINE, FL 32084-0000

## Exemption Information

Exemption Type	Status	Amount
Homestead Band		\$25,722
Homestead		\$25,000

Map



Valuation Information

Assessed Year	2025
Building Value	\$688,767.00
Extra Features Value	\$0.00
Total Land Value	\$364,500.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
<b>Just Market</b>	<b>\$1,053,267.00</b>
Total Deferred	\$420,279.00
<b>Assessed Value</b>	<b>\$632,988.00</b>
Total Exemptions	\$50,722.00
<b>Taxable Value</b>	<b>\$582,266.00</b>

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	\$668,047	\$0	\$364,500	\$0
2023	\$290,512	\$0	\$306,720	\$0
2022	\$572,767	\$0	\$304,750	\$0
2021	\$529,745	\$0	\$233,600	\$0
2020	\$511,280	\$0	\$230,000	\$0
2019	\$459,493	\$0	\$230,000	\$0
2018	\$466,598	\$0	\$203,700	\$0
2017	\$0	\$0	\$94,650	\$0
2016	\$0	\$0	\$100,050	\$0
2015	\$0	\$0	\$83,250	\$0
2014	\$0	\$0	\$83,250	\$0

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$547,290	Roof Structure	Gable Hip
Year Built	2017	Interior Flooring	Hardwood
Actual Area	4260	Interior Wall	Drywall
Conditioned Area	3640	Heating Type	Air Duct
Use	Multi-Family less than 10 units	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Aluminum Vinyl	Baths	2.5

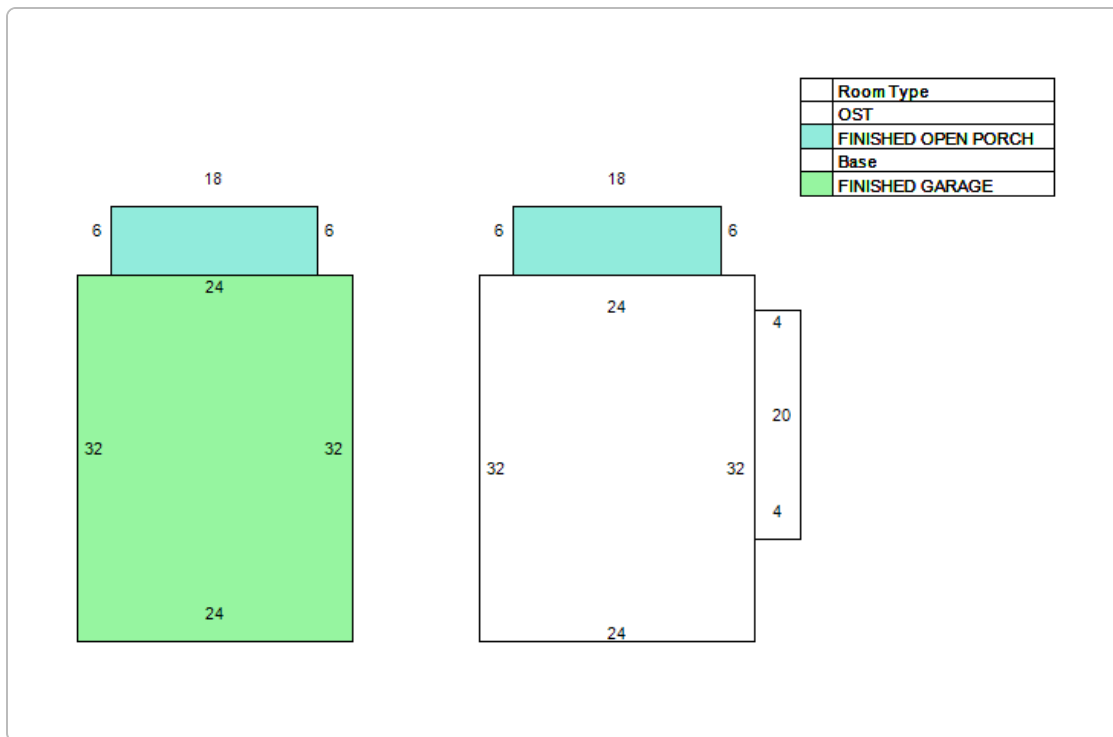
Description	Square Footage
FINISHED OPEN PORCH	335
BASE AREA	1318
FINISHED OPEN PORCH	99
FINISHED DECK	96
FINISHED UPPER STORY	972
FINISHED UPPER STORY	1350
FINISHED OPEN PORCH	90

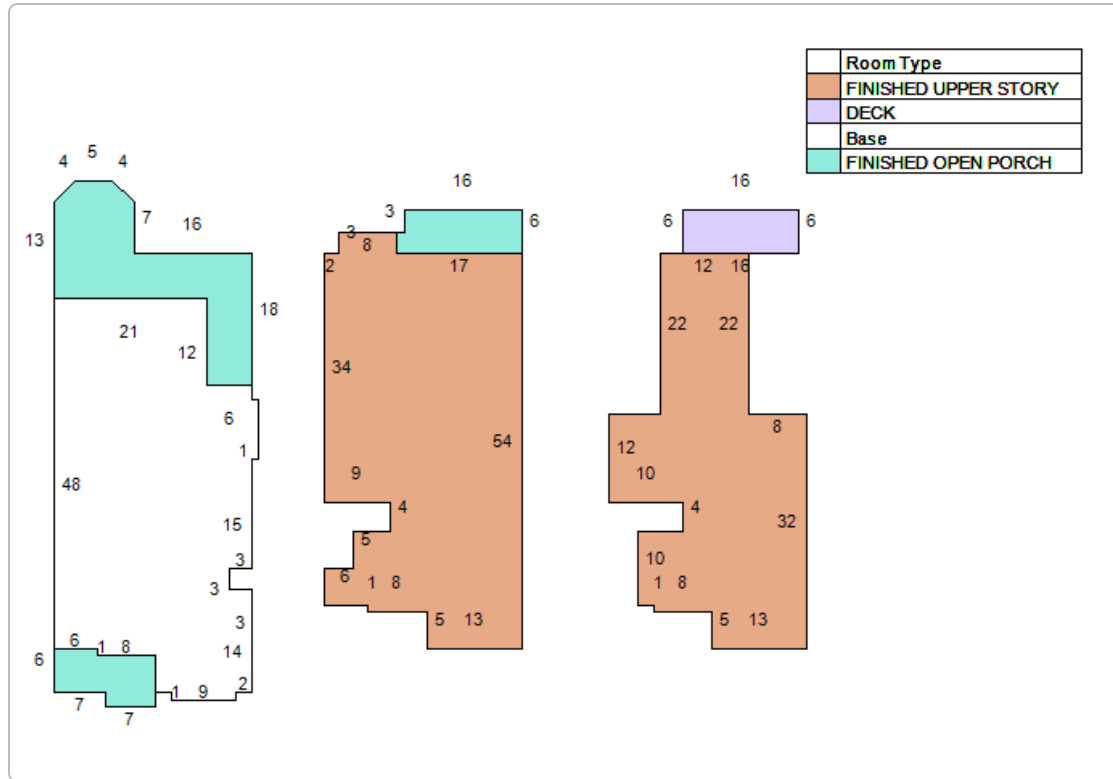
Description	Square Footage
Total SqFt	4260

<b>Building</b>	2	<b>Roof Cover</b>	Composite Shingle
<b>Building Value</b>	\$141,477	<b>Roof Structure</b>	Gable Hip
<b>Year Built</b>	2017	<b>Interior Flooring</b>	Carpet, Hardwood
<b>Actual Area</b>	1832	<b>Interior Wall</b>	Drywall
<b>Conditioned Area</b>	768	<b>Heating Type</b>	Air Duct
<b>Use</b>	Multi-Family less than 10 units	<b>Air Conditioning</b>	Central
<b>Style</b>	01	<b>Bedrooms</b>	2
<b>Exterior Wall</b>	Aluminum Vinyl	<b>Baths</b>	1

Description	Square Footage
FINISHED GARAGE	768
BASE AREA	768
FINISHED OPEN PORCH	108
FINISHED OPEN PORCH	108
OUTSIDE STAIRS	80
Total SqFt	1832

**Sketch Information**





**Land Information**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	100	145	100	EF	\$344,500
Multi-Family (Less than 10 Units)	100	100	1	UT	\$20,000

**Sale Information**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/2/2020	6/29/2020	\$925,000.00	WARRANTY DEED	4979	1762	Q	I	FRETTO DANIEL,NORAE	CLUKEY MICAH ANTHONY JR,CARLY SAFFER
1/10/2018	11/13/2017	\$0.00	CORRECTIVE DEED	4488	1613	U	V	FRETTO DANIEL	FRETTO DANIEL,NORAE
7/20/2016	7/11/2016	\$218,000.00	WARRANTY DEED	4226	486	Q	V	WHITE TONY R,MARIAN HOPE	FRETTO DANIEL
	1/1/1980	\$13,500.00		456	707	U	V		WHITE TONY R,MARIAN H

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 9/3/2025, 8:04:43 AM

Contact Us



**Attachment 4:  
Supplemental  
Information**



**FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION**  
NORTHEAST DISTRICT  
8800 BAYMEADOWS WAY WEST, SUITE 100  
JACKSONVILLE, FLORIDA 32256

RICK SCOTT  
GOVERNOR  
CARLOS LOPEZ-CANERA  
LT. GOVERNOR  
JONATHAN P. STEVERSON  
SECRETARY

**Permittee/Authorized Entity:**

Mr. and Mrs. Tony White  
4305 Wacahoota Road  
Micanopy, Florida 32667  
[twhite343@gmail.com](mailto:twhite343@gmail.com)

**White Bulkhead and Dock**

**Environmental Resource Permit  
State-owned Submerged Lands Authorization – Not Applicable**

**U.S. Army Corps of Engineers Authorization – Approved**

**Permit No.: 55-334174-001-EI**

**Permit Issuance Date: May 21, 2015  
Permit Construction Phase Expiration Date: May 21, 2020**

## Environmental Resource Permit

Permittee: Marian and Tony White

Permit No: 55-334174-001-EI

### PROJECT LOCATION

The activities authorized by this permit are located at Lot 22 Seminole Drive (parcel ID no. 1513200210), St Augustine, Florida 32084, Section 6, Township, 7 South, Range 30 East, in St. Johns County, at Latitude 29°55'17.7732"/Longitude -81°19'3.2661".

### PROJECT DESCRIPTION

The permittee is authorized to construct 95 linear ft. of vertical bulkhead at the jurisdictional wetland line of saltmarsh associated with Robinson Creek and to construct a 1,230 sq. ft. private residential single family dock consisting of a 5 ft. by 206 ft. access pier and a 10 ft. by 20 ft. terminal platform within Robinson Creek, a Class III waterbody, not located in an Outstanding Florida Waterbody, not located in an aquatic preserve. Authorized activities are depicted on the attached exhibits.

### AUTHORIZATIONS

#### White Dock and Bulkhead

#### Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

#### Sovereignty Submerged Lands Authorization

As staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), the Department has determined the activity is not on submerged lands owned by the State of Florida. Therefore, your project is not subject to the requirements of Chapter 253, F.S., or Rule 18-21 F.A.C.

#### Federal Authorization

Your proposed activity as outlined on your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit IV-R1, and a **SEPARATE permit or authorization will not be required** from the U.S. Army Corps of Engineers (Corps). Please note that the Federal authorization expires on July 25, 2016. You, as permittee, are required to adhere to all General Conditions and Special conditions that may apply to your project.

Permittee: Mr. and Mrs. Tony White

Permit No: 55-334174-001-EI

Page 2 of 12

Issue Date: May 21, 2015

Expiration Date: May 21, 2020

A copy of the SPGP IV-R1 with all terms and conditions and the General Conditions may be found at

[http://www.saj.usace.army.mil/portals/44/docs/regulatory/sourcebook/permitting/general\\_permits/spgp/generalconditions.pdf](http://www.saj.usace.army.mil/portals/44/docs/regulatory/sourcebook/permitting/general_permits/spgp/generalconditions.pdf).

Authority for review - an agreement with the USACOE entitled "Coordination Agreement between the U.S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection, or Duly Authorized Designee, State Programmatic General Permit," Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

#### Coastal Zone Management

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

#### Water Quality Certification

This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

#### Other Authorizations

You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

#### **PERMIT CONDITIONS**

The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity.

Permittee: Mr. and Mrs. Tony White  
Permit No: 55-334174-001-EI  
Page 3 of 12

Issue Date: May 21, 2015  
Expiration Date: May 21, 2020

Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action.

Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit, as described.

#### **SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES**

1. This permit does not authorize the removal of any vegetation within the jurisdictional area. No dredging, filling, or other construction activity, including the removal of tree stumps and/or vegetative root masses, shall be conducted within the wetlands other than that performed within the specifically authorized work corridor.
2. Outside the specific limits of construction authorized by this permit, any disturbance of or damage to wetlands shall be corrected by restoring pre-construction elevations as to maintain natural hydrology, drainage patterns, and planting vegetation of the same species, size, and density that exist in adjacent undisturbed wetland areas.
3. Upon completion of construction, the permittee shall submit to the Department of Form 62-330\_310\_3 “Construction Completion and Inspection Certification for Activities Associated with A Private Single-Family Dwelling Unit”. The person completing the form shall inform the Department if there are substantial deviations from the plans approved as part of the permit.
4. The project shall comply with applicable State Water Quality Standards, namely:
  - a. Surface Waters, Minimum Criteria, General Criteria – Rule 62-302.500, F.A.C.
  - b. Class III Waters – Recreation, Propagation and Maintenance of a Healthy, Well-Balanced Population of Fish and Wildlife. – Rule 62-302.400, F.A.C.
5. There shall be no storage or stockpiling of tools, equipment, materials (e.g., lumber, pilings, riprap, and debris) within wetlands, along the shoreline within the littoral zone, or elsewhere within waters of the state unless specifically approved in this permit. Any and all construction debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized by this permit.
6. There shall be no discharge of construction debris into the waters of the state as conditioned by this permit enforceable under the Florida Litter Law 403.413, F.S. by all law enforcement officers.

#### **SPECIFIC CONDITIONS - SHORELINE STABILIZATION**

7. The bulkhead shall be constructed and an interior silt screen shall be in place prior to the placement of any backfill material.

Permittee: Mr. and Mrs. Tony White  
Permit No: 55-334174-001-EI  
Page 4 of 12

Issue Date: May 21, 2015  
Expiration Date: May 21, 2020

8. A silt screen or interior fabric shall be in place prior to the placement of the riprap.
9. The work shall be done during periods of average or low water (or identify specific requirement).

#### **SPECIFIC CONDITIONS – DOCKS**

10. The main access pier shall be elevated a minimum of 5 feet above mean or ordinary high waterline as measured from the top surface of the decking.
11. The main access pier of the dock shall be elevated at least 4 feet above marsh floor.
12. Water depth at the mooring area shall be sufficient to prevent bottom scouring by boat propellers.
13. No portion of the boat slip/mooring area shall be constructed over submerged grass beds.
14. The waterward end of the dock shall be marked by a sufficient number of reflectors so as to be visible from the water at night by reflected light. The reflectors shall not be green or red in color.
15. No overboard discharges of trash, human or animal waste, or fuel shall occur at the dock.
16. The work shall be done during periods of average or low water.

#### **SPECIFIC MANATEE CONDITIONS**

17. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with, and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
18. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels shall follow routes of deep water whenever possible.
19. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers shall not impede manatee movement.
20. All onsite project personnel are responsible for observing water-related activities for the presence of manatees. All in-water operations, including vessels, shall be shut down if a manatee comes within 50 feet of the operation.

Permittee: Mr. and Mrs. Tony White  
Permit No: 55-334174-001-EI  
Page 5 of 12

Issue Date: May 21, 2015  
Expiration Date: May 21, 2020

Activities shall not resume until every manatee has moved beyond the 50-foot radius of the project operation, or until 30 minutes has elapsed wherein a manatee has not reappeared within 50 feet of the operation. Animals shall not be herded away or harassed into leaving.

21. Any collision with or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach, (1-772-562-3909) for south Florida.

22. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used. One sign measuring at least 3 ft. by 4 ft., which reads *Caution: Manatee Area*, must be posted. A second sign measuring at least 8 1/2" by 11", explaining the requirements for "Idle Speed/No Wake" and the shutdown of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Please see the Florida Fish and Wildlife Conservation Commission website for information on how to obtain appropriate signs:

[http://www.myfwc.com/media/415211/manatee\\_educationalsign.pdf](http://www.myfwc.com/media/415211/manatee_educationalsign.pdf).

#### **GENERAL CONDITIONS FOR INDIVIDUAL PERMITS**

The following general conditions are binding on all individual permits issued under chapter 62-330, F.A.C., except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands

Permittee: Mr. and Mrs. Tony White  
Permit No: 55-334174-001-EI  
Page 6 of 12

Issue Date: May 21, 2015  
Expiration Date: May 21, 2020

Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)*, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," [October 1, 2013], which is incorporated by reference in paragraph 62-330.350(1)(d), F.A.C., indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

b. For all other activities "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

Permittee: Mr. and Mrs. Tony White  
Permit No: 55-334174-001-EI  
Page 7 of 12

Issue Date: May 21, 2015  
Expiration Date: May 21, 2020

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

- a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
- b. Convey to the permittee or create in the permittee any interest in real property;
- c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
- d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:

- a. Immediately if any previously submitted information is discovered to be inaccurate; and
- b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources.

Permittee: Mr. and Mrs. Tony White  
Permit No: 55-334174-001-EI  
Page 8 of 12

Issue Date: May 21, 2015  
Expiration Date: May 21, 2020

If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

## **NOTICE OF RIGHTS**

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

### Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an

Permittee: Mr. and Mrs. Tony White  
Permit No: 55-334174-001-EI  
Page 9 of 12

Issue Date: May 21, 2015  
Expiration Date: May 21, 2020

explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

**The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.**

#### **Time Period for Filing a Petition**

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

#### **Extension of Time**

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time.

Permittee: Mr. and Mrs. Tony White  
Permit No: 55-334174-001-EI  
Page 10 of 12

Issue Date: May 21, 2015  
Expiration Date: May 21, 2020

Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

#### Mediation

Mediation is not available in this proceeding.

#### Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Thank you for applying to the Submerged Lands and Environmental Resource Permit Program. If you have any questions regarding this matter, please contact Mary Gaudios at (904) 256-1572 or via mail at [mary.gaudios@dep.state.fl.us](mailto:mary.gaudios@dep.state.fl.us).

Executed in Duval County, Florida.

#### STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Sincerely,



Michael Savage  
Environmental Manager

MS/mg/aw

- Enclosure:
- (a) Project Drawings and Design Specs., 4 pages
  - (b) SPGP General Conditions, 2 pages
  - (c) Construction Commencement Notice/Form 62-330-350(1)
  - (d) Construction Completion and Inspection Certification for Activities  
Associated With a Private Single-Family Dwelling Unit/Form 62-330.310(3)
  - (e) Request to Transfer Permit/Form 62-330.340(1)


Permittee: Mr. and Mrs. Tony White  
Permit No: 55-334174-001-EI  
Page 11 of 12

Issue Date: May 21, 2015  
Expiration Date: May 21, 2020

c: U.S. Army Corps of Engineers Jacksonville Office, [corpsjaxreg@usace.army.mil](mailto:corpsjaxreg@usace.army.mil)

**FILING AND ACKNOWLEDGEMENT & CERTIFICATE OF SERVICE**

Filed on this date pursuant to § 120.52, Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged. The undersigned hereby certifies that this Environmental Resource Permit and all copies were sent before the close of business on May 21, 2015 to the listed persons.



Clerk

May 21, 2015

Date

Permittee: Mr. and Mrs. Tony White  
Permit No: 55-334174-001-EI  
Page 12 of 12

Issue Date: May 21, 2015  
Expiration Date: May 21, 2020

## GENERAL CONDITIONS FOR FEDERAL AUTHORIZATION FOR SPGP IV-R1

1. The time limit for completing the work authorized ends on July 25, 2016.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature and mailing address of the new owner in the space provided below and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

### **Further Information:**

1. Limits of this authorization.
  - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
  - b. This permit does not grant any property rights or exclusive privileges.
  - c. This permit does not authorize any injury to the property or rights of others.
  - d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
  - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
  - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

GENERAL CONDITIONS FOR FEDERAL AUTHORIZATION FOR SPGP IV-R1 cont.

- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
- d. Design or Construction deficiencies associated with the permitted work.
- e. Damage claims associated with any future modification, suspension, or revocation of this permit.

3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- a. You fail to comply with the terms and conditions of this permit.
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

\_\_\_\_\_  
(TRANSFEREE-SIGNATURE) (DATE)

\_\_\_\_\_  
(NAME-PRINTED)

\_\_\_\_\_  
(ADDRESS)

## NOTICES SUBMITTED TO THE DEPARTMENT

Your permit DEP File No.: 55-334174-001-EI requires you to submit the attached Notices to the Department at the times indicated. Failure to submit these notices will constitute noncompliance with the conditions of your permit and an enforcement action may be brought against you. If you are using a contractor you are responsible for ensuring these notices are submitted to the Department.

PLEASE NOTE - References to stormwater management systems in the attached forms refers to the activity or activities authorized in your permit.

### CONSTRUCTION COMMENCEMENT NOTICE FORM 62-330.310(3)

To be submitted 48 hours PRIOR to the commencement of the activity.

### CONSTRUCTION COMPLETION AND INSPECTION CERTIFICATION FOR PRIVATE RESIDENT - FORM 62-330.310(1)

In some cases, such as a single family resident constructing a structure on their own property for their own use, certification by a registered professional is not required. However, written notice to the Department within 30 days of completion of construction of the date the structure was completed is required. If you are a private single family resident property owner please use the As Built Certification - Private Resident form.

### APPLICATION FOR TRANSFER OF PERMIT -- Form 62-330.340(1)

To be submitted within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or real property at which the system is located.

SUBMIT ALL NOTICES TO:     Department of Environmental Protection  
  Environmental Resources Program  
  8800 Baymeadows Way West Suite 100  
  Jacksonville, Florida 32256



# Planning and Zoning Board

Planning Division Memorandum  
Planning and Building Department

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**TO:** Planning and Zoning Board

**DATE:** November 20, 2025

**RE:** Discussion related to updating the Shared Parking section of the City's Parking Code

This memorandum is related to a recent request by the Planning and Zoning Board (PZB) to discuss amending the parking code. The request was made specifically referencing potentially updating the "shared parking" section of the code.

As you may recall, in 2023 and early 2024 staff worked with the PZB, a consultant, the public and stakeholders to develop a revised Parking Code that was an update to the code and also promoted the city's Mobility Plan. Ultimately the City Commission tabled the proposed ordinance. The proposed update did include significant changes since the Code had not been updated since 1988 and it also included many new concepts based on more modern lifestyle options.

Part of the update attempted to address the idea of shared parking for properties and uses. For your information find below the extent of the existing code language addressing this issue and the proposed language as drafted in the 2023 proposed update addressing shared parking.

**Existing Parking Code language:**

**"Sec. 28-372. - Joint use of parking facilities.**

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."

Shared Parking Memorandum  
PZB 12-02-2025

1

**Proposed Parking Code language (2023):**

**Sec. 28-373. - Required off-street parking.**

(a) *Intent.* The purpose of this section is to ~~insure~~ ensure the reasonable provision of off-street, on-site parking facilities. Any use not listed shall provide off-street parking facilities as required of the use listed which is most closely related to it, as determined by the planning and building department.

...

(f) Shared Parking. Nothing in this chapter shall be construed to prevent the shared contractual use of off-street parking facilities by two (2) or more structures or uses subject to the conditions below:

- (1) With shared entrances, exits, driveways, and/or drive aisles that meet requirements based on an analysis submitted by the applicant, or
- (2) Are located within four hundred (400) feet of each other.
- (3) If the above criteria are met the total number of parking spaces may be reduced up to twenty-five (25) percent.
- (4) Parking requirements for shared uses shall be reviewed by city staff using the parking matrix below:

<u>Use</u>	<u>Weekday</u>			<u>Weekend</u>	
	<u>Night</u> <u>Midnight to</u> <u>6:00 a.m.</u>	<u>Day</u> <u>6:00 a.m. to</u> <u>6:00 p.m.</u>	<u>Evening</u> <u>6:00 p.m. to</u> <u>Midnight.</u>	<u>Day</u> <u>9:00 a.m. to</u> <u>4:00 p.m.</u>	<u>Evening</u> <u>6:00 p.m. to</u> <u>Midnight.</u>
<u>Residential</u>	<u>90%</u>	<u>50%</u>	<u>90%</u>	<u>70%</u>	<u>90%</u>
<u>Office</u>	<u>5%</u>	<u>90%</u>	<u>10%</u>	<u>5%</u>	<u>5%</u>
<u>Commercial/Retail</u>	<u>5%</u>	<u>50%</u>	<u>80%</u>	<u>80%</u>	<u>70%</u>
<u>Hotel</u>	<u>80%</u>	<u>60%</u>	<u>90%</u>	<u>80%</u>	<u>90%</u>
<u>Restaurant</u>	<u>10%</u>	<u>50%</u>	<u>80%</u>	<u>50%</u>	<u>90%</u>
<u>Entertainment/Recreational</u> <u>(theatres, bowling alleys,</u> <u>etc.)</u>	<u>10%</u>	<u>40%</u>	<u>80%</u>	<u>80%</u>	<u>90%</u>
<u>Other</u>	<u>80%</u>	<u>90%</u>	<u>50%</u>	<u>70%</u>	<u>70%</u>

The proposed language attempted to address an overall reduction for required parking and the recognition that many times the shared parking concept can address a reduction in pavement by acknowledging that uses may overlap or the need for parking is offset by differing hours of operation et cetera.

As you consider providing staff with direction to move forward there is also a concern for any new legislation that recommended changes are not “more burdensome” or that they do not potentially create “more burdensome” situations for property owners.

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



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Amy McClure Skinner, AICP  
Director  
Planning and Building Department



# Planning and Zoning Board

Planning Division Memorandum  
Planning and Building Department

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**TO:** Planning and Zoning Board

**DATE:** November 19, 2025

**RE:** Memorandum including updates regarding major project initiatives within the City of St. Augustine

This memorandum is intended to update the Planning and Zoning Board (PZB) on the status of several major projects within the city limits. This update was requested at the November PZB meeting.

Over the last several years the city and other governmental entities have initiated several large and potentially significant projects. A summary of the understood timing of several of these projects is listed below. This is intended as a simple summary of key projects and is not an all-inclusive list of potential capital improvement projects happening in the city.

**King Street:**

- San Sebastian bridge replacement initial construction underway, full construction to start early 2026
- West end base of Bridge of Lions circulation improvements early 2028
- Complete Street Plans in design from US 1 to the Bridge of Lions target 2028-2029

**Bayfront:**

- City of St. Augustine seawall construction south of City Marina to meet existing construction early 2026
- FDOT seawall from south of Bridge of Lions north to the National Park Service (NPS) property at the Fort construction after January 2026 – city to move the Lions mid-January 2026
- NPS seawall from FDOT seawall at the eastern Fort sign/parking lot north to Water Street construction to start February 2026

**City of St. Augustine projects:**

- New Island Fire Station in design completion 2027-2028
- SMART St. Augustine signage and associated upgrades to be completed in 2026
- Court Theophelia stormwater and drainage upgrades construction 2026-2027
- Inlet Drive shoreline improvements 2026 pending appeal
- Lake Maria Sanchez shoreline/resiliency project in design
- South Davis Shores stormwater/resiliency project in design
- West King Street and South Whitney Street stormwater improvements construction 2026-2028
- South Dixie Highway sidewalk construction in design
- Sevilla Street rebricking and utility improvements construction 2026
- Tolomato Parking lot improvements Spring 2026

**Army Corps of Engineers:**

- Back Bay Study ongoing

As noted, this is not intended to be a comprehensive list, but key projects with near time construction potential.

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



Amy McClure Skinner, AICP  
Director  
Planning and Building Department

# SR-5A (King Street) Bridge Replacement over the San Sebastian River

## DETOUR ROUTE

Beginning late August 2025





# Planning and Zoning Board

Planning Division Memorandum  
Planning and Building Department

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**TO:** Planning and Zoning Board

**DATE:** November 19, 2025

**RE:** Memorandum establishing the PZB 2026 Regular Meeting Schedule

Please see the attached draft Planning and Zoning Board (PZB) 2026 meeting schedule. This schedule was drafted by the City Clerk's office and is attached for your information.

After review, please let us know if you notice any conflicts with any regular holidays or other events that would interfere with holding a meeting on these dates.

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](mailto:askinner@citystaug.com).

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Amy McClure Skinner, AICP  
Director  
Planning and Building Department

# CITY OF ST. AUGUSTINE, FLORIDA

## Planning and Zoning Board

Meets on the first Tuesday of each month at 1 p.m.

### Meeting Schedule 2026

January 6, 2026
February 3, 2026
March 3, 2026
April 7, 2026
May 5, 2026
June 2, 2026
July 7, 2026
August 4, 2026
September 1, 2026
October 6, 2026
November 3, 2026
December 1, 2026