

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, JANUARY 6, 2026 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) October 7, 2025 Regular Meeting Minutes
 - b) November 4, 2025 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2025-0097 Jamie Pantling - Applicant & Owner
[81 Coquina Ave](#)
To approve a variance request to the side yard setback requirement.
 - b) PZB2025-0098 Ellen Avery-Smith - Applicant
c/o Rogers Towers, P.A.
Mark M Arnold Living Trust of 7/17/2007 - Owner
[109 Washington St](#)
To approve a variance to the side yard setback requirement.
 - c) PZB2025-0100 Gulfstream Design Group LLC - Applicant
City of St. Augustine - Owner
[500 Anastasia Blvd](#)
To approve a variance request to the maximum building placement and minimum building frontage per the Anastasia Entry Corridor Design Standards.
6. Use by Exception
 - a) PZB2025-0072 Luis Garcia - Applicant
Leland Company's LLC - Owner
[241 San Marco Ave](#)
To approve a use by exception for a business that offers for sale new or used automobiles, trucks, boats and tractors.

Continued from the
October 7, 2025,
Regular Meeting

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

a) PZB2025-0086

Continued from the
December 2, 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.

8. Other Business

a) Information and Discussion related to Planning items for 2026.

9. 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.

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting October 7, 2025

The Planning and Zoning Board met in formal session Tuesday, October 7, 2025, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Christina Tucker, Chairperson and the following were present:

1. Roll Call: Christina Tucker, Chairperson
Charles Pappas
Carl Blow
Susan Johns

Absent Ashleigh Barnes, Vice- Chairperson (Excused)

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

2. General Public hearings for Items Not on the Agenda

none

3. Approval of Minutes

MOTION

Ms. Johns MOVED to APPROVE the July 16, 2025, Special Meeting minutes as presented. The motion was SECONDED by Mr. Blow and PASSED BY UNANIMOUS VOICE VOTE.

MOTION

MS. Johns MOVED to APPROVE the August 5, 2025 meeting minutes as presented. The motion was SECONDED by Mr. Blow and PASSED BY UNANIMOUS VOICE VOTE.

4. Modification and Approval of Agenda

MOTION

Mr. Pappas MOVED to APPROVE the Agenda as presented. The motion was SECONDED by Mr. Blow and PASSED BY UNANIMOUS VOICE VOTE.

5. Conservation Overlay Zone Development

5. (a) PZB2025-0076 – Fremont Latimer c/o Marquis Latimer + Halback, Inc. – Applicant
Carol Bradshaw – Owner
13 Saragossa Street

To approve the removal of a significant tree within Conservation Overlay Zone 3.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. The specific request for Conservation Overlay Zone 3 development is for the removal of one (1) significant tree at 13 Saragossa Street / PID 205550-0000. The applicant was not present.

Ms. Tucker MOVED to hear this item after item 5.b. The motion was SECONDED by Mr. Blow and PASSED BY UNANIMOUS VOICE VOTE.

Freemont Latimer reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- After a review of the application, agreed that the tree needed to be removed
- Wanted an explanation of why two trees could not be planted to replace the tree being removed
- There was a 44-inch Laurel Oak in the same area
- Crowding could be a problem if two trees were added to the area
- There were two parking spaces in the rear of the lot
- Putting funds in the tree mitigation fund would be acceptable as well as planting one tree on the lot
- Confirmed the zoning to be RS-1
- Supported the application provided the additional tree was planted elsewhere or a donation was given to the tree mitigation fund
- Viewed the property and any tree planted would not last long in that area

MOTION

Mr. Pappas MOVED to APPROVE application PZB2025-0076 for the removal of one 16-inch Red Cedar located next to the house foundation as well as the two invasive camphor trees. The approval includes the planting of one new Cedar on the property and the other new Cedar paid

to the mitigation fund. The motion was SECONDED by Ms. Tucker.

VOTE ON MOTION:

AYES: Pappas, Tucker, Johns, Blow

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) PZB2025-0077 – Jessica Beach c/o City of St. Augustine – Applicant
City of St. Augustine – Owner
117 Inlet Drive; 124 Inlet Drive; 134 Inlet Drive and Inlet Drive/PID 213880-0000

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 & 2. This application is for the construction of a retaining wall living shoreline element, and stormwater upgrades at 117, 124, 134 Inlet Drive and Inlet Drive / PID 213880-0000.

Ms. Daugherty addressed the request for continuation from a property owner as they said they had not received notice of the hearing. She advised the Board that the certified mailed notices were sent using the current tax listings from the property appraiser's website.

Ms. Daugherty reviewed the noticing process for the Board and advised that staff had verified the following: certified letters had been mailed, the application had been noticed in the paper, according to code, and signage had been posted, according to code, for the public.

Ms. Lopez advised the board to take action on the request for continuance prior to hearing the application.

Ms. Tucker thought that staff had noticed the application per code and wanted to move forward with the application. Mr. Blow agreed.

MOTION

Ms. Tucker MOVED to HEAR the application. Mr. Blow SECONDED the motion.

VOTE ON MOTION:

AYES: Tucker, Blow, Johns, Pappas

NAYES: NONE

MOTION PASSED UNANIMOUSLY

Jessica Beach reviewed the application.

The Board presented their Ex Parte Communication.

Ms. Tucker reviewed the certified notice responses and emails received for the application. Ms. Lopez advised that the attorney could appeal if he desired.

Public hearing was opened.

Roger White said that he was in support of this project.

Lynn Roberts thanked the city for taking on this project. She fully supported this project.

Toby Thorpe said that after so many years, the wall was actually sinking into the ground. He was very supportive of this project.

Mr. Ruffin lived directly across from the proposed project and was in favor of it going forward.

Robert Thousand said that he would be the most affected as he had to give up his property to allow the project to go ahead. He said that ultimately this project would limit the flooding for all the residents in the area.

Wolfgang Schau described previous flooding events and said that this was a very important project to protect the shore from erosion but would not keep the flooding from the river side out.

Dr. Lois Thousand said that the city officials had been professional in the implementation

of this project, and she thanked everyone involved.

Zig Zeigler said that this particular stretch of road was used frequently by others, he suggested that there be benches placed in the area to use the area for viewing the water.

Public hearing was closed.

The Board discussed:

- This project was designed to limit water intrusion from nuisance flooding, king tides and tidal surge.
- The wall would be approximately three feet above ground.
- Confirmed the time frame to be through June 30, 2026
- The wall would be a standard concrete wall
- There was a bench at the site and there were no plans to remove it other than during construction
- There would be no fence on top of the wall
- The concerns regarding the scenic vista had been addressed

MOTION

Mr. Pappas MOVED to APPROVE application PZB2025-0077 for the development within Conservation Overlay Zones 1 & 2 for the construction of a retaining wall, living shoreline element and storm water upgrades at Lot 117, 124, 134 and Inlet Drive/PID 213880-0000. The motion was SECONDED by Ms. Tucker.

VOTE ON MOTION:

AYES: Pappas, Tucker, Johns, Blow

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Variance

**6. (a) PZB2025-0070 – Rebecca Faunce
DMD c/o Antigua Orthodontics/Faunce
Orthodontics LLC– Applicant
Faunce Orthodontics LLC c/o Antigua
Orthodontics/Faunce Orthodontics LLC –
Owner
67 S. Dixie Hwy**

To approve a variance to the side yard setback requirement.

Ms. Daugherty read the staff report and said staff finds that this application for a variance request to reduce the side yard setback from five (5) feet to eight (8) inches at 67 S. Dixie Highway / PID 127300-0050 has not adequately addressed the variance criteria regarding the owner's ability to make reasonable use of the property. Due to this, and based on a review of Sec. 28-29, staff finds that the Board may either:

- CONTINUE this request until more information as to why the variance is required to make reasonable use of the property is provided
- DENY this request as the variance criteria of Sec. 28-29 is not met, or
- APPROVE this request as variance criteria of Sec. 28-29 is met.

Robert O'Leary reviewed the application.

Ex Parte Communication: presented

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

Public hearing was opened.

Anthony Ammans wanted to clarify what the applicant was trying to achieve with the variance request. He was concerned that it may encroach on his own property, Lot 31.

Mr. O'Leary advised that the variance request was for the two lots owned by the applicant and would not impede the owner of Lot 31.

Public hearing was closed.

The Board discussed:

- Confirmed that Lot 32 would be used for additional parking
- If these two properties were tied together, there would be no concern of the owner selling one separately after the variance had been granted
- The property could be replated, however the lot could be sold as well
- Could the variance be made contingent upon the other lot being owned and used for the purpose that it is currently being used for
- The addition would be attached to the existing structure and would be close to the other property; however, it would not straddle the other property
- If the addition straddled the two properties, it would make it one property
- It was not prohibited to connect the properties in this way
- The plan was to move the door so that it would be high enough to keep water from flowing into the building
- The plan showed that the addition was eight inches from the property line and extending a sidewalk would negate the need for the variance
- There were no impervious guidelines as this was a commercial site

MOTION

Mr. Pappas MOVED to CONTINUE application PZB2025-0070 to the November 4, 2025 meeting. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Pappas, Blow, Johns, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**6. (b) PZB2025-0071 – George Costin –
Applicant & Owner
Pomar Street/PID 208750-0030**

To approve a variance to the maximum lot coverage.

Mr. Fredriksson read the staff report and said 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 Pomar Street / PID 208750-0030.

George Costin reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- The lot size was significantly smaller which presented a disadvantage
- The proposed square footage of the house was 750 square feet
- Agreed that the lot was very small, as were the lots on the rest of the street
- The lot was not buildable without the variance
- The lot was originally platted this way and the setbacks were still being met
- If the length of the house was reduced by six feet the house would comply and would not need the variance
- A tiny house could be a solution; however, it would not fit with the characteristics of the neighborhood
- This was the typical size lot for the area

MOTION

Mr. Pappas MOVED to APPROVE application PZB2025-0071 to approve a variance to the maximum lot coverage as this piece of property demonstrated a disadvantage based on the size. The motion was SECONDED by Ms. Tucker.

VOTE ON MOTION:

AYES: Pappas, Tucker, Johns

NAYES: Blow MOTION CARRIED 3/1

6. (c) PZB2025-0073 – Elizabeth K. Merwin – Applicant & Owner 168 M. L. King Jr. Avenue

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

Ms. Daugherty read the staff report and said based on a review of Sec. 28-289 staff finds that the Board may APPROVE as variance criteria are met for the variance request to reduce the front yard and side yard setback at 168 Dr. Martin Luther King Jr. Avenue / PID 212120-0000.

Elizabeth Merwin reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- Wanted to be sure that the area would stay wide open to keep from obstructing the view for others
- Non-conforming lot
- Home was built in the 1920's
- Agreed that if the rear remained open, there were no issues
- No addition of impervious area
- Confirmed that the applicant owned both properties, 166 and 168 Martin Luther King Jr Avenue
- Applicant was willing to gutter that side of the building to direct the water flow out to the street or to the back of the property

MOTION

Mr. Pappas MOVED to APPROVE application PZB2025-0073 as presented which includes the carport being open and the gutter being on the west side to direct the water to the street or onto the 168 property. The motion was SECONDED by Ms. Tucker.

VOTE ON MOTION:

AYES: Pappas, Tucker, Johns, Blow

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Use by Exception

7. (a) PZB2025-0065 – Tiffany Martin c/o The St. Augustine Birth Collective – Applicant
Michael Kuc c/o Island Home Mortgage, LLC – Owner
906 Anastasia Boulevard

To approve a use by exception for an intermediate care facility.

Mr. Fredriksson read the staff report and said based on a review of Sec.28-29 staff finds that the Board may APPROVE the intermediate care facility use by exception request at 906 Anastasia Boulevard / PID 158540-0000.

Tiffany Martin reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed

- This was a much-needed service in the community
- There was ample parking in the front, on the side and at the rear of the building
- The area allowed easy access for emergency vehicles

- The location was near the hospital if needed as well as the fire station

MOTION

Mr. Pappas MOVED to APPROVE application PZB2025-0065 for use by exception for the birthing center. The motion was SECONDED by Mr. Blow

VOTE ON MOTION:

AYES: Pappas, Blow, Johns, Tucker

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) PZB2025-0072 – Luis Garcia – Applicant
Leland Company's LLC – Owner
241 San Marco Avenue

To approve a use by exception for a business that offers for sale new or used automobiles, trucks, boats and tractors.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE the sales of used automobiles use by exception request at 241 San Marco Avenue / PID 152810-0000

Luis Garcia reviewed the application.

The Board presented their Ex Parte Communication.

13 certified notices were sent, 0 were returned in favor, 3 were returned opposed and 10 had comments.

Public hearing was opened.

Emily Powell wanted to see the property cleaned up but did not like the idea of having additional traffic in the area.

Gina Burrell was not in favor of this use by exception and wanted the board to deny the request.

Cheyenne Eddinger did not want the application approved. She thought that there were plenty of car lots in the area.

Matt Gummelfinger was opposed to the application and wanted the current owner to take care of cleanup on the property.

Beth Byer said that this was the entrance to her neighborhood, and she did not think a car lot was the best choice. She was opposed.

Joe Jackalone said he used to operate an auto repair business at this location, and he said that previously there were large trucks delivering cars without complaint from the residents. He thought that the new proposal would have less impact than his former business.

Will Weldon felt that there was not enough information provided to make a sound decision.

Mark Baker, owner of the property, explained the zoning for the property.

Kathy Wittington mentioned the entry corridor guidelines.

John Dockerty asked for the application to be continued.

Christine Brown was opposed to this application

Tawny Kern was opposed to this application. She had concerns about the congestion that may result from deliveries.

Brian Healey owned property adjacent to the subject property. He was concerned about vehicle transports blocking the roadway.

Mr. Garcia provided his rebuttal.

Public hearing was closed.

The Board discussed

- The applicant would be purchasing the property based on the approval of the board
- The property, even when it was vacant, should be maintained for appearances
- Property maintenance was included in the code
- The volume of cars would be about 10-15 cars that would be parked at the back of the building
- There was no design in the packet
- This would not meet the requirements of the corridor review board
- The board should decide how many cars would be allowed at the site
- There was not adequate traffic circulation in that area
- Needed the type and number of cars defined in the motion
- Verified that there would be no car repairs onsite
- Needed to have a definition of the type of cars, the hours of operation, and the number of cars
- There was a lot of missing information
- Wanted to see the dimensions on the lot to show how many cars could fit on the lot to include a site plan and where the staff would park
- Wanted to see a more complete proposal
- It was explained to the applicant that the board would not support any car repair and wanted to limit the number of cars on the lot and wanted a clear definition of a "high end" car

MOTION

Mr. Pappas MOVED to DENY PZB2025-0072 as it did not meet the requirements of Sec. 28-29 specifically that there was not adequate traffic circulation.

Ms. Lopez advised that the board typically lists all of the reasons for the denial in the motion.

Mr. Pappas amended the motion to include that this would not promote the health and safety of the public,

convenience or general welfare of this zoning district. Motion FAILED for lack of a SECOND.

Ms. Johns MOVED to CONTINUE application PZB2025-0072 to the November 4, 2025 meeting. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Johns, Blow, Tucker

NAYES: Pappas

MOTION CARRIED 3/1

8. Rezoning

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

To recommend a rezoning of approximately 54.67 upland acres to be rezoned from Commercial Medium – Two (CM-2) and Residential General Office A (RGO-A) to Government Use (GU).

Mr. Fredriksson read the staff report and said based on Sec. 28-30 staff finds that the Board may make a POSITIVE RECOMMENDATION to the city commission to rezone the approximately 54.67-acre upland properties from Commercial Medium – Two: CM-2 and Residential and General Office A: RGO-A to a compatible Government Use: GU zoning designation. The required Board report as part of a potential positive recommendation could include that the Board has studied and considered:

- (1) The need and justification for the change stems from the fact that the city now manages the land described above and intends for it to be used for public and conservation purposes.
- (2) The positive relationship of the proposed amendment and rezoning to the city's general planning program through the

2025 Vision Plan's objective to conserve natural resources and ecosystems as part of enhancing the city's resiliency.

- (3) This request and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Cheyenne Eddinger asked what was meant by the term clean-up.

Ms. Skinner explained that clean up referenced the zoning map for that area so that the zoning would limit the use to Government Use which would be defined by the recreation plan for the property.

Public hearing was closed.

MOTION

Ms. Tucker MOVED to make a POSITIVE RECOMMENDATION for application PZB2025-0068 to recommend a rezoning of approximately 54.67 upland acres to be rezoned from Commercial Medium – Two (CM-2) and Residential General Office A (RGO-A) to Government Use (GU). The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Tucker, Pappas, Johns, Blow

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9 Other Business

9. (a) Appointment of chair and vice chair

Mr. Blow nominated Dr. Barnes for the position of Chairperson. The motion was

**SECONDED by Ms. Tucker and PASSED
BY UNANIMOUS VOICE VOTE**

**Mr. Blow nominated Ms. Johns for the
position of Vice-Chair. The motion was
SECONDED by Ms. Tucker and PASSED
BY UNANIMOUS VOICE VOTE**

10. Adjournment

Having no further business, Ms. Tucker
adjourned the meeting at 4:04 P.M.¹

Christina Tucker, Chairperson

¹ Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting November 4, 2025

The Planning and Zoning Board met in formal session Tuesday, November 4, 2025, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Christina Tucker, Chairperson and the following were present:

1. Roll Call: Ashleigh Barnes, Chairperson
Susan Johns, Vice- Chairperson
Charles Pappas
Carl Blow
Christina Tucker

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

2. General Public hearings for Items Not on the Agenda

none

3. Approval of Minutes

MOTION

Mr. Blow MOVED to APPROVED the September 2, 2025 Regular Meeting minutes as presented. The motion was SECONDED by Mr. Pappas and PASSED BY UNANIMOUS VOICE VOTE.

4. Modification and Approval of Agenda

Item 5.a. PZB2025-0070 at 67 S. Dixie Highway was administratively withdrawn.

Item 6.a. PZB2025-0072 at 241 San Marco Avenue requested a continuance to the January 6, 2026 Planning and Zoning Board meeting.

Item 8.a. PZB2025-0086 at San Sebastian View / PID 073581-0040 requested a continuance to the December 2, 2025 Planning and Zoning Board meeting.

Item 9.a. PZB2025-0082 at 130 Pelican Reef Drive was administratively continued to the December 2, 2025 Planning and Zoning Board meeting.

MOTION

Mr. Blow MOVED to APPROVE the Agenda as amended to include the continuation to the January 6, 2026 meeting for item PZB2025-0072; to continue PZB2025-0086, PZB2025-0082 to the December 2, 2025 meeting and PZB2025-0070 was administratively withdrawn. The motion was SECONDED by Ms. Barnes and PASSED BY UNANIMOUS VOICE VOTE.

5. Variance

5. (a) PZB2025-0070 – Rebecca Faunce DMD c/o Antigua Orthodontics / Faunce Orthodontics LLC – Applicant
Faunce Orthodontics LLC c/o Antigua Orthodontics / Faunce Orthodontics LLC – Owner
67 S. Dixie Highway

To approve a variance to the side yard setback requirement.

This item was administratively withdrawn.
See item four.

5. (b) PZB2025-0075 – Jeremy Butcher – Applicant
Judith and Charles Butcher c/o
Schooners Seafood House – Owner
3560 N. Ponce De Leon Boulevard

To approve a variance to the off-street parking requirement.

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may either

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

Jeremy and Judy Butcher reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Barbara Douglas was concerned that there were many pine trees that were marked in the area, and she wanted to be sure that the trees would not be disturbed as there were also eagle nests in the area.

Public hearing was closed.

Mr. Butcher advised that there was a survey conducted and no trees would be removed.

The Board discussed:

- There was a lot of support for the farmers' market in the area.
- Confirmed the number of spaces was 51 on site.
- Could not identify any disadvantages on the site
- Code did not specifically address businesses doing multi-use
- Did not think that the board needed to prove a disadvantage as the uses would be at different times

Mr. Fredriksson said it was a policy issue and staff could not make the judgement.

Ms. Johns supported this application and asked if a condition could be added to the variance to be sure that the business would not be open on Sunday.

Ms. Lopez suggested that the motion could be drafted to say that the variance was granted only for the specifics of this applicant and application; specifically, the market on Sunday.

- Confirmed that the property was one parcel
- This variance was giving relief from the code
- Wanted a creative solution for this variance
- Confirmed that if the motion was worded correctly the variance would end if the property was sold

MOTION

Ms. Tucker MOVED to APPROVE application PZB2025-0075 at 3560 N. Ponce De Leon Boulevard for the variance request to eliminate the off-site parking requirement for the proposed

farmers market and will specify that this variance is granted for this application only for Sundays only, as Schooners was not open on Sunday. The motion was **SECONDED** by Ms. Barnes.

VOTE ON MOTION:

AYES: Tucker, Barnes, Blow, Pappas, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**5. (c) PZB2025-0079 – Lisa Reagan – Applicant & Owner
Magnolia Avenue / PID 191850-0000**

To approve a variance to the side and rear setback requirements.

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

Lisa Reagan reviewed the application.

Ex Parte Communication: presented

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

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

The Board discussed:

- Confirmed the structure was originally a garage and all changes had been permitted
- Reviewed the four criteria for a variance
- Did not see a singular disadvantage

- Verified the need for the variance was the change of use of the structure, which required the setbacks be adjusted
- Confirmed that there was a sink and a refrigerator in the structure as well as a stove and oven
- Having a kitchen negated this being an accessory structure
- Preferred a smaller building with a bigger open space
- There was no disadvantage shown on the property
- The setback variance would live on with the property
- Zoning did not allow for two primary structures
- Environmentally, it was better to use an existing building

Ms. Lopez advised that if an additional structure was built, it could extend into the variance setbacks. She reminded the board that this variance was not for a change of use and the variance would stay with the property and in the future someone could build and extend the new structure to encompass most of the property.

Mr. Pappas Moved to **APPROVE** this application; however, there was no second and the motion failed.

MOTION

Ms. Barnes MOVED to DENY application PZB2025-0079 as there was ample space to build a primary structure and because the variance stays with the land it would make the four criteria essential. The motion was SECONDED by Ms. Johns.

VOTE ON MOTION:

AYES: Barnes, Johns, Blow, Tucker

NAYES: Pappas

MOTION CARRIED UNANIMOUSLY

6. Use by Exception

6. (a) PZB2025-0072 – Luis Garcia – Applicant

Leland Company's LLC – Owner
241 San Marco Avenue

**Continued from the October 7, 2025
Regular Meeting**

To approve a use by exception for a business that offers for sale, new or used automobiles, trucks, boats, and tractors.

The applicant had requested a CONTINUANCE to the January 6, 2026, Planning and Zoning Board meeting. See item four.

6. (b) PZB2025-0080 – Stephen Content – Applicant & Owner
303 S. Ponce De Leon Boulevard & 330 ½ Lewis Boulevard

To approve a use by exception for a commercial parking facility.

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

Adam Lynne reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- Verified that the use would be during the Nights of Lights season

- Reviewed the requirements for a parking lot and advised that the applicant would have to meet those requirements
- Confirmed the lot would not be paved
- There was a small, paved area existing on the site at this time
- Confirmed the lot would be left as is
- Wanted a time frame on the use by exception
- Approval could be granted for this year and then revisited for future use
- This was a commercial lot

MOTION

Ms. Barnes MOVED to APPROVE application PZB2025-0080 for the use by exception for a commercial parking lot with the following conditions: the time frame for use would be limited to January 30, 2026. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Barnes, Pappas, Blow, Tucker, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) PZB2025-0087 – Paul Thompson c/o Pierre's Pub / Auntie Annes / Cinnabon – Applicant
French Connection LLC – Owner
69 St. George Street

To approve a use by exception for a cocktail lounge / tavern.

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

Paul Thompson reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board confirmed that the sale of only beer and wine would continue.

There was consensus with the Board for approval

MOTION

Ms. Barnes MOVED to APPROVE application PZB2025-0087 for use by exception for a cocktail lounge / tavern. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Barnes, Pappas, Blow, Tucker, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

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

7. (a) PZB2025-0081 – Andre Green c/o San Sabastian Dog and Bog – Applicant Flagler Multifamily LLC – Owner 725 Flagler Crossing Drive / PID 084560-0010

To recommend a land use plan map amendment to change the future land use from Residential Medium Density to Commercial Low Intensity, a compatible rezoning from Residential General-One (RG-1) to Commercial Low-One (CL-1); a use by exception for off-site parking within 400 feet; a use by exception for the sale of alcoholic beverages with alcoholic

content not more than fourteen (14) percent for consumption, either on the premises or off the premises; conservation overlay zone 1 & 2 development to construct a bulkhead and to remove significant trees and tree canopy.

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

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

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

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

Based on a review of Sec. 28-2 staff finds that the Board may APPROVE the use by exception request for the sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption,

¹ Break 2:08 – 2:15

either on the premises or off the premises, which is contingent upon the City Commission approving the rezoning from RG-1 to CL-1.

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

Andre Green and Nasha Myers reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

David Denham was familiar with the property and was dismayed that it had been destroyed in the past several years to build the housing development.

BJ Kalaidi said that this was what happened when property was annexed into the city. She did not want to allow all the trees to be removed.

Public hearing was closed.

Elijah George was sworn in for the record and provided a rebuttal regarding the removal of trees on the property stating that there was a slash pine, which was not a significant tree and the grade change would require the removal.

The Board discussed

- There had been an osprey nest in the area, however, it was verified that the nest no longer existed

- The city was only looking at a small portion of the property as the county had already approved their portion to go forward
- Confirmed that there would be a playground for children
- The bulkhead was not a problem as it would help the site to maintain elevations
- Landscape requirement would be met
- This project would protect the area from further development
- There was an exception to offsite parking so there was control by the city
- Only the entrance gate part of the dog park would be in the city
- There would be turf, not natural grass, to prevent the spread of disease
- Proposed operation time would end at 10pm
- Clarified that the on-site and off-site consumption reference was because the dog park portion was in St. Johns County

MOTION

Mr. Blow MOVED to MAKE A POSITIVE RECOMMENDATION to the City Commission to amend the future land use map from Residential Medium Density to Commercial Low Intensity and rezone that property from Residential General-One: RG-1 to Commercial Low-One: CL-1. for application PZB2025-0081. The motion was SECONDED by Ms. Barnes

VOTE ON MOTION:

AYES: Blow, Barnes, Tucker, Pappas, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Blow MOVED to APPROVE application PZB2025-0081 use by exception for off-site parking within 400 feet; a use by exception for the sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the

premises or off the premises, limited to the dog park only, the sale of alcohol would be limited to 10:30 am to 10:00pm seven days a week; conservation overlay zone 1 & 2 development to construct a bulkhead as submitted and to remove one 20-inch slash pine the exceptions and conservation development would be contingent on the approval by the city commission. The motion was **SECONDED** by Mr. Pappas

VOTE ON MOTION:

AYES: Blow, Pappas, Tucker, Johns, Barnes

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

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

8. (a) PZB2025-0086 – Dave Urena c/o KPM Franklin – Applicant
Cd St. Augustine Gas LLC – Owner
San Sebastian Vw / PID 073581-0040

To approve a use by exception for a self-storage facility, a variance to the off-street parking requirements, and conservation overlay zone 2 development for the removal of significant trees and tree canopy.

The applicant requested a CONTINUANCE to the December 2, 2025, Planning and Zoning Board meeting. See item four.

9. Conservation Overlay Zone Development

9. (a) PZB2025-0082 – Ryan Carter c/o Carter Environmental Services – Applicant
David Meck – Owner
130 Pelican Reef Drive

To approve the construction of a bulkhead within Conservation Overlay Zone 2.

This item was administratively continued to December 2, 2025, Planning and Zoning Board meeting.

9. (b) PZB2025-0083 – Ryan Carter c/o Carter Environmental Services – Applicant
Thomas Borzilleri – Owner
27 Dolphin Drive

To approve the modifications of a dock and bulkhead cap within Conservation Overlay Zones 1 & 2.

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

Ryan Carter and Mike Davis reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

Greg Trunell wanted to determine why the size of the proposed dock was greater than the one that existed on his property.

BJ Kalaidi was concerned that if this dock was approved that others would do the same thing.

Mr. Carter provided his rebuttal.

Public hearing was closed.

The Board discussed

Mr. Pappas asked if the goals could be achieved if the boardwalk was shortened, and what was the tie in on each side of the bulkhead.

Mr. Carter indicated that the goals could be met if the boardwalk was shortened.

Mr. Davis advised that there would be a wingwall to stabilize the bulkhead as there were no existing walls to tie into.

- There would be no pilings on the deck as the lift was a no profile lift
- The limit by code was thirty-two feet long on a lift and 12,000 pounds
- Suggested continuance to allow information to be distributed to neighbors
- Bulkhead was ok
- In favor of shortening the dock
- Not in favor of continuing
- Confirmed that ten feet would be acceptable for reducing the length of the boardwalk on the dock
- Based on the aerial photos, it did not look like a good idea to shorten the dock

MOTION

Mr. Pappas MOVED to APPROVE application PZB2025-0083 for the proposed development within Conservation Overlay Zones 1 & 2 for the modification of an existing dock as presented and the modification of the bulkhead as presented. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Pappas, Blow, Tucker, Johns, Barnes

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

9. (c) PZB2025-0084 – Ryan Carter c/o Carter Environmental Services – Applicant Mary Soha – Owner 84 Water Street

To approve the modification of a dock within Conservation Overlay Zone 1 & 2.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 & 2. This application is for the modification of an existing dock at 84 Water Street / PID 195900-0000.

Ryan Carter reviewed the application.

The Board presented their Ex Parte Communication.

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

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

There was consensus with the Board for approval

MOTION

Mr. Pappas MOVED to APPROVE application PZB2025-0084 for the modification of a dock within Conservation Overlay Zones 1 and 2 as it was consistent with policies 2.1.1 and 2.1.3. The motion was SECONDED by Ms. Barnes.

VOTE ON MOTION:

AYES: Pappas, Barnes, Blow Tucker, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. (d) PZB2025-0085 – Ryan Carter c/o Carter Environmental Services – Applicant Ponce Associates LLC & Toll Southeast LP Company Inc – Owner PID / 073430-0000 Limited to the northeast portion of the property referenced as the Madiera at St. Augustine Phase 3 subdivision – See specific list attached

² Break 3:24pm – 3:42pm

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

Mr. Fredriksson read the staff report and said review of Section 11-259 is the responsibility of the Board for the proposed development within Conservation Overlay Zones 2 and 3. The specific request for Conservation Overlay Zone development is for the removal of nine hundred ninety-one (991) trees within the recently replated Madeira at St. Augustine Phase 3 subdivision, PID / 073430-0000.

Staff recommended that following a public hearing this application for Conservation Overlay Zone development be CONTINUED to allow the applicant time to address and provide the following:

1. Identification of trees between the Tree Credits & Debits table and the Proposed Tree Removal figures with corresponding numbers.
2. Correction of the common name abbreviation for trees.
 - a. Currently SGY represents two different significant trees, Sugarberry in the credits table and Sweetgum in the debits table
3. Documentation of compliance with Ordinance No. 2015-34 Exhibit "A"
4. Calculations of lot coverage for each lot.
 - a. Lot 102 was replatted as a 10,131 square foot lot, the proposed 4,875 square foot house footprint showed results in a lot coverage of forty-eight (48) percent.
5. Documentation of the provision of front yards which comply with minimum requirements.
 - a. Specific examples include, but are not limited to, Lots 101, 115, 92, and 81 which all appear to have reduced front yards.
6. Rationale behind the decision to include pools in the proposed Typical Lot Detail diagram.

7. Rationale behind not utilizing tree wells for tree retention.
8. Explanation of the differences in the square footage between the house plan provided and the Stenwall House Footprint used.

Nate Bydell and Ryan Carter reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi asked who the arborist was that performed the updated tree survey. She was not in favor of a wholesale approval for tree removal. She also did not want staff to make the final decision on the tree removal.

Shawn Triplet had purchased one of the properties. He said that they picked that area because of the trees. He favored each lot being heard separately.

Mary Senese requested that as many trees be saved as was possible. She was concerned that flooding could be a problem as trees were removed.

Paul Hamil had new information about the acres in question. He spoke about clear cutting trees to put the new development in. He thought that the developer was selling land that was not suitable for building. He supported continuance.

Art Redding spoke about the preservation of the birds in the area, and that they live in the trees behind his property. He said that there had been a promise that the area would be preserved.

Jeff Fox said that he had dropped off 156 forms in opposition of the proposed development and tree removal. He thought that many had not received the appropriate

notices. He thought that the notice was directed to selective tree removal rather than lot by lot.

Public hearing was closed.

Mr. Ryan provided his rebuttal. He asked the Board if the focus could be centered on the five lots that had been sold thus far.

Ms. Lopez said that in theory, a subset could be approved and continue the rest.

Mr. Bydell presented site plans for five lots that had been sold at this point.

Ms. Johns confirmed that an arborist report existed with details of the trees to be removed.

Mr. Carter explained that the entire property had been inventoried by an arborist and then surveyed by a professional licensed land surveyor.

Ms. Johns wanted an arborist report for each lot being proposed for construction, detailing the tree removal. She advised that she was not prepared to discuss the application without the proper reports for review.

Mr. Blow explained the process of the tree survey that accompanies the plans for the structure. He felt that the applicant was looking for a "blank check" and he wanted to see each lot to be evaluated separately.

Mr. Pappas thought these approvals should be reviewed in smaller groups.

Ms. Barnes said that this could not be processed in total. She said that based on the criteria, there was not enough information to go forward with the application today.

Mr. Carter wanted guidance from the board on how to proceed with approvals in the future.

Ms. Tucker wanted to see better explanations of the stem wall construction as well as the reasoning for the dimensions for the plans.

Ms. Johns thought that the current plans were based on the smallest model available for sale.

Ms. Tucker suggested that each plan be brought before the board one by one.

Mr. Pappas was ok with five at a time.

Ms. Lopez asked that board to clarify if a reasonable bundle would be acceptable for the board to review.

Mr. Blow preferred one by one approval.

Ms. Barnes put forth the idea of a bundle of five plans to include the arborist report and an explanation of trees and credits for those five by December 2, 2025

MOTION

Ms. Barnes MOVED to CONTINUE application PZB2025-0085 to the December 2, 2025 meeting. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Barnes, Pappas, Tucker, Blow, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Other Business

10.(a) Discussion and recommendation related to the required City of St. Augustine Evaluation and Appraisal Report (EAR) letter to Florida Commerce (Florida Department of Economic Opportunity)

Mr. Fredriksson provided a summary of the required report that would be sent to the Florida Department of Economic Opportunity.

Mr. Blow confirmed that there would be no changes to the city's Comprehensive Plan at this time.

Ms. Lopez summarized a bill (Senate Bill 180) that had been passed last year at the state level that said if any changes were made in the comp plan or code that were more burdensome than the prior rule, those new rules/regulations would be considered against the law.

Ms. Skinner advised that the Comp Plan had been updated in 2020 and the city's plan was very complete. She said that because of the rewrite, she did not anticipate any upcoming changes to the Comprehensive Plan, and she was comfortable submitting the letter to the state that the plan was in compliance. She said that over the next year of 2026, the data analysis would be updated, and the board would be included in the process to make updates or changes. This was in connection with the law that did not allow for changes to be made that would be more burdensome to the residents in the area.

Ms. Lopez advised that there had been challenges to Senate Bill 180, and there was a process in place in Tallahassee that would try to address some of the more egregious parts of the law.

MOTION

Mr. Pappas MOVED to MAKE A POSITIVE RECOMMENDATION to the City Commission to submit the letter to Florida Commerce as noted in the attached letter and affidavit for the EAR (Evaluation and Appraisal Report) for acceptance. The motion was SECONDED by Ms. Johns and PASSED BY UNANIMOUS VOICE VOTE.

10.(b) Discussion and recommendations related to draft language to adopt an ordinance establishing procedures for the review and approval of certified

recovery residences as required by F.S. 397.487(15)(a)

Ms. Skinner explained that this was an acknowledgment there were areas where civically allowed certified recovery residences could be located, such as a multi-family zoning district. She said that an entity that was establishing a recovery residence had the right to request that it be given reasonable accommodation based on the proposed situation; for example, more unrelated individuals to live in the residence or to relax parking regulations, and there were to be no hinderances to the establishment of these types of residences. She further explained that there were no fees connected to these requests and there would be an appeals process as well. She said the language would be written into the supplementary regulations as required by Florida Statutes.

Ms. Lopez advised that none of the requests would come before the board and would be handled administratively.

MOTION

Ms. Barnes MOVED to MAKE A POSITIVE RECOMMENDATION to the City Commission for FS397.387.(15)(a) the proposed Ordinance 2025-XX language for acceptance. The motion was SECONDED BY Mr. Pappas and PASSED BY UNANIMOUS VOICE VOTE.

Mr. Pappas asked that the shared parking plan be revisited by staff so that it could be discussed at the December meeting. Mr. Blow agreed

11. Adjournment

Having no further business, Ms. Tucker adjourned the meeting at 5:02 P.M.³

³ Transcribed by Michele Fudo

Ashleigh Barnes, Chairperson

DRAFT



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
January 6, 2026	5.a.	PZB2025-0097
Request	Address	Parcel ID
Variance	81 Coquina Avenue	221410-0000

Site & Background Information

Applicant & Owner: Jamie Paintling

Property Class:
(St. Johns County
Property Appraiser) 0199 – Single Family HX Demo Rebuilding per 193.155

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

Zoning Designation: [Residential Single-Family-One: RS-1](#)

Acreage: 0.27

Neighborhood: South Davis Shores

Archaeological Zone: N/A

Request Summary

This application is a VARIANCE request to reduce the side yard setback from three (3) feet to two and eight tenths (2.8) feet in the Residential Single Family-One (RS-1) zoning designation at 81 Coquina Avenue. The approval of this request would allow for the after-the-fact approval of a shed.

This application appeared before the Planning and Zoning Board for an after-the-fact approval of new decking material, a gangway, and a floating dock for the construction of a fifty-foot boardwalk dock (PZB2022-0066). This application was approved with the condition that the shed can be on the deck but not over the water. The shed was constructed with a different layout meeting the Boards original conditions but not meeting the side yard setback requiring a variance request.

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.

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

Sec. 28-348. - Accessory uses and structures.

Accessory uses and structures are permitted in all districts provided such uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and, unless otherwise provided, are located on the same lot (or contiguous lot in the same ownership) as such principal use. Where a building or portion thereof is attached to a building or structure containing such principal use, such building or portion shall be considered as a part of a principal building and not an accessory building. Accessory uses shall not involve operations or structures not in keeping with the character of the district where located and shall be subject to the following:

- (1) Accessory uses and structures shall not be located in required front or side yards, or within three (3) feet of rear property lines, in any residential district except as follows:
 - c. Detached accessory structures (other than as in subsection (2) above or as otherwise specified elsewhere in this section) which are separated from the main structure by not less than ten (10) feet may be located in a required side or rear yard, but not less than three (3) feet from any 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
A non-residential accessory structure separated from the main structure by at minimum ten feet has a side yard setback of three (3) feet. The applicant states the building is already in place and was planned at 4.5 feet from side boundary, however the survey shows it at 2.8 feet from side boundary.

The applicant has not identified a singular disadvantage.

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant has not stated that they are unable to make reasonable use of the affected property.
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and

The applicant has not identified a singular 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.
The granting of this variance request may not be contrary to the public interest, may not adversely affect other properties in the vicinity, and may be in harmony with the spirit, intent and purpose of this section.

Staff Recommendation

Based on a review of Sec. 28-29 staff find that the Board can **CONTINUE** until the applicant has explored other locations that may reduce the encroachment into setbacks, **DENY** as variance criteria is not met, or **APPROVE** as variance criteria is met for the variance request to the side yard setback at 81 Coquina Avenue / PID 221410-0000.

Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Survey
5. Approved Site plan (PZB2022-0066)

Staff Report prepared by:

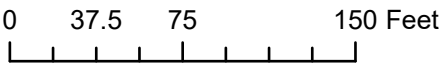
Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Site Maps and Photos

Zoning Map



81 Coquina Ave.
City of St. Augustine



Legend

Zoning Districts

-  Residential Single-Family-One (RS-1)
-  Residential Single-Family-Two (RS-2)
-  Open Land
-  Parcels

Future Land Use Map



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, St. Johns County Property Appraiser, St. Johns County, State of Florida, Microsoft, Vantor

81 Coquina Ave.
City of St. Augustine



0 37.5 75 150 Feet

Legend

- Future Land Use
- OPEN LAND
 - RECREATION / OPEN SPACE
 - RESIDENTIAL LOW DENSITY

St. Johns County Property Appraiser Use Classification



81 Coquina Ave.
City of St. Augustine

Legend

Parcels 



0 37.5 75 150 Feet

FEMA Flood Zone Map



81 Coquina Ave.
City of St. Augustine

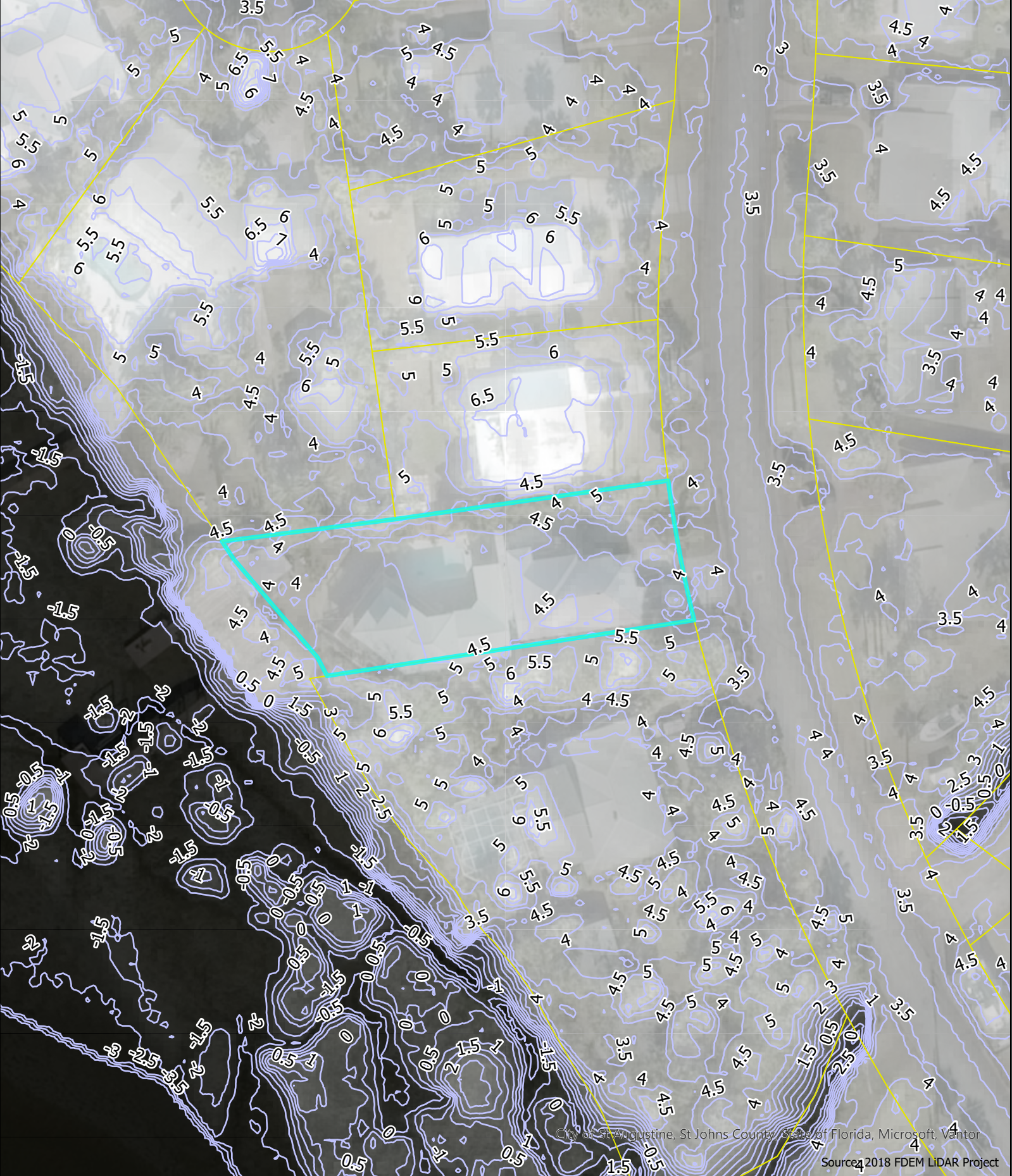
Legend

FEMA Flood Zones

- AE 
- VE 



0 37.5 75 150 Feet



Ground Elevation Contours (ft. NAVD88)
 City of St. Augustine
 81 Coquina Ave.

Legend

- Municipal Boundary
- 2018 Contours
- Parcel

Scale: 1:600



81 Coquina Ave.



12/08/2024

Attachment 2: Application



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$350⁰⁰ (plus advertising costs) Project Number: BP2024-0998

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Jamie Pantling Contact Number: _____

Business (if applicable): N/A

Address: 81 Cogina Ave City: St Augustine State: FL Zip: 32080

E-Mail Address: jrpstaug@yahoo.com

2. NAME OF PROPERTY OWNER: Jamie Pantling Contact Number: 904-377-1129

Business (if applicable): N/A

Address: 81 Cogina Ave City: St Augustine State: FL Zip: 32080

E-Mail Address: jrpstaug@yahoo.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: Lot 43 Block: 50

Subdivision: Davis Shores Parcel Number: 2214100000

4. PROJECT STREET ADDRESS: 81 Cogina Ave St Augustine, FL 32080

5. SPECIFIC PROPOSED USE: Wet Storage shed

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: PZB approved replace of shed
now 4.5' off north property fence but survey shows
2.8' now

8. JUSTIFICATION FOR ACTION REQUESTED: Building in place. Set and fixed
4.5' off north property and monuments but survey showing 2.8'

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

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

N/A

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

N/A

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

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

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

11-19-25
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.

Janice Pantling

Print name of applicant

Janice Pantling

Signature of applicant

11-19-25

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: 81 Coquina Ave St Augustine, FL 32080

Applicant's Name: Jamie Pantling Applicant's Signature: Jamie Pantling

Owner's Name: Jamie Pantling Owner's Signature: Jamie Pantling

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID

Location

Address

Neighborhood

Tax

Description*

Property Use

Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

2214100000

81 COQUINA AVE

SAINT AUGUSTINE 32080-0000

Davis Shores (ICWFR) (590.05)

3-101 DAVIS SHORES LOT 42 & N 8FT OF LOT 43 BLK 50 & RIP RGT & 8-71 LUWANNA SUB OF DAVIS SHORES S5FT OF LOT 6 & PT OF GL 1 LYING W'LY & ADJ OR 5120/1295(P/R) & 5120/1297

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

Single Family HX Demo Rebuilding per 193.155 (0199)

Davis Shores Ocean View Section

20-7-30

City of St Augustine (District 452)

19.5552

0.270

Y



Owner Information

Owner Name

Mailing Address

[Pantling Jamie](#) 100%

81 COQUINA AVE
SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead Band		\$25,722
Homestead		\$25,000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$27,318.00
Total Land Value	\$276,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$303,318.00
Total Deferred	\$35,645.00
Assessed Value	\$267,673.00
Total Exemptions	\$50,722.00
Taxable Value	\$216,951.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$27,318	\$276,000	\$0
2024	\$0	\$21,568	\$303,600	\$0
2023	\$5,896	\$21,568	\$276,000	\$0
2022	\$413,500	\$29,300	\$231,840	\$0
2021	\$278,257	\$29,300	\$207,000	\$0
2020	\$282,017	\$29,300	\$207,000	\$0
2019	\$259,251	\$23,742	\$215,280	\$0
2018	\$263,240	\$23,742	\$215,280	\$0
2017	\$271,216	\$23,690	\$215,280	\$0
2016	\$275,205	\$20,175	\$215,280	\$0
2015	\$227,921	\$20,175	\$215,280	\$0

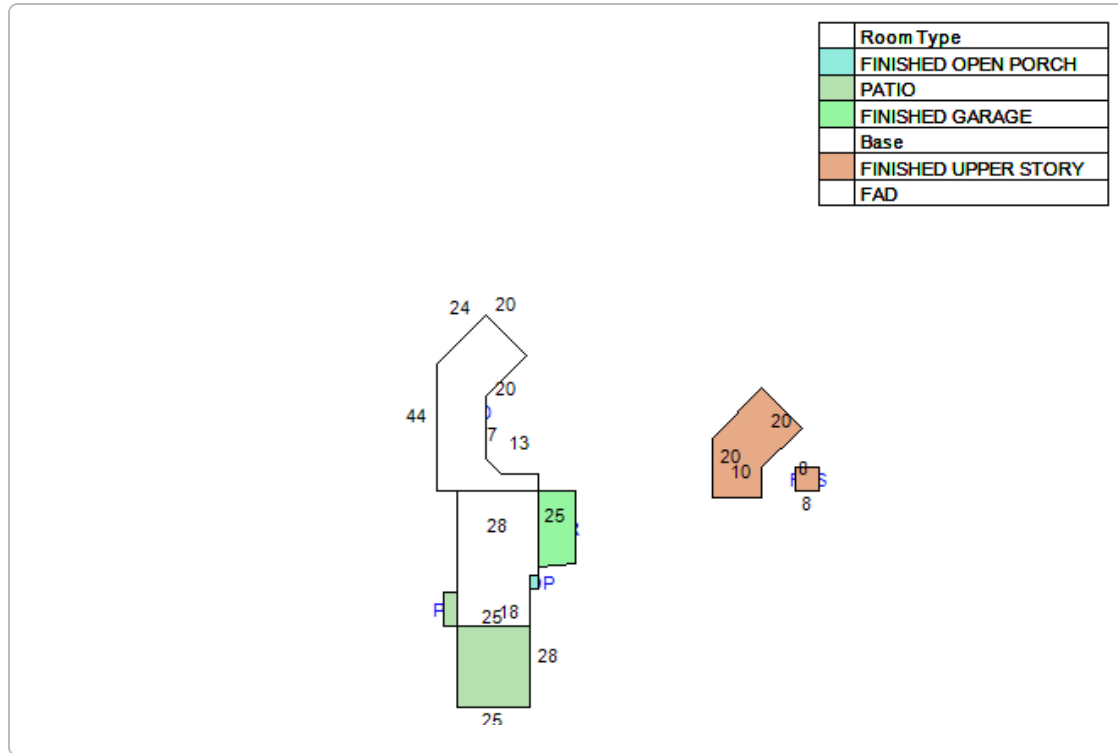
Building Information

Building	1	Roof Cover	Metal
Building Value	\$0	Roof Structure	Gable Hip
Year Built	1957	Interior Flooring	Hardwood, Carpet, Ceramic Tile
Actual Area	4595	Interior Wall	Drywall
Conditioned Area	3224	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Stucco	Baths	3.5

Description	Square Footage
ADDITION	1209
FINISHED UPPER STORY	689
BASE AREA	1262
FINISHED UPPER STORY	64
FINISHED GARAGE	332
PATIO/SLAB	700
FINISHED OPEN PORCH	15

Description	Square Footage
PATIO/SLAB	60
PATIO/SLAB	264
Total SqFt	4595

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		12248
Pool - Average (RES)		10350
Screen Enclosure - Average (Mix)		2898
Bulkhead - Average (Mix)		1822

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family HX Demo Rebuilding per 193.155	69	173	69	FF	\$276,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/9/2020	11/30/2020	\$525,000.00	WARRANTY DEED	5120	1297	U	I	WILLIAMS ALLISON FREES ET AL	PANTLING JAMIE
12/9/2020	11/24/2020	\$100.00	PERSONAL REP	5120	1295	U	I	FREES JACK C ESTATE	PANTLING JAMIE
6/7/2019	6/7/2019	\$0.00	LETTERS OF ADMN	4738	106	U	I	FREES JACK C (DECD)	FREES JACK C ESTATE
	6/11/1999	\$368,300.00	WARRANTY DEED	1417	314	Q	I	CHARLES MICHAEL J & SANDRA C	FREES JACK C
	8/20/1992	\$135,000.00	WARRANTY DEED	953	1684	Q	I	PATTISON MARION F	CHARLES MICHAEL J, SANDRA C
	8/20/1992	\$100.00	WARRANTY DEED	953	1683	U	I	PATTISON MARION F	PATTISON MARION F
	8/20/1992	\$100.00	QUIT CLAIM DEED	953	1682	U	I	PATTISON MARION F	PATTISON MARION F
	11/1/1990	\$0.00		876	1646	U	I		PATTISON MARION F
	3/1/1989	\$95,000.00		814	355	Q	I		
	2/1/1985	\$82,000.00		666	1787	Q	I		

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: 12/15/2025, 3:54:42 AM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

Attachment 4:

Survey

LEGEND

	= SITE BENCHMARK	A/C	= AIR CONDITIONER ON PAD
	= SET 1/2" IRON ROD LB#8139	PE	= POOL EQUIPMENT
	= FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION	STY	= STORY
	= POWER POLE	R/W	= RIGHT-OF-WAY LINE
	= WATER METER	BOC	= BACK OF CURB
	= CABLE/INTERNET UTILITIES BOX	EOP	= EDGE OF PAVEMENT
	= WATER VALVE	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
	= WELL	PKNS	= PARKER KALON NAIL SET
	= 6" WOOD FENCE	NDS	= NAIL AND DISK SET
	= 4" METAL FENCE	LB	= LICENSED SURVEY BUSINESS
		ORB	= OFFICIAL RECORDS BOOK
		PG	= PAGE
		RBL	= REFERENCE BEARING LINE
		(M)	= FIELD MEASURED VALUE
		(D)	= DEED CALL
		R	= RADIUS
		L	= ARC LENGTH
		CB	= CHORD BEARING
		CH	= CHORD DISTANCE
		PRC	= POINT OF REVERSE CURVATURE

SURVEYOR'S NOTES:

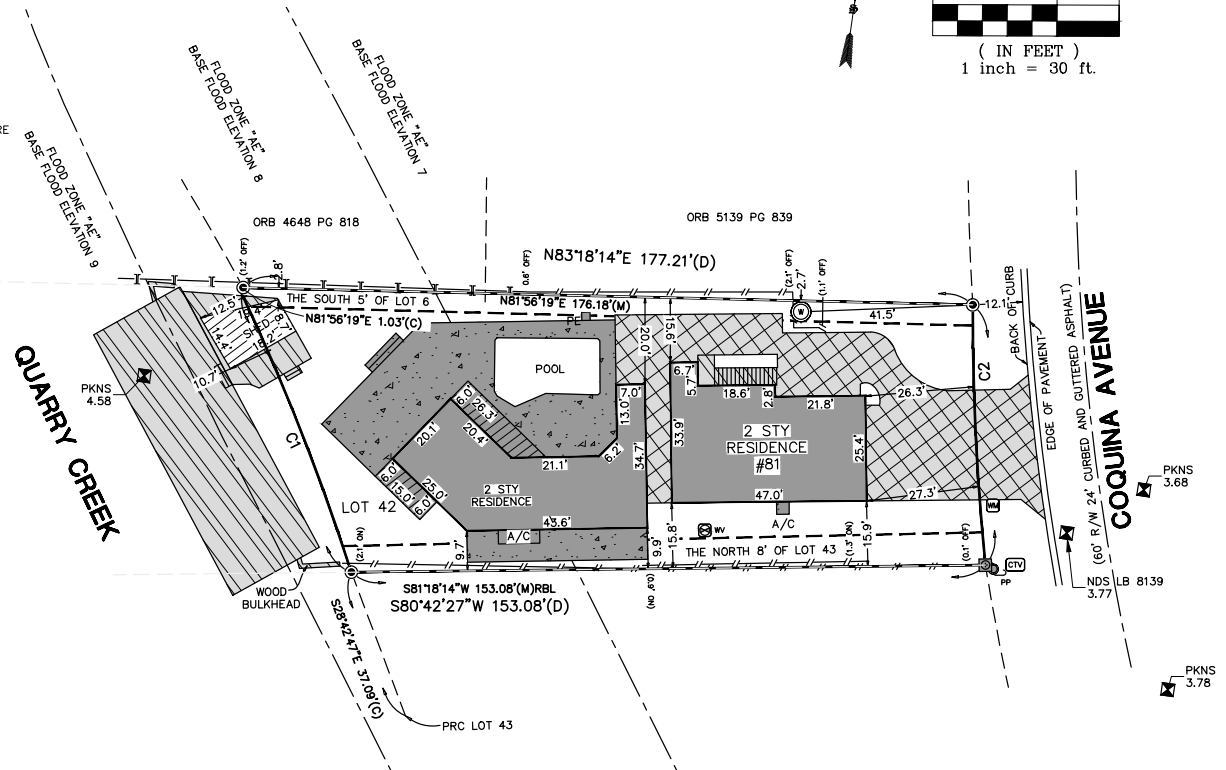
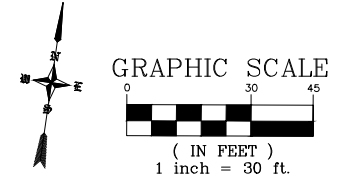
- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
- Contiguous lots lie in some block, unit, phase, section etc. unless noted.
- Type of Survey: **BOUNDARY SURVEY**
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in Item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Closure of this survey exceeds 1:10,000.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "AE" with BFF = 7.0', 8.0' & 9.0', according to flood insurance rate map panel: #12109C0318L effective on 12/7/2018.

Special Note - Liability Notice

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

	= BUILDING		= WOOD DECK & STEPS
	= CONCRETE		= SHED
	= COVERED OR ENCLOSED		
	= BRICK PAVER		

CURVE IDENTIFICATION TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1(M)	624.31'	5°52'18"	63.98'	S14°23'58"E	63.95'
C2(M)	680.00'	6°14'05"	74.00'	N33°23'35"W	73.96'
C1(D)	624.08'	5°46'40"	62.93'	S10°51'03"E	62.91'
C2(D)	558.61'	7°32'46"	73.57'	N28°52'08"W	73.52'



Surveyor's Certification

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

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

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

LEGAL DESCRIPTION

All of Lot 42 and the North 8 feet of Lot 43 of Block 50, Davis Shores, as recorded in Plat Book 3, Page 101, of the Public Records of St. Johns County, Florida. Also the South 5 feet of Lot 6 of Luwana Subdivision as recorded in Plat Book 8, Page 71, of said Public Records, together with all land lying West of and between the Westerly Extension of the North and South Lines of the Aforesaid described parcel, extending Westerly to the centerline of Quarry Creek.

MAP OF BOUNDARY SURVEY

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **JAME PANTLING**
AT: 81 COQUINA AVENUE
ST. AUGUSTINE, FL 32080

Drawn By: VG
Field Survey Date: 07/17/2025
FB/PG: N/A
Scale 1" = 30 Feet
Drawing/File #: 070925.1
Plot Date: N/A

Additional Information/Certifications:
XXXXX

Attachment 5:
PZB2022-0066 Approved Site Plan



CARTER ENVIRONMENTAL SERVICES, INC.  42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Proposed Dock Dimensions			
	81 Coquina Ave.			
Project:	5.22405	St. Augustine, FL	Date: Aug 29 2022	Figure: 6



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
January 6, 2026	5.b.	PZB2025-0098
Request	Address	Parcel ID
Variance	109 Washington Street	200060-0000

Site & Background Information

Applicant: Ellen Avery-Smith
c/o Rogers Towers, P.A.

Owner: Mark M Arnold Living Trust Of 07/17/2007

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: 0.13

Neighborhood: Lincolnville

Archaeological Zone: II B

Request Summary

This application is a VARIANCE request to reduce the side yard setback from 4.7 feet to 2.8 feet in the Residential Single Family-Two (RS-2) zoning designation at 109 Washington Street. The approval of this request would allow the applicant to extend the roof over an existing wood deck at the front and rear of the property as well as install a mobility ramp.

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
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]	
H Policy 1.7.4 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.	 This mobility remodel is consistent with Policy 1.7.4.
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 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.

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

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.

	RS-2	Nonconforming lot RS-2	109 Washington St.
Lot width	Minimum of fifty (50) feet		46.5 feet
Lot area	Minimum of one-eighth (0.125) acre (5,450 square feet)		5939 sf
Lot coverage by all buildings	Maximum of Thirty (30) percent	Maximum of Thirty-five (35) percent*	Existing 1566.87 sf Proposed 2078.65 sf Lot = 5939 sf Thirty-five (35) percent
Front yard setback	Minimum of fifteen (15) feet		Fifteen feet
Side yard(s) setback	Minimum of ten (10) feet	Minimum (4.7) feet**	2.8 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*	Roof height is not given. House is a one-story residence.

*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 applicant has identified the nonconforming size of the lot as well as the location of the existing home as the singular disadvantage. The current house location is within the northern side yard setback. To extend the roof over the existing porches would require the additions to be within the northern side yard setback.

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and **The applicant identifies being able to age in place as reasonable use of the property. Because of the narrowness of the lot and location of the existing home the owner cannot remodel the home to cover the rear and front entrances and install a handicap ramp without the granting of the variance. The applicant states moving the location of the covered entrances would be impractical because of the location of an electrical box.**
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and **The applicant states that the house was constructed in 1928 and predates the city's land development regulations.**
- 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. The applicant states there is an existing six-foot-tall fence and heavy landscaping along the northern property line which should help maintain privacy.**

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request to reduce the side yard setback from 4.7 feet to 2.8 feet at 109 Washington Street / PID 200060-0000.

Attachments

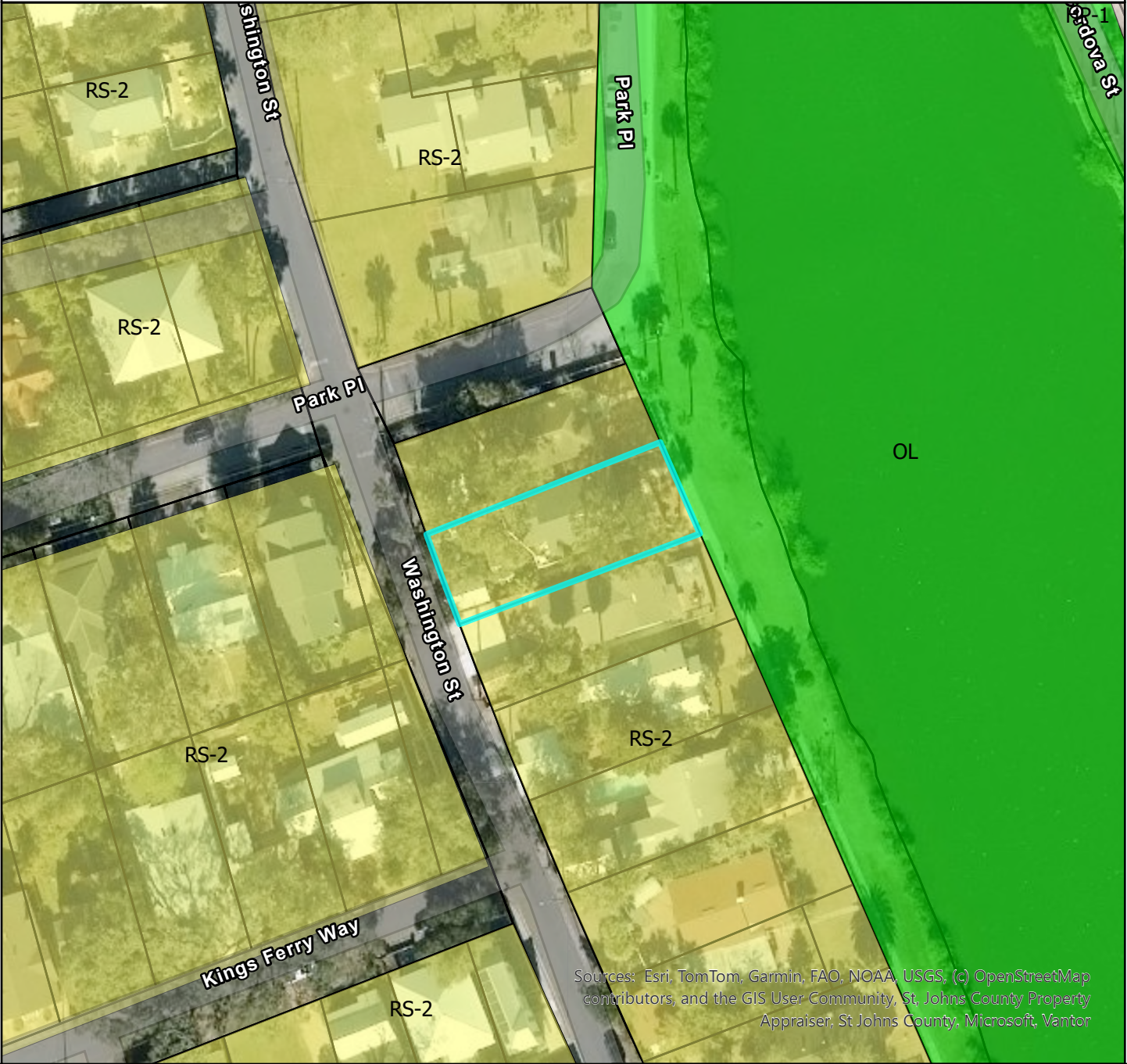
- 1. Site Maps & Photos
- 2. Application
- 3. St. Johns County Property Appraiser Report
- 4. Survey
- 5. Supplemental Information
- 6. Photographs

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Site Maps and Photos

Zoning Map



109 Washington St.
City of St. Augustine



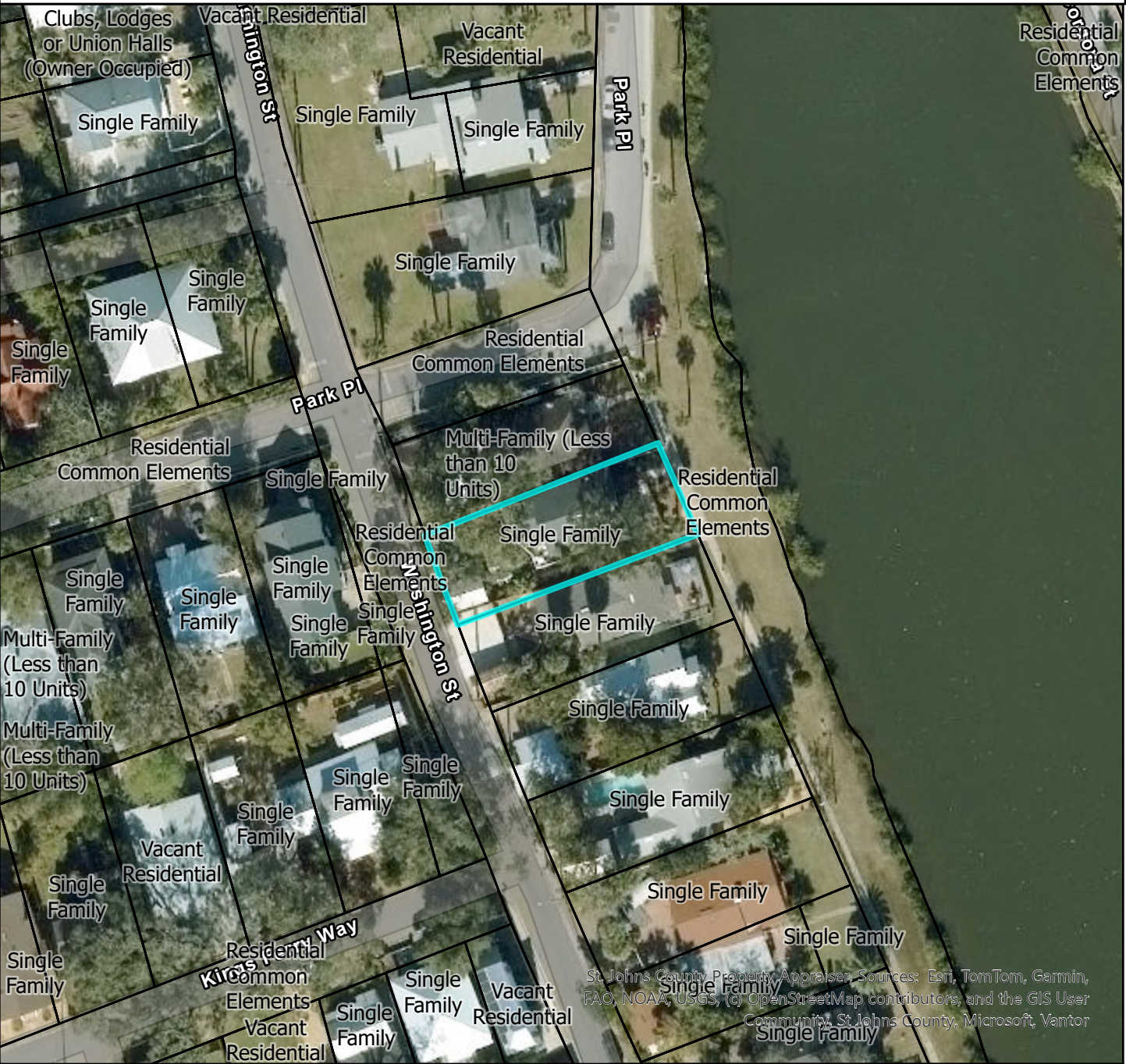
0 37.5 75 150 Feet

Legend

Zoning Districts

-  Residential Single-Family-Two (RS-2)
-  Open Land
-  Historic Preservation (HP-1)
-  Parcels

Future Land Use Map



St. Johns County Property Appraiser. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, St. Johns County, Microsoft, Vantor

109 Washington St.
City of St. Augustine

Legend

 Property Use



0 37.5 75 150 Feet

Future Land Use Map



109 Washington St.
City of St. Augustine



0 37.5 75 150 Feet

Legend

Future Land Use

- HISTORIC PRESERVATION
- OPEN LAND
- RESIDENTIAL LOW DENSITY

FEMA Flood Zone Map



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, St. Johns County Property Appraiser, St. Johns County, State of Florida, Microsoft, Vantor

109 Washington St.
City of St. Augustine

Legend

FEMA Flood Zones

AE 



0 37.5 75 150 Feet

109 Washington St.



12/08/2024

Attachment 2: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Ellen Avery-Smith Contact Number: (904) 825-1615

Business (if applicable): Rogers Towers, P.A.

Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: Florida Zip: 32086

E-Mail Address: EAverySmith@rtlaw.com

2. NAME OF PROPERTY OWNER: Mark M Arnold Living Trust of 7/17/2007 Contact Number: (904) 673-1670

Business (if applicable): N/A

Address: 109 Washington Street City: St. Augustine State: Florida Zip: 32084

E-Mail Address: marnold512@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: See enclosed deed Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 109 Washington Street

5. SPECIFIC PROPOSED USE: Residence

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: The property is zoned Residential Single-Family Two (RS-2) and is a legal, non-conforming lot. The owner would like to construct minor additions to the existing house, including roofing extensions over the front and rear porches to provide protection from the elements when sitting outside and installation of a mobility ramp from the rear deck to the back yard. These roof modifications and ramp installation will require a zoning variance, as detailed in the enclosed project narrative and depicted on the enclosed site plan.

8. JUSTIFICATION FOR ACTION REQUESTED: The requested variance is necessary due to the non-conforming lot size, which is approximately 46.5 feet in width instead of 50 feet in width. The owner will need the requested roof extensions and mobility ramp in order to age in place in his home. Please see the enclosed project narrative and site plan for more details.

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: Please see enclosed project narrative.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Please see enclosed project narrative.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Please see enclosed project narrative.
- (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: Please see enclosed project narrative.

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.

Ellen Avery-Smith

Print name of applicant



Signature of applicant

12/3/25

Date



Owner's Authorization For Agent

Ellen Avery-Smith is/are hereby authorized TO ACT ON BEHALF
OF Mark M. Arnold, 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:
109 Washington Street

BY: _____

Signature of Owner

Mark M. Arnold, as Trustee of the Mark M. Arnold Living Trust of 7/17/2007

Print Name of Owner

(904) 673-1670

Telephone Number

State of Florida

County of St. Johns

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

By Mark M. Arnold, as Trustee of the Mark M. Arnold Living Trust of 7/17/2007

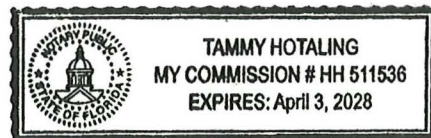
Identification verified:

Oath sworn: _____ Yes ☒ No ☐

Notary Signature: _____

My Commission expires: _____

April 3, 2028



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

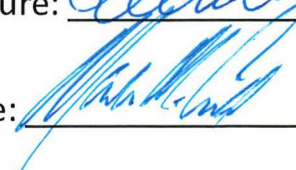
I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing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

Project Address: 109 Washington Street

Applicant's Name: Elen Avery-Smith

Applicant's Signature: 

Owner's Name: Mark M. Arnold

Owner's Signature: 

Prepared By and Return To:

J. Riley Williams, PLC
2141 Park Street
Jacksonville, FL 32204

Order No.: 25-0124-17

Property Appraiser's Parcel I.D. (folio) Number:
200060-0000

WARRANTY DEED

THIS WARRANTY DEED dated March 4, 2025, by David P. Pignolet and Elizabeth A. Pignolet, husband and wife, whose post office address is 1208 Turkey Creek Drive, Palm Bay, Florida 32905 and Constance Bartosiewicz, the unmarried widow of Jess Schload, whose post office address is 7619 Daniel Hearn Way, The Villages, Florida 32084 (the "Grantor"), to Mark M. Arnold, Sole Trustee of the Mark M. Arnold Living Trust of July 17, 2007, as amended and restated on May 24, 2023, whose post office address is 109 Washington Street, Saint Augustine, Florida, 32084 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of ST. JOHNS, State of Florida, viz:

Lot 5, SUBDIVISION OF LOTS 1 AND 3 BLOCK 38-B OF ST. AUGUSTINE, as recorded on July 2, 1921, in Plat Book 2, Page 72, of the Public Records of St. Johns County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Nancy Faucher
 Witness Signature
 Nancy Faucher

David P. Pignolet
 David P. Pignolet

Printed Name of First Witness

4120 SW 134 Street
Ocala FL 34473

Mailing Address of First Witness

Keontrey LaMark McKenzie
 Witness Signature
 Keontrey LaMark McKenzie

Printed Name of Second Witness

203 Henry Street Waxahachie Texas 76165

Mailing Address of Second Witness

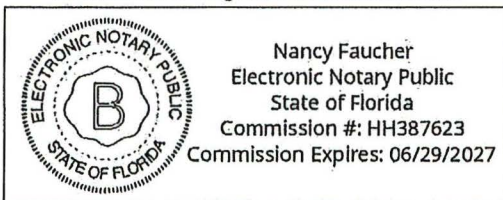
State of Florida
 County of Marion

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 25 day of February, 2025, by David P. Pignolet, who ☐ is personally known or ☒ has produced a driver's license as identification.
 Produced FLDL

Notary Seal

Nancy Faucher
 Notary Public, State of Florida
 Printed Name: Nancy Faucher
 My Commission Expires: 06/29/2027

Notarized online using audio-video communication



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Carlos A. Sandoz
Printed Name of First Witness

56 Lago Vista Ct.

St Augustine, FL 32085
Mailing Address of First Witness

[Signature]
Witness Signature

Tatiana Sanchez
Printed Name of Second Witness

56 Lago Vista Ct

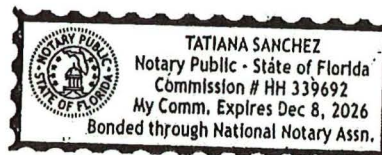
St Augustine FL 32085
Mailing Address of Second Witness

State of Florida
County of St John

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 07 day of February, 2025, by **Jess Schload and Constance Bartosiewicz**, who ☐ is personally known or ☒ has produced a driver's license as identification. FL DL, FL DL

Notary Seal

[Signature]
Jess Schload
[Signature]
Constance Bartosiewicz



[Signature]
Notary Public, State of Florida
Printed Name: Tatiana Sanchez
My Commission Expires: DEC-08-2026

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

LUIS MORALES GONZALEZ
Printed Name of First Witness

355 WEXFORD WAY

ST AUGUSTINE FL 32091
Mailing Address of First Witness

[Signature]
Witness Signature

Tatiana Sanchez
Printed Name of Second Witness

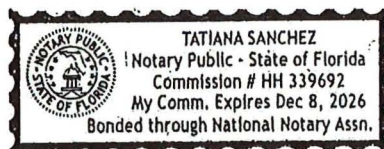
56 Lago Vista CT

ST Augustine FL 32095
Mailing Address of Second Witness

State of Florida
County of St John

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of February, 2025, by **Elizabeth A. Pignolet**, who ☐ is personally known or ☒ has produced a driver's license as identification. FL DL

Notary Seal



[Signature]
Elizabeth A. Pignolet

[Signature]
Notary Public, State of Florida

Printed Name: Tatiana Sanchez

My Commission Expires: DEC-08-2026

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

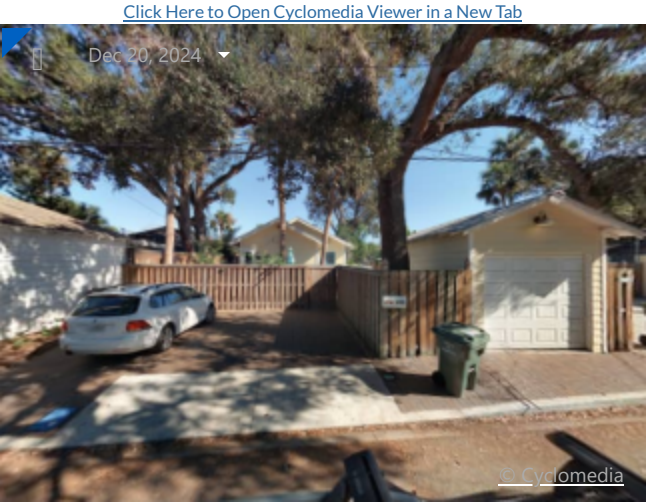
Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2000600000
Location Address	109 WASHINGTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Washington St) (610.42)
Tax Description*	2-72 CITY OF ST AUG LOT 5 OF SUB OF LOT 1 BLK 38-B OR6111/773 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.130
Homestead	N



Owner Information

Owner Name	Arnold Mark M Living Trust Of 07/17/2007 100% Arnold Mark M Trustee 0%
Mailing Address	109 WASHINGTON ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$303,866.00
Extra Features Value	\$1,050.00
Total Land Value	\$347,300.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$652,216.00
Total Deferred	\$0.00
Assessed Value	\$652,216.00
Total Exemptions	
Taxable Value	\$652,216.00

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

Historical Assessment Information

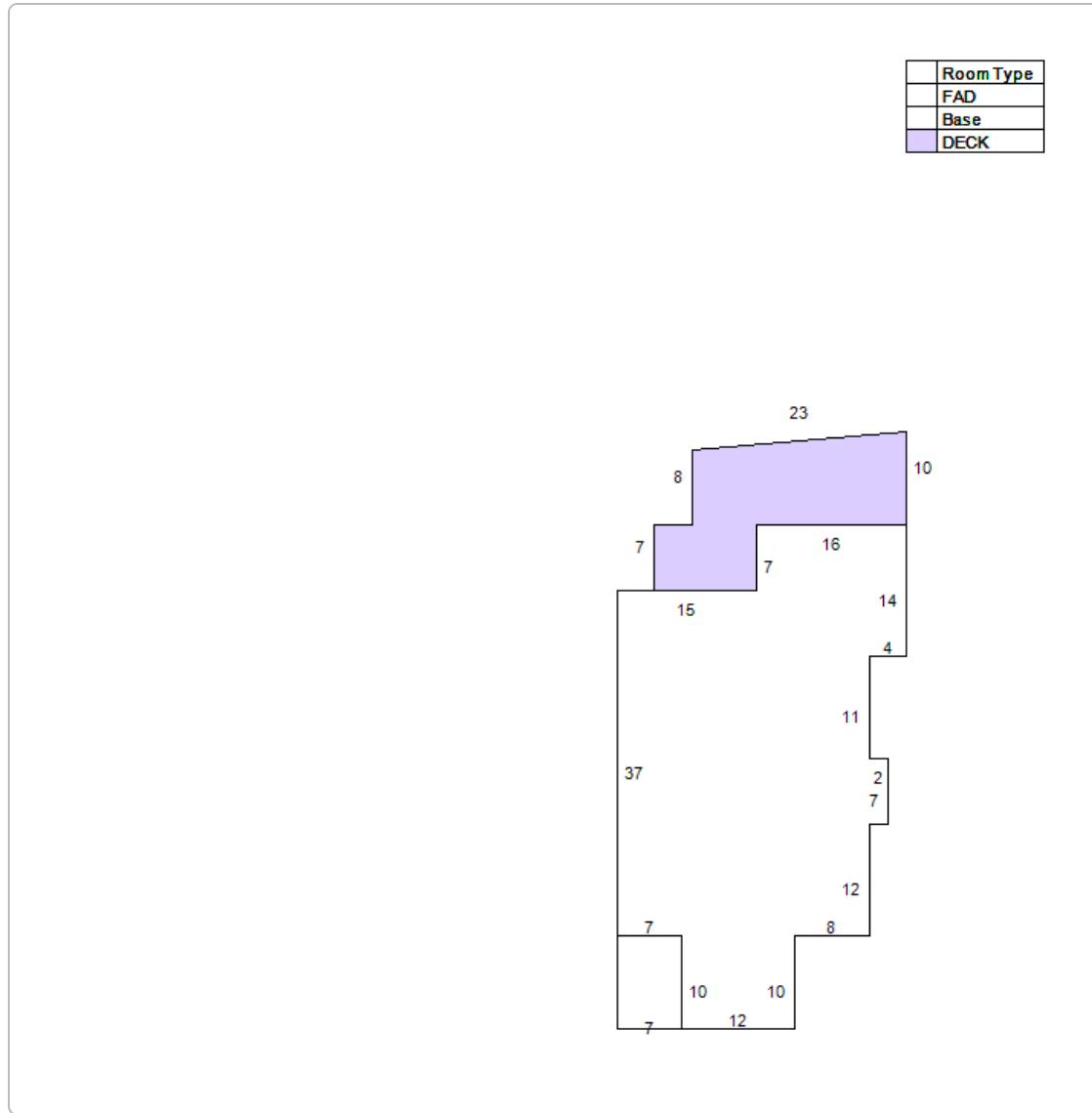
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$288,545	\$1,050	\$347,300	\$0
2024	\$279,348	\$1,050	\$347,300	\$0
2023	\$282,754	\$1,050	\$347,300	\$0
2022	\$226,589	\$1,352	\$283,360	\$0
2021	\$112,831	\$1,352	\$195,500	\$0
2020	\$101,771	\$1,352	\$207,000	\$0
2019	\$114,983	\$1,352	\$184,000	\$0
2018	\$113,882	\$1,352	\$184,000	\$0
2017	\$117,046	\$1,542	\$184,000	\$0
2016	\$118,628	\$1,565	\$142,600	\$0
2015	\$120,209	\$1,589	\$124,200	\$0

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$303,866	Roof Structure	Gable Hip
Year Built	1928	Interior Flooring	Hardwood, Carpet
Actual Area	1627	Interior Wall	Drywall
Conditioned Area	1343	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	2
Exterior Wall	Wood	Baths	2

Description	Square Footage
FINISHED DECK	284
BASE AREA	1273
ADDITION	70
Total SqFt	1627

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Low (Mix)		1050

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	46	125	46	EF	\$347,300

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/10/2025	3/4/2025	\$732,500.00	TRUSTEES DEED	6111	773	Q	I	PIGNOLET DAVID P,ELIZABETH A ET AL	ARNOLD MARK M LIVING TRUST OF 07/17/2007
2/17/2023	2/16/2023	\$700,000.00	WARRANTY DEED	5710	838	Q	I	FLEMING LILYAN W	PIGNOLET DAVID P,ELIZABETH A ET AL
8/23/2021	8/17/2021	\$585,000.00	WARRANTY DEED	5349	1623	Q	I	DILLEY VINCENT C	FLEMING LILYAN W
7/21/2016	6/19/2016	\$100.00	QUIT CLAIM DEED	4227	838	U	I	DILLEY CHRISTOPHER J ETAL	DILLEY VINCENT C
2/4/2016	2/4/2016	\$0.00	FINAL JUDGMENT	4146	854	U	I	DILLEY VINCENT C,NICOLA J ETAL	DILLEY CHRISTOPHER J ETAL
	2/24/2010	\$270,000.00	WARRANTY DEED	3290	1204	Q	I	POTTS PATRICIA R & COLLEY WESLEY JR	DILLEY VINCENT C,NICOLA J ETAL
	6/4/2003	\$250,000.00	WARRANTY DEED	1967	1520	Q	I	HENDRIX ILSE	POTTS PATRICIA R & COLLEY WESLEY JR (HUSB)

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/1/2000	\$26,000.00	WARRANTY DEED	1495	1826	U	I	HENSCHEN FRED W JR	HENDRIX ILSE
	2/24/2000	\$4,000.00	WARRANTY DEED	1477	1445	U	I	CARLTON JOANN E FKA HENSCHEN WIFE OF FRED SR	HENSCHEN FRED W JR & HENDRIX ILSE

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: 12/15/2025, 3:54:42 AM](#)

Contact Us

Developed by



Attachment 4:

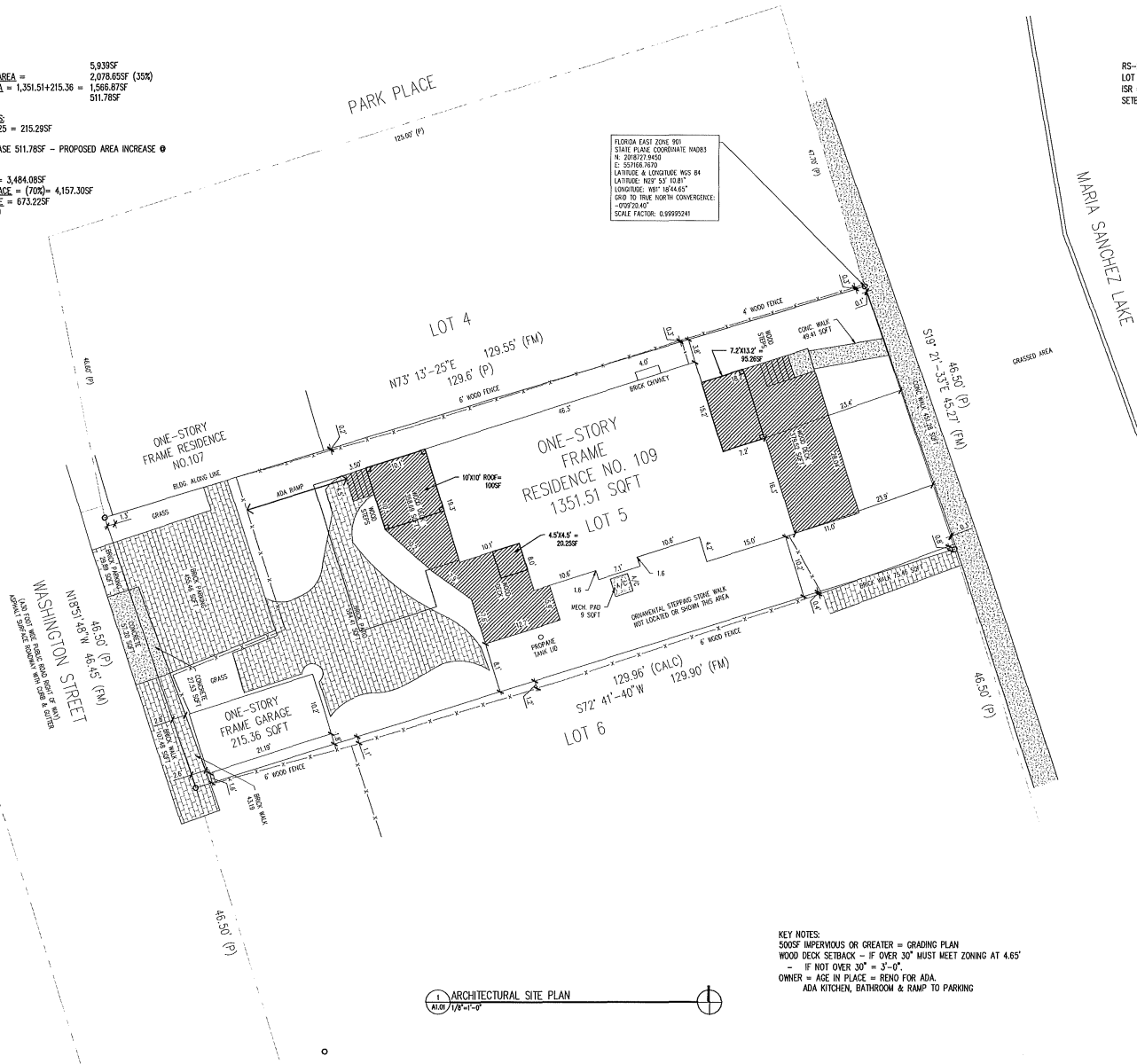
Survey

TOTAL LOT AREA = 5,939SF
 ALLOWABLE BUILDING AREA = 2,078.65SF (35%)
 ACTUAL BUILDING AREA = 1,351.51+215.36 = 1,566.87SF
 POSSIBLE INCREASE = 511.78SF

ADDED BUILDING AREAS:
 100SF + 65.07 + 20.25 = 215.29SF

POSSIBLE AREA INCREASE 511.78SF - PROPOSED AREA INCREASE 0
 215.29 = 296.49SF

TOTAL IMP. SURFACE = 3,484.08SF
 ALLOWABLE IMP. SURFACE = (70%) = 4,157.30SF
 POSSIBLE IMP. INCREASE = 673.22SF
 ACTUAL INCREASE = 0



KEY NOTES:
 500SF IMPERVIOUS OR GREATER = GRADING PLAN
 WOOD DECK SETBACK - IF OVER 30" MUST MEET ZONING AT 4.65'
 - IF NOT OVER 30" = 3'-0"
 OWNER = AGE IN PLACE = RENO FOR ADA
 ADA KITCHEN, BATHROOM & RAMP TO PARKING

RS-2 NON-CONFORMING LOT (LESS THAN 50' WIDE)
 LOT COVERAGE 35% FOR BUILDINGS (ANYTHING WITH A ROOF).
 ISR = 70% - (INCLUDES WOOD DECK & GRAVEL)
 SETBACKS= SIDE - 10% OF WIDTH - 4.65'
 FRONT - 15'
 REAR

FISHER KOPPENHAFFER
 ARCHITECTURE INTERIOR DESIGN

STRUCTURAL ENGINEER
 KEITH WEBB
 STRUCTURAL ENGINEERS LLC
 ELECTRICIAN 2418
 ELECTRICAL ENGINEER
 JOHN SEARCY & ASSOCIATES, INC.
 MECHANICAL & PLUMBING ENGINEER
 GREGORY ENGINEERING, INC.

ADDITION TO THE
 ARNOLD RESIDENCE
 ST. AUGUSTINE, FL
 109 WASHINGTON ST



REVISIONS:

DATE: 12/5/2025

ARCHITECTURAL
 SITE PLAN

DESIGN BY: X.X.X
 CHECKED BY: S.D.P./H.S.C.
 PROJECT NO.: 2025-12

A1.01

00

Attachment 5: Supplemental Information

Arnold Residence

Variance Request for Reduction in Side Yard Setback

City Code Section 28-29 provides criteria for consideration in analyzing requests for zoning variances. The Code requirements, and details regarding how this request submitted on behalf of Mark Arnold (the “Owner”) complies with each, are set forth below.

Variance Requirements

1. **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.**

RESPONSE: The lot owned by the Owner is located at 109 Washington Street. The lot is zoned Residential Single-Family Two (RS-2). The lot has a non-conforming width of 46.5 feet, instead of the minimum 50 feet required in the City Code. As depicted on the enclosed site plan (the “**Site Plan**”), the existing home located on the lot includes a side yard setback on the north side that is approximately 1.8 feet, instead of the required 4.65 feet (10 percent of the lot width for the non-conforming lot). There is an existing approximately six-foot fence (with lattice work on top) along the northern property line, as shown on the Site Plan and in the enclosed photographs.

The Owner would like to extend the existing roof to cover both the existing wood deck on the front of the house along Lake Maria Sanchez (the east side of the house) and the existing wood deck on the rear of the house along Washington Street (the west side of the house), as depicted on the Site Plan. The roof extensions would be located within the existing side yard setback of approximately 1.8 feet. The Owner cannot relocate the rear door into the house from the back deck to the south due to the location of an existing electrical box on the south side of the door. See the enclosed photographs. The Owner would also like to install a mobility ramp from the back deck into the yard within the 1.8-foot side yard setback on the north side of the lot, as depicted on the Site Plan.

The Owner is a long-time resident of St. Johns County. He currently has mobility issues, and the requested extensions of the roof over the existing front and back decks of the house and the installation of a mobility ramp from the back deck to the ground level in the back yard will allow him to enjoy the outside areas of his home over time.

2. **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**

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and**
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and**
- 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.**

RESPONSE: As stated above, the lot at 109 Washington Street is a legal non-conforming lot that is approximately 46.5 feet wide and has an existing side yard setback on the north of approximately 1.8 feet. The house located on the lot was constructed in 1928 and predates the City's land development regulations. There is heavy landscaping and an approximately six-foot-tall fence (with lattice work on top) located between the Owner's home and the house to the north. The Owner is requesting to extend the existing roof of the home over the existing front and rear decks within the 1.8-foot side yard setback to allow him to sit outside and be protected from the elements. The Owner is also requesting to install a mobility ramp from the rear deck to the backyard for easier accessibility to the house. The Owner was previously confined to a wheelchair for a period of approximately eight months and currently has mobility issues. He may need a wheelchair again in the future, so he would like to make the requested modifications to his home to ensure he can age in place.

In passing upon a request for variance, the board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this chapter.

RESPONSE: The Owner will improve his home on the Property in conformance with all other requirements of the RS-2 zoning district. The sole purpose of the variance request is to allow the Owner to remain in his home over time.

Arnold Residence

Variance Request for Reduction in Side Yard Setback

City Code Section 28-29 provides criteria for consideration in analyzing requests for zoning variances. The Code requirements, and details regarding how this request submitted on behalf of Mark Arnold (the “Owner”) complies with each, are set forth below.

Variance Requirements

1. **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.**

RESPONSE: The lot owned by the Owner is located at 109 Washington Street. The lot is zoned Residential Single-Family Two (RS-2). The lot has a non-conforming width of 46.5 feet, instead of the minimum 50 feet required in the City Code. As depicted on the enclosed site plan (the “**Site Plan**”), the existing home located on the lot includes a side yard setback on the north side that is approximately 1.8 feet, instead of the required 4.65 feet (10 percent of the lot width for the non-conforming lot). There is an existing approximately six-foot fence (with lattice work on top) along the northern property line, as shown on the Site Plan and in the enclosed photographs.

The Owner would like to extend the existing roof to cover both the existing wood deck on the front of the house along Lake Maria Sanchez and the existing wood deck on the rear of the house along Washington Street, as depicted on the Site Plan. The extension of the roof on the western side of the house along Washington Street would be located within the existing side yard setback of approximately 1.8 feet. The Owner cannot relocate the rear door into the house from the back deck to the south due to the location of an existing electrical box on the south side of the door. See the enclosed photographs.

The Owner is a long-time resident of St. Johns County. He currently has mobility issues, and the requested extensions of the roof over the existing front and back decks of the house will allow him to enjoy the outside areas of his home over time.

2. **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**
 - b. **Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and**

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

RESPONSE: As stated above, the lot at 109 Washington Street is a legal non-conforming lot that is approximately 46.5 feet wide and has an existing side yard setback on the north of approximately 1.8 feet. The house located on the lot was constructed in 1928 and predates the City's land development regulations. There is heavy landscaping and an approximately six-foot-tall fence (with lattice work on top) located between the Owner's home and the house to the north. The Owner is requesting to extend the existing roof of the home over the existing rear deck within the 1.8-foot side yard setback to allow him to sit outside and be protected from the elements. The Owner was previously confined to a wheelchair for a period of approximately eight months and currently has mobility issues. He may need a wheelchair again in the future, so he would like to make the requested modifications to his home to ensure he can age in place.

In passing upon a request for variance, the board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this chapter.

RESPONSE: The Owner will improve his home on the Property in conformance with all other requirements of the RS-2 zoning district. The sole purpose of the variance request is to allow the Owner to remain in his home over time.

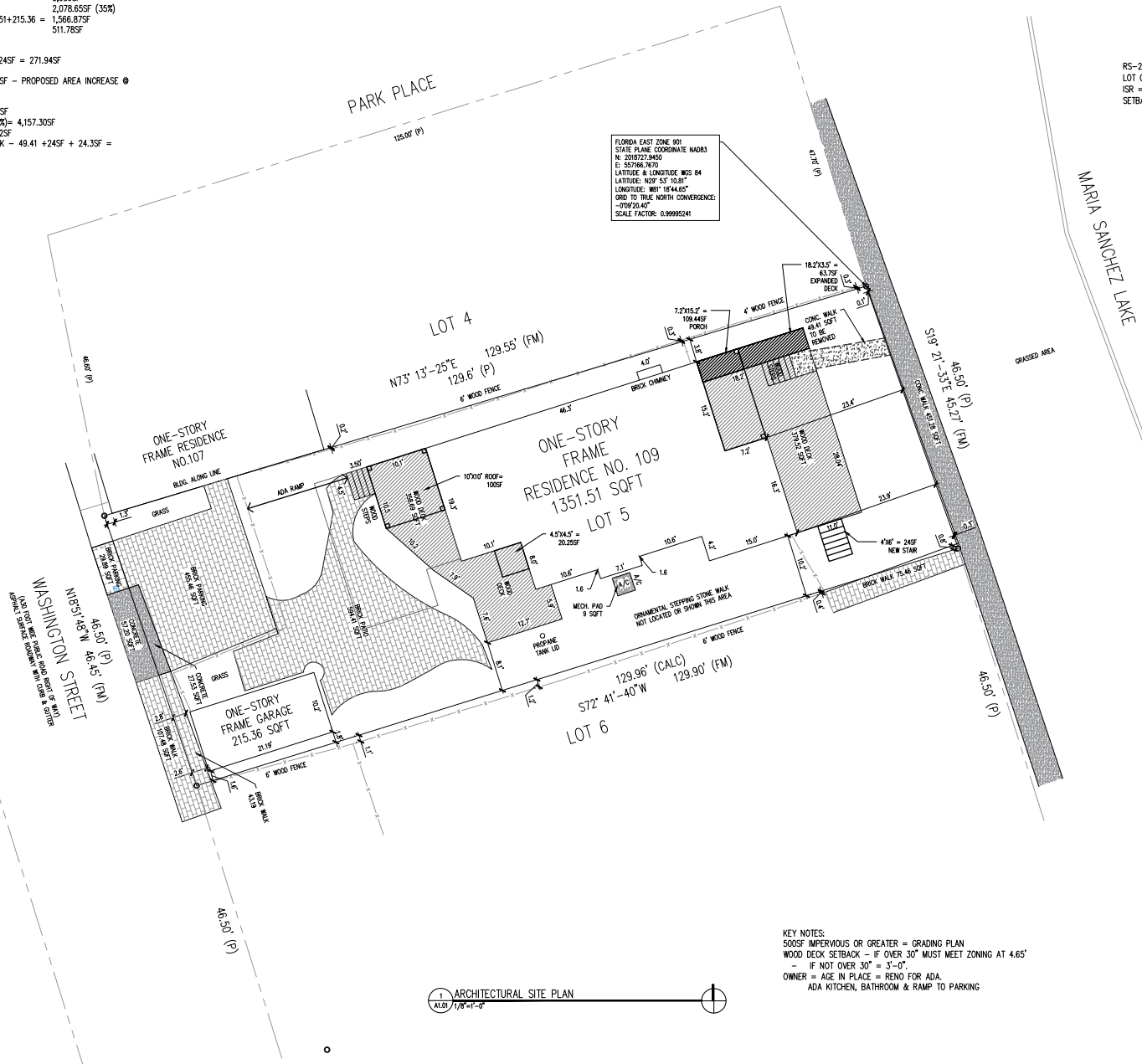
TOTAL LOT AREA = 5,939SF
 ALLOWABLE BUILDING AREA = 2,078.85SF (35%)
 ACTUAL BUILDING AREA = 1,351.51+215.36 = 1,566.87SF
 POSSIBLE INCREASE = 511.78SF

ADDED BUILDING AREAS:
 100SF + 109.44SF + 38.55SF + 24SF = 271.94SF

POSSIBLE AREA INCREASE 511.78SF - PROPOSED AREA INCREASE 271.94SF = 239.84SF REMAINS

TOTAL IMP. SURFACE = 3,484.08SF
 ALLOWABLE IMP. SURFACE = (70%) = 4,157.30SF
 POSSIBLE ISR INCREASE = 673.22SF
 ACTUAL INCREASE = 38.55SF DECK - 49.41 + 24SF + 24.35SF = 37.39SF

RS-2 NON-CONFORMING LOT (LESS THAN 50' WIDE)
 LOT COVERAGE 35% FOR BUILDINGS (ANYTHING WITH A ROOF).
 ISR = 70% - (INCLUDES WOOD DECK & GRAVEL)
 SETBACKS= SIDE - 10% OF WIDTH - 4.65'
 FRONT - 15'
 REAR



KEY NOTES:
 500SF IMPERVIOUS OR GREATER = GRADING PLAN
 WOOD DECK SETBACK - IF OVER 30" MUST MEET ZONING AT 4.65'
 - IF NOT OVER 30" = 3'-0".
 OWNER = AGE IN PLACE = RENO FOR ADA.
 ADA KITCHEN, BATHROOM & RAMP TO PARKING

FISHER KOPPENHAVER
 ARCHITECTURE INTERIOR DESIGN
 9184 Cypress Green Drive
 Jacksonville, FL 32256
 Phone: 904.827.8077
 Fax: 904.827.8088
 Corporate License Number A-23000092

STRUCTURAL ENGINEER
 KEISTER WEBB
 STRUCTURAL ENGINEERS, LLC
 REGISTRY NUMBER 3418
 ELECTRICAL ENGINEER
 JOHN SEARCY & ASSOCIATES, INC.
 CE 4180
 MECHANICAL & PLUMBING ENGINEER
 GREGORY ENGINEERING, INC.
 CE 4180

**ADDITION TO THE
 ARNOLD RESIDENCE**
 ST. AUGUSTINE, FL
 109 WASHINGTON ST

THE EXISTING IS THE RESULT OF A SURVEY AND THE
 PROPERTY OF FISHER KOPPENHAVER, P.A. AND IT IS
 HEREBY REPRESENTED THAT THE SURVEY IS
 THE EXPRESS WRITTEN PERMISSION OF FISHER
 KOPPENHAVER, P.A.

DATE: 12/5/2025

ARCHITECTURAL
 SITE PLAN

PROJECT NO.: 2025-12

A1.01

CD

Attachment 6:

Photographs











Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
January 6, 2026	5.c.	PZB2025-0100
Request	Address	Parcel ID
Variance	500 Anastasia Boulevard	218570-0000

Site & Background Information

Applicant: Gulf Stream Design Group LLC

Owner: City of St. Augustine

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

**Future Land Use
Designation:** Public

Zoning Designation: Government Use

Acreage: 0.13

Neighborhood: North Davis Shores

Archaeological Zone: N/A

Request Summary

This application is a VARIANCE request to the maximum building placement per the Anastasia Entry Corridor Design Standards at 500 Anastasia Boulevard. The approval of this request would allow for the construction of a new fire station and public use facility. Section 3.3.1 of the Anastasia Boulevard Design Standards states that changes over thirty (30) percent cannot be approved by the CRC but must go through the variance process of Sec.28-29.

Anastasia Boulevard Design Standards

3.3.1 Activities Requiring Review.

Any of the following items are a triggering event and require further review by the CRC. a. Modification of standards between 10 and 30% of a dimensional requirement of this document and non-dimensional modifications (color, landscape, etc.). **Changes over 30% cannot be approved by the CRC but may be processed through the variance process (Sec. 28-29).**

4.1 Building Placement

The placement of a building on a site is critical to creating a vital and coherent public realm that is both welcoming and functional. Elements and uses of the “public realm” may include expanded sidewalks, outdoor café areas, bicycle parking, art/sculpture, and outdoor retail spaces, among others. The rhythm/pattern of buildings, combined with their relationship to the street expressed through setbacks and architecture, define the character of the public space. The intent of the following building setback standards is to shape the public realm, and strengthen the physical and functional character of the area. All new buildings within the redevelopment site shall be required to meet the building setback provisions where legally applicable.

1. For those corner lots abutting a R.O.W. intersection, the visibility triangle must be kept free of visual obstacles. Visibility triangle regulations shall always prevail. See Section 5.10.
2. The building setbacks, which shall be measured from the property line to the building wall excluding eaves and overhangs.
3. The minimum front and side street setbacks (as defined in Table 1) may be reduced to 0 feet for a maximum of 50% of the building façade facing the street. Note: Eaves and overhangs may not project over the property line.
4. The maximum front and side street building setback shall only apply to the portion of the building meeting the building frontage requirement. This provision will allow for L-shape buildings, where a portion of the building is recessed more than 20 feet from the front property line
5. The front and side street- setbacks may be used to expand the public sidewalk, for outdoor dining, or for landscaping.
6. Balconies, bay windows, awnings, canopies, and roof overhangs may encroach into the front and side street setback zones, but not into the right-of-way.
7. New developments or additions abutting or across the street from a single-family residential zoning district shall provide a fifteen (15) foot setback along the portion of the site abutting or across the street from the single-family zoned property. Landscaped buffers shall be provided as required in Section 5 of this document
8. Building facades facing a right-of-way shall be built parallel to the property line along that street.

Staff Summary and Analysis

The following design elements do not meet the Standards as proposed and will require approval of a variance from the Planning and Zoning Board (PZB):

- **Building Placement:** There is a maximum 20' setback for at least a portion of the building facing any secondary street. The proposed building setbacks along Moultrie Place and Comares Avenue both exceed what could be approved by the CRC (up to ~26 feet).

	Anastasia Boulevard Design Standard	500 Anastasia Blvd.
Street Side Yard Moultrie Place	Minimum 10 feet Maximum 20 feet	72.2 feet
Street Side Yard Comares Avenue	Minimum 10 feet Maximum 20 feet	45.5 feet

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.

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 large size and shape of the lot as the singular disadvantage. Adding to the unique layout of the lot is that it is fronting three roadways. The Anastasia Boulevard Design Standards require a maximum setback of 20 feet on each road frontage. The applicant is meeting the maximum setback along Anastasia Boulevard but does not meet this setback on Comares Avenue or Moultrie Place. The applicant also notes that FEMA requires the minimum Finished Floor Elevation to be 12 feet. The applicant states that it would be difficult to meet grading requirements and the maximum setback of twenty feet on all three road frontages.

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

The applicant states the variances are required to meet grading requirements and truck maneuverability. The variance would also allow safer sight triangles at the Anastasia Boulevard and Moultrie Place intersection.

- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The applicant states that the lot was platted in the 1920s before the property was purchased for the construction of the firehouse. FEMA standards for minimum floor elevations are also a condition not 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 application states:

The variance will allow this vital public service to be built at the proper elevation to serve the City in emergency situations including major flooding events. The property is designed with adequate drainage and stormwater management facilities that it will not adversely affect other properties.

The building setback is met along the primary Entry Corridor frontage along Anastasia Boulevard. The purpose of the building frontage requirements is to ensure façade continuity along Anastasia Boulevard and to avoid large voids between buildings. The 4' stem wall along Anastasia Boulevard maintains continuity along the frontage.

Staff find that 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 building placement per the Anastasia Entry Corridor Design Standards at 500 Anastasia Boulevard / PID 218570-0000.

Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

Attachment 1: Site Maps and Photos

St. Johns County Property Appraiser Use Classification



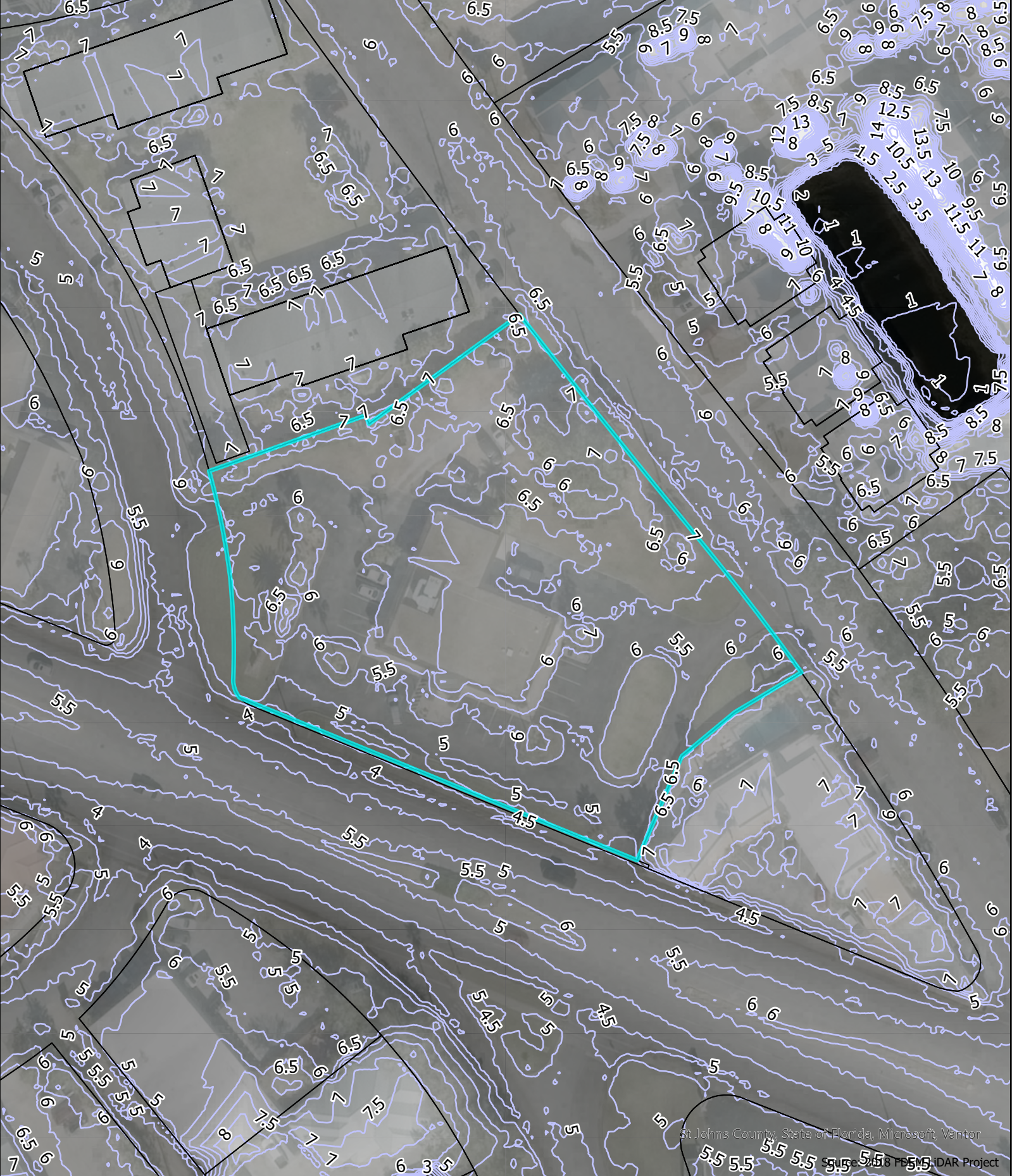
500 Anastasia Blvd.
City of St. Augustine

Legend

Parcels 



0 37.5 75 150 Feet



Ground Elevation Contours (ft. NAVD88)
City of St. Augustine
500 Anastasia Blvd.

Legend

-  Municipal Boundary
-  2018 Contours
-  Parcel

Scale: 1:800

0 20 40 80 Feet



FEMA Flood Zone Map



500 Anastasia Blvd.
City of St. Augustine



0 37.5 75 150 Feet

Legend

FEMA Flood Zones

AE

500 Anastasia Blvd.



12/08/2024

Attachment 2: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Christina Evans, AICP Contact Number: 904.794.4231

Business (if applicable): Gulfstream Design Group LLC

Address: 2225 A1A S City: St Augustine State: FL Zip: 32080

E-Mail Address: christina@gulfstreamdesign.co

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

Business (if applicable): City of St. Augustine

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: 33

Subdivision: Davis Shores Ocean View Parcel Number: 218570-0000

4. PROJECT STREET ADDRESS: 500 Anastasia Blvd, St. Augustine

5. SPECIFIC PROPOSED USE: Fire Station and Training Facility

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Relief from the following Anastasia Entry Corridor

Design Standard: 4.1 Building Placement - a maximum 20' setback for at least a portion of the building along Moultrie Place and Comares Avenue.

8. JUSTIFICATION FOR ACTION REQUESTED: The size and shape of the property;
frontage on 3 roadways; and FEMA finished floor area.

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: _____

See Supplemental Documentation.

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

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

- (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: See Supplemental Documentation.

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

Signature of Property Owner

Date



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

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

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

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

REUBEN FRANKLIN JR
Print name of applicant

[Signature]
Signature of applicant

12/5/25
Date



Owner's Authorization For Agent

Gulfstream Design Group LLC is/are hereby authorized TO ACT ON BEHALF OF The City of St. Augustine, 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: 500 Anastasia Blvd, St. Augustine

BY: [Signature]
Signature of Owner

REUBEN FRANKLIN JR
Print Name of Owner

904 - 209 - 4323
Telephone Number

State of Florida

County of Saint Johns

Signed and sworn before me on this 8 day of December, 2025

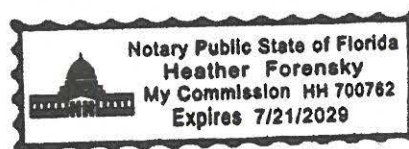
By Reuben Franklin Jr.

Identification verified: Character witness

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: 7/21/2029



Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID

Location

Address

Neighborhood

Tax

Description*

Property Use

Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

2185700000

500 ANASTASIA BLVD

SAINT AUGUSTINE 32080-0000

Retail Stores Anastasia (COM) (680.3)

3-100 DAVIS SHORES LOTS 2 3 4 5 & 15 ALL LOTS 16 17 18 & 19 (EX

PT OF LTS 2 & 19 IN OR3874/460) (EX R/W RD #A1A IN OR65/337)

BLK 33 OR6082/1951

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

Owner Occupied Stores (1105)

Davis Shores Ocean View Section

16-7-30

City of St Augustine (District 452)

19.5552

1.270

N



Owner Information

Owner Name

Mailing Address

[City Of St Augustine](#) 100%

75 KING ST

SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
City		\$1,347,049

Map



Valuation Information

Assessed Year	2026
Building Value	\$473,804.00
Extra Features Value	\$43,427.00
Total Land Value	\$829,818.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$1,347,049.00
Total Deferred	\$0.00
Assessed Value	\$1,347,049.00
Total Exemptions	\$1,347,049.00
Taxable Value	\$0.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$414,947	\$45,426	\$829,818	\$0
2024	\$407,669	\$48,306	\$553,212	\$0
2023	\$357,643	\$48,946	\$553,212	\$0
2022	\$158,645	\$14,025	\$675,318	\$0
2021	\$118,984	\$17,242	\$675,318	\$0
2020	\$124,649	\$20,458	\$675,318	\$0
2019	\$106,842	\$20,769	\$541,569	\$0
2018	\$154,737	\$26,287	\$715,975	\$0
2017	\$73,684	\$16,277	\$660,900	\$0
2016	\$73,684	\$16,277	\$660,900	\$0
2015	\$77,369	\$16,277	\$660,900	\$0

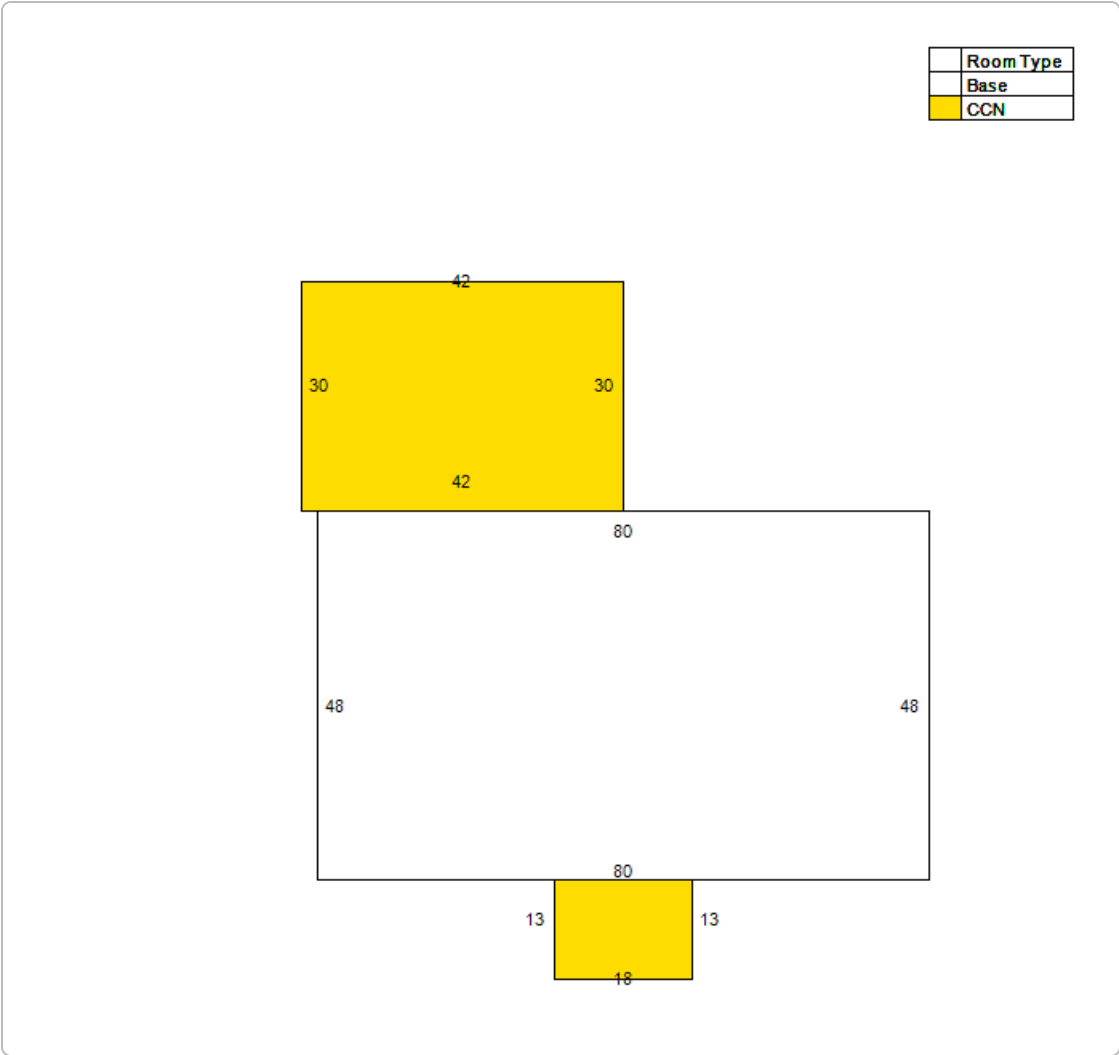
Building Information

Building 1
Building Value \$473,804
Year Built 1971
Actual Area 5334
Conditioned Area 3840
Use Stores (Retail)
Style 04
Exterior Wall Concrete Stucco

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

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

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		7795
Asphalt Paving (COM)		32560
Curb (COM)		3072

Land Information

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

Sale Information

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

Attachment 4: Supplemental Information



**City of St. Augustine Fire Station #2
Variance Statement**

REQUEST

Relief from **4.1 Building Placement** of the Anastasia Entry Corridor Design Standards to exceed the maximum side street setback of 20' along Comares Avenue and Moultrie Place frontages. The primary setback along Anastasia Boulevard is met. The secondary frontages have setbacks increased to 45.5' along Comares Avenue and 72.2' along Moultrie Place.

FINDINGS

1. 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?

Response: The property is large and uniquely shaped, fronting three (3) different roadways. In addition, the finished floor elevation for the property is 12'. There would not be enough room for grading if the building was placed within 20' of every frontage.

2. Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property?

Response: It would be impossible for the structure to be built at the proper finished floor elevation of 12' based on FEMA requirements and meet all required setbacks. If a structure met all required setbacks, ingress/egress would In addition, a larger driveway is required for fire truck maneuverability.

3. Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant?

Response: The area was platted in this general shape in the 1920s. Since it is being redeveloped, FEMA standards require that the building be constructed at a FFE of 12'.

4. 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?

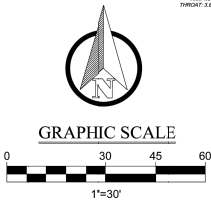
Response: The variance will allow this vital public service to be built at the proper elevation to serve the City in emergency situations including major flooding events. The property is designed with adequate drainage and stormwater management facilities that it will not adversely affect other properties.

The building setback is met along the primary Entry Corridor frontage along Anastasia Boulevard. The purpose of the building frontage requirements is to ensure façade continuity along Anastasia Boulevard and to avoid large voids between buildings. The 4' stem wall along Anastasia Boulevard maintains continuity along the frontage.

ATTACHMENTS:

- Survey
- Site Plan
- Autoturn Exhibit

LOTS 2,3,4,5,15,16,17,18, AND 19, BLOCK 33, DAVIS SHORES OCEAN VIEW SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGES 97, 98, 99, 100, 101, 102, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THAT PORTION HERETOFORE CONVEYED TO THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY PURPOSED AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 65, PAGE 337, OF THE PUBLIC RECORDS OF AT. JOHNS COUNTY, FLORIDA.



Digitally signed
by Russell D
Flint
Date: 2025.06.27
17:02:43 -04'00'

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

ASPHALT PAVEMENT
CONCRETE
GRAVEL PATCH

1. GENERAL NOTES
2. THE FIELD SURVEY WAS PERFORMED ON 06/23/2025.
3. 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 THE SURVEY MAP OR MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREIN IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC (RTK) POSITION (RTK, GPS) SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK ("FPRN"). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A RECOMBINATION OF MEASUREMENTS ON PRIMARY CONTROL, ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREIN ARE IN U.S. SURVEY FEET.
5. THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (§3-17.015 FAC), THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT TO 10,000 FEET.
6. ELEVATIONS SHOWN HEREIN ARE REFERENCED TO THE AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY ST. JOHNS COUNTY UTILITY AUTHORITY, BENCHMARK #8528, A (60D NAIL IN WOOD POWER POLE) HAVING AN ELEVATION OF 5.84 FEET.
7. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "AE" (EL. 7'), ACCORDING TO THE FLOOD INSURANCE RATE (FIRM) COMMUNITY PANEL NUMBER 121600303 REVISED 12/27/81. THE SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
8. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST. JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
9. 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.
10. THIS SURVEY DOES NOT INFER OR DETERMINE OWNERSHIP.
11. 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 THEIR AFOREMENTIONED ITEMS.
12. UTILITIES OTHER THAN SHOWN WERE NOT FIELD LOCATED.
13. THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT FIELD LOCATED.

	BENCHMARK
	FOUND IRON ROD / PIPES AS NOTED
	SET 5/8" IRON ROD "L.B. 7124"
	4" X 4" CONCRETE MONUMENT
	WOOD UTILITY POLE
	GUY ANCHOR
	MAILBOX
	OVERHEAD UTILITY LINE
	FIRE HYDRANT
	LIGHT POLE
	COMMUNICATION UTILITY
	DRAINAGE MANHOLE
	SEWER MANHOLE
	GATE VALVE
	SIGN
	CHAIN OR WIRE FENCE LINE
	WOOD OR VINYL FENCE LINE
	WELL
	WATER VALVE

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

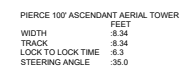
SHEET: 1
OF 1

Flint Surveying
& Mapping, Inc.

2692 U.S. HWY 1 SOUTH #208
ST AUGUSTINE, FL 32086
PHONE (904) 392-5948

LICENSED PROFESSIONAL
FLORIDA #7324

EXISTING CONDITIONS

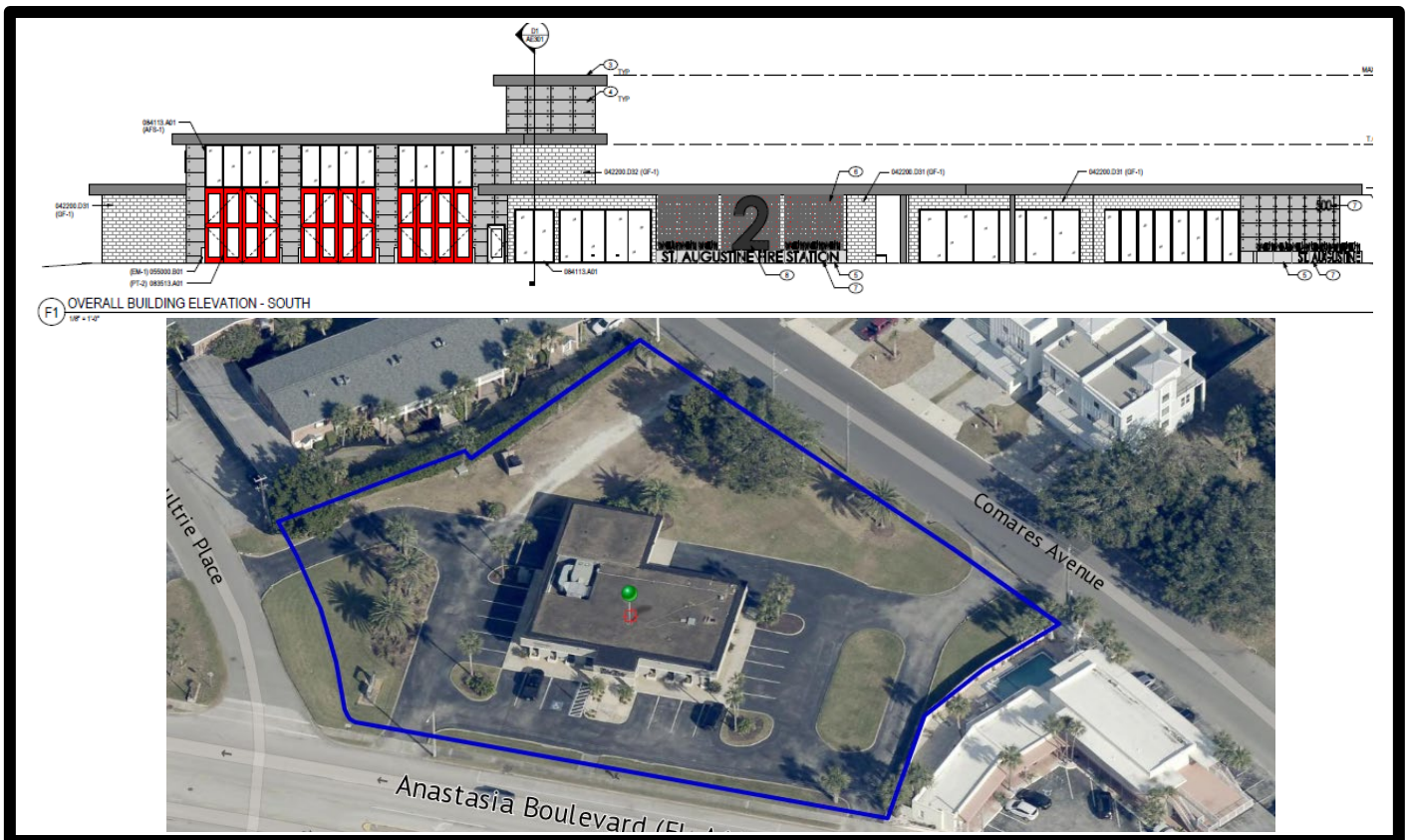


Attachment 5:

CRC Staff Report



**CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE
STAFF REPORT AND RECOMMENDATION
Prepared for the December 4, 2025 Meeting**



Application HP2025-0071

Address: 500 Anastasia Boulevard

City of St. Augustine – Owner

Gulfstream Design Group, LLC - Applicant

Project description: To construct a new fire station and public use facility along the Anastasia Boulevard Entry Corridor.

Architectural Style:	Mid-Century Modern (proposed)	Florida Master Site File:	SJ08234
National Register:	N/A	Construction date:	1971 (existing)
Archaeology Zone:	N/A	Zoning District:	CL-2
Parcel number:		Typology:	Commercial(existing) Institutional (proposed)
Agenda Item:	5(a)	Previous Action(s):	N/A (indent)

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a request for Design Approval of a new institutional development which includes a fire station and public use facility.

Staff identified the following potential Modifications to the Standards for the CRC to consider in their final decision regarding this design approval:

1. **4.4.3 Building Color:** A maximum of 4 building colors, including natural materials such as unpainted concrete, aluminum, etc. are allowed per the Standards. Six (6) different colors/materials are proposed for the building:
 - a. Concrete panels in color smoke
 - b. Concrete block in color White
 - c. Decorative concrete block in color Red (color needs approval)
 - d. Red paint for bay doors (may not match colored concrete block shade; color needs approval)
 - e. Dark Grey paint for aluminum windows and other exterior metal elements (color needs approval unless matching "Classic French Gray" from the pre-approved color palette)
 - f. Light Grey paint (use not made clear; color needs approval unless matching "Amazing Gray" from the pre-approved color palette)

The CRC may approve up-to 2 additional colors for the total of 6 colors proposed and must approve any proposed colors not listed under the pre-approved color palette. While red is not generally a color approved along the Corridor, use of the color will clearly indicate the building's use as a fire station.

2. **4.4.7 Building Entrances:** There does not appear to be an entry door from Anastasia Boulevard into either the public use facility or Fire Station. The CRC should determine whether pedestrian access to the site from Anastasia Boulevard is sufficient to grant a modification for the lack of entrance immediately from the corridor.
3. **4.7 Stormwater Facilities:** A minimum of two of the low-impact stormwater retention design concepts listed in the Standards should be utilized on this project. Currently, the design features a dry retention pond within the front setback along Anastasia Boulevard. This location is inconsistent with the Standards requirement that traditional stormwater retention facilities, such as ponds, not be located within the front setback. The CRC should determine whether the design of this dry pond meets the definition of one of the low-impact stormwater retention design concept. If not, the CRC may approve the dry pond if it meets the criteria for modification approval.

The following design elements do not meet the Standards as proposed and will require approval of a variance from the Planning and Zoning Board (PZB):

1. **4.1 Building Placement:** There is a maximum 20' setback for at least a portion of the building facing any secondary street. The proposed building setbacks along Moultrie Place and Comares Avenue both exceed what could be approved by the CRC (~26').
2. **4.2 Building Frontage:** The current proposed building frontage along Anastasia Boulevard, measured from end-to-end of the roof eave, is 110'9". The Standards require a minimum of 70% building frontage along the Corridor, which is approximately 164.5'. The lowest building frontage that can be approved by the CRC is ~115.15' (35% deviance from the 70% requirement)

Conditions Summary:

1. The existing commercial structure on the site was originally a bank building, and the drive-through teller awning is still extant at the rear of the building. This structure is proposed for demolition which will require Historic Architectural Review Board (HARB) approval because the building is over 50 years of age.
2. The proposed development features a Mid-Century Modern style with simple masonry block, panel, and decorative block cladding and flat roofs with wide eaves. The irregular lot-shape, proposed building footprint, and use of the structure make it so that only a portion of the building runs along Anastasia Boulevard before the building angles away, parallel to Moultrie Place. Driveway access from Moultrie Place and Comares Avenue, as well as parking placement behind the structure, are consistent with the Anastasia Boulevard Design Standards for Entry Corridors.
3. Setbacks along the Corridor are a minimum of 10' and a maximum of 20'. The roof eave for the portion of the building along Anastasia Boulevard appears to sit at about 12' from the property line, in keeping with the standards, though not meeting the frontage requirements. See additional notes above on building placement elements which require Planning and Zoning Board approval.
4. The maximum building height is 35' to the top of what appears to be an elevator/stair shaft. This is consistent with the maximum height allowed per zoning requirements and the DSEC.
5. Building colors were provided by the applicant. See details under "Modifications to the Standards" above.
6. Building materials are consistent with the Mid-Century Modern style; however, some of the concrete block materials are proposed to be left unpainted. The DSEC states that building materials shall be primarily painted concrete block or stucco with unpainted masonry for accents. The CRC should determine whether the proposed unpainted concrete features are acceptable.
7. Glazing calculations along Anastasia Boulevard are difficult to determine with the drawings provided. The applicant should provide a scaled elevation of only the portion of the building fronting Anastasia Boulevard with window dimensions and building width clearly indicated so that staff can determine whether glazing requirements have been met.
8. The Standards require the main entrance to all buildings be oriented toward Anastasia Boulevard. See details under Modifications to the Standards above.
9. Parking placement and pedestrian access meet the Standards. Bicycle parking was not indicated on the plans provided; however, the applicant may consider adding bicycle parking within their site per section 4.5.5.
10. One stormwater retention facility has been indicated on the site plan, and the proposed placement does not meet the Standards. One additional low-impact design concept for stormwater retention should be included with the project design. See "Modifications to the Standards" above for additional details.
11. The applicant has addressed lighting as a stipulation of the site plan; however, no lighting fixture examples for the building or parking facility were provided. These can be administratively reviewed as long as requirements are met.
12. The applicant should demonstrate that they meet all landscape buffer yard and screening elements required by the Standards as well as zoning development regulations prior to issuance of a permit to develop the site. Current Landscape plans reference St. Johns County requirements.
13. Plant materials proposed are found on the list of Florida Friendly Plants and/or the list of pre-approved plants within the Standards.
14. A retaining wall is proposed along the dry retention pond and a portion of Anastasia Boulevard. It is unclear how tall the retaining wall(s) will be, and the application should provide a drawing or rendering showing how the retaining wall design will appear.
15. Mechanical equipment noted on plans is screened in accordance with the Standards. Any additional mechanical equipment must also be screened or located where it is not visible from rights-of-way.

STAFF RECOMMENDATION:

Based on a review of the Anastasia Boulevard Design Standards for Entry Corridors, and without evidence to the contrary the CRC may take the following actions for the proposed development design at 500 Anastasia Boulevard:

1. **CONTINUE** the application to allow the applicant time to submit additional details including scaled drawings of the building portion along Anastasia Boulevard with window sizes provided, details regarding lighting fixtures for the exterior structure, parking, and other site areas, and a visual rendering of the building along Anastasia Boulevard and to redesign any elements as requested by the CRC; OR,
2. **APPROVE the proposed design if the CRC finds the design, as proposed or amended by the CRC, is consistent with the review criteria in section 3.3.2:**
 - a. The proposed project meets the intent of the Anastasia Boulevard Design Standards as defined in Section 1;
 - b. Approval of the proposal will not set an unintended precedent; Note: Unique qualities of the application will be identified to substantiate the approval and avoid a perceived assumption of precedence.
 - c. Approval of the request will not be detrimental to the physical characteristics of the neighboring sites or the overlay district as a whole, with respect to the physical characteristics prescribed within the authority of this document.

and if the CRC can make the following findings for proposed or staff indicated Modifications to the Standards under section 3.7.5:

- a. Strict application of the Standards is not warranted and granting a modification will fulfill the intent of the standards.
- b. The modifications are not prohibited types of modification listed in Section 3.7.4.
- c. The Modifications are consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and the Standards.
- d. The Modifications will not have a material negative impact on adjacent uses, or applicant proposes to mitigate the negative impact(s) to be created by the modification.

and with the following conditions:

- a. Approval of a variance application for the reduced building frontage along Anastasia Boulevard and the extended setbacks along Moultrie Place be obtained, or the building be redesigned to meet requirements.
- b. Window sizes are provided to staff, and glazing is determined to meet DSEC requirements.
- c. All other DSEC and zoning requirements are met and any changes to the design that do not meet the Standards or zoning requirements will trigger additional hearings by the CRC and/or PZB prior to the issuance of a permit for development.

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

*If these findings cannot be made based upon this application and any additional testimony the application can be **continued** to allow the applicant time to provide the necessary details for approval or **denied** in which case the applicant may seek an appeal before the City Commission.*

Candice Seymour

Candice Seymour
Historic Preservation Planner

EXAMPLE MOTION(S):

TO APPROVE:

"I move to approve Preliminary Design Review application HP2025-0071 finding that the project overall is consistent with the intent of the Design Standards and the necessary modifications including [list modifications being approved] meet the review criteria for approval with the conditions that... [state any staff recommended, or CRC applied conditions to be included in the motion]."

TO CONTINUE:

"I move to continue Preliminary Design Review application HP2025-0071 to the [state preferred meeting date] to allow the applicant time to modify and/or add to the application as recommended during discussion."

TO DENY:

"I move to deny Design Review application HP2025-0071 because the proposed development does not meet the review criteria as detailed under 3.3.2 and/or 3.7.5 of the Design Standards."

SUMMARY SCOPE OF WORK:

1. New construction of a Mid-Century Modern style fire station and public use facility:
 - a. 110'9" along Anastasia Boulevard (measured from roof eaves)
 - b. 35' tall maximum height, 22' to top of bay wall, 14' to top of primary roof.
 - c. Exterior Materials:
 - i. Concrete panels (natural dark grey)
 - ii. Concrete block (white or light grey)
 - iii. Decorative concrete block (red)
 - iv. Metal fascia and other metal elements (dark grey)
 - v. Concrete block (Linen; for retaining wall)
 - d. Bay doors (red)
 - e. Window systems (dark grey)
2. Associated hardscaping for fire apparatus drive aisle, parking, and pedestrian access (see site plan)
3. Associated landscaping (see landscape plan)

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

CITY CODES/DESIGN GUIDELINES: RELEVANT EXCERPTED SECTIONS ONLY

CITY OF ST. AUGUSTINE CODE OF ORDINANCES

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

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

Anastasia Boulevard Design Standards for Entry Corridors

Section 1. Purpose and Intent

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

- a. Promote the unique characteristics of the Anastasia Boulevard overlay area, which features many of the characteristic of mid-century American architecture;
- b. To facilitate the development of vacant land and the reimagination and repurposing of underutilized properties in this area into a high-quality, multi-modal, mixed-use environment.
- c. To provide standards and criteria by which proposed development in the area will be reviewed.

3.3.2 Review Criteria

The CRC shall use the following criteria (in addition to the standards contained herein) when reviewing an application:

- a. The proposed project meets the intent of the Anastasia Boulevard Design Standards as defined in Section 1;
- b. Approval of the proposal will not set an unintended precedent; Note: Unique qualities of the application will be identified to substantiate the approval and avoid a perceived assumption of precedence.
- c. Approval of the request will not be detrimental to the physical characteristics of the neighboring sites or the overlay district as a whole, with respect to the physical characteristics prescribed within the authority of this document.

3.7 Modification of Standards

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

3.7.3 CRC Modifications

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

3.7.4 Prohibited Modifications

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

3.7.5 Review Criteria

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

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

3.7.6 Additional Requirements

- a. The burden of presenting evidence sufficient to satisfy the applicable criteria remains with the applicant seeking the modification.
- b. The applicant may propose conditions to ensure that the use of the property to which the modification applies will be reasonably compatible with the surrounding properties, including visual screening.

4.1 Building Placement

The placement of a building on a site is critical to creating a vital and coherent public realm that is both welcoming and functional. Elements and uses of the "public realm" may include expanded sidewalks, outdoor café areas, bicycle parking, art/sculpture, and outdoor retail spaces, among others. The rhythm/pattern of buildings, combined with their relationship to the street expressed through setbacks and architecture, define the character of the public space. The intent of the following building setback standards is to shape the public realm, and strengthen the physical and functional character of the area. All new buildings within the redevelopment site shall be required to meet the building setback provisions where legally applicable.

1. For those corner lots abutting a R.O.W. intersection, the visibility triangle must be kept free of visual obstacles. Visibility triangle regulations shall always prevail. See Section 5.10.
2. The building setbacks, which shall be measured from the property line to the building wall excluding eaves and overhangs.

3. The minimum front and side street setbacks (as defined in Table 1) may be reduced to 0 feet for a maximum of 50% of the building façade facing the street. Note: Eaves and overhangs may not project over the property line.
4. The maximum front and side street building setback shall only apply to the portion of the building meeting the building frontage requirement. This provision will allow for L-shape buildings, where a portion of the building is recessed more than 20 feet from the front property line
5. The front and side street- setbacks may be used to expand the public sidewalk, for outdoor dining, or for landscaping.
6. Balconies, bay windows, awnings, canopies, and roof overhangs may encroach into the front and side street setback zones, but not into the right-of-way.
7. New developments or additions abutting or across the street from a single-family residential zoning district shall provide a fifteen (15) foot setback along the portion of the site abutting or across the street from the single-family zoned property. Landscaped buffers shall be provided as required in Section 5 of this document
8. Building facades facing a right-of-way shall be built parallel to the property line along that street.

4.2 Building Frontage

The purpose of the following building frontage requirements is to ensure façade continuity along Anastasia Boulevard and to avoid large voids between buildings. The building frontage standards are stated as a proportion of the building width within the required building setback relative to the width of the development site measured at the site frontage line. Portions of the building façade outside the required front/street building setback do not count as building frontage. A Protected Tree along the site frontage can be included in the frontage calculation.

1. The building frontage $((a+b)/c)$ shall be a minimum of 50% of the site frontage.
2. Sites with frontages on multiple streets shall be required to meet the minimum primary frontage along Anastasia Boulevard.
4. The canopy width of a Significant Tree along the site frontage may be counted towards the building frontage requirement as “building frontage” if tree canopy is not significantly altered.

4.3 Building Height

The maximum building height shall be per zoning.

1. Within the first 20', measured from the front property line, the maximum height shall be 25 feet measured from design flood elevation. This portion may be utilized for a roof top deck, but any awnings or coverings shall be a minimum of 10' from the front façade. Note that a rooftop deck shall not be placed above 27 feet anywhere on the building, and an 8-foot minimum solid sound barrier shall be placed on the rear side of the deck. See Section 5.8, Mechanical Equipment for height restrictions on rooftop equipment.

4.3.1 Viewshed

In order to protect the view of the lighthouse from Anastasia Boulevard, the maximum building height for properties located on the north/east side of A1A between Ingram Street and the southern boundary of RB Hunt Elementary School shall not exceed 20' above base flood elevation for 25% of the site frontage. Applicant shall demonstrate clear view of the Lighthouse from the Anastasia Boulevard public right of way in submittals for review.

When a property fronts multiple streets, the applicable site frontage to comply with the viewshed requirement shall be the portion along Anastasia Boulevard, measured with a perpendicular line from the center of the right-of-way intersections.

4.4 Architecture

New construction and renovations should focus on the predominant styles currently found in the corridor or on the subject building for redevelopment. Specifically, architectural styles shall be representative of Art Moderne (1940's), Mid-Century Modern (1950's-1970's), or Contemporary (not to be confused with prefabricated/mass produced architecture). The following are some of the elements characteristic of the mid-century architecture and art moderne styles, which should be preserved or used as inspiration when designing new buildings or renovations (see Appendix A for information on mid-century development):

- Horizontal emphasis.
- Simple design with little ornament and expression, except as noted below.
- Geometrical shapes contrasting with the simple design.
- Asymmetrical façades;
- Flat roof with small ledge (coping) at roofline;
- Porte cocheres; cantilever canopies and awnings;

- Covered walkways/breezeways;
- Smooth, rounded wall surfaces, often stucco;
- Horizontal grooves or lines in walls (sometimes fluted or pressed metal);
- Reinforced concrete, steel, glass, storefront.
- Decorative concrete block screens;
- Open indoor spaces with large plate windows;
- Casement, corner, picture or ribbon windows arranged horizontally;
- Expressive building structure (exposed steel frame, architectural block).
- Metal balustrades; angled supports and railings;
- Glass-block windows, often curved and built into the curved wall;
- Sometimes nautical elements such as porthole windows;
- Bright or subdued colors; typically with darker trim colors or bright metals to offset
- Signs that are integral to the architecture of the building.

4.4.1 New Construction

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

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

4.4.3 Building Color

- a. A minimum combination of three (3) colors shall be required per building: one for the main body, another for the trim and the third one for doors or other architectural features. Natural materials such as brick, aluminum, stone, and hardwoods count towards the minimum of three (3) colors. See Appendix C for color palette. A maximum of four (4) colors are permitted including the use of natural materials.
- b. Bands of color around the building are not allowed, unless they are consistent with the pre-approved colors and highlight an architectural feature. See Figure 13.
- c. An applicant that meets the statutory criteria of Section 553.79(20)(a), Florida Statutes, must clearly identify in the application materials the specific elements of the proposed project that apply to the statute. Once identified, these statutory design elements will be approved administratively.
- d. If an applicant wishes to use a non-pre-approved building color, the applicant may submit the color(s) for review and approval by the CRC. If noted as such, approved colors shall apply to all future projects and shall amend the approved colors noted in Appendix C.

e. Building elevations (secondary/interior side façades) shall have the same color and materials as the façade facing the street.

f. Corporate colors not consistent with the pre-approved colors are not allowed. Bands of color around the building are not allowed, unless they are consistent with the pre-approved colors and highlight an architectural feature.

4.4.4 Building Materials

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

a. Building materials shall be primarily painted concrete block or stucco. Accent detailing may include brick or stone bulkheads.

b. Stretch awnings on curved aluminum frames are not allowed.

4.4.5 Fenestration and Glazing

Fenestration is the arrangement of windows and doors on a façade while glazing is the proportion of glass to the solid surface of a façade. Fenestration shall be calculated as the total area of glass (windows and glass doors), or openings in the case of open porches, divided by the façade area measured from design flood elevation to eight (8) feet above ground in the case of the first story, and from the floor of the upper story to eight (8) feet above that line for upper stories (see Figure 19). If the façade includes several planes, they all count toward the calculation if the façade planes are within the required building setback.

a. The percent of glazing at ground floors abutting rights-of-way shall be 30% minimum and 65% maximum of the ground floor facade area (not including parapet). The percent of glazing on upper floors abutting city rights-of-way shall be 30% minimum and 40% max.

b. The size and orientation of windows shall reflect the architectural style of the building (see Appendix A).

c. Glass shall be clear float (thin, smooth, clear glass surface), gray light, or solar glazing with 80% minimum transmittance. Reflective glass or film is not allowed.

d. Glass panes shall not exceed a maximum size of 6 feet by 8 feet.

e. Windows shall not be obscured or visually blocked by paint, shelves or attachments, but blinds and curtains are allowed to achieve privacy.

f. Bulkheads shall extend a minimum of 12 inches and a maximum of 30 inches above the finished floor (see Figure 19). Existing garage and bay doors reused as windows are exempt from meeting this requirement. Buildings that are required to be elevated due to floodplain regulations may measure these distances from the interior finished floor.

4.4.6 Awnings and Canopies

a. Awnings or canopies (see Figures 15, 16 & 17), if installed, shall be placed between the first and second stories to provide protection from the weather and to delineate the transition between ground and upper floors.

b. Awnings and canopies shall not obscure prominent architectural features, such as cornice lines, parapets, decorative window trim, etc. Stretched awnings on curved aluminum frames are not allowed.

c. Awnings shall be placed in a way to accentuate the architectural features of the building. Therefore, awnings shall not be installed to extend over multiple windows and doors. Figure 17 shows two examples, one where the awning was placed entirely across the façade (prohibited), while the other example shows the awnings used to accentuate the windows (allowed).

4.4.7 Building Entrances

a. The main entrance of all buildings shall be oriented toward Anastasia Blvd. The design of the façade shall reinforce the presence of the main entrance.

b. The front entrance (facing Anastasia Blvd) shall be operable, clearly-defined and highly-visible. In order to emphasize entrances, they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy or similar feature.

c. Doors may be solid or glazed. The acceptable door materials include wood, painted steel, and painted aluminum.

d. Pedestrian connections from the public sidewalk and parking areas to the building entrance shall be provided. Buildings with entrances at a higher elevation than the public sidewalk shall create a transition within the setback (see Figure 18).

e. Entries shall be recessed from the main façade or under a canopy or awning to provide for a cover. Doors may be solid or glazed. The acceptable door materials include wood, painted steel, and painted aluminum.

4.4.8 Building Roof

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

b. Sloping roofs shall not exceed the height of the supporting walls.

c. In the case of flat roofs, roof materials shall be light-colored or a planted surface (green roof).

d. New mansard roofs shall be prohibited.

4.5.1 Pedestrian Access and Circulation

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

4.5.2 Vehicular Access

Parking areas shall be accessed from a rear alley, secondary street, or from an adjacent property (shared use agreement necessary), if any of these are available or proposed as part of the development. Where the only option for vehicular access is from Anastasia Boulevard, the following standards shall apply:

a. Only one driveway (ingress/egress) shall be allowed per site.

b. One-way drives shall not exceed 13 feet in width.

c. Two-way driveways shall not exceed 24 feet in width.

d. Turning radii of driveways along Anastasia Boulevard shall be determined by the applicable authority in the right of way.

e. Turning radii of driveways along all other streets shall not exceed 20 feet.

4.5.3 Parking Placement

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

a. Where a site is too shallow to provide parking behind the building, the placement of parking facilities is permitted on the side of the proposed building. This is allowed only if the building setback and building frontage requirements are met. A street wall, in addition to landscaping, will be required to screen the parking facility. See Figure 23.

b. The placement of parking facilities in front of a building is only permitted for the portion of the building that is not used to meet the building setback and building frontage requirements. A street wall, in addition to landscaping, will be required to screen the parking facility.

4.5.5 Bicycle Parking

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

4.6 Site and Building Lighting

Acceptable lighting on the site may include lights on the exterior of a building, up or down lighting shining on buildings or trees, and parking lot pole lighting. Only product information sheets shall be required for submittal.

4.6.1 Architectural Lighting

a. Lighting fixtures on the building shall be compatible with the architecture of the building and measure between 2700-3000K.

b. Permanent accent lighting, distinct from seasonal or holiday lighting, designed to accentuate building details is encouraged.

- c. Holiday lighting, such as for Nights of Lights, may be additionally regulated by the City Commission.
- d. Color and/or neon may be used as architectural lighting to accentuate building frame, profiles or details, with Corridor Review Committee approval.

4.6.2 Site + Parking Lighting

- a. For basic site lighting applications (such as parking lot, pathway, and area lighting), full cut-off lighting fixtures shall be used for all exterior lighting. Such lights shall not point directly at the right-of-way nor the sky. (see Figure 25) Source of illumination shall not be visible from a residential district.
- b. Exposed interior and exterior fluorescent or incandescent bulbs that are visible from the public right-of-way are not allowed.
- c. Lighting poles may not surpass 20' in height as measured to the point of light output (see Figure 25b).
- d. LED dimming technology shall be incorporated in all exterior lighting mounted higher than 10'-0" to reduce lighting level to minimum safe illumination after business closing hours, if possible. Refer to Illuminating Engineering Society guidelines. Minimum for a private parking lot is 0.13 foot-candles. A Lighting professional shall confirm minimum lighting level.

4.7 Stormwater Facilities

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

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

- Rain water harvesting (rain barrels, underground cisterns, and similar)
- Bioswales a long, channeled depression or trench that receives rainwater runoff (as from a parking lot) and has vegetation (such as grasses, flowering herbs, and shrubs) and organic matter (such as mulch) to slow water infiltration and filter out pollutant
- Rain gardens
- Green roof (layer of vegetation planted over a waterproofing system that is installed on top of a flat or slightly-sloped roof)
- Pervious pavement (pervious concrete, pervious pavers, and/or other pervious pavements recognized by the United States Green Building Council). To be used for 10% minimum non-vehicular and vehicular parking for credit.

5.5.1 Plant Materials

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

5.1.2 Protection of Existing Landscape

Effort shall be made to minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources. Construction plans shall indicate areas of protection and shall have applicable notes regarding minimal disturbance of landscape elements to be preserved.

Along the corridor, existing oaks in good health shall be protected when possible. Oaks over 12" dbh to be removed shall have an additional 25% deficit applied to current tree mitigation calculations. Note: A Protected Tree along the site frontage can be included in the building frontage calculation.

5.7 Fences and Walls

While fences are typically used to achieve privacy on a site, street walls are used to continue the building frontage along a street, to screen vehicular areas such as parking lots, and to frame public zones such as courtyards and outdoor dining areas. Street walls and fences shall meet the following standards:

5.7.1 Fences

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

5.7.2 Street Walls

- a. 1. In the absence of a building façade along any part of the site frontage line, a street wall shall be built in line with (co-planar with) the façade. Breaks are permitted in the street wall to provide vehicular and pedestrian access to the site, for plazas and gathering spaces, and for the purpose of tree protection. Street walls shall have openings no larger than necessary to allow automobile and pedestrian access.
- b. Street walls are the only types of fences/walls allowed facing streets (see Figure 31). Privacy fences and walls are not allowed between adjacent uses along Anastasia Boulevard.
- c. Street walls shall be located within the front setback, and may have landscaping or hard surface between the wall and the public sidewalk.
- d. Street walls shall be a minimum of 3 feet in height and shall not exceed a 5 foot maximum, as measured from the lower elevation of the public sidewalk or final elevation of adjacent interior development. However, the portion of the wall above 3 feet shall be no more than 50% solid.
- e. Street walls shall be constructed of brick or masonry. Fencing, as per 5.7.1, may be included.
- f. The area in front of a street wall may include landscaping or hardscape if used to expand the sidewalk.
- g. When landscaping is provided between the wall and the sidewalk, the landscaping strip shall be a minimum of two (2) feet wide.
- h. A three (3) foot wide landscape strip, as measured from the wall, shall also be provided on the interior side of the street wall.

5.8 Mechanical Equipment

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

1. Mechanical equipment shall not be permitted within any required building setback unless the utility company determines this to be the only possible location.
2. Mechanical equipment shall not be located between the building and the street, unless technically infeasible. On corner lots, the location of mechanical equipment along a secondary street may be permitted through the modification of standards process (see Section 3.7) subject to the screening requirements stated below.
3. Screening (by wall, solid fence or vegetative matter) that exceeds the height of the equipment shall be required if the equipment is visible from the street or adjacent properties. Certain equipment, such as, but not limited to rain barrels or cisterns, shall not require screening provided they are designed to blend with the building and are constructed with the same materials and colors.
4. Air conditioning units and elevator shafts are permitted to go above the standard building height limit but shall be visually screened from all public rights-of-way as shown in Figure 33. This restriction may limit the number of stories that can be built within the 35 foot maximum building height.

5.10 Visibility Triangle

All landscaping within the triangular areas described below shall provide unobstructed cross visibility at a level between three (3) and eight (8) feet above the ground. Trees having limbs and foliage extending into this cross visibility area shall be allowed, provided that they are so located so as not to create a traffic hazard. Landscaping, except grass and ground cover, shall not be located closer than three (3) feet from the edge of any accessway pavement. The triangular areas are:

1. The areas of property on both sides of an accessway formed by the intersection of each side of the accessway, i.e. driveway, and the public right-of-way pavement line with two (2) sides of each triangle being ten (10) feet in length from the point of intersection and the third side being a line connecting the ends or the other sides.
2. The area of property located at a corner formed by the intersection of two (2) or more public rights-of-way with two (2) sides of the triangular areas being measured thirty (30) feet in length along the abutting edges of pavement, from their point of intersection, and the third being a line connecting the ends of the other two (2) lines.

Link to full Comprehensive Plan

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

Link to full Land Development Code

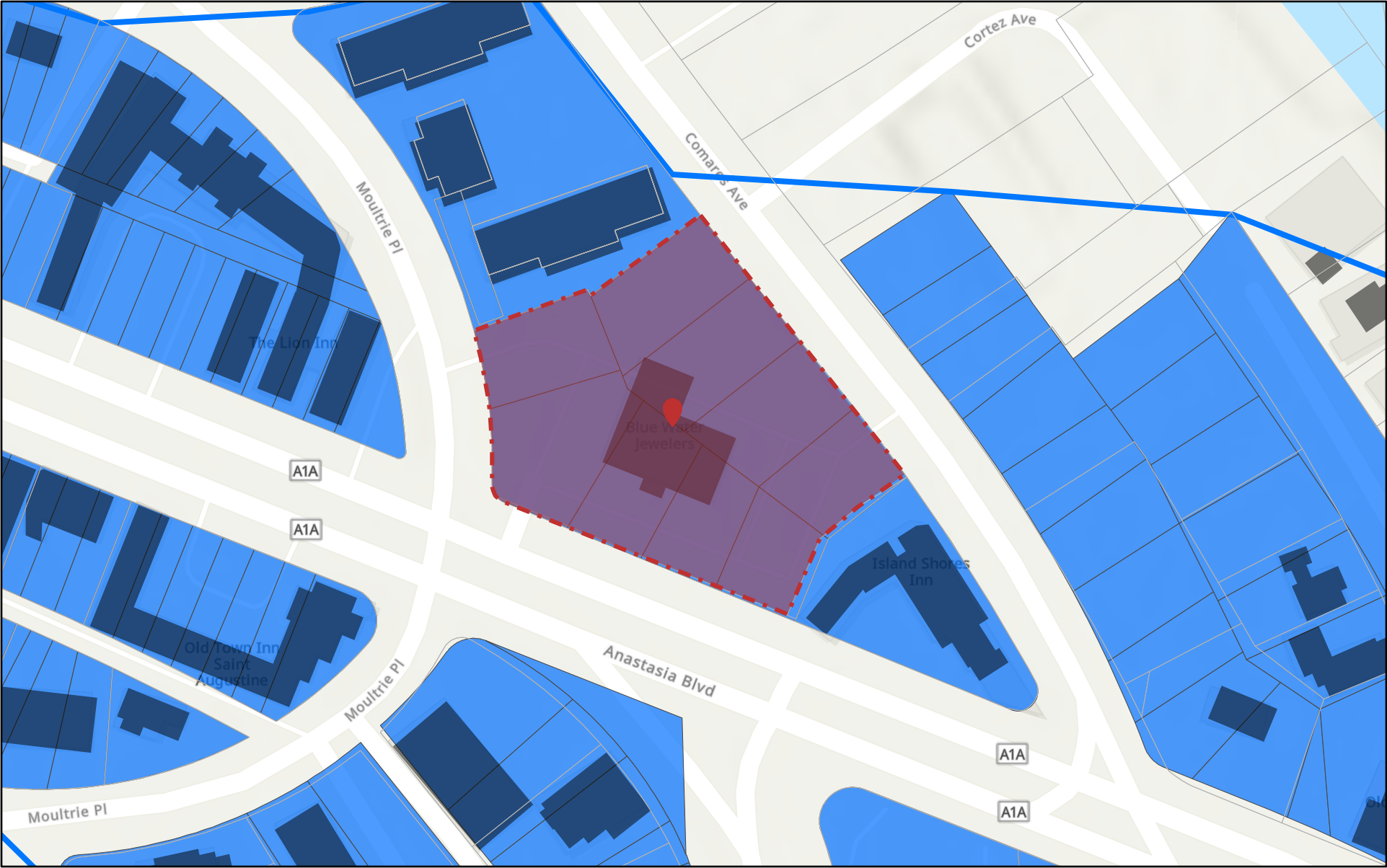
https://library.municode.com/fl/st._augustine/codes/code_of_ordinances?nodeId=THCOSTAUFL

DSEC HP2025-0071
500 Anastasia Boulevard
December 4, 2025

LIST OF ATTACHMENTS:

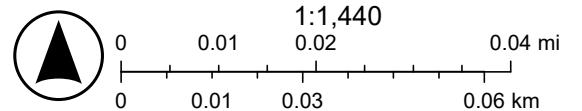
1. Location Map (GIS)
2. Staff photographs

500 Anastasia Boulevard



11/26/2025

-  SJC Parcels
-  Anastasia Street Parcels
-  Entry Corridors
-  Project Location
-  Anastasia Street Buildings



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, CSE/mour/CoSA

Staff Photographs 500 Anastasia Boulevard



Front (south) Elevation from Anastasia Boulevard

Staff Photographs

500 Anastasia Boulevard



Building Views - Front

Staff Report pg. 17

Staff Photographs 500 Anastasia Boulevard



Building Views, west, south, east, and north

Staff Report pg. 18

Staff Photographs 500 Anastasia Boulevard



Building Views - Rear

Staff Photographs 500 Anastasia Boulevard



Site Views from SW corner



Staff Photographs 500 Anastasia Boulevard



Site Views from SE corner

Staff Report pg. 21

Staff Photographs 500 Anastasia Boulevard



Site Views from SE and NE corners

Staff Photographs 500 Anastasia Boulevard



Site Views from Comares Avenue

Staff Photographs 500 Anastasia Boulevard



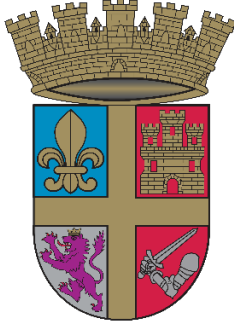
Site Views – NE Corner

Staff Report pg.24

Staff Photographs 500 Anastasia Boulevard



Context Photographs – Immediately adjacent properties [Staff Report pg.25](#)



Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: January 6, 2026

SUBJECT: PZB 2025-0072
241 San Marco Ave

The applicant has requested a CONTINUATION to the February 3, 2026, Planning and Zoning Board meeting.

From: [Luis Garcia](#)
To: [Victoria Murphy](#)
Subject: Re: REQUEST FOR CONTINUATION
Date: Monday, December 15, 2025 9:55:42 AM

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.

yes please request a continuation till feb meeting!
Thank you!!

On Dec 15, 2025, at 9:41 AM, Victoria Murphy <vmurphy@citystaug.com> wrote:

Good morning,

Just wanted to follow up on the email below.

Thank you,

Victoria Murphy
Planner I

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

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

<image001.jpg> [<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

Avoid Scams!: The City of St. Augustine clearly posts all applications on our website (<https://www.citystaug.com>). Additional fees invoiced to applicants are always sent via a @citystaug.com email address for legal ads in the *St. Augustine Record* and/or based on the number of certified notices, as required for applications heard by the [HARB](#), [CRC](#), or [PZB](#), per City Ordinance and State Statute. All fees should be paid via the [Permits Portal](#) or by check mailed/delivered to the City Planning & Building



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
January 6, 2026	7.a	PZB2025-0086
Request	Address	Parcel ID
Use by Exception, Variance and Conservation Overlay Zone Development	San Sebastian View	073581-0040 [LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

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

Request Summary

This application request is 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.

This application was continued from December 2, 2025, Planning and Zoning Board meeting by the request of the applicant.

After reviewing the submittal for the December 2nd PZB meeting, Staff had requested that the applicant 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.

The applicant has provided the requested information. The applicant has provided a positive number of tree credits however it does appear the tree ratio requirements may be inadequate. Staff request the applicant clarify the differences in trees planted between the tree mitigation table and the Landscape plan for tree ratios. Also, staff advises the application depicts a height of 35 feet which does not exceeds the maximum height of 35 feet allowed in CM-2 if the Finished Floor Elevation (FFE) does not exceed more than 1 foot over the Based Flood Elevation (BFE). This will be verified by Staff during the permitting process.

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 1.1.4 It is the intent of the City of St. Augustine to ensure that adequate open space is provided through the following: • active or passive recreation sites; • landscaped buffers; • protected natural resource lands; • protected environmentally sensitive lands; • areas devoted to drainage and stormwater retention; and • landscaping requirements.	The Board is required to review the applicant's provision of open space included with this proposal to determine its consistency with this city policy.
Policy 1.2.1 The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required: • Limitations on development density and intensity; • Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site; • Limitations on building coverage or impervious surface coverage; • Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; • Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources; • Minimize land use conflicts; • Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and • Reduce natural hazard risks to life and property.	The Board may utilize these city policies as guidance on how best to accomplish the protection of natural resources.
Policy 1.2.2	

The City's determination of the degree of natural resource protection required shall be part of the development application and review process based on the programs outlined in the Comprehensive Plan and adopted in the land development code (LDC) and may result in conditions on development approvals.	
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](#)]

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. The applicant identified five self-storage units within a three-mile radius. The applicant counters that, “the presence of existing facilities alone does not equate to market saturation.” The applicant states that the local area remains underserved with the following points:

- **Existing facilities maintain occupancy levels exceeding 95 percent,**
- **Average facility age is 50 years with the newest storage facility constructed in 1997,**
- **Three of the five facilities do not offer climate-controlled units, and**
- **10,000 new homes are planned within the three-mile area which demonstrates a community need.**

Staff find the Board may grant the use by exception if the Board finds the number of self-storage facilities in the area are 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 applicant does not meet the four criteria above and is requesting the variance be granted through Sec. 25-58. - Variances and conservation overlay zone development review. 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. The applicant is requesting reduced parking requirements to save significant trees. The applicant is proposing to retain eight significant trees.

The applicant states they have reconfigured the building placement, drive aisles and drive-through circulation to prioritize the preservation of significant trees.

Staff find that the applicant has increased the number of proposed retained significant trees however it appears most of the tree wells to protect the significant trees are at a minimum size required for the tree protection zone. Staff recommend that to reduce parking requirements to preserve significant trees and tree canopy the open areas created by the reduction in parking should not be cleared and filled and used to preserve significant trees and tree canopy. The site appears to have two open areas, from the reduced parking one at the north of the property and one west of the restaurant site. The open area at the north end of the property preserves the largest significant tree on site (tree #77). A second open area west of the restaurant site will be filled and so tree preservation will not occur here. Staff would prefer all open areas created by the reduction in parking to be used to preserve significant trees and tree canopy.

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](#)]

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 eight (8) significant trees and nineteen (19) sabal palm trees. The arborist report indicates all of the trees are in good health. Trees numbered 77.1 and 77.2 a 49 inch and 21-inch dbh Live Oak Tree are preserved in a large open area. The trees to be removed are in areas with proposed structures or fill.

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

The applicant has revised their plan to retain trees numbered 12, 13, 16, 17, 18, and 20 which are significant trees in good health.

- 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 proposing to retain eight (8) significant trees and nineteen (19) sabal palm trees. The arborist report indicates all of the trees are in good health.

- 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 proposing to remove 132 trees with five (5) of the trees being significant trees in good health. The applicant is proposing to retain eight (8) significant trees and nineteen (19) sabal palm trees in good health. The applicant is proposing to plant 37 trees onsite.**
- e. 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 and three tree wells. 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.

- f. 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 applicant is proposing to retain many of the significant trees along the perimeter of the property.

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 109 deficits for tree removal and 67 credits for trees retained or relocated. The applicant has a positive number of tree credits which is 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:

Shade trees	Fifty (50) percent minimum	35/64 = 55%
Understory trees	Fifty (50) percent maximum	10/64 = 16%
Palms	Twenty-five (25) percent maximum	19/64 = 30 %

The applicant is proposing to retain or plant 19 palm trees out of 62 trees which exceed a maximum of 25 percent. The application's Landscape plan demonstrates a tree ratio consistent with chapter 25 including trees not included in the tree mitigation table. Staff would ask that applicant clarify.

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. Thea applicant has provided information that the area does have five storage facilities in a three-mile radius but there is still a need for increased storage units 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. Sec. 25-58. - Variances and conservation overlay zone development review 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. **Staff would like to see the open areas created by the reduction in parking be primarily areas of no fill and used primarily to preserve as much of the existing trees and tree canopy as possible.**

COZ 3 Significant Tree Removal

The applicant should clarify the differences in tree ratios with the tree mitigation table and the Landscape plan and affirm the application is consistent with Chapter 25.

Staff Recommendation

Based on a review of Sec. 28-2 staff finds that the Board **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.

Attachments

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

Staff Report prepared by:

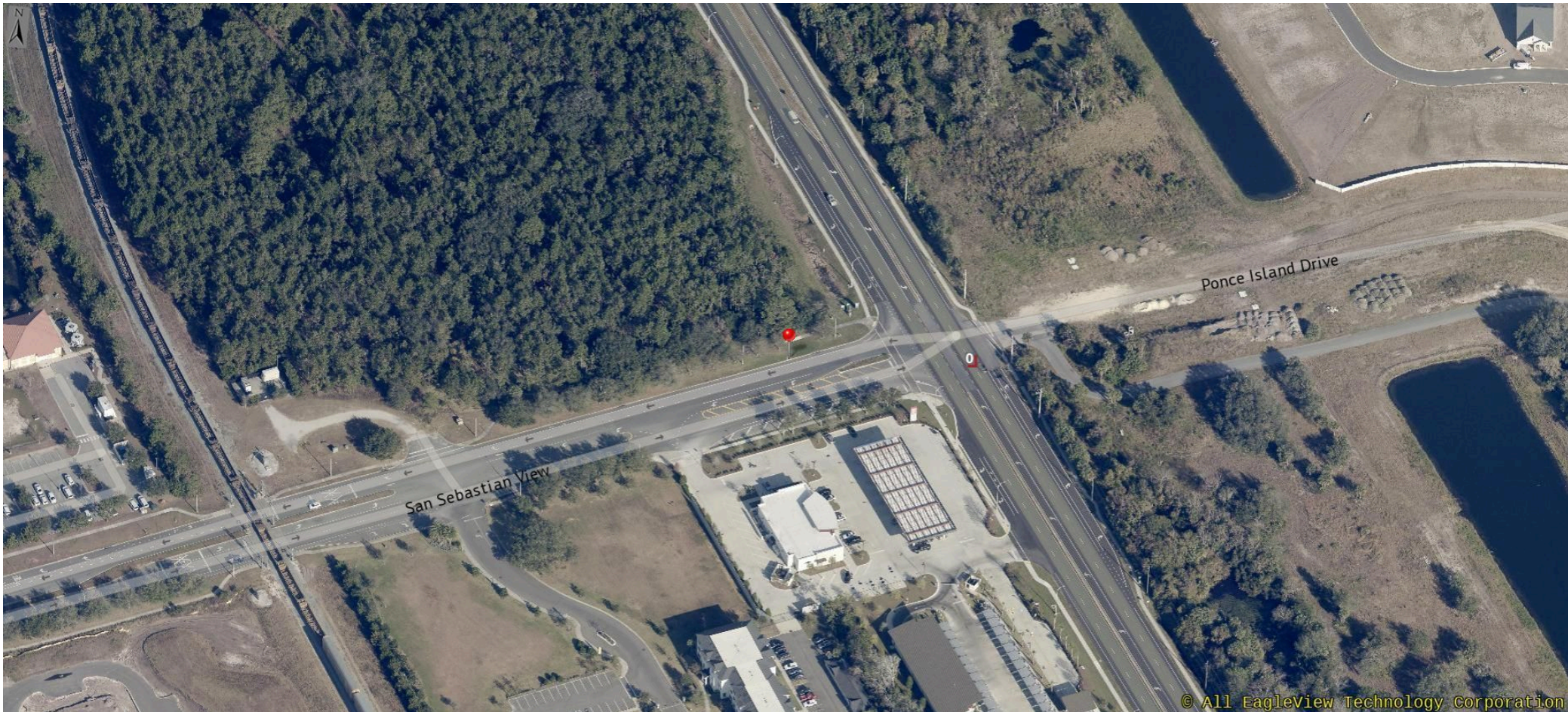
Sarah Daugherty

Senior Planner

Planning and Building Department

Attachment 1: Site Maps and Photos

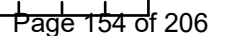
0 San Sebastian View



12/08/2024



 Municipal Boundary
 Parcel
 Residential Single-Family-Two (RS-2)
 Residential General-One (RG-1)





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



0 75 150 300 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 156 of 206

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: Dave Urena Contact Number: (407) 994-4443

Business (if applicable): KPM Franklin

Address: 6300 Hazeltine National Dr. Ste. 118 City: Orlando State: FL Zip: 32822

E-Mail Address: durena@kpmfranklin.com

2. NAME OF PROPERTY OWNER: Cd St. Augustine Gas LLC 100% Contact Number: _____

Business (if applicable): _____

Address: 2226 SR 580 City: Clearwater State: FL Zip: 33763

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: 0735810040

4. PROJECT STREET ADDRESS: Northwest Corner of US-1 and San Sebastian View

5. SPECIFIC PROPOSED USE: Self Storage and Quick Service Restaurant

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☒ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Our team is looking to request a parking reduction for the proposed use

of self storage and the proposed use of Quick Service Restaurant. Additionally we are requesting a permissible use of Self Storage on the site.

The reduction of parking will be from the required 82 spaces for Self Storage to 10 spaces.

The reduction of parking will be from the required 26 spaces for QSR to 25

8. JUSTIFICATION FOR ACTION REQUESTED: Based on parking study by Chindulur Traffic Solutions, Inc.

the proposed parking count is more closely reflects the parking requirements of the
intended uses, therefore, relief from the Code is being sought.

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

Date

Signature of Property Owner

Date

Robert E. Schmidt, Jr.
Managing Member

04/18/2019



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

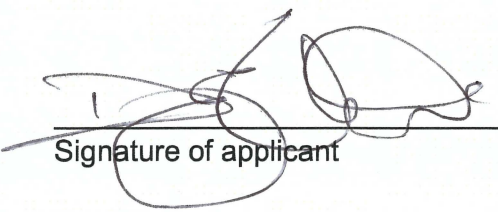
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

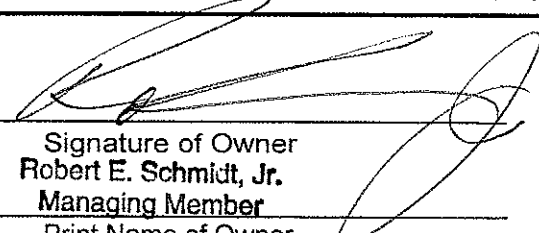
Applicant's Name: Dave Arena Applicant's Signature: [Signature]

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



Owner's Authorization For Agent

James G. Whitehouse, Esq. 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: PZB2025-0086, 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 PZB Board, for an application related to the structure located at: San Sebastian View - Parcel ID# 0735810040

BY: 

Signature of Owner
Robert E. Schmidt, Jr.
Managing Member
Print Name of Owner

(727) 669-1500
Telephone Number

State of Florida

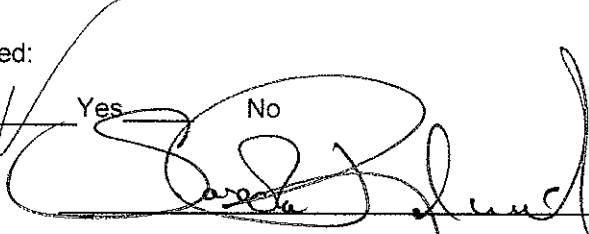
County of Pinellas

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

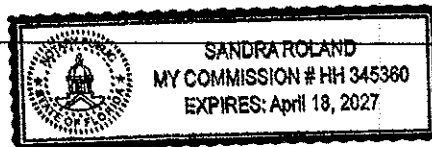
By Robert E. Schmidt Jr

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: 

My Commission expires:



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
Just Market	\$1,672,704.00
Total Deferred	\$0.00
Assessed Value	\$1,672,704.00
Total Exemptions	
Taxable Value	\$1,672,704.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
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: 12/30/2025, 3:47:09 AM

Contact Us

Developed by
SCHNEIDER
GEOSPATIAL

Attachment 4:

Second Submittal

December 19, 2025

City of St. Augustine
Planning and Building Department
75 King St
St. Augustine, FL 32084

**Subject: San Sebastian Way – Parcel ID 0732581-0040
PZB2025-0086**

This letter is submitted in response to the December 2, 2025 Planning and Zoning Board Staff Report for the above-referenced application. Since issuance of the Staff Report, the applicant has revised the development plans and provided supplemental materials to address the comments and recommendations identified by staff. For ease of review, the staff comments are summarized below, followed by the applicant's corresponding responses.

Staff Summary

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

Response: The applicant acknowledges staff's observation that self-storage facilities exist within the surrounding area. However, the presence of existing facilities alone does not equate to market saturation. As documented in the attached *Feasibility Summary for Self-Storage Development at 4085 U.S. Highway 1*, the local trade area remains underserved relative to current and projected demand. Within a typical three-mile trade radius, existing facilities maintain occupancy levels exceeding 95 percent, which is well above industry equilibrium and indicative of unmet demand. The study further notes that industry standards suggest approximately 8–9 square feet of storage per capita for a balanced market, a threshold that is not currently met in this area, particularly for climate-controlled units.

While there are five self-storage facilities within three miles of the site, the average facility age exceeds 50 years, and three of the facilities do not offer climate-controlled units. The newest facility in the area was constructed in 1997 and provides a limited amount of climate-controlled space, yet remains fully occupied. In addition, only one new facility is planned or permitted within the trade area, located approximately 2.5 miles away and oriented toward a different growth corridor outside the City of St. Augustine.

The feasibility analysis also identifies more than 10,000 new homes planned within the three-mile trade area, further increasing demand for modern, accessible storage solutions. When evaluated in this context, the proposed self-storage use is appropriately controlled in number and scale, addresses a demonstrated community need, and is not contrary to the general welfare of the public. The proposed development would modernize aging inventory, better serve current and future residents and businesses, and align with the intent of allowing self-storage as a use by exception within the CM-2 zoning district.

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 a

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 areas, and other improvements to retain significant trees when possible and practical. The variance may be granted contingent upon retaining significant trees.

Response: The applicant acknowledges staff's finding that the City's parking code may require an excessive number of parking spaces for the proposed self-storage use. The applicant further acknowledges staff's recommendation that a variance may be appropriate under Sec. 25-58, provided the site plan is modified to preserve more significant trees and tree canopy.

In response, the applicant has revised the site plan to reconfigure building placement, drive aisles, and drive-through circulation to prioritize the preservation of significant trees, consistent with the intent of Sec. 25-58. While the overall development program remains unchanged, internal circulation and paved areas have been strategically reconfigured to avoid impacts to significant trees, particularly along the site perimeter where they serve as effective buffers to adjacent properties, as well as the largest significant tree located within the interior of the site.

Based on preliminary geotechnical evaluation, the applicant acknowledges that the site has shallow groundwater and will require placement of fill to achieve proper drainage and groundwater separation from pavements and structures. As part of the revised design, structural tree wells and associated retaining walls will be proposed where necessary to allow significant trees to be preserved within a filled site, while maintaining appropriate root protection and long-term tree viability. These design measures reflect a deliberate effort to retain significant trees when possible and practical, as contemplated by Sec. 25-58.

As revised, the development impacts only three significant trees. These trees are centrally located within the site and cannot be reasonably preserved due to grading, circulation, and operational constraints. Preserving these trees would require eliminating functional access or shifting development into areas where significant perimeter trees are now being retained. The applicant has therefore demonstrated that impacts to these trees are unavoidable and represent the minimum necessary disturbance to allow reasonable use of the property.

The requested parking variance achieves the outcome expressly contemplated by Sec. 25-58 by allowing flexibility in parking design in exchange for meaningful preservation of significant trees. Granting the variance would not be contrary to the public interest and would allow a fair and reasonable use of the property while preserving significant trees to the greatest extent practicable.

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.

Response: The applicant acknowledges staff's comments regarding development within Conservation Overlay Zone 3 and the removal of significant trees. Since issuance of the Staff Report, the application has been substantially revised to better align with the intent and requirements of Chapter 25 and Chapter 11 of the City Code.

The revised site plan incorporates the tree survey overlaid with proposed buildings, drive aisles, stormwater facilities, and grading limits, allowing for a clear evaluation of tree impacts and preservation feasibility. Through reconfiguration of internal circulation, building placement, and drive-through geometry, the applicant has significantly increased the number of preserved significant trees, particularly

along the site perimeter where they provide meaningful buffering and canopy continuity, as well as preserving the largest significant tree located within the interior of the site.

Based on site-specific conditions, including shallow groundwater and the need for site-wide fill to achieve proper drainage and groundwater separation, the applicant proposes the use of structural tree wells and retaining walls where necessary to preserve significant trees within a filled site. These design measures allow long-term tree viability while accommodating required grading and stormwater infrastructure, and represent a practical and intentional effort to retain significant trees when possible and practical, as contemplated by Sec. 25-58 and Sec. 11-29.

As revised, the project impacts only three significant trees. These trees are centrally located and cannot be reasonably preserved due to grading, access, circulation, and operational constraints. Preserving these trees would require either eliminating functional site access or shifting development into areas now dedicated to preserved perimeter trees. The applicant has therefore minimized impacts to the greatest extent practicable while maintaining reasonable economic use of the property.

The tree mitigation plan has been updated to include all trees identified in the arborist report and tree survey, demonstrates a positive number of mitigation credits in excess of deficits, and meets the tree ratio requirements of Sec. 25-53(c) through a combination of retained trees and new plantings, as shown in the revised Tree Mitigation Spreadsheet and Landscape Plan.

With these revisions, the proposed development no longer represents wholesale canopy removal, but rather a balanced approach that minimizes impacts to significant trees, preserves existing canopy where feasible, and provides appropriate mitigation consistent with Chapter 25. The revised application satisfies the intent of Conservation Overlay Zone 3 by avoiding unnecessary alteration of surface water hydrology, preserving significant trees to the maximum extent practicable, and allowing fair and reasonable use of the property.

Staff Recommendation

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.

Response: Please see the attached Existing + Proposed Plan, which overlays the tree survey with proposed buildings, pavement, stormwater facilities, and grading limits. As previously noted, preliminary geotechnical evaluation indicates shallow groundwater across portions of the site, requiring approximately 2–4 feet of fill to facilitate proper drainage and groundwater separation from pavements and structures. Areas around preserved significant trees are excluded from fill and incorporate tree wells and grade transitions to support long-term tree viability.

- The tree mitigation plan should have a positive number of credits.

Response: Please see the attached revised Tree Mitigation Spreadsheet, which demonstrates a positive number of mitigation credits in excess of deficits.

- 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).

Response: Please see the Tree Mitigation Spreadsheet and Landscape Plan, which demonstrate compliance with the tree ratio requirements of Sec. 25-53(c) through a combination of retained trees and new plantings.

- All Trees listed in the arborist report and tree survey should be included in the tree mitigation table.

Response: Please see the attached revised Tree Mitigation Spreadsheet, which includes all trees identified in the arborist report and tree survey.

- 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.

Response: Please see the attached revised Building Elevations, which demonstrate that no portion of the proposed building exceeds the maximum permitted height of 35 feet within the CM-2 zoning district.

Based on the revisions described above and the supplemental materials provided, the applicant respectfully submits that the application now satisfies the applicable requirements of the City Code and addresses the concerns identified in the Staff Report. The revised development plan preserves significant trees to the greatest extent practicable, provides compliant mitigation and tree ratios, and is consistent with the intent of the CM-2 zoning district and Conservation Overlay Zone 3. The applicant therefore respectfully requests approval of the Use by Exception, Variance, and Conservation Overlay Zone Development requests as presented.

Please feel free to reach out to me if you have any questions or require additional clarification at (407) 846-1216 or rmoon@kpmfranklin.com.

Regards,

KPM Franklin



Robert M. Moon, P.E.
CEO

Subject: Feasibility Summary for Self-Storage Development at 4085 US Highway 1, St. Augustine, FL 32095

Dear Board Members,

I sincerely appreciate the opportunity to present information regarding the proposed self-storage development located at 4085 U.S. Highway 1 in St. Augustine, Florida. As President of BMS Group, a full-service self-storage consulting firm with more than 20 years of experience, I would like to emphasize the critical need for this project and the ways in which it supports and aligns with the community's ongoing growth and demand for storage solutions. I am very familiar with this trade area, having visited it numerous times on behalf of clients, and I have monitored this market—along with many others across Florida—closely for over two decades.

Market Demand & Justification

A thorough market analysis confirms that this area is underserved for self-storage. Within a 3-mile radius of the site (typical customer trade area), current facilities maintain occupancy levels exceeding 95%, signaling a strong and sustained demand. Industry equilibrium suggests 8–9 square feet per person is necessary for a balanced market. The demand for climate-controlled storage is even greater, with the current absorption rate well below equilibrium.

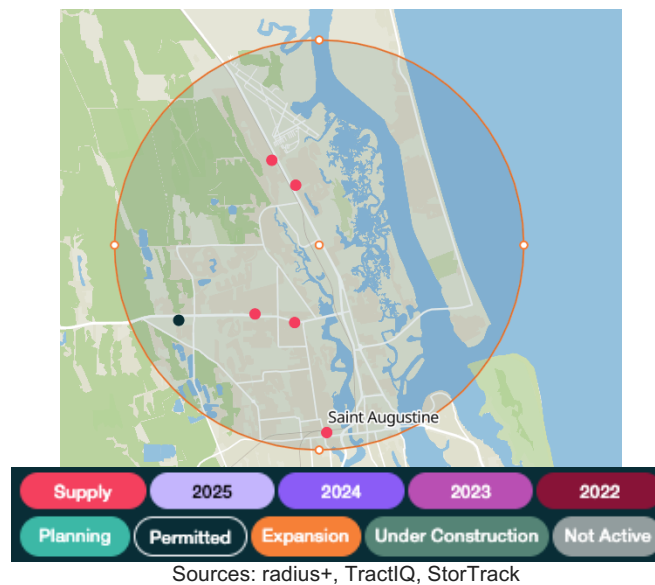
- In-place market demand exceeds the current and future market supply (10,000+ new homes planned for the 3-mile area)
- 5 self-storage sites exist within a 3-mile radius of our location – with the average facility being over 51 years old (3 facilities do not offer climate-controlled units)
- There is only 1 site planned/permitted within 3 miles of the site – located at the edge of our trade area, nearly 2.5 miles away and on an East/West corridor in St. Johns County, FL (not located in St. Augustine City). The site is a 1-story facility, will be marketed towards a different customer base, and built to capture new home development occurring to the west of St. Augustine.
- The newest self-storage facility constructed around St. Augustine, FL is American Mini Storage located at 4524 US Highway 1, St. Augustine, FL 32095) – the facility was built over 28 years ago in 1997 – is at full occupancy and offers less than 17,000 square feet of climate-controlled storage space.

Strategic Location & Community Benefits

This site is ideally situated in a high-traffic area, accessible from US Highway 1, a major thoroughfare, and near several key intersections. A modern, multi-story facility at this location will:

- Provide convenient storage solutions to both residential and commercial users in a growing trade area
- Address the needs of nearby new housing developments, whose residents will require additional storage options
- Offer a visually appealing, state-of-the-art facility that enhances the area's infrastructure

- Minimize impact on local traffic and community services while providing significant real estate tax and sales tax revenue.
- Provide residents and businesses greater convenience and accessibility to stored items
- Aesthetically enhanced 21st century façade with tree conservation areas and lush landscaping
- Local General Contractor and subcontractors already engaged in design-assist capacity



Support for Approval

Given the data-driven demand analysis, the strategic positioning of the site, and the proven success of neighboring self-storage facilities in maintaining extremely high occupancy, this project is well-suited to meet the needs of the St. Augustine community.

Marble Creek's goal is to deliver a high-quality, well-managed facility that seamlessly integrates with the area's growth while maintaining the aesthetic and functional standards of the area. I have had the pleasure of working with the Marble Creek team for years now and they consistently build a higher quality product than their competitors in every submarket they enter.

We appreciate your consideration and would welcome the opportunity to discuss this project further. Please do not hesitate to reach out with any questions.

Sincerely,



Eric Blum
President
BMSGRP Self Storage Consulting
5029 NW 95TH DR. CORAL SPRINGS, FLORIDA 33076
(954) 775-4757 CELL (866) 279-5673 OFFICE
WWW.BMSGRP.COM ERICB@BMSGRP.COM

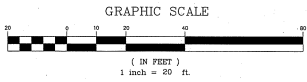
Marble Creek St. Augustine: Tree Mitigation													KPMFranklin
Trees Removed				Trees Retained				Trees Planted					
Code	Type (dbh)	Range	Deficit	Code	Type (dbh)	Size Range	Credit	QTY	Type (dbh)	Size Range	Credit		
1	9",Southern magnolia (Magnolia grandiflora)"	7+ dbh	1	77.1	49", Southern live oak (Quercus virginiana)	20+ dbh	4	5	live oak (Quercus virginiana)	2+ dbh	5		
2	10",Southern magnolia (Magnolia grandiflora)"	7+ dbh	1	77.2	21", Southern live oak (Quercus virginiana)	20+ dbh	4	10	southern red cedar (Juniperus virginiana)	2+ dbh	10		
3	9",Southern magnolia (Magnolia grandiflora)"	7+ dbh	1	39	11",Sabal palm (Sabal palmetto)"	7+ dbh	2	12	slash pine (Pinus elliotii)	3+ dbh	18		
4	5",Sabal palm (Sabal palmetto)"	3+ dbh	0.5	64	10",Sabal palm (Sabal palmetto)"	7+ dbh	2	10	dahoon holly (Ilex cassine)	2+ dbh	10		
5	9",Southern magnolia (Magnolia grandiflora)"	7+ dbh	1	83	10",Sabal palm (Sabal palmetto)"	7+ dbh	2						
6	9",Southern magnolia (Magnolia grandiflora)"	7+ dbh	1	86	10",Sabal palm (Sabal palmetto)"	7+ dbh	2						
7	8",Cherry laurel (Prunus laurocerasus) - Not protected"			88	10",Sabal palm (Sabal palmetto)"	7+ dbh	2						
8	12",Southern live oak (Quercus virginiana)"	12+ dbh	1.5	93	10",Sabal palm (Sabal palmetto)"	7+ dbh	2						
9	2",Eastern red cedar (Juniperus virginiana)"			97	10",Sabal palm (Sabal palmetto)"	7+ dbh	2						
10	2",Eastern red cedar (Juniperus virginiana)"			106	10",Sabal palm (Sabal palmetto)"	7+ dbh	2						
11	9",Cherry laurel (Prunus laurocerasus) - Not protected"			24	10",Sabal palm (Sabal palmetto)"	7+ dbh	2						
				30	10",Sabal palm (Sabal palmetto)"	7+ dbh	2						
				23	11",Sabal palm (Sabal palmetto)"	7+ dbh	2						
14	16",Southern live oak (Quercus virginiana)"	12+ dbh	1.5	65	11",Sabal palm (Sabal palmetto)"	7+ dbh	2						
15	16",Southern live oak (Quercus virginiana)"	12+ dbh	1.5	67	11",Sabal palm (Sabal palmetto)"	7+ dbh	2						
				69	11",Sabal palm (Sabal palmetto)"	7+ dbh	2						
				89	11",Sabal palm (Sabal palmetto)"	7+ dbh	2						
				103	11",Sabal palm (Sabal palmetto)"	7+ dbh	2						
				104	11",Sabal palm (Sabal palmetto)"	7+ dbh	2						
				118	12",Sabal palm (Sabal palmetto)"	7+ dbh	2						
21	2",Eastern red cedar (Juniperus virginiana)"			124	12",Sabal palm (Sabal palmetto)"	12+ dbh	3						
22	1",Eastern red cedar (Juniperus virginiana)"			12	18",Southern live oak (Quercus virginiana)"	12+ dbh	3						
26	9",Eastern red cedar (Juniperus virginiana)"	7+ dbh	1	13	19",Southern live oak (Quercus virginiana)"	12+ dbh	3						
27	6",Southern live oak (Quercus virginiana)"	3+ dbh	0.5	16	28",Eastern red cedar (Juniperus virginiana)"	20+ dbh	4						
28	10",Southern live oak (Quercus virginiana)"	7+ dbh	1	17	16",Eastern red cedar (Juniperus virginiana)"	12+ dbh	3						
29	8",Southern live oak (Quercus virginiana)"	7+ dbh	1	18	22",Eastern red cedar (Juniperus virginiana)"	20+ dbh	4						
31	6",Southern live oak (Quercus virginiana)"	3+ dbh	0.5	19	10",Eastern red cedar (Juniperus virginiana)"	12+ dbh	3						
32	4",Southern live oak (Quercus virginiana)"	3+ dbh	0.5										
33	7",Sabal palm (Sabal palmetto)"	7+ dbh	1										
34	9",Sabal palm (Sabal palmetto)"	7+ dbh	1										
35	8",Sabal palm (Sabal palmetto)"	7+ dbh	1										
36	9",Sabal palm (Sabal palmetto)"	7+ dbh	1										
37	7",Sabal palm (Sabal palmetto)"	7+ dbh	1										
38	10",Sabal palm (Sabal palmetto)"	7+ dbh	1										
131	9",Eastern red cedar (Juniperus virginiana)"	7+ dbh	1										
40	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
41	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
42	6",Eastern red cedar (Juniperus virginiana)"	3+ dbh	0.5										
43	7",Sabal palm (Sabal palmetto)"	7+ dbh	1										
44	2",Eastern red cedar (Juniperus virginiana)"												
45	1",Eastern red cedar (Juniperus virginiana)"												
46	2",Eastern red cedar (Juniperus virginiana)"												
47	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
48	9",Sabal palm (Sabal palmetto)"	7+ dbh	1										
49	7",Sabal palm (Sabal palmetto)"	7+ dbh	1										
50	2",Eastern red cedar (Juniperus virginiana)"												
51	7",Sabal palm (Sabal palmetto)"	7+ dbh	1										
52	8",Sabal palm (Sabal palmetto)"	7+ dbh	1										
53	9",Sabal palm (Sabal palmetto)"	7+ dbh	1										
54	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
55	5",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
56	5",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
57	10",Sabal palm (Sabal palmetto)"	7+ dbh	1										
58	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
59	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
60	3",Eastern red cedar (Juniperus virginiana)"	3+ dbh	0.5										
61	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
62	8",Sabal palm (Sabal palmetto)"	7+ dbh	1										
63	7",Sabal palm (Sabal palmetto)"	7+ dbh	1										
66	5",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
70	7",Eastern red cedar (Juniperus virginiana)"	7+ dbh	1										
71	8",Southern live oak (Quercus virginiana)"	7+ dbh	1										
72	6",Southern live oak (Quercus virginiana)"	3+ dbh	0.5										
73.1	11", Southern live oak (Quercus virginiana)	7+ dbh	1										
73.2	6", Southern live oak (Quercus virginiana)	3+ dbh	0.5										
77.3	6", Southern live oak (Quercus virginiana)	3+ dbh	0.5										
74	7",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
75	13",Southern live oak (Quercus virginiana)"	12+ dbh	1.5										
76	14",Southern live oak (Quercus virginiana)	12+ dbh	1.5										
78	4",Eastern red cedar (Juniperus virginiana)"	3+ dbh	0.5										
79	7",Sabal palm (Sabal palmetto)"	7+ dbh	1										
80	7",Sabal palm (Sabal palmetto)"	7+ dbh	1										
81	9",Sabal palm (Sabal palmetto)"	7+ dbh	1										
82	7",Sabal palm (Sabal palmetto)"	7+ dbh	1										
105	1",Eastern red cedar (Juniperus virginiana)"												
68	11",Eastern red cedar (Juniperus virginiana)"	7+ dbh	1										
132	11",Eastern red cedar (Juniperus virginiana)"	7+ dbh	1										
129	8",Sugarberry (Celtis laevigata)"	7+ dbh	1										
126	6",Red maple (Acer rubrum)"	3+ dbh	0.5										
127	5",Red maple (Acer rubrum)"	3+ dbh	0.5										
128	4",Red maple (Acer rubrum)"	7+ dbh	1										
147	12",Southern live oak (Quercus virginiana)"	12+ dbh	1.5										
148	11",Southern live oak (Quercus virginiana)"	7+ dbh	1										
114	10",Eastern red cedar (Juniperus virginiana)"	7+ dbh	1										
149.1	5", Southern live oak (Quercus virginiana)	3+ dbh	0.5										
149.2	8",Southern live oak (Quercus virginiana)	7+ dbh	1										
149.3	9",Southern live oak (Quercus virginiana)	7+ dbh	1										
149.4	9",Southern live oak (Quercus virginiana)	7+ dbh	1										
95	12",Laurel oak (Quercus laurifolia)"	12+ dbh	1.5										
85	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
92	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
94	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
99	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
100	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
108	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
113	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
117	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
138	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
143	6",Sabal palm (Sabal palmetto)"	3+ dbh	0.5										
125	7",Red maple (Acer rubrum)"	7+ dbh	1										
91	7",Sabal palm (Sabal palmetto)"	7+ dbh	1										
116	7",Sabal palm (Sabal palmetto)"	7+ dbh	1										
122	7",Sabal palm (Sabal palmetto)"	7+ dbh	1										

[illegible]

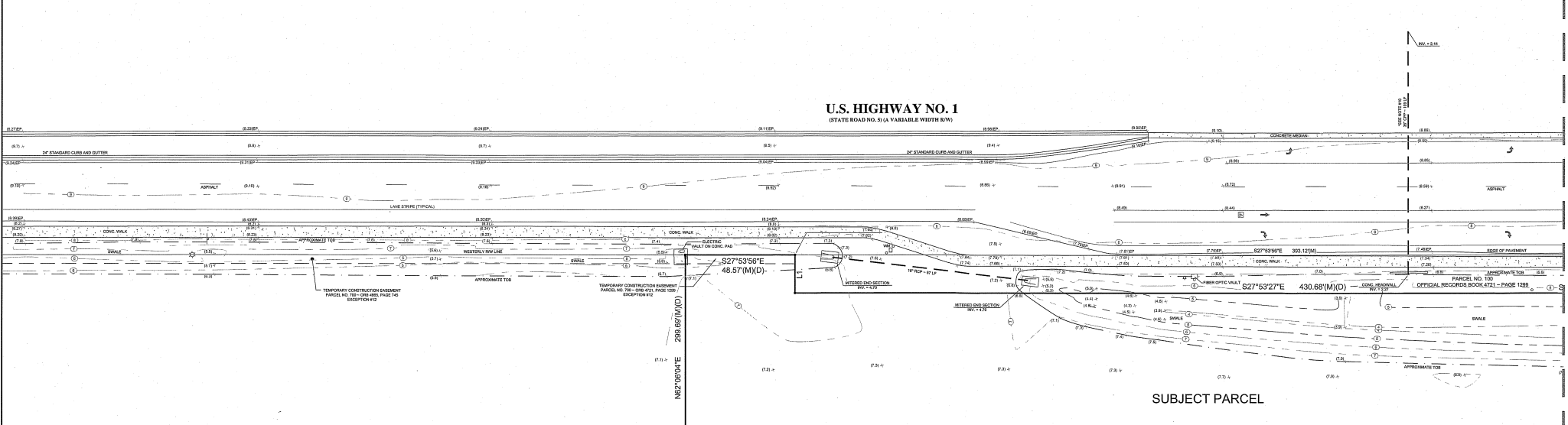
MAP SHOWING ALTA/NSPS SURVEY OF
PORTIONS OF SECTION 36 AND SECTION 54 OF THE J.S. SANCHEZ GRANT,
TOWNSHIP 6 SOUTH, RANGE 29 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA
(SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1(M/D)	16.97	S62°16'33"W



U.S. HIGHWAY NO. 1
(STATE ROAD NO. 9) (A VARIABLE WIDTH R/W)



SUBJECT PARCEL

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
RECEIPT SURVEY: 06-12-2021; W.O.# 2020-95-8
TREE SURVEY: 05-25-2020; W.O.# 2020-95-3
TOPOGRAPHIC SURVEY: 05-05-2020; W.O.# 2020-95-2

PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 806-0030

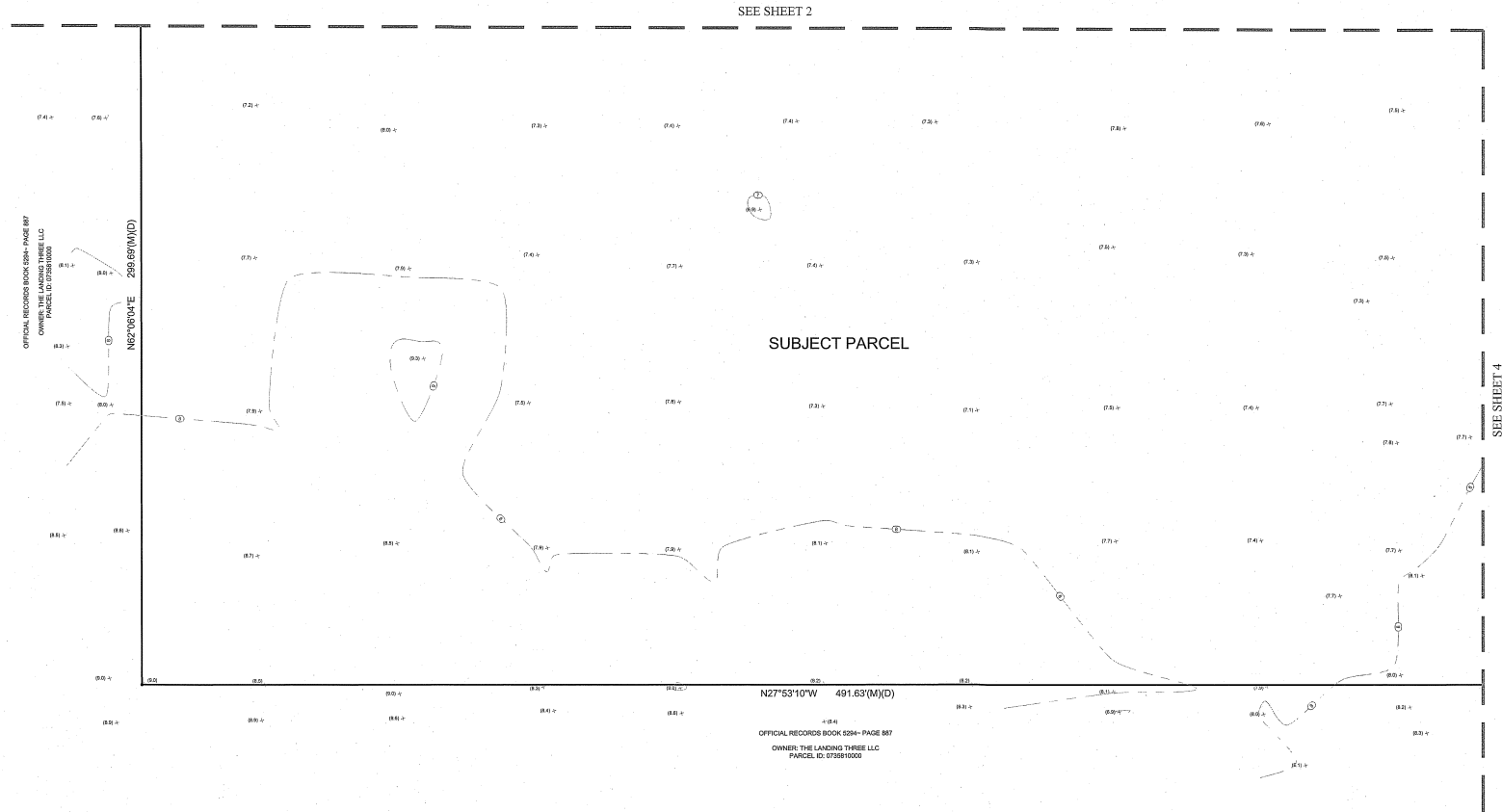
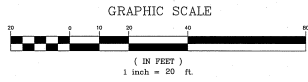
F.B. 680 PG. 1-11
673 54-58
NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2022-157



SHEET 2 OF 5

LB-6715

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)



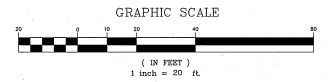
OFFICIAL RECORDS BOOK 5254- PAGE 887
OWNER: THE LANDING THREE LLC
PARCEL ID: 0755910000

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
RECEIPT 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

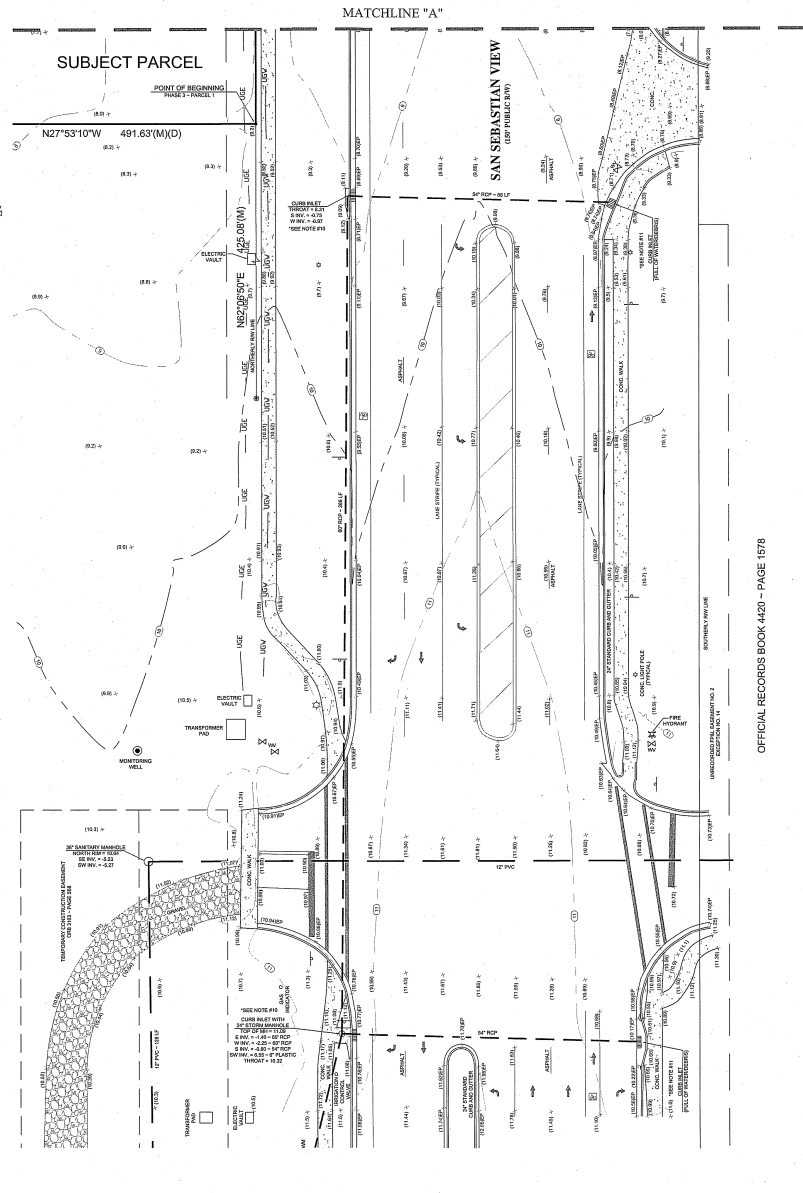
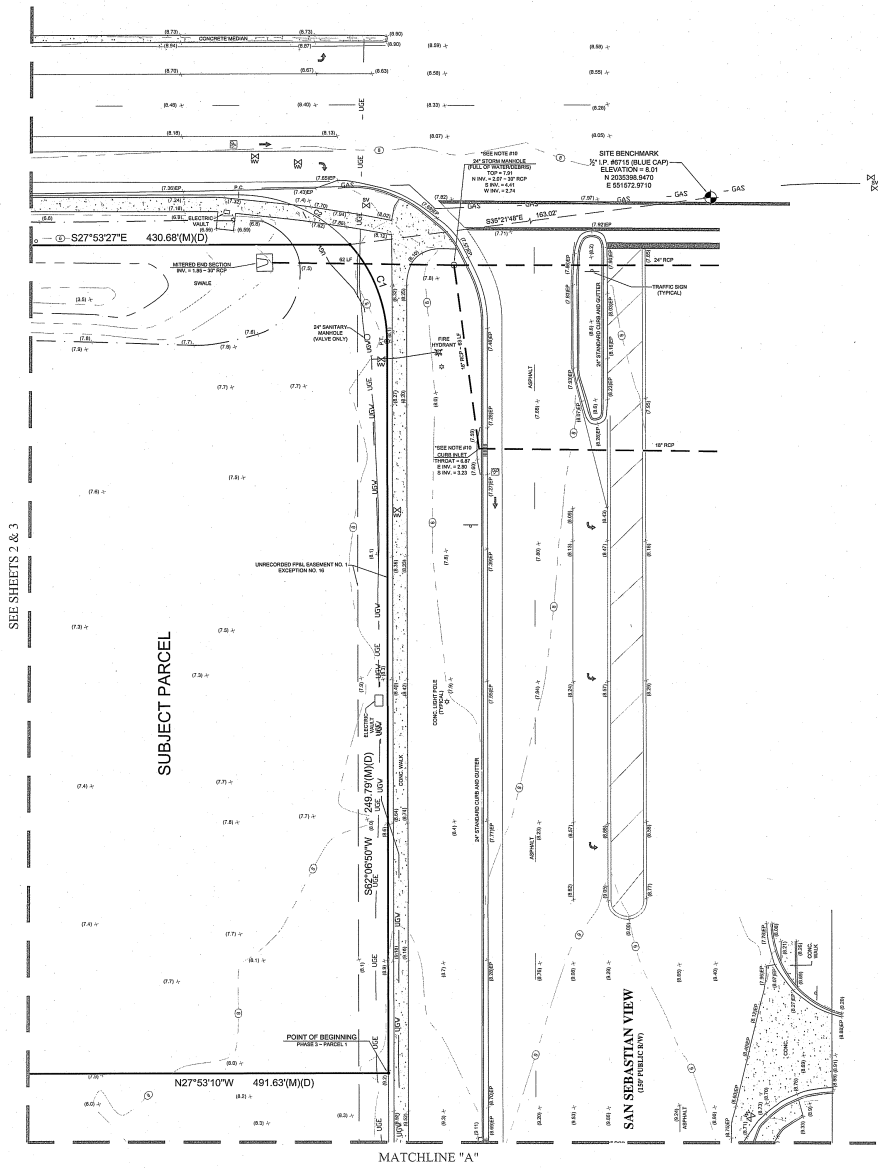


PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030
F.B. 680 PG. 1-31
673 54-08
NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. ORDER NO. 2022-157

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)



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
CH1(M)	56.07	50.00	41°19'47"	S41°26'56"W
CH2(M)	42.48	50.00	48°40'59"	S00°39'27"E



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
RECEIPTIFY 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) 808-0000

F.B. 640 PG. 1-11
700 54-58
NOT VALID WITHOUT THE SIGNATURE & ORIGINAL PENCIL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. ORDER NO. 2022-157



SHEET 4 OF 6

LB ~ 6715

MAP SHOWING ALTA/NSPS SURVEY OF

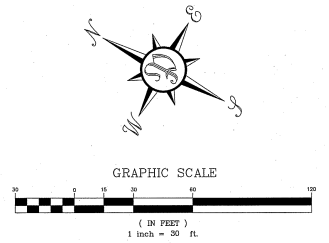
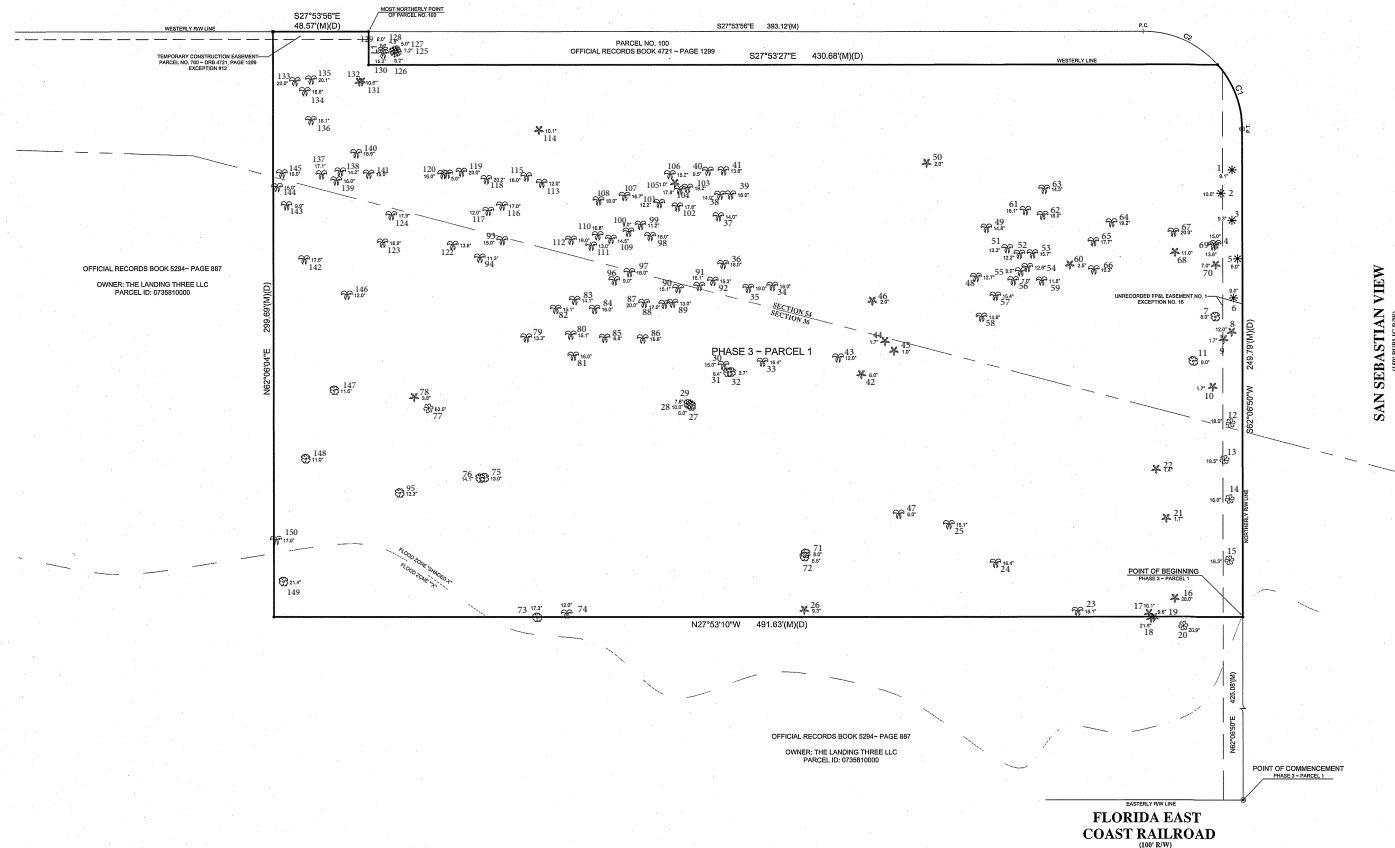
DESCRIPTION AS FURNISHED:

PHASE 3 - PARCEL 1

PORTIONS OF SECTION 36 AND SECTION 34 OF THE J.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 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE NORTHERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 454.8 FEET TO THE POINT OF BEGINNING, THENCE N27°52'56"W, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 491.83 FEET, THENCE N07°04'16"E, A DISTANCE OF 294.88 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT OF WAY), THENCE S72°52'56"E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 44.3 FEET TO THE MOST NORTHERLY POINT OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS BOOK 429 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE S07°04'16"E, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID PARCEL NO. 100, A DISTANCE OF 14.1 FEET TO THE WESTERLY LINE OF SAID PARCEL NO. 100, THENCE S72°52'56"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 408.8 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF SAN SEBASTIAN VIEW, SAID POINT LIEING ON A CURVE BEING CONVEYED A DISTANCE OF 14.1 FEET AND HAVING A RADIUS OF 50.0 FEET, THENCE S07°04'16"E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 36.7 FEET, LAST SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF S41°55'59"W, 33.3 FEET TO A POINT OF TANGENCY, THENCE S20°04'59"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 346.79 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 11, 2023 IN OFFICIAL RECORDS BOOK 354, PAGE 94, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

U.S. HIGHWAY NO. 1
(STATE ROAD NO. 9) (A VARIABLE WIDTH R/W)



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, EXPRESSED 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

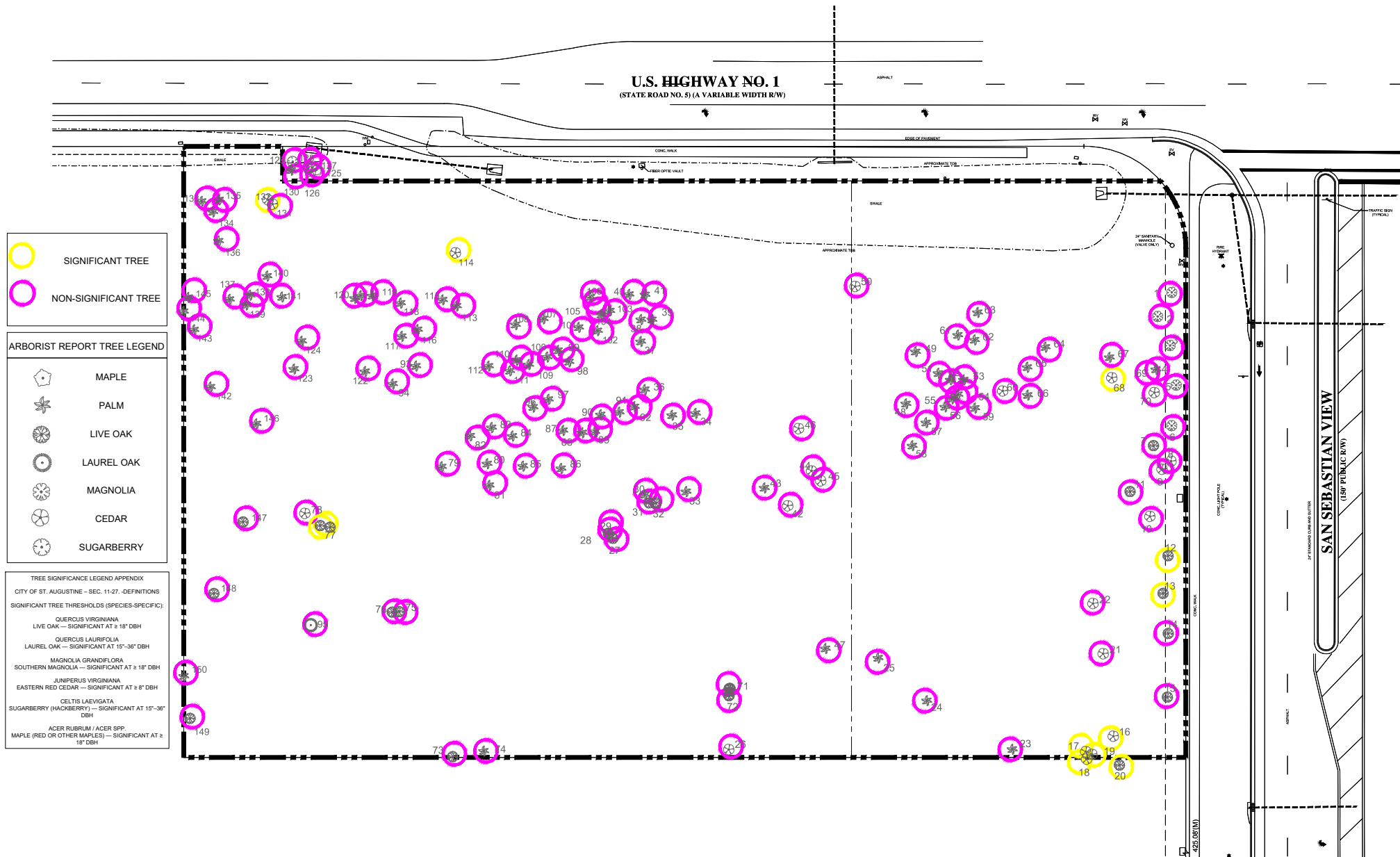
•	FD 1/2" I.P. 86715
•	FD 1/2" I.P. 86716
•	FD 1/2" I.P. 86717
•	FD 1/2" I.P. 86718
•	FD 1/2" I.P. 86719
•	FD 1/2" I.P. 86720
•	FD 1/2" I.P. 86721
•	FD 1/2" I.P. 86722
•	FD 1/2" I.P. 86723
•	FD 1/2" I.P. 86724
•	FD 1/2" I.P. 86725
•	FD 1/2" I.P. 86726
•	FD 1/2" I.P. 86727
•	FD 1/2" I.P. 86728
•	FD 1/2" I.P. 86729
•	FD 1/2" I.P. 86730
•	FD 1/2" I.P. 86731
•	FD 1/2" I.P. 86732
•	FD 1/2" I.P. 86733
•	FD 1/2" I.P. 86734
•	FD 1/2" I.P. 86735
•	FD 1/2" I.P. 86736
•	FD 1/2" I.P. 86737
•	FD 1/2" I.P. 86738
•	FD 1/2" I.P. 86739
•	FD 1/2" I.P. 86740
•	FD 1/2" I.P. 86741
•	FD 1/2" I.P. 86742
•	FD 1/2" I.P. 86743
•	FD 1/2" I.P. 86744
•	FD 1/2" I.P. 86745
•	FD 1/2" I.P. 86746
•	FD 1/2" I.P. 86747
•	FD 1/2" I.P. 86748
•	FD 1/2" I.P. 86749
•	FD 1/2" I.P. 86750
•	FD 1/2" I.P. 86751
•	FD 1/2" I.P. 86752
•	FD 1/2" I.P. 86753
•	FD 1/2" I.P. 86754
•	FD 1/2" I.P. 86755
•	FD 1/2" I.P. 86756
•	FD 1/2" I.P. 86757
•	FD 1/2" I.P. 86758
•	FD 1/2" I.P. 86759
•	FD 1/2" I.P. 86760
•	FD 1/2" I.P. 86761
•	FD 1/2" I.P. 86762
•	FD 1/2" I.P. 86763
•	FD 1/2" I.P. 86764
•	FD 1/2" I.P. 86765
•	FD 1/2" I.P. 86766
•	FD 1/2" I.P. 86767
•	FD 1/2" I.P. 86768
•	FD 1/2" I.P. 86769
•	FD 1/2" I.P. 86770
•	FD 1/2" I.P. 86771
•	FD 1/2" I.P. 86772
•	FD 1/2" I.P. 86773
•	FD 1/2" I.P. 86774
•	FD 1/2" I.P. 86775
•	FD 1/2" I.P. 86776
•	FD 1/2" I.P. 86777
•	FD 1/2" I.P. 86778
•	FD 1/2" I.P. 86779
•	FD 1/2" I.P. 86780
•	FD 1/2" I.P. 86781
•	FD 1/2" I.P. 86782
•	FD 1/2" I.P. 86783
•	FD 1/2" I.P. 86784
•	FD 1/2" I.P. 86785
•	FD 1/2" I.P. 86786
•	FD 1/2" I.P. 86787
•	FD 1/2" I.P. 86788
•	FD 1/2" I.P. 86789
•	FD 1/2" I.P. 86790
•	FD 1/2" I.P. 86791
•	FD 1/2" I.P. 86792
•	FD 1/2" I.P. 86793
•	FD 1/2" I.P. 86794
•	FD 1/2" I.P. 86795
•	FD 1/2" I.P. 86796
•	FD 1/2" I.P. 86797
•	FD 1/2" I.P. 86798
•	FD 1/2" I.P. 86799
•	FD 1/2" I.P. 86800
•	FD 1/2" I.P. 86801
•	FD 1/2" I.P. 86802
•	FD 1/2" I.P. 86803
•	FD 1/2" I.P. 86804
•	FD 1/2" I.P. 86805
•	FD 1/2" I.P. 86806
•	FD 1/2" I.P. 86807
•	FD 1/2" I.P. 86808
•	FD 1/2" I.P. 86809
•	FD 1/2" I.P. 86810
•	FD 1/2" I.P. 86811
•	FD 1/2" I.P. 86812
•	FD 1/2" I.P. 86813
•	FD 1/2" I.P. 86814
•	FD 1/2" I.P. 86815
•	FD 1/2" I.P. 86816
•	FD 1/2" I.P. 86817
•	FD 1/2" I.P. 86818
•	FD 1/2" I.P. 86819
•	FD 1/2" I.P. 86820
•	FD 1/2" I.P. 86821
•	FD 1/2" I.P. 86822
•	FD 1/2" I.P. 86823
•	FD 1/2" I.P. 86824
•	FD 1/2" I.P. 86825
•	FD 1/2" I.P. 86826
•	FD 1/2" I.P. 86827
•	FD 1/2" I.P. 86828
•	FD 1/2" I.P. 86829
•	FD 1/2" I.P. 86830
•	FD 1/2" I.P. 86831
•	FD 1/2" I.P. 86832
•	FD 1/2" I.P. 86833
•	FD 1/2" I.P. 86834
•	FD 1/2" I.P. 86835
•	FD 1/2" I.P. 86836
•	FD 1/2" I.P. 86837
•	FD 1/2" I.P. 86838
•	FD 1/2" I.P. 86839
•	FD 1/2" I.P. 86840
•	FD 1/2" I.P. 86841
•	FD 1/2" I.P. 86842
•	FD 1/2" I.P. 86843
•	FD 1/2" I.P. 86844
•	FD 1/2" I.P. 86845
•	FD 1/2" I.P. 86846
•	FD 1/2" I.P. 86847
•	FD 1/2" I.P. 86848
•	FD 1/2" I.P. 86849
•	FD 1/2" I.P. 86850
•	FD 1/2" I.P. 86851
•	FD 1/2" I.P. 86852
•	FD 1/2" I.P. 86853
•	FD 1/2" I.P. 86854
•	FD 1/2" I.P. 86855
•	FD 1/2" I.P. 86856
•	FD 1/2" I.P. 86857
•	FD 1/2" I.P. 86858
•	FD 1/2" I.P. 86859
•	FD 1/2" I.P. 86860
•	FD 1/2" I.P. 86861
•	FD 1/2" I.P. 86862
•	FD 1/2" I.P. 86863
•	FD 1/2" I.P. 86864
•	FD 1/2" I.P. 86865
•	FD 1/2" I.P. 86866
•	FD 1/2" I.P. 86867
•	FD 1/2" I.P. 86868
•	FD 1/2" I.P. 86869
•	FD 1/2" I.P. 86870
•	FD 1/2" I.P. 86871
•	FD 1/2" I.P. 86872
•	FD 1/2" I.P. 86873
•	FD 1/2" I.P. 86874
•	FD 1/2" I.P. 86875
•	FD 1/2" I.P. 86876
•	FD 1/2" I.P. 86877
•	FD 1/2" I.P. 86878
•	FD 1/2" I.P. 86879
•	FD 1/2" I.P. 86880
•	FD 1/2" I.P. 86881
•	FD 1/2" I.P. 86882
•	FD 1/2" I.P. 86883
•	FD 1/2" I.P. 86884
•	FD 1/2" I.P. 86885
•	FD 1/2" I.P. 86886
•	FD 1/2" I.P. 86887
•	FD 1/2" I.P. 86888
•	FD 1/2" I.P. 86889
•	FD 1/2" I.P. 86890
•	FD 1/2" I.P. 86891
•	FD 1/2" I.P. 86892
•	FD 1/2" I.P. 86893
•	FD 1/2" I.P. 86894
•	FD 1/2" I.P. 86895
•	FD 1/2" I.P. 86896
•	FD 1/2" I.P. 86897
•	FD 1/2" I.P. 86898
•	FD 1/2" I.P. 86899
•	FD 1/2" I.P. 86900
•	FD 1/2" I.P. 86901
•	FD 1/2" I.P. 86902
•	FD 1/2" I.P. 86903
•	FD 1/2" I.P. 86904
•	FD 1/2" I.P. 86905
•	FD 1/2" I.P. 86906
•	FD 1/2" I.P. 86907
•	FD 1/2" I.P. 86908
•	FD 1/2" I.P. 86909
•	FD 1/2" I.P. 86910
•	FD 1/2" I.P. 86911
•	FD 1/2" I.P. 86912
•	FD 1/2" I.P. 86913
•	FD 1/2" I.P. 86914
•	FD 1/2" I.P. 86915
•	FD 1/2" I.P. 86916
•	FD 1/2" I.P. 86917
•	FD 1/2" I.P. 86918
•	FD 1/2" I.P. 86919
•	FD 1/2" I.P. 86920
•	FD 1/2" I.P. 86921
•	FD 1/2" I.P. 86922
•	FD 1/2" I.P. 86923
•	FD 1/2" I.P. 86924
•	FD 1/2" I.P. 86925
•	FD 1/2" I.P. 86926
•	FD 1/2" I.P. 86927
•	FD 1/2" I.P. 86928
•	FD 1/2" I.P. 86929
•	FD 1/2" I.P. 86930
•	FD 1/2" I.P. 86931
•	FD 1/2" I.P. 86932
•	FD 1/2" I.P. 86933
•	FD 1/2" I.P. 86934
•	FD 1/2" I.P. 86935
•	FD 1/2" I.P. 86936
•	FD 1/2" I.P. 86937
•	FD 1/2" I.P. 86938
•	FD 1/2" I.P. 86939
•	FD 1/2" I.P. 86940
•	FD 1/2" I.P. 86941
•	FD 1/2" I.P. 86942
•	FD 1/2" I.P. 86943
•	FD 1/2" I.P. 86944
•	FD 1/2" I.P. 86945
•	FD 1/2" I.P. 86946
•	FD 1/2" I.P. 86947
•	FD 1/2" I.P. 86948
•	FD 1/2" I.P. 86949
•	FD 1/2" I.P. 86950
•	FD 1/2" I.P. 86951
•	FD 1/2" I.P. 86952
•	FD 1/2" I.P. 86953
•	FD 1/2" I.P. 86954
•	FD 1/2" I.P. 86955
•	FD 1/2" I.P. 86956
•	FD 1/2" I.P. 86957
•	FD 1/2" I.P. 86958
•	FD 1/2" I.P. 86959
•	FD 1/2" I.P. 86960
•	FD 1/2" I.P. 86961
•	FD 1/2" I.P. 86962
•	FD 1/2" I.P. 86963
•	FD 1/2" I.P. 86964
•	FD 1/2" I.P. 86965
•	FD 1/2" I.P. 86966
•	FD 1/2" I.P. 86967
•	FD 1/2" I.P. 86968
•	FD 1/2" I.P. 86969
•	FD 1/2" I.P. 86970
•	FD 1/2" I.P. 86971
•	FD 1/2" I.P. 86972
•	FD 1/2" I.P. 86973
•	FD 1/2" I.P. 86974
•	FD 1/2" I.P. 86975
•	FD 1/2" I.P. 86976
•	FD 1/2" I.P. 86977
•	FD 1/2" I.P. 86978
•	FD 1/2" I.P. 86979
•	FD 1/2" I.P. 86980
•	FD 1/2" I.P. 86981
•	FD 1/2" I.P. 86982
•	FD 1/2" I.P. 86983
•	FD 1/2" I.P. 86984
•	FD 1/2" I.P. 86985
•	FD 1/2" I.P. 86986
•	FD 1/2" I.P. 86987
•	FD 1/2" I.P. 86988
•	FD 1/2" I.P. 86989
•	FD 1/2" I.P. 86990
•	FD 1/2" I.P. 86991
•	FD 1/2" I.P. 86992
•	FD 1/2" I.P. 86993
•	FD 1/2" I.P. 86994
•	FD 1/2" I.P. 86995
•	FD 1/2" I.P. 86996
•	FD 1/2" I.P. 86997
•	FD 1/2" I.P. 86998
•	FD 1/2" I.P. 86999
•	FD 1/2" I.P. 87000

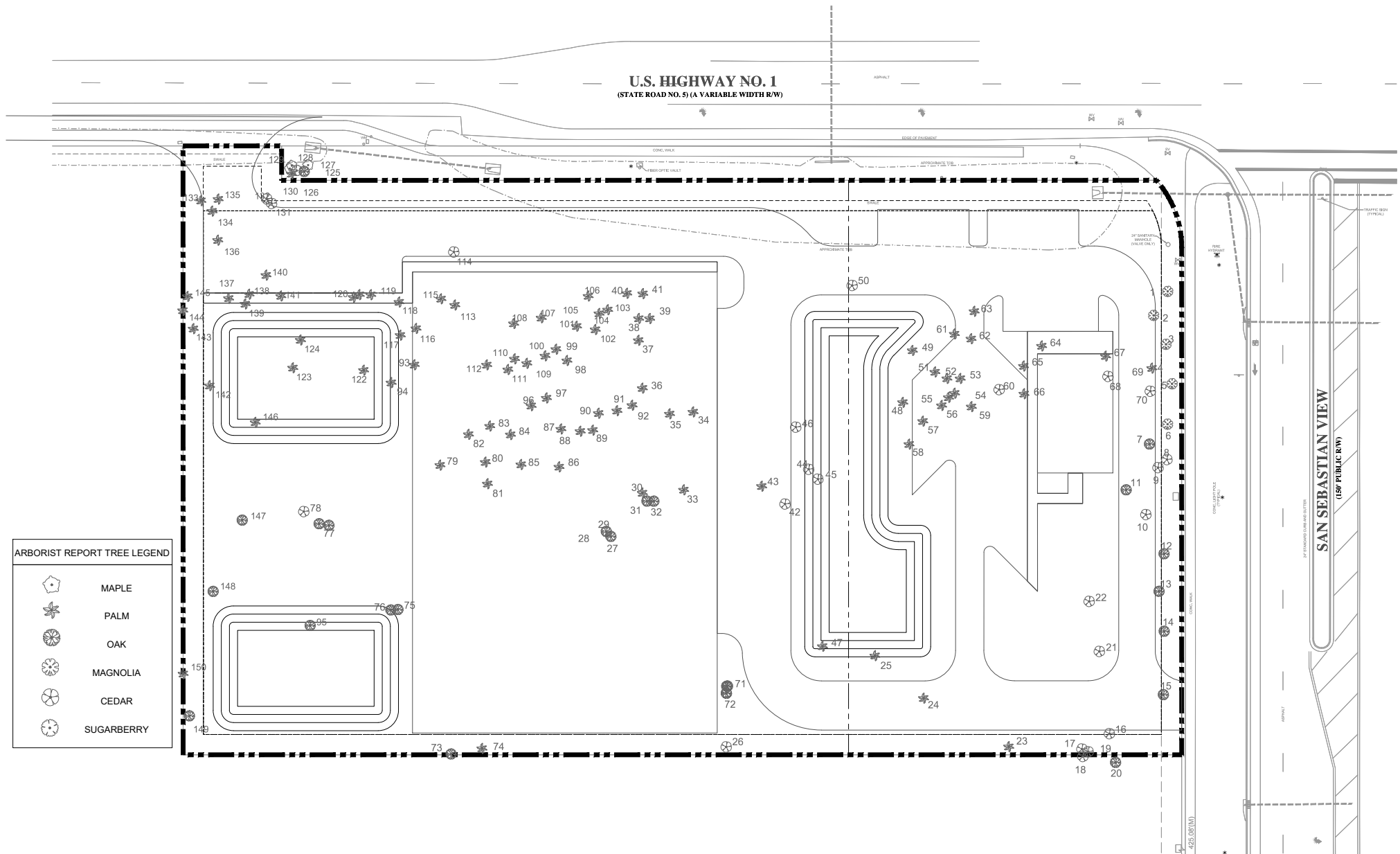
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C10000	36.07	50.00	41°19'47"	S41°29'59"W	35.29
C200	42.48	50.00	48°49'59"	S03°32'27"E	41.22

PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030
F.B. 846 PG. 1-11
673 54-55
700

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



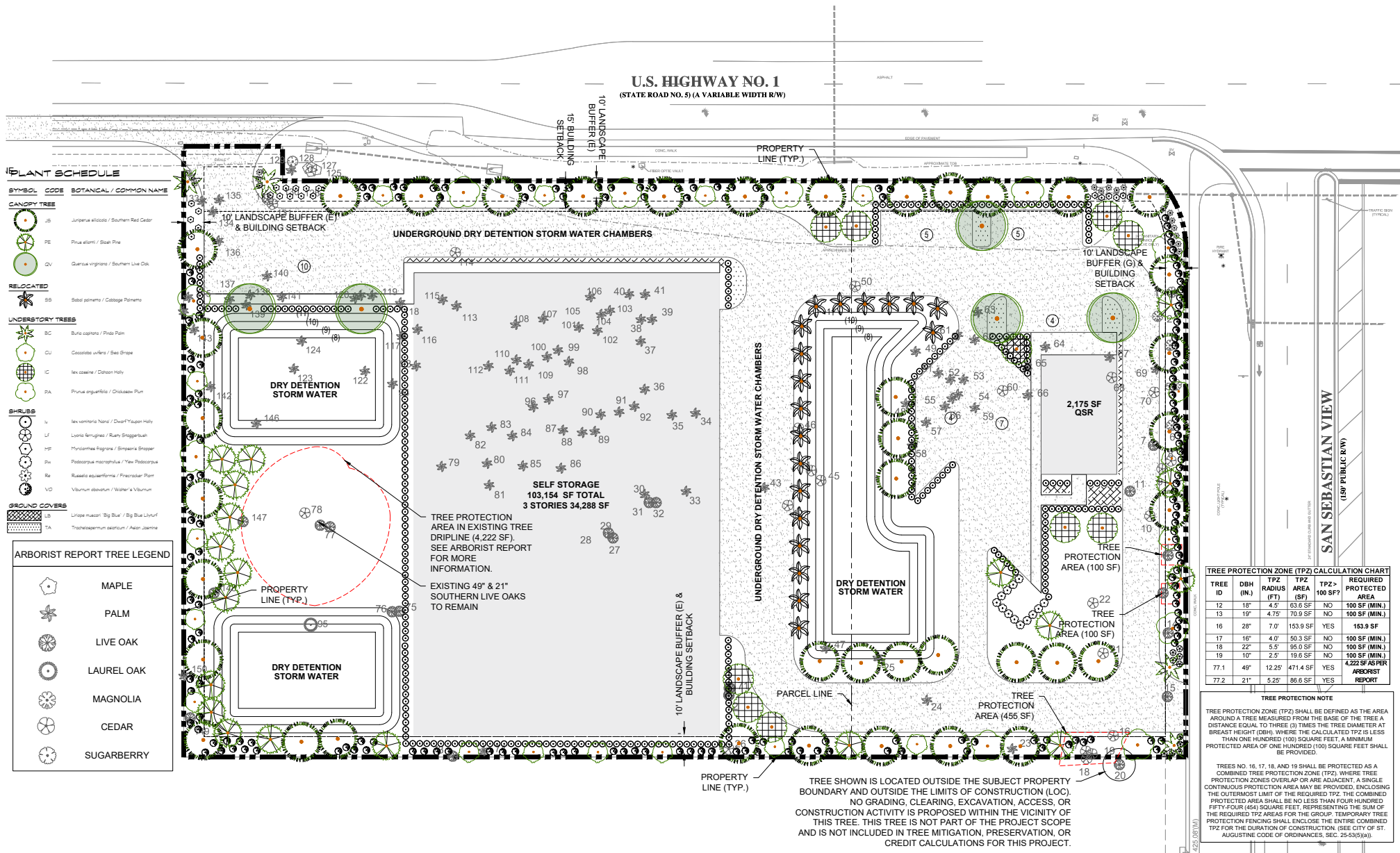


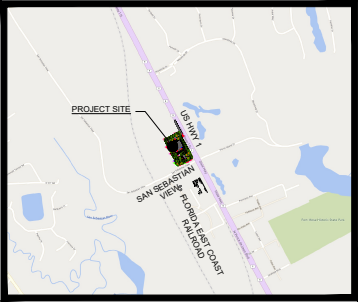
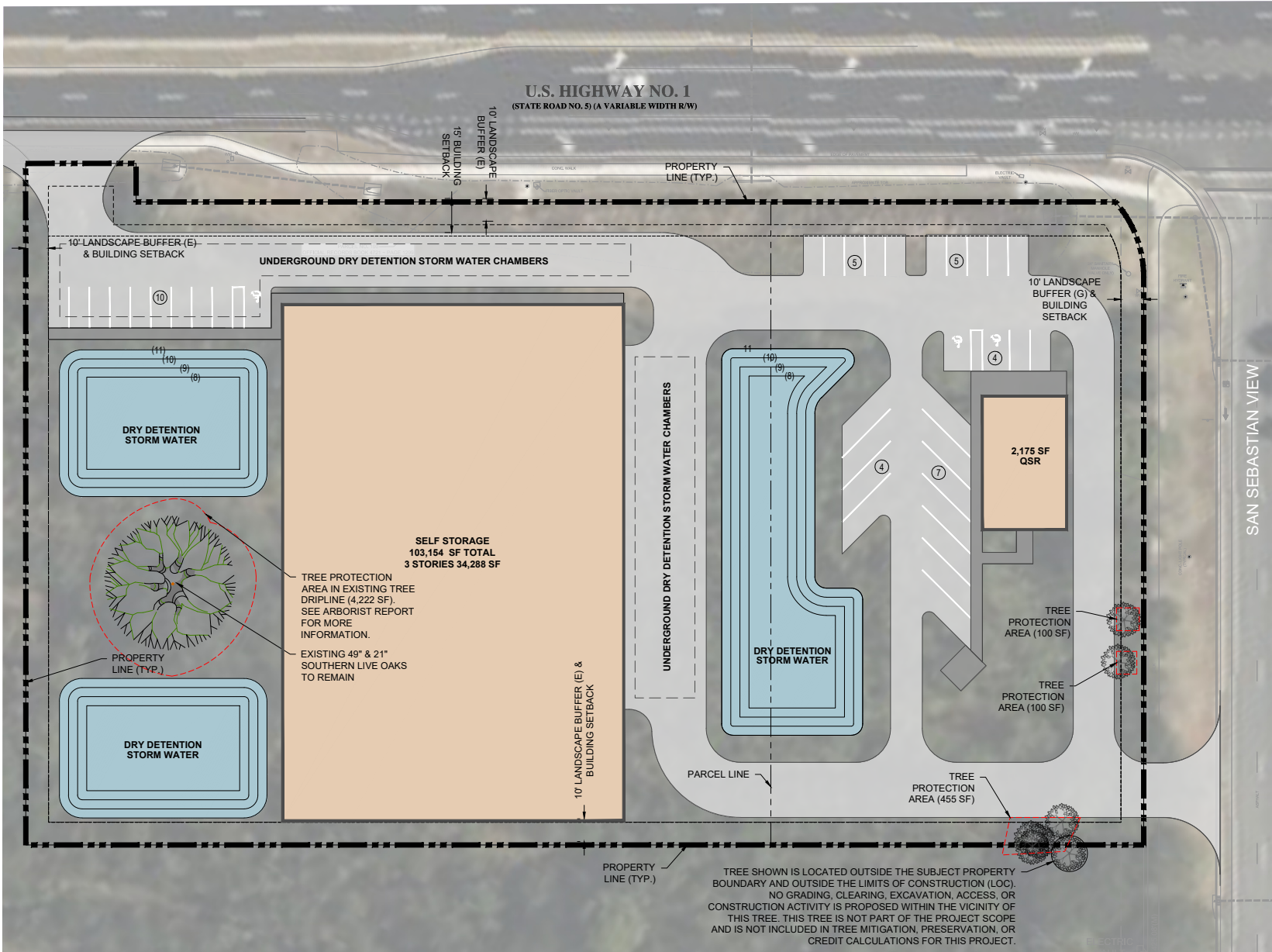
EXISTING + PROPOSED PLAN
ST. AUGUSTINE | ST. JOHNS COUNTY | FLORIDA

MARBLE CREEK - SELF STORAGE & QSR
US 1 & SAN SEBASTIAN VIEW

PROJECT NO. 25-0207.000
PLAN SCALE: 1" = 20'
DATE: 12/11/25

DISCLAIMER: CONCEPTUAL SITE LAYOUT HAS BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE AND DOES NOT REPRESENT FINAL ENGINEERING ELEMENTS. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING ANALYSIS AND SHALL ONLY BE UTILIZED AS AN ESTIMATE FOR DEVELOPMENT FEASIBILITY.





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 CARETAKER'S UNIT

PARKING CALCULATIONS

	PARKING REQUIRED	PARKING PROVIDED *
RESTAURANT, FAST FOOD, OR DRIVE-THROUGH	25 SPACES	25 SPACES
MINI-WAREHOUSE AND SELF-STORAGE FACILITY	82 SPACES	10 SPACES
ADA	3 SPACES	3 SPACES

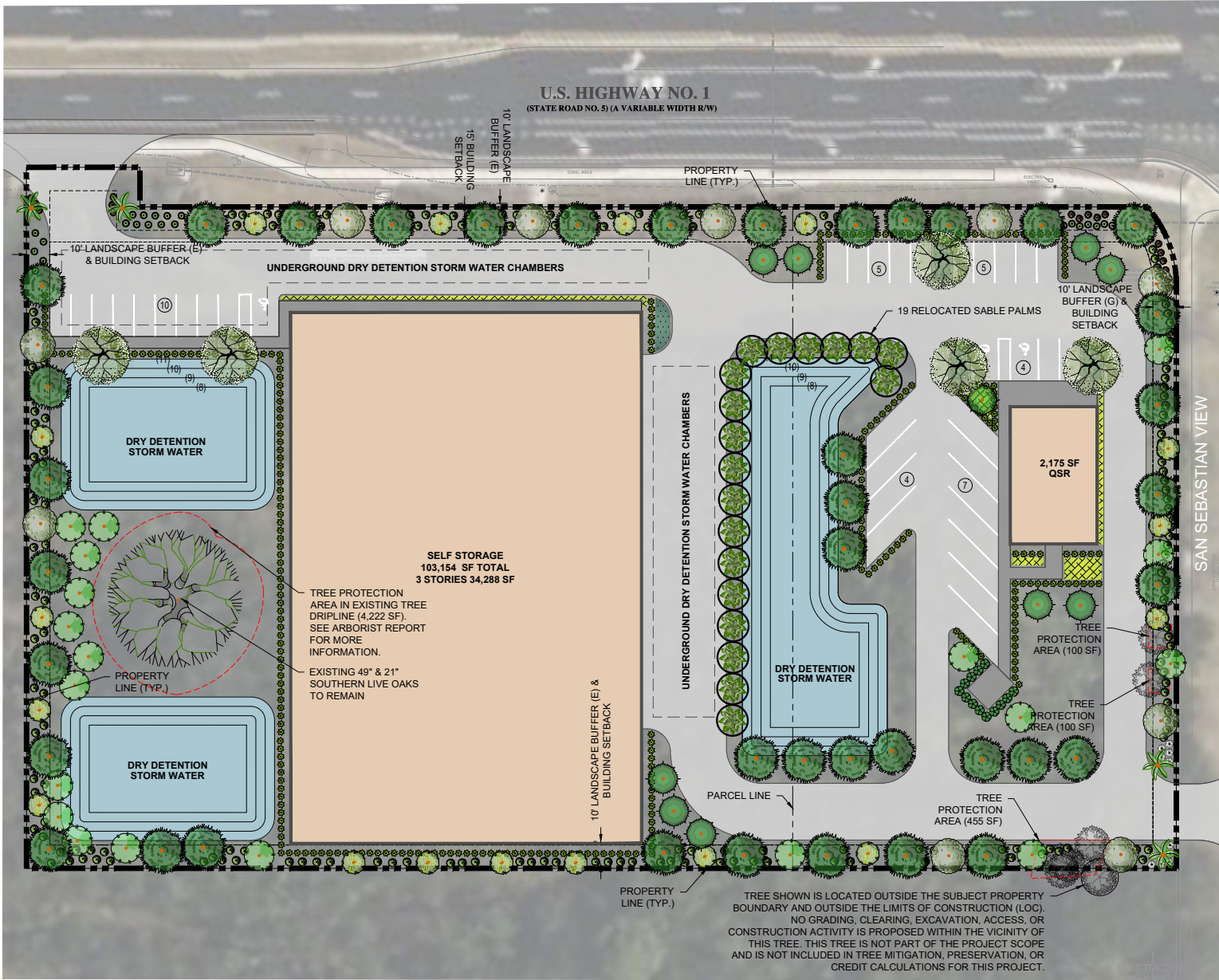
* REFER TO PARKING REDUCTION STUDY BY CHRONALUR TRAFFIC SOLUTIONS, INC. DATED 09/22/2025.

LEGAL DESCRIPTION

PHASE 3 - PARCEL 1
PORTIONS OF SECTION 36 AND SECTION 54 OF THE J.S. SANCHEZ GRANT, TOWNSHIP 6 SOUTH, RANGE 26 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 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 N27°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 47-1, PAGE 1299 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S62°06'33"W, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID PARCEL NO. 100, A DISTANCE OF 16.93 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 36.00 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S41°46'36"W, 35.29 FEET TO A POINT OF TANGENCY; THENCE S62°06'50"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.



PRESERVED
SIGNIFICANT TREE



PLANT SCHEDULE BUFFER

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREE					
J5		Juniperus silicola / Southern Red Cedar	2.5' Cal.	30 gal.	30
PE		Pinus elliotii / Slash Pine	3' Cal.	45 Gal.	7
UNDERSTORY TREES					
BC		Bursera capitata / Pindo Palm	10' Clear Trunk, Matching	BEB	4
CU		Coccoloba wifera / Sea Grape	2' Cal.	30 gal.	17
PA		Prunus angustifolia / Chickasaw Plum	2' Cal.	30 gal.	10
SHRUBS					
LF		Lonicera ferruginea / Rusty Staggerbush	24" Ht., 18" Spread, Full	3 Galon, Full	10
HF		Myrsine fragrans / Simpson's Shrimp	24"-28" Ht., 18"-24" Spread	3 Galon, Full	22
Re		Ruellia equisetifolia / Firecracker Plant	24"-28" Ht., 18"-24" Spread	3 Galon, Full	18
VO		Viburnum doanatum / Walter's Viburnum	24" Ht., 18" Spread, Full	3 Galon, Full	175
BUFFERYARD REQUIREMENTS - Classification 5 (Sec. 25-54)					
	Buffer Length (ft)	Required Trees	Proposed Trees	Required Shrubs	Proposed Shrubs
Front (O)	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

BUFFER TREES INSTALLED TO SATISFY REQUIRED BUFFERYARD LANDSCAPING ARE A SEPARATE CODE REQUIREMENT AND SHALL NOT BE COUNTED TOWARD TREE REPLACEMENT, CREDIT, OR MITIGATION CALCULATIONS. TREE MITIGATION CREDITS SHALL BE PROVIDED ONLY BY INTERNAL LANDSCAPE TREES. (SEE CITY OF ST. AUGUSTINE CODE OF ORDINANCES, SEC. 25-53(d)(3)).

PLANT SCHEDULE INTERIOR

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREE					
J5		Juniperus silicola / Southern Red Cedar	2.5' Cal.	30 gal.	10
PE		Pinus elliotii / Slash Pine	3' Cal.	45 Gal.	12
QV		Quercus virginiana / Southern Live Oak	2.5' Cal.	45 Gal.	5
RELOCATED					
SB		Sabal palmetto / Cabbage Palmetto	Field grown	BEB	19
UNDERSTORY TREES					
C		Nerax cassiae / Doherty Holly	2' Cal.	BEB	10
SHRUBS					
lv		Nerax vomitoria Nord / Dwarf Yucca Holly	24" Ht., 18" Spread, Full	3 Galon, Full	298
Pm		Podocarpus macrophylla / Yew Podocarpus	36" Ht., 18" Spread, Full	7 Galon	13
GROUND COVERS					
LB		Liriodendron muscivora / Big Blue / Big Blue Liriodendron	12"-14" Ht., 5"-7" pps. Full	1 Galon/Full	18' e.c. 287
TA		Trachelium perennans / Asian Jasmine	5"-7" pps. Full	1 Galon/Full	18' e.c. 202
RATIO OF REQUIRED TREES: Sec. 25-53(c)(10)					
Total Trees: 83					
Tree Type	Ratio Requirement	Proposed Percent %	Meets	 PRESERVED SIGNIFICANT TREE	
Shade Tree	50% Min	54	65		
Understory tree	50% Max	10	12		
Palm	25% Max	19	23		

ALL TREES DESIGNATED TO BE RETAINED FOR CREDIT SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. A TEMPORARY TREE PROTECTION FENCE OR BARRIER SHALL BE INSTALLED TO ENCLOSE THE TREE PROTECTION ZONE (TPZ) OR A MINIMUM AREA OF ONE HUNDRED (100) SQUARE FEET (SF) PER TREE, WHICHEVER IS GREATER. NO CLEARING, GRADING, MATERIAL STORAGE, VEHICLE PARKING, OR CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TPZ UNLESS SUPERVISED BY A CERTIFIED ARBORIST. (SEE CITY OF ST. AUGUSTINE CODE OF ORDINANCES, SEC. 25-53(d)(3)).



COPYRIGHT OF VISION ARCHITECT, LLC.
THIS DRAWING IS THE PROPERTY OF VISION
ARCHITECT, LLC. AND IS SUBMITTED IN
CONFIDENCE. ANY UNAUTHORIZED USE IS
STRICTLY NOT PERMITTED.

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 documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license number AR102432, expiration date 02/28/2027

SEAL

[illegible]

DRAWINGS ARE THE PROPERTY OF VISION ARCHITECTS, LLC. AND MAY NOT BE COPIED, REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.

PROJECT NUMBER
23018

SHEET TITLE
EXTERIOR
RENDERING

SHEET NUMBER
A201
FOR CONSTRUCTION





COPYRIGHT OF VISION ARCHITECT, LLC.
THIS DRAWING IS THE PROPERTY OF VISION
ARCHITECT, LLC. AND IS SUBMITTED IN
CONFIDENCE. ANY UNAUTHORIZED USE IS
STRICTLY NOT PERMITTED.

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 documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license number AR102432, expiration date 02/28/2027

SEAL

[illegible]

DRAWINGS ARE THE PROPERTY OF VISION ARCHITECTS, LLC. AND MAY NOT BE COPIED, REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.

PROJECT NUMBER
23018

SHEET TITLE
EXTERIOR
RENDERING

SHEET NUMBER
A202
FOR CONSTRUCTION



COPYRIGHT OF VISION ARCHITECT, LLC.
THIS DRAWING IS THE PROPERTY OF VISION
ARCHITECT, LLC. AND IS SUBMITTED IN
CONFIDENCE. ANY UNAUTHORIZED USE IS
STRICTLY NOT PERMITTED.

CLIENT LOGO:



CLIENT NAME:

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 documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license number AR102432, expiration date 02/28/2027

SEAL

[illegible]

DRAWINGS ARE THE PROPERTY OF VISION ARCHITECTS, LLC. AND MAY NOT BE COPIED, REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.

PROJECT NUMBER:

PROJECT NUMBER
23018

SHEET TITLE
**EXTERIOR
RENDERING**

SHEET NUMBER

A203

FOR CONSTRUCTION



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.

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
Marcwhite1300@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
Cell: (904) 607-4113
Marcwhite1300@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.

Marc White
I.S.A. Certified Arborist
I.S.A. TRAQ Qualified
FL-5641-A
Office: (904) 270-2090
Cell: (904) 607-4113
Marcwhite1300@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
Cell: (904) 607-4113
Marcwhite1300@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.

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



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
Cell: (904) 607-4113
Marcwhite1300@gmail.com



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

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
Cell: (904) 607-4113
Marcwhite1300@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.

Marc White
I.S.A. Certified Arborist
I.S.A. TRAQ Qualified
FL-5641-A
Office: (904) 270-2090
Cell: (904) 607-4113
Marcwhite1300@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
Marcwhite1300@gmail.com



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

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.

Marc White
I.S.A. Certified Arborist
I.S.A. TRAQ Qualified
FL-5641-A
Office: (904) 270-2090
Cell: (904) 607-4113
Marcwhite1300@gmail.com



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

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 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
Marcwhite1300@gmail.com



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

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.

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
Marcwhite1300@gmail.com



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
Cell: (904) 607-4113
Marewhite1300@gmail.com



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

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
I.S.A. TRAQ Qualified
FL-5641-A
Office: (904) 270-2090
Cell: (904) 607-4113
Marcwhite1300@gmail.com



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".

Marc White
I.S.A. Certified Arborist
I.S.A. TRAQ Qualified
FL-5641-A
Office: (904) 270-2090
Cell: (904) 607-4113
Marcwhite1300@gmail.com



Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

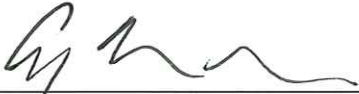
DATE: January 6, 2026

RE: Information and Discussion related to Planning items for 2026

This memorandum is intended to outline several specific Planning projects that are coming up in 2026. This is to inform you as a Board. In the past for major initiatives or projects the PZB has held Special Meetings every other month to discuss these items more in depth and without the pressure of regular agenda items.

1. The City's Capital Improvements Element of the Comprehensive Plan needs to be updated.
2. Since this is an evaluation year for the City's Comprehensive Plan staff will update the Data and Analysis of all 10 elements of the Plan to determine if any Goals, Objectives and Policies (GOPs) need to be subsequently updated. This will require review by the PZB.
3. Continue with the next Phase of the Resilient Shoreline updates to the Conservation Overlay Development sections of the land development code (Chapter 11) related to development criteria in areas with more natural shorelines.
4. Consistency/clean up areas between the Land Use and Zoning Maps.
5. Finish update of the Architectural Guidelines for Historic Preservation (AGHP).
6. Update sections of the Land Development Code, for example as requested areas of the Parking Code.

Staff is available to meet with Board members individually to address specific questions related to these projects. Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4320 or email at askinner@citystaug.com.


Amy McClure Skinner, AICP
Director, Planning and Building Department