



CITY OF ST. AUGUSTINE CITY COMMISSION
City Commission Meeting
MONDAY, JANUARY 26, 2026 - 5:00 PM
ALCAZAR ROOM

1. CALL TO ORDER

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

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

- 3.A. Proclamation 2026-02:** Proclaims January 27, 2026, as International Holocaust Remembrance Day (*N. Sikes-Kline, Mayor*)

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

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

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

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

7.A. General Public Presentations

- 7.A.1. SJC Cultural Events presentation of Sing Out Loud Festival 2025 Review and Future Strategy (*M. Wissel, Communications Director*)

7.B. Items of Great Public Importance

7.C. Other Items Requiring Public Hearing

- 7.C.1. (Second Hearing) First Amendment to Broudy Development Agreement (*I. Lopez, City Attorney*)

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

- 8.A.1. **Ordinance 2026-02:** Amends the Future Land Use Designation of approximately 0.19 acres at 7 Old Mission Avenue (*A. Skinner, Planning and Building Director*)

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

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

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

- 9.A.1. **Ordinance 2026-03:** Amending the Future Land Use Designation of Approximately 4.55 acres at Beacon Street and East Park Avenue East of Billings Street (*A. Skinner, Planning and Building Director*)
- 9.A.2. **Ordinance 2026-04:** Amending the Zoning Designation of Approximately 4.55 acres at Beacon Street and East Park Avenue east of Billings Street (*A. Skinner, Planning and Building Director*)
- 9.A.3. **Ordinance 2026-05:** Amending the Future Land Use Designation of Approximately 2.12 acres at Fishers Island between the Matanzas River and State Road 312, commonly known as Fish Island Inholding (*A. Skinner, Planning and Building Director*)
- 9.A.4. **Ordinance 2026-06:** Amending the Zoning Designation of Approximately 2.12 acres at Fishers Island between the Matanzas River and State Road 312, commonly known as Fish Island Inholding (*A. Skinner, Planning and Building Director*)
- 9.A.5. **Ordinance 2026-07:** Amending the Zoning Designation of Approximately 54.67 acres at Fishers Island between the Matanzas River and State Road 312, commonly known as Fish Island Preserve (*A. Skinner, Planning and Building Director*)

9.B. Resolutions

- 9.B.1. **Resolution 2026-01:** Resolution specifying the uses of the parking garage revenues of the Visitor Information Center Fund (*M. Breidenstein, Assistant City Manager*)

10. STAFF REPORTS AND PRESENTATIONS

- 10.A. Consideration of a Petition to Vacate Right of Way, 81 Magnolia Drive (*S. Slaughter, Utilities and Public Works, Director*)
- 10.B. VIC South Gallery and Rotating Exhibits (*C. Sakryd, General Services Director*)

11. ITEMS BY CITY ATTORNEY

- 11.A.** Foreclosure Authorization: 30 S. Leonardi Street (*I. Lopez, City Attorney*)
- 11.B.** 2026 Legislative Session — for informational purposes only (*I. Lopez, City Attorney*)

12. ITEMS BY CITY CLERK

- 12.A.** Notification of one (1) upcoming term expiration — Corridor Review Committee (CRC) (*D. Galambos, City Clerk*)
- 12.B.** Notification of two (2) upcoming term expirations — Historic Architectural Review Board (HARB) (*D. Galambos, City Clerk*)
- 12.C.** Reminder: Open Positions on Boards and Committees

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

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

CONSENT AGENDA -

CA.1 Preview of upcoming Commission meetings.

**CA.2 THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING:
February 9, 2026**

- **Ordinance 2026-03:** Amending the Future Land Use Designation of Approximately 4.55 acres at Beacon Street and East Park Avenue East of Billings Street
- **Ordinance 2026-04:** Amending the Zoning Designation of Approximately 4.55 acres at Beacon Street and East Park Avenue east of Billings Street
- **Ordinance 2026-05:** Amending the Future Land Use Designation of Approximately 2.12 acres at Fishers Island between the Matanzas River and State Road 312, commonly known as Fish Island Inholding
- **Ordinance 2026-06:** Amending the Zoning Designation of Approximately 2.12 acres at Fishers Island between the Matanzas River and State Road 312, commonly known as Fish Island Inholding
- **Ordinance 2026-07:** Amending the Zoning Designation of Approximately 54.67 acres at Fishers Island between the Matanzas River and State Road 312, commonly known as Fish Island Preserve

CA.3 Reminder of Upcoming Meetings:

- February 9, 2026, 5:00PM, Regular City Commission Meeting
- February 23, 2026, 3:30PM, Special City Commission Meeting: Property Tax Reform Discussion
- February 23, 2026, 5:00PM, Regular City Commission Meeting
- March 9, 2026, 5:00PM, Regular City Commission Meeting

CA.4 APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- Regular City Commission Meeting — December 8, 2025

CA.5 RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.

CA.6 PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.

CA.7 NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.

CA.8 Eminent Domain: Lake Maria Sanchez — Invoices for Professional Services (*I. Lopez, City Attorney*)

End Consent Agenda



City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

Est. 1565

PROCLAMATION

***WHEREAS**, January 27 marks International Holocaust Remembrance Day, designated by the United Nations General Assembly to commemorate the anniversary of the liberation of Auschwitz-Birkenau, the largest Nazi concentration and extermination camp and marks 81 years since the liberation; and*

***WHEREAS**, today and every day, we remember and honor the memory of the six million Jews who were systematically murdered by Adolph Hitler and the Nazis, along with millions of other innocent victims, including people with disabilities, political dissidents, and others targeted for persecution; and*

***WHEREAS**, antisemitism has been defined by the International Holocaust Remembrance Alliance as “a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities;” and*

***WHEREAS**, International Holocaust Remembrance Day serves as a solemn reminder of the dangers of hatred, bigotry, and antisemitism, and underscores the importance of education, vigilance, and action to prevent such atrocities from occurring again; and*

***WHEREAS**, the City of St. Augustine affirms its commitment to promoting tolerance, understanding, and human dignity, while standing against all forms of hatred and discrimination; and*

***WHEREAS**, it is our duty to ensure that the lessons of the Holocaust remain a cornerstone of our collective memory and to honor the resilience and courage of those who survived and rebuilt their lives.*

***NOW, THEREFORE**, the City Commission of the City of Saint Augustine, does hereby proclaim **January 27, 2026**, as **INTERNATIONAL HOLOCAUST REMEMBRANCE DAY**, and urges all citizens to join in solemn remembrance of the victims, educate themselves about the Holocaust, and commit to building a more tolerant and compassionate society.*

***IN WITNESS WHEREOF**, I hereunto set my hand and do cause the Seal of the City of St. Augustine to be affixed this 27th day of January in the year of our Lord two thousand twenty-six and the four hundred and sixtieth year of the founding of St. Augustine, the Nation's Oldest City.*

2026-02

Nancy Sikes-Kline, Mayor

“Most Loyal and Valorous”

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

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: City Commission

DATE: January 26, 2026

RE: Presentation by SJC Cultural Events and Sing Out Loud

St. Johns County Cultural Events is requesting to present the Sing Out Loud Festival 2025 Review and Future Strategy to the City Commission on Monday, January 26, 2026, during the regular meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Melissa E. Wissel". The signature is fluid and cursive, with the first name "Melissa" being more prominent.

Melissa Wissel
Communications Director



January 15, 2026

City of St. Augustine City Commission
75 King Street
St. Augustine, FL 32084

Dear Mayor and City Commissioners,

On behalf of SJC Cultural Events, Inc., thank you for your continued partnership and support of community-centered cultural programming in the City of St. Augustine.

We respectfully submit this letter to formally request a five-year extension to the existing Sing Out Loud Festival License Agreement between the City of St. Augustine and SJC Cultural Events, Inc., extending the term of the License through 2033. An extension of the License Agreement would provide the stability and planning horizon necessary to effectively steward Sing Out Loud Festival at Francis Field. This extension request is in addition to the request to shift Sing Out Loud Festival's Francis Field Weekend from its current September timeframe to February.

We appreciate your consideration of these requests and thank you for your continued leadership and support of arts and culture in St. Augustine.

Respectfully,

A handwritten signature in black ink, appearing to read "Gabe Pellicer", written over a circular stamp or seal.

Gabe Pellicer
CEO & President
SJC Cultural Events, Inc.



2025 Review & Future Strategy

Presented by Danya Markovits
Director of Public Relations & Partnerships
SJC Cultural Events, Inc.

Purpose

- I. Review Sing Out Loud Festival 2025
- II. Seek consensus to move Francis Field Weekend to February



Sing Out Loud 2025

Dates	Artists	Venues	Events
Sept 5 – 28, 2025	202 Artists	17 Venues	165 Events
• 4 Weekends • 16 Days of Programming	• 13 Headliners Hozier, Beabadoobee, Vance Joy, The Teskey Brothers, Rilo Kiley, Father John Misty, Maren Morris, Sombr, Gigi Perez, David Kushner, Sarah Kinsley, Brenn! and Chuck Leavell • 157 Local Artists • 32 Singer-Songwriters	Bar Citra, Casa De Vino 57, Colonial Oak Music Park, Dog Rose Brewing, Francis Field, Jimmy Hula's, Limelight Theatre, Markland House, Ponte Vedra Concert Hall, Prohibition Kitchen, Nobby's, Ragga Surf Café, Sarbez, Spinster Abbott's, The St. Augustine Amphitheatre, The Waterworks, Tradewinds	• 157 free Local Artist Showcases • The St. Augustine Amphitheatre Night Market • An Evening with Chuck Leavell • Live Wildly Showcase • Vance Joy Pop Up at Spinster Abbott's • Late Night with Gigi Perez • Music Business Panel • St. Augustine Record Fair • St. Augustine Songwriters Festival

Over 34,000 people attended Sing Out Loud events throughout September



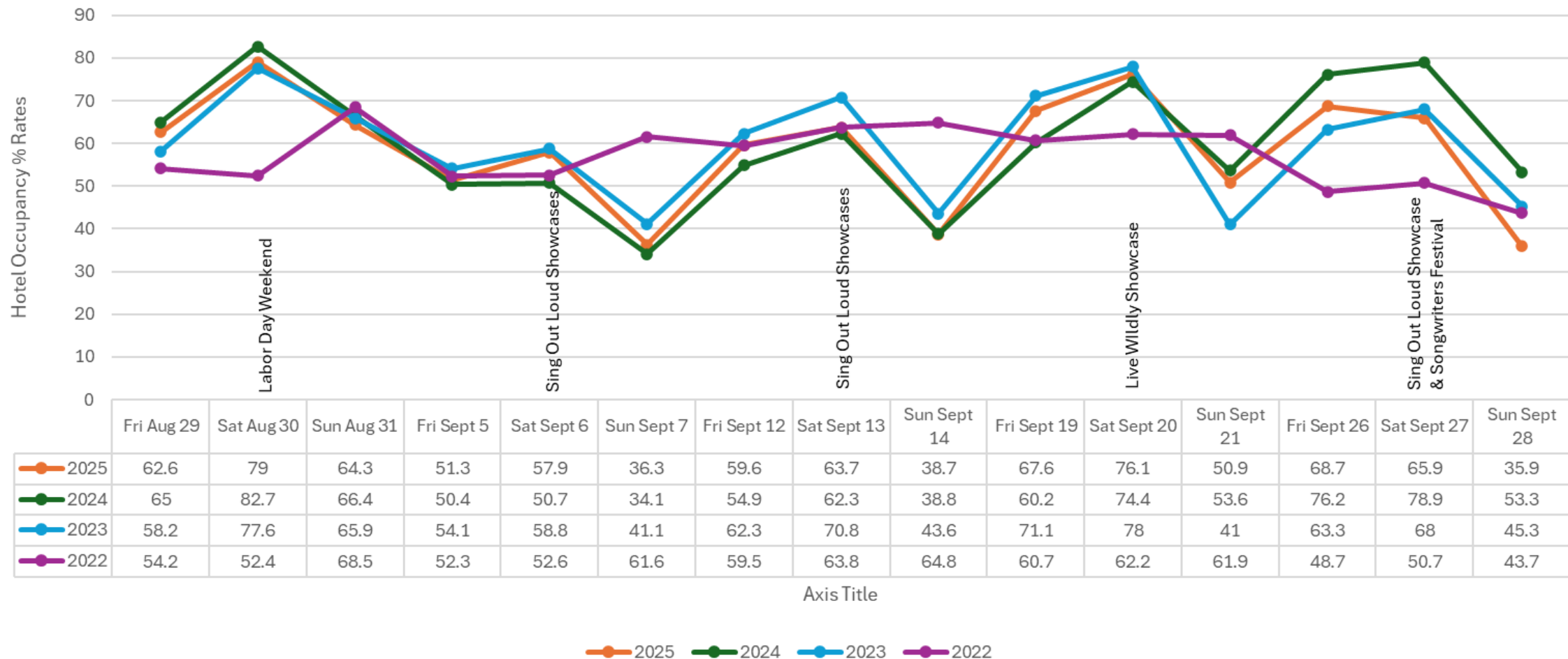
Live Wildly Showcase

- **Saturday Sept 20 & Sunday Sept 21**
- **25,000 attendees**
- **87.5% of ticket buyers came from outside St. Johns County**
- **Tickets sales from all 50 states and 12 countries including England, Germany, and Australia**
- **Over \$130,000 raised for land conservation**
- **3rd year efficiency with positive feedback**
- **Estimated economic impact of \$9 million**



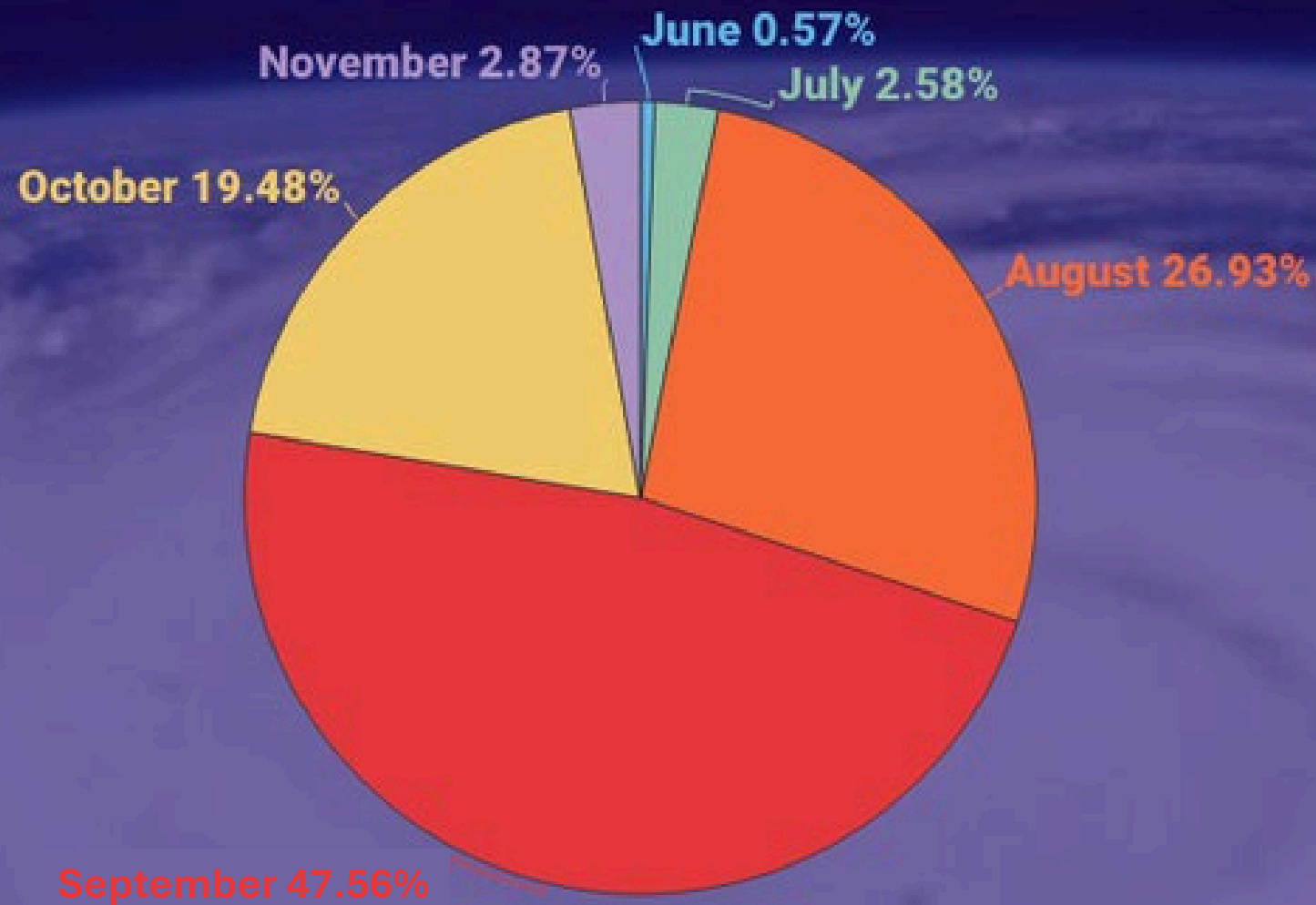
September Hotel Occupancy Rates

August 29 - September 28



Atlantic Basin Cat. 3+ Hurricanes 1851-2022

Data: NOAA/AOML/HRD



Percentage of Category 3 or stronger hurricanes by month.

Considerations

- **Weather**

Outside hurricane season

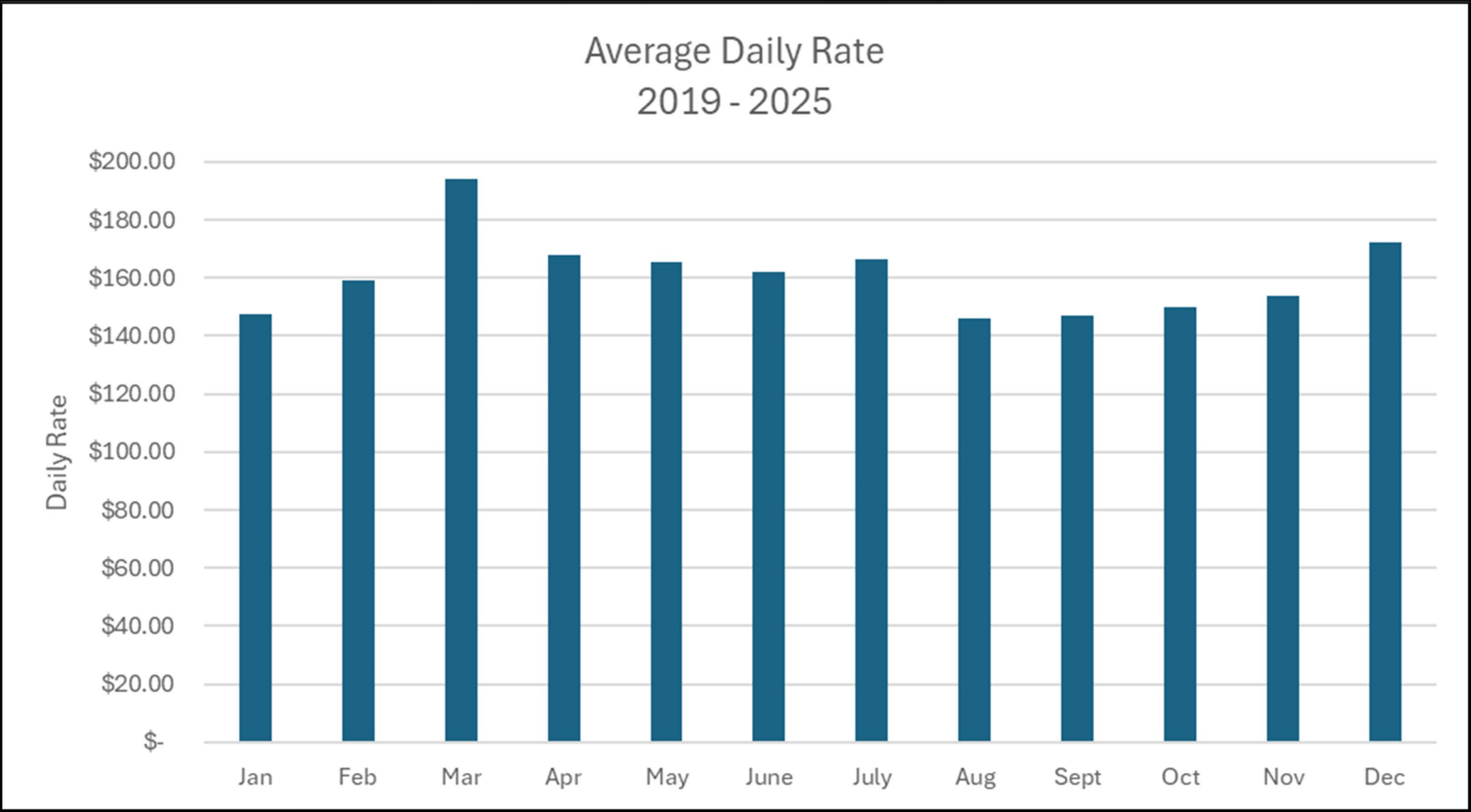
- **Tourism Impact**

Shoulder season

- **Programming Congestion**

Should not compete with other festivals

Annual Daily Rate Average



**Shift Francis Field
Weekend to last
weekend in
February while
keeping other
Sing Out Loud
Festival elements
in September**

Benefits

February is least likely month for extreme weather

- Reduces probability of cancellation
- Reduces potential strain on emergency services
- Improves attendee comfort
- Increased artist availability

Preserves September's "Month of Music"

- Retains local artist programming and free community events
- Retains activation and visitation during slowest time of year
- Continues to build local artist spotlights

Spreads tourism spikes across the year

- Balances visitor volume across seasons
- Supports restaurants, hotels, and small businesses during shoulder season
- Potential to increase ADR during shoulder season

February 2027

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1	2	3	4	5	6	7
				Fort Mose Jazz & Blues Series		
8	9	10	11	12	13	14
				Fort Mose Jazz & Blues Series		
				President's Day Weekend		
15	16	17	18	19	20	21
				Annual Cathedral Festival		
22	23	24	25	26	27	28
				Target Weekend		

Sing Out Loud

September 2026	February 2027	September 2027	February 2028
4 Weekends	1 Weekend	4 Weekends	1 Weekend
• Multiple Venues • Local Artists Showcases • St. Augustine Songwriters Festival • St. Augustine Record Fair • Music Business Panel • Additional community events	• Francis Field • Multiple Headliners • Non-profit partners • Philanthropic tie-in	• Multiple Venues • Local Artists Showcases • St. Augustine Songwriters Festival • St. Augustine Record Fair • Music Business Panel • Additional community events	• Francis Field • Multiple Headliners • Non-profit partners • Philanthropic tie-in

THANK YOU



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

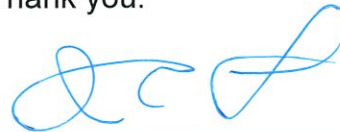
DATE: January 13, 2026

RE: **FIRST AMENDMENT TO BROUDY DEVELOPMENT AGREEMENT**

Please find enclosed the first amendment to the development agreement between the City of St. Augustine, Broudy Bros. Ltd., and West Augustine Gateway, LLC. The amendment contains a scrivener's correction to the legal description and clarifies that once the Developer completes construction of the parking garage, the responsibility for the parking garage ("Mobility Station") transfers to the City consistent with the land use and zoning. All other terms of the original Development Agreement remain.

Please place the amended agreement on the regular agenda for second hearing at the January 26, 2026 City Commission meeting.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

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

FIRST AMENDMENT TO BROUDY DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO BROUDY DEVELOPMENT AGREEMENT (the “**First Amendment**”) is made and entered into on this ____ day of _____, 2026, by and between BROUDY BROS., LTD., a Florida limited partnership (“**Broudy**”), and WEST AUGUSTINE GATEWAY, LLC, a Florida limited liability company (“**Gateway**”, and collectively with Broudy, the “**Owner**”), and THE CITY OF ST. AUGUSTINE, FLORIDA, a Florida municipal corporation (the “**City**”).

A. Broudy, Cory A. Lang, as predecessor in title to Gateway, and the City entered into that certain Broudy Development Agreement dated October 24, 2022 and recorded in Official Records Book 5660, Page 920, Public Records of St. Johns County, Florida (the “**Development Agreement**”) related to approximately 5.5 acres located at the northwest corner of the intersection of U.S. Highway 1 and West King Street in the City of St. Augustine, Florida, as described in Exhibit “A” attached to such Development Agreement (the “**Property**”).

B. The Development Agreement provides for the location of a Mobility Station (as that term is defined in Section 28-2 of the City of St. Augustine Code) on the Property to provide multi-modal transit to residents of and visitors to the City.

C. Gateway purchased a portion of the Property from Cory A. Lang pursuant to that certain Special Warranty Deed dated January 17, 2023, and recorded in Official Records Book 5691, Page 771, Public Records of St. Johns County, Florida.

D. The City and the Owner desire to amend the Development Agreement to memorialize that the provision of a Mobility Station on the Property may be attained via a Parking Lease proposed between the Owner and the City (the “**Parking Lease**”).

E. If the City and the Owner enter into the Parking Lease, upon the Owner’s completion of construction of the Mobility Station and its transfer of responsibility for such Mobility Station to the City, the City shall be deemed as the successor and assign of the Owner’s obligation to operate the Mobility Station pursuant to the requirements of the Property’s Mobility-Oriented Development Future Land Use Map designation (“**MOD FLUM**”) and Mobility-Oriented Development zoning district (“**MOD Zoning**”) in perpetuity, unless such zoning and land use designations are modified consistent with Florida law.

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions in this First Amendment, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **Findings of Fact.** The Recitals set forth above are true and correct and are incorporated herein by reference as Findings of Fact.

2. **Amendment.** Except as modified by this First Amendment, the terms and conditions of the Development Agreement remain in full force and effect. In the event of a conflict between the terms of the Development Agreement and the terms of this First Amendment, the terms of this First Amendment shall govern. All defined terms used in this First Amendment shall have the meaning assigned to them in the Development Agreement unless otherwise expressly set forth herein.

3. **Publicly Available Parking Garage.** The MOD FLUM and MOD Zoning designations require the Property to contain a Mobility Station (as that term is defined in Section 28-2 of the City Code). Pursuant to the City Code, a Mobility Station must contain a publicly owned parking garage, publicly leased parking garage, or publicly available parking garage containing a minimum of 200 parking spaces available for daily public parking at rates no greater than charged by the City of St. Augustine at the Historic Downtown Parking Facility located at 1 Cordova Street. The Owner and the City intend to enter into the Parking Lease pursuant to which the Owner will construct a publicly leased parking garage on the Property to satisfy the Mobility Station requirement. The Parking Lease will contain a definition of "Substantial Completion", which is the time when the Owner obtains from the City a temporary or final certificate of occupancy, or its equivalent. Once the Owner has achieved Substantial Completion of the parking garage pursuant to the Parking Lease, and has transferred responsibility to the City as successor and assign of the Owner's obligation to operate a Mobility Station on the Property, the Owner shall have fully satisfied, in perpetuity, its obligations under the MOD FLUM and MOD Zoning to provide a Mobility Station on the Property (even if parking garages are not utilized years in the future); and the City will consider the Property vested to the MOD FLUM and MOD Zoning designations and in compliance with the Mobility Station requirement of the land use and zoning designations. As part of the City's responsibility for the parking garage contemplated in the Parking Lease, the parties agree that the City shall have the right to operate, manage and maintain the public parking garage constructed by the Owner for the duration of the Parking Lease. Upon the expiration of the Parking Lease and the City's payment of all amounts due to Owner thereunder, the City may demolish the then-existing parking garage and construct a new parking garage on the same property to meet the City's needs and specifications at that time; provided, however, that in no event shall the City be permitted to cease its assigned responsibility to operate a Mobility Station pursuant to the MOD FLUM and MOD Zoning requirements. For the avoidance of doubt, following Substantial Completion of the parking garage, and after responsibility has been transferred to the City as successor and assign of the garage through the Parking Lease, the Owner shall have satisfied the obligation in Section 8 of the Development Agreement to provide a Mobility Station, and the Property shall not automatically revert to the Commercial Medium Intensity and Industrial future land use designations and CM-2 and IW zoning districts that existed prior to the City Commission approving the MOD FLUM and MOD Zoning for the Property, unless such zoning and land use designations are modified consistent with Florida law. The City and the Owner agree that within ninety (90) days following the publicly leased parking garage on the Property achieving Substantial Completion, the City and Owner will memorialize such completion in a letter related to the Development Agreement, which shall be prepared by the Owner and filed with the Planning Department and the City Clerk.

4. **Correction of Legal Description of Property.** Exhibit "A" of the Development Agreement is hereby amended to define the Property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference. The legal description of the Property in the Development Agreement contained an error and referenced a Parcel E that is not located within the City of St. Augustine.

5. **Signatures, Delivery of First Amendment.** For the convenience of the parties, this First Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. Signature and acknowledgment pages may be detached from the counterparts and attached to a single copy of this First Amendment to physically form one document. Email transmissions of any executed original and/or retransmission of any executed email transmission shall be deemed to be the same as delivery of an executed original. At the request of any party hereto, the other parties hereto shall confirm email transmissions by executing duplicate original documents and delivering the same to the requesting party or parties.

[Signatures on Following Pages]

Passed and Duly Adopted by the City Commission of the City of St. Augustine, Florida this _____ day of _____, 2026.

Attest:

CITY OF ST. AUGUSTINE, FLORIDA, a
municipal corporation

By: _____
Nancy Sikes-Kline, Mayor

Approved as to form, legal sufficiency and
execution:

By: _____
Isabelle Lopez, City Attorney

IN WITNESS WHEREOF, the parties hereto through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Witnesses: BROUDY BROS., LTD., a Florida limited partnership

Name: _____ By: _____

Print: _____ Name: _____

Its: _____

Address: _____ Date: _____

Name: _____

Print: _____

Address: _____

STATE OF FLORIDA

COUNTY OF _____

The forgoing instrument is hereby acknowledged before me by means of ___ physical presence or ___ online notarization this ___ day of _____, 2026, by _____ as _____ of BROUDY BROS., LTD., a Florida limited partnership on behalf of the company. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

NOTARY PUBLIC

Witnesses:

WEST AUGUSTINE GATEWAY, LLC, a
Florida limited liability company

Name: _____

By:

Name: _____

Print: _____

Its: _____

Address: _____

Date: _____

Name: _____

Print: _____

Address: _____

STATE OF FLORIDA

COUNTY OF _____

The forgoing instrument is hereby acknowledged before me by means of ____ physical presence or
____ online notarization this ____ day of _____, 2026, by _____ as
_____ of WEST AUGUSTINE GATEWAY, LLC, a Florida limited liability
company, on behalf of the company. He is personally known to me or has produced
_____ as identification and (did/did not) take an oath.

NOTARY PUBLIC

EXHIBIT "A"

Legal Description of Property

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 1344, PAGE 309

PARCEL A: A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE, BEING A NORTH PART OF BLOCK A, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, END BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF HARTSHORN STREET (FORMERLY CEDAR STREET) WITH THE PRESENTLY EXISTING NORTH LINE OF KING STREET; THENCE NORTH 6 DEGREES 26 MINUTES 31 SECONDS WEST ON SAID EAST LINE OF HARTSHORN STREET, 204.96 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF THE NOW EXISTING RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 6 DEGREES 26 MINUTES 31 SECONDS WEST 181 .08 FEET; THENCE NORTH 85 DEGREES 19 MINUTES 13 SECONDS EAST, PARALLEL WITH AND 50 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE SINGLE TRACT MAINLINE OF SAID RAILWAY COMPANY, 853.69 FEET; THENCE SOUTHWESTERLY, ON THE NORTHWESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 1, ON A CURVE CONCAVE SOUTHERLY WITH RADIUS OF 888.51 FEET (ARC DEFINITION), THROUGH A CENTRAL ANGLE OF 16 DEGREES 44 MINUTES 16 SECONDS, AN ARC DISTANCE OF 259.56 FEAT (CHORD BEARING AND DISTANCE BEING SOUTH 41 DEGREES 18 MINUTES 59 SECONDS WEST 258.64 FEET); THENCE SOUTH 85 DEGREES 12 MINUTES 22 SECONDS WEST, ON SAID SOUTH LINE OF RAILWAY RIGHT OF WAY, 662.08 FEET TO THE POINT OF BEGINNING.

PARCEL B: A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE IN BLOCK A, DANCY TRACT, AS RECORDED IN MAP BOOK 1. PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF HARTSHORN STREET (FORMERLY CEDAR STREET) WITH THE PRESENTLY EXISTING NORTH LINE OF KING STREET; THENCE NORTH 6 DEGREES 26 MINUTES 31 SECONDS WEST, ON SAID EAST LINE OF HARTSHORN STREET, 204.96 FEET: THENCE NORTH 85 DEGREES 12 MINUTES 22 SECONDS EAST, ON THE SOUTH LINE OF THE NOW EXISTING RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, 112.80 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 85 DEGREES 12 MINUTES 22 SECONDS EAST, ON SAID SOUTH LINE OF RAILWAY RIGHT OF WAY, 233.87 FEET; THENCE SOUTH 9 DEGREES 52 MINUTES 04 SECONDS EAST. ON THE WEST LINE OF DEPOT STREET, 199.04 FEET TO THE NORTH LINE OF THE RIGHT OF WAY FOR U. S. HIGHWAY NO. 1 RAMP OR TURNOUT TO KING STREET: THENCE WESTERLY, ON SAID NORTH RIGHT OF WAY LINE AND ON A CURVE CONCAVE NORTHERLY WITH RADIUS OF 898.31 FEET THROUGH A CENTRAL ANGLE OF 2 DEGREES 46 MINUTES 33 SECONDS, AN ARC DISTANCE OF 43.52 FEET (CHORD BEING SOUTH 83 DEGREES 27 MINUTES 00 SECONDS WEST 43.52 FEET); THENCE SOUTH 5 DEGREES 09 MINUTES 44 SECONDS EAST, ACROSS THE WEST END OF SAID RIGHT OF WAY FOR U. S. HIGHWAY NO. 1 RAMP OR TURNOUT, 1.95 FEET; THENCE SOUTH 84 DEGREES 50 MINUTES 16 SECONDS WEST, ON THE NORTH LINE OF KING STREET, 189 .38 FEET; THENCE NORTH 10 DEGREES 01 MINUTE 21 SECONDS WEST, ON THE WEST TINE OF THOSE LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 199, PAGE 200, AND IN OFFICIAL RECORDS BOOK 105,

PAGE 394, PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 204.65 FEET TO THE POINT OF BEGINNING.

PARCEL C: A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE IN BLOCK A, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DEPOT STREET WITH THE SOUTH RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE NORTH 85 DEGREES 12 MINUTES 22 SECONDS EAST, ON SAID SOUTH RIGHT OF WAY LINE, 220.10 FEET TO THE WEST LINE OF A 10 FOOT WIDTH ALLEY; THENCE SOUTH 9 DEGREES 52 MINUTES 04 SECONDS EAST, ON SAID WEST LINE OF ALLEY, 91.28 FEET; THENCE SOUTH 31 DEGREES 61 MINUTES 15 SECONDS WEST, ON THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 1, A DISTANCE OF 41.44 FEET TO THE POINT OF CURVE TO THE RIGHT WITH RADIUS OF 143.00 FEET; THENCE ON SAID CURVE TO THE RIGHT AND ON SAID HIGHWAY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 32 DEGREES 03 MINUTES 56 SECONDS, AN ARC DISTANCE OF 80.03 FEET; THENCE NORTH 9 DEGREES 52 MINUTES 04 SECONDS WEST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN DEED BOOK 197, PAGE 165, PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 71.55 FEET; THENCE SOUTH 85 DEGREES 12 MINUTES 22 SECONDS WEST, ON THE NORTH LINE OF SAID LAND DESCRIBED IN DEED BOOK 197, PAGE 165, A DISTANCE OF 125.00 FEET; THENCE NORTH 9 DEGREES 52 MINUTES 04 SECONDS WEST, ON THE EAST LINE OF DEPOT STREET, 101.84 FEET TO THE POINT OF BEGINNING.

PARCEL D: A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE IN BLOCK A, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING PART OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN DEED BOOK 167, PAGE 6, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF KING STREET (BEING 40 FEET IN WIDTH) WITH THE EAST LINE OF DEPOT STREET; THENCE NORTH 84 DEGREES 50 MINUTES 16 SECONDS EAST, ON SAID NORTH LINE OF KING STREET, 230.00 FEET TO A POINT ON THE EAST LINE OF A 10 FOOT WIDTH ALLEY WITHIN THE RIGHT OF WAY FOR NOW EXISTING U. S. HIGHWAY NO. 1; THENCE NORTH 9 DEGREES 52 MINUTES 04 SECONDS WEST, ON SAID EAST LINE OF ALLEY, 123.00 FEET TO THE POINT OF BEGINNING ON THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE CONTINUING NORTH 9 DEGREES 52 MINUTES 04 SECONDS WEST, ON SAID EAST LINE OF ALLEY, 75.95 FEET; THENCE NORTH 85 DEGREES 12 MINUTES 22 SECONDS EAST, ON THE NOW EXISTING SOUTH RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY, 63.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF HIGHWAY; THENCE SOUTH 31 DEGREES 51 MINUTES 15 SECONDS WEST, ON SAID RIGHT OF WAY LINE OF HIGHWAY, 94.29 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 1360, PAGE 1028

LOCATED IN ST. AUGUSTINE, FLORIDA, IN LOT A-6, BLOCK "A" DANCY TRACT, AND BEGINNING AT A POINT WHICH POINT IS THE INTERSECTION OF THE SOUTHERN LINE OF THE PROPERTY OF THE FLORIDA EAST COAST RAILWAY COMPANY WITH THE EASTERLY LINE OF HARTSHORN STREET (FORMERLY CEDAR STREET); THENCE RUNNING IN A SOUTHERLY DIRECTION 50 FEET ALONG SAID HARTSHORN STREET (FORMERLY CEDAR STREET) TO A POINT; THENCE RUNNING IN AN EASTERLY DIRECTION IN A LINE PARALLEL TO KING STREET 100 FEET TO A POINT; THENCE RUNNING IN A NORTHERLY DIRECTION IN

A LINE PARALLEL TO SAID HARTSHORN STREET (FORMERLY CEDAR STREET) 50 FEET MORE OR LESS TO THE PLACE OF INTERSECTION OF SAID PROPERTY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE RUNNING IN A WESTERLY DIRECTION ALONG SAID FLORIDA EAST COAST RAILWAY COMPANY'S SOUTH PROPERTY LINE 100 FEET OR MORE OR LESS TO THE POINT OF BEGINNING. SAID LOT HEREBY CONVEYED BEING A PART OF LOT A-6, BLOCK "A", DANCY TRACT, AND BEING BOUNDED ON THE EAST BY LAND OF THE ESTATE OF S.G. WORLEY; AND ON THE NORTH BY PROPERTY OF FLORIDA EAST COAST RAILWAY COMPANY; ON THE WEST BY HARTSHORN STREET (FORMERLY CEDAR STREET) AND ON THE SOUTH BY LAND OF THE ESTATE OF S.G. WORLEY. THE WESTERLY 127' OF LOT A-6, BLOCK A, DANCY TRACT, EXCEPTING THEREFROM THE NORTHERLY 50' OF THE WESTERLY 100' THEREOF.

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 3369, PGE 557
THAT CERTAIN UNNAMED ALLEY OF A WIDTH OF TEN (10) FEET LOCATED WITHIN THE ELEANOR M. CROSBY TRACT, A PART OF THE FERRY TRACT, BEING A PART OF BLOCK A OF THE DANCY TRACT, AS PER THE PLATS OF SUCH ELEANOR M. CROSBY TRACT AND DANCY TRACT RECORDED IN MAP BOOK 3, PAGE 5 AND MAP BOOK 1, PAGE 1, RESPECTIVELY, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, EXTENDING NORTHWEST FOR NINETY-ONE FEET (91'), MORE OR LESS, FROM THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AND LOCATED BETWEEN ST. JOHNS COUNTY PROPERTY APPRAISER'S PARCELS 111110-0000 AND 111130-0000, BOTH OWNED BY BROUDY BROS., LTD. SUCH UNNAMED ALLEY IS A PART OF THOSE LANDS SHOWN IN ST. JOHNS COUNTY PROPERTY APPRAISER'S PARCEL NUMBER 111010-0000.

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 1528, PAGE 364
IN THE CITY OF ST. AUGUSTINE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF KING STREET AND THE EAST LINE OF A STREET RUNNING NORTH AND SOUTH, KNOWN AS DEPOT STREET, ACCORDING TO MAP RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN MAP BOOK 3, PAGE 5, OF THE ELEANOR M. CROSBY TRACT OF THE "FERRY TRACT", SAID BEGINNING POINT BEING THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED; RUNNING THENCE NORTHERLY ALONG THE EAST LINE OF DEPOT STREET 100 FEET; THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF KING STREET 125 FEET; THENCE SOUTHERLY AND PARALLEL TO THE EAST LINE OF DEPOT STREET 100 FEET TO THE NORTH LINE OF KING STREET; THENCE WESTERLY ALONG THE NORTH LINE OF KING STREET 125 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE PROPERTY CONVEYED BY H. J. USINA TO ALBERT HIRTH, AS PER DEED RECORDED IN DEED BOOK 48, PAGE 30, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED PROPERTY ACQUIRED BY THE STATE ROAD DEPARTMENT OF FLORIDA AND RECORDED IN DEED BOOK 253, PAGE 696, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LEGAL DESCRIPTION: DEPOT STREET RIGHT OF WAY VACATION-CITY OF ST. AUGUSTINE ORDINANCE NO. 2023-23, OFFICIAL RECORDS BOOK 5809, PAGE 1804

A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE, BEING A PORTION OF DEPOT STREET AS SHOWN ON THE DANCY TRACT PLAT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, END BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF DEPOT STREET AS SHOWN ON THE DANCY TRACT PLAT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA WITH THE SOUTHERLY LINE OF PARCEL "A" OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1344, PAGE 309 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE NORTH 85°21'08" EAST, ALONG SAID SOUTHERLY LINE OF PARCEL "A", A DISTANCE OF 30.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID DEPOT STREET; THENCE SOUTH 9°38'28" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF DEPOT STREET, A DISTANCE OF 194.61 FEET; THENCE SOUTH 84°45'51" WEST, A DISTANCE OF 30.09 FEET TO SAID WESTERLY RIGHT OF WAY OF DEPOT STREET; THENCE NORTH 9°38'28" WEST, ALONG WESTERLY RIGHT OF WAY OF DEPOT STREET, A DISTANCE OF 194.92 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ANY PORTION OF DEPOT STREET LYING WITHIN PARCEL A OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1344, PAGE 309 OF SAID PUBLIC RECORDS.

St. Johns County Parcel Identification Nos. 111190-0000, 111130-0000, 111110-0000, 111200-0000, 111220-0000, 111225-0000

BROUDY DEVELOPMENT AGREEMENT

THIS BROUDY DEVELOPMENT AGREEMENT (the "**Agreement**") is made and entered into on this 24 day of October, 2022, by and between BROUDY BROS., LTD., a Florida limited partnership, and CORY A. LANG, an individual (together with their successors and assigns collectively, "**Owner**"), and THE CITY OF ST. AUGUSTINE, FLORIDA, a Florida municipal corporation (the "**City**").

A. The Owner is the owner of approximately 5.5 acres located at the northwest corner of the intersection of U.S. Highway 1 and West King Street in the City of St. Augustine, Florida, as described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**").

B. The City has identified the Property for the location of a Mobility Station (as that term is defined in Section 28-2 of the City of St. Augustine Code) to provide multi-modal transit to residents of and visitors to the City.

C. The City has adopted a new future land use category called Mobility-Oriented Development and a new zoning district called Mobility Oriented Development to bring mobility-oriented development to certain areas of the City, including the Property.

D. In order for the Owner, in cooperation with the City, to provide a mobility station on the Property, it is necessary to change the Future Land Use Map ("**FLUM**") designation of the Property from Commercial Medium Intensity and Industrial to Mobility-Oriented Development ("**MOD FLUM**") and the zoning district of the Property from Commercial Medium Two ("**CM-2**") and Industrial Warehouse ("**IW**") to Mobility-Oriented Development ("**MOD Zoning**").

E. The Property will be developed in accordance with the MOD FLUM and MOD Zoning designations (the "**Development**"). The Owner shall make best efforts to use low-impact development principles, low-impact plumbing fixtures and green/sustainable building construction techniques throughout the development. Stormwater retention and management will incorporate sustainable features such as rain gardens, landscaping bio-swales and permeable pavers in the common areas and perimeter landscaping areas.

F. The Owner desires to develop the Property to provide pedestrian linkage improvements with accommodations for park-and-ride and bikeshare/carshare programs. Allowable uses within the Property may include, but are not limited to, multi-modal transportation facilities, retail services, grocery stores, restaurants, other commercial and service uses, offices, multi-family residential units, public buildings and public uses, parks/plazas and similar uses and supporting facilities.

G. The Owner will construct any necessary turn lane, utility and other improvements, both on the Property and off-site, to mitigate for impacts of the Development, as determined at concurrency and construction plan approval.

H. The Owner and the City desire to enter into this Agreement to (i) allow use of the Property as a mobility-oriented development, subject to the parameters set forth in this Agreement; (ii) allow the assignment of development rights and related parking and stormwater within the Property to individual parcels within the Development, regardless of parcel ownership; (iii) provide for a publicly available parking garage; and (iv) provide a timeline for construction of the Development.

I. This Agreement is consistent with the City's Charter, the City's Comprehensive Plan and Municipal City Code, as well as, with provisions of Chapter 163, Florida Statutes, Chapter 166, Florida Statutes, Chapter 187, Florida Statutes and Article VIII, Section 2(b), Constitution of the State of Florida, and other applicable law, and serves a public purpose.

J. The City has determined that the requirements of Section 163.3231, Florida Statutes, have been met in that:

- i. The City has adopted a local Comprehensive Plan that is in compliance.
- ii. The proposed development of the Property is consistent with the City of St. Augustine Comprehensive Plan, including the Future Land Use Map, and complies with applicable provisions of the City's Land Development Regulations and Municipal Code (the "City Code").
- iii. This Agreement constitutes a binding commitment on the part of the Owner, its successors and assigns, to develop the Property consistent with the Comprehensive Plan and applicable provisions of the City Code.

K. The Development will be served by the following public facilities:

- i. Transportation. Site access will be provided via the existing U.S. Highway 1, West King Street and Hartshorn Street, subject to approval by applicable governmental agencies. Prior to commencement of the Development, the Owner shall apply to the City for transportation concurrency and will pay mobility fees and make any site access improvements required by applicable laws and regulations, including the City Code, for the Owner's private development on the Property (but not related to the City's parking garage proposed for the Property).
- ii. Potable Water and Sanitary Sewer. The City will provide adequate water and wastewater service to the Property. Prior to commencement of the Development, the Owner shall apply for water and sewer concurrency and will pay any connection or other fees and make any system improvements required by applicable laws and regulations, including the City Code, for the Owner's private development on the Property (but not related to the City's parking garage proposed for the Property).
- iii. Solid Waste. The City will provide solid waste disposal to the Property.
- iv. Drainage. Concurrently with development of the Property or portions thereof, the Owner will provide drainage in accordance with St. Johns River Water Management District rules and in accordance with local government development orders that have been and will be issued for development of the Property from time to time, as well as other improvements in

compliance with the provisions of this Agreement and the respective responsibilities of the parties.

v. **Parks / Open Space.** Concurrently with development of the Property or portions thereof, the Owner and the City will provide recreational facilities and open space as required in applicable provisions of the City Code.

vi. **Public Schools.** Concurrently with development of any residential units on the Property, the Owner will provide school proportionate share and pay school impact fees, in accordance with applicable laws and regulations.

L. The MOD Zoning district allows a maximum residential density of 50 units per acre, a maximum lot coverage by buildings of 80 percent and a maximum building height of 65 feet.

M. This Agreement strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation and comprehensive planning and reduces the costs of development.

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **Findings of Fact.** The Recitals set forth above are true and correct and are incorporated herein by reference as Findings of Fact.

2. **Purpose and Intent.** The Owner and the City desire to enter into this Agreement to address the provision of a mobility-oriented development on the Property, pursuant to the MOD FLUM and MOD Zoning designations. The Development will include a cohesive mixture of land uses centered around a centralized publicly available parking facility and future rail station. The Owner and the City will cooperate in providing utility, stormwater and transportation system improvements to support the Development, subject to final concurrency and construction plan approval in accordance with the City Code. Cooperation with the City on public facilities, utilities and transportation shall not relieve the Owner of the responsibility for compliance with all applicable codes, laws and regulations and does not imply that the City will be responsible for construction or financing of any improvements needed for privately owned portions of the Development. Costs associated with any publicly owned or available portions of the Development will be subject to a separate agreement between the Owner and the City.

3. **Public Facility Improvements.** The Owner and the City agree that they will cooperate in providing potable water, sanitary sewer, stormwater, transportation and other public facilities to the Development. Once the Owner finalizes its plans for the Development, the Owner will apply to the City for concurrency and construction plan approvals. At that time, the City and the Owner will determine whether any capital improvements are necessary to serve the Development and which party or parties will be responsible for funding and constructing such improvements. The Owner will comply with all codes, laws and regulations related to potable water, sanitary sewer, stormwater, transportation and other public facilities necessary for development of the Property.

4. **Property Development Rights.** For the purposes of the Agreement, the Property shall have the following development rights, as calculated below:

a. The Property includes approximately 5.5 developable acres, as depicted on the conceptual development plan attached hereto as **Exhibit "B"** and incorporated herein by this reference (the "**Conceptual Development Plan**"). Based on the approximately 5.5 developable acres within the Property, the maximum residential density for the Development will not exceed 275 units, pursuant to the MOD FLUM and MOD Zoning designations (the "**Residential Development Rights**"). The maximum non-residential intensity for the Development shall not exceed the 80 percent lot coverage by buildings for the overall Property, less the lot coverage by residential buildings (the "**Non-Residential Development Rights**", and collectively with the Residential Development Rights, the "**Development Rights**");

b. The Development shall not be permitted to exceed 80 percent lot coverage by buildings, as calculated over the 5.5 developable acres within the Property.

c. The Owner shall be permitted to allocate some or all of the Development Rights to one or more parcels within the Property, regardless of the size of such parcel or parcels. The Owner shall notify the City when it allocates any portion of the Development Rights to a parcel within the Property and shall record an assignment of such portion of the Development Rights against title to the applicable parcel in the Public Records of St. Johns County, Florida. The Owner shall also submit tables tracking allocations of the Development Rights with each construction plan submittal to the City, so that the City will know how many cumulative Development Rights have been allocated as of the date of each construction plan submittal.

d. The Property, in its entirety, will comply with the King Street Design Standards as they relate to "West King Street", as set forth more fully in City Code Section 28-130(3).

e. Permitted uses within the Development shall be those allowed by right in the MOD future land use category and MOD zoning district.

f. Lot coverage by buildings shall be measured within the Property as a whole, and not by individual parcel or parcels.

g. Stormwater ponds and structures may be shared among parcels within the Property.

h. Trash dumpsters and other facilities may be located inside or outside of any parking garage or garages that may be constructed on the Property.

i. The Conceptual Development Plan is subject to revision, provided any changes conform with the MOD FLUM and MOD Zoning designations.

5. **Shared Parking.** The Development will include a variety of land uses, including mobility, residential, commercial/retail and office, and will be developed in a unified manner, consistent with the Conceptual Development Plan. Due to its mixed-use nature, the Development shall be permitted to have parking for various parcels within the Property located anywhere within the Development, if approved by the City Planning and Zoning Board ("**PZB**") as a use

by exception. If the entire Development is approved by the PZB as a use by exception for off-site parking, each specific parcel, at the time of its construction plan submittal, shall identify (i) its per-Code parking needs, (ii) the off-site parking location to be used within the Development for such parcel and if the location complies with the City Code's distance requirements, (iii) the available number of parking spaces at that location, and (iv) the availability of such parking spaces no later than at the time the City issues a certificate of occupancy or its equivalent for the related use. The Owner shall notify the City when it allocates parking spaces within the Development to a specific parcel and shall submit tables tracking allocations of parking spaces with each construction plan submittal to the City, so the City can track the Development's compliance with Code parking provisions. Nothing herein is intended to vary, modify or waive any Code criteria, nor to imply the preemptive approval or disapproval of a use by exception or other quasi-judicial hearing process. If the Development is not approved by the PZB as a use by exception for off-site parking, each parcel within the Development will have to comply with Code parking requirements on-site.

6. **Mobility – Oriented Development Project.** The Development is proposed to be a mobility-oriented development, which is why the Owner applied for and the City approved a Comprehensive Plan Amendment to change the FLUM designation of the Property to MOD and a rezoning to amend the zoning district of the Property to MOD. In the event a mobility oriented development meeting the criteria of the MOD FLUM designation set forth in City Comprehensive Plan Land Use Element Policy 6.9.1 does not occur within the Property, the future land use and zoning designations of the Property shall automatically revert to Commercial Medium Intensity and Industrial as the future land use designations (as they were in September 2022) and CM-2 and IW zoning districts (as they were in September 2022) and the Owner will be required to seek FLUM and zoning amendments for any development of the Property that is not consistent with the September 2022 future land use and zoning designations of the site.

7. **Publicly Available Parking Garage.** The MOD FLUM and MOD Zoning designations require the Property to contain a Mobility Station (as that term is defined in Section 28-2 of the City Code. Pursuant to the City Code, a Mobility Station must contain a publicly owned parking garage, publicly leased parking garage, or publicly available parking garage containing a minimum of 200 parking spaces available for daily public parking at rates no greater than charged by the City of St. Augustine at the Historic Downtown Parking Facility located at 1 Cordova Street. The Mobility Station on the Property may also include a transit station available to the public at large for general transportation needs or a commuter rail station at some time in the future. A public shuttle or public circulator system, operating in conjunction with the publicly available parking garage, will be the responsibility of the City or its assigns, in coordination with the Owner.

The Owner intends to construct a publicly owned parking garage, publicly leased parking garage, or publicly available parking garage on the Property to satisfy the Mobility Station requirement. Such parking garage will be developed on the Property in cooperation with the City of St. Augustine and will contain a minimum of 500 parking spaces available to the public, unless that number is reduced per agreement by both the City and the Owner. None of the minimum 500 parking spaces (subject to reduction per agreement by both the City and the Owner) available to the public shall serve the parking needs of privately owned buildings or businesses located on the Property, unless the Property is included in an overlay district or other

agreement is reached between the City and the Owner that allows for shared or reduced parking. The details of ownership and operation of the parking garage shall be subject to a separate agreement between the City and the Owner. In the event the City and the Owner do not reach agreement regarding the development of the garage, as set forth in this Section 7, the Owner shall be permitted to construct and finance a parking garage meeting the requirements of the Mobility Station definition in Section 28-2 of the City Code.

8. **Development Timing.** Project development will commence within five (5) years of the Effective Date hereof; provided, however, the Owner shall have the right to extend this date through an amendment to this Agreement. The first phase of the development will contain a publicly owned parking garage, publicly leased parking garage, or publicly available parking garage containing a minimum of 200 parking spaces available for daily public parking at rates no greater than charged by the City of St. Augustine at the Historic Downtown Parking Facility located at 1 Cordova Street, pursuant to the requirements of City Code Section 28-2. If the City and the Owner enter into a legally binding agreement related to the financing, construction and operation of a publicly available parking garage on the Property pursuant to Section 7 hereof (the “**Parking Garage Agreement**”) and both parties perform on their obligations thereunder, the publicly available parking garage will be constructed pursuant to the timing set forth in the Parking Garage Agreement. If the Owner and the City are unable to come to terms on an agreement related to a publicly available parking garage by July 1, 2023 (which date may be extended by mutual written agreement between the Owner and the City), the Owner shall have the right to construct in its first phase of development a publicly available parking garage on the Property that meets the requirements of City Code Section 28-2, without the participation of the City. If the Owner does not elect to construct a publicly available parking garage that meets the requirements of City Code Section 28-2 in its first phase of development, the future land use and zoning designations of the Property shall automatically revert to Commercial Medium Intensity and Industrial as the future land use designations (as they were in September 2022) and CM-2 and IW zoning districts (as they were in September 2022) and the Owner will be required to seek FLUM and zoning amendments for any development of the Property that is not consistent with the September 2022 future land use and zoning designations of the site.

For the purposes hereof, “commencement” shall be defined as the City’s approval of the first construction plans for the Property. Because the Property has an MOD zoning designation, no Development phasing or completion dates are required by the Code. Thus, the Development may occur in a number of phases. Each phase of the Development will meet applicable City Code requirements. The City shall review the Development at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with this Agreement, pursuant to Section 163.3235, Florida Statutes.

9. **Authority and Duration.** This Agreement is made and granted pursuant to Sections 163.3220-163.3243, Florida Statutes, and is effective through the thirtieth (30th) anniversary of the Effective Date of this Agreement, and any extension of this Agreement. Notwithstanding the foregoing, this Agreement shall not expire as long as a mobility-oriented use, as defined in the MOD future land use and MOD Zoning categories, is operating on the Property.

10. Amendment, Extension of Agreement. If state or federal laws are enacted after the execution of this Agreement that are applicable to and preclude the parties' compliance with the terms of this Agreement, this Agreement shall be modified or revoked as necessary to comply with the relevant State or federal laws, pursuant to Sections 163.3237 and 163.3241, Florida Statutes, as may be amended from time to time. The duration of this Agreement may be extended by the City pursuant to law and after conducting a public hearing in the manner specified in Section 163.3225, Florida Statutes, as may be amended from time to time.

11. Necessity to Obtain Permits. The Owner acknowledges its obligation to obtain all necessary federal, state and other local development permits (not mentioned herein) for development of the Property. The failure of this Agreement to address any particular permit, condition, term or restriction applicable to development of the Property shall not relieve the Owner or any successors or assigns of the necessity of complying with federal, state, and other local permitting requirements, conditions, terms or restrictions as may be applicable.

1. Agreement Consistent with Comprehensive Plan and Section 163.3180, Florida Statutes (2022). The City hereby acknowledges and agrees that (i) the Development is consistent with Florida Statutes and with the City's Comprehensive Plan and Land Development Regulations, and (ii) that the City's Comprehensive Plan is in compliance with the State of Florida Comprehensive Plan. This Development Agreement is contingent upon a future land use category and companion zoning district specific to mobility-oriented development. Any successful legal challenges to these ordinances will nullify the rights and obligations of this Development Agreement.

5. Remedies. Each party to this Agreement shall be entitled to seek enforcement of this Agreement against the other party consistent with Section 163.3243, Florida Statutes, as may be amended from time to time.

6. Binding Effect. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. When Owner is used in this Agreement, it includes Owner and any successors and assigns owning any rights to the Property, jointly and severally assuming all the Owner obligations set out in the Agreement, unless the obligations have been fully discharged. Payments or credits due to Owner by City pursuant to the terms of this Agreement will be disbursed or assigned to BROUDY BROS., LTD. City shall have no duty to apportion or assign any payments or credits from this Agreement to successors or assigns, and said successors or assigns shall only look to BROUDY BROS., LTD. for reimbursement, credit or apportionment, unless BROUDY BROS., LTD. assigns its rights and obligations hereunder in full to a successor in interest to the Property.

7. Applicable Law: Jurisdiction and Venue. This Agreement and the rights and obligations of the City and Owner under this Agreement shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida (2022). This Agreement may be enforced as provided in Section 163.3243, Florida Statutes, as may be amended from time to time. Venue for any litigation pertaining to the subject matter of this Agreement shall be exclusively in St. Johns County, Florida. If any provision of this Agreement, or the application of

this Agreement to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

The fact that this Agreement does not detail all laws, rules, regulations, permits, conditions, terms and restrictions that must be satisfied to complete the Development contemplated by this Agreement shall not relieve Owner or its successors in interest of the obligation to comply with the law governing such permit requirements, conditions, terms and restrictions.

8. **Exhibits.** All exhibits attached to this Agreement contain additional terms of this Agreement and are incorporated into this Agreement by reference.

9. **Captions or Paragraph Headings.** Captions and paragraph headings contained in this Development Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope of intent of this Agreement, nor the intent of any provision of this Agreement.

10. **Counterparts.** This Agreement may be executed in counterparts, each constituting a duplicate original; such counterparts shall constitute one and the same Agreement.

11. **Effective Date and Recordation.** This Agreement shall become effective fifteen (15) days after it has been recorded in the Public Records of St. Johns County (the “**Effective Date**”).

12. **Amendment.** This Agreement may be amended, cancelled or revoked consistent with the notice and hearing procedures of Section 163.3225, Florida Statutes, and the terms of Section 163.3237, Florida Statutes, as may be amended from time to time.

13. **Further Assurances.** Each party to this Agreement agrees to do, execute, acknowledges and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts, and assurances in a manner and to the degree allowed by law, as shall be reasonably requested by the other party in order to carry out the intent of and give effect to this Agreement. Without in any manner limiting the specific rights and obligations set forth in this Agreement or illegally limiting or infringing upon the governmental authority of the City, the parties declare their intention to cooperate with each other in effecting the purposes of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

14. **Notices.** Any notices or reports required by this Development Agreement shall be sent to the following:

For the City: City Manager
 City of St. Augustine
 75 King Street
 St. Augustine, Florida 32084

With copy to: City Attorney
 City of St. Augustine
 75 King Street

St. Augustine, Florida 32084

For Owner:

Barry B. Broudy
Broudy Bros., LTD.
35 North Ponce De Leon
St. Augustine, Florida 32085

Cory A. Lang
194 West King Street
St. Augustine, Florida 32084

With copy to:

Ellen Avery-Smith
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

[Signatures on Following Pages]

Passed and Duly Adopted by the City Commission of the City of St. Augustine, Florida this 24
day of October, 2022.

Attest:

CITY OF ST. AUGUSTINE, FLORIDA, a
municipal corporation

ATTEST:

Darlene Galambos
Darlene Galambos, City Clerk



By: T. Upchurch
Tracy Upchurch, Mayor

Approved as to form, legal sufficiency and
execution:

By: Isabelle Lopez
Isabelle Lopez, City Attorney

IN WITNESS WHEREOF, the parties hereto through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Florida
Witnesses:

BROUDY BROS., LTD., a Florida limited
partnership

Name: _____

By: _____

Name: _____

Print: James P. McQue

Its: President

Date: 11/2/2023

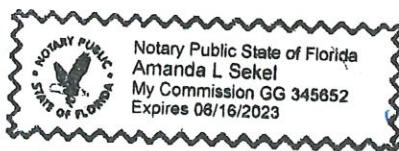
Name: Amanda L. Sekel

Print: Amanda Sekel

STATE OF FLORIDA

COUNTY OF St. Johns

The forgoing instrument is hereby acknowledged before me by means of ✓ physical presence or _____ online notarization this 2nd day of November, 2022, by Berry Broudy as President of BROUDY BROS., LTD., a Florida limited partnership on behalf of the company. He is personally known to me or has produced FL DL as identification and (did/did not) take an oath.



Amanda L. Sekel
NOTARY PUBLIC

IN WITNESS WHEREOF, the parties hereto through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Florida

Witnesses:

CORY A. LANG

By: Cory A. Lang

Name: Cory A. Lang, an Individual

Date: 10/31/22

Name: [Signature]

Print: James P. McCune

Name: [Signature]

Print: Amanda L. Sekel

STATE OF FLORIDA

COUNTY OF St. Johns

The forgoing instrument is hereby acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of October, 2022, by CORY A. LANG, an individual. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

[Signature]
NOTARY PUBLIC

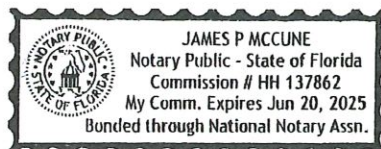


EXHIBIT "A"

Legal Description of Property

PARCEL A: A parcel of land in the City of St. Augustine, being a North part of Block A, DANCY TRACT, as recorded in Map Book 1, page 1, public records of St. Johns County, Florida, and being more fully described as follows:

Commencing at the intersection of the East line of Hartshorn Street (formerly Cedar Street) with the presently existing North line of King Street; thence North 6 degrees 26 minutes 31 seconds West on said East line of Hartshorn Street, 204.96 feet to the Point of Beginning on the South line of the now existing right of way of the Florida East Coast Railway Company at the Southwest corner of the herein described parcel of land; thence continuing North 6 degrees 26 minutes 31 seconds West 181.08 feet; thence North 85 degrees 19 minutes 13 seconds East, parallel with and 50 feet Southerly as measured at right angles from the centerline of the single tract mainline of said railway company, 853.69 feet; thence Southwesterly, on the Northwesterly right of way line of U. S. Highway No. 1, on a curve concave Southerly with radius of 888.51 feet (arc definition), through a central angle of 16 degrees 44 minutes 16 seconds, an arc distance of 259.56 feet (chord bearing and distance being South 41 degrees 18 minutes 59 seconds West 258.64 feet); thence South 85 degrees 12 minutes 22 seconds West, on said South line of railway right of way, 662.08 feet to the Point of Beginning.

PARCEL B: A parcel of land in the City of St. Augustine in Block A, DANCY TRACT, as recorded in Map Book 1, page 1, public records of St. Johns County, Florida, and being more fully described as follows:

Commencing at the intersection of the East line of Hartshorn Street (formerly Cedar Street) with the presently existing North line of King Street; thence North 6 degrees 26 minutes 31 seconds West, on said East line of Hartshorn Street, 204.96 feet; thence North 85 degrees 12 minutes 22 seconds East, on the South line of the now existing right of way of the Florida East Coast Railway Company, 112.80 feet to the Point of Beginning at the Northwest corner of the herein described parcel of land; thence continuing North 85 degrees 12 minutes 22 seconds East, on said South line of railway right of way, 233.87 feet; thence South 9 degrees 52 minutes 04 seconds East, on the West line of Depot Street, 199.04 feet to the North line of the right of way for U. S. Highway No. 1 ramp or turnout to King Street; thence Westerly, on said North right of way line and on a curve concave Northerly with radius of 898.31 feet through a central angle of 2 degrees 46 minutes 33 seconds, an arc distance of 43.52 feet (chord being South 83 degrees 27 minutes 00 seconds West 43.52 feet); thence South 5 degrees 09 minutes 44 seconds East, across the West end of said right of way for U. S. Highway No. 1 ramp or turnout, 1.95 feet; thence South 84 degrees 50 minutes 16 seconds West, on the North line of King Street, 189.38 feet; thence North 10 degrees 01 minute 21 seconds West, on the West line of those lands described in deed recorded in Deed Book 199, page 200, and in Official Records Book 105, page 394, public records of said County, a distance of 204.65 feet to the Point of Beginning.

PARCEL C: A parcel of land in the City of St. Augustine in Block A, DANCY TRACT, as recorded in Map Book 1, page 1, public records of St. Johns County, Florida, and being more fully described as follows:

Beginning at the intersection of the East line of Depot Street with the South right of way line of the Florida East Coast Railway Company; thence North 85 degrees 12 minutes 22 seconds east, on said South right of way line, 220.10 feet to the West line of a 10 foot width alley; thence South 9 degrees 52 minutes 04 seconds East, on said West line of alley, 91.28 feet; thence South 31 degrees 51 minutes 15 seconds West, on the Westerly right of way line of U. S. Highway No. 1, a distance of 41.44 feet to the point of curve to the right with radius of 143.00 feet; thence on said curve to the right and on said highway right of way line, through a central angle of 32 degrees 03 minutes 56 seconds, an arc distance of 80.03 feet; thence North 9 degrees 52 minutes 04 seconds West, on the East line of that land described in Deed recorded in Deed Book 197, page 165, public records of said County, a distance of 71.55 feet; thence South 85 degrees 12 minutes 22 seconds West, on the North line of said land described in Deed Book 197, page 165, a distance of 125.00 feet; thence North 9 degrees 52 minutes 04 seconds West, on the East line of Depot Street, 101.84 feet to the Point of Beginning.

PARCEL D: A parcel of land in the City of St. Augustine in Block A, DANCY TRACT, as recorded in Map Book 1, page 1, public records of St. Johns County, Florida, being part of that parcel of land described in deed recorded in Deed Book 167, page 6, public records of said County and being more fully described as follows:

Commencing at the intersection of the North line of King Street (being 40 feet in width) with the East line of Depot Street; thence North 84 degrees 50 minutes 16 seconds East, on said North line of King Street, 230.00 feet to a point on the East line of a 10 foot width alley within the right of way for now existing U. S. Highway No. 1; thence North 9 degrees 52 minutes 04 seconds West, on said East line of alley, 123.00 feet to the Point of Beginning on the Westerly right of way line of said highway; thence continuing North 9 degrees 52 minutes 04 seconds West, on said east line of alley, 75.95 feet; thence North 85 degrees 12 minutes 22 seconds East, on the now existing South right of way line of the Florida East Coast Railway Company, 63.00 feet to said Westerly right of way line of highway; thence South 31 degrees 51 minutes 15 seconds West, on said right of way line of highway, 94.29 feet to the Point of Beginning.

PARCEL E: A parcel of land in Section 28, Township 7 South, Range 30 East Situate, lying and being in the County of St. Johns, State of Florida, known and described as:

From the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 28, run North 0 degrees 51 minutes 32 seconds West along the West line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 28, for a distance of 100 feet to a

point of intersection with the North right of way line of a 100 foot right of way county road (called Pope Road); thence run North 88 degrees 59 minutes 40 seconds East along the North right of way line of Pope Road, for a distance of 1,270.56 feet, more or less, to a point of intersection with the Westerly right of way line of State Road No. S-3; thence run North 1 degree 39 minutes 38 seconds West along the Westerly right of way line of State Road No. S-3, for a distance of 354.5 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue North 1 degree 39 minutes 38 seconds West along the Westerly right of way line of said State Road No. S-3, for a distance of 103.3 feet, more or less, to a point of intersection with the Southerly right of way line of State Road No. 312; thence run North 82 degrees 24 minutes 28 seconds West along the said Southerly right of way line of said State Road No. 312, for a distance of 202.62 feet to a point; thence run South 1 degree 39 minutes 38 seconds East for a distance of 130.59 feet to a point; thence run South 46 degrees 19 minutes 59 seconds East for a distance of 18.49 feet; thence run North 88 degrees 59 minutes 40 seconds East a distance of 162 feet; thence run North 01 degree 39 minutes 38 seconds West a distance of 10 feet; thence run North 88 degrees 59 minutes 40 seconds East a distance of 25.00 feet to the point of Beginning.

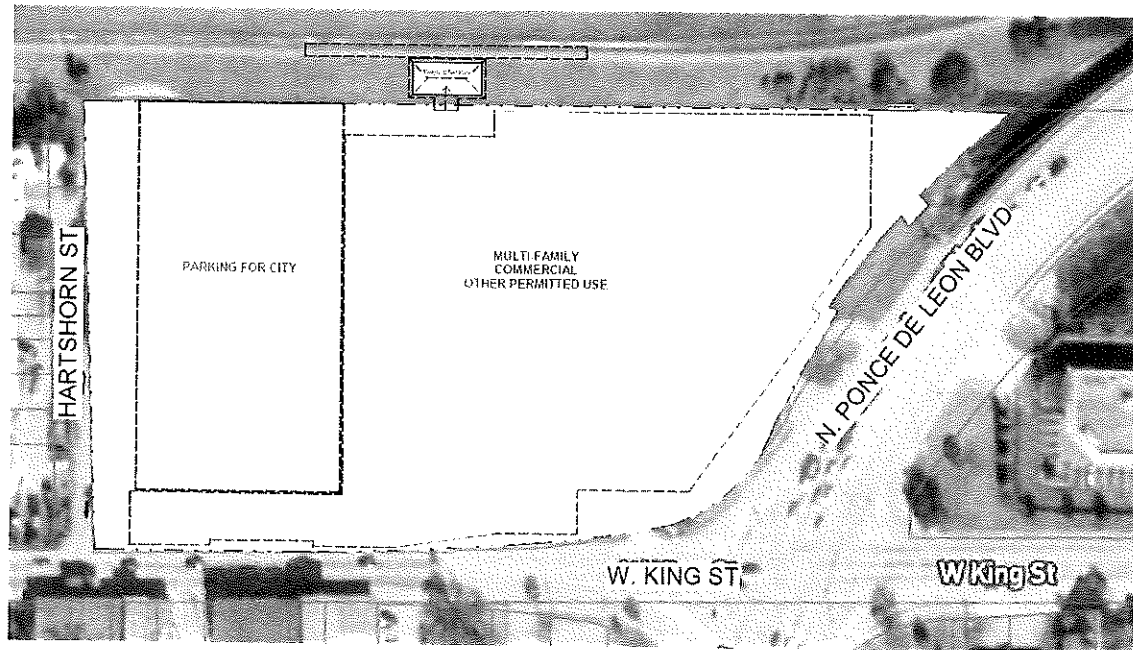
Together with:

In the City of St. Augustine, described as follows:

Beginning at a point on the North line of King Street and the East line of a street running North and South, known as Depot Street, according to map recorded in the Office of the Clerk of the Circuit Court in Map Book 3, page 5, of the Eleanor M. Crosby Tract of the "Ferry Tract", said beginning point being the Southwest corner of the lot herein described; running thence Northerly along the East line of Depot Street 100 feet; thence Easterly and parallel to the North line of King Street 125 feet; thence Southerly and parallel to the East line of Depot Street 100 feet to the North line of King Street; thence Westerly along the North line of King Street 125 feet to the point of beginning, being a portion of the property conveyed by H. J. Usina to Albert Hirth, as per deed recorded in Deed Book 48, page 30, of the public records of St. Johns County, Florida; excepting therefrom that part of the above described property acquired by the State Road Department of Florida and recorded in Deed Book 253, page 696, of the public records of St. Johns County, Florida.

EXHIBIT "B"

Conceptual Development Plan



SCALE: 1"=60'-0"

Conceptual Site Plan
05-11-2002

ISSP

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: January 15, 2026

RE: **Ordinance 2026-02 – Amending the Future Land Use Designation of Approximately 0.19 acres at 7 Old Mission Avenue – Second Reading and Public Hearing**

This property is approximately 0.19 acres (approximately 8,276 square feet) at 7 Old Mission Avenue and is west of San Marco Avenue near the Limelight Theatre and across from the Hilton Doubletree hotel. The property is currently zoned Commercial Low-one (CL-1) and has been used as an office.

The applicant is proposing to use the building as a cat café. The existing business is currently located on US Highway 1 and is going through the process of moving the business to this location. As part of this process, it was noted that the land use is inconsistent with the zoning of the property.

The city's Future Land Use Map (FLUM) identifies the property as Residential Low Density. This request is to change the existing land use on the property to Commercial Low Intensity, which would be consistent with the current zoning designation of the property. It is believed to be a mapping error.

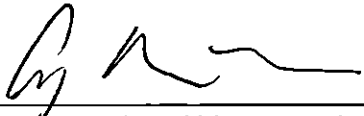
On December 2, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the future land use of this property as noted above. Attached you will find the Ordinance, a map illustrating the existing future land use, and the packet of information regarding this application provided to the PZB.

Additionally, the PZB reviewed and approved a parking variance to reduce the parking requirement for this business from nine (9) parking spaces to seven (7) provided on site. This approval is contingent upon the passage of the land use plan amendment.

The City Commission passed this ordinance on First Reading at their January 12, 2026, meeting.

Please place Ordinance 2026-02 on the City Commission January 26, 2026, agenda for second reading and public hearing. Also attached is the required Business Impact Statement for the ordinance.

If you have any questions, please let me know.

A handwritten signature in black ink, appearing to read 'Amy McClure Skinner', is positioned above a horizontal line.

Amy McClure Skinner, AICP
Director
Planning and Building Department



Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 0.19 ACRES; LOCATED AT 7 OLD MISSION AVENUE; AS A PORTION OF THE GARNETT ADDITION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 0.19 ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL LOW DENSITY TO COMMERCIAL LOW INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

Ordinance 2026-02 amends the land use of 7 Old Mission Avenue to be consistent with the existing zoning of the property.

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

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

None

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

None

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

Ordinance 2026-02 amends the land use of 7 Old Mission Avenue to be consistent with the existing zoning of the property.

Ordinance 2026-02

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 0.19 ACRES; LOCATED AT 7 OLD MISSION AVENUE; AS A PORTION OF THE GARNETT ADDITION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 0.19 ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL LOW DENSITY TO COMMERCIAL LOW INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that a parcel of property containing a total of approximately 0.19 acres of land, located at 7 Old Mission Avenue as a portion of the Garnett Addition more fully described herein, that approximately 0.19 acres of the property's Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Residential Low Density to City Commercial Low Intensity;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 0.19 acres in total commonly known as 7 Old Mission Avenue as portions of the Garnett Addition, and identified on the Future Land Use Map (FLUM) of City of St. Augustine as Residential Low Density, is

hereby amended to the city classification of Commercial Low Intensity. This property is more fully described by the attached.

Section 2. Legal Description of Property. The following described property commonly known as 7 Old Mission Avenue (Parcel ID #190500-0000), within the City of St. Augustine, Florida as described by the following legal description and Attachment "A" survey.

**Lot 3 and the East 5 feet of Lot 4, Block 12
Garnett Subdivision, City of St. Augustine
OR6164/1031, Parcel ID #1905000000**

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

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

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

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

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2026.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

Planning and Zoning Board (PZB)

December 2, 2025, Staff Report



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

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

Site & Background Information

Applicant:	Daniel Turner c/o Witty Whisker Cat Café LLC
Owner:	Daniel Turner c/o Turnrod Properties LLC
Property Class: (St. Johns County Property Appraiser)	1800 – Office Buildings (Multi-Story)

Future Land Use Designation:	Residential Low Density
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Zoning Designation:	Commercial Low-One: CL-1 [LINK TO CODE SECTION]
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Acreage:	0.19
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Neighborhood:	Uptown
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Archaeological Zone:	N/A
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Request Summary

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

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

Through this application the applicant is seeking:

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

A positive recommendation of the future land use change and approval of the appeal noted above by the PZB would allow the applicant to move forward and seek final approvals from the City of St. Augustine City Commission.

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 2.2.1 The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.	This proposal is consistent with the city's land use plan policy to prioritize infill and redevelopment.
Policy 3.1.6 Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.	The proposed reuse of the existing structure, built in 1885 according to the St. Johns County Property Appraiser's website, is consistent with this city policy.
Policy 6.4.3 Residential Low Density This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a	The Residential Low Density future land use designation is the current designation for the subject property.

stable low intensity residential character. For Residential Uses a maximum of 8 single family dwellings per acre.; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.	
Policy 6.5.1 Commercial Low Intensity This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is intended for low traffic generating commercial uses including general retail sales and service-related uses intended to serve the local neighborhoods. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses. Residential Uses Single or multi-family uses to a maximum of 16 dwelling units per acre. • Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use. Other uses Maximum lot coverage of 60%; maximum height restriction of 35 feet. To encourage mixed use developments: • Residential uses included in mixed use developments shall occupy a minimum of 20% and a maximum of 40% of the development area, unless otherwise approved by the PZB. • Commercial uses included in a residential mixed-use development shall occupy a minimum of 40% and a maximum of 60% of the development area, unless otherwise approved by the PZB. • Mixed use commercial projects are encouraged.	The Commercial Low Intensity future land use designation is the requested designation for the subject property. The proposed and café and retail use appears to be consistent with the intent of applying to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods.
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	

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

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

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

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

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

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

Proposals to amend the city's future land use plan map shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter. The PZB is required to review these types of requests and provide a report and recommendations to the city commission. At a minimum, the PZB shall show that they studied and considered

1. The need and justification for the change,
The need is that the proposed commercial use is not permissible under the current Residential Low Density future land use designation, and that the Residential Low Density land use is inconsistent with the CL-1 zoning on the property.
2. The relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and
3. Consistency with the comprehensive plan.
Staff analysis is included in this staff report above.

Request for Approval of a Variance Request to the Minimum Number of Off-site Parking Spaces

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

(b) *Variances:*

- (1) *Requirements for grant of variance.* The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The applicant cites “The property allows a maximum of 7 spaces for off-street parking.” as the unique disadvantage at 7 Old Mission Avenue.
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant’s response in their application is “Yes, the property was purchased with a SBA loan that requires the property to be used as a cat cafe. If unable to do so, the property will need to be sold.”
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The only conditions related to the proposed cat café use created by the applicant are the renovations to the interior of the building, not the lot size as appears to be referenced by the applicant.
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
Granting this variance request may or may not be contrary to the public interest. The applicant states that “the mission of a cat cafe is to remove feral and abandoned felines from the local community and place them within stable homes.”

Staff Recommendation

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

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

- (1) The need and justification for the change stems from the fact that the proposed commercial use is not permitted under the current Residential Low Density future land use designation, and that the Residential Low Density land use is inconsistent with the CL-1 zoning on the property.
- (2) The positive relationship of the proposed amendment and rezoning to the city’s general planning program.
- (3) The request and proposal’s consistency with the comprehensive plan as analyzed, documented, and found above in this report.

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

- **APPROVE** the variance request to the minimum number of required off-street on-site parking spaces if the Board finds that there is a unique disadvantage present at the 7 Old Mission Avenue / PID 190500-0000 property or
- **DENY** the variance request to the minimum number of required off-street on-site parking spaces if the Board finds that the variance criteria of Sec. 28-29 is not met for the proposal at 7 Old Mission Avenue / PID 190500-0000.

Attachments

1. Site Maps & Photos
2. Application
 - a. Survey
 - b. Parking Site Plan
 - c. On-street Parking Calculation
3. St. Johns County Property Appraiser Report

Staff Report prepared by:

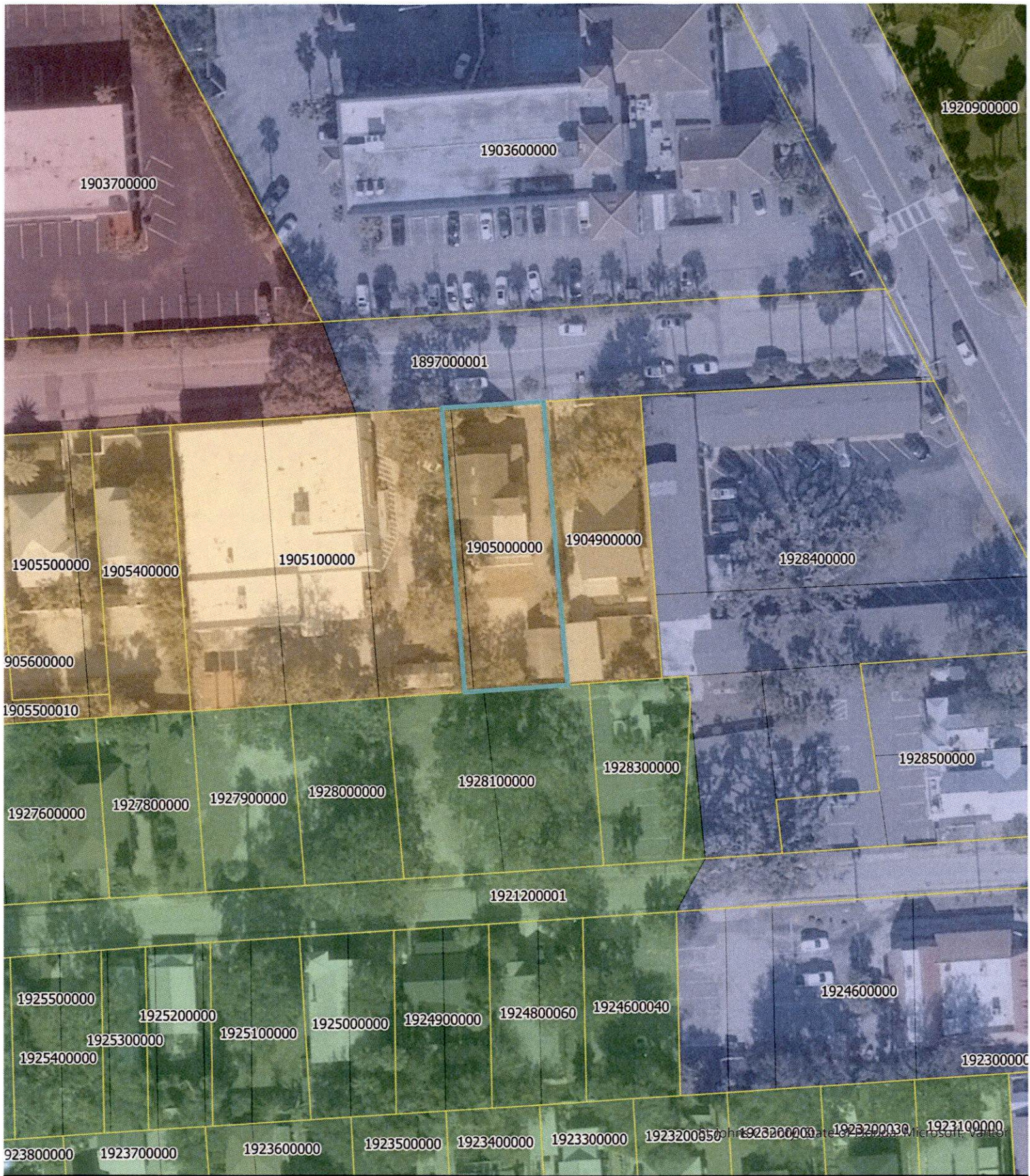
Jacob Fredriksson
Planning Manager
Planning and Building Department

Attachment 1: Site Maps and Photos

7 Old Mission Ave



12/09/2024



Zoning Map

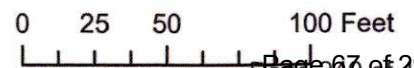
City of St. Augustine
7 Old Mission Avenue

Legend

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

- Commercial Low-One (CL-1)
- Commercial Low-Two (CL-2)
- Commercial Medium-Two (CM-2)

Scale: 1:800





Future Land Use

City of St. Augustine
7 Old Mission Avenue

Legend

- Municipal Boundary
- Parcel
- Commercial Low Intensity

- Commercial Medium Intensity
- Public / Semi-Public
- Residential Low Density

Scale: 1:800



0 25 50 100 Feet



FEMA Flood Zones

City of St. Augustine

7 Old Mission Avenue

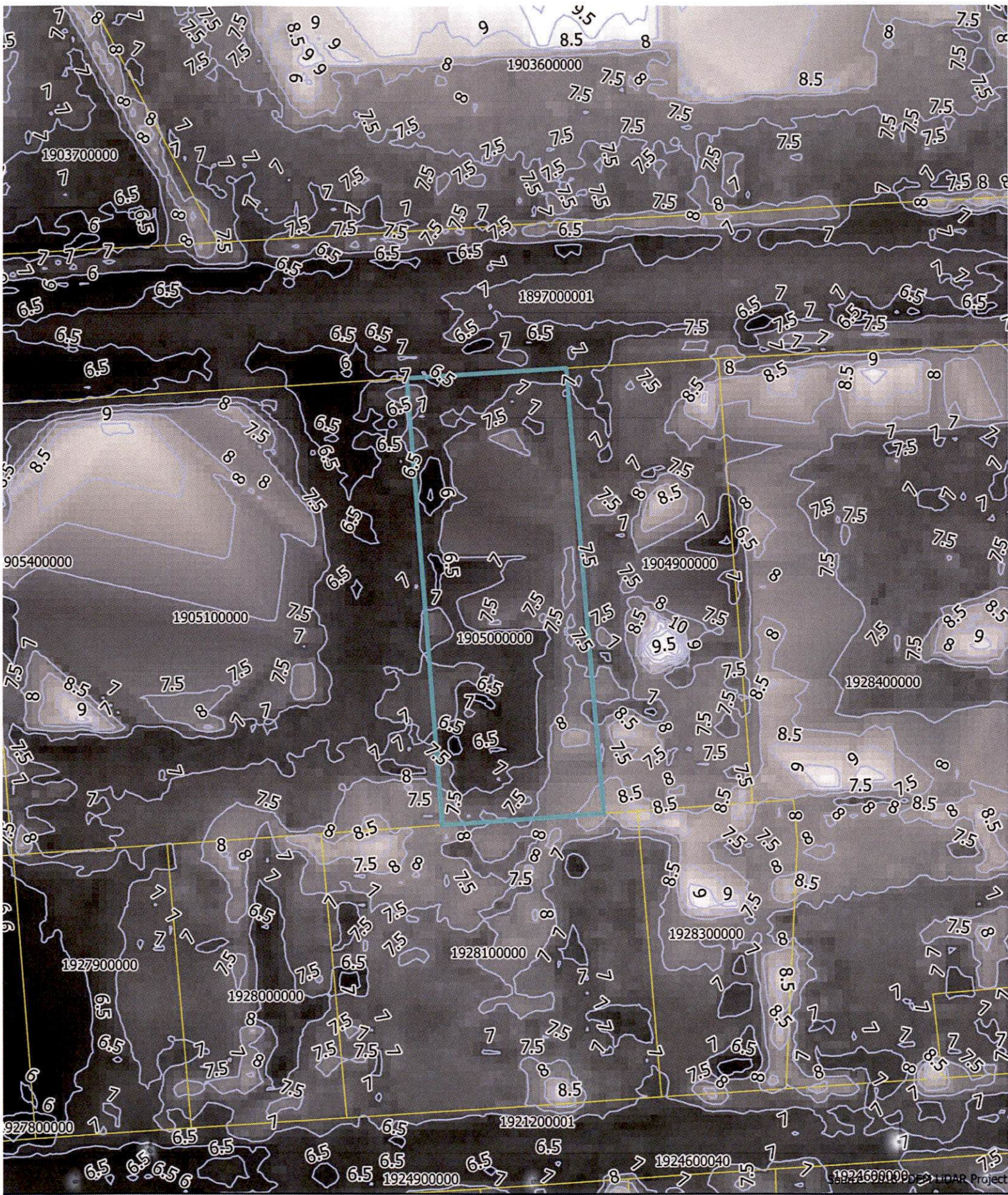
Legend

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

Scale: 1:800



0 25 50 100 Feet



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

Legend

- Municipal Boundary
- Parcel
- 2018 Contours

Scale: 1:500



0 12.5 25 50 Feet
 Page 71 of 294

Attachment 2: Application

Attachments

1. PZB Application
2. Survey
3. Parking Site Plan
4. On-street Parking Calculation

PZB Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Daniel Turner Contact Number: (904) 505-6268

Business (if applicable): Witty Whisker Cat Cafe LLC

Address: 235 Saint Johns Forest Blvd City: Saint Johns State: FL Zip: 32259

E-Mail Address: daniel@wittywhisker.com

2. NAME OF PROPERTY OWNER: Daniel Turner Contact Number: (904) 505-6268

Business (if applicable): Turnrod Properties LLC

Address: 235 Saint Johns Forest Blvd City: Saint Johns State: FL Zip: 32259

E-Mail Address: turnrodproperties@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 3&4 Block: 12

Subdivision: Garnett Division Parcel Number: 1905000000

4. PROJECT STREET ADDRESS: 7 Old Mission Ave

5. SPECIFIC PROPOSED USE: Other

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: _____

Requesting a variance to Sec. 28-373 regarding the number of off-street parking spaces required.

Requesting a reduction in the number of required off-street parking spaces from 14 spaces to 7 spaces.

8. JUSTIFICATION FOR ACTION REQUESTED: _____

The existing property only allows for maximum of 7 spaces for off-street parking.

In addition, there are over 50 free public on-street parking spaces on Old Mission Ave within 400 ft of the property.

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 property allows a maximum of 7 spaces for off-street parking.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes, the property was purchased with a SBA loan that requires the property to be used as a cat cafe.
If unable to do so, the property will need to be sold.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____
Yes, the planned improvements to the property relate to interior renovations only.

(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 mission of a cat cafe is to remove feral and abandoned felines from the local community and place them within stable homes.

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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



10/31/2025

Signature of Applicant

Date



10/31/2025

Signature of Property Owner

Date



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

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

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

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

Daniel Turner

Print name of applicant

A handwritten signature in black ink, appearing to read "Daniel Turner".

Signature of applicant

10/31/2025

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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.

7 Old Mission Ave, St. Augustine, FL 32084

Project Address: _____

Daniel Turner

Daniel Turner

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

Daniel Turner

Daniel Turner

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

Survey

LOT 3 AND THE EAST 5 FEET OF LOT 14, BLOCK 12
GARNETT SUBDIVISION, CITY OF ST. AUGUSTINE
ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JUNE 12, 1923,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

BLOCK 11

PLATTED AS ST. LOUIS AVENUE
OLD MISSION AVENUE
50' R/W - PAVED,

SAN MARCO AVENUE

BOUNDARY SURVEY

OLD MISSION AVENUE
T. AUGUSTINE, FLORIDA

ANCIENT CITY SURVEYING LB9711

ACS

**SURVEYORS • ENGINEERS
LAND PLANNERS**

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9967 FAX: 904-797-8027

MICHAEL A. PISCO PLS
Professional Land Surveyor #478

SEAL

DATE FORGED: 05/13/14

-Page 289 of 294-

LEGEND

R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
(R) = RECORD
(M) = MEASURED
DNW = OVERHEAD WIRE(S)
C/O = CLEAN-OUT
BFP = BACK FLOW PREVENTER
WM = WATER METER
EM = ELECTRIC METER
③ = SET 6/8" IRON ROD - LB # 7111
③ = FOUND 3/4" IRON PIPE - NO IDENTIFICATION
③ = FOUND 4" X 4" CONCRETE MOVEMENT - NO IDENTIFICATION
③ = FOUND NAIL AND DISK - NO IDENTIFICATION
③ = FOUND NAIL AND DISK - A.2874

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (BASE FLOOD ELEVATION 9) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 121090-0314-H, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHN'S COUNTY, FLORIDA AS REVISED 09/02/04. <http://www.gis.bocc.co.st-johns.fl.us/imap/basemap/>

THE BASIS OF BEARING AS SHOWN HEREON IS THE WESTERLY RIGHT-OF-WAY LINE OF SAN MARCO AVENUE HAVING AN ASSUMED BEARING OF N 29°50'00" W.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
BLACK JACK, INC. A FORTUNE 1000 COMPANY

BLACK JACK, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
CHICAGO TITLE INSURANCE COMPANY; FIRST ATLANTIC BANK;
ACTION TITLE SERVICES OF ST. JONAS COUNTY, INC.

ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.
PRIETO, WOOD AND BOYER, P.A.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND WAS OBTAINED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION.

TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027
OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE

0 30 60 90
SCALE: 1 INCH = 30 FEET

Parking Site Plan

THIS PRINT IS THE PROPERTY OF APPLIED BUILDING SCIENCES AND IS NOT TO BE USED FOR CONSTRUCTION, DESIGN, OR REPRODUCED WITHOUT PRIOR CONSENT.

GENERAL NOTES

1. GENERAL

- 1.1. THESE DRAWINGS SHALL NOT BE REPRODUCED, COPIED, OR USED WITHOUT WRITTEN AUTHORITY FROM APPLIED BUILDING SCIENCES, INC.
- 1.2. APPLIED BUILDING SCIENCES, INC.'S (ABS) DRAWINGS C101 AND C102 HAVE BEEN PREPARED BASED ON INFORMATION AVAILABLE AT THE TIME OF CREATION AND IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AND STANDARDS. C101 AND C102 REPRESENT ABS' REVIEW OF THE ITEMS SPECIFICALLY IDENTIFIED WITHIN THE SCOPE OF WORK AND IN NO MEANS SHOULD BE TAKEN AS LIABILITY OR ACCEPTANCE OF ANY ITEM NOT SPECIFICALLY ADDRESSED HEREIN. ABS RESERVES THE RIGHT TO MAKE REVISIONS SHOULD ADDITIONAL INFORMATION BECOME AVAILABLE THAT AFFECTS OUR PRELIMINARY DESIGN. OWNER HAS DIRECTED ABS TO MAINTAIN THE VEHICULAR TRAFFIC FLOW IN ACCORDANCE WITH ITS CURRENT OPERATING CONDITIONS. OWNER UNDERSTANDS AND ACCEPTS THAT WHILE THE PROPOSED SITE DRAWINGS HAVE BEEN PREPARED TO MEET MINIMUM ADA REQUIREMENTS REQUIRED BY THE FLORIDA BUILDING CODE AND CURRENT CITY REQUIREMENTS FOR OFF-STREET PARKING, THEY DO NOT PROVIDE REPRESENTATIVE AND TYPICAL DESIRED VEHICLE MANEUVERABILITY. OWNER DESIRES TO MAINTAIN CURRENT CONDITIONS WHICH MAKES MANEUVERABILITY DIFFICULT FOR MEDIAN AND LARGER VEHICLES. THE DRAWINGS ARE FOR THE SOLE USE OF THE CLIENT FOR ITS INTENDED PURPOSE AND IS NOT TRANSFERABLE TO OTHER ENTITIES, LOCATIONS, OR PROJECTS. IF YOU HAVE ANY QUESTIONS REGARDING THESE DRAWINGS, FEEL FREE TO CONTACT US.
- 1.3. ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
- 1.3.A. 2023 FLORIDA BUILDING CODE, 6TH EDITION
- 1.3.B. CITY OF ST. AUGUSTINE PAVING AND DRAINAGE DETAILS (2014 REVISION)
- 1.3.C. CITY OF ST. AUGUSTINE CODE OF ORDINANCES (APRIL 25, 2025 REVISION)
- 1.3.D. FY 2025-2026 FOOT STANDARD PLANS
- 1.4. WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
- 1.4.A. REPAIR OF FRONT SIDEWALK AND DRIVEWAY APRON
- 1.4.B. STRIPING OF TRAFFIC MARKINGS
- 1.5. EXISTING FEATURES WHERE NOTED BY PLANS SHOULD NOT BE CONSTRUED AS AN ENDORSEMENT BY THE ENGINEER OF THE ADEQUACY OF EXISTING STRUCTURES AND SITE FEATURES, OR AS A STATEMENT OF COMPLIANCE WITH EITHER THE APPLICABLE FLORIDA BUILDING CODE OR MUNICIPAL BUILDING CODES FOR EXISTING STRUCTURES AND SITE FEATURES.
- 1.6. DRAWINGS ARE DRAWN TO-SCALE BASED ON PROFESSIONAL LAND SURVEY OF THE SUBJECT PROPERTY PARCEL PERFORMED ON MAY 8, 2014.
- 1.7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE WORK BEGINS.
- 1.8. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODE, INDUSTRY STANDARDS, AND MANUFACTURERS' INSTALLATION INSTRUCTIONS.
- 1.9. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.
- 1.10. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS.
- 1.11. CONTRACTOR SHALL ENSURE THAT LAY DOWN, STORAGE, AND INSTALLATION PROCEDURES OF ALL CONSTRUCTION MATERIALS ARE IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
- 1.12. CONTRACTOR SHALL PROTECT ALL LANDSCAPING, FINISHES, CLADDING, AND MISCELLANEOUS ARCHITECTURAL ELEMENTS WHICH MAY BE SOILED BY WORK SCOPE.
- 1.13. VISITS TO JOB SITE BY ENGINEER TO OBSERVE CONSTRUCTION DO NOT IN ANY WAY MEAN GUARANTEE OF CONTRACTORS' WORK, NOR RESPONSIBILITY FOR COORDINATION, SUPERVISION, NOR SAFETY AT JOB SITE. ENGINEER'S ON-SITE PRESENCE DOES NOT NEGATE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE CONTRACT AND APPLICABLE BUILDING CODES AND DESIGN INTENT HEREIN.

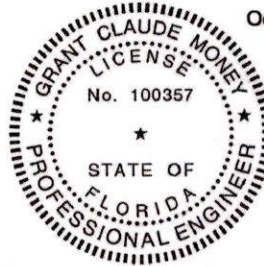
2. CONSTRUCTION AND ZONING NOTES

- 2.1. PHASING AND CONTROLS

- 2.1.A. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL CONSTRUCTION ACTIVITY AND SHALL COOPERATE FULLY WITH OWNER FOR ALL CONSTRUCTION PHASING.
- 2.1.B. CONTRACTOR SHALL NOTIFY APPROPRIATE AUTHORITIES TO INVESTIGATE AND MARK SUB-GRADE UTILITIES PRIOR TO ANY DEMOLITION OR EXCAVATION IN THE RIGHT-OF-WAY (ROW).
- 2.1.C. CONTRACTOR SHALL PROVIDE MUTED-COMPLIANT MAINTENANCE OF TRAFFIC (MOT) CONTROLS TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC AFFECTED BY IMPROVEMENTS IN THE RIGHT-OF-WAY (ROW) AND RE-DIRECT TRAFFIC AROUND WORK AREAS.
- 2.1.D. CONTRACTOR SHALL PROVIDE FLAG PERSON(S), AS NEEDED, TO DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
- 2.1.E. WORK AREAS SHALL BE SEPARATED FROM TRAFFIC AND PEDESTRIAN AREAS TO SAFELY SECURE AND SEPARATE WORK AREAS. CONTRACTOR TO BE RESPONSIBLE FOR ADEQUATE VENTILATION, FUME AND DUST CONTROL.
- 2.1.F. STAGING AREA FOR CONTRACTOR SHALL BE LOCATED ON-SITE. CONTRACTOR SHALL COORDINATE WITH OWNER.
- 2.1.G. ALL STAIRS, ELEVATORS, AND EGRESS SHALL REMAIN IN SERVICE AT ALL TIMES. ACCESS TO STAIRS AND ELEVATORS MAY BE CLOSED IN WORK AREAS DURING WORK BUT MUST REMAIN AVAILABLE FOR USE DURING AN EMERGENCY. CONTRACTOR SHALL PROVIDE APPROPRIATE SIGNAGE.
- 2.1.H. LOCAL NOISE ORDINANCE SHALL GOVERN WORKING HOURS FOR OPERATIONS THAT CREATE EXCESSIVE NOISE.
- 2.2. TRAFFIC STRIPING
- 2.2.A. CONTRACTOR SHALL VERIFY DIMENSIONS OF TRAFFIC STRIPING AND OTHER FEATURES USED TO INDICATE AND SEPARATE PARKING SPACES.
- 2.2.B. PAINT AND TRAFFIC MARKING MATERIALS SHALL BE FOOT GRADE AND CONFORM TO THE REQUIREMENTS OF SECTION 971 OF FOOT SPECIFICATIONS.
- 2.2.C. TRAFFIC MARKINGS AND PARKING STALL DIMENSIONS FOR ADA PARKING SPACES SHALL COMPLY WITH FDOT STANDARD PLANS, INDEX 711-001, SHEET 11 OF 13.
- 2.3. DRIVEWAY APRON AND SIDEWALK
- 2.3.A. REPLACED SIDEWALK AND DRIVEWAY APRON SHALL BE RE-CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE PAVING AND DRAINAGE DETAIL PD-08A DRIVEWAY WITH CURB, SIDEWALK AND HAS CONCRETE OR ASPHALT CONNECTION TO PRIVATE. REVISION DATE JANUARY 23, 2014.
- 2.3.B. GEOMETRY OF DRIVEWAY APRON AS INDICATED BY PLANS IS GENERALIZED AND MAY BE ALTERED IN-FIELD TO AVOID OBSTRUCTING FEATURES SUCH AS TREES PER SECTION 28-368 (H) EXISTING SITE CONSTRAINTS OF THE CITY OF ST. AUGUSTINE CODE OF ORDINANCES.
- 2.3.C. CONCRETE
- 2.3.C.A. CONCRETE SHALL BE NORMAL-WEIGHT UNLESS OTHERWISE NOTED.
- 2.3.C.B. CONCRETE PLACEMENT SHALL CONFORM WITH ACI 308R HOT WEATHER CONCRETING OR ACI 308R COLD WEATHER CONCRETING, WHICHEVER IS APPLICABLE AT TIME OF PLACEMENT.
- 2.3.C.C. CONCRETE REQUIREMENTS

DESCRIPTION	F/C PSI	MAX W/C RATIO	ENTRAINED AIR
FLAT WORK	3,000	0.45	N/A

- 2.4. ZONING
- 2.4.A. MINIMUM ADA PARKING SPACE REQUIREMENTS ARE SATISFIED FOR THE OFF-STREET PARKING PER FLORIDA ACCESSIBILITY CODE TABLE 208.2.
- 2.4.B. MAXIMUM COMPACT SPACE PERCENTAGE AND MINIMUM STALL DIMENSIONS ARE SATISFIED PER SECTION 28-369 OF THE ST. AUGUSTINE CODE OF ORDINANCES.
- 2.4.C. MINIMUM SPACE REQUIREMENTS FOR OFF-STREET PARKING PER SECTION 28-373 OF THE ST. AUGUSTINE CODE OF ORDINANCES ARE SATISFIED UNDER THE FOLLOWING ASSUMPTIONS:
- 2.4.C.A. MAXIMUM FOUR (4) FIXED SEATS FOR RESTAURANT PATRON AREA.
- 2.4.C.B. MAXIMUM 400 SF OF RESTAURANT NON-PATRON AREA.
- 2.4.C.C. MAXIMUM 1200 SF OF NON-RESTAURANT AREA WHICH CAN BE CATEGORIZED AS A USE WHICH REQUIRES 1 SPACE PER 400 SF GROSS FLOOR AREA.
- 2.4.D. IT IS NOTED THAT EXISTING DRIVEWAY ACCESS WHICH FACILITATES ENTRY TO REAR PARKING FACILITY IS TOO NARROW TO ALLOW SIMULTANEOUS TWO-WAY TRAFFIC (SHOULDER-TO-SHOULDER). IN THE OPINION OF THE ENGINEER IT IS AMBIGUOUS IF ANY REQUIREMENTS EXIST REGARDING THIS CONDITION IN THE CITY CODE OF ORDINANCES. EXISTING STRUCTURES PRECLUDE EXPANSION OF THE EXISTING DRIVEWAY WHICH ALLOWS VARIANCE PER SECTION 28-368 (H) EXISTING SITE CONSTRAINTS. AT THE DISCRETION OF THE CITY PLANNING AND BUILDING MANAGER, SIMILAR COMMERCIAL PROPERTIES WHICH ARE ADJACENT ARE NOTED TO BE OPERATING PARKING FACILITIES UNDER SIMILAR ACCESS CONDITIONS.
- 2.5. GRADING AND DRAINAGE
- 2.5.A. SITE IMPROVEMENTS AS SHOWN WILL NOT ALTER EXISTING GRADING OR DRAINAGE OF THE SITE. POTENTIAL EXPANSION OF PAVED SURFACES IN THE REAR PARKING FACILITY IS INCIDENTAL AND IS EXPECTED TO REDUCE THE PERMEABLE AREA OF THE SUBJECT LOT BY APPROXIMATELY THREE (3) SF.
- 2.5.B. GRADE OF EXISTING PAVERS WHERE SHOWN ON PLANS SHALL BE RE-SET USING COMPACTED PERMEABLE FILL OR REPLACED WITH ALTERNATIVE MATERIAL WHICH COMPLIES WITH CURRENT ADA REQUIREMENTS FOR ACCESSIBLE PARKING SPACES. THE PARKING SURFACE WITHIN AT LEAST THE ADA PARKING STALL AND ASSOCIATED ACCESS AISLE SHALL BE FIRM, STABLE, SLIP RESISTANT, AND SHALL HAVE NO GREATER THAN A 2.08% SLOPE, OR 1" PER 12" IN ANY DIRECTION. ABRUPT CHANGES IN LEVEL ALONG THE ACCESS ROUTE MUST BE BEVELED AT A 1:2 SLOPE FOR ANY CHANGES IN LEVEL GREATER THAN 1". CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE COMPLY WITH 2010 ADA STANDARDS FOR CURB RAMPS.



October 31, 2025

This item has been digitally signed and sealed by Grant Money, PE on the date adjacent to this seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on all electronic copies.



Page:

C101

Project:

Civil Site Plan
Witty Whisker Cat Cafe
#7 Old Mission Avenue
St. Augustine, FL 32084

Description:

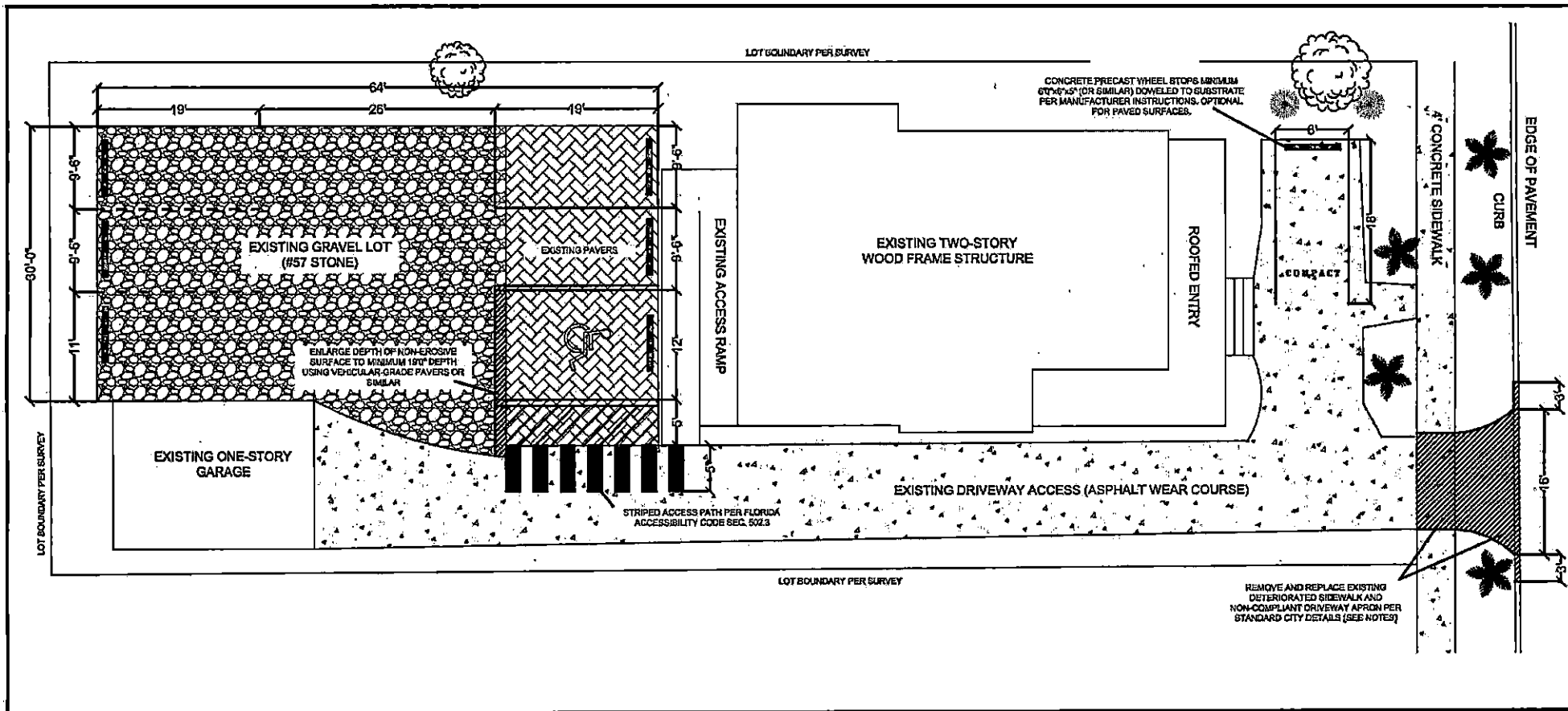
GENERAL NOTES

Date: 10/31/2025 PERMIT DOCUMENTS - REVISION 1
Project No: 800.25033
Scale: As Noted
Drawn by: GCM



P.O. BOX 5010
JACKSONVILLE, FLORIDA 32247
OFFICE: (904) 253-3404

THIS PRINT IS THE PROPERTY OF APPLIED BUILDING SCIENCES AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF APPLIED BUILDING SCIENCES.



Page:

C102

Project:

Parking Lot Design
Witty Whisker Cat Cafe
#7 Old Mission Avenue
St. Augustine, FL 32084

Description:

SITE PLAN

Date: 10/31/2025 PERMIT DOCUMENTS Revision 1
Project No: 800.25033
Scale: 1" = 10'11"
Drawn by: GCM



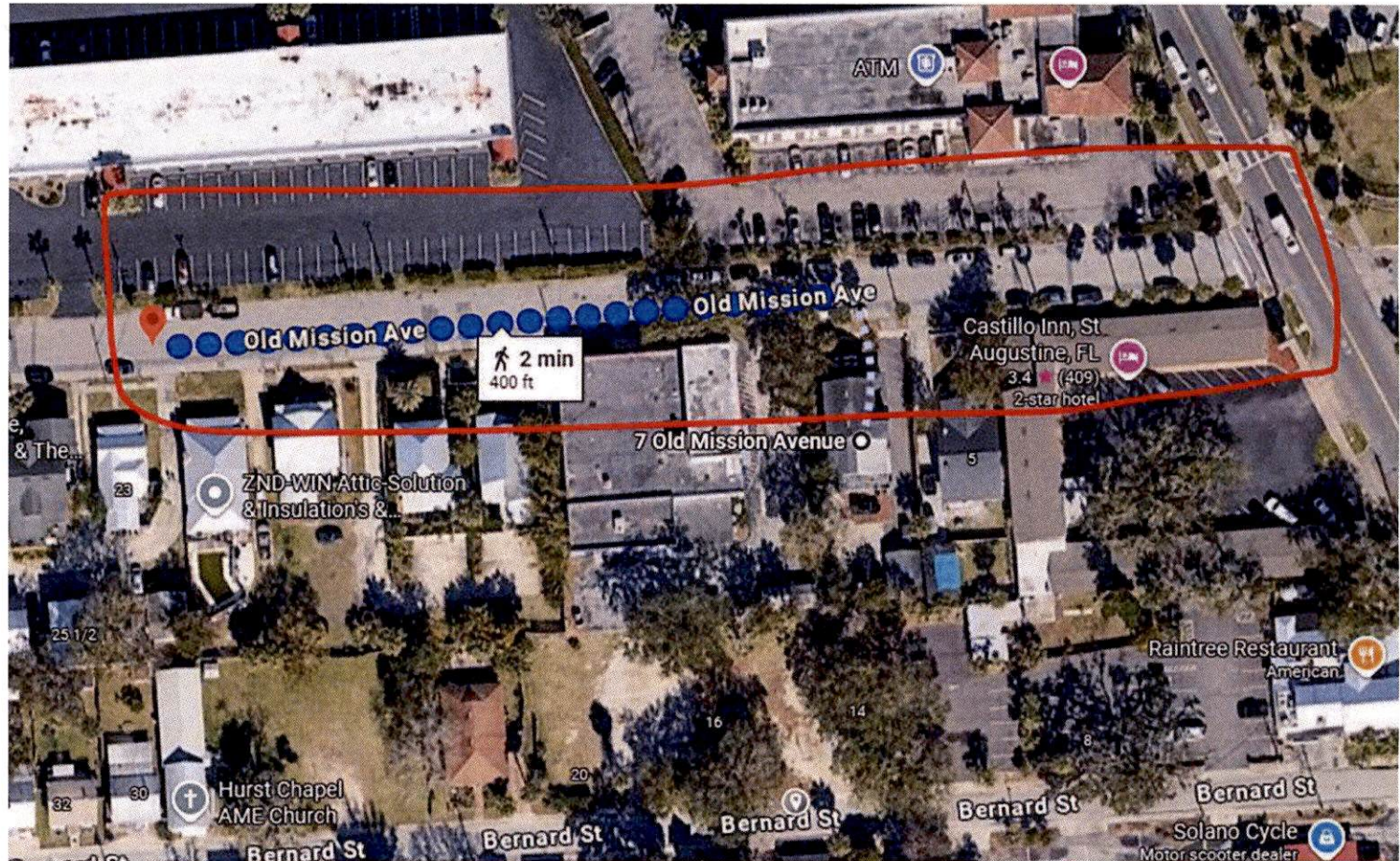
APPLIED
BUILDING
SCIENCES

P.O. BOX 5010
JACKSONVILLE, FLORIDA 32247
OFFICE: (904) 253-3404

On-street Parking Calculation

Available On-street Parking (within 400 ft of the property)

- Parking is allowed on both sides of the street.
- This provides ~650 ft of available parallel parking on each side of the street or a total of 1300 ft.
- This equates to **~59 parking** spaces using a standard size of 22 ft for a parallel parking space.



Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Homestead Compliance

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

[Homestead Compliance](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

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

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

Owner Information

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

Map



Valuation Information

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

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

Building Information

Building	1
Building Value	\$243,730
Year Built	1885
Actual Area	2788
Conditioned Area	2400
Use	Office Building (Multi-Story) Class B
Style	04
Exterior Wall	Wood

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

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

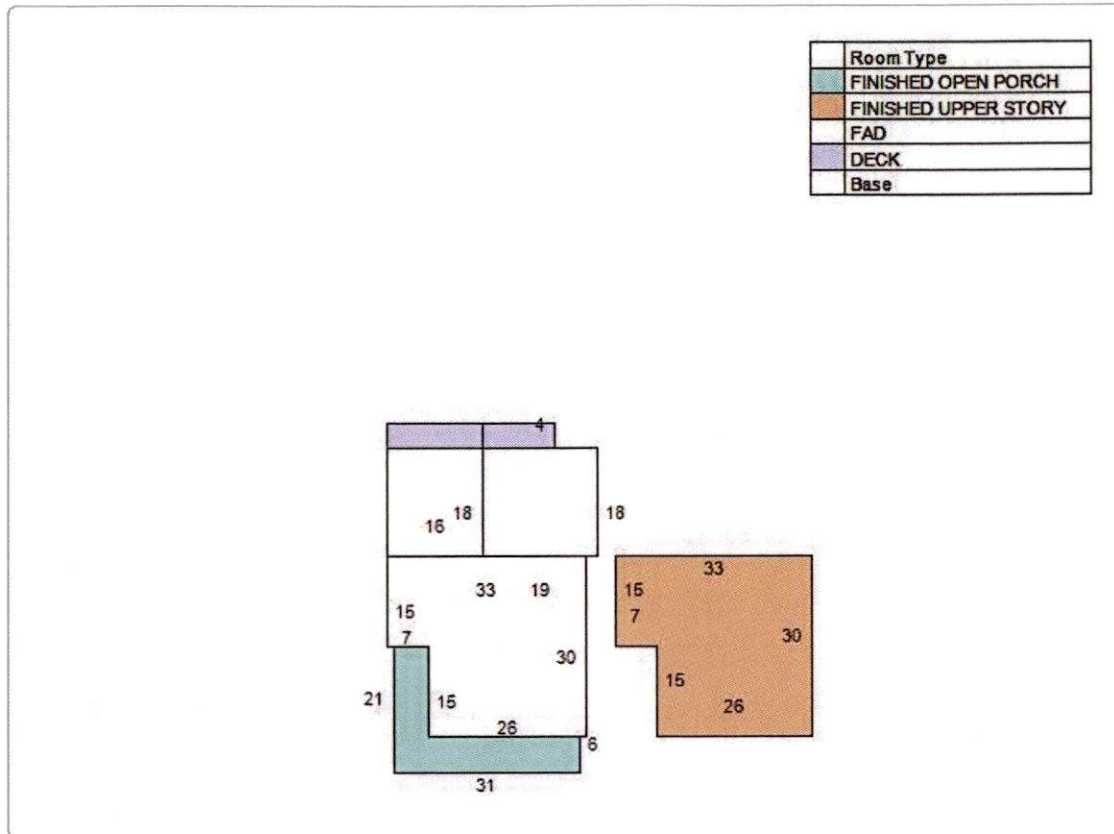
Description

Total SqFt

Square Footage

2788

Sketch Information



Extra Feature Information

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

Land Information

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

Sale Information

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

No data available for the following modules: Exemption Information.

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

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Developed by
 **SCHNEIDER**
GEOSPATIAL

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: January 15, 2026

RE: **Ordinance 2026-03 – Amending the Future Land Use Designation of Approximately 4.55 acres at Beacon Street and East Park Avenue east of Billings Street – Introduction and First Reading**

The property at Beacon Street and East Park Avenue east of Billings Street is approximately 4.55 acres. The property was recently purchased by the city as part of its Conservation Program. It is vacant property with approximately 0.75 acres of upland area and approximately 3.80 acres of property waterward and adjacent to the Tolomato marshlands and riverine environment. The surrounding area is generally low-density residential development.

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

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

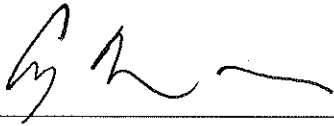
The Open Land (Conservation) land use category was created and defined as part of the city's update to the Comprehensive Plan in 2020, however no properties were actually assigned this category until these recent conservation land purchases by the city. This "conservation" category is different than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

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

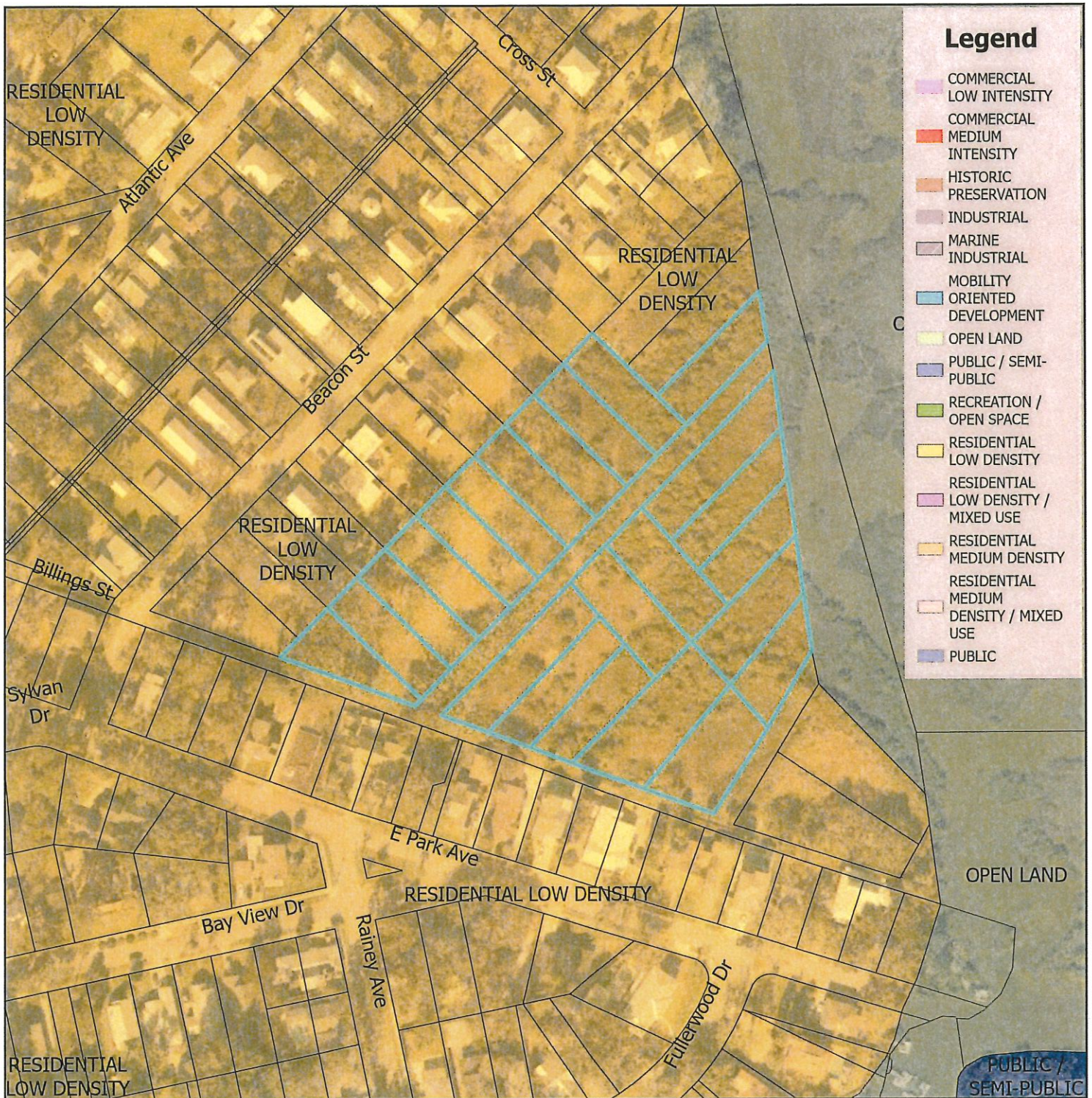
On September 2, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the future land use of these properties as noted above. Attached you will find the Ordinance, a map illustrating the existing future land use, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

Please place Ordinance 2026-03 on the City Commission January 26, 2026, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance.

If you have any questions, please let me know.

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

Amy McClure Skinner, AICP
Director
Planning and Building Department



Future Land Use Map

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

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

2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Comprehensive Plan - Future Land Use Element

Open Land Category Definitions

FLUE Objective 6.7

Open Land Categories: The open land category is established for very low density development adjacent to more environmentally sensitive land. It is also established for the long-term protection and preservation of lands that contain valuable and threatened natural resources, such as wetlands, environmentally sensitive lands, floodplains, protected or unique ecological communities, and areas for recreational uses.

FLUE Policy 6.7.1

Open Land (Very Low Density)

This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity, but landward of the most restrictive jurisdictional line. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district.

Single Family dwellings including mobile homes are allowed at two dwelling units per acre; Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and similar uses may occur. Other uses Maximum lot coverage of 20%; maximum height restriction of 35 feet.

FLUE Policy 6.7.2

Open Land (Conservation)

All public or private lands waterward of the most restrictive jurisdictional line, and including land under conservation easement, conservatorship or other permanent protection where only activities specified in the easement, conservatorship or other permanent protection are permitted and/or environmentally sensitive lands owned by a local, regional, state or federal governmental agency or similar organization.

Note: As part of this Comprehensive Plan update an Asterix (*) with clarifying language related to Open Land (Conservation) is added to the Future Land Use map:

Language to be inserted on the Future Land Use map:

*All land uses citywide are based on a formal determination of areas waterward of the most restrictive jurisdictional line to determine the areas designated Open Land (Conservation).

FLUE Policy 6.7.3

Recreation/Open Space

Lands public or private devoted to and operated for recreational uses, such as parks, sports fields, and historic sites, but not commercial business or commercial tourist attractions.

The density and intensity will adhere to the most restrictive adjacent land use designation.

FLUE Policy 6.7.3.1

The recreational land use category is intended to accommodate existing public parks and recreation areas as well as committed public parks.

FLUE Policy 6.7.3.2

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



Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 4.55 ACRES, LOCATED AT BEACON STREET AND EAST PARK AVENUE; EAST OF BILLINGS STREET AS PORTIONS OF HILDRETH BACK BAY ADDITION SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 0.75 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL LOW DENSITY TO RECREATION AND OPEN SPACE AND CHANGING APPROXIMATELY 3.80 WATERWARD ACRES OF PROPERTY FROM ITS CURRENT DESIGNATION OF RESIDENTIAL LOW DENSITY TO OPEN LAND (CONSERVATION); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

This ordinance changes the land use on property purchased by the city of St. Augustine for its Conservation lands program.

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

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

None

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

None

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

This ordinance changes the land use on property purchased by the city of St. Augustine to bring it into compliance with the city's Comprehensive Plan.

Ordinance 2026-03

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 4.55 ACRES; LOCATED AT BEACON STREET AND EAST PARK AVENUE; EAST OF BILLINGS STREET AS PORTIONS OF HILDRETH BACK BAY ADDITION SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 0.75 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL LOW DENSITY TO RECREATION AND OPEN SPACE AND CHANGING APPROXIMATELY 3.80 WATERWARD ACRES OF PROPERTY FROM ITS CURRENT DESIGNATION OF RESIDENTIAL LOW DENSITY TO OPEN LAND (CONSERVATION); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that a parcel or parcels of property containing a total of approximately 4.55 acres of land, located at Beacon Street and East Park Avenue; east of Billings Street as portions of Hildreth Back Bay Addition subdivision in the City of St. Augustine more fully described herein, that approximately 0.75 upland acres of the property's Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Residential Low Density to City Recreation and Open Space and that approximately 3.80 waterward acres of the property's Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Residential Low Density to City Open Land (Conservation);

5
6

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 4.55 acres in total commonly known as Adams Street; located at Beacon Street and East Park Avenue; east of Billings Street as portions of Hildreth Back Bay Addition subdivision, and identified on the Future Land Use Map (FLUM) of City of St. Augustine as Residential Low Density, is hereby amended to the city classifications of Recreation and Open Space and Open Land (Conservation). This property is more fully described below.

Section 2. Legal Description of Property. The following described property commonly known as Adams Street with Parcel ID #151090-0000, Parcel ID #151120-0000 and Parcel ID #151130-0000 within the City of St. Augustine, Florida:

**HILDRETH BACK BAY LOTS 17, 18, 19, 20, 21, 22,
23, 24, 25 & 26 BLK 7 OR6119/1035
PARCEL ID 1510900000**

**HILDRETH BACK BAY LOT 29 BLK 7 OR
PARCEL ID 1511200000**

**HILDRETH BACK BAY LOTS 1 THRU 12 BLK 8
OR6119/1035
PARCEL ID 1511300000**

HERETO AND MADE A PART HEREOF.

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

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

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

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

PASSED by the City Commission of the City of St. Augustine, Florida, this
_____ day of _____, 2026.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

Planning and Zoning Board (PZB)

September 2, 2025, Staff Report



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
September 2, 2025	10.a	PZB2025-0066
Request	Address	Parcel ID
Land Use Plan Map	Adams Street	151090-0000
Amendment & Rezoning	Adams Street	151120-0000
	Adams Street	151130-0000
[HYPERLINKS TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant:	Amy Skinner c/o City of St. Augustine
Owner:	City of St. Augustine
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential 9600 – Marshes, Wetlands, Waste Lands
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2 [LINK TO CODE SECTION]
Acreage:	4.55
Neighborhood:	Greater Fullerwood
Archaeological Zone:	IIA

Request Summary

This application is a request to amend the City's Comprehensive Plan Land Use map and rezone approximately 4.55 acres of property in the vicinity of Beacon Street and E Park Avenue along the marsh.

The requested land use plan map amendment is to change approximately 0.75 upland acres from Residential Low Density to Recreation and Open Space and approximately 3.8 waterward acres from Residential Low Density to Open Land (Conservation).

For the approximately 0.75-acre upland portion, the request is to rezone from Residential Single-Family-Two: RS-2 to a compatible Government Use: GU zoning designation. As for the approximately 3.8-acre waterward portion, the request is to rezone from Residential Single-Family-Two: RS-2 to a compatible Open Land: OL zoning designation.

These properties were purchased by the City of St. Augustine as part of the conservation lands program which is what serves as the justification for these requests.

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 6.4.3 Residential Low Density This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character. For Residential Uses a maximum of 8 single family dwellings per acre.; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.	The Residential Low Density future land use designation is the current designation for these three properties.
Objective 6.7 Open Land Categories: The open land category is established for very low density development adjacent to more environmentally sensitive land. It is also established for the long-term protection and	There are two (2) Open Land future land use categories, additional information is included below.

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

*All land uses citywide are based on a formal determination of areas waterward of the most restrictive jurisdictional line to determine the areas designated Open Land (Conservation).	
Policy 6.7.3 Recreation/Open Space Lands public or private devoted to and operated for recreational uses, such as parks, sports fields, and historic sites, but not commercial business or commercial tourist attractions. The density and intensity will adhere to the most restrictive adjacent land use designation.	The Recreation/Open Space future land use designation is the requested designation for the landward portion of these properties.
Policy 6.7.3.1 The recreational land use category is intended to accommodate existing public parks and recreation areas as well as committed public parks.	The most notable difference between the recreational land use category and Open Land (Very Low Density) designation is that the former is designed to accommodate public lands and uses while the latter does allow for private development.
Policy 6.8.1.1 The City shall initiate a land use plan amendment after purchase and/or development by the government entity. (Adopted June 2011, Ord. No. 2011-02)	This city policy requires a land use plan amendment after the purchase of a property by a government entity.
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

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

Proposals to amend the city's land use map and zoning atlas shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter. The Planning and Zoning Board (PZB) is required to review these types of requests and provide a report and recommendations to the city

commission. At a minimum, the PZB shall show that they studied and considered the need and justification for the change, the relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and consistency with the comprehensive plan.

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

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

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

(1) *Permitted uses and structures:*

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

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

(3) *Permitted uses by exception:*

- a. See [section 28-347](#).
- b. Radio or television broadcasting office, studio, transmitter, antenna and line-of-sight relay device.
- c. Racetrack for vehicles or animals.
- d. Animal hospital, veterinary clinic, animal boarding place, fur farm, dog kennel, provided no structure for the housing of animals shall be located within two hundred (200) feet of any residence.
- e. Caretaker residence.
- f. Commercial hunting or fishing camp.

- g. Mobile home on individual lots provided that no subdivision plat shall be recorded for such use in this district.
 - h. Restaurant and refreshment stand (but not drive-in).
 - i. Public Airport, if not GU zoning.
 - j. Not-for-profit clubs.
 - k. Travel trailer park.
 - l. Sale of antiques, gift, souvenir and craft shops.
 - m. Mobile food dispensing vehicle as per [section 28-347\(9\)](#).
 - n. Mobile food truck court as per [section 28-347\(9\)](#).
- (4) *Minimum lot requirements:*
- a. Single-family dwelling or mobile home on individual lot:
 - 1. Minimum lot width, one hundred (100) feet.
 - 2. Minimum lot area, one-half acre.
 - b. Other permitted or permissible uses or structures. None.
- (5) *Maximum lot coverage by all buildings:*
- a. Single-family dwelling and mobile homes on individual lot and accessory building thereto, ten (10) percent.
 - b. Other permitted or permissible uses and accessory buildings thereto, twenty (20) percent.
- (6) *Minimum yard requirements.* All uses and structures:
- a. Front, fifteen (15) feet.
 - b. Side, twenty (20) feet.
 - c. Rear, twenty (20) feet.
- (7) *Maximum height of structures.* Thirty-five (35) feet.

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

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

Staff Recommendation

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

In addition, staff finds that the Board may make **POSITIVE RECOMMENDATIONS** to the city commission to rezone the approximately 0.75-acre upland portion from Residential Single-Family-Two: RS-2 to a compatible Government Use: GU zoning designation and from Residential Single-Family-Two: RS-2 to a compatible Open Land: OL zoning designation for the approximately 3.8-acre waterward portion.

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

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

Attachments

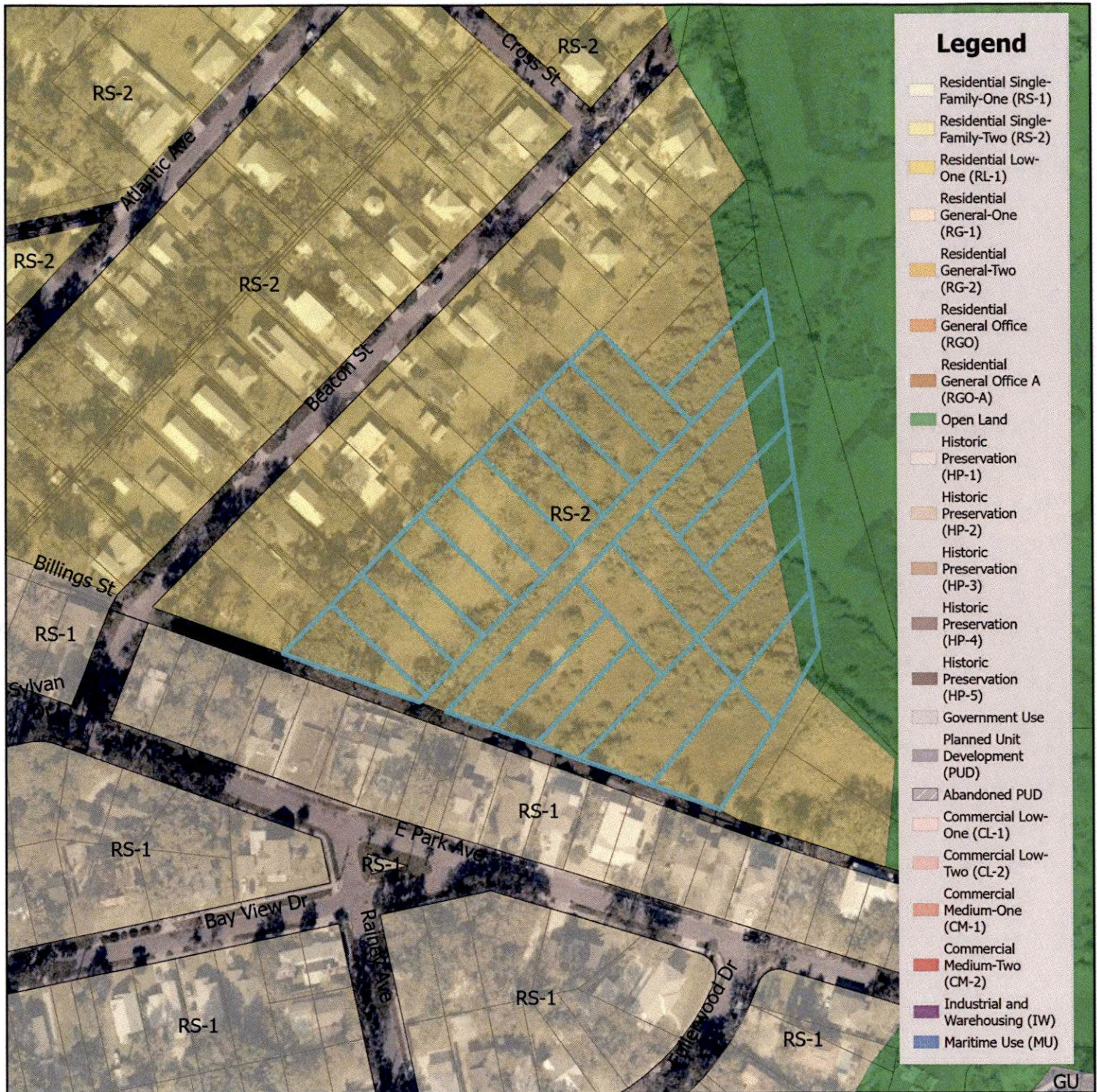
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report

Staff Report prepared by:

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

Attachment 1:

Site Maps & Photos



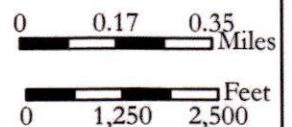
Zoning Map

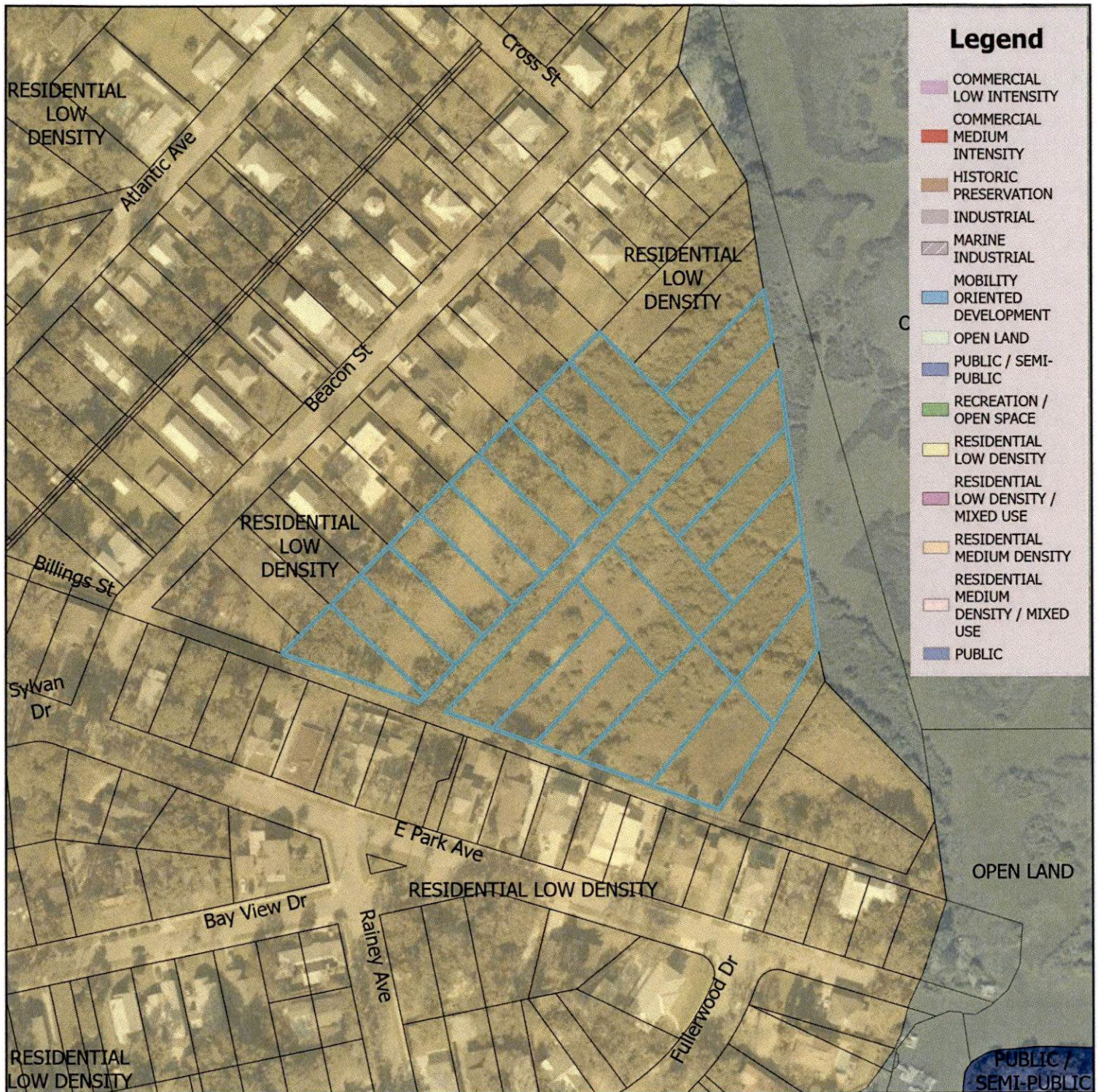
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



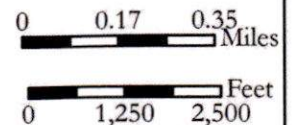


Future Land Use Map

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

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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Legend

Flood Zones FEMA

AE

VE



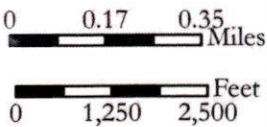
FEMA Flood Zone Map



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

DISCLAIMER
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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Adams Street / PID 151090-0000, 151120-0000, & 151130-0000



Attachment 2: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Amy Skinner Contact Number: 904-209-4320

Business (if applicable): City of St. Augustine

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

E-Mail Address: askinner@citystaug.com

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

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: See attached Block: See attached

Subdivision: Hildreth Back Bay Addition To St Augusti Parcel Number: 1510900000, 1511200000, 1511300000

4. PROJECT STREET ADDRESS: Adams St

5. SPECIFIC PROPOSED USE: Conservation / Recreation

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☒ Land Use Plan Amendment

☐ Variance ☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Total of approximately 4.55 acres changing approximately 0.75 upland acres from

Residential Low Density future land use to Recreation and Open Space and changing the zoning designation of approximately 0.75 acres

from Residential single family-two (RS-2) to Government Use (GU).

Changing approximately 3.80 waterward acres from Residential Low Density future land use to Open Land (Conservation) and changing the zoning

designation of approximately 3.80 waterward acres from Residential Single family-two (RS-2) to Open Land (OL).

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

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Amy McClure Skinner Digitally signed by Amy McClure Skinner

Date: 2025.08.13 10:52:33 -04'00'

Signature of Applicant

Date

Amy McClure Skinner Digitally signed by Amy McClure Skinner

Date: 2025.08.13 10:52:52 -04'00'

Signature of Property Owner

Date

04/18/2019



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

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

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

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

Amy Skinner

Print name of applicant

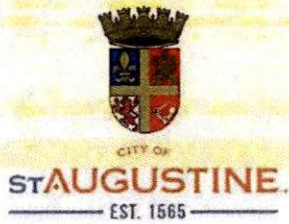
Amy McClure
Skinner

Digitally signed by
Amy McClure Skinner
Date: 2025.08.13
10:53:21 -04'00'

Signature of applicant

08/13/2025

Date



Owner's Authorization For Agent

Amy Skinner _____ is/are hereby authorized TO ACT ON BEHALF
OF 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:
75 King Street _____

Amy McClure
BY: Skinner _____
Signature of Owner

Print Name of Owner
Amy McClure Skinner

Telephone Number

Digitally signed by Amy
McClure Skinner
Date: 2025.08.13
10:53:52 -04'00'

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: Adams St

Applicant's Name: Amy Skinner

Applicant's Signature: Amy McClure Skinner
Digitally signed by Amy McClure Skinner
Date: 2025.08.13 10:55:10 -04'00'

Owner's Name: Amy Skinner

Owner's Signature: Amy McClure Skinner
Digitally signed by Amy McClure Skinner
Date: 2025.08.13 10:55:26 -04'00'

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	1510900000	No Image Available
Location Address	ADAMS ST	
Neighborhood	SAINT AUGUSTINE 32084-0000	
Tax Description*	Hildreth Back Bay & Bird View Subs (581) 2-29 HILDRETH BACK BAY LOTS 17 18 19 20 21 22 23 24 25 & 26 BLK 7 OR6119/1035	
	<i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Vacant Residential (0000)	
Subdivision	Hildreth Back Bay Addition To St Augusti	
Sec/Twp/Rng	6-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.72	
Acreage	1.780	
Homestead	N	

Owner Information

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

An aerial photograph of a residential neighborhood. A large, irregularly shaped parcel of land is outlined in a bright blue line. This parcel is mostly undeveloped, showing grass and some trees. Surrounding this central parcel are several other lots, many of which are built with houses. The houses have varying roof colors and styles. The map includes several numerical labels, likely parcel identifiers or addresses, such as 1510100000, 1510200000, 1510300000, 1510400000, 1510500000, 1510600000, 1510700000, 1510800000, 1510900000, 1511000000, 1511100000, 1511200000, 1511300000, 1524000000, and 1524100000. A street labeled 'Beacon St' runs diagonally across the upper left portion of the image. The overall scene is a typical suburban residential area.

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$48,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$48,000.00
Total Deferred	\$0.00
Assessed Value	\$48,000.00
Total Exemptions	
Taxable Value	\$48,000.00

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$52,000	\$0
2023	\$0	\$0	\$25,000	\$0
2022	\$0	\$0	\$24,192	\$0
2021	\$0	\$0	\$21,600	\$0
2020	\$0	\$0	\$21,600	\$0
2019	\$0	\$0	\$21,600	\$0
2018	\$0	\$1,827	\$21,600	\$0
2017	\$0	\$1,827	\$21,600	\$0
2016	\$0	\$1,827	\$21,600	\$0
2015	\$0	\$1,827	\$18,000	\$0
2014	\$0	\$1,827	\$18,000	\$0

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	160	500	160	FF	\$48,000

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/26/2025	3/24/2025	\$600,000.00	WARRANTY DEED	6119	1035	U	V	HUNDRED ACRE MARSH LLC	CITY OF SAINT AUGUSTINE
3/26/2025	3/24/2025	\$100.00	CORRECTIVE DEED	6119	1029	U	V	NELSON SANDRA KAY TRUST D:09/22/2015	HUNDRED ACRE MARSH LLC
7/14/2023	7/14/2023	\$100.00	TRUSTEES DEED	5792	1415	U	V	NELSON SANDRA KAY TRUST D:09/22/15	HUNDRED ACRE MARSH LLC
5/25/2023	12/18/2022	\$0.00	PERSONAL REP	5763	387	U	V	NELSON SANDRA KAY ESTATE	NELSON SANDRA KAY TRUST D:09/22/15
1/18/2023	12/18/2022	\$0.00	LETTERS OF ADMN	5695	1841	U	V	NELSON SANDRA KAY (DEC'D)	NELSON SANDRA KAY ESTATE

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/10/2000	\$0.00	FINAL JUDGMENT	1536	1013	U	V	SHULER SANDRA KAY NELSON (NAME CHANGE)	NELSON SANDRA KAY
	10/10/2000	\$0.00	FINAL JUDGMENT	1536	1013	U	I	SHULER SANDRA KAY NELSON (NAME CHANGE)	NELSON SANDRA KAY
	4/15/1993	\$0.00	FINAL JUDGMENT	987	1119	U	I	SHULER JACK,SANDRA N	SHULER SANDRA N
	4/3/1990	\$0.00	WARRANTY DEED	851	480	Q	V	PETERSON BRUCE,CAROL	SHULER JACK ETAL
	1/1/1980	\$0.00		457	11	U	I		SHULER JACK,SANDRA N

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

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1511200000	
Location Address	ADAMS ST	No Image Available
	SAINT AUGUSTINE 32084-0000	
Neighborhood	Hildreth Back Bay & Bird View Subs (581)	
Tax Description*	2-29 HILDRETH BACK BAY LOT 29 BLK 7 OR	
	*The Description above is not to be used on legal documents.	
Property Use Code	Marshes, Wetlands, Waste Lands (9600)	
Subdivision	Hildreth Back Bay Addition To St Augusti	
Sec/Twp/Rng	6-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.72	
Acreage	0.170	
Homestead	N	

Owner Information

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

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$42.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$42.00
Total Deferred	\$0.00
Assessed Value	\$42.00
Total Exemptions	
Taxable Value	\$42.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$42	\$0
2023	\$0	\$0	\$250	\$0
2022	\$0	\$0	\$2,500	\$0
2021	\$0	\$0	\$2,500	\$0
2020	\$0	\$0	\$2,500	\$0
2019	\$0	\$0	\$2,500	\$0
2018	\$0	\$0	\$2,500	\$0
2017	\$0	\$0	\$2,500	\$0
2016	\$0	\$0	\$2,500	\$0
2015	\$0	\$0	\$2,500	\$0
2014	\$0	\$0	\$2,500	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	0	0	0.17	AC	\$42

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/26/2025	3/24/2025	\$600,000.00	WARRANTY DEED	6119	1035	U	V	HUNDRED ACRE MARSH LLC	CITY OF SAINT AUGUSTINE
3/26/2025	3/24/2025	\$100.00	CORRECTIVE DEED	6119	1029	U	V	NELSON SANDRA KAY TRUST D:09/22/15	HUNDRED ACRE MARSH LLC
7/14/2023	7/14/2023	\$100.00	TRUSTEES DEED	5792	1415	U	V	NELSON SANDRA KAY TRUST D:09/22/15	HUNDRED ACRE MARSH LLC
5/25/2023	12/18/2022	\$0.00	PERSONAL REP	5763	387	U	V	NELSON SANDRA KAY ESTATE	NELSON SANDRA KAY TRUST D:09/22/15
1/18/2023	12/18/2022	\$0.00	LETTERS OF ADMN	5695	1841	U	V	NELSON SANDRA KAY (DEC'D)	NELSON SANDRA KAY ESTATE

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/10/2000	\$0.00	FINAL JUDGMENT	1536	1013	U	V	SHULER SANDRA KAY NELSON (NAME CHANGE)	NELSON SANDRA KAY
	10/10/2000	\$0.00	FINAL JUDGMENT	1536	1013	U	V	SHULER SANDRA S (NAME CHANGE)	NELSON SANDRA KAY
	4/15/1993	\$0.00	FINAL JUDGMENT	987	1118	U	V	SHULER JACK,SANDRA S	SHULER SANDRA S
	4/3/1990	\$0.00	WARRANTY DEED	851	480	Q	V	PETERSON BRUCE,CAROL	SHULER JACK ETAL
	4/1/1989	\$0.00		818	441	U	V		SHULER JACK,SANDRA S

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

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St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Homestead Compliance

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[Homestead Compliance](#)

Sales Questionnaire Form

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[Sales Questionnaire](#)

2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

Parcel ID	1511300000
Location Address	ADAMS ST
Neighborhood	SAINT AUGUSTINE 32084-0000
Tax Description*	Hildreth Back Bay & Bird View Subs (581) 2-29 HILDRETH BACK BAY LOTS 1 THRU 12 BLK 8 OR6119/1035 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Marshes, Wetlands, Waste Lands (9600)
Subdivision	Hildreth Back Bay Addition To St Augusti
Sec/Twp/Rng	6-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	2.600
Homestead	N

No Image Available

Owner Information

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

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$650.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$650.00
Total Deferred	\$0.00
Assessed Value	\$650.00
Total Exemptions	
Taxable Value	\$650.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$650	\$0
2023	\$0	\$0	\$25,000	\$0
2022	\$0	\$0	\$24,192	\$0
2021	\$0	\$0	\$21,600	\$0
2020	\$0	\$0	\$21,600	\$0
2019	\$0	\$0	\$21,600	\$0
2018	\$0	\$0	\$21,600	\$0
2017	\$0	\$0	\$21,600	\$0
2016	\$0	\$0	\$21,600	\$0
2015	\$0	\$0	\$18,000	\$0
2014	\$0	\$0	\$18,000	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	0	0	2.6	AC	\$650

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/26/2025	3/24/2025	\$600,000.00	WARRANTY DEED	6119	1035	U	V	HUNDRED ACRE MARSH LLC	CITY OF SAINT AUGUSTINE
3/26/2025	3/24/2025	\$100.00	CORRECTIVE DEED	6119	1029	U	V	NELSON SANDRA KAY TRUST D:09/22/15	HUNDRED ACRE MARSH LLC
7/14/2023	7/14/2023	\$100.00	TRUSTEES DEED	5792	1415	U	V	NELSON SANDRA KAY TRUST D:09/22/15	HUNDRED ACRE MARSH LLC
5/25/2023	12/18/2022	\$0.00	PERSONAL REP	5763	387	U	V	NELSON SANDRA KAY ESTATE	NELSON SANDRA KAY TRUST D:09/22/15
1/18/2023	12/18/2022	\$0.00	LETTERS OF ADMN	5695	1841	U	V	NELSON SANDRA KAY (DEC'D)	NELSON SANDRA KAY ESTATE

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/10/2000	\$0.00	FINAL JUDGMENT	1536	1013	U	V	SHULER SANDRA KAY NELSON (NAME CHANGE)	NELSON SANDRA KAY
	10/10/2000	\$0.00	FINAL JUDGMENT	1536	1013	U	V	SHULER SANDRA KAY NELSON (NAME CHANGE)	NELSON SANDRA KAY
	4/15/1993	\$0.00	FINAL JUDGMENT	987	1118	U	V	SHULER JACK,SANDRA N	SHULER SANDRA N
	4/3/1990	\$0.00	WARRANTY DEED	851	480	Q	V	PETERSON BRUCE,CAROL	SHULER JACK ETAL
	1/1/1980	\$0.00		457	11	U	V		SHULER JACK,SANDRA N

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Contact Us

Developed by



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: January 15, 2026

RE: **Ordinance 2026-04 – Amending the Zoning Designation of Approximately 4.55 acres at Beacon Street and East Park Avenue east of Billings Street – Introduction and First Reading**

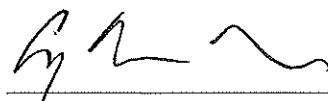
The property at Beacon Street and East Park Avenue east of Billings Street is approximately 4.55 acres. The property was recently purchased by the city as part of its Conservation Program. It is vacant property with approximately 0.75 acres of upland area and approximately 3.80 acres of property waterward and adjacent to the Tolomato marshlands and riverine environment. The surrounding area is generally low-density residential development.

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

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

On September 2, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the zoning of these properties as noted above. Attached you will find the Ordinance, and a map illustrating the existing zoning. The packet of information provided to the PZB is included with the land use plan amendment material.

Please place Ordinance 2026-04 on the City Commission January 26, 2026, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 4.55 ACRES; LOCATED AT BEACON STREET AND EAST PARK AVENUE; EAST OF BILLINGS STREET AS PORTIONS OF HILDRETH BACK BAY ADDITION SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 0.75 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY-TWO (RS-2) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), AND REZONING APPROXIMATELY 3.80 WATERWARD ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY-TWO (RS-2) TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

This ordinance changes the zoning on property purchased by the city of St. Augustine for its Conservation lands program.

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

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

None

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

None

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

This ordinance changes the zoning on property purchased by the city of St. Augustine to bring it into compliance with the city's land use plan.

Ordinance 2026-04

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 4.55 ACRES; LOCATED AT BEACON STREET AND EAST PARK AVENUE; EAST OF BILLINGS STREET AS PORTIONS OF HILDRETH BACK BAY ADDITION SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 0.75 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY-TWO (RS-2) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), AND REZONING APPROXIMATELY 3.80 WATERWARD ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY-TWO (RS-2) TO THE CITY CLASSIFICATION OF OPEN LAND (OL); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the referenced legal description as containing a total of approximately 4.55 acres of land, located at Beacon Street and East Park Avenue; east of Billings Street as portions of Hildreth Back Bay Addition subdivision; being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing a total of approximately 4.55 acres of land, located at Beacon Street and East Park Avenue; east of Billings Street as portions of Hildreth Back Bay Addition subdivision within the City of St. Augustine, and identified by the referenced legal description, is hereby rezoned as described herein; rezoning approximately 0.75 upland acres from its current classification

of Residential Single family-Two (RS-2) to the city classification of Government Use (GU), rezoning approximately 3.80 waterward acres from its current classification of Residential Single family-Two (RS-2) to the city classification Open Land (OL).

Section 2. Legal Description of Property. The following described property located at Beacon Street and East Park Avenue; east of Billings Street as portions of Hildreth Back Bay Addition subdivision commonly known as Adams Street with Parcel ID #151090-0000, Parcel ID #151120-0000 and Parcel ID #151130-0000 within the City of St. Augustine, Florida:

**HILDRETH BACK BAY LOTS 17, 18, 19, 20, 21, 22,
23, 24, 25 & 26 BLK 7 OR6119/1035
PARCEL ID 1510900000**

**HILDRETH BACK BAY LOT 29 BLK 7 OR
PARCEL ID 1511200000**

**HILDRETH BACK BAY LOTS 1 THRU 12 BLK 8
OR6119/1035
PARCEL ID 1511300000**

HERETO AND MADE A PART HEREOF.

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

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

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

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2026-03 or, if Ordinance No. 2026-03 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the State Bureau of Comprehensive Planning or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2026.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: January 15, 2026

RE: **Ordinance 2026-05 – Amending the Future Land Use Designation of Approximately 2.12 acres at Fishers Island between the Matanzas River and State Road 312 commonly known as Fish Island Inholding – Introduction and First Reading**

The property at Fishers Island between the Matanzas River and State Road 312 commonly known as the Fish Island Inholding is approximately 2.68 acres. The property was recently purchased by the city as part of its Conservation Program. The upland vacant property is approximately 2.12 acres. The waterward 0.56 acres is already designated Open Land. The surrounding property is included in the Fish Island preserve area.

This property is now owned by the City of St. Augustine and will be incorporated into the city's land management plan for Fish Island.

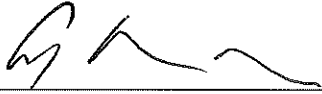
The city's Future Land Use Map (FLUM) identifies Residential Medium Density/Mixed Use as the current land use category for the property. The request is to change the existing land use on the upland portion of the property to the city's Recreation and Open Space land use category to match the existing Fish Island area.

A companion application to rezone the property to Government Use (GU) for the upland 2.12 acres which is consistent with the proposed land use category has also been submitted.

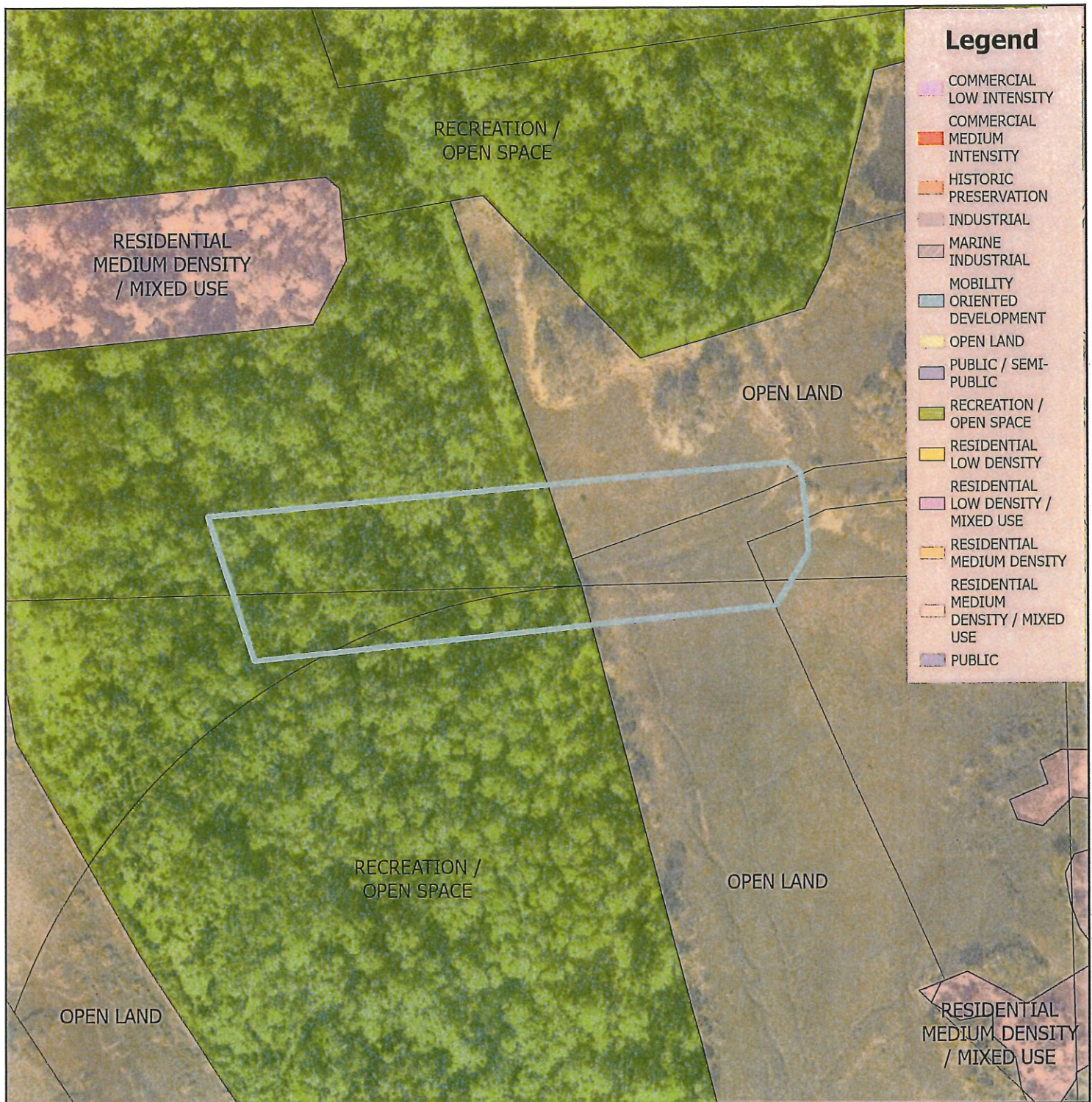
On September 2, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the future land use of these properties as noted above. Attached you will find the Ordinance, a map illustrating the existing future land use, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

Please place Ordinance 2026-05 on the City Commission January 26, 2026, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance.

If you have any questions, please let me know.

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

Amy McClure Skinner, AICP
Director
Planning and Building Department



Future Land Use Map

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

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

2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 2.12 ACRES, LOCATED AT FISHERS ISLAND BETWEEN THE MATANZAS RIVER AND STATE ROAD 312 IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 2.12 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY/MIXED USE TO RECREATION AND OPEN SPACE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

This ordinance changes the land use on property purchased by the city of St. Augustine for its Conservation lands program.

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

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

None

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

None

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

This ordinance changes the land use on property purchased by the city of St. Augustine to bring it into compliance with the city's land use plan, and to be incorporated into the Fish Island management plan.

Ordinance 2026-05

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 2.12 ACRES; LOCATED AT FISHERS ISLAND BETWEEN THE MATANZAS RIVER AND STATE ROAD 312 IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 2.12 UPLAND ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY/MIXED USE TO RECREATION AND OPEN SPACE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that a parcel or parcels of property containing a total of approximately 2.12 acres of land, located at Fishers Island between the Matanzas River and State Road 312 in the City of St. Augustine more fully described herein, that approximately 2.12 upland acres of the property's Future Land Use Map (FLUM) designation should be amended from City of St. Augustine Residential Medium Density/Mixed Use to City Recreation and Open Space;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 2.12 acres in total commonly known as the Fish Island inholding; located at Fishers Island between the Matanzas River and State Road 312, and identified on the Future Land Use Map (FLUM) of City of St.

Augustine as Residential Medium Density/Mixed Use, is hereby amended to the city classifications of Recreation and Open Space. This property is more fully described below.

Section 2. Legal Description of Property. The following described property commonly known as the Fish Island inholding with Parcel ID #162210-0019 within the City of St. Augustine, Florida changing only the upland portion of the following described property:

**Part of Sec 29 Gov lot 3 OR5960/731 & 743 as
described by the attached warranty deed and survey
attached
PARCEL ID 1622100019**

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

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

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality

shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

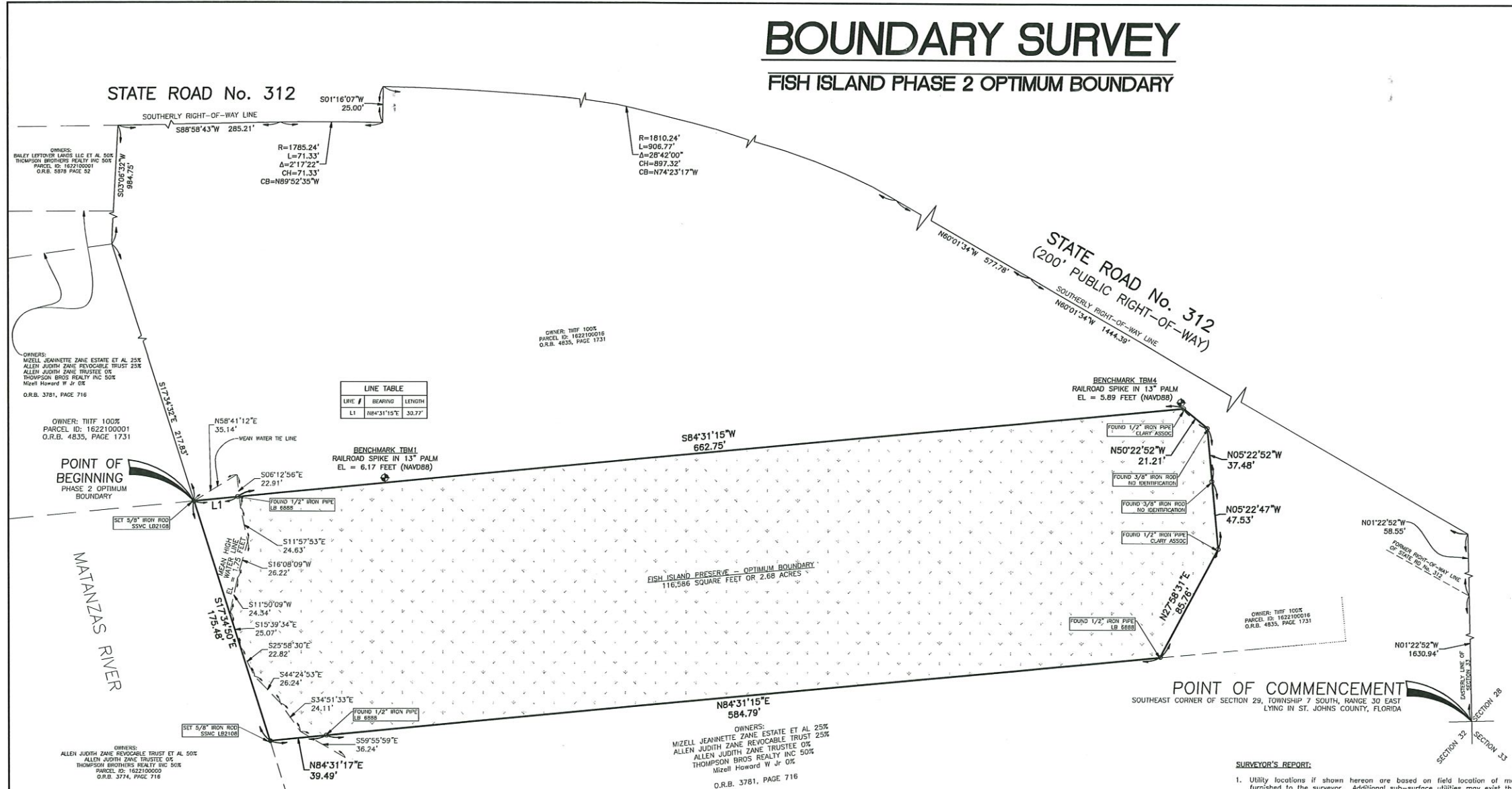
Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the State Bureau of Comprehensive Planning or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2026.

ATTEST: Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

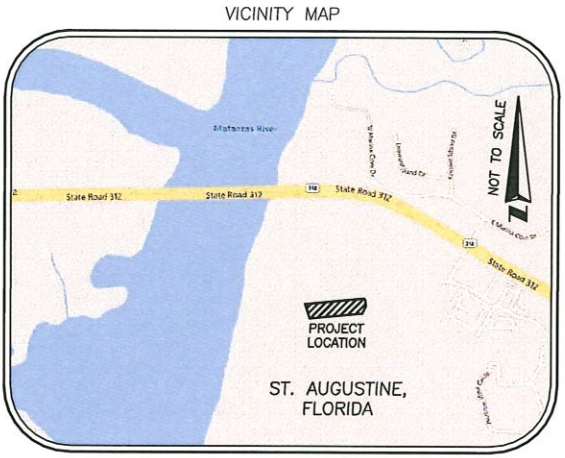
BOUNDARY SURVEY
FISH ISLAND PHASE 2 OPTIMUM BOUNDARY



SURVEYOR'S DESCRIPTION: OPTIMUM BOUNDARY
That part of Government Lot 3, Section 29 Township 7 South, Range 30 East, St. Johns County, Florida, better described as:
For a POINT OF COMMENCEMENT, COMMENCE at the Southeast Corner of Section 29, Township 7 South, Range 30 East, lying in St. Johns County, Florida; thence North 01°22'52\"/>

- SURVEYOR'S REPORT:**
- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
 - Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
 - Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
 - This survey does not determine ownership of the lands shown hereon.
 - Underground foundations, if any, have not been located.
 - Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper.
 - The electronic signature shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
 - Features shown by symbol as indicated in the legend are not to scale.
 - Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
 - Bearings shown hereon are based upon Official Records Book 2203, Page 815 of the Public Records of St. Johns County, Florida with the stated Easterly Section line of Section 29, Township 7 South, Range 30 East, of said county being North 01°22'52\"/>
 - Vertical information shown hereon refers to page 2 of 6 of a survey done by L.D. Bradley Land Surveyors dated 09/20/2019, drawing number "15298.DWG" on behalf of Florida Department of Environmental Protection and their Bureau of Survey and Mapping, TBM 2 - Railroad spike in a 13\"/>
 - Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone.
 - Improvements and Topographic features shown hereon are limited to areas per specific instructions of the client.
 - The above described parcel contains 116587 square feet square feet or 2.68 acres, more or less.
 - Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.
 - Based on the Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), map number 12109C03814, map revised/dated December 7, 2018 the above described property is within Zone "AE (EL 8)".
 - Mean high water line depicted hereon were flagged or marked by L.D. Bradley Land Surveyors on September 2019, and were field located by Southeastern Surveying & Mapping, Corp. on 03/14/2024.

NOTICE OF LIABILITY:
This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



Digitally signed by Thomas F Ferguson
DN: c=US, o=Florida,
dnQualifier=A01410C0000017A34FD32C70000442
E, cn=Thomas F Ferguson
Date: 2024.05.13 11:43:15 -04'00'

Thomas F Ferguson, PSM
Registered Land Surveyor
Number PSM 5970



- LEGEND & ABBREVIATIONS:**
- = IRON PIPE
 - = IRON ROD
 - ⊕ = BENCHMARK
 - EL = ELEVATION
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - ORB = OFFICIAL RECORDS BOOK
 - PG(S) = PAGE(S)
 - L = LENGTH
 - R = RADIUS
 - Δ = DELTA
 - CH = CHORD
 - CB = CHORD BEARING
 - LB = LICENSED BUSINESS
 - SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
1000 S. Orange Avenue
Jacksonville, Florida 32206
(904) 737-5890
e-mail: info@southeasternsurveying.com
Certification Number: L20208

REVISION DATE	REVISION	BY
04/05/2024	Updated Certifications	JFA
03/13/2024	Correction to Government Lot Number	JFA

Boundary Survey	St. Johns County, Florida
Optimum Boundary - Fish Island Preserve	
Project:	
Drawn By:	PCJ & JFA
Field Date:	March 26th, 2024
Scale:	1" = 40'

Certified by:
M. Greg Edmiston, as Successor Trustee of the
"John A. and Ann Herendeel Trust"
Finger College, Inc.
Chicago Title Insurance Company
Upchurch, Bailey and Upchurch, P.A.

DRAWING NUMBER
70668002
SHEET NUMBER
1 OF 1

Planning and Zoning Board (PZB)
September 2, 2025, Staff Report



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
September 2, 2025	10.b	PZB2025-0067
Request	Address	Parcel ID
Land Use Plan Map Amendment & Rezoning	SR 312	162210-0019
		[LINK TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]

Site & Background Information

Applicant:	Amy Skinner c/o City of St. Augustine
Owner:	City of St. Augustine
Property Class: (St. Johns County Property Appraiser)	8900 – Municipally Owned
Future Land Use Designation:	Residential Medium Density/Mixed Use
Zoning Designation:	Residential and General Office A: RGO-A [LINK TO CODE SECTION]
Acreage:	2.67
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This application is a request to amend the City's Comprehensive Plan Land Use map and rezone approximately 2.12 upland acres of property in the vicinity of SR 312 along the Matanzas River.

The requested land use plan map amendment is to change approximately 2.12 upland acres from Residential Medium Density/Mixed Use to Recreation and Open Space and also rezone from Residential and General Office A: RGO-A to a compatible Government Use: GU zoning designation.

This property was purchased by the City of St. Augustine to complete the public ownership of the property associated with the Fish Island purchase. This property had been held by the previous owner and was not part of the original State purchase of the property. By the city purchasing this property it allows the city to incorporate this property and all of the associated property into the Fish Island Management Plan.

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 6.4.6 Residential Medium Density Mixed Use This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and medium intensity commercial mix of uses. A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), medium intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate. Low intensity industrial uses shall not be permitted near public schools unless a trade or technical school. For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use. To encourage mixed use developments: • Residential uses shall occupy a minimum of 40% and a maximum of 75% of the development area, unless otherwise approved by the PZB. • Commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area, unless otherwise approved by the PZB.	The Residential Medium Density Mixed Use future land use designation is the current designation for the 2.12 landward acres of the approximately 2.67-acre property.

Policy 6.7.3 Recreation/Open Space Lands public or private devoted to and operated for recreational uses, such as parks, sports fields, and historic sites, but not commercial business or commercial tourist attractions. The density and intensity will adhere to the most restrictive adjacent land use designation.	The Recreation/Open Space future land use designation is the requested designation for the approximately 2.12 landward acres of the approximately 2.67-acre property.
Policy 6.7.3.1 The recreational land use category is intended to accommodate existing public parks and recreation areas as well as committed public parks.	
Policy 6.8.1.1 The City shall initiate a land use plan amendment after purchase and/or development by the government entity. (Adopted June 2011, Ord. No. 2011-02)	This city policy requires a land use plan amendment after the purchase of a property by a government entity.
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

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

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

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

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

Staff Recommendation

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

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

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

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

Attachments

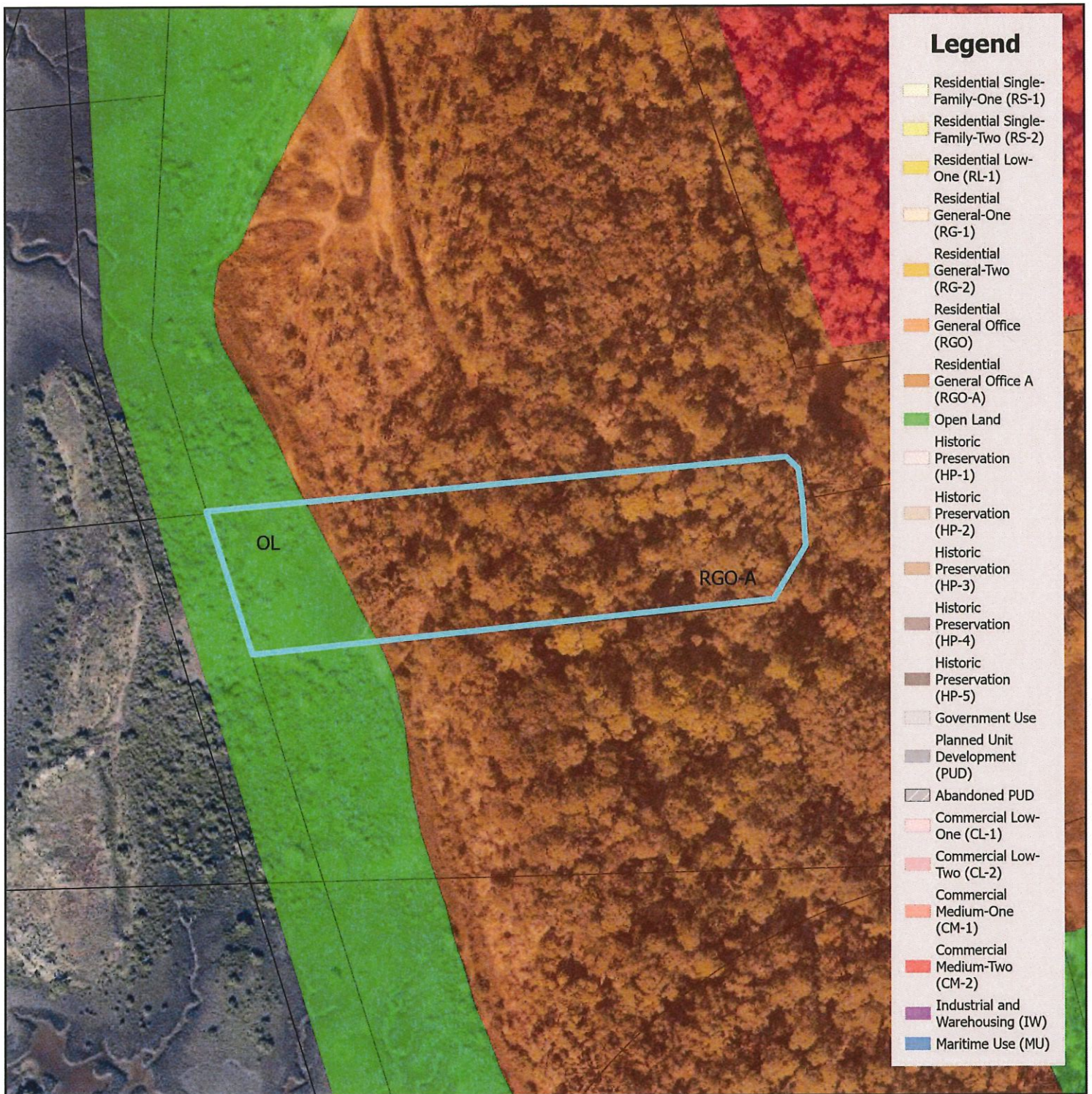
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report

Staff Report prepared by:

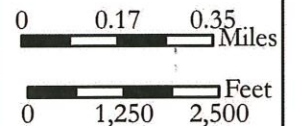
Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department

Attachment 1:

Site Maps & Photos



Zoning Map

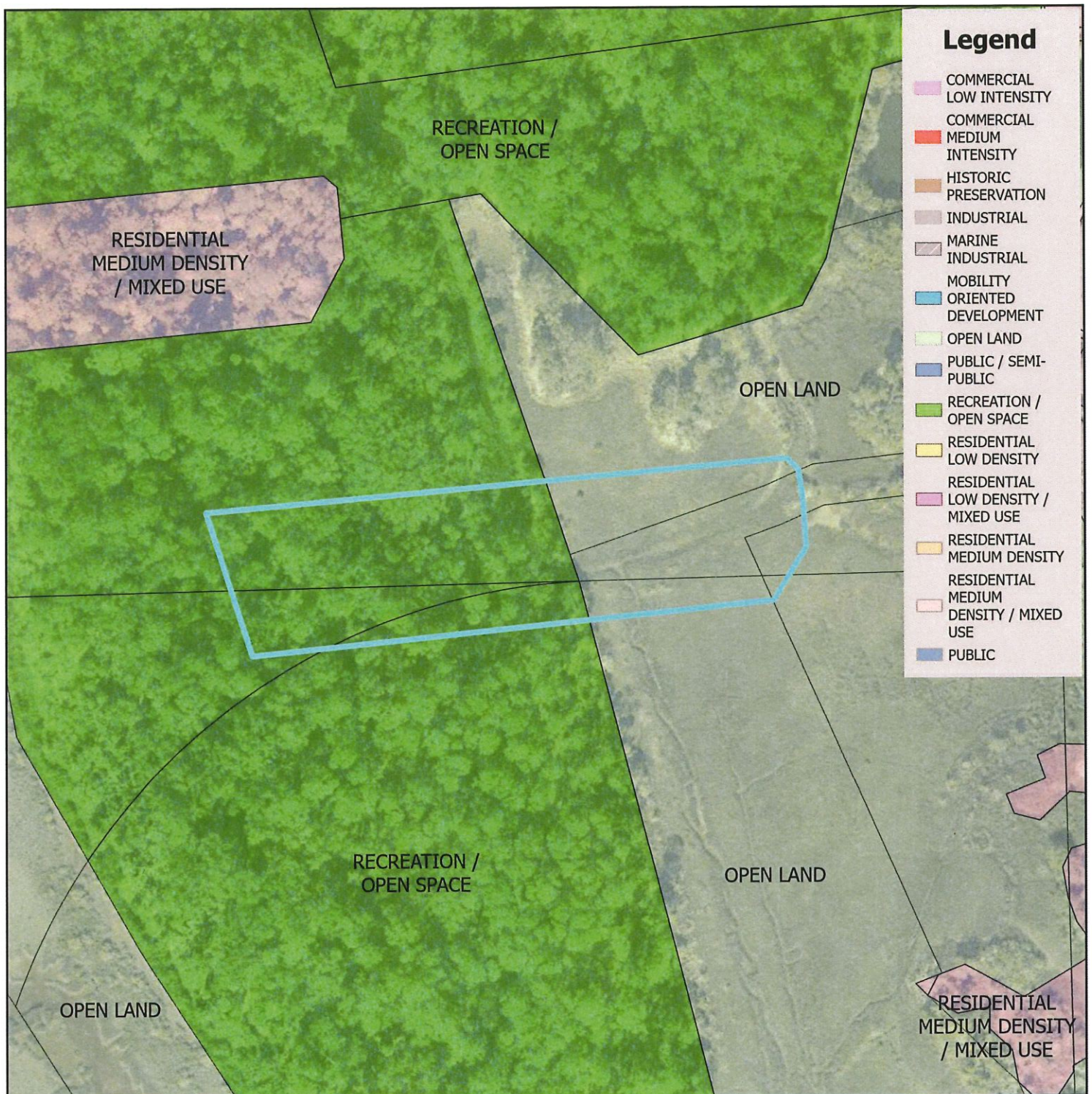


City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
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2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Future Land Use Map

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

DISCLAIMER
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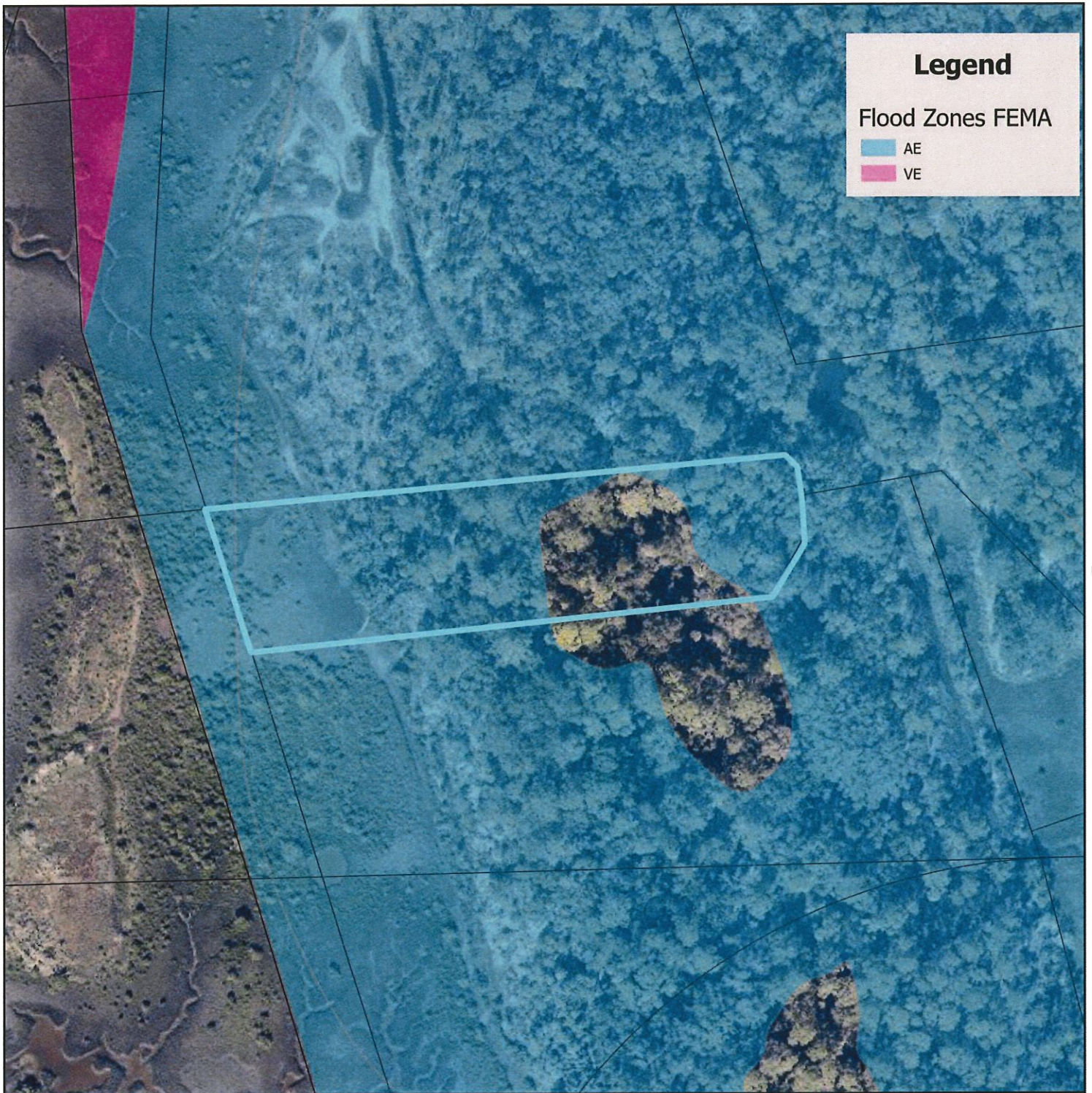
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Legend

Flood Zones FEMA

AE

VE



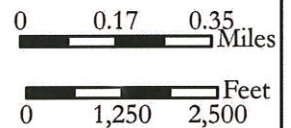
FEMA Flood Zone Map



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

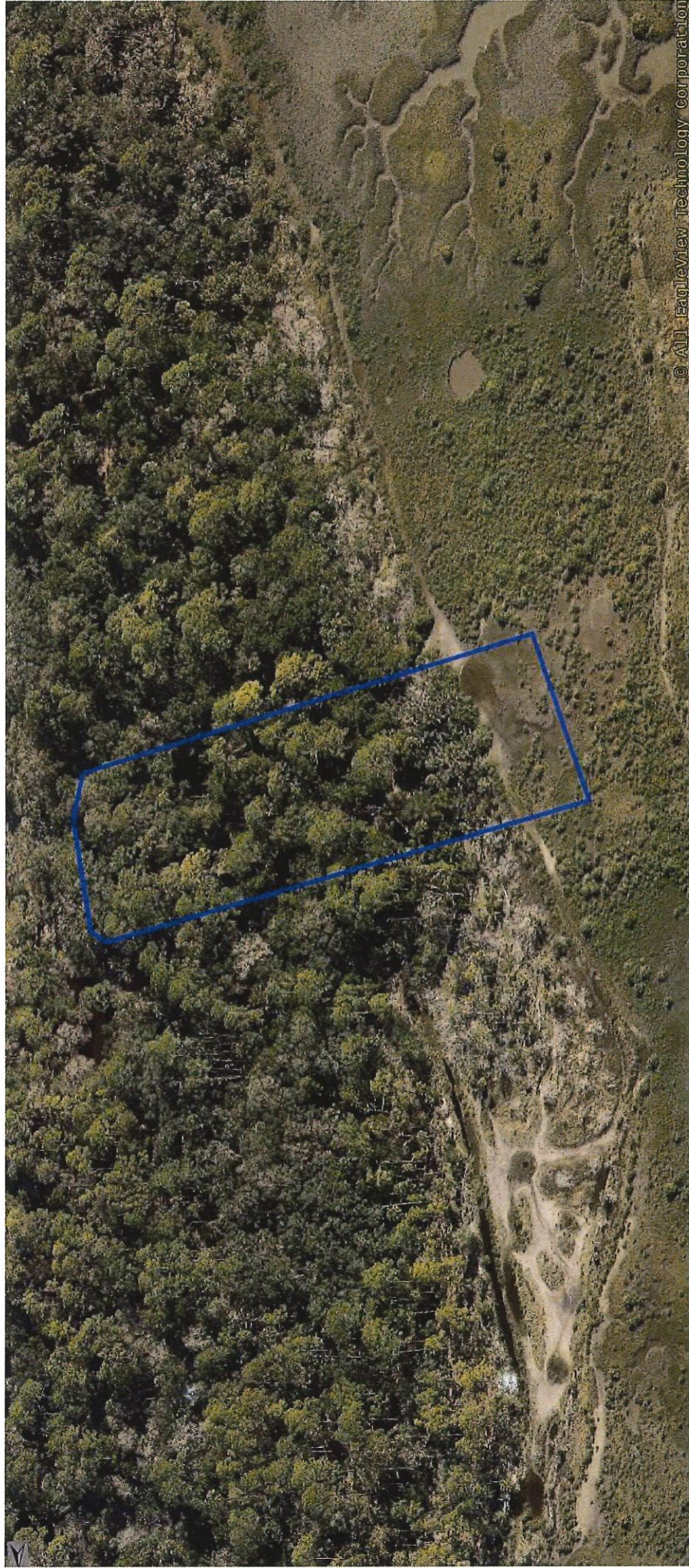
DISCLAIMER
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2025



Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

SR 312 / PID 162210-0019



Attachment 2: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Amy Skinner Contact Number: 904-209-4320

Business (if applicable): City of St. Augustine

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

E-Mail Address: askinner@citystaug.com

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

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: See attached

Block: See attached

Subdivision: N/A

Parcel Number: 1622100019

4. PROJECT STREET ADDRESS: SR 312

5. SPECIFIC PROPOSED USE: Conservation / Recreation

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☒ Land Use Plan Amendment

☐ Variance

☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Total of approximately 2.12 upland acres changing from Residential Medium Density/Mixed Use future land use to Recreation and Open Space and changing zoning from Residential General Office A (RGO-A) to Government Use (GU).

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

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Amy McClure Skinner

Digitally signed by Amy McClure Skinner
Date: 2025.08.13 11:10:28 -04'00'

Signature of Applicant

Date

Amy McClure Skinner

Digitally signed by Amy McClure Skinner
Date: 2025.08.13 11:10:44 -04'00'

Signature of Property Owner

Date

04/18/2019



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

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

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

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

Amy Skinner

Print name of applicant

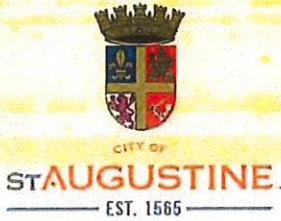
Amy McClure
Skinner

Digitally signed by
Amy McClure Skinner
Date: 2025.08.13
11:11:04 -04'00'

Signature of applicant

08/13/2025

Date



Owner's Authorization For Agent

Amy Skinner is/are hereby authorized TO ACT ON BEHALF
OF 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:

Amy McClure
BY: Skinner Digitally signed by Amy
McClure Skinner
Date: 2025.08.13
11:11:43 -04'00'

Signature of Owner
Amy McClure Skinner

Print Name of Owner
904-209-4320

Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: SR 312

Applicant's Name: Amy Skinner Applicant's Signature: Amy McClure Skinner
Digitally signed by Amy McClure Skinner
Date: 2025.08.13
11:12:19 -04'00'

Owner's Name: Amy Skinner Owner's Signature: Amy McClure Skinner
Digitally signed by Amy McClure Skinner
Date: 2025.08.13
11:12:37 -04'00'

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

Summary

Parcel ID	1622100019	
Location Address	STATE ROAD 312	No Image Available
	SAINT AUGUSTINE 32080-0000	
Neighborhood	M&B Inlet to 312 east ICW area (6620)	
Tax Description*	3-1M PART OF SEC 29 GOV LOT 3 OR 5960/731 & 743	
	*The Description above is not to be used on legal documents.	
Property Use Code	Municipally Owned (8900)	
Subdivision	N/A	
Sec/Twp/Rng	29-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.72	
Acreage	2.670	
Homestead	N	

Owner Information

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

Exemption Information

Exemption Type	Status	Amount
City		\$472,642

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$472,642.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$472,642.00
Total Deferred	\$0.00
Assessed Value	\$472,642.00
Total Exemptions	\$472,642.00
Taxable Value	\$0.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$0	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	0	0	2.1	AC	\$472,500
Marshes & Tidal Lands	0	0	0.57	AC	\$142

Sale Information

Recording		Instrument		Qualification		Grantor		Grantee	
Date	Sale Date	Sale Price	Type	Book	Page				
6/3/2024	5/31/2024	\$500,000.00	WARRANTY DEED	5960	743	U	V	FLAGLER COLLEGE INC ET AL	CITY OF ST AUGUSTINE
6/3/2024	5/31/2024	\$100.00	WARRANTY DEED	5960	731	U	V	THOMPSON BROS REALTY INC	FLAGLER COLLEGE INC

No data available for the following modules: 2024 TRIM Notice, 2023 TRIM Notice, 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: 8/12/2025, 11:53:03 PM

Contact Us

Developed by
 SCHNEIDER
 GEOSPATIAL

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: January 15, 2026

RE: Ordinance 2026-06 – Amending the Zoning Designation of Approximately 2.12 acres at Fishers Island between the Matanzas River and State Road 312 commonly known as Fish Island Inholding – Introduction and First Reading

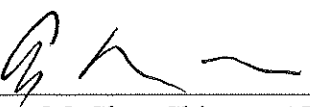
The property at Fishers Island between the Matanzas River and State Road 312 commonly known as the Fish Island Inholding is approximately 2.68 acres. The property was recently purchased by the city as part of its Conservation Program. The upland vacant property is approximately 2.12 acres. The waterward 0.56 acres is already designated Open Land (OL). The surrounding property is included in the Fish Island preserve area.

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

The city's Future Land Use Map (FLUM) designates Residential Medium Density/Mixed Use as the land use category for this property. The city has also requested to change the land use to the consistent category for this rezoning request. The application is to rezone the upland portion of the property to Government Use (GU), which is consistent with the proposed land use categories.

On September 2, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to amend the zoning of this property as noted above. Attached you will find the Ordinance, and a map illustrating the existing zoning. The packet of information provided to the PZB is included with the land use plan amendment material.

Please place Ordinance 2026-06 on the City Commission January 26, 2026, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance. If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



Legend

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



Zoning Map

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

DISCLAIMER
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2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2026-06

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 2.12 ACRES; LOCATED AT FISHERS ISLAND BETWEEN THE MATANZAS RIVER AND STATE ROAD 312 IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 2.12 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL AND GENERAL OFFICE A (RGO-A) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

This ordinance changes the zoning on property purchased by the city of St. Augustine for its Conservation lands program.

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

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

None

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

None

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

This ordinance changes the zoning on property purchased by the city of St. Augustine to bring it into compliance with the city's land use plan, and to be incorporated into the Fish Island management plan.

Ordinance 2026-06

ORDINANCE NO. 2026-06

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 2.12 ACRES; LOCATED AT FISHERS ISLAND BETWEEN THE MATANZAS RIVER AND STATE ROAD 312 IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 2.12 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL AND GENERAL OFFICE A (RGO-A) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the referenced legal description as containing a total of approximately 2.12 acres of land, located at Fishers Island between the Matanzas River and State Road 312; being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing a total of approximately 2.12 acres of land, located at Fishers Island between the Matanzas River and State Road 312 within the City of St. Augustine, and identified by the referenced legal description, is hereby rezoned as described herein; rezoning approximately 2.12 upland acres from its current classification of Residential and General Office A (RGO-A) to the city classification of Government Use (GU).

Section 2. Legal Description of Property. The following described property commonly known as the Fish Island inholding with Parcel ID #162210-0019 within the City of St. Augustine, Florida changing only the upland portion of the following described property:

**Part of Sec 29 Gov lot 3 OR5960/731 & 743 as
described by the attached warranty deed and survey
attached
PARCEL ID 1622100019**

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

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

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

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2026-05 or, if Ordinance No. 2026-05 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the State Bureau of Comprehensive Planning or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2026.

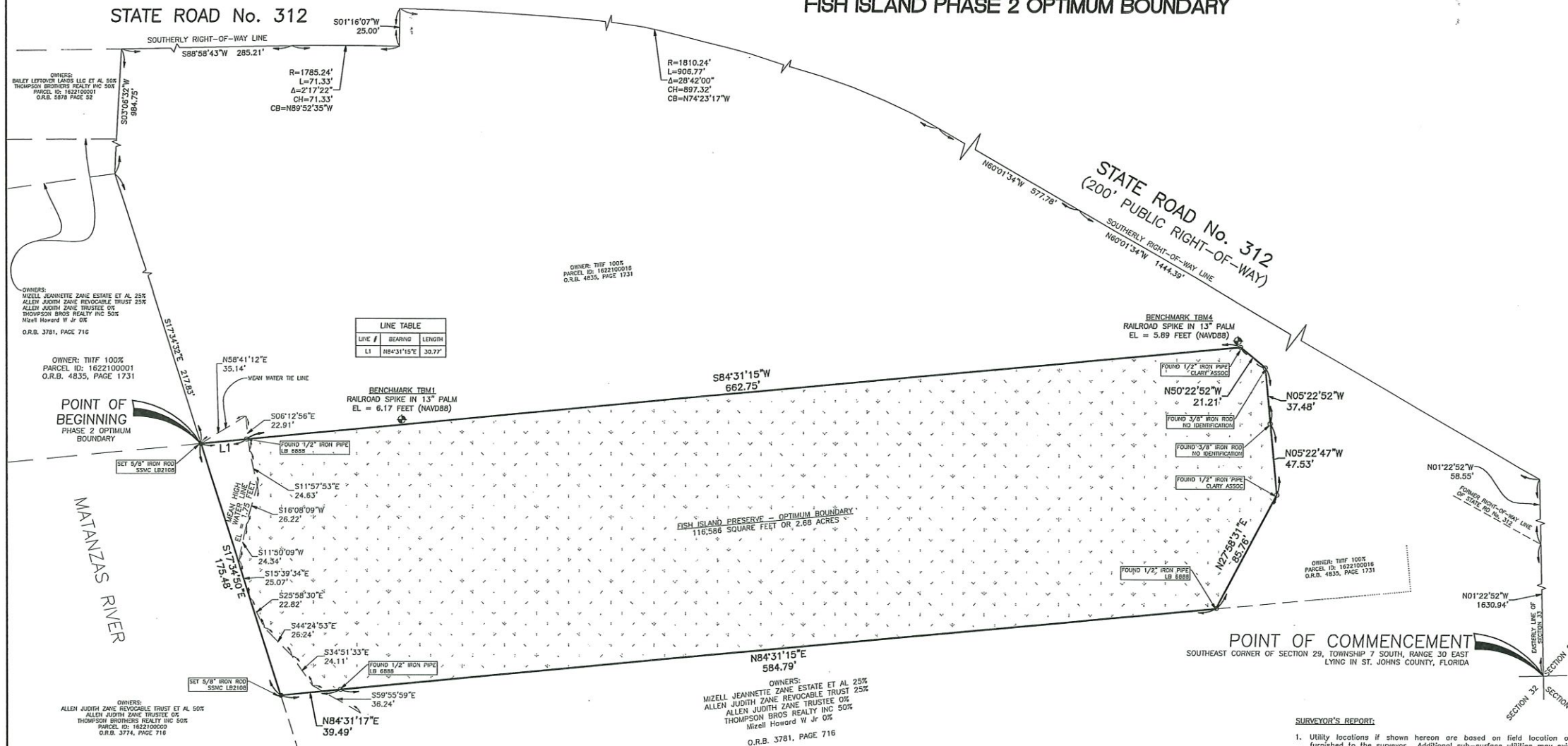
ATTEST: Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

BOUNDARY SURVEY

FISH ISLAND PHASE 2 OPTIMUM BOUNDARY



SURVEYOR'S DESCRIPTION: OPTIMUM BOUNDARY

That part of Government Lot 3, Section 29 Township 7 South, Range 30 East, St. Johns County, Florida, better described as:

For a POINT OF COMMENCEMENT, COMMENCE at the Southeast Corner of Section 29, Township 7 South, Range 30 East, lying in St. Johns County, Florida; thence North 01°22'52" West, along the Easterly line of said Section 29 to the former Southerly Right-of-Way line of State Road No. 312, a distance of 1630.94 feet; thence continue North 01°22'52" West, to the current Southerly Right-of-Way line of said State Road No. 312 (a 200 foot Wide Public Right-of-Way), a distance of 58.55 feet; thence North 60°01'34" West, along said Current Southerly Right-of-Way line, departing said Easterly Section line, a distance of 1444.39 feet; thence continue North 60°01'34" West along said line Northwesterly, a distance of 577.78 feet to a point on a non-tangent curve, solid curve being concave Southerly, having a radius of 1810.24 feet with an arc length of 906.77 feet, through a central angle of 28°42'00", subtended by a chord bearing of North 74°23'17" West, and a chord distance of 897.32 feet; thence along a line non-tangent to said curve, South 01°16'07" West, a distance of 25.00 feet to a point on a non-tangent curve, solid curve being concave Southerly, having a radius of 1785.24 feet with an arc length of 71.33 feet, through a central angle of 02°17'22", subtended by a chord bearing of North 89°52'35" West, and a chord distance of 71.33 feet; thence along a line non-tangent to said curve, South 89°58'43" West, a distance of 285.21 feet; thence South 03°06'32" West, depart the Southerly Right-of-Way line thereof, a distance of 984.75 feet; thence South 17°34'32" East, a distance of 217.63 feet; to the POINT OF BEGINNING.

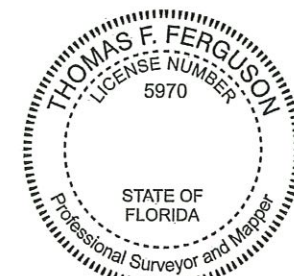
From the POINT OF BEGINNING, thence South 17°34'50" East, a distance of 175.48 feet; thence North 84°31'17" East, a distance of 39.49 feet; thence North 84°31'15" East, a distance of 664.79 feet; thence North 27°58'31" East, a distance of 65.76 feet; thence North 05°22'47" West, a distance of 47.53 feet; thence North 05°22'52" West, a distance of 37.48 feet; thence North 50°22'52" West, a distance of 21.21 feet; thence South 84°31'15" West, a distance of 662.75 feet; thence continue along said line Westerly, a distance of 30.77 feet to the POINT OF BEGINNING.

Containing 116,587 square feet or 2.68 acres, more or less.

- SURVEYOR'S REPORT:**
- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
 - Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
 - Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter SJ-17 requirements of Florida Administrative Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
 - This survey does not determine ownership of the lands shown hereon.
 - Underground foundations, if any, have not been located.
 - Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper.
 - The electronic signature shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
 - Features shown by symbol as indicated in the legend are not to scale.
 - Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
 - Bearings shown hereon are based upon Official Records Book 2203, Page 815 of the Public Records of St. Johns County, Florida with the stated Easterly Section line of Section 29, Township 7 South, Range 30 East, of said county being North 01°22'52" East. Bearings and distances shown hereon are measured unless otherwise noted.
 - Vertical information shown hereon refers to page 2 of 6 of a survey done by L.D. Bradley Land Surveyors dated 09/20/2019, drawing number "19298.DWG" on behalf of Florida Department of Environmental Protection and their Bureau of Survey and Mapping, TBM1 - a Railroad spike in a 13" palm tree having an elevation of 6.17 feet of the North American Vertical Datum of 1988 (NAVD88), and TBM4 - a Railroad spike in a 13" palm tree having an elevation of 5.89 feet (NAVD88).
 - Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone.
 - Improvements and Topographic features shown hereon are limited to areas per specific instructions of the client.
 - The above described parcel contains 116587 square feet square feet or 2.68 acres, more or less.
 - Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.
 - Based on the Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), map number 12109C0381J, map revised/dated December 7, 2018 the above described property is within Zone "AE (EL. 6)".
 - Mean high water line depicted hereon were flagged or marked by L.D. Bradley Land Surveyors on September 2019, and were field located by Southeastern Surveying & Mapping, Corp. on 03/14/2024.

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



Digitally signed by Thomas F Ferguson
DN: c=US, o=Florida,
dnQualifier=A01410C0000017A34FD32C70000442
E, cn=Thomas F Ferguson
Date: 2024.05.13 11:43:15 -04'00'

Thomas F Ferguson, PSM
Registered Land Surveyor
Number PSM 5970

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
SUE • SURVEY • GIS
10047 737-5890
Jacksonville, Florida 32216
e-mail: sue@seasmapping.com
Certification Number 122020

REVISION DATE	REVISION	BY
04/02/2024	Updated Certifications	JFK
02/13/2024	Correction to Government Lot Number	JFK

Project: **Boundary Survey**
St. Johns County, Florida
Optimum Boundary - Fish Island Preserve

Field Date: March 26th, 2024
Drawn By: PCJ & JFK
Scale: 1" = 40'

SHEET NUMBER 1 OF 1
NOT VALID WITHOUT SHEETS 1 THROUGH 1

Certified by:
M. Greer Eickman, PSM
Judy Zane, PSM
Judy Zane, PSM
Fisher College, Inc.
Chicago Title Insurance Company
Upchurch, Bailey and Upchurch, P.A.

DRAWING NUMBER
70688002
SHEET
NUMBER
1 OF 1

Z:\PROJECTS\2024\02-22-2024 CCSA FISH ISLAND BNDY\PROJECT DATA\70688002.dwg

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
780 North Ponce de Leon Boulevard
St. Augustine, Florida 32084
FN: 6-23-224

\$500,000.00 Purchase Price

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 31 day of May, 2024, by M. GREER EDMISTON, as Successor Trustee of the Judith Zane Allen Revocable Trust u/a/d11/15/00, as amended and restated, as to an undivided fifty percent (50%) interest, and FLAGLER COLLEGE, INC., a Florida not-for-profit corporation, as to an undivided fifty percent (50%) interest (collectively, "Grantor") to CITY OF ST. AUGUSTINE, FLORIDA, a Florida municipal corporation, whose post office address is 75 King Street, St. Augustine, Florida 32084 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY
REFERENCE MADE A PART HEREOF (THE
"PROPERTY").**

**PARCEL IDENTIFICATION NUMBER: A portion of 162210-
0010**

**SUBJECT TO: Those matters listed on Exhibit "B", attached
hereto and by reference made a part hereof.**

And Grantor does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns, and not otherwise.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

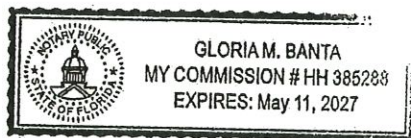
Gloria M. Banta
Witness: GLORIA M. BANTA
(type/print name of witness)
Address: 186 N Ponce de Leon Blvd
St Augustine FL 32084

M. Greer Edmiston
M. Greer Edmiston, as Successor Trustee
of the Judith Zane Allen Revocable Trust
u/a/d 11/15/00, as amended and restated
17 Cordova Street
St. Augustine, Florida 32084

John D. Bailey Jr
Witness: JOHN D. BAILEY JR.
(type/print name of witness)
Address: 780 N. PONCE DE LEON BLVD
ST. AUGUSTINE, FLA.
32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of May, 2024, by M. Greer Edmiston, as Successor Trustee of the Judith Zane Allen Revocable Trust u/a/d 11/15/00, as amended and restated, as to an undivided fifty percent (50%) interest, who ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.



Gloria M. Banta
Notary Public
(Name of notary, typed/stamped/printed)
My commission number: _____
My commission expires: _____

FLAGLER COLLEGE, INC., a Florida not-for profit corporation

Gloria M Banta
Witness: GLORIA M BANTA
(type/print name of witness)
Address 180 N Ponce de Leon Blvd
St Augustine FL 32084

John D Bailey Jr
Witness: JOHN D BAILEY JR.
(type/print name of witness)
Address 180 N Ponce de Leon Blvd
St Augustine FL 32084

By: Stacey Matthews
Name: Stacey Matthews
Its: Vice-President of Business Services and CFO
74 King Street
St. Augustine, Florida 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of May, 2024, by Stacey Matthews, as Vice-President of Business Services and CFO of Flagler College, Inc., a Florida not-for-profit corporation, on behalf of the corporation, as to an undivided fifty percent (50%) interest, who ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.



Gloria M Banta
Notary Public

(Name of notary, typed/stamped/printed)
My commission number: _____
My commission expires: _____

EXHIBIT "A"
Legal Description

That part of Government Lot 3, Section 29 Township 7 South, Range 30 East, St. Johns County, Florida, better described as:

For a **POINT OF COMMENCEMENT, COMMENCE** at the Southeast Corner of Section 29, Township 7 South, Range 30 East, lying in St. Johns County, Florida; thence North $01^{\circ}22'52''$ West, along the Easterly line of said Section 29 to the former Southerly Right-of-Way line of State Road No. 312, a distance of 1630.94 feet; thence continue North $01^{\circ}22'52''$ West, to the current Southerly Right-of-Way line of said State Road No. 312 (a 200 foot Wide Public Right-of-Way), a distance of 58.55 feet; thence North $60^{\circ}01'34''$ West, along said Current Southerly Right-of-Way line, departing said Easterly Section line, a distance of 1444.39 feet; thence continue North $60^{\circ}01'34''$ West along said line Northwesterly, a distance of 577.78 feet to a point on a non-tangent curve; said curve being concave Southerly, having a radius of 1810.24 feet with an arc length of 906.77 feet, through a central angle of $28^{\circ}42'00''$, subtended by a chord bearing of North $74^{\circ}23'17''$ West, and a chord distance of 897.32 feet; thence along a line non-tangent to said curve, South $01^{\circ}16'07''$ West, a distance of 25.00 feet to a point on a non-tangent curve; said curve being concave Southerly, having a radius of 1785.24 feet with an arc length of 71.33 feet, through a central angle of $02^{\circ}17'22''$, subtended by a chord bearing of North $89^{\circ}52'35''$ West, and a chord distance of 71.33 feet; thence along a line non-tangent to said curve, South $88^{\circ}58'43''$ West, a distance of 285.21 feet; thence South $03^{\circ}06'32''$ West, depart the Southerly Right-of-Way line thereof, a distance of 984.75 feet; thence South $17^{\circ}34'32''$ East, a distance of 217.83 feet; to the **POINT OF BEGINNING**;

From the **POINT OF BEGINNING**, thence South $17^{\circ}34'50''$ East, a distance of 175.48 feet; thence North $84^{\circ}31'17''$ East, a distance of 39.49 feet; thence North $84^{\circ}31'15''$ East, a distance of 584.79 feet; thence North $27^{\circ}58'31''$ East, a distance of 85.76 feet; thence North $05^{\circ}22'47''$ West, a distance of 47.53 feet; thence North $05^{\circ}22'52''$ West, a distance of 37.48 feet; thence North $50^{\circ}22'52''$ West, a distance of 21.21 feet; thence South $84^{\circ}31'15''$ West, a distance of 662.75 feet; thence continue along said line Westerly, a distance of 30.77 feet to the **POINT OF BEGINNING**.

EXHIBIT "B"

1. Real estate taxes, if any, accruing subsequent to May 31, 2024.
2. Easement in favor of the City of St. Augustine recorded in Official Records Book 1837, page 867, public records of St. Johns County, Florida.
3. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
4. Rights of others to use the waters of any water body extending from the Property land onto other lands.
5. Any claim that any portion of the Property is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: January 15, 2026

RE: **Ordinance 2026-07 – Amending the Zoning Designation of Approximately 54.67 acres at Fishers Island between the Matanzas River and State Road 312 commonly known as Fish Island Preserve – Introduction and First Reading**

The property at Fishers Island between the Matanzas River and State Road 312 commonly known as the Fish Island Preserve contains approximately 54.67 upland acres. The property was recently purchased by the state with an agreement for the city to manage the property. The city has developed a management plan. In 2020 when the city updated its Comprehensive Plan the upland property at that time was designated with a land use of Recreation and Open Space. However, the property was not rezoned.

This property is owned by the state, and the city now owns the 2.68-acre property that was referred to as an inholding piece in the middle of the preserve. The city is moving forward to adopt the appropriate land use and zoning for that piece as well as to finally rezone the original Fish Island purchase to be consistent with its land use designation.

The city's Future Land Use Map (FLUM) identifies Recreation and Open Space as the current land use category for the Fish Island Preserve property. The request is to change the existing zoning on the upland portion of the property to the city's Government Use (GU) zoning district.

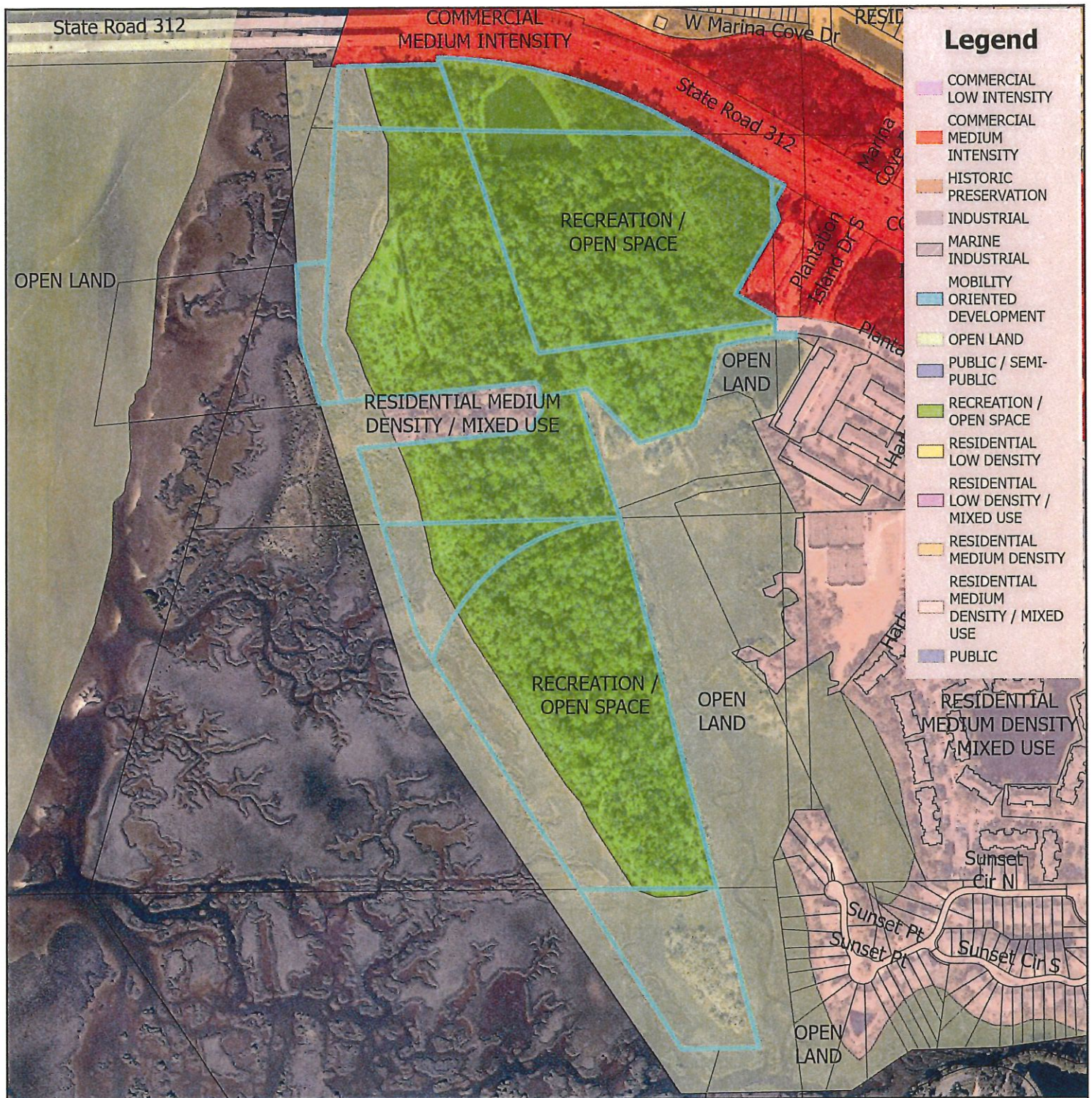
On October 7, 2025, the Planning and Zoning Board (PZB) made a positive recommendation to change approximately 15.52 upland acres from Commercial Medium-Two (CM-2) and approximately 39.15 upland acres from Residential General Office A (RGO-A) to the Government Use (GU) zoning district. Attached you will find the Ordinance, a map illustrating the existing zoning designation, and the packet of information regarding this application provided to the PZB.

Please place Ordinance 2026-07 on the City Commission, January 26, 2026, agenda for introduction and first reading. Also attached is the required Business Impact Statement for the ordinance.

If you have any questions, please let me know.

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

Amy McClure Skinner, AICP
Director
Planning and Building Department



Future Land Use Map

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

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

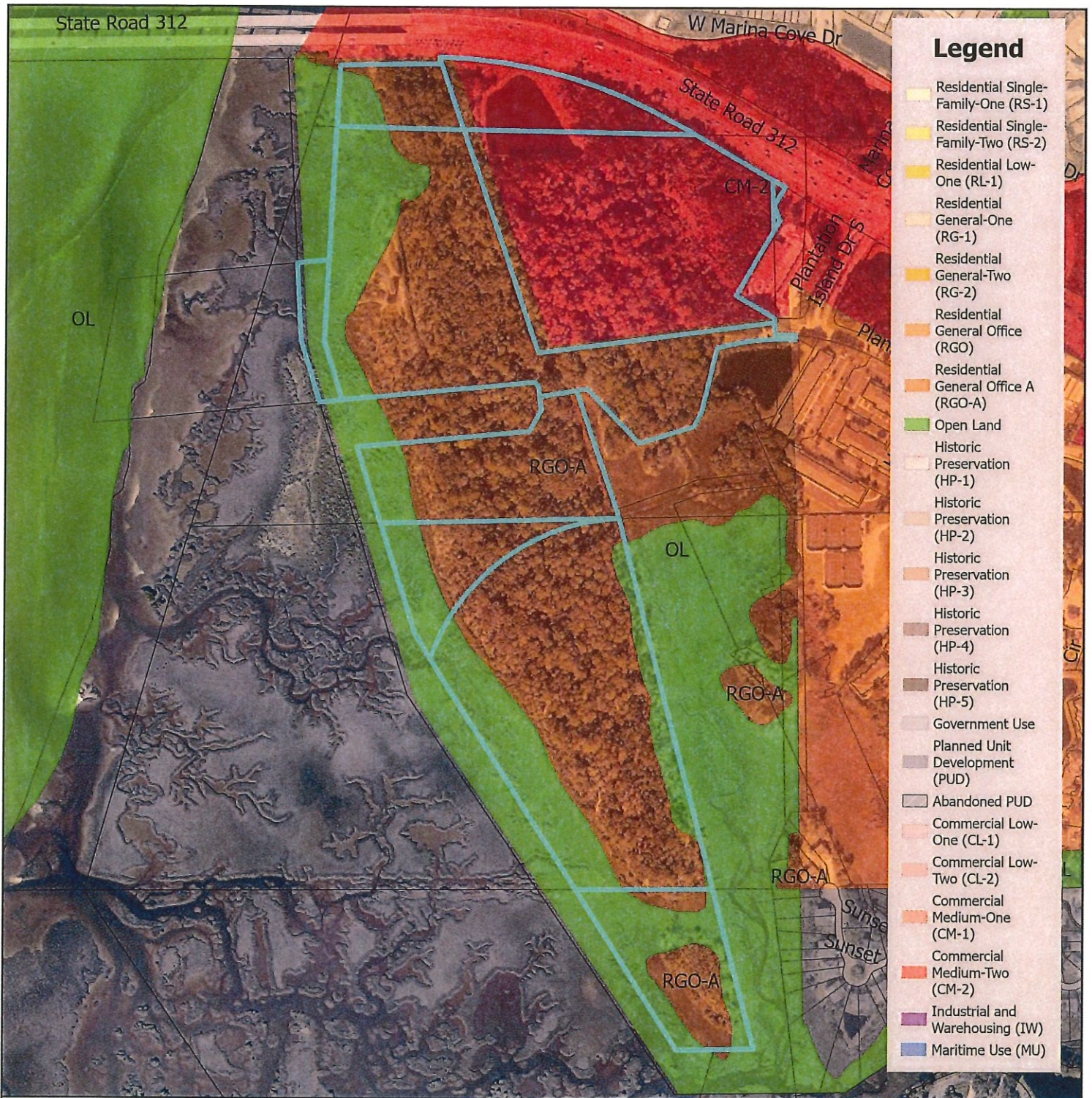
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



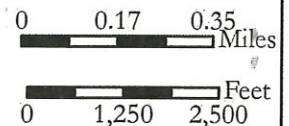
Zoning Map

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

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

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2026-07

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 54.67 ACRES, LOCATED AT FISHERS ISLAND BETWEEN THE MATANZAS RIVER AND STATE ROAD 312 IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 15.52 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) AND APPROXIMATELY 39.15 UPLAND ACRES OF RESIDENTIAL AND GENERAL OFFICE A (RGO-A) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

This ordinance changes the zoning on property purchased by the state that the city of St. Augustine manages for its conservation and land preservation program.

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

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

None

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

None

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

This ordinance changes the zoning on property purchased by the state that the city manages to bring it into compliance with the city's land use plan, and be consistent with the management plan.

Ordinance 2026-07

ORDINANCE NO. 2026-07

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 54.67 ACRES; LOCATED AT FISHERS ISLAND BETWEEN THE MATANZAS RIVER AND STATE ROAD 312 IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 15.52 UPLAND ACRES FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) AND APPROXIMATELY 39.15 UPLAND ACRES OF RESIDENTIAL AND GENERAL OFFICE A (RGO-A) TO THE CITY CLASSIFICATION OF GOVERNMENT USE (GU), PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the referenced description as containing a total of approximately 54.67 acres of land, located at Fishers Island between the Matanzas River and State Road 312; being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing a total of approximately 54.67 acres of land, located at Fishers Island between the Matanzas River and State Road 312 within the City of St. Augustine, and identified by the referenced description, is hereby rezoned as described herein; rezoning approximately 15.52 upland acres from its current classification of Commercial Medium-Two (CM-2) and approximately 39.15 upland acres of Residential and General Office A (RGO-A) to the city classification of Government Use (GU).

Section 2. Legal Description of Property. The following described upland property commonly known as the Fish Island Preserve with Parcel ID #162210-0016, Parcel ID #162210-0017 and Parcel ID #162210-0020 within the City of St. Augustine, Florida changing only the upland portion of the following described property:

**STATE OWNED TIITF PARCELS - LOCATED SOUTH
AND ALONG STATE ROAD 312 AND EAST OF THE
MATANZAS RIVER AS PART OF UPLAND PARCELS
PARCEL ID 1622100016, 1622100017, 1622100020**

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

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

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

Section 6. Effective Date. This ordinance shall be effective ten (10) days after passage.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2026.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

Planning and Zoning Board (PZB)

October 7, 2025, Staff Report



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
October 7, 2025	8.a	PZB2025-0068
Request	Address	Parcel ID
Rezoning	SR 312	162210-0016
	SR 312	162210-0017
	SR 312	162210-0020
[HYPERLINKS TO ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE]		

Site & Background Information

Applicant:	Amy Skinner c/o City of St. Augustine – Property Manager
Owner:	TIITF
Property Class: (St. Johns County Property Appraiser)	8710 – State Owned – TIITF
Future Land Use Designation:	Recreation/Open Space
Zoning Designation:	Commercial Medium-Two: CM-2 [LINK TO CODE SECTION] Residential and General Office A: RGO-A [LINK TO CODE SECTION]
Acreage:	54.67
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This application is a request to rezone approximately 54.67 upland acres of property in the vicinity of SR 312 along the Matanzas River. The requested rezoning is for both Commercial Medium-Two: CM-2 and Residential and General Office A: RGO-A designations to a compatible Government Use: GU zoning designation.

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 6.7.3 Recreation/Open Space Lands public or private devoted to and operated for recreational uses, such as parks, sports fields, and historic sites, but not commercial business or commercial tourist attractions. The density and intensity will adhere to the most restrictive adjacent land use designation.	The Recreation/Open Space future land use designation is the current designation for the approximately 54.67 upland acre properties.
Policy 6.7.3.1 The recreational land use category is intended to accommodate existing public parks and recreation areas as well as committed public parks.	
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

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

Proposals to amend the city's zoning atlas shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter. The Planning and Zoning Board (PZB) is required to review these types of requests and provide a report and recommendations to the city commission. At a

minimum, the PZB shall show that they studied and considered the need and justification for the change, the relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and consistency with the comprehensive plan. Below is the code language for the Government use district: GU, the requested zoning designation of this application.

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

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

Staff Recommendation

Based on Sec. 28-30 staff finds that the Board may make 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.

Attachments

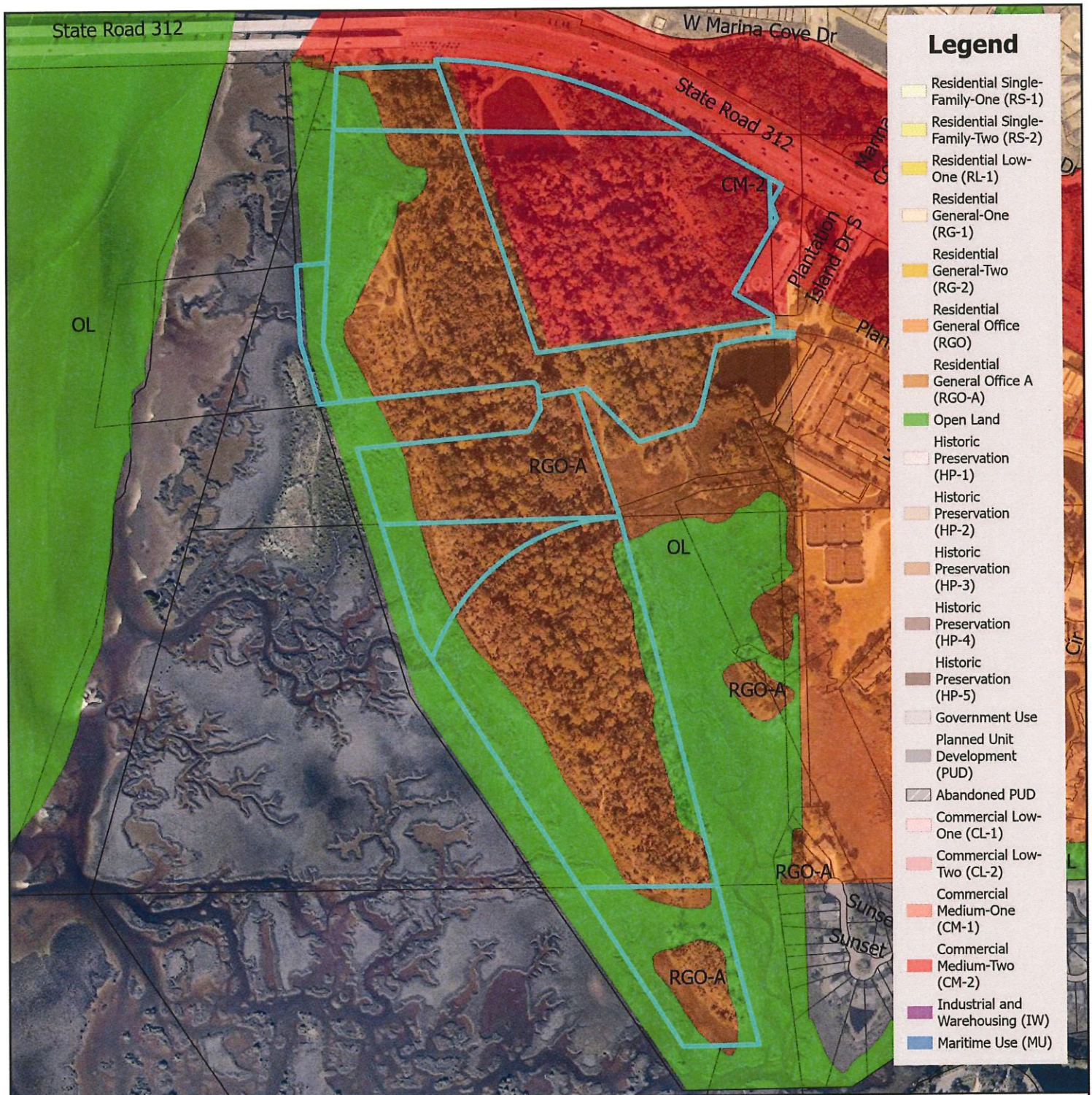
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report

Staff Report prepared by:

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

Attachment 1:

Site Maps & Photos



Zoning Map

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

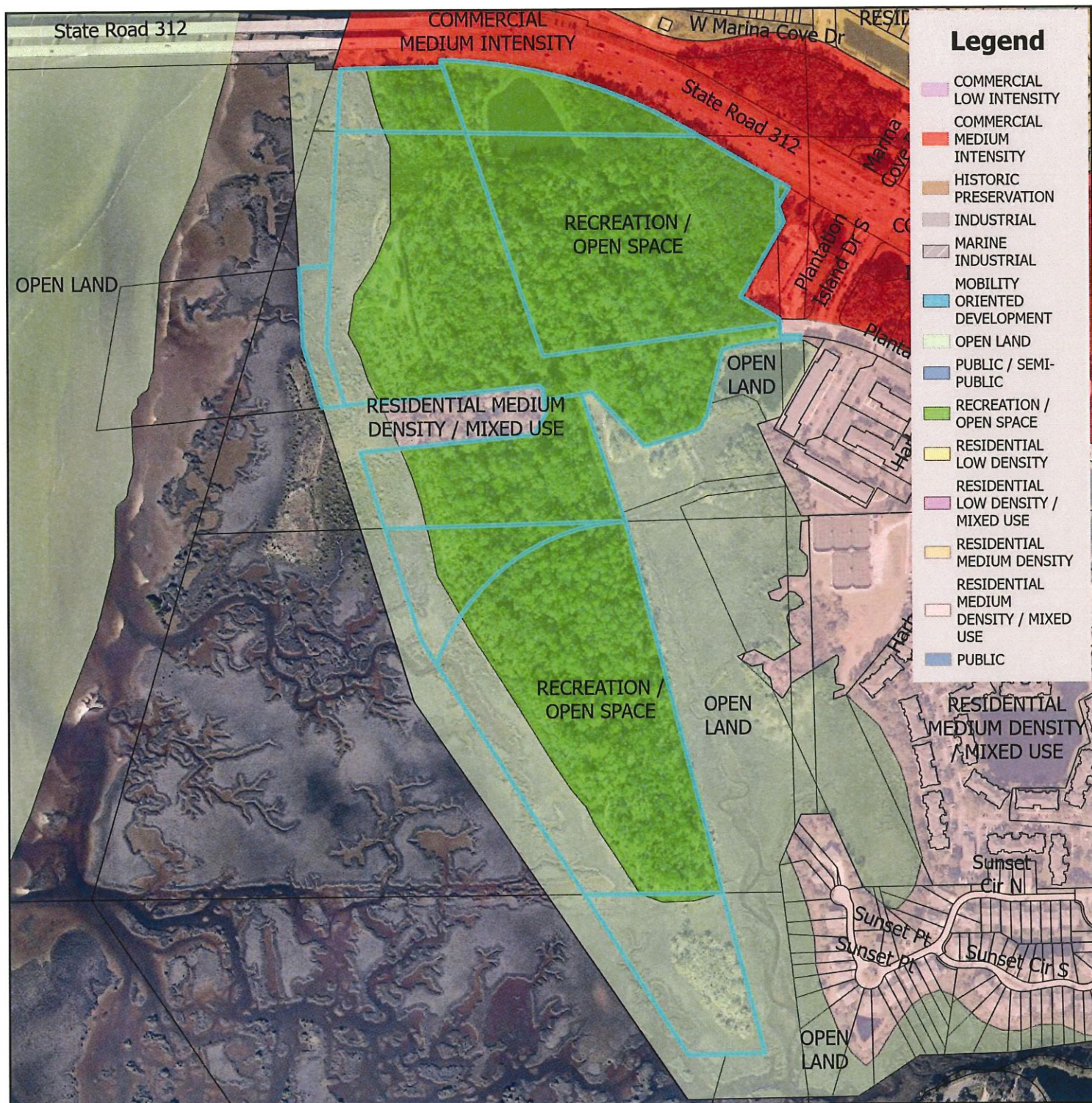
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2025

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.17 0.35 Miles
0 1,250 2,500 Feet



Future Land Use Map

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

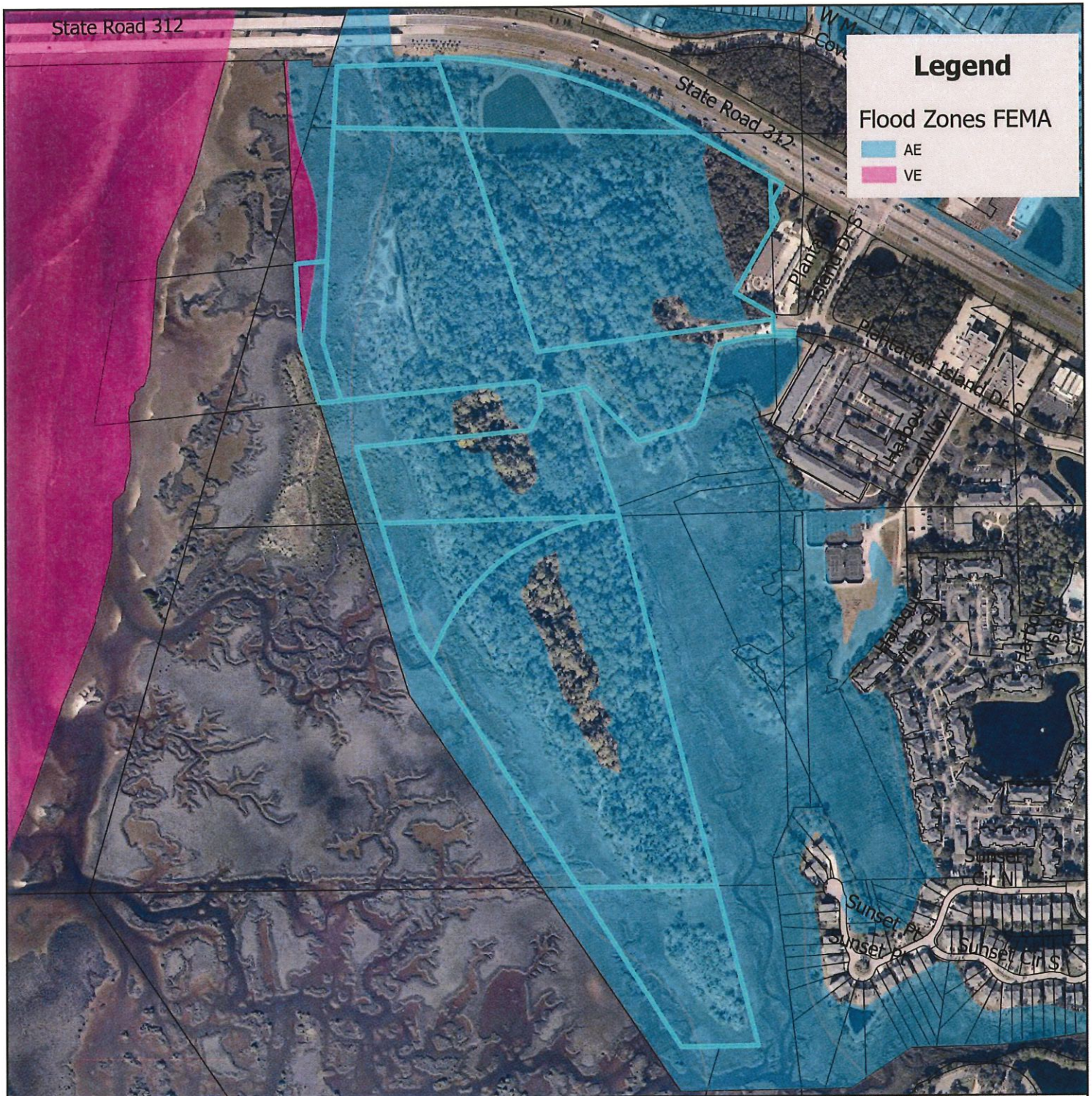
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

2025



0 0.17 0.35 Miles
0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



FEMA Flood Zone Map

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

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

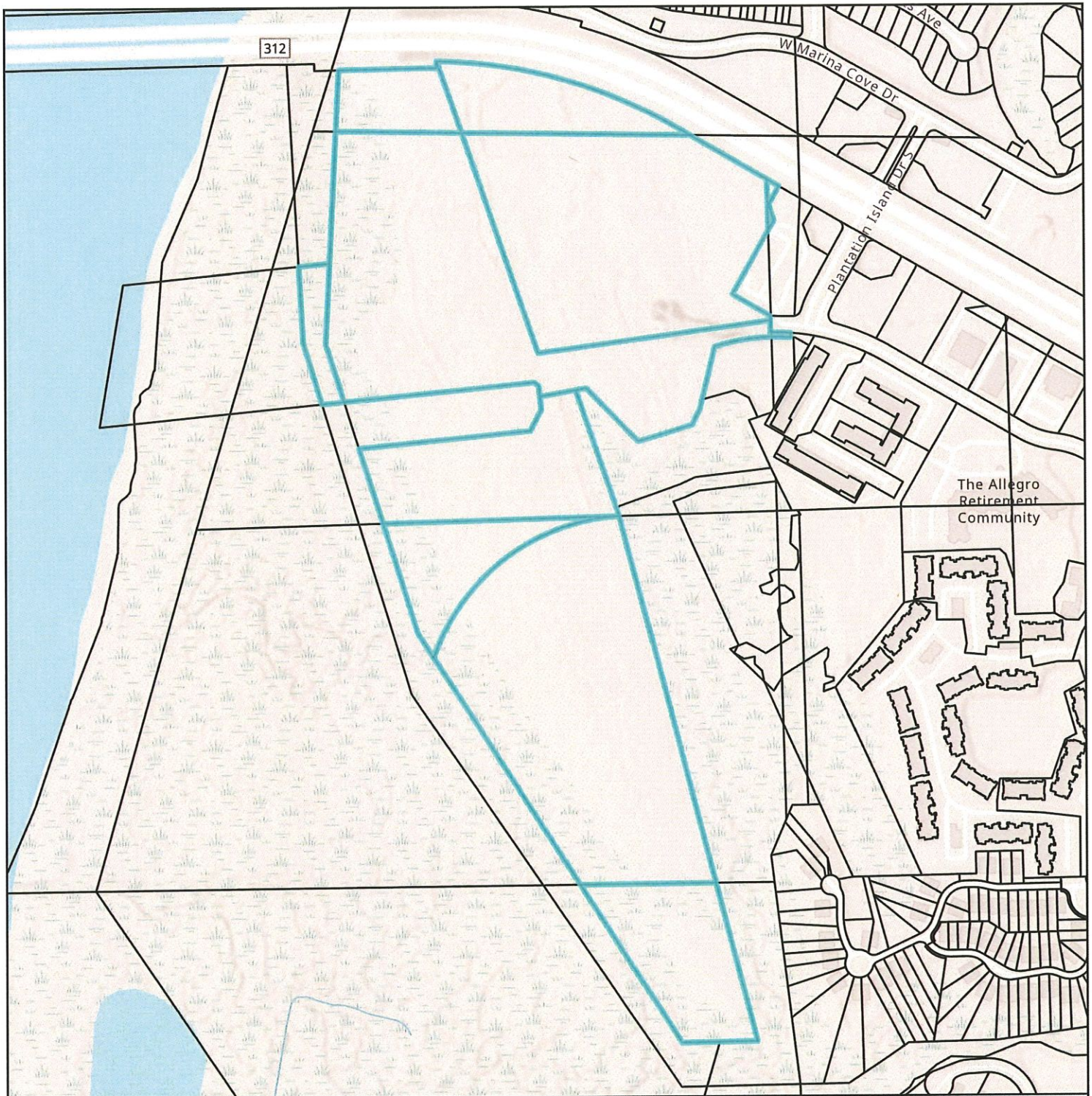
2025



0 0.17 0.35 Miles

0 1,250 2,500 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



Elevation Map

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

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

2025



0 0.04 0.09 Miles

0 295 590 Feet

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Attachment 2: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Amy Skinner Contact Number: 904-209-4320

Business (if applicable): City of St. Augustine

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

E-Mail Address: askinner@citystaug.com

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

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: See attached Block: See attached

Subdivision: N/A Parcel Number: 1622100016, 1622100017, 1622100020

4. PROJECT STREET ADDRESS: SR 312

5. SPECIFIC PROPOSED USE: Conservation / Recreation

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Total of approximately 54.67 upland acres changing from Residential General Office A (RGO-A) to Government Use (GU).

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

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

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

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

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

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

10. **PREVIOUS APPPLICATIONS:**

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

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

11. **AGREEMENT:**

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

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

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

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

Amy McClure Skinner Digitally signed by Amy McClure Skinner
Date: 2025.08.13 10:56:39 -04'00'

Signature of Applicant

Date

Amy McClure Skinner Digitally signed by Amy McClure Skinner
Date: 2025.08.13 10:56:58 -04'00'

Signature of Property Owner

Date



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

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

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

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

Amy Skinner

Print name of applicant

**Amy McClure
Skinner** Digitally signed by
Amy McClure Skinner
Date: 2025.08.13
10:57:19 -04'00'

Signature of applicant

08/13/2025

Date



Owner's Authorization For Agent

Amy Skinner is/are hereby authorized TO ACT ON BEHALF
OF 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:

Amy McClure
BY: Skinner Digitally signed by Amy
McClure Skinner
Date: 2025.08.13
10:58:02 -04'00'
Signature of Owner
Amy McClure Skinner
Print Name of Owner
904-209-4320
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: SR 312

Applicant's Name: Amy Skinner Applicant's Signature: Amy McClure Skinner Digitally signed by Amy McClure Skinner
Date: 2025.08.13
11:08:08 -04'00'

Owner's Name: Amy Skinner Owner's Signature: Amy McClure Skinner Digitally signed by Amy McClure Skinner
Date: 2025.08.13
11:08:28 -04'00'

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

1622100016

STATE ROAD 312

SAINT AUGUSTINE 32080-0000

Anastasia Island (COM) (2650.01)

3-1F PTS OF GLS 2 & 3 LYING S OF SR312 - DEED PARCELS 1 & 2 (EX PT IN OR3015/910) OR4835/1731

ANY PT OF PARCEL 2 OUTSIDE CITY LIMITS OF CITY OF ST AUG) (EX PT IN OR3015/910) OR4835/1731

State Owned - TIITF (8710)

N/A

29-7-30

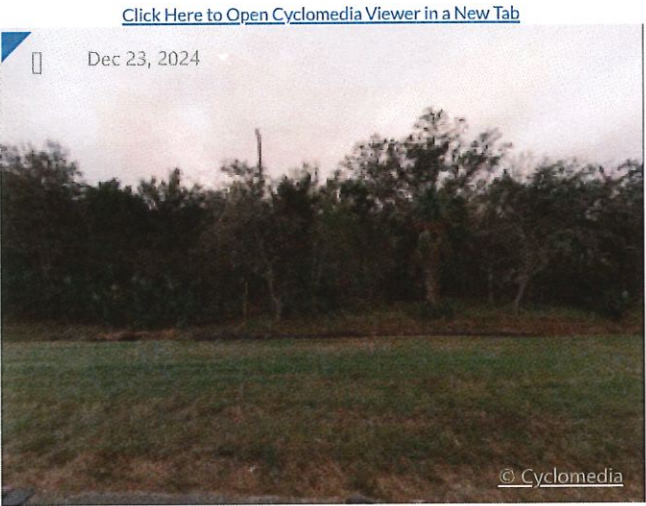
City of St Augustine (District 452)

18.72

36.640

N

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



Owner Information

Owner Name

Mailing Address

Tiitf 100%

C/O FLORIDA DEPT OF ENVIRONMENTAL PROTECTION
3900 COMMONWEALTH BLVD MAIL STATION 115
TALLAHASSEE, FL 32399-3000

Exemption Information

Exemption Type	Status	Amount
State (TRIIF)		\$5,900,349

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$1,552.00
Total Land Value	\$6,110,630.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$6,112,182.00
Total Deferred	\$211,833.00
Assessed Value	\$5,900,349.00
Total Exemptions	\$5,900,349.00
Taxable Value	\$0.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$1,683	\$6,110,630	\$0
2023	\$0	\$1,815	\$4,874,507	\$0
2022	\$0	\$0	\$4,873,330	\$0
2021	\$0	\$0	\$4,873,330	\$0
2020	\$0	\$0	\$4,873,330	\$0
2019	\$0	\$0	\$1,465,030	\$0
2018	\$0	\$0	\$1,465,030	\$0
2017	\$0	\$0	\$1,465,030	\$0
2016	\$0	\$0	\$1,465,030	\$0
2015	\$0	\$0	\$1,465,030	\$0
2014	\$0	\$0	\$1,465,030	\$0

Extra Feature Information

Code Description	Status	Value
Gate - Average (Mix)		461
Wood Fence - Under 6' (COM)		1091

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
State Owned	0	0	27.14	AC	\$6,106,500
Conservation Easements	0	0	7.02	AC	\$3,510
Marshes & Tidal Lands	0	0	2.48	AC	\$620

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/21/2019	11/15/2019	\$6,500,000.00	WARRANTY DEED	4835	1731	U	V	FISH ISLAND DEVELOPMENT LLC	TIITF

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/21/2019	11/15/2019	\$0.00	QUIT CLAIM DEED	4835	1667	U	V	FISH ISLAND VILLAGE LLC	FISH ISLAND DEVELOPMENT LLC
1/30/2017	1/27/2017	\$0.00	LIS PENDENS	4323	1547	U	V	ATLANTIC COAST BANK	FISH ISLAND DEVELOPMENT LLC
5/30/2012	3/20/2012	\$100.00	CONSERVATION EASEMENT	3567	408	U	V	ST JOHNS RIVER WATER MANAGEMENT DISTRICT	FISH ISLAND DEVELOPMENT LLC
7/19/2011	7/18/2011	\$100.00	CONSERVATION EASEMENT	3455	1925	U	V	FISH ISLAND DEVELOPMENT LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
	11/19/2007	\$0.00	OTHER INSTRUMENT	3015	848	U	V		FISH ISLAND DEVELOPMENT LLC
	11/25/2002	\$100.00	QUIT CLAIM DEED	1956	33	U	V	THOMPSON BROS REALTY ETAL	FISH ISLAND DEVELOPMENT LLC
	11/25/2002	\$100.00	QUIT CLAIM DEED	1956	27	U	V	THOMPSON BROS REALTY ETAL	FISH ISLAND DEVELOPMENT LLC
	11/21/2002	\$2,600,000.00	WARRANTY DEED	1956	19	Q	V	THOMPSON BROS REALTY INC ETAL	FISH ISLAND DEVELOPMENT LLC

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/12/2025, 11:53:03 PM](#)

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1622100017	No Image Available
Location	STATE ROAD 312	
Address	SAINT AUGUSTINE 32080-0000	
Neighborhood	Anastasia Island (COM) (2650.01)	
Tax Description*	3-1G PT OF GLS 3 & 6 INSIDE ST AUG CITY LIMITS BY ORD #95-31 #97-13 & #98-14 - AKA PHASE 2 OR4835/1731 <i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	State Owned - TIITF (8710)	
Subdivision	N/A	
Sec/Twp/Rng	29-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.72	
Acreage	9.690	
Homestead	N	

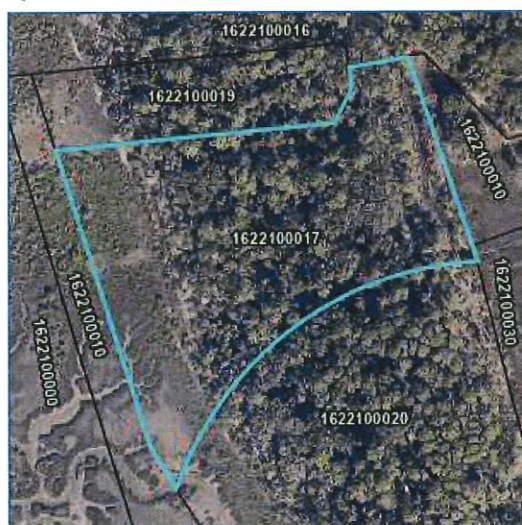
Owner Information

Owner Name	Tiitf 100%
Mailing Address	C/O FLORIDA DEPT OF ENVIRONMENTAL PROTECTION 3900 COMMONWEALTH BLVD MAIL STATION 115 TALLAHASSEE, FL 32399-3000

Exemption Information

Exemption Type	Status	Amount
State (TRIIF)		\$634,113

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$1,470,040.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$1,470,040.00
Total Deferred	\$835,927.00
Assessed Value	\$634,113.00
Total Exemptions	\$634,113.00
Taxable Value	\$0.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$1,470,040	\$0
2023	\$0	\$0	\$524,060	\$0
2022	\$0	\$0	\$522,435	\$0
2021	\$0	\$0	\$522,435	\$0
2020	\$0	\$0	\$522,435	\$0
2019	\$0	\$0	\$160,185	\$0
2018	\$0	\$0	\$160,185	\$0
2017	\$0	\$0	\$160,185	\$0
2016	\$0	\$0	\$160,185	\$0
2015	\$0	\$0	\$160,185	\$0
2014	\$0	\$0	\$160,185	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
State Owned	0	0	6.53	AC	\$1,469,250
Marshes & Tidal Lands	0	0	3.16	AC	\$790

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/21/2019	11/15/2019	\$6,500,000.00	WARRANTY DEED	4835	1731	U	V	FISH ISLAND DEVELOPMENT LLC	TIITF
11/21/2019	11/15/2019	\$0.00	QUIT CLAIM DEED	4835	1667	U	V	FISH ISLAND VILLAGE LLC	FISH ISLAND DEVELOPMENT LLC
1/30/2017	1/27/2017	\$0.00	LIS PENDENS	4323	1547	U	V	ATLANTIC COAST BANK	FISH ISLAND DEVELOPMENT LLC
	5/14/2004	\$1,000,000.00	WARRANTY DEED	2203	816	Q	V	THOMPSON BROS REALTY INC, MIZELL ZANE R ETAL	FISH ISLAND DEVELOPMENT LLC

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1622100020	
Location Address	STATE ROAD 312	No Image Available
	SAINT AUGUSTINE 32080-0000	
Neighborhood	Anastasia Island (COM) (2650.01)	
Tax Description*	3-1J PT OF GLS 3 & 6 SEC 29 & PT SEC 32-T7S-R30E - PHASE 3 OR4835/1731	
	<i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	State Owned - TIITF (8710)	
Subdivision	N/A	
Sec/Twp/Rng	29-7-30	
District	City of St Augustine (District 452)	
Millage Rate	18.72	
Acreage	23.570	
Homestead	N	

Owner Information

Owner Name	Tiitf 100%
Mailing Address	C/O FLORIDA DEPT OF ENVIRONMENTAL PROTECTION 3900 COMMONWEALTH BLVD MAIL STATION 115 TALLAHASSEE, FL 32399-3000

Exemption Information

Exemption Type	Status	Amount
State (TRIIF)		\$3,033,275

Map



Valuation Information

Assessed Year	2025
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$3,033,275.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$3,033,275.00
Total Deferred	\$0.00
Assessed Value	\$3,033,275.00
Total Exemptions	\$3,033,275.00
Taxable Value	\$0.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	\$0	\$0	\$3,033,275	\$0
2023	\$0	\$0	\$3,033,275	\$0
2022	\$0	\$0	\$3,033,275	\$0
2021	\$0	\$0	\$3,033,275	\$0
2020	\$0	\$0	\$3,033,275	\$0
2019	\$0	\$0	\$640,400	\$0
2018	\$0	\$0	\$640,400	\$0
2017	\$0	\$0	\$640,400	\$0
2016	\$0	\$0	\$640,400	\$0
2015	\$0	\$0	\$640,400	\$0
2014	\$0	\$0	\$640,400	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
State Owned	0	0	13.47	AC	\$3,030,750
Marshes & Tidal Lands	0	0	10.1	AC	\$2,525

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/21/2019	11/15/2019	\$6,500,000.00	WARRANTY DEED	4835	1731	U	V	FISH ISLAND DEVELOPMENT LLC	TIITF
11/21/2019	11/15/2019	\$0.00	QUIT CLAIM DEED	4835	1667	U	V	FISH ISLAND VILLAGE LLC	FISH ISLAND DEVELOPMENT LLC
1/30/2017	1/27/2017	\$0.00	LIS PENDENS	4323	1547	U	V	ATLANTIC COAST BANK	FISH ISLAND DEVELOPMENT LLC
	6/2/2005	\$2,700,000.00	WARRANTY DEED	2456	772	Q	V	THOMPSON BROS REALTY INC & MIZELL ZANE ETAL	FISH ISLAND DEVELOPMENT LLC

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: January 15, 2026

RE: Agenda Item - Resolution 2026-01, Resolution specifying the use of the Visitor Information Center Fund

Attached is Resolution 2026-01, a Resolution establishing the authorized uses of revenue generated from the Visitor Information Center Fund. These authorized uses are limited to the following expenditures:

- Operations, Capital Improvements and Debt Service for the Visitor Information Center Parking Garage.
- Operations, Capital Improvements and Debt Service for the Visitor Information Center.
- Operations, Capital Improvements and Debt Service for the Visitor Information Center Gift Shop.
- Operations, Capital Improvements and Debt Service for the Parking Garage located at 198-212 W. King Street.
- Transfers to the General Fund to support the City's Mobility Division.
- Transfers to the General Fund to support the City's Historic Preservation and Archaeology Division.

Please place this resolution on the January 26, 2026, City Commission Meeting Agenda.

Do not hesitate to contact me with any questions.

Sincerely,



Meredith Breidenstein
Assistant City Manager

Attachment

cc: Darlene Galambox, City Clerk
Melissa Burns, Finance Director
Isabelle Lopez, City Attorney
Reuben Franklin, Assistant City Manager

RESOLUTION 2026-XX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY ST. AUGUSTINE, ESTABLISHING THE AUTHORIZED USES OF REVENUES GENERATED FROM THE VISITOR INFORMATION CENTER FUND FOR EXPENDITURES RELATED ONLY TO SPECIFIED CATEGORIES. THESE CATEGORIES INCLUDE AND ARE LIMITED TO THE FOLLOWING: THE OPERATIONS, CAPITAL IMPROVEMENTS AND DEBT SERVICE FOR THE VISITOR INFORMATION CENTER, INCLUDING THE PARKING GARAGE, GIFT SHOP AND CENTER; THE OPERATIONS, CAPITAL IMPROVEMENTS AND DEBT SERVICE FOR THE PARKING GARAGE LOCATED AT 198-212 W. KING STREET; TRANSFERS TO THE GENERAL FUND FOR OPERATIONAL AND CAPITAL EXPENDITURES OF THE CITY'S MOBILITY DIVISION; TRANSFERS TO THE GENERAL FUND FOR OPERATING AND CAPITAL EXPENDITURES OF THE HISTORIC PRESERVATION & ARCHAEOLOGY DIVISION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City's Visitor Information Center Fund currently accounts for the revenues generated by the Visitor Information Center Parking Garage, the Visitor Information Center and the Visitor Information Center Gift Shop; and

WHEREAS, the City's Visitor Information Center Fund currently accounts for the operational, capital and debt services expenditures of the Visitor Information Center Parking Garage, the Visitor Information Center, the Visitor Information Center Gift Shop; and

WHEREAS, the City's Visitor Information Center Fund currently accounts for transfers to the City's General Fund to support its Mobility Division and its Historic Preservation and Archaeology Division; and

WHEREAS, the City of St. Augustine, as the oldest continuously occupied city in the United States, hosts millions of tourists annually who come to the City to enjoy its historic architecture and ambiance; and

WHEREAS, with a population of only 15,684 people, the City of St. Augustine faces unique infrastructure needs to accommodate a tourism draw far beyond what its residents can support; and

WHEREAS, the revenues generated by the Visitor Information Center Fund will include revenues generated by the parking garage located at 198-212 W. King Street. These revenues will support expenditures the parking garage located at 198-212 W. King Street and for Visitor Information Center Parking, the Visitor Information Center, the Visitor Information Center gift shop, transfers to the Mobility division, transfers to the Historic Preservation and Archaeology division.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of St. Augustine:

SECTION 1: The City Commission of the City of St. Augustine authorizes all revenues generated by the Visitor Information Center Fund to be used only for the following expenditures:

- Operations, Capital Improvements and Debt Service for the Visitor Information Center Parking Garage
- Operations, Capital Improvements and Debt Service for the Visitor Information Center
- Operations, Capital Improvements and Debt Service for the Visitor Information Center Gift Shop
- Operations, Capital Improvements and Debt Service for the Parking Garage located at 198-212 W. King Street
- Transfers to the General Fund to support the City's Mobility Division
- Transfers to the General Fund to support the City's Historic Preservation and Archaeology Division

SECTION 3: This Resolution shall become effective immediately upon its passage.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this ____ day of January, 2026.

CITY OF ST. AUGUSTINE, FLORIDA

Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

City Clerk, Darlene Galambos
(Corporate Seal)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

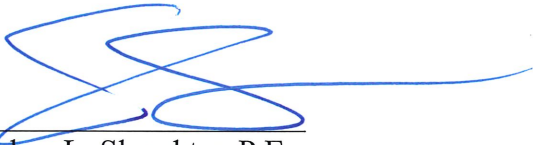
DATE: January 9, 2026

RE: Agenda Item for January 26, 2026, City Commission Meeting
Consideration of a Petition to Vacate Right of Way, 81 Magnolia Drive

Please find attached Petition to Vacate right of way at 81 Magnolia Drive (PID 1583200000). The applicant also submitted to Development Review Committee, and the resulting staff comments are attached.

If the City Commission approves this Petition to Vacate, staff will proceed with drafting an ordinance.

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



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

Attachments: Petition to Vacate Right of Way
Development Review Committee comments

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

PETITION TO VACATE STREET OR ALLEYWAY

TO: THE HONORABLE CITY COMMISSION
ST. AUGUSTINE, FLORIDA

Petitioners, Pytel Roman, Kristen respectfully petition the Honorable City Commission, St. Augustine, Florida, as follows:

1. To vacate, discontinue and abandon that certain portion of the unnamed, Alley more particularly described as follows:

1/19 PROPERTY BELONGING TO SHEPARD CROSBY ROWS & E 5 FT OF LOTS 10 11 & 12 BLK A ARE COMMON ELEMENTS DEDICATED FOR PUBLIC USE PER F.S. 177.081(3)

2. In support of this Petition, Petitioner respectfully shows:

(a) They are the fee simple owners of parcel(s) of real property which abut on the portion of the unnamed alleyway which Petitioner seeks to vacate, discontinue and abandon.

(b) Said portion of the unnamed alleyway which petitioners seek to vacate is bounded on the east and west by our properties (81 Magnolia Dr.) and is not used by members of the general public.

3. The vacation requested herein will not disturb or violate the rights of any other landowners, the general public or the City of St. Augustine.

4. **Purpose and Intent for the Vacation:** The purpose and intent for vacating this unnamed alleyway is to formalize its non-use and integrate it with the abutting properties. This alleyway is currently completely covered with significant trees and is rendered inaccessible by existing fences, effectively making it unusable by the general public. It does not provide access to any other properties or public areas, as it terminates at the end of our lots. Vacating this portion of the alleyway will not impede public access, disturb any easements, or negatively impact the rights of any other landowners or the City of St. Augustine. Furthermore, it will allow for better management and preservation of the significant trees that currently occupy the space.

5. Petitioner hereby waives personal service of notice or any other process in connection with this proceeding.

The names, mailing addresses of all easement holders and persons owning lands abutting said portion of the unnamed, unopened alleyway which Petitioner seeks to vacate and the property identification numbers of the real property parcels owned by such person are:

Roman and Kristen Pytel

- Address: 81 Magnolia Dr., St. Augustine, FL
- Parcel ID: 1583200000

WHEREFORE, Petitioners request this Honorable City Commission to approve this petition to vacate said portion of unnamed alleyway and thereafter enact an ordinance vacating, discontinuing and abandoning same.

The Petitioners hereby affirm that the information submitted is complete, true and correct, and understands and agrees that the city commission may retain an easement for utilities, drainage, or other public purpose as a condition to the right-of-way vacation.

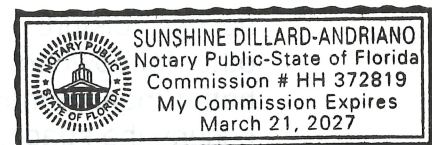
RESPECTFULLY SUBMITTED this 7 day of January, 2026.

Roman Pytel By

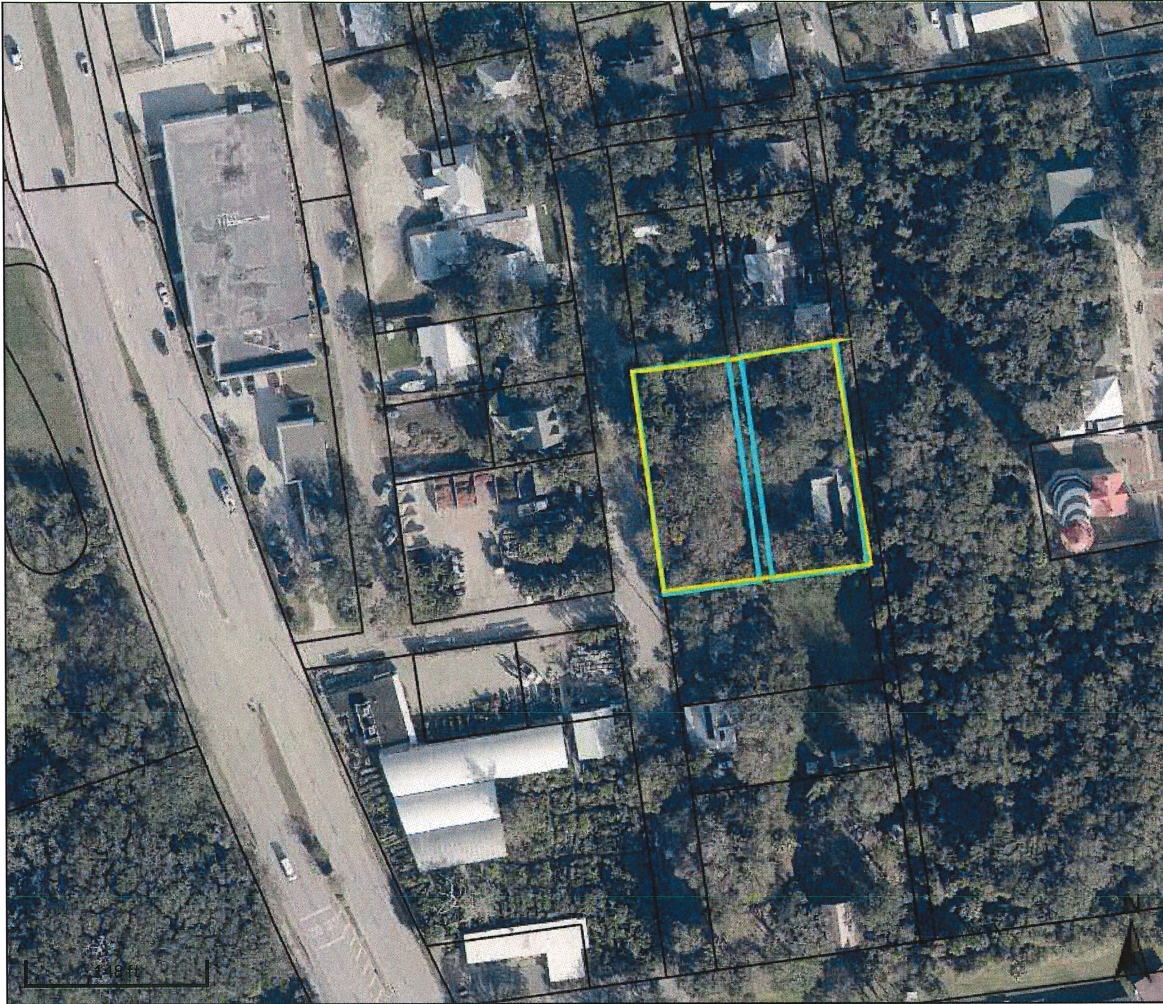
Roman Pytel

Sworn to (or affirmed) and subscribed before me, by means of ☒ physical presence or ☐ online notarization, this 7 day of January, 2026 (year), by Roman Pytel.

Sunshine Dillard-Andriano
Notary Public



Personally known *C* Produced Identification _____
Type of Identification Produced: _____



Overview



Legend

□ Parcels

Parcel ID	1583200000	Physical Address	81 MAGNOLIA DR	Building Value	\$148,956	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	PYTEL ROMAN, KRISTEN	Total Land Value	\$735,000	6/12/2024	\$750900	37	U
Acres	0.61		5 PONCE DE LEON AVE	Just Value	\$883,956	n/a	0	n/a	n/a
			SAINT AUGUSTINE FL	Total Deferred	N/A				
			32080-0000	Assessed Value	\$883,956				
				Total	N/A				
				Exemptions					
				Taxable Value	\$883,956				

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.

Date created: 1/7/2026

Last Data Uploaded: 1/7/2026 3:49:04 AM

Developed by  SCHNEIDER
GEOSPATIAL



75 King Street, Lobby B, 4th Floor, P.O. Box 210

St. Augustine, FL 32085-0210

www.CityStAug.com

Development Review Committee "FRIDAY REVIEW"

Friday Review DRC Meeting: August 08, 2025
Subject Property Address: 81 MAGNOLIA DR, Saint Augustine, FL, 32080
Applicant and Business Name: Roman Pytel /
Use and Project Description: Residential Use

INSTRUCTIONS TO APPLICANT:

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

Historic Preservation Comments

Comments By:

Candice Seymour

cseymour@citystaug.com

The property is within Archaeological Zone IIIB.

While no development is proposed under this DRC application, the property owner should be aware that any future development of the property will trigger archaeological review requirements. Our City Archaeologist is happy to answer any questions regarding this process if applicable.



Development Review Committee "FRIDAY REVIEW"

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Planning Comments

Comments By: Victoria Murphy
vmurphy@citystaug.com

Sec. 22-176. - Fee for petition for vacation, abandonment of street, alley or other public way.
The city commission will set the petition fee by resolution for the reasonable administrative costs related to any petition for the vacation or abandonment of any street, alley or other public way. No petition for the vacation or abandonment of any street, alley or other public way will be placed by the city manager on the agenda of the city commission unless and until such fee shall have been paid.

(Code 1964, § 25-7; Ord. No. 2007-07, § 2, 5-14-07; Ord. No. 19-17, § 1, 8-26-19)

Editor's note— The effective date for this section is May 24, 2007.

State Law reference— User fees authorized, F.S. § 166.201.

Sec. 22-177. - Waiting period established for petitions previously denied by the city commission.
Whenever the city commission has denied a petition for a vacating or abolishing of a street, alley or right-of-way no further application shall be filed for the same street, alley or right-of-way for a period of one (1) year from the date of such action. In the event that two (2) or more petitions for the same street, alley or right-of-way or any part or all of the same has been denied, no further petition shall be filed for the same property for a period of two (2) years from the date of such action denying the last application filed. The city commission may waive the waiting period for just cause if it is found to be in the public interest.

(Ord. No. 93-09, § 1, 4-12-93; Ord. No. 19-17, § 2, 8-26-19)

Sec. 22-178. - Intermittent closure of public right-of-way for pedestrian and non-motorized traffic only, and on-street dining; violations and penalties.

(a) The city commission may close a public right-of-way to motorized traffic, in part or in whole, intermittently, to accommodate pedestrian and non-motorized traffic only, consistent with section 24-106(a)



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Planning Comments

Comments By:

Victoria Murphy
vmurphy@citystaug.com

of this code, and on-street dining hours of operation, as provided for in a duly adopted resolution and on-site signage.

(b) Consistent with F.S. § 316.074, a violation of this section by a vehicle regulated under state law is a noncriminal traffic infraction punishable as a moving violation as provided in F.S. ch. 318.

(c) Consistent with chapter 24 of this Code, a violation of this section by any device regulated under the city's municipal code is a non-criminal infraction of city ordinances punishable as provided in chapter 24, City of St. Augustine municipal code.

(Ord. No. 19-04, § 3, 7-8-19)

Sec. 22-179. - Petition requirements.

Petitioner will remit the required fee and a completed application to the city clerk. The petition must include the following:

- (a) The name and address of the petitioner or petitioners, and any authorized agent;
- (b) Sufficient proof of ownership evidencing petitioner's ownership of property adjacent to the right-of-way;
- (c) Identification and concurrence of all affected property owners and easement holders adjacent to, or that must access, the right-of-way to be vacated;
- (d) A clear and concise statement of the purpose and intent for the vacation;
- (e) A legal description of the right-of-way to be vacated with a site plan, streetscape, or other visual documentation that clearly depicts the right-of-way to be vacated and its effect on adjacent public lands, utility and drainage easements, natural habitats, or scenic vistas.
- (f) A statement that the information submitted is complete, true and correct, and that petitioner understands and agrees that the city commission may retain an easement for utilities, drainage, or other public purpose as a condition to the right-of-way vacation.

(Ord. No. 19-17, § 3, 8-26-19)



Development Review Committee "FRIDAY REVIEW"

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Planning Comments

Comments By: Victoria Murphy
vmurphy@citystaug.com

Editor's note— Ord. No. 19-17, § 3, adopted August 26, 2019, amended the Code by adding provisions designated as § 22-178. Inasmuch as there were already provisions so designated, the provisions have been redesignated as § 22-179 at the discretion of the editor.

Sec. 22-180. - Review, notice and hearing.

Petitioner shall attend a staff review of their petition, and address all staff questions or concerns prior to being scheduled for a hearing before the city commission. Any unresolved staff concerns will be described to the city commission. The petition will first be heard by the city commission, and if the commission finds that the petition requirements have been met and that staff concerns have been adequately addressed with any conditions needed to safeguard the public interest, the city commission may direct the city manager to place the item for first reading of an ordinance to vacate the right-of-way. If the ordinance is passed on first reading and set for public hearing, no later than fifteen days prior to second reading the city clerk will send a mailed notice, certified, return receipt, to all affected property owners and easement holders, as well as, place an advertisement in a newspaper of general circulation, notifying the public of a second reading and public hearing regarding the proposed right-of-way vacation.

(Ord. No. 19-17, § 4, 8-26-19)

Editor's note— Ord. No. 19-17, § 4, adopted August 26, 2019, amended the Code by adding provisions designated as § 22-179. Inasmuch as there were already provisions so designated, the provisions have been redesignated as § 22-180 at the discretion of the editor.

TME Policy 3.1.9

The Mobility Plan projects may include repurposing existing right-of-way from motor vehicle travel lanes to



75 King Street, Lobby B, 4th Floor, P.O. Box 210

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Planning Comments

Comments By:

Victoria Murphy

vmurphy@citystaug.com

lanes for shared streets, dedicated transit facilities, high-occupancy lanes, protected bicycle facilities, flexible 15 MPH lanes, shared-use multimodal lanes, expansion of sidewalks, trails and paths, and the integration of green infrastructure.



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ROW/Site Plan Comments

Comments By:

Robert Wright
rwright@citystaug.com

Public Works has no objection to this right-of-way vacation as proposed.



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Development Review Committee "FRIDAY REVIEW"

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Utility Availability Comments

Comments By:

Daniel Borrer

dborrer@citystaug.com

1. No comments for the alley way section of ROW vacation.

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: David Birchim
City Manager

DATE: January 15, 2026

RE: Agenda Item: VIC South Gallery and Rotating Exhibits

Staff would like to provide the Commission with a brief presentation about opportunities to host rotating exhibits in the VIC South Gallery.

Attached is a copy of the presentation. If you concur, please place this item on the Agenda for the Commission meeting scheduled for Monday, January 26, 2026, under 10A. Staff Reports and Presentations. As always, please do not hesitate to contact me if you have any questions. Thank you for your assistance.



Corey Sakryd
General Services Director

CLS

Encl: 1. PowerPoint Presentation VIC South Gallery and Rotating Exhibits
2. VIC South East Gallery Location Image
3. Draft Vendor Contract

xc: Meredith Breidenstein, Assistant City Manager
Jasmine Howard,
Darlene Galambos, City Clerk
file

VIC South Gallery and Rotating Exhibits

City Commission Meeting
January 26, 2026

Corey Sakryd
Director General Services
City of St. Augustine



VIC INTRODUCTION

The Visitors Information Center, or VIC, serves as the primary orientation point for visitors to the City of St. Augustine.

The VIC's core functions include:

- Providing visitor assistance and wayfinding.
- Offering historical interpretation and educational exhibits.
- Distributing maps and visitor resources.
- Promoting local attractions, amenities, and events.
- Supporting visitor on-site amenities, including restrooms and a gift shop.

Today's presentation provides a brief overview of the VIC's role and how existing policies allow for limited, temporary uses of available space within the building.



VIC Mission and Resolution 2009-38

The VIC operates under established City policy and agreements that define both its mission and management authority.

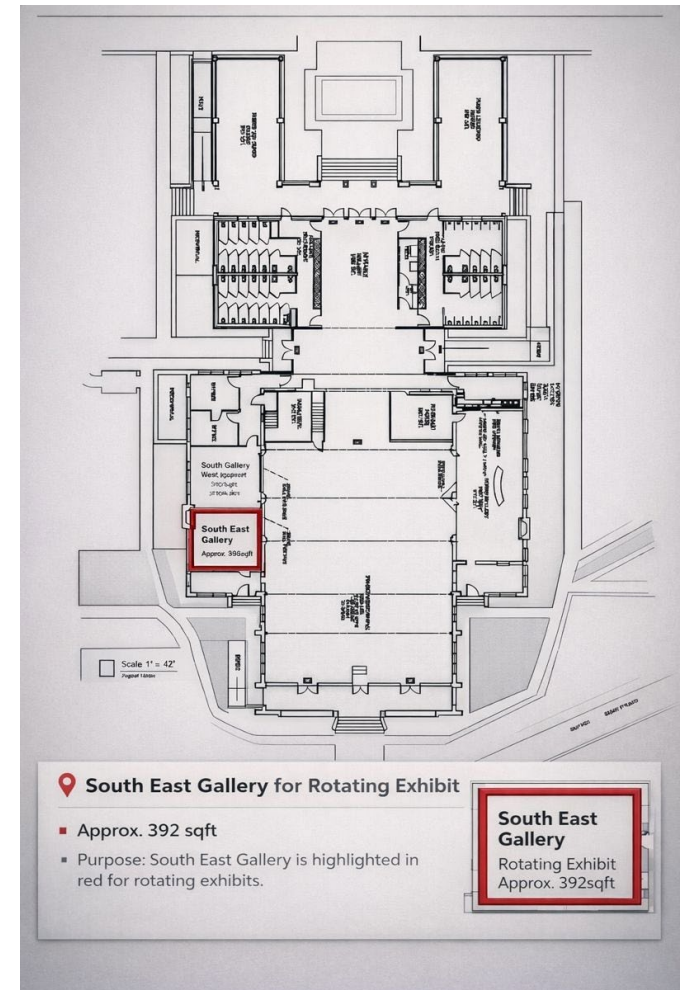
- The VIC's mission includes maintaining exhibits and programs that interpret the history of St. Augustine and support the visitor experience.
- Resolution 2009-38 provides the City Manager with authority to manage and approve uses within the facility that are consistent with that mission.
- The Tourist Development Agreement supports the operation of the VIC as a visitor-focused and educational facility.



The South Gallery

Space and Opportunity

- A distinct, enclosed room within the VIC.
- Physically separate from Main Exhibit Hall.
- Approximately 17' x 17'.
- Currently unused space and is available.



Rotating Exhibits

Can be successfully accommodated in the South Gallery by:

- Operating as self-guided, self-contained installations.
- Remaining open during normal VIC hours
- Requires no additional staffing or operational support.
- Avoids attachment to the historic structure.
- Utilizing existing Vendor contract template.

VENDOR CONTRACT

THIS CONTRACT is made and entered into by and between the CITY OF ST. AUGUSTINE, FLORIDA ("CITY"), whose mailing address is P.O. Box 210, St. Augustine, Florida 32085, and the SIN BARCOS, Inc. ("VENDOR"), whose mailing address is 6400 12th Street South, St. Petersburg, FL 33705.

That in consideration of the covenants herein contained, CITY and VENDOR hereby agree as follows:

The CITY wishes to enhance the educational and cultural offerings available to the public by permitting the use of a designated area within the City's Visitor Information Center for a rotating exhibit. The VENDOR possesses the experience, materials, and operational capability necessary to present such an exhibit in a manner consistent with the CITY's goals, policies, and public-use standards.

VENDOR is authorized by the CITY to provide the CITY with a service under this Contract for the CITY'S purposes and speech. The CITY wants to enter into this Contract to enhance the visitor experience. VENDOR acknowledges and understands that the VIC/Parking Garage facility (hereinafter "Facility"), per Resolution 2009-38, is not a public forum nor a free speech zone, but a limited access venue for specified government activity and speech. VENDOR is not authorized to engage in any First Amendment speech or activity at the Facility.

(1) GENERAL:

All proposed exhibits to remain consistent with VIC's mission and existing City policies.

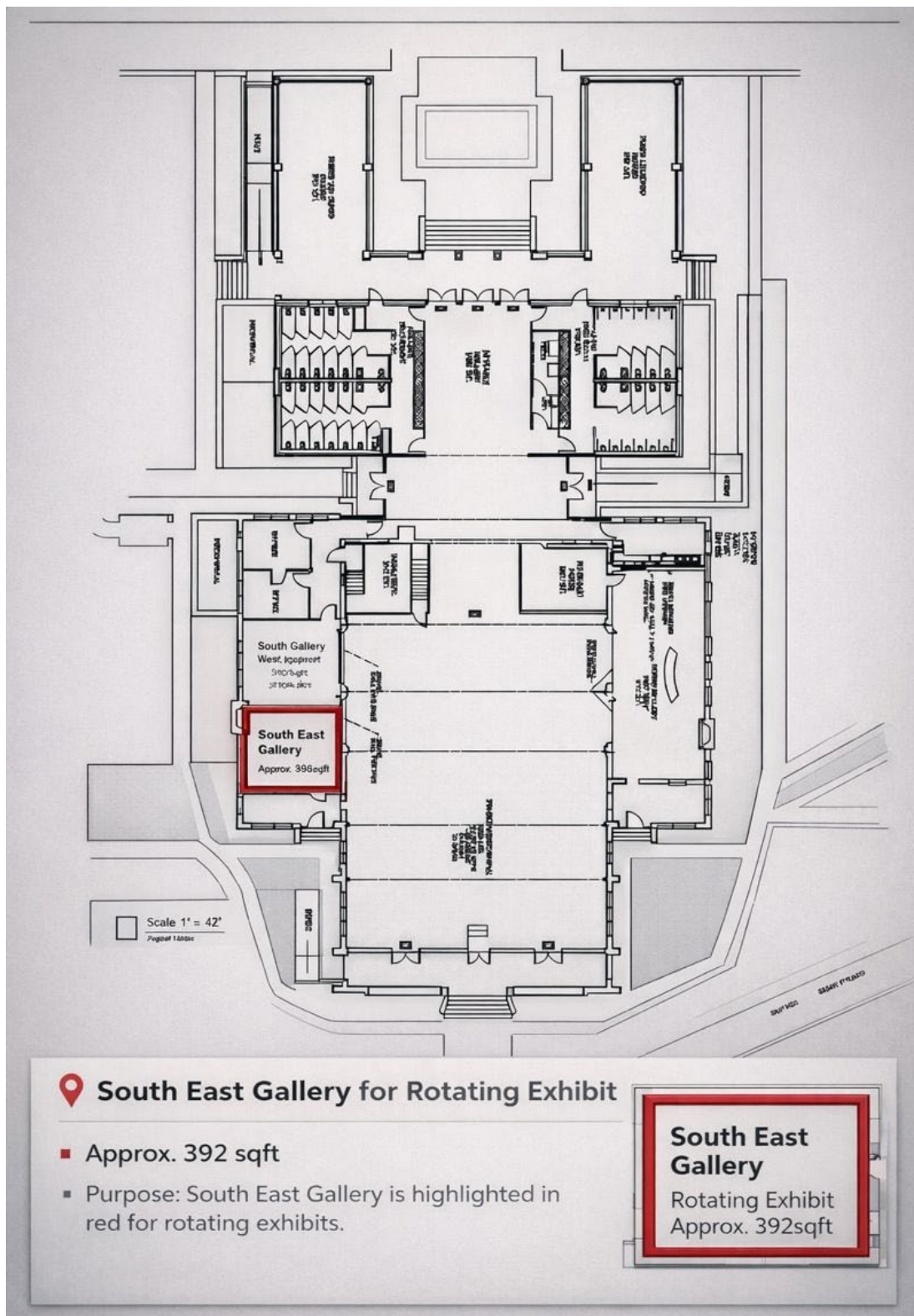


Thank You

- Questions for Staff.
- Mr. Michael Francis, Professor and Hough Family Chair of Florida Studies, USF
 - St. Patrick and the Irish Diaspora in East Florida



VIC Southeast Gallery Location



VENDOR CONTRACT

THIS CONTRACT is made and entered into by and between the **CITY OF ST. AUGUSTINE, FLORIDA** ("CITY"), whose mailing address is P.O. Box 210, St. Augustine, Florida 32085, and the _____ ("VENDOR"), whose mailing address is Vendor address, City, State, Zip _____.

That in consideration of the covenants herein contained, CITY and VENDOR hereby agree as follows:

The CITY wishes to enhance the educational and cultural offerings available to the public by permitting the use of a designated area within the City's Visitor Information Center for a rotating exhibit. The VENDOR possesses the experience, materials, and operational capability necessary to present such an exhibit in a manner consistent with the CITY's goals, policies, and public-use standards.

VENDOR is authorized by the CITY to provide the CITY with a service under this Contract for the CITY'S purposes and speech. The CITY wants to enter into this Contract to enhance the visitor experience. VENDOR acknowledges and understands that the VIC/Parking Garage facility (hereinafter "Facility"), per Resolution 2009-38, is not a public forum nor a free speech zone, but a limited access venue for specified government activity and speech. VENDOR is not authorized to engage in any First Amendment speech or activity at the Facility.

(1) GENERAL:

Vendor Name:

A Florida Not for Profit

Contact:

Phone:

Email:

Place of Event: A designated area by the CITY (approximately 392 Sq Ft) in the South East Gallery of the Visitors Information Center.

Dates of Event:

Times of Event: Visitor Information Operating Hours

Event Content:

(2) PROMOTION:

The CITY, at the CITY'S discretion, may promote the Event. The VENDOR may provide the CITY with promotional materials and the CITY will determine at its discretion whether materials may be used. All promotional documents produced and distributed by the CITY shall be public records as defined by Section 119.011, Florida Statutes, the Florida Public Records Act, and any statutory exemptions to that Act.

(3) CANCELLATION:

If for convenience, the CITY will provide to the VENDOR either oral or written notice of cancellation at least five (5) days prior to the starting date of the Event. VENDOR may voluntarily cancel their participation at the Event with twenty (20) days' prior notice to the CITY.

(4) TERMINATION:

The CITY may immediately cancel the Event if VENDOR violates any terms of this Contract.

(5) HOLD HARMLESS; INSURANCE:

VENDOR agrees that VENDOR will at all times indemnify and save and keep CITY harmless from any and all claims for damage and liability to persons or property occasioned, either directly or indirectly, by the use and occupancy of the Facility by the VENDOR and the VENDOR'S invitees, guests, agents, and employees, including any court costs and attorney's fees, including any appeals, and shall defend the CITY against any such claims. VENDOR, at VENDOR'S expense, shall provide policies of insurance generally known as public liability and property damage insurance insuring CITY and VENDOR against all claims and demands made by any persons whomsoever for injuries of any type and/or kind to persons or property incurred in connection with the operation and/or maintenance of the Facility in a coverage amount of not less than \$1,000,000.00 for each occurrence for damages to persons or property, \$3,000,000.00 for aggregate occurrences of such damages and \$500,000.00 for damages to the Facility. VENDOR shall obtain Automobile Liability insurance with minimum limits of \$100,000 per person for bodily injury in an accident, \$300,000 total per accident with bodily injury, and \$50,000 for property damage. VENDOR shall obtain and deliver to CITY prior to or at commencement of this Contract a copy of the original policy showing the CITY as a named insured along with a corresponding certificate of insurance and thereafter shall provide copies of all renewals of said policy. Failure to so provide such a policy or renewals shall constitute a default hereunder. The VENDOR also shall provide to the CITY proof of current Worker's Compensation coverage to the extent such coverage is required by law.

(6) TERMS OF USE FOR THE SERVICE:

VENDOR is providing the CITY a exhibit for display in the South East Gallery of the City's Visitor Information Center at no cost to the CITY. No admission, convenience, or other fee shall be charged to visitors in connection with the exhibit. VENDOR shall be solely responsible for the delivery, installation, operation, maintenance, and removal of the exhibit, as well as all transportation and power-related costs. The exhibit shall be freestanding, and VENDOR shall not attach, affix, drill, fasten, or otherwise secure any portion of the exhibit, or any related signage or equipment, to the Visitor Information Center's walls, ceiling, or floor. VENDOR shall also be responsible for any costs associated with damage, theft, vandalism, or weather-related events affecting the exhibit.

(7) ATTORNEY'S FEES AND COURT COSTS:

In the event of any litigation, mediation, action by legal counsel, bankruptcy proceeding or collection effort arising in relation to the parties' rights and responsibilities under this Contract whether or not suit be brought, the prevailing party or substantially prevailing party shall be entitled to recover all court costs, reasonable attorneys' fees, and attorneys' costs, including those arising from appeal at all levels of the proceedings.

(8) CHOICE OF LAW; VENUE:

This Contract shall be interpreted according to the laws of the State of Florida, and venue for any action regarding this Agreement shall lie in a court of competent jurisdiction located in St. Johns County, Florida.

(9) NO DISCRIMINATION:

The VENDOR shall not discriminate against employees, applicants for employment, or the public because of age, race, religion, creed, color, handicap, national origin, marital status, or sex.

(10) PARTIAL INVALIDITY:

If any term or provision of this Contract or the application thereof to any person or circumstance to any extent, shall be held invalid or unenforceable, the remainder of this Contract shall not be affected thereby, and all other terms or provisions of this Contract shall be deemed valid and enforceable to the extent permitted by law.

(11) NON-WAIVER:

No waiver or any covenants or condition of this Contract by either party shall be deemed to imply or constitute a further waiver of the same covenants or condition or any other covenants or condition of this Contract.

(12) EFFECTIVE DATE:

The Effective Date of this Contract shall be the date the Agreement is executed by the latter of the parties to do so.

(13) ENTIRE CONTRACT:

This Contract is the entire agreement between the parties, and no amendment or modification to this Contract shall be effective unless made in writing and signed by all parties.

IN WITNESS WHEREOF, CITY has caused this Contract to be executed in its name by its duly authorized officers, and its corporate seal to be hereunto fixed, and VENDOR has hereunto set her hand and seal, this ____ day of _____, 2026.

* * * *Signatures Continue on the Following Page* * * *

"CITY"
CITY OF ST. AUGUSTINE

ATTEST:

Darlene Galambos, City Clerk
(SEAL)

By: _____
David Birchim, City Manager

Signed, sealed, and delivered in the
presence of:

Witness
Print: _____

Witness
Print: _____

"VENDOR"

By: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: January 8, 2026

RE: **FORECLOSURE AUTHORIZATION: 30 S. LEONARDI STREET**

At its January 7, 2026 meeting, the Special Magistrate authorized foreclosing on this non-homestead property for unpaid Code Enforcement liens per F.S. 162.09(3), due to accumulated debris related to the operation of a logging business (log splitting, tree debris, related machinery) in violation of city code. Two Code Enforcement liens, each for a fine of \$50,000.00 (total \$100,000.00) are of record. A third Code Enforcement case is still pending.

The City Attorney is providing this information for concurrence to move forward with foreclosure on the property.

Please place this item on the regular agenda under Items by City Attorney for the January 26, 2026 City Commission meeting.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk
Barry Fox, Code Enforcement



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A LIEN

CASE NUMBER: CE2024-0600

IN THE MATTER OF:

Prevatt Rosa Jane Et AL
Peterson R L
Peterson David
Rohrer Gloria Jean
Peterson Dee Ann
Harvey Lori
Peterson Lee
Peterson Todd
Peterson - ~~Peterson~~ Golde Amy
Enos Shawna

Public Records of St. Johns County, FL
Clerk number: 2025045116
BK: 6163 PG: 893
6/9/2025 10:22 AM
Recording \$27.00

30 S LEONARDI ST, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:

City Code, Chapter 19, Section 3, Sec. 19-3. - Unlawful conditions.

VIOLATION SITE: **30 S LEONARDI ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT
OR167/238 & 4576/1056(L/A) & 4685/15(H/R)**

PARCEL NUMBER: **1202800000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON JUNE 4, 2025, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on June 4, 2025, in accordance with Chapter 162 F.S.

The respondent and/or representative _____ was / ☒ was not present

2. THIS MATTER originally came before the Special Magistrate for public hearing on February 5, 2025, after due notice to the Respondent(s), at which time the Special Magistrate heard testimony under oath and received evidence. The Special Magistrate issued findings of fact, conclusions of laws, and an oral order reduced to writing and furnished to the Respondent(s) to take corrective action by a time certain, as more specifically set forth in that order. On April 2, 2025, the Special Magistrate issued an "Order Imposing a Fine" which set the amount at \$50,000. The 30 day period for payment has passed and the fines have not been paid.

3. Based on the evidence and testimony presented at the June 4, 2025, hearing, the Special Magistrate finds that the required corrective action has not been taken as ordered which constitutes non-compliance with the City Code, Chapter 28, Section 28-90.

4. IT IS HEREBY ORDERED that the above described fine in the amount of \$50,000.00 is hereby pending against the Respondent(s) for the violation that existed upon the previously described property, and that the fine would be imposed in the form of a lien.

THIS ORDER SHALL BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO SECTIONS 162.08 AND 162.09, FLORIDA STATUTES. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1066.

DONE AND ORDERED THIS 4TH OF JUNE, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

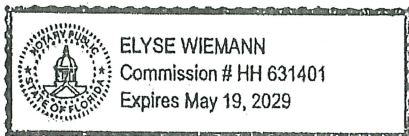


Stephanie Velo, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Stephanie Vello, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 4th day of June, A.D., 2025



Elyse Wiemann
Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Special Magistrate, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Special Magistrate may authorize the local governing body attorney to foreclose on the lien.

BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS & APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

**ORDER
IMPOSING LIEN
CEAAB CASE NO. 2023-0296**

Public Records of St. Johns County, FL
Clerk number: 2024022067
BK: 5920 PG: 938
3/25/2024 4:44 PM
Recording \$18.50

IN THE MATTER OF:

**Rosa Jane Prevatt
R. L. Peterson
David Peterson
Gloria Jean Peterson
Dee Ann Peterson
Lori Harvey
Lee Peterson
Todd Peterson
Amy Peterson-Golde
Shawna Enos
30 S. Leonardi Street
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)**

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:

City Code, Chapter 19, Section 19-3 Unlawful conditions.

ORDER

THIS MATTER originally came before the Board for public hearing on **August 8, 2023**, after due notice to the Respondent(s), at which time the Board heard testimony under oath and received evidence. The Board issued findings of fact, conclusions of laws, and an oral order reduced to writing and furnished to the Respondent(s) to take corrective action by a time certain, as more specifically set forth in that order. On **August 8, 2023**, the Board issued an **"Order Finding Violation"** which allowed the Respondent **seven (7)** days to correct the violation by removing the debris. On **September 12, 2023**, the CEAAB issued an **"Order Imposing Fine"** which set the amount at \$250 per day for each day out of compliance beginning on August 16, 2023 during which the property would continue to accrue fines until compliance or the City fine threshold of **\$50,000.00** is met. **As of February 2024, the \$50,000.00 fine threshold was reached, and the property was still in violation and the fines had not been paid.**

Based on the evidence and testimony presented at the **March 12, 2024**, hearing, the Board finds that the required corrective action **has not** been taken as ordered which constitutes non-compliance with the City Code, Chapter 28, Section 28-90.

The Board's previous order set forth a running fine until the threshold was meter compliance achieved. The Board acknowledged that as of February 2024, the fine had reached the \$50,000.00 threshold and the property was not in compliance. On **March 12, 2024**, the Board ordered that the fine would be imposed in the form of a lien.

IT IS HEREBY ORDERED that the above described fine in the amount of \$50,000 is hereby pending against the Respondent(s) for the violation that existed upon the following described property, situated in St. Augustine, Florida, to wit:

Violation Site: 30 S. Leonardi Street, St. Augustine, FL 32084
Legal Description: HERNANDEZ SUB LOT 7 & NS0FT OF LOT 8 82 X 54.6FT OR 167/238 & 4576/1056 (L/A) & 4685/15(H/R)
Parcel Number: 120280 0000

THIS ORDER SHALL BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO SECTIONS 162.08 AND 162.09, FLORIDA STATUTES. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1066.

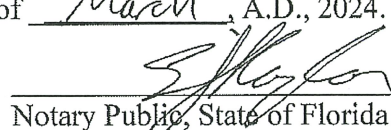
DONE AND ORDERED THIS 12TH DAY OF MARCH, 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.


Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

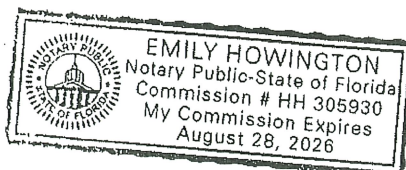
STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Jan Kelly, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 21 day of March, A.D., 2024.


Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.



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	1202800000
Location Address	30 S LEONARDI ST SAINT AUGUSTINE 32084-0000
Neighborhood	Bravo Park (684)
Tax Description*	HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT OR 167/238 & 4576/1056(L/A) & 4685/15(H/R) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Hernandez Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.110
Homestead	N

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



Owner Information

Owner Name	Prevatt Rosa Jane Et AL 16.66%
	Peterson R L 16.66%
	Peterson David 16.66%
	Rohrer Gloria Jean 16.66%
	Peterson Dee Ann 5.55%
	Harvey Lori 5.55%
	Peterson Lee 5.55%
	Peterson Todd 5.55%
	Petereson-Golde Amy 5.55%
	Enos Shawna 5.55%
Mailing Address	30 S LEONARDI ST SAINT AUGUSTINE, FL 32084-0484

Map



Assessed Year	2026
Building Value	\$137,106.00
Extra Features Value	\$0.00
Total Land Value	\$99,922.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$237,028.00
Total Deferred	\$27,432.00
Assessed Value	\$209,596.00
Total Exemptions	
Taxable Value	\$209,596.00

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	\$124,163	\$0	\$99,922	\$0
2024	\$129,022	\$0	\$99,922	\$0
2023	\$133,891	\$0	\$99,922	\$0
2022	\$89,419	\$0	\$99,922	\$0
2021	\$57,872	\$0	\$80,852	\$0
2020	\$56,976	\$0	\$61,336	\$0
2019	\$50,567	\$0	\$34,850	\$0
2018	\$52,407	\$0	\$34,850	\$0
2017	\$33,385	\$786	\$26,765	\$0
2016	\$26,397	\$786	\$17,843	\$0
2015	\$26,397	\$786	\$14,776	\$0

Building Information

Building	1	Roof Cover	Metal
Building Value	\$137,106	Roof Structure	Gable Hip
Year Built	1928	Interior Flooring	Pine Wood
Actual Area	1336	Interior Wall	Drywall
Conditioned Area	1070	Heating Type	None
Use	Single Family Residence	Air Conditioning	Window
Style	01	Bedrooms	2
Exterior Wall	Wood	Baths	1.5

Description	Square Footage
BASE AREA	1070
UNFINISHED ENCLOSED PORCH	110
FINISHED SCREEN PORCH	156
Total SqFt	1336

Sketch Information

The diagram shows a large polygon with several internal lines. The left vertical boundary is composed of segments of length 22, 5, and 22. The top horizontal boundary is 5. The right vertical boundary is 33. The bottom horizontal boundary is 26. A shaded purple region is located at the bottom left, with a width of 6 and a height of 6. Other labeled segments include 21, 22, 5, 2, 3, 6, and 1.

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	82	55	82	EF	\$99,922

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/26/2019	2/25/2019	\$0.00	ORDER DET HX REAL P	4685	15	U	I	PETERSON GERTRUDE ESTATE	PREVATT ROSA JANE ET AL
7/6/2018	11/18/2016	\$0.00	LETTERS OF ADMN	4576	1056	U	I	PETERSON GERTRUDE (DECD)	PETERSON GERTRUDE ESTATE

DO NOT PAY. THIS IS NOT A BILL.

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Legal Desc: HERNANDEZ SUB LOT 7 & N50FT OF
LOT 8 82 X 54.6FT OR167/238 &
4576/1056(L/A)
& 4685/15(H/R)



A802

PREVATT ROSA JANE ET AL
30 S LEONARDI ST
SAINT AUGUSTINE FL 32084-0484

PA-474
R.05/21

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer or other governmental services and facilities which may be levied by your county, city or any special district.

If you feel that the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption or classification that is not reflected above, contact your County Property Appraiser at:

**4030 Lewis Speedway, Suite 203
Saint Augustine, Florida 32084
(904) 827-5500
www.sicpa.gov**

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the **Value Adjustment Board**. Petitions may be filed online at the County Clerk of Courts website (www.stjohnsclerk.com) or are available upon request. All petitions must be filed **on or before September 09, 2025**.

EXPLANATION

***Column 1-"LAST YEAR'S PROPERTY TAXES"**

This column shows the taxes and tax rates that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2-"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE"**

This column shows what your taxes and tax rates will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3-"YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE"**

This column shows what your taxes and tax rates will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

NOTE: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS

Your tax collector will be including non-ad valorem assessments on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

PROPERTY APPRAISER VALUE INFORMATION

Market Value:

Market value is the most probable sale price for your property in a competitive, open market.

Assessed Value:

Assessed value is the value of your property after those reductions to market value are subtracted from market value. The value of each assessment reduction that applies to your property and the reason for that reduction are listed separately in the third box. The assessed value may be different for levies by different taxing authorities.

Taxable Value:

Taxable value is the value against which the tax rate is applied to calculate the tax due on your property. Taxable value is calculated by subtracting the value of your exemptions from the assessed value of your property.

ASSESSMENT REDUCTIONS

Reductions to Market Value:

Your market value can be decreased for a number of reasons. These include assessment increase limitations such as Save Our Homes and the 10% assessment increase cap for non-homestead property. Property may also be assessed for property tax purposes on a basis other than market value. For example, land used for commercial agricultural purposes and land used for certain conservation purposes may be assessed based on its use rather than its market value. If such reductions apply to your property, they are listed in the third box on the front page along with the reduction in market value. Some reductions to market value apply only to the levies of certain governments.

EXEMPTIONS

Exemptions:

Exemptions are specific dollar or percentage amounts that reduce assessed value. These are usually based on certain characteristics of the property owner. Examples include homestead exemptions, veterans' disability exemptions and charitable exemptions. Many exemptions apply only to tax levies by the taxing authority granting the exemption.



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER AUTHORIZING FORECLOSURE

CASE NUMBERS: CE2023-0296 and CE2024-0600

IN THE MATTER OF:

Prevatt Rosa Jane Et AL
Peterson R L
Peterson David
Rohrer Gloria Jean
Peterson Dee Ann
Harvey Lori
Peterson Lee
Peterson Todd
Peterson-Golde Amy
Enos Shawna

30 S LEONARDI ST, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:

City Code, Chapter 19, Section 3, Unlawful conditions.

VIOLATION SITE: **30 S LEONARDI ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT
OR167/238 & 4576/1056(L/A) & 4685/15(H/R)**

PARCEL NUMBER: **1202800000**

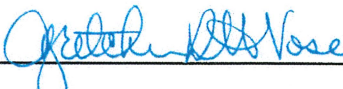
THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON JANUARY 7, 2026, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS: **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

ORDER

THIS MATTER having come before the Code Enforcement Special Magistrate for the City of St. Augustine on January 7, 2026, pursuant to Chapter 162.09(3), Florida Statutes, providing for foreclosure of unpaid liens. The City of St. Augustine having satisfied the statutory criteria, and finding otherwise all pre-requisites have been met, the Special Magistrate does hereby authorize the local governing body attorney to foreclose on the code enforcement liens of record for the property located at 30 South Leonardi Street, in St. Augustine, St. Johns County, Florida.

THEREFORE, it is hereby ordered that the foreclosure is authorized.

DONE AND ORDERED at a public hearing on the 7TH OF JANUARY, 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.



Gretchen R.H. Vose, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, and Gretchen R. H. Vose who is personally known to me, who is the person described in, and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 8th day of January, A.D., 2026.



CHRISTINA M. D'ARCY
Commission # HH 655898
Expires July 15, 2029



Notary Public, State of Florida

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

[illegible]

on this _____ day of _____, _____

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice Mayor, and City Commissioners

DATE: January 15, 2026

RE: **2026 LEGISLATIVE SESSION**

Included with this memo is a list of bills that we are following during this legislative session. We are of course especially concerned with the bills related to local property tax 'reform'. We are closely following a working draft bill relating to the creation of a new state-wide magistrate review of development permits, with new evidence standards, limited public participation, and penalties (no filed bill yet).

Two bills of interest affecting zoning and historic preservation efforts include SB 948 and SB 968. SB 948 limits many zoning criteria and requires a new compelling state interest and least restrictive standard to justify local regulation. It preempts setback and lot dimension standards, as well as removes local board review/public participation of development applications, and requires only an administrative review and approval. SB 968 would prohibit us from requiring a building permit for doors and windows on a residential structure or on any other work under \$7500 other than electrical, plumbing, or structural. These bills would apply even to historic properties at this time, but we are working on amendments.

SB 948 lines 477-514 abridged shot clock and administrative review only, new compelling state interest/least restrictive means test, setback, dimension preemption:

<https://www.flsenate.gov/Session/Bill/2026/948>

SB 968 lines 69-77 doors and windows removal, and less than \$7500 work without permit or hearings:

<https://www.flsenate.gov/Session/Bill/2026/968>

Please place this item on the agenda for the January 26, 2026, City Commission meeting under City Attorney items, for information only. As always, we are available to answer any questions that you may have.

Thank you,



Isabelle C. Lopez
City Attorney

xc: David Birchim, City Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager

CITY ATTORNEY LEGISLATIVE BILL TRACKING
2026 REGULAR SESSION

LAW ENFORCEMENT / FIREFIGHTERS

HB 17	Criminal Offenses Against Law Enforcement Officers and Other Personnel	Baker, Barnaby	Revises prohibition on use or threatened use of force to resist arrest or detention; provides for enhanced punishment for manslaughter when committed against specified officers; revises provisions concerning assault or battery upon specified officers & other personnel; revises provision concerning resisting, obstructing, or opposing specified officers or legally authorized persons; increases level on offense severity ranking chart for committing battery on law enforcement officers & other specified personnel.	Filed 09/15/25; Referred to Criminal Justice Subcommittee; In Criminal Justice Subcommittee, 10/01/25; Added to Criminal Justice Subcommittee agenda, 10/29/25; Favorable with CS by Criminal Justice Subcommittee, 11/05/25; Reported out of Criminal Justice Subcommittee; CS Filed; Laid on Table under Rule 7.18(a), 11/06/25; In Judiciary Committee; Referred to Judiciary Committee, 11/07/25; 1st Reading (Original Filed Version); 1st Reading (Committee Substitute 1), 01/13/26.	
SB 156	Criminal Offenses Against Law Enforcement Officers and Other Personnel	Leek	Citing this act as the "Officer Jason Raynor Act"; revising a prohibition on the use or threatened use of force to resist arrest or detention; providing for enhanced punishment for manslaughter when committed against specified officers; revising provisions concerning assault or battery upon specified officers and other personnel; revising a provision concerning resisting, obstructing, or opposing specified officers or legally authorized persons, etc.	Filed 10/09/25; Referred to Criminal Justice; Appropriations Committee on Criminal and Civil Justice; Rules, 10/21/25; On Committee agenda-Criminal Justice, 11/10/25; On Committee agenda-Criminal Justice, 12/01/25; In Appropriations Committee on Criminal and Civil Justice, 12/09/25; On Committee agenda-Appropriations Committee on Criminal and Civil Justice, 01/09/26; Introduced, 01/13/26.	Favorable by Criminal Justice; YEAS 5 NAYS 1, 12/09/25; CS by Appropriations Committee on Criminal and Civil Justice; YEAS 6 NAYS 1, 01/14/26.
HB 83	Direction and Execution of Warrants and Arrests	Woodson	Authorizes warrant to be executed by law enforcement officer designated by the sheriff; requires sheriffs, law enforcement officers, & part-time law enforcement officers to ask certain questions & take certain actions when making arrest; provides requirements for such sheriffs & officers; authorizes such sheriffs & officers to contact central abuse hotline & request immediate onsite protective investigation; requires Criminal Justice Standards & Training Commission to develop statewide policies & procedures relating to special needs of minor children at scene of certain arrests; requires instruction on special needs of minor children at scene of certain arrests & responsibilities of arresting officers in such situations.	Filed 10/06/25; Referred to Criminal Justice Subcommittee; Referred to Human Services Subcommittee; Referred to Judiciary Committee; In Criminal Justice Subcommittee, 10/14/25; 1st Reading (Original Filed Version), 01/13/26.	
SB 86	Commercial Motor Vehicles Operated by Unauthorized Aliens	Gaetz	Requiring law enforcement officers to take certain persons operating commercial motor vehicles into custody and facilitate the transfer of such persons into the custody of a federal immigration agency; requiring the impoundment of a commercial motor vehicle under certain circumstances; requiring the owner of an impounded commercial motor vehicle to pay a fine and certain costs and fees; prohibiting certain motor carriers from operating in this state, etc.	Filed 09/25/25; Referred to Transportation; Criminal Justice; Fiscal Policy, 10/13/25; Introduced, 01/13/26.	
SB 168	Public Nuisances	Truenow	Revising the list of places that may be declared a public nuisance to include the site of a gambling house; revising provisions relating to the assessment and collection of fines for public nuisance; deleting a limit on the total amount of fines that may be imposed on a public nuisance, etc.	Filed 10/14/25; Referred to Criminal Justice; Community Affairs; Rules, 11/03/25; On Committee agenda-Criminal Justice, 12/01/25; In Community Affairs, 12/09/25; Introduced, 01/13/26; On Committee agenda-Community Affairs, 01/15/26.	Favorable by Criminal Justice; YEAS 6 NAYS 0, 12/09/25.
HB 229	Violation of State Immigration Law	Jacques; Barnaby	Requires FDLE to impose fine for certain violations; requires moneys be used for specified purpose; defines "unauthorized alien"; authorizes department to develop program to compensate certain persons; provides requirements to receive compensation; defines "unauthorized alien"; creates cause of action against certain local governmental entities & law enforcement agencies; requires plaintiff to prove certain elements by preponderance of evidence; provides that state waives sovereign immunity for liability in certain circumstances.	Filed 10/21/25; Referred to Civil Justice & Claims Subcommittee; Referred to Justice Budget Subcommittee; Referred to Judiciary Committee; In Civil Justice & Claims Subcommittee, 10/29/25; 1st Reading (Original Filed Version), 01/13/26.	
SB 304	Violation of State Immigration Laws	Martin	Requiring the Department of Law Enforcement to impose a fine for certain violations; requiring the department to use the moneys collected from such fines to provide compensation to victims harmed by unauthorized aliens; requiring the department to develop a program to compensate residents who have suffered harm caused by unauthorized aliens; creating a cause of action against certain local governmental entities and law enforcement agencies under certain circumstances, etc.	Filed 10/28/25; Referred to Judiciary; Appropriations Committee on Criminal and Civil Justice; Rules, 11/17/25; Introduced, 01/13/26.	

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HB 159	Storage of Handguns in Private Conveyances and Vessels	Daley, Campbell	Provides requirements for storage of handguns in private conveyances & vessels; requires law enforcement agencies to engage in specified promotional campaign; provides that certain firearms education, safety, & training courses shall include instruction on requirements for storage of handguns in private conveyances & vessels; revises required warnings for transfer or sale of firearms; provides declaration of important state interest.	Filed 10/14/25; Referred to Criminal Justice Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to Judiciary Committee; in Criminal Justice Subcommittee, 10/21/25; 1st Reading (Original Filed Version), 01/13/26.	
SB 256	Storage of Handguns in Private Conveyances and Vessels	Rouson	Providing requirements for storage of handguns in private conveyances and vessels; requiring law enforcement agencies to engage in a specified promotional campaign; requiring certain firearms education, safety, and training courses to include instruction on the requirements for storage of handguns in private conveyances and vessels; revising required warnings for transfer or sale of firearms, etc.	Filed 10/21/25; Referred to Criminal Justice; Judiciary. Rules, 11/03/25; introduced, 01/13/26.	
HB 277	Violent Criminal Offenses	Tenatrich	Requires emergency communications state plan to include system to flag specified addresses; requires emergency medical technicians, paramedics, & firefighters to have training in domestic violence, dating violence, & strangulation; authorizes & requires court to order electronic monitoring in domestic & dating violence cases; authorizes certain persons to participate in domestic violence diversion program; provides requirements for such program; revises information law enforcement officer must provide to victim of alleged incident of domestic or dating violence; requires, if lethality assessment is performed, law enforcement officer or designated liaison to follow up with victim in a certain manner within specified amount of time; requires certain law enforcement officers to have their body camera turned on & recording when investigating allegation of domestic & dating violence; revises petitions for injunction for protection against domestic & dating violence; increases dollar amounts for relocation assistance for victims of domestic violence.	Filed 10/28/25; Referred to Criminal Justice Subcommittee; Referred to Civil Justice & Claims Subcommittee; Referred to Justice Budget Subcommittee; Referred to Judiciary Committee; in Criminal Justice Subcommittee, 11/04/25; 1st Reading (Original Filed Version), 01/13/26.	
HB 321	Carrying Weapons and Firearms	Hunschofsky	Prohibits person from carrying weapon or firearm into certain locations; provides criminal penalty.	Filed 11/04/25; in Criminal Justice Subcommittee; Referred to Criminal Justice Subcommittee; Referred to Judiciary Committee, 11/12/25; 1st Reading (Original Filed Version), 01/13/26.	
SB 406	Carrying Weapons and Firearms	Polsky	Prohibiting a person from carrying a weapon or firearm into certain locations; providing criminal penalties, etc.	Filed 11/05/25; Referred to Criminal Justice; Judiciary. Rules, 11/17/25; introduced, 01/13/26.	
SB 330	Disability Provisions for Firefighters and Law Enforcement and Correctional Officers	Bradley	Defining the terms "employing agency" and "heart disease", providing that a certain previously conducted physical examination satisfies a requirement for a presumption, authorizing law enforcement officers, correctional officers, and correctional probation officers, under a specified condition, to use a physical examination from a former employer for the purpose of claiming a specified presumption, etc.	Filed 11/03/25; Referred to Community Affairs; Governmental Oversight and Accountability; Appropriations, 11/17/25; On Committee agenda-Community Affairs, 01/09/26; Introduced, 01/13/26; Pending reference review under Rule 4.7(2) - (Committee Substitute); CS by Community Affairs read 1st time, 01/14/26; in Governmental Oversight and Accountability, 01/16/26.	CS by Community Affairs, YEAS 8 NAYS 0, 01/13/26.
HB 813	Firefighter Cancer Benefits and Prevention	Busatta	Revises conditions under which one-time payment of \$25,000 must be made by former employer upon firefighter's cancer diagnosis; requires former employer to provide death benefits for specified period; removes requirement for Division of State Fire Marshal to adopt rules for establishing employer cancer prevention best practices.	Filed 12/17/25; in Government Operations Subcommittee; Referred to Government Operations Subcommittee; Referred to Budget Committee; Referred to State Affairs Committee, 01/05/26; 1st Reading (Original Filed Version), 01/13/26.	

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HB 1427	Public Safety	Alvarez, D.	Requires each county, & every public agency within such county, to provide specified 911, emergency call, & dispatch services from centralized 911 call center operated by county or regional entity as decided by specified boards; requires state funds for emergency services to be redirected to each county that operates such centers; prohibits certain counties from receiving state funds; requires board of county commissioners of each county to convene specified board within certain time period; requires board to decide by unanimous vote of county that will operate its centralized 911 call center & funding for such entity; requires certain board of county commissioners to convene specified board within certain time period for county to establish regional centralized 911 call center; requires board to decide by unanimous vote of region that will operate its centralized 911 call center & funding for such entity; provides sheriff shall be deemed entity to provide 911, emergency call, & dispatch services in county in certain circumstances; provides reporting requirement; provides penalties for noncompliance.	Filed 01/09/26; 1st Reading (Original Filed Version), 01/13/26. In Intergovernmental Affairs Subcommittee. Referred to Intergovernmental Affairs Subcommittee. Referred to State Administration Budget Subcommittee. Referred to Commerce Committee, 01/15/26.	
SB 1586	Public Safety	Dicegile	Requiring each county, and every public agency within such county, to provide specified 911, emergency call, and dispatch services from a centralized 911 call center operated by the county or a regional entity as decided by specified boards; requiring the board of county commissioners of each county to convene a specified board within a certain time period; requiring the board to decide by a unanimous vote the entity for the county which will operate its centralized 911 call center and the funding for such entity; providing that the sheriff is deemed the entity to provide 911, emergency call, and dispatch services in a county under certain circumstances, etc.	Filed 01/09/26.	
TAXES / PROPERTY TAXES					
HB 103	Local Business Taxes	Botana	Repeals provisions related to local business taxes & authorizes certain municipalities to continue to impose business taxes.	Filed 10/07/25; Referred to Ways & Means Committee. Referred to Intergovernmental Affairs Subcommittee. Referred to State Affairs Committee. In Ways & Means Committee, 10/14/25; Added to Ways & Means Committee agenda, 12/03/25; Favorable by Ways & Means Committee. Reported out of Ways & Means Committee. In Intergovernmental Affairs Subcommittee, 12/10/25; 1st Reading (Original Filed Version), 01/13/26; Added to Intergovernmental Affairs Subcommittee agenda, 01/15/26.	
SB 122	Local Business Taxes	Truenow	Repealing provisions relating to local business taxes; authorizing certain municipalities to continue to impose a business tax; authorizing such municipalities to revise the definition of the term "merchant" in a specified manner, etc.	Filed 10/07/25; Referred to Community Affairs; Finance and Tax; Appropriations, 10/21/25; On Committee agenda-Community Affairs, 12/01/25; In Finance and Tax, 12/10/25; Introduced, 01/13/26.	Favorable by Community Affairs; YEAS 5 NAYS 1, 12/09/25.
SB 280	Assessment of Homestead Property	Bernard	Limiting the assessed value upon change of ownership of homestead property having a prior assessed value below a certain amount when the person acquiring the property is entitled to a homestead exemption, etc.	Filed 10/23/25; Referred to Finance and Tax; Appropriations; Rules, 11/17/25.	
HJR 201	Elimination of Non-school Property Tax for Homesteads	Steele	Proposes amendment to State Constitution to exempt homestead property from all ad valorem taxation other than school district levies, prohibit counties and municipalities from reducing total funding for law enforcement, and provide an effective date.	Filed; Referred to Select Committee on Property Taxes; Referred to State Affairs Committee. Referred to Ways & Means Committee. In Select Committee on Property Taxes, 10/16/25; Added to Select Committee on Property Taxes agenda, 11/13/25; Favorable by Select Committee on Property Taxes; Reported out of Select Committee on Property Taxes; In State Affairs Committee, 11/20/25; Added to State Affairs Committee agenda, 11/25/25; Favorable by State Affairs Committee; Reported out of State Affairs Committee; In Ways & Means Committee, 12/02/25; 1st Reading (Original Filed Version), 01/13/26.	

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HJR 203	Phased Out Elimination of Non-school Property Tax for Homesteads	Miller	Proposes amendment to State Constitution to increase the exemption for homestead property from all ad valorem taxation other than school district levies annually for 10 years by a certain amount, to make homestead property exempt from all ad valorem taxation other than school district levies beginning in a specified year, to prohibit counties and municipalities from reducing total funding for law enforcement, and provide an effective date.	Filed: Referred to Select Committee on Property Taxes; Referred to State Affairs Committee; Referred to Ways & Means Committee; In Select Committee on Property Taxes, 10/16/25; Added to Select Committee on Property Taxes agenda, 11/13/25; Favorable by Select Committee on Property Taxes; Reported out of Select Committee on Property Taxes; In State Affairs Committee, 11/20/25; Added to State Affairs Committee agenda; 1st Reading (Original Filed Version), 01/13/26; Favorable with CS by State Affairs Committee; Reported out of State Affairs Committee; CS Filed; Laid on Table under Rule 7.18(a); 1st Reading (Committee Substitute 1), 01/15/26.	
SJR 274	Homestead Property Tax Benefits for Long-term Owners	Bernard	Proposing amendments to the State Constitution to provide that the assessed value of homestead property may not increase after 20 years of ownership and residency, to provide an additional homestead tax exemption equal to 50 percent of the assessed value of property, other than school district levies, for persons who have owned and resided on the property as their permanent residence for 30 years or more, and to provide an effective date, etc.	Filed 10/23/25; Referred to Finance and Tax; Appropriations; Rules, 11/17/25; Introduced, 01/13/26.	
SB 276	Homestead Property Tax Benefits for Long-term Owners and Permanent Residents	Bernard	Requiring that certain property be assessed at less than just value when the person who owns the property has owned and used the property as his or her permanent residence for a specified timeframe; providing that the assessed value of such property shall be a certain amount and may not be increased under certain circumstances; specifying a homestead exemption for certain long-term owners and residents; authorizing periods of ownership and residency to be aggregated, etc.	Filed 10/23/25; Referred to Finance and Tax; Appropriations; Rules, 11/17/25; Introduced, 01/13/26.	
HJR 205	Elimination of Non-School Property Tax for Homesteads for Persons Age 65 or Older	Porras	Proposes amendment to State Constitution to exempt homestead property from all levies other than school district levies for persons who have attained age 65, prohibit counties and municipalities from reducing total funding for law enforcement, and provide an effective date.	Filed: Referred to Select Committee on Property Taxes; Referred to State Affairs Committee; Referred to Ways & Means Committee; In Select Committee on Property Taxes, 10/16/25; Added to Select Committee on Property Taxes agenda, 11/13/25; Favorable by Select Committee on Property Taxes; Reported out of Select Committee on Property Taxes; In State Affairs Committee, 11/20/25; Added to State Affairs Committee agenda, 11/25/25; Favorable by State Affairs Committee; Reported out of State Affairs Committee; In Ways & Means Committee, 12/02/25; 1st Reading (Original Filed Version), 01/13/26.	
SJR 270	Homestead Property Exemption for Persons Age 65 or Older	Bernard	Proposing amendments to the State Constitution to create a total exemption of homestead property from ad valorem taxation, other than school district levies, for persons 65 years of age or older who have owned and maintained the property as their permanent residence for at least 5 years and whose household income does not exceed a certain amount, adjusted annually by the cost-of-living index, and to provide an effective date, etc.	Filed 10/23/25; Referred to Finance and Tax; Appropriations; Rules, 11/17/25; Introduced, 01/13/26.	
SB 272	Homestead Exemption for Persons 65 and Older	Bernard	Expanding the homestead exemption for persons 65 years and older to include a total exemption of homestead property from ad valorem taxation, other than for school district levies, for certain persons whose household income does not exceed a certain amount; authorizing the Department of Revenue to adopt emergency rules, etc.	Filed 10/23/25; Referred to Finance and Tax; Appropriations; Rules, 11/17/25; Introduced, 01/13/26.	
HJR 207	Assessed Home Value Homestead Exemption of Non-school Property Tax	Abbott	Proposes amendment to State Constitution to add a homestead exemption for levies other than school levies equal to 25 percent of the remaining assessed value after applying existing exemptions, provide construction, prohibit counties and municipalities from reducing total funding for law enforcement, and provide an effective date.	Filed: Referred to Select Committee on Property Taxes; Referred to State Affairs Committee; Referred to Ways & Means Committee; In Select Committee on Property Taxes, 10/16/25; Added to Select Committee on Property Taxes agenda, 11/13/25; Favorable by Select Committee on Property Taxes; Reported out of Select Committee on Property Taxes; In State Affairs Committee, 11/20/25; 1st Reading (Original Filed Version), 01/13/26.	

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HJR 209	Property Insurance Relief Homestead Exemption of Non-school Property Tax	Busatta	Proposes amendment to State Constitution to increase by \$100,000 the exemption for homesteaded property from all ad valorem taxation other than school district levies for homesteaded properties that have property insurance, to prohibit counties and municipalities from reducing total funding for law enforcement, and to provide an effective date.	Filed: Referred to Select Committee on Property Taxes; Referred to State Affairs Committee; Referred to Ways & Means Committee; In Select Committee on Property Taxes, 10/16/25; Added to Select Committee on Property Taxes agenda, 11/13/25; Favorable with CS by Select Committee on Property Taxes; Reported out of Select Committee on Property Taxes; CS Filed; Laid on Table under Rule 7.18(a); In State Affairs Committee; Referred to State Affairs Committee; Referred to Ways & Means Committee, 11/20/25; Added to State Affairs Committee agenda, 11/25/25; Favorable by State Affairs Committee; Reported out of State Affairs Committee; In Ways & Means Committee, 12/02/25; Added to Ways & Means Committee agenda, 12/03/25; Favorable with CS by Ways & Means Committee; Reported out of Ways & Means Committee; CS Filed; Laid on Table under Rule 7.18(a), 12/10/25; Referred to House Calendar, 12/11/25; 1st Reading (Original Filed Version); 1st Reading (Committee Substitute 1); 1st Reading (Committee Substitute 2); Added to Second Reading Calendar, 01/13/26.	
HJR 211	Accrued Save-Our-Homes Property Tax Benefit for Non-school Property Tax	Overdorf	Proposes amendment to State Constitution to increase the maximum value of the accrued Save-Our-Homes benefit which may be transferred to a new homestead for all levies other than school district levies, prohibit counties and municipalities from reducing total funding for law enforcement, and provide an effective date.	Filed: Referred to Select Committee on Property Taxes; Referred to State Affairs Committee; Referred to Ways & Means Committee; In Select Committee on Property Taxes, 10/16/25; Added to Select Committee on Property Taxes agenda, 11/13/25; Favorable by Select Committee on Property Taxes; Reported out of Select Committee on Property Taxes; In State Affairs Committee, 11/20/25; Added to State Affairs Committee agenda, 11/25/25; Favorable by State Affairs Committee; Reported out of State Affairs Committee; In Ways & Means Committee, 12/02/25; 1st Reading (Original Filed Version), 01/13/26.	
HJR 213	Modification of Limitations on Property Assessment Increases	Griffiths	Proposes amendment to State Constitution to modify limitations on assessment increases for both homesteaded and nonhomesteaded property, prohibit counties and municipalities from reducing total funding for law enforcement, and provide an effective date.	Filed: Referred to Select Committee on Property Taxes; Referred to State Affairs Committee; Referred to Ways & Means Committee; In Select Committee on Property Taxes, 10/16/25; Added to Select Committee on Property Taxes agenda, 11/13/25; Favorable by Select Committee on Property Taxes; Reported out of Select Committee on Property Taxes; In State Affairs Committee, 11/20/25; 1st Reading (Original Filed Version), 01/13/26.	
SJR 276	Limitation on the Assessed Value of New Homestead Property	Bernard	Proposing amendments to the State Constitution to limit the assessed value of new homesteaded property established after a change of ownership which had an assessed value of less than a certain amount to no more than 150 percent of the assessed value of the property for the preceding year for ad valorem taxation purposes and to provide an effective date, etc.	Filed 10/23/25; Referred to Finance and Tax; Appropriations; Rules, 11/17/25; Introduced, 01/13/26.	
SJR 282	Limitation on the Assessed Value of Property Owned and Used for Commercial Purposes by Small Businesses	Bernard	Proposing amendments to the State Constitution to limit the assessed value of real property owned and used for commercial purposes by a small business for ad valorem taxation purposes so that such assessed value may not exceed 3 percent or the percentage change in the Consumer Price Index, whichever is lower, and to provide an effective date, etc.	Filed 10/23/25; Referred to Finance and Tax; Appropriations; Rules, 11/17/25; Introduced, 01/13/26.	
SB 284	Assessment of Property Owned and Used by Small Businesses	Bernard	Providing that real property owned and used for commercial purposes by small businesses will be assessed at just value after a certain date; prohibiting the annual change in assessed value from exceeding a specified amount; requiring that the assessed value of the property be lowered to the just value of the property under certain circumstances; providing that a change in ownership or control of the property will cause the property to be assessed at just value, etc.	Filed 10/23/25; Referred to Finance and Tax; Appropriations; Rules, 11/17/25; Introduced, 01/13/26.	

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HB 215	Ad Valorem Taxation	Albert	Revises Save-Our-Homes portability benefits available to married persons establishing joint homestead; prohibits increase in prior year's adopted millage rate from going into effect unless approved by specified vote; authorizes DOR to adopt emergency rules; provides for future expiration.	Filed: Referred to Select Committee on Property Taxes; Referred to State Affairs Committee; Referred to Ways & Means Committee; In Select Committee on Property Taxes, 10/16/25; Added to Select Committee on Property Taxes agenda, 11/13/25; Favorable by Select Committee on Property Taxes; Reported out of Select Committee on Property Taxes; In State Affairs Committee, 11/20/25; 1st Reading (Original Filed Version), 01/13/26.	
HB 6007	Tourist Development Taxes	Eskamani	Removes provision requiring specified percentage of all tourist development tax revenues to be used to promote & advertise tourism.	Filed 11/13/25; Referred to Ways & Means Committee; Referred to Housing, Agriculture & Tourism Subcommittee; Referred to Commerce Committee; In Ways & Means Committee, 11/14/25; 1st Reading (Original Filed Version), 01/13/26.	
SB 454	Tourist Development Taxes	Smith	Deleting a provision requiring that a specified percentage of all tourist development tax revenues be used to promote and advertise tourism, etc.	Filed 11/12/25; Referred to Commerce and Tourism; Finance and Tax; Appropriations, 12/01/25; Introduced, 01/13/26.	
PUBLIC WORKS / UTILITIES					
HB 239	Standards for Storm Water Systems	Grow	Requires storm water systems in counties & municipalities, respectively, to comply with specified DOT standards; provides inspection requirements for such systems; specifies that certain local standards are superseded; provides finding of important state interest.	Filed 10/21/25; Referred to Intergovernmental Affairs Subcommittee; Referred to Economic Infrastructure Subcommittee; Referred to State Affairs Committee; In Intergovernmental Affairs Subcommittee, 10/26/25; 1st Reading (Original Filed Version), 01/13/26.	
HB 225	Consumer Fairness in Utility Rates	Robinson, F.	Requires certain municipalities to impose same utility rates, fees, & charges on consumers within its municipal boundaries & boundaries of recipient municipality; prohibits such municipalities from imposing surcharges on consumers within boundaries of recipient municipality unless certain conditions are met; prohibits certain use of such surcharges; requires such municipalities to hold certain public hearings; requires certain municipalities to file specified reports with PSC; requires PSC to review certain consumer disputes & make certain determinations.	Filed 10/21/25; Referred to Economic Infrastructure Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to Commerce Committee; In Economic Infrastructure Subcommittee, 10/28/25; 1st Reading (Original Filed Version), 01/13/26.	
SB 940	Municipal Water and Sewer Utility Rates, Fees, and Charges	McClain	Deleting a limitation on the amount of rates, fees, and charges municipal water and sewer utilities are authorized to impose on consumers for such services outside the boundaries of the municipality; providing for the continuance and phase out of certain bond covenant surcharges; requiring municipalities operating such utilities to submit a specified rate study every 7 years to the Department of Environmental Protection which evaluates certain information, etc.	Filed 12/17/25; Referred to Regulated Industries; Community Affairs; Rules, 01/05/26; Introduced, 01/13/26.	
SB 1188	Municipal Water and Sewer Utility Rates	Graff	Requiring a municipality to charge customers receiving its utility services in another municipality the same rates, fees, and charges as it charges consumers within its own municipal boundaries under certain circumstances, etc.	Filed 01/06/26; Referred to Regulated Industries; Community Affairs; Rules, 01/12/26; Introduced, 01/13/26.	
HB 479	Land and Water Management	Maggard	Prohibits counties & municipalities from adopting laws, regulations, rules, or policies relating to water quality or quantity, pollution control, discharge prevention or removal, or wetlands & preempts such regulation to the state; requires DEP to notify CFO of certain violations; requires CFO to withhold certain funds; repeals provisions relating to land management review teams.	Filed 11/19/25; In Natural Resources & Disasters Subcommittee; Referred to Natural Resources & Disasters Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to State Affairs Committee, 11/24/25; PCS added to Natural Resources & Disasters Subcommittee agenda, 01/09/26; Favorable with CS by Natural Resources & Disasters Subcommittee; 1st Reading (Original Filed Version); Reported out of Natural Resources & Disasters Subcommittee, 01/13/26; CS Filed; Laid on Table under Rule 7.18(a), 01/14/26; 1st Reading (Committee Substitute 1), 01/15/26; In Intergovernmental Affairs Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to State Affairs Committee, 01/16/26.	

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SB 718	Water Management	McClain	Prohibiting counties and municipalities from adopting laws, regulations, rules, or policies relating to water quality or quantity, pollution control, pollutant discharge prevention or removal, or wetlands; preempting such regulation to the state; repealing a provision relating to land management review teams, etc.	Filed 12/03/25; Referred to Environment and Natural Resources; Appropriations Committee on Agriculture, Environment, and General Government; Rules, 12/16/25; Introduced, 01/13/26.	
HB 589	Onsite Sewage Treatment and Disposal System Permits	Nix	Prohibits municipality or political subdivision of state from requiring owners & builders of certain residences to receive construction permits from DEP as condition of issuing building or plumbing permits; requires such owners & builders to provide certain proof to municipality or political subdivision.	Filed 12/02/25; In Natural Resources & Disasters Subcommittee; Referred to Natural Resources & Disasters Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to State Affairs Committee, 12/12/25; 1st Reading (Original Filed Version), 01/13/26; Added to Natural Resources & Disasters Subcommittee agenda, 01/15/26.	
SB 698	Onsite Sewage Treatment and Disposal System Permits	Martin	Prohibiting a municipality or political subdivision of the state from requiring owners and builders of certain residences to receive construction permits from the Department of Environmental Protection as a condition of issuing building or plumbing permits; requiring such owners and builders to provide certain proof to the municipality or political subdivision, etc.	Filed 12/02/25; Referred to Environment and Natural Resources; Community Affairs; Rules, 12/16/25; Introduced, 01/13/26; On Committee agenda-Environment and Natural Resources, 01/15/26.	
HB 773	Municipal Utilities	Brackett	Authorizes municipality to transfer portion of its public utility earnings to its general fund; requires that such percentages be established or reestablished by local referendum, subject to majority vote; provides exception to percentage restrictions in event of disaster or emergency; authorizes such percentages to be established by passage of resolution, by four-fifths vote; requires such percentages to be repaid to general fund within specified time period; prohibits municipality from transferring portion of its public utility earnings in certain instances; prohibits ability of municipality to receive certain state funds if such prohibited transfer is effected; requires specified disclosure in budget & financial report of municipality.	Filed 12/15/25; In Economic Infrastructure Subcommittee; Referred to Economic Infrastructure Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to Commerce Committee, 01/05/26; 1st Reading (Original Filed Version), 01/13/26.	
HB 1075	Municipal Utility Connections	Sirois	Requires municipalities that operate utility services to allow other municipalities & property owners outside its municipal boundaries to connect to its utility services under specified conditions; requires municipalities to make certain determinations within specified timeframe; provides for appeal of such determinations; provides for award of attorney fees & court costs; provides that municipalities are not liable for such fees & costs under certain conditions.	Filed 01/06/26; In Economic Infrastructure Subcommittee; Referred to Economic Infrastructure Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to Commerce Committee, 01/12/26; 1st Reading (Original Filed Version), 01/13/26; Added to Economic Infrastructure Subcommittee agenda, 01/15/26.	
SB 1014	Provision of Municipal Utility Service to Owners Outside the Municipal Limits	Mayfield	Prohibiting a municipal utility from declining to extend service to properties outside its corporate limits under certain circumstances; requiring a municipal utility to expand its service to an owner who makes such a request under certain circumstances; requiring the municipal utility to make a determination within a specified timeframe and provide such determination to the owner in writing; requiring the municipal utility to provide the owner with specified information and to connect properties in a timely manner, etc.	Filed 12/29/25; Referred to Regulated Industries; Community Affairs; Rules, 01/07/26; Introduced, 01/13/26.	
GOVERNMENT					
HB 105	Local Government Actions	Brackett	Prohibits certain enforcement actions by counties, municipalities, & special districts; authorizes persons or business entities subject to such actions to submit request for review; requires counties, municipalities, & special districts to review such actions & respond within specified time period; authorizes filing of legal action & provides legal remedies; provides for certain protections from retaliation; provides for preemption.	Filed 10/07/25; Referred to Civil Justice & Claims Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to Judiciary Committee; In Civil Justice & Claims Subcommittee, 10/14/25; 1st Reading (Original Filed Version), 01/13/26.	
SB 588	Local Government Actions	McClain	Prohibiting certain enforcement actions by counties, municipalities, and special districts, respectively; defining the term "enforcement action"; requiring counties, municipalities, and special districts, respectively, to establish and maintain rules; authorizing filing of legal action and providing legal remedies in certain circumstances, etc.	Filed 10/07/25; Referred to Civil Justice & Claims Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to Judiciary Committee; In Civil Justice & Claims Subcommittee, 10/14/25; Introduced, 01/13/26.	

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SB 332	Public Meetings	Bradley	Providing that specified entities may meet in private with their attorneys to discuss certain claims concerning private property rights; requiring that such meetings be transcribed; providing that such transcripts become public records at specified times, etc.	Filed 11/03/25; Referred to Judiciary, Governmental Oversight and Accountability; Rules, 11/17/25; Introduced, 01/13/26.	
HB 139	Adverse Personnel Actions and Ethics Complaints	Maney	Prohibits agencies & independent contractors from taking specified actions against employees for disclosing certain information to Commission on Ethics; requires that information disclosed include specified violations or alleged violations; requires disclosure of specified information to commission; provides that specified provisions protect employees & persons who submit written complaints to commission or provide information to investigator during investigation of complaint; authorizes certain employees or applicants for employment to file complaints in accordance with specified provisions; authorizes such employees or applicants to pursue specified administrative remedy or civil action within specified timeframe; authorizes local public employees to file complaint with appropriate local governmental authority; specifies requirements for administrative procedures created by local governmental authorities; authorizes such employees to bring civil actions in court of competent jurisdiction under specified conditions; requires specified relief; provides that it is affirmative defense to certain actions that adverse personnel action was predicated on grounds other than exercising of certain protected rights; requires commission to deliver complaints & any amendment thereto to agency conducting certain investigation, upon agency's written request; requires commission to deliver complaints & any amendment thereto to certain persons upon notarized written request.	Filed 10/09/25; Referred to Government Operations Subcommittee; Referred to Rules & Ethics Committee; Referred to State Affairs Committee; In Government Operations Subcommittee, 10/21/25; 1st Reading (Original Filed Version), 01/13/26.	
SB 92	Employee Protections	Gaetz	Prohibiting agencies and independent contractors from taking specified actions against employees or certain persons for disclosing certain information to the Commission on Ethics; requiring that information disclosed include specified violations or alleged violations; providing that specified provisions protect employees and persons who submit written complaints to the commission or provide information to an investigator during an investigation of a complaint or referral, etc.	Filed 09/29/25; Referred to Governmental Oversight and Accountability; Ethics and Elections, Rules, 10/13/25; On Committee agenda-Governmental Oversight and Accountability, 12/01/25; Pending reference review under Rule 4.7(2) - (Committee Substitute), Pending reference review under Rule 4.7(2) - (Committee Substitute); In Ethics and Elections, 12/11/25; On Committee agenda-Ethics and Elections, 01/08/26; Introduced, CS by Governmental Oversight and Accountability read 1st time -SJ 124, 01/13/26; In Rules, 01/14/26.	CS by Governmental Oversight and Accountability; YEAS 8 NAYS 0, 12/09/25; Favorable by Ethics and Elections; YEAS 8 NAYS 0, 01/13/26.
SB 136	Protections for Public Employees who use Medical Marijuana as Qualified Patients	Polsky; Smith	Prohibiting a public employer from taking adverse personnel action against an employee or a job applicant for his or her use of medical marijuana if the employee or job applicant is a qualified patient; providing exceptions; requiring a public employer to provide, within a specified timeframe, written notice of an employee's or a job applicant's right to explain or contest a positive marijuana test result, etc.	Filed 10/06/25; Referred to Health Policy, Governmental Oversight and Accountability; Rules, 10/21/25; Introduced, 01/13/26.	
HB 145	Suits Against the Government	McFarland	Increases statutory limits on liability for tort claims against state & its agencies & subdivisions; authorizes subdivision of state to settle claim in excess of statutory limit without legislative action regardless of insurance coverage limits; prohibits insurance policy from conditioning benefits on enactment of claim bill; specifies that limitations in effect on date claim accrues apply to that claim; revises period within which certain claims must be presented; revises exceptions relating to instituting tort claims against state or agencies or subdivisions; revises period after which failure of certain entities to make final disposition of claim shall be deemed final denial of claim for certain purposes; revises statute of limitations for tort claims against state or agencies or subdivisions & exceptions thereto.	Filed 10/10/25; Referred to Civil Justice & Claims Subcommittee; Referred to Budget Committee; Referred to Judiciary Committee; In Civil Justice & Claims Subcommittee, 10/21/25; Added to Civil Justice & Claims Subcommittee agenda, 10/29/25; Favorable by Civil Justice & Claims Subcommittee, 11/05/25; Reported out of Civil Justice & Claims Subcommittee; In Budget Committee, 11/13/25; Added to Budget Committee agenda, 11/24/25; Favorable by Budget Committee; Reported out of Budget Committee agenda, 12/04/25; Favorable by Judiciary Committee; Reported out of Judiciary Committee; Released to House Calendar, 12/11/25; Bill added to Special Order Calendar, 01/12/26; 1st Reading (Original Filed Version), 01/13/26; Added to Third Reading Calendar; Read 2nd time; Read 3rd time; In Messages, 01/15/26.	Passed; YEAS 104, NAYS 7, 01/15/26.

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HB 101	Utility Terrain Vehicles	Gentry	Authorizes utility terrain vehicle (UTV) to be operated during all hours; authorizes operation of UTVs on certain roadways & on certain parts of State Highway System; authorizes DOT to prohibit use of UTVs under certain circumstances; authorizes persons possessing certain licenses to operate UTV; requires owners or operators of UTV to comply with certain requirements & regulations; authorizes county or municipality to restrict operation of UTVs under certain circumstances; provides civil penalties; requires DHSMV to issue license plate to owner or lessee of vehicle registered as UTV upon payment of certain taxes & fees; requires that license plates for UTVs comply with specified provisions.	Filed 10/07/25: Referred to Government Operations Subcommittee. Referred to Intergovernmental Affairs Subcommittee. Referred to State Affairs Committee. In Government Operations Subcommittee, 10/14/25, 1st Reading (Original Filed Version), 01/13/26.	
SB 240	Auxiliary Containers	Garcia	Preempting the regulation of auxiliary containers to the state, providing exceptions; requiring the Department of Environmental Protection to develop a uniform ordinance for the use and disposition of single-use, nonrecyclable auxiliary containers; prohibiting the sale or distribution of certain single-use auxiliary containers on lands managed by the Division of Recreation and Parks of the Department of Environmental Protection; repealing a provision relating to the regulation of polystyrene products preempted to the Department of Agriculture and Consumer Services, etc.	Filed 10/17/25: Referred to Environment and Natural Resources; Appropriations Committee on Agriculture, Environment, and General Government; Fiscal Policy, 11/03/25. On Committee agenda-Environment and Natural Resources, 11/10/25. Pending reference review under Rule 4.7(2) - (Committee Substitute), 11/19/25. In Appropriations Committee on Agriculture, Environment, and General Government, 11/20/25. Introduced; CS by Environment and Natural Resources read 1st time -SJ 125, 01/13/26.	CS by Environment and Natural Resources, YEAS 8 NAYS 0, 11/18/25.
SB 290	Department of Agriculture and Consumer Services	Truenow	Prohibiting counties and municipalities, respectively, from enacting or enforcing any law that restricts or prohibits the use of gasoline-powered farm equipment or gasoline-powered landscape equipment or that distinguishes such equipment from any other equipment under certain circumstances; requiring the Acquisition and Restoration Council to determine whether certain surplus lands are suitable for bona fide agricultural purposes; establishing the Food Animal Veterinary Medicine Loan Repayment Program; revising the Florida Forest Service powers, authority, and duties; authorizing the Forest Service to manage the Weleka Training Center; establishing the Farmers Feeding Florida Program for specified purposes; limiting the number of incorporated state fair associations per county; prohibiting the possession, manufacture, sale, importation, distribution, or use of a signal jamming device, etc.	Filed 10/24/25: Referred to Agriculture; Fiscal Policy, Rules, 11/17/25. On Committee agenda-Agriculture, 11/24/25. Pending reference review under Rule 4.7(2) - (Committee Substitute), 12/04/25. In Fiscal Policy, 12/05/25. On Committee agenda-Fiscal Policy, 01/09/26. Introduced; CS by Agriculture read 1st time -SJ 125, 01/13/26. Pending reference review under Rule 4.7(2) - (Committee Substitute), 01/15/26. In Rules, 01/16/26.	CS by Agriculture, YEAS 4 NAYS 0, 12/02/25. CS/CS by Fiscal Policy, YEAS 17 NAYS 3, 01/14/26.
HB 347	Adoption and Display of Flags by Governmental Entities	Borero	Prohibits governmental entity from displaying, placing, or causing to be placed certain flags on real property; specifies flags governmental entity may display on such property; provides requirements for governmental entity that displays flag of United States; prohibits local government from adopting certain ordinances or regulations relating to flag of local government; provides that certain ordinances & regulations are void.	Filed 11/05/25: - In Government Operations Subcommittee. Referred to Government Operations Subcommittee. Referred to Intergovernmental Affairs Subcommittee. Referred to State Affairs Committee, 11/12/25, 1st Reading (Original Filed Version), 01/13/26.	
SB 426	Adoption and Display of Flags by Governmental Entities	Yarborough	Prohibiting a governmental entity from displaying, placing, or causing to be placed certain flags on real property; providing a penalty; specifying flags a governmental entity may display on such property; prohibiting a local government from adopting certain ordinances or regulations relating to the flag of the local government, etc.	Filed 11/07/25: Referred to Governmental Oversight and Accountability; Community Affairs; Rules, 12/01/25. Introduced, 01/13/26.	
HB 389	Smoking in Public Places	Andrade; Tendrich	Revises legislative intent; defines "public place"; revises definition of terms "smoking" & "vape" or "vaping"; prohibits smoking in public places in this state, with exceptions; provides applicability; revises requirements for customs smoking rooms to prohibit smoking & vaping of marijuana products at any time.	Filed 11/06/25: Referred to Health & Human Services Committee. Referred to State Affairs Committee. Referred to Commerce Committee. In Health & Human Services Committee, 11/18/25, 1st Reading (Original Filed Version), 01/13/26.	
SB 986	Smoking in Public Places	Grueters	Defining the term "public place"; revising the definition of the terms "smoking" and "vape" or "vaping"; prohibiting smoking or vaping a marijuana product in public places in this state, with exceptions, etc.	Filed 12/19/25: Referred to Regulated Industries; Appropriations Committee on Agriculture, Environment, and General Government; Rules, 01/07/26. Introduced, 01/13/26. On Committee agenda-Regulated Industries, 01/15/26.	

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SB 380	Legal Notices	Trumbull	Revising the definition of the terms "governmental agency" and "publicly accessible website"; authorizing a governmental agency to use its own publicly accessible website or the publicly accessible website of the county in which it lies to publish specified advertisements and notices, etc.	Filed 11/04/25; Referred to Judiciary; Community Affairs; Rules, 11/17/25; On Committee agenda-Judiciary, 11/24/25; Pending reference review under Rule 4.7(2) - (Committee Substitute), 12/03/25; In Community Affairs, 12/05/25; Introduced; CS by Judiciary read 1st time -SJ 128, 01/13/26.	CS by Judiciary, YEAS 10 NAYS 0, 12/02/25.
HB 951	One-cent Piece	McFarland	Authorizes dealers to round to nearest nickel in certain circumstances; provides procedures for such rounding; requires tax due on rounded transactions to be calculated on price before rounding; provides that rounding to nearest nickel is not deceptive & unfair trade practice in certain circumstances.	Filed 01/05/26; In Ways & Means Committee; Referred to Ways & Means Committee; Referred to Insurance & Banking Subcommittee; Referred to Commerce Committee, 01/12/26; 1st Reading (Original Filed Version), 01/13/26.	
SB 1074	One-cent Piece	Gaez	Requiring dealers to round to the nearest nickel in certain circumstances; providing procedures for such rounding; requiring that the tax due on rounded transactions be calculated on the price before rounding; providing that rounding to the nearest nickel is not a deceptive and unfair trade practice in certain circumstances, etc.	Filed 01/05/26; Referred to Commerce and Tourism; Finance and Tax; Appropriations, 01/12/26; Introduced, 01/13/26.	
HB 659	Interactions with Artificial Intelligence	Hunschofsky	Requires operators of companion chatbot platforms to display specified information on any application, browser, or format used to access companion chatbots on platform & to prevent such chatbots from engaging with users unless specified protocols are maintained; requires such operators to verify age of users & to take specified actions for users who are minors; requires such operators to file specified reports with DLA; provides that violation constitutes unfair or deceptive act or practice; provides for civil actions.	Filed 12/04/25; Referred to Industries & Professional Activities Subcommittee; Referred to Information Technology Budget & Policy Subcommittee; Referred to Commerce Committee; In Industries & Professional Activities Subcommittee, 12/16/25; 1st Reading (Original Filed Version), 01/13/26.	
SB 482	Artificial Intelligence Bill of Rights	Leek	Prohibiting a governmental entity from extending or renewing a contract with specified entities; creating the "Artificial Intelligence Bill of Rights"; providing the rights of Floridians relating to the use of artificial intelligence; requiring companion chatbot platforms to prohibit a minor from creating new or maintaining existing accounts unless the minor's parent or guardian consents; prohibiting artificial intelligence technology companies from selling or disclosing the personal information of users unless the information is deidentified data, etc.	Filed 12/22/25; Referred to Commerce and Tourism; Appropriations, 01/07/26; Introduced, 01/13/26.	
HB 925	Clerks of Court	Trabulsky; Rayner; Yarkosky	Requires clerk to retain certain funds or deposit funds into fine & forfeiture fund; authorizes Florida Clerks of Court Operations Corporation, on behalf of clerks, to submit request for reimbursement to reimburse clerks for filing certain petitions, orders, appeals, & summons; increases fee for filing certain petitions, orders, appeals, & summons; authorizes clerk to be reimbursed for certain fees & charges; increases percentage of certain penalties that must be deposited into fine & forfeiture fund & decreases percentage of certain penalties that must be paid to municipality.	Filed 12/29/25; Referred to Civil Justice & Claims Subcommittee; Referred to Justice Budget Subcommittee; Referred to Judiciary Committee; In Civil Justice & Claims Subcommittee, 01/12/26; 1st Reading (Original Filed Version), 01/13/26.	
SB 1322	Clerks of Court	Martin	Requiring the clerk to retain certain funds or deposit the funds into the fine and forfeiture fund; authorizing the Florida Clerks of Court Operations Corporation, on behalf of the clerks, to submit a request for reimbursement to reimburse the clerks for filing certain petitions, orders, appeals, and summons; authorizing the clerk to be reimbursed for certain fees and charges, etc.	Filed 01/07/26.	
LAND USE					
HB 1143	Local Government Land Development Regulations and Orders	Nix; Conerly	Revises, for counties & municipalities, respectively, application procedures for development permits & orders; prohibits local governments from adopting land development regulations governing lots on residential real property unless such adoption meets specified requirements; prohibits local governments from adopting certain land development regulations if lot on residential real property is connected to public water system or public sewer system; requires that land development regulations adopted by local government allow lots to front or abut shared space instead of public right-of-way; establishes cause of action; authorizes award of specified remedies; provides for waiver of sovereign immunity.	Filed 01/07/26; Referred to Intergovernmental Affairs Subcommittee; Referred to Housing, Agriculture & Tourism Subcommittee; Referred to State Affairs Committee; In Intergovernmental Affairs Subcommittee, 01/12/26; 1st Reading (Original Filed Version), 01/13/26.	

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SB 948	Local Government Land Development Regulations and Orders	McClain, Rodriguez	Revising, for counties and municipalities, respectively, the application procedures for development permits and orders; creating the "Florida Starter Homes Act"; prohibiting local governments from adopting land development regulations governing lots on residential real property unless such adoption meets specified requirements; prohibiting local governments from adopting certain land development regulations if a lot on residential real property is connected to a public water system or a public sewer system, etc.	Filed 12/27/25; Referred to Community Affairs, Judiciary, Rules, 01/05/26; Introduced, 01/13/26.	
SB 840	Land Use Regulations for Local Governments Affected by Natural Disasters	Dicegile	Prohibiting impacted local governments from enforcing certain moratoriums, requiring the repair or reconstruction of certain improvements to meet certain requirements, or enforcing changes to specified procedures; revising circumstances under which impacted local governments may enforce certain amendments, site plans, development permits, or development orders; deleting provisions related to filing suit against an impacted local government for injunctive relief, etc.	Filed 12/10/25; Referred to Community Affairs, Judiciary, Rules, 12/16/25; On Committee agenda-Community Affairs, 01/08/26; Introduced, 01/13/26; In Judiciary, 01/14/26; On Committee agenda-Judiciary, 01/15/26.	Favorable by Community Affairs; YEAS 8 NAYS 0.
SB 208	Land Use and Development Regulations	McClain	Prohibiting local land development regulations from requiring the denial of, or conditioning or delaying the approval of, residential development on the basis of a lack of compatibility under certain circumstances; revising the circumstances under which land development regulations may be applied to a single-family or two-family dwelling; prohibiting local land development regulations from conditioning the approval of an application for certain residential development on the payment of certain fees, charges, or exactions; requiring that a fee or charge imposed by a local government in connection with the review, processing, or inspection of a residential development application meet certain requirements, etc.	Filed 10/16/25; Referred to Community Affairs, Judiciary, Rules, 11/03/25; On Committee agenda-Community Affairs, 11/10/25; In Judiciary, 11/19/25; On Committee agenda-Judiciary, 01/05/26; Pending reference review under Rule 4.7(2) - (Committee Substitute), 01/12/26; Introduced, CS by Judiciary read 1st time -S.J. 125, 01/13/26.	Favorable by Community Affairs; YEAS 5 NAYS 0, 11/16/25; CS by Judiciary; YEAS 10 NAYS 0, 01/12/26.
HB 217	Land Use Regulations	Abbott	Defines "impacted local government"; provides for retroactive application.	Filed 10/16/25; Referred to Intergovernmental Affairs Subcommittee; Referred to Housing, Agriculture & Tourism Subcommittee; Referred to State Affairs Committee; In Intergovernmental Affairs Subcommittee, 10/28/25; 1st Reading (Original Filed Version), 01/13/26.	
SB 218	Land Use Regulations	Gaetz, Trumbull	Defining the term "impacted local government", etc.	Filed 10/16/25; Referred to Community Affairs, Judiciary, Rules, 11/03/25; Introduced, 01/13/26.	
HB 699	Design Professional Contracts	Conerty	Provides that certain professional services contracts entered into with design professionals on or after specified date are void & unenforceable; requires specified standard of care in professional services contracts entered into with design professionals.	Filed 12/09/25; In Industries & Professional Activities Subcommittee; Referred to Industries & Professional Activities Subcommittee; Referred to Civil Justice & Claims Subcommittee; Referred to Commerce Committee, 12/16/25; 1st Reading (Original Filed Version), 01/13/26.	
HB 705	Causes of Action Based on Improvements to Real Property	Owen	Revises time in which action founded on design, planning, or construction of improvement to real property shall be commenced; revises date on which statute of limitations period for such action begins; revises latest date by which action shall be commenced.	Filed 12/09/25; In Civil Justice & Claims Subcommittee; Referred to Civil Justice & Claims Subcommittee; Referred to Housing, Agriculture & Tourism Subcommittee; Referred to Judiciary Committee, 12/16/25; 1st Reading (Original Filed Version), 01/13/26.	
HB 691	Agricultural Enclaves	Botana	Authorizes owners of certain parcels to apply to governing body of local government for certification of such parcels as agricultural enclaves; authorizes owner of parcel certified as agricultural enclave to submit certain development plans; requires local government to treat certain agricultural enclaves as if they are within urban service districts; requires local government & owner of parcel certified as agricultural enclave to enter certain written agreement.	Filed 12/08/25; Referred to Intergovernmental Affairs Subcommittee; Referred to Housing, Agriculture & Tourism Subcommittee; Referred to State Affairs Committee; In Intergovernmental Affairs Subcommittee, 12/16/25; 1st Reading (Original Filed Version), 01/13/26.	
SB 686	Agricultural Enclaves	McClain	Authorizing owners of certain parcels to apply to the governing body of the local government for certification of such parcels as agricultural enclaves; requiring the local government to provide to the applicant a certain report within a specified timeframe; prohibiting a local government from enacting or enforcing certain laws or regulations, etc.	Filed 12/01/25; Referred to Community Affairs, Judiciary, Rules, 12/16/25; Introduced, 01/13/26; On Committee agenda-Community Affairs, 01/15/26.	

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HB 299	Blue Ribbon Projects	Melo	Requires that development project meet certain requirements to qualify as blue ribbon project; requires that blue ribbon project have blue ribbon plan; requires that project receive dollar-for-dollar credits from local government; specifies that project may be located on land with any future land use designation or zoning designation; prohibits required amendment of comprehensive plan or required rezoning for approval of project; authorizes landowner to apply to local government for approval of project; requires applicant to record plan for approved project in public records of county in which project property is located; authorizes applicant to appeal denial of project application to Department of Commerce; authorizes person whose substantial interests are or may be affected by approval of project to file petition with Department of Commerce.	Filed 11/03/25; Referred to Intergovernmental Affairs Subcommittee; Referred to Commerce Committee; Referred to State Affairs Committee; In Intergovernmental Affairs Subcommittee, 11/12/25; Added to Intergovernmental Affairs Subcommittee agenda, 12/04/25; Favorable with CS by Intergovernmental Affairs Subcommittee, 12/11/25; Reported out of Intergovernmental Affairs Subcommittee; Laid on Table under Rule 7.18(a); CS Filed, 12/12/25; Referred to Commerce Committee; Referred to State Affairs Committee; In Commerce Committee, 12/16/25; 1st Reading (Original Filed Version); 1st Reading (Committee Substitute 1), 01/13/26.	
SB 354	Blue Ribbon Projects	McClain	Requiring that a development project meet certain requirements to qualify as a blue ribbon project; specifying maximum residential density and nonresidential intensity permitted within the development area of a blue ribbon project; requiring that a blue ribbon project have a blue ribbon plan; requiring that a project receive dollar-for-dollar credits from a local government under certain circumstances; specifying that a project may be located on land with any future land use designation or zoning designation, etc.	Filed 11/04/25; Referred to Community Affairs; Appropriations Committee on Transportation, Tourism, and Economic Development; Rules, 11/17/25; On Committee agenda-Community Affairs, 01/08/26; Introduced, 01/13/26; Pending reference review under Rule 4.7(2) - (Committee Substitute); CS by Community Affairs read 1st time, 01/14/26.	CS by Community Affairs; YEAS 7 NAYS 1, 01/13/26.
HB 611	Landscape Irrigation	Cobb	Prohibits certain actions regarding landscape irrigation systems unless such actions are taken by licensed irrigation contractors or property owners; authorizes local governments or water management districts to adopt certain requirements for property owners who install such systems; provides requirements for permits, plans, equipment & capacity, maintenance, & water schedules relating to such systems; provides fines & penalties; prohibits local governments from adopting or enforcing certain laws, rules, or regulations; authorizes DEP to adopt rules; revises membership of Construction Industry Licensing Board.	Filed 12/02/25; Referred to Natural Resources & Disasters Subcommittee; Referred to Industries & Professional Activities Subcommittee; Referred to Agriculture & Natural Resources Budget Subcommittee; Referred to State Affairs Committee; In Natural Resources & Disasters Subcommittee, 12/12/25; 1st Reading (Original Filed Version), 01/13/26.	
SB 508	Landscape Irrigation	Truenow	Creating the "Landscape Irrigation Standards and Watering Restrictions Act"; prohibiting a person from taking certain actions regarding a landscape irrigation system unless such person is a licensed irrigation contractor or the property owner; specifying that only a licensed irrigation contractor may connect an irrigation system to a water supply; providing a purpose for landscape irrigation system standards; creating a landscape irrigation watering schedule; providing for the enforcement of the act, etc.	Filed 11/14/25; Referred to Regulated Industries; Appropriations Committee on Agriculture, Environment, and General Government; Rules, 12/01/25; Introduced, 01/13/26.	
BUILDING / PERMITTING					
HB 1049	Building Permit Requirements	Esposito	Prohibits local government from adopting certain technical amendments to Florida Building Code; prohibits local government from requiring building permit for work valued at specified amount that is performed on single-family dwelling; authorizes local government to require building permit for certain work regardless of value of work; requires contractor to maintain certain written records; prohibits local enforcement agency from requiring building permit for specified work on backup power system that is installed by certain persons or entities; provides exception; prohibits local governments from adopting or enforcing certain ordinances, rules, or other measures; authorizes local enforcement agency to conduct certain inspections; either in person or virtually; authorizes owner or owner's contractor to use private provider for certain inspections; provides requirements for private provider; requires local enforcement agency to provide certain persons written notice of correction; authorizes stop-work order only under specific circumstances; requires local enforcement agency to offer owner or owner's contractor reinspection date within certain time period; provides that private provider inspection report constitutes acceptance; prohibits local enforcement agency from withholding or revoking certificate of occupancy based solely on failed inspection report.	Filed 01/06/26; Referred to Intergovernmental Affairs Subcommittee; Referred to Industries & Professional Activities Subcommittee; Referred to State Affairs Committee; In Intergovernmental Affairs Subcommittee, 01/12/26; 1st Reading (Original Filed Version), 01/13/26; Added to Intergovernmental Affairs Subcommittee agenda, 01/15/26.	

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SB 968	Home Backup Power Systems	McClain	Prohibiting a local government from adopting a technical amendment to the Florida Building Code which requires a permit or any functionally equivalent local review or approval for certain backup power systems; prohibiting a local government that issues building permits from requiring an owner of a single-family dwelling or such owner's contractor to obtain a building permit to perform work on the single-family lot valued at less than a specified sum; prohibiting a local enforcement agency from requiring a permit or any functionally equivalent local review or approval for the installation, relocation, replacement, or repair of an eligible residential backup power system; defining the term "backup power system", etc.	Filed 12/18/25; Referred to Community Affairs; Regulated Industries; Rules, 01/07/26; Introduced, 01/13/26.	
HB 803	Building Permits and Inspections	Trabulsky	Revises provisions relating to building code inspection services provided by private provider & private provider firms, including agreement requirements, permit fees, administrative fees, responsibilities of private providers, permitting & inspection documents & reports, timeframes for issuing permits, authority of local building official, notices of incomplete forms, duly authorized representatives, authority of private providers acting as local building official, emergency inspection services, creation of certain forms, systems of registration, audits, immunity, civil causes of action, posting of permits on specified websites, & adoption of a uniformed permitting system.	Filed 12/17/25; Referred to Industries & Professional Activities Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to Commerce Committee; In Industries & Professional Activities Subcommittee, 01/05/26; 1st Reading (Original Filed Version), 01/13/26; Added to Industries & Professional Activities Subcommittee agenda, 01/15/26.	
SB 1234	Building Permits and Inspections	DiCeglie	Providing for expiration of certain building permits issued by a county; requiring the Florida Building Commission to modify the Florida Building Code to exempt from building permit requirements the installation of certain walls or barriers; providing for expiration of certain building permits issued by a local government; revising definitions and defining terms; requiring certain services to be subject to an agreement, rather than a written contract, etc.	Filed 01/06/26; Referred to Community Affairs; Regulated Industries; Rules, 01/12/26; Introduced, 01/13/26; On Committee agenda-Community Affairs, 01/15/26.	
HB 1227	Preemption to the State	Oliver	Prohibits counties, municipalities, & special districts, respectively, from substantially burdening free exercise of religion by adopting or enforcing certain ordinances, regulations, resolutions, rules, or other policies; prohibits local enforcement agency from denying issuance of certificate of occupancy to owner of residential or commercial property based on noncompliance with Florida-friendly landscaping ordinances; prohibits local enforcement agency from denying issuance of building permit for alteration, modification, or repair of single-family residential structure; prohibits local enforcement agency from requiring building permit for construction of playground equipment or fence on certain property; prohibits local governments from adopting or enforcing certain ordinances, regulations, resolutions, rules, charter provisions, or other policies or from taking any action to license or otherwise regulate mutual benefit corporations; revises criteria for business to be considered home-based business as it relates to local government regulation of parking.	Filed 01/08/26; 1st Reading (Original Filed Version), 01/13/26; Referred to Intergovernmental Affairs Subcommittee; Referred to Industries & Professional Activities Subcommittee; Referred to State Affairs Committee; In Intergovernmental Affairs Subcommittee, 01/15/26.	
SB 1444	Preemption to the State	Martin	Providing for preemption of all matters relating to the regulation of religious services and gatherings; prohibiting counties, municipalities, and special districts, respectively, from substantially burdening the free exercise of religion by adopting or enforcing certain ordinances, regulations, resolutions, rules, or other policies; prohibiting a local enforcement agency from denying the issuance of a certificate of occupancy to an owner of residential or commercial structure based on noncompliance with Florida-friendly landscaping ordinances in certain circumstances; waiving sovereign immunity in accordance with specified laws, etc.	Filed 01/08/26.	
SB 750	Alternative Plans Review and Building Inspection	DiCeglie	Deleting a provision authorizing a local government to charge an administrative fee when an owner or contractor retains a private provider for purposes of plans review or building inspection services, etc.	Filed 12/04/25; Referred to Community Affairs; Regulated Industries; Rules, 12/16/25; Introduced, 01/13/26.	

PUBLIC RECORDS

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HB 263	Public Records	Rizo	Provides exemption from public records requirements for personal identifying & location information of current county administrators, deputy county administrators, assistant county administrators, city managers, deputy city managers, & assistant city managers, including names & personal identifying & location information of their spouses & children; provides for future legislative review & repeal; provides for retroactive application; provides statement of public necessity.	Filed 10/27/25; Referred to Intergovernmental Affairs Subcommittee; Referred to Government Operations Subcommittee; Referred to State Affairs Committee; In Intergovernmental Affairs Subcommittee, 11/04/25; 1st Reading (Original Filed Version), 01/13/26.	
HOUSING					
HB 313	Housing	Nix	Authorizes landlord to accept reusable tenant screening reports & require specified statement; prohibits landlord from charging certain fees to applicant using reusable tenant screening report; provides construction; defines "primary dwelling unit"; requires, rather than authorizes, local governments to adopt, by specified date, ordinance to allow accessory dwelling units in certain areas; requires that such ordinances apply prospectively; prohibits inclusion of certain requirements or prohibitions in such ordinances; removes requirement that application for building permit to construct accessory dwelling unit include certain affidavit; revises accessory dwelling unit that apply toward satisfying certain component of local government's comprehensive plan; prohibits denial of homestead exemption for certain portions of property on specified basis; requires that rented accessory dwelling unit be assessed separately from homestead property & taxed according to its use; authorizes local government to provide density bonus incentive to landowners who make certain real property donations to assist in provision of affordable housing for military families; requires OPPAGA to evaluate efficacy of using mezzanine finance & potential of tiny homes for specified purposes; requires office to consult with certain entities; requires office to submit certain report to Legislature by specified date.	Filed 11/04/25; In Housing, Agriculture & Tourism Subcommittee; Referred to Housing, Agriculture & Tourism Subcommittee; Referred to Ways & Means Committee; Referred to Commerce Committee, 11/12/25; Added to Housing, Agriculture & Tourism Subcommittee agenda, 12/03/25; Favorable with CS by Housing, Agriculture & Tourism Subcommittee; Reported out of Housing, Agriculture & Tourism Subcommittee; CS Filed; Laid on Table under Rule 7.18(a), 12/11/25; 1st Reading (Original Filed Version); 1st Reading (Committee Substitute 1), 01/13/26; In Intergovernmental Affairs Subcommittee; Referred to Ways & Means Committee; Referred to Intergovernmental Affairs Subcommittee; Referred to Commerce Committee, 01/16/26.	
SB 48	Housing	Gaetz, Osgood, Pizzo	Authorizing a landlord to accept reusable tenant screening reports and require a specified statement; defining the term "primary dwelling unit"; requiring, rather than authorizing, local governments to adopt, by a specified date, an ordinance to allow accessory dwelling units in certain areas; requiring the Office of Program Policy Analysis and Government Accountability to evaluate the efficacy of using mezzanine finance and the potential of tiny homes for specified purposes, etc.	Filed 09/15/25; Referred to Community Affairs; Appropriations Committee on Transportation, Tourism, and Economic Development; Rules, 10/06/25; On Committee agenda-Community Affairs; 10/27/25; In Appropriations Committee on Transportation, Tourism, and Economic Development, 11/04/25; On Committee agenda-Appropriations Committee on Transportation, Tourism, and Economic Development, 01/09/26; Introduced, 01/13/26.	Favorable by Community Affairs; YEAS 7 NAYS 0, 11/04/25; CS by Appropriations Committee on Transportation, Tourism, and Economic Development; YEAS 13 NAYS 0, 01/14/26.
HB 675	Affordable Housing	Driskell, Campbell, Rosenwald	Revises upwards length of time that certain rental units must remain affordable in order to qualify for specified zoning variance; requires certain incentives be used for construction of affordable housing; revises upwards length of time that certain rental units must remain affordable in order to qualify for specified zoning variance; revises downward maximum median income used to determine eligibility for certain tax incentives; specifies that certain taxes do not apply to first-time homebuyers.	Filed 12/08/25; Referred to Housing, Agriculture & Tourism Subcommittee; Referred to Ways & Means Committee; Referred to Commerce Committee; In Housing, Agriculture & Tourism Subcommittee, 12/16/25; 1st Reading (Original Filed Version), 01/13/26.	
SB 756	Affordable Housing	Davis, Bracy Davis, Arrington, Smith	Increasing the length of time that certain rental units must remain affordable in order to qualify for a specified zoning variance; requiring that certain incentives be used for the construction of affordable housing; decreasing the maximum median income used to determine eligibility for certain tax incentives; specifying that documentary stamp taxes do not apply to deeds, transfers, or conveyances of residential property to first-time homebuyers, etc.	Filed 12/04/25; Referred to Community Affairs; Finance and Tax; Rules, 12/16/25; Introduced, 01/13/26.	
HB 1045	My Safe Florida Home Program	Rosenwald, Campbell, Eskamani	Requires DFS to notify applicants in specified circumstances; authorizes applicants to submit subsequent applications in certain circumstances; prohibits application from being deemed withdrawn or abandoned if applicant responds to notice & makes certain demonstrations; authorizes applicants to submit subsequent applications in certain circumstances.	Filed 01/06/26; In Insurance & Banking Subcommittee; Referred to Insurance & Banking Subcommittee; Referred to Commerce Committee, 01/12/26; 1st Reading (Original Filed Version), 01/13/26.	

**CITY ATTORNEY LEGISLATIVE BILL TRACKING
2026 REGULAR SESSION**

SB 1148	My Safe Florida Home Program	Bracy Davis	Requiring the Department of Financial Services to notify applicants in specified circumstances; authorizing applicants to submit subsequent applications in certain circumstances; prohibiting an application from being deemed withdrawn if an applicant responds to notice and makes certain demonstrations and corrections, etc.	Filed 01/05/26; Referred to Banking and Insurance; Appropriations Committee on Agriculture, Environment, and General Government; Appropriations, 01/12/26; Introduced, 01/13/26.	
PARKING					
HB 323	Parking on Public Property	Steele	Defines "public property" & "publicly owned buildings or facilities"; requires local governments to refund owners of vehicles who pay fees to park on specified public property in certain circumstances; requires local governments to carry over any unused portion of time for benefit of next vehicle owner who pays fee to park on such public property in certain circumstances; prohibits certain vehicles from being towed or issued traffic citation for specified time period after being parked on specified public property; prohibits local governments from allowing private business entities or enterprises to use specified public property for private parking purposes for fee.	Filed 11/04/25; In Intergovernmental Affairs Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to State Affairs Committee, 11/12/25; 1st Reading (Original Filed Version), 01/13/26.	
CS = Committee Substitute filed. * Bills with no counterpart in Senate or House have minimal chance of passage.					

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

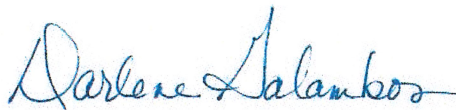
DATE: January 12, 2026

RE: Notification of one (1) upcoming term expiration – Corridor Review Committee (CRC)

Notification is being made to the Commission relevant to one (1) term expiration on the CRC. Current member is Michael C. Blake with term expiring March 28, 2026, and is eligible for reappointment.

Requests for applications will be placed in the St. Augustine Record, in accordance with Board advertising policies and also posted on the City's website.

Attached is the current CRC roster, Board profile, and responsibilities.



Darlene Galambos
City Clerk

xc: Clerk's Office

CORRIDOR REVIEW COMMITTEE

Meets First Thursday - 2:00 p.m.
Alcazar Room, City Hall

Board Member	Contact information	Appointment	3-Year Terms Expire
Michael C. Blake, AIA Architect	4450 Putnam Avenue Jacksonville, FL 32207 904-708-0826 mblake@blakearch.com	6/9/2025 Fill Vacancy	3/28/2026
Vaughn Cochran Vice Chair Business owner/Anastasia	6310 Solano Creek Rd, Elkton, 32033 904-540-3183 (Cell) 904-201-6300 (Business) blackfly.vaughn@gmail.com	6/08/2020 (Initial Term 1yr.) 3/13/2023 2 nd full term 1 st Full Term 2 nd Full Term	3/20/2021 3/28/2026 3/28/2024 3/28/2027
Lorna MacDonald Vice Chair Business owner/San Marco	398 Marsh Point Circle, 32080 904-501-1990 raintreemail@aol.com	6/08/2020 (Initial Term 2 yrs.) 3/14/2022 2 nd Full Term 1 st Full Term 2 nd Full Term	3/28/2022 3/28/2025 3/28/2028

***Corrections made to reflect original appointment dates being inaccurate.**

CORRIDOR REVIEW COMMITTEE

Authorization:	Code of Ordinances, Chapter 28, Article II, Division 5, Sections 28-126 through 28-134 and Ordinance 2019-45. Modified by Ordinance 2020-15 and Ordinance 2020-21
Number of Members:	Three (3) Regular Members
Terms of Office:	Corridor Review Committee (CRC) consisting of three (3) members to be appointed by the City Commission from applications submitted on forms as from time to time promulgated by the City Manager and approved by the City Commission and shall serve at the pleasure of the City Commission. The initial appointment of members shall be as follows: one (1) member of the board as established herein shall be appointed for a term of three (3) years; one (1) member for a term of two (2) years; and one (1) for a term of one (1) year. Thereafter all members shall be appointed for a three (3) year term.
Appointment:	By City Commission.
Reappointment:	Normal appointments expire March 28th of each year. Members may serve two 2 consecutive full terms only.
Qualifications:	One (1) seat on the board shall be designated for a licensed, or retired, architect or landscape architect with preference given to those who are city residents or whose business is located within the city; and two (2) seats for property owners or tenants of properties located within the respective entry corridors as defined in the City's adopted design standards for entry corridors. If insufficient qualified applicants for the property owner or tenant seats are received by the Clerk, the City Commission may appoint another licensed or retired architect or landscape architect to be seated in order to maintain the three (3) person board. The City Commission shall have final authority over the evaluation of qualifications received and appointment of board members.
Duties:	The administrative review and decision of a development permit application shall be as prescribed in the adopted DSEC. The CRC review and decision of a development permit or appeal of an Administration decision shall comply with the process and review criteria as prescribed in the adopted DSEC and this code.
Attendance:	Failure to attend two 2 of three 3 consecutive meetings without approval of the chair shall be considered a resignation of the position. Sec 28-128
Meetings:	Meets every 1 st Thursday of the month as-needed with a regular meeting in April for annual reorganization.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: January 12, 2026

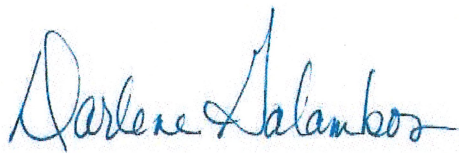
RE: Notification of two (2) upcoming term expirations – Historic Architectural Review Board (HARB)

Notification is being made to the Commission relevant to one (1) regular and one (1) alternate term expirations on HARB. The regular term is currently held by Paul L. Weaver, III, and the alternate term is held by Randal Rourk, both terms will expire on March 28, 2025.

Mr. Weaver has served two consecutive terms and is not eligible for reappointment. Mr. Rourk has served one term to fill a vacancy and is eligible for reappointment.

Requests for applications will be placed in the St. Augustine Record, in accordance with Board advertising policies, and posted on the City's website.

Attached is the current HARB roster, Board profile, and responsibilities.



Darlene Galambos
City Clerk

xc: Clerk's Office

HISTORIC ARCHITECTURAL REVIEW BOARD

Meets Monthly, 3rd Thursday - 1:00 p.m.
Alcazar Room, City Hall

Board Member	Contact information	Appointment	3-Year Terms Expire
Gaere MacDonald Contractor	23 Water Street, 32084 904-814-7799 gmdconstruction@aol.com	04/28/25 1 st full term	3/28/2028
Catherine Duncan Architect	1942 Holly Oaks Lake Rd E. Jacksonville, FL 32225 904-377-2852 catherine@lociarchitects.com	05/13/24 1 st full term	3/28/2027
Linda B. Potter VICE-CHAIR Archeologist	36 Pajaro Way St. Augustine, FL 32095 504-722-1183 lindapotter510@gmail.com	05/13/24 1 st full term	3/28/2027
Brad Beach CHAIR Architect	5 Hope St., 32084 904-521-3470 Bbeach.design@gmail.com	03/14/22 1 st full term 03/10/25 2 nd full term	3/28/2028
Paul L. Weaver, III Professional Preservation Consultant	5 Milton St, 32084 PO Box 1002, 32085 (preferred) 904-824-5178 (Business) 904-347-6090 (Cell) hpa007@aol.com	06/25/18 fill vacancy 04/27/20 1 st full term 03/13/23 2 nd full term	3/28/2026
<u>Alternate</u> Randal Rourk Architect/Planner	50 E. Park Ave., 32084 404-931-6115 randalroark@bellsouth.net	04/22/24 fill vacancy	3/28/2026
<u>Alternate</u> Barbara Wingo Attorney/Historian	17 Saragossa St. 32084 904-824-5146 352-214-1214 (Cell) bcwingo@gmail.com	03/14/22 fill vacancy 03/10/25 1 st full term	3/28/2028

HISTORIC ARCHITECTURAL REVIEW BOARD

Authorization:	Code of Ordinances, Chapter 28, Article II, Division 3 and Ordinance 2005-15.
Number of Members:	Five (5) Regular Members and Two (2) Alternates
Terms of Office:	Three (3) years, expiring on March 28 th - Original terms staggered; no member appointed for more than two full consecutive terms.
Appointment:	By City Commission.
Qualifications:	While preference shall be given to current City residents, City Commission may appoint a non-resident upon a finding that such non-resident is uniquely qualified. All members of the historic architectural review board shall have either thorough training and/or experience in: 1 history or related fields; 2 archaeology; 3 architectural history; 4 historic architecture; and 5 art history. Alternates shall be appointed for a three (3) year term, and shall have previously served as regular members and shall comply with all local and state requirements of office. Alternates will only be called upon to participate and vote at meetings in the event of an anticipated lack of quorum or bare minimum quorum of the regular members. See Section 28-82 for the criteria required in order to be appointed to the Board.
Duties:	Act on applications for Certificates of Appropriateness in HP-1 through HP-5; act on applications for building permits on property abutting HP-1 through HP-3; act on all applications for demolition permits for structures 50 years old or older within the City limits; cooperate with governments in planning proposed and future projects reflecting concerns and policies and assist as a consultant in development of future land use plans; advise property owners & government agencies concerning maintenance, protection, enhancement and preservation of historic resources; advise the City Commission concerning effects of local governmental actions on resources designated under the ordinance; recommend issuance of stop work order when not in compliance; develop rules and procedures necessary to implement powers and duties of the HARB consistent with ordinance; conduct regular public meetings and call special meetings; and designate historical landmarks.
Attendance:	Ordinance 2018-11 amended Sec. 2-191 to remove the language regarding meeting attendance and instead states "<u>Members of Boards may be removed by majority vote of the Commission, upon notice of the intent to remove the Board member mailed to the address on record at the office of the city clerk by certified U.S. mail, return receipt requested, and a hearing before the City Commission providing the member an opportunity to be heard</u>".
Meetings:	Third Thursday of each month, 1 P.M. the Alcazar Room, City Hall.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: January 12, 2026

RE: Reminder: Open Positions on Boards and Committees

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

- **Historic Architectural Review Board**
[One (1) Regular and One (1) Alternate Term Expiring 3/28/26]
- **Corridor Review Committee**
[One (1) Term Expiring 3/28/26]

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

Sincerely,



Darlene Galambos
City Clerk

xc: Clerk's Office

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, December 8, 2025

The City Commission met in formal session Monday, December 8, 2025, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Barbara Blonder, Vice Mayor/City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner
Jon DePreter, City Commissioner

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Corey Sakryd, Director, General Services
Barbara Moore, General Services Group Manager
Jaime Perkins, Director, Community Services
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Elyse Wiemann, Senior Recording Secretary

MOMENT OF SILENCE and PLEDGE OF ALLEGIANCE

Mayor Nancy Sikes-Kline requested a moment of silence and Vice-Mayor Barbara Blonder led the pledge of allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

David Birchim, City Manager, requested that item 10 A., Consideration of a Petition to Vacate the Right-of-Way at 81 Magnolia Drive be removed and heard at the January 12, 2026 meeting.

Mayor Sikes-Kline said she was asked to have a public comment period during item 10 C., the 204 Pelican Reef-

Recommendation for Reduction of Lien if the commission was amiable.

There was consensus to hold public comment prior to item 10. C.

MOTION

Mayor Sikes-Kline MOVED to APPROVE the regular agenda with the requested modifications. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

3. Special Presentations, Recognitions and Proclamations

3.A. Proclamation 2025-36: Proclaiming December 9, 2025, as Ripley's Celebration of 75 years (N. Sikes-Kline, Mayor)

**3.B. Certificate of Recognition 2025-11:
Presented to Flagler College Saints (J.
Springfield, Commissioner)**

**4. General Public Comments (3 minutes
per individual)**

The Commission heard from the following
members of the public:

- Ally Burchfield
- Bobby Ittichon
- Irvin Kass
- Rita Coates
- Heather Wilson
- Katherine Zodda
- Susan Philips
- Chris Jolly
- Elizabeth Snyder
- Ron Hooglan
- Commissioner Ann Taylor
- Judy Glazebrook
- Scott York
- Patricia Ramos
- Jamie Huchko
- Wyndham Yancey
- Becca Krell
- Jenn Myers
- Eric Ostrander
- Vicki Pepper
- Jeffrey Sharpe
- Jenai Master
- BJ Kalaidi

5. Consent Agenda

David Birchim, City Manager, read the
Consent Agenda.

CA.1 Preview of upcoming Commission
meetings.

CA.2. THE FOLLOWING ORDINANCES
ARE TENTATIVELY SCHEDULED FOR
SECOND READING ON January 12, 2026:
•Ordinance 2025-33: Amends Future Land
Use Designation of approximately 0.16
acres at the north end of 725 Flagler
Crossing Drive (A. Skinner, Planning and
Building Director)

•Ordinance 2025-34: Amends the Zoning
of approximately 0.16 acres at the north
end of 725 Flagler Crossing Drive (A.
Skinner, Planning and Building Director)

CA.3. Reminder of Upcoming Meetings:

- January 12, 2026, 5:00PM, Regular City
Commission Meeting
- January 26, 2026, 5:00PM, Regular City
Commission Meeting
- February 9, 2026, 5:00PM, Regular City
Commission Meeting

CA.4. APPROVAL OF MINUTES FROM
PRIOR COMMISSION MEETINGS:

- September 25, 2025, City Commission
Special Meeting
- October 13, 2025, Regular City
Commission Meeting
- October 27, 2025, Regular City
Commission Meeting

CA.5. RELEASES OF LIEN FOR UNIT
CONNECTION FEE MORTGAGE(S):
332 S. Nassau Street - Barbara Mitchell
and Willie Mitchell

CA.6. PROPOSED PROCLAMATIONS,
CERTIFICATES OF
APPRECIATION/RECOGNITION.
(COMMISSION APPROVAL REQUIRED).
(TO BE READ AT A SUBSEQUENT
MEETING). NONE.

CA.7. NOTIFICATION OF
PROCLAMATIONS/CERTIFICATES OF
RECOGNITION ISSUED: NONE.

CA.8. Eminent Domain: Lake Maria
Sanchez - Invoice for Professional
Services (I. Lopez, City Attorney)

CA.9. Nomination of Gordon J. "Gordie"
Wilson be advanced for selection of the
2026 De Aviles Award Recipient (M.
Wissel, Communications Director)

CA.10 Ratification of the collective
bargaining agreement between the City
and the Coastal Florida Police Benevolent

Association. (D. Hayes, Human Resources Director)

CA.11 2025 Annual Status Report (/Lopez, City Attorney)

END CONSENT AGENDA

5.A. Additions, deletions or modifications to Consent Agenda

(None)

5.B. Approval of Consent Agenda

MOTION

Commissioner Jim Springfield MOVED to approve the Consent Agenda. The motion was SECONDED by Mayor Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

6. Appeals

(None)

7. General Public Presentations, Items of Great Public Importance, and Other Items Requiring Public Hearings

7.A. General Public Presentations

7.A.1. Presentation by Jeff Potts, Executive Director of the St. Johns Cultural Council, on The Waterworks FY2025 activity report (C. Sakryd, General Services Director)

Corey Skyryd, General Services Director, introduced Jeff Potts, Executive Director of the St. Johns Cultural Council to present a report regarding the uses of the Waterworks Building in 2025.

Jeff Potts, Executive Director, provided a brief overview of the Waterworks Report for fiscal year 2025.

Commissioner DePreter thanked him for the report and said Mr. Potts brought a lot of enthusiasm to the position. He asked

about the priority groups, specifically the Florida School of the Deaf and Blind.

Mr. Potts replied that they had a contract with them; however, there was not a need for them to use the facilities but if they needed the building, they were able to utilize it.

Commissioner Springfield asked if the additional cost for insurance was being charged to the non-insured groups to help supplement what they were having to pay.

Mr. Potts replied that he was trying to standardize the charge for the use of space, which operational cost on a normal day ranged between \$350-\$400. He said when the space was opened, the desire was to have local groups and activities in the space outweighed the financial burden but that was when the state was a bit more consistent with assisting with financial help for arts programs. He said over the next year the fees would increase, and the process would be standardized.

Commissioner Springfield asked, for example, since the 'A Classic Theater' used the facility the most, would they be paying a daily increased rate.

Mr. Potts replied that was the intent; however, there was no formal agreement when he began as the Executive Director and one of the things he wanted to do was to work with them to help the cost make sense. He said they had a total of six shows this month and all of them were sold out, but overall, this was a work in progress, and these were 'good faith agreements' but now it was time to begin the conversation regarding what it cost to use to the facility. He said they used the space for rehearsal eighty nights, and those nights could not be used for ticketed events. He said moving forward there would be a few more Cultural Council sponsored events and if that could be done at least once a month the other projects could remain.

Commissioner Springfield asked if the contract in place allowed him to make these changes with the users.

Mr. Potts advised that the contract was written under general terms, which did not notate anything other than direct cost. He said the organization existed to support artists and art organizations.

Commissioner Springfield thanked Mr. Potts and said the Waterworks facility was beautiful, and it was a great resource.

Commissioner Garris thanked Mr. Potts for being involved in the community and noted she had been able to attend several different events at the Waterworks buildings, and it was a good and pleasant environment. She said previously the building was used as the garden club and they had several paid events, so she felt events similar to those could be successful. She felt this was a great partnership and thought the variety of events was great for the community. She said by having parking on-site this would be a good space for continued events. She thanked him for his leadership and looked forward to new things in the year to come.

Commissioner Blonder agreed that this was a great community resource and a good part of the City. She said it was a much-needed resource in this part of the City and it had excelled. She understood there was a lack of a full-service resource and knew it was difficult to balance and make choices. She said she was in support of him and what he was doing.

Mayor Sikes-Kline thanked him for his spirit of community and corporation and energy. She thanked him for being business minded as she felt the organization needed that and as we could not expect the state to be consistent with funding these types of organizations moving forward.

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance 2025-32: Amends Chapter 28, Zoning Code of the City of St. Augustine to create Section 28-358 in the Supplementary Regulations to establish procedures for the review and approval of Certified Recovery Residences (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director, presented Ordinance 2025-32.

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

MOTION

Commissioner DePreter MOVED to pass Ordinance 2025-32 on second reading. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2025-32

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING AND UPDATING THE CODE OF ORDINANCES CHAPTER 28 ZONING; ARTICLE IV SUPPLEMENTARY REGULATIONS, DIVISION I GENERALLY; CREATING SECTION 28-358 CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: DePreter, Springfield, Garris, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY¹

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

(None)

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

(None)

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2025-33: Amends the Future Land Use Designation of approximately 0.16 acres at the north end of 725 Flagler Crossing Drive (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director reviewed Ordinance 2025-33.

Ex Parte Communication:

(None)

Commissioner Garris felt it was weird to have dog park and a space for alcoholic beverages. She asked if both would be located within the City.

Ms. Skinner referred to the site plan; she advised that the building would be in the City limits and it would be a café. She said they had been approved for a Use by Exception to serve beer and wine onsite with a dog park, with parking to extend along Sebastian View.

Commissioner Garris pointed out this was located behind the Health Department and the Gate fueling station and asked for

clarification on how that would look as she did not feel the two things went together; a dog park and drinking establishment.

Andre Green Corner Lot Development, landowner and developer of the proposed café and dog park, Ryan Myer, proposed owner and business operator of the establishment, and Elijah George Landscape Architect for the project were sworn in to testify.

Mr. Myer said these types of locations were increasingly popular around the country. He said the dogs would be allowed to run off leash in a fenced area where no children were allowed. He said food and beverages would be available for purchase. He said the vision was to be a family-oriented location where everyone could come. He said there would be a playground area fenced for children only. He said there were several in the local area. He said this was a vision for him and his wife and thought this would be a great addition to the community and the outdoor lifestyle. He said dogs were the primary function with the café not the alcoholic beverages onsite.

Commissioner Springfield said this was a small piece of the property. He asked why they not asked for the property to be annexed into the County.

Isabelle Lopez, City Attorney, replied that there was a state law that would have to change in order for that to happen. She said the state was the only entity that could change municipal boundaries. She said the City was allowed to annex properties; however, the County was not.

Commissioner Springfield said he supported the idea of having a dog park.

Commissioner DePreter felt that having a dog park was a good idea as it would get people outdoors. He asked if the alcohol permit had always been written to have it on and off premises.

¹ Mayor Sikes-Kline was not present for vote.

Ms. Skinner replied that permission was allowed to be given as a 'Use by Exception' to sell alcohol on and off the premises of the business. She said the Planning and Zoning Board (PZB) reviewed the application to sell beer and wine as part of the cafe and that it was approved.

Commissioner DePreter clarified that the PZB made a recommendation on the land use but the decision on the bulkhead and conservation overlay zone had not been decided on and the Commission had to make that decision or did PZB review that as well.

Ms. Skinner said the application was reviewed by PZB in its entirety with a recommendation made for the land use and zoning to be sent before the Commission and then approved the Use by Exception for offsite parking, the alcohol uses, and the conservation overlay development for the bulkhead and tree removal. She said all those approvals were contingent on the zoning changes.

Commissioner Blonder said she thought she saw a similar proposal within the County and asked if that was the same applicant and it did not come to fruition or was that a different company.

Mr. Myer said they were working on an application in the county north of the Calhoun center but that did not come to fruition and that property was sold to Habitat for Humanity for housing in the area.

Commissioner Blonder said she loved dog parks; however, pointed out this was a higher intensity change from residential medium to commercial low. She asked what the justification was for the change.

Ms. Skinner replied that the zoning districts were hierarchical with having commercial medium zones, along US 1, the residential medium that allowed multifamily properties, and commercial low was viewed as

complementary to the residential medium density that could allow commercial uses within walking distance of a residential neighborhood. She said the commercial low one was the first level for commercial and on the other side of the river there were a couple pieces of commercial property that were within the City and it was viewed the same.

Commissioner Blonder asked if there were any protections in place if the property was sold.

Ms. Skinner replied that the concerns with parking were based on the current use and that type of application was specific to the applicant. She said if the property was sold, the new applicant would have to go through the PZB process as this was tied to this applicant related to the alcohol use and parking.

Commissioner Blonder asked once the zoning was approved, would the bulkhead and removal of trees have to be approved by the Commission.

Ms. Skinner replied that the conservation zone development was approved by the PZB; however, the approvals were based on land use and zoning changes.

Commissioner Blonder stated she understood that but asked to review the tree removal and the bulkhead.

Ms. Lopez commented that those items were not reviewed by the City Commission but by the PZB per City code. She said this was not Planned Unit Development (PUD). She said for any applicant, use by exceptions were reviewed by the PZB.

Commissioner Blonder asked if the City tree ordinance would be enforced.

Ms. Lopez replied that it would be enforced and it was.

Elijah George, Landscape Architect commented that there were not any

significant trees being removed within the City.

MOTION

Commissioner DePreter MOVED to pass Ordinance 2025-33. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2025-33

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF A TOTAL OF APPROXIMATELY 0.16 ACRES; LOCATED AT THE NORTH END OF FLAGLER CROSSING DRIVE AND WEST OF SAN SEBASTIAN VIEW; AS PORTIONS OF THE FRANCIS J. FATIO OR DELESPINE GRANT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; CHANGING APPROXIMATELY 0.16 ACRES OF PROPERTY FROM ITS CURRENT LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY TO COMMERCIAL LOW INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: DePreter, Sikes-Kline, Garris, Springfield, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2025-34: Amends the Zoning of approximately 0.16 acres at the north end of 725 Flagler Crossing Drive (A. Skinner, Planning and Building Director)

Amy Skinner, Planning and Building Director reviewed Ordinance 2025-34.

MOTION

Mayor Sikes-Kline MOVED to pass Ordinance 2025-34. The motion was SECONDED by Commissioner DePreter.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2025-34

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 0.16 ACRES; LOCATED AT THE NORTH END OF FLAGLER CROSSING DRIVE AND WEST OF SAN SEBASTIAN VIEW; AS PORTIONS OF THE FRANCIS J. FATIO OR DELESPINE GRANT, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 0.16 ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF COMMERCIAL LOW-ONE (CL-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Sikes-Kline, DePreter, Garris, Springfield, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

(None)

10. Staff Reports and Presentations

10.A. Consideration of a Petition to Vacate the Right-of-Way located at 81 Magnolia Drive (S. Slaughter, Utilities & Public Works Director)

See Item 2.A. Motion, item was removed from the agenda.

10.B. Historical Resources Grant Update (B. Moore, General Services Group Manager)

Barbara Moore, General Services Group Manager/Deputy Director, provided an update on the different historical grants. She outlined the different projects as follows:

- Pena Peck House; Painting and Roof replacement
- Visitor Information Center; flooring
- Alcazar Hotel; Waterproofing, and Terracotta repair, Window Replacement

Commissioner Springfield thanked Ms. Moore for the hard work as it was beautiful.

Ms. Moore commented that part two of the waterproofing for the Lightner Building still had to be done and crack repair.

Commissioner Garris thanked Ms. Moore for the hard work. She said this was great to see the windows restored, since this had been a project that had been going on for a long time. She said the Visitors Information Center (VIC) had been repaired and she thought it was excellent work.

Commissioner DePreter agreed and said he appreciated the work that had been done. He said he had followed the window replacement weekly and felt it was very fascinating to watch.

Commissioner Blonder said she was happy with the progress, and it was even better that the work was able to be done through grants.

Mayor Sikes-Kline said she was grateful the relationship with the Lightner Museum, the Women's Exchange, and our community partners; however, she pointed out that none of this could have been done without the State Legislature. She thanked Representative Cindi Stevenson, Representative Paul Renner, and Senator

Hutson for their support and assisting the City in receiving the grant funds as we were very fortunate to have received the funds.

10.C. 204 Pelican Reef-Recommendation for Reduction of Lien (A. Skinner, Planning and Building, Director)

Amy Skinner, Planning and Building Director, reviewed the recommendation for a lien reduction at 204 Pelican Reef Drive.

At the request of Mayor Sikes-Kline, Ms. Skinner provided further explanation of the tree mitigation fund. She said the cost per tree was \$325; however, in this particular case, the request was to replace as many trees on the property as they could and for the trees that could not fit, of the thirty-two trees, the fee of \$325 per tree, and would be paid into the fund, which helped the City replace trees all over the City.

Mayor Sikes-Kline asked if the requirement by the Homeowners Association (HOA) was to have ten cedar trees onsite.

Ms. Skinner replied in the affirmative. She said the Pelican Reef Subdivision required at least ten cedar trees remain on the property.

Mayor Sikes-Kline said the agreement was to have a total of thirty cedar trees and two oak trees.

Ms. Skinner replied that it was correct.

Mayor Sikes-Kline commented that there would be around \$7,000 added to the mitigation fund.

Commissioner DePreter asked if that was in addition to the \$4,500.

Ms. Skinner replied in the affirmative.

Commissioner DePreter asked who established the original lien of \$24,500.

Ms. Skinner replied that it was set by the special magistrate at a hearing in February 2025, and the respondent went before the special magistrate who recommended a reduction in the lien amount to \$4,500. Commissioner DePreter asked if the trees being added to the property had to be approved by the Planning and Zoning Board (PZB).

Ms. Skinner said that the final certificate of occupancy could not be issued until the Planning Department reviewed it.

Commissioner DePreter said that at 125 Spoonbill Point Circle, \$325 was paid to the mitigation fund for six trees for a total of \$1,950 and the fine was \$500.

Ms. Skinner said that it was right the total would be the two numbers added together for a total of \$2,450.

Commissioner Blonder said there seems to be an issue with clearing lots within the Pelican Reef subdivision and then asking for forgiveness. She said she did not understand, or the fines were not stiff enough. She felt a stand should be taken, and at least the trees should be replaced with similar trees and a similar diameter breast height (DBH) that were removed in violation. She said the City had a tree ordinance and she felt this was precedence setting every time the City did not follow its own policy. She said she thought the conditions for tree replanting, soils, and irrigation should be more significant and imposed equally. She said the removal of thirty-two trees had a significant environmental impact and should not be condoned.

The Commission heard from the following member of the public:

- BJ Kalaidi

James Whitehouse, representative for the respondent, provided background information about the removal of the trees and details from the special magistrate

hearing. He said the staff recommended the reduction, and as a result the special magistrate agreed and recommended the reduction for the lien. He said once a lien was instituted it could only be released by the Commission per the City Code. He said the request was to release the lien and reduce the fine to the recommendation from the special magistrate.

Mayor Sikes-Kline clarified that the request was to reduce the lien based on the recommendation to match the other penalty on the adjacent lot at the request of staff. She felt a mistake was made on the first lot, 186 Pelican Reef Drive, and the fine was too low and the fine implemented at 204 Pelican Reef was correct at \$24,500. She stated she was not in favor of a reduction.

Commissioner Garris said she did not think it was fair to charge the respondent \$24,500, as they took the appropriate steps to ask for a reduction by the special magistrate and release the lien. She said the respondent was willing to pay the same as the other lot, which she felt was appropriate.

Commissioner Blonder asked of the three liens, this was the first that had come before the City Commission as the respondent was requesting a reduction.

Ms. Skinner replied in the affirmative.

Commissioner DePreter said that 186 Pelican Reef was being compared to the property in question. He asked if that lien had been settled or the status.

Ms. Lopez said she was unsure but assumed the lien had been paid.

Ms. Skinner said she did not know if the lien had been paid.

Ms. Lopez said the order was final and the fine had been established and set for the property.

Commissioner DePreter asked if construction could begin on 186 Pelican Reef.

Ms. Skinner said if the property was for sale the lien would have to be paid for prior to the completion of the sale. She said the requirements from the special magistrate would have to be complied with before receiving a certificate of occupancy.

Mr. Whitehouse said he thought it had been paid, but if not, it would have to prior to the sale of the property.

Commissioner DePreter asked if the reduction was not granted what would happen.

Ms. Lopez said the original lien would remain.

Commissioner Springfield asked if the \$24,500 included replacing the trees.

Ms. Skinner said that was the cost for the trees. She said that it was \$1,500 per cedar tree and \$1,000 per oak tree, which was how the fine was determined by the special magistrate. She said the fifteen cedar trees had to be replaced with a total of thirty, maintaining at least ten cedar trees on the property and two oak trees and the remainder would be paid into the tree mitigation fund.

Commissioner Springfield explained he thought it should be left up to the special magistrate. He said he felt Code Enforcement should have more authority to enforce the laws. He agreed with Commissioner Garris that the respondent should not be charged \$24,500 and it should be reduced on the recommendation of the special magistrate.

Commissioner Blonder agreed that Code Enforcement should have the ability to enforce the laws. She said she could not support the reduction and hoped this would deter others.

Mayor Sikes-Klines said this was the second time staff had presented creative solutions to help a property owner, that the City Commission did not agree was a good idea. She felt there was a disconnect between what the Commission wanted and what staff were doing operationally.

MOTION

Mayor Sikes-Kline MOVED to DENY the reduction of lien at 204 Pelican Reef Drive. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION:

AYES: Sikes-Kline, Blonder, DePreter

NAYES: Garris, Springfield

MOTION PASSED 3/2

11. ITEMS BY CITY ATTORNEY

(None)

12. ITEMS BY CITY CLERK

12.A. Request for two (2) appointments - St. Augustine Firefighters' Pension Fund Board of Trustees (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, requested two appointments to the St. Augustine Firefighters Pension Board of Trustees. She said the terms would expire on January 1, 2026, and after advertising for the positions, three applications were received. She said two of the applicants were current Board members and both were eligible for reappointment and the third application was from Van Cogley.

MOTION

Commissioner Springfield MOVED to appoint Micah Clukey, Jr. and Paul Leonard to the St. Augustine Firefighters' Pension Fund Board of Trustees due to their past experience. The motion was SECONDED by Commissioner DePreter.

VOTE ON MOTION:

AYES: Springfield, DePreter, Garris, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY²

12.B. Reminder of Open Positions on Boards and Committees (D. Galambos, City Clerk)

For informational purposes only

12.C. Approval of the 2026 City Commission meeting and holiday schedules (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, requested consideration for the 2026 proposed Commission meeting and holiday schedule. She said the second meeting in November and December were recommended to be canceled. She noted there was a conflict with Memorial Day, May 25, 2026, and advised that staff recommended canceling that meeting; however, if a special meeting was needed it could be scheduled.

MOTION

Mayor Sikes-Kline MOVED to APPROVE the proposed 2026 Commission meeting and holiday schedule. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.³

13. ITEMS BY CITY MANAGER

13.A. Nights of Lights mid-season update (D. Birchim, City Manager)

David Birchim, City Manager, provided a brief update on Nights of Lights (NoL) mid-season. He reviewed the following topics:

- Parking; Municipal Garage Parking
- Work Force Parking lots not as successful as anticipated
- Favorable Residential parking program
- Shuttle service use increased
- Portable bathrooms provided during peak times in various locations, using staffing company to help clean facilities
- Nights of Lights application created by the Visitors Convention Bureau (VCB) was successful
- Generally received positive comments on social media
- Solid Waste collection was more successful than prior year and using a contractor to assist City workers
- Holiday and Streets lights were being monitored and repaired as necessary
- St. Augustine Police Department (SAPD) and St. Johns County Police Department (SJSO) working well to manage traffic congestion and pedestrian safety
- Meridan Barricades provided safety and were well received
- Traffic congestion was an issue but better than prior years especially in local neighborhoods
- St. Augustine Fire Department was handling same number of calls as prior years
- Saw illegal vendors in various locations during peak times even with updated Ordinance

Mr. Birchim said he had additional information for the Commission regarding extending NoL an additional two weeks and the issues that could arise.

Mayor Sikes-Kline stated she was concerned with short-term rental (STR) popups.

Mr. Birchim replied that around 100 STR had been identified and those were not registered with the City. He said that Morganne Lanni, Code Enforcement Officer, handled the STRs and would be addressing this and she was trying to contact each of them to ensure

² Commissioner Blonder was not present for vote.

³ Commissioner Blonder was not present for vote.

compliance, as most of them were only used for the NoL season.

Commissioner Garris asked what other complications would happen by extending the NoL because the lights, security, and street closures were already in place.

Mr. Birchim outlined the contracts that would need to be extended and the unknown issues that could arise by extending NoL. He said if NoL was extended for an additional two weeks, the same level of service may not be provided.

Commissioner Garris said it was important to go on record stating the additional costs and complications due to the number of people who have reached out requesting the extension. She then began discussing changing the residential parking only timeframe to assist the businesses in the Uptown area.

Mr. Birchim replied that would have to be decided by the Commission. He said the parking reservation on the first block of Rohde and Cincinnati Avenues to residents only after 5:00p.m., which was done as a test program, to see if it should be made permanent for the rest of the season.

Commissioner Garris noted during public comment that Ally Burchfield, a local resident, had spoken to her neighbors and thought 5:00p.m. would be reasonable since that was when most people were coming home. She agreed that this could make it easier for customers to shop in the Uptown area, as the shuttle service provided did not venture onto San Marco Avenue. She recommended moving the parking restriction to 5:00p.m., especially if it was not the intent to add the additional two weeks on to the NoL event.

Commissioner DePreter agreed with Commissioner Garris and was supportive of changing the time for residential restricted parking to 5:00p.m. to help the local businesses except for the weekends between Christmas and New Years. He

questioned the traffic being allowed to turn south off the Bridge of Lions.

Mr. Birchim stated that it was a test program, and it was an actively managed intersection.

Commissioner DePreter commented that without more information that could not be analyzed on how this could affect the traffic in the area; however, was open to it. He stated that commercial parking should remain and no net parking should be affected for the businesses. He said the residential parking program was working well. He said he had spoken with businesses about purchasing parking passes in the municipal parking garage for a month pass for employees, which would provide more parking for customers. He stated that the Commission "made a deal with the community" by setting the NoL dates and he would not go back on that because it was a matter of trust and an already established budget. He felt there should be an extensive review of NoL after it ended.

Commissioner Springfield clarified that a special meeting could be set to discuss the extension. He said he was not a fan of extending NoL for numerous reasons, also, it would be asking tax payors to supplement businesses because they would have to pay for the additional costs. He also noted that a two-week extension would also add a week to the traditional timeframe. He pointed out that there was a record crowd on Light Up Night as well as an additional week of NoL in November, so the claim that November profits were down things in general must be "really bad". He supported a comprehensive review of an after-action report because it would allow the City to have factual data for any funding requests, which should be fully supported by the business community. He supported the idea of changing the parking time to 5:00p.m. to help with the business parking.

Commissioner Blonder thanked staff for their hard work and noted that the City saved money by not hiring a consultant, which had been criticized, and yet, City staff had managed to execute the event successfully. She said an extension would be an unfunded mandate and did not want to go back on any promises made to the residents. She also supports a comprehensive review. She felt the changes that have been made so far have made a positive impact. She suggested looking at all options to encourage the event to be viewed as a "walking event" and reduce vehicular access in certain areas. She requested that the commercial low two zoning areas related to parking be reviewed specifically, the Abbot Trac area, to help the businesses with their parking issues. She said she hoped more help could be provided without impacting the residents.

Mr. Birchim replied that the program could be altered for the commercially zoned properties off San Marco Avenue, following what had been done on Rohde and Cincinnati Avenues, making it residents only parking after 5:00p.m.

Commissioner Blonder said she was supportive of that idea and allowing vehicular traffic to turn west bound off the Bridge of Lions.

Commissioner Springfield said when the barricades were placed in the downtown, he received comments that it made the area look like a "theme park" even though it was done for safety reasons. He said we had to be mindful of making this a walking event and not a "theme park".

Commissioner Garris asked if after 5:00p.m. could vehicles be allowed to park in the commercial parking zone.

Mr. Birchim replied that residential parking could be reserved for the residents and anyone could be allowed to park in the commercial zoned areas.

Mayor Sikes-Kline supported the 5:00p.m. time change, with more research done to help with a long-term solution for the San Marco Avenue area.

Mr. Birchim clarified the commercial zoning categories, which was one block off of San Marco Avenue, those parking spaces could be used by the businesses until 5:00p.m. and after it would be residents only.

Mayor Sikes-Kline disagreed. She stated she wanted those parking spaces to be available for commercial purposes.

Mr. Birchim clarified that there were to be no parking restrictions on the commercially zoned areas.

Mayor Sikes-Kline said that was her suggestion, which she felt would be the best solution. She said the first adjustment there was a consensus to change the time to 5:00p.m., and that had been done.

Mr. Birchim replied that a test case was done on the first block of Rohde and Cincinnati Avenues. He said that it had been presented to the Commission since it had been successful thus far.

Mayor Sikes-Kline said the recommendation was to continue with the change as it was. She said the business community spoke asking for commercial parking to be allowed in the commercial zoning, which she felt was fair. She asked for more research regarding the parking to be done. She said the promise to the community was to be flexible and she pointed out that the City was following through.

Mr. Birchim clarified that the Commission wanted him to review the use of commercially zoned properties off San Marco Avenue for commercial parking and it could be tested as it had been on Rohde and Cincinnati Avenues. He said if it was successful, it would continue.

Mayor Sikes-Kline said she thought there was support from the neighbors. She

understood that the cut through traffic had decreased but now wanted help to decrease the amount of commuter traffic and parking. She said the City had tried to work with the business in relation to work force parking, which was why parking had been created at the Granada Lot and at Toques Place; however, these lots were not being utilized as intended. She said the parking garage at Flagler College was being opened for workforce parking and she asked for a status update.

Mr. Birchim stated that it did not open until December 13, 2025.

Mayor Sikes-Kline felt this was an issue that needed to be looked at, and if there were open spaces, could those be used as other parking options for everyone.

Mr. Birchim replied that a proposed change to the Toques Lot parking space was making those spaces available to small businesses. He explained that what had been anticipated was the larger businesses would use the parking spaces, which was not the case. He said there were about ten or more spaces in the Toques Lot.

Mayor Sikes-Kline said this was prime parking and definitely an area for improvement.

Commissioner DePreter felt the parking may get utilized by the smaller business.

Mayor Sikes-Kline appreciated the outline of considerations of the contracts and potential complications provided by Mr. Birchim. She further appreciated the comments by commissioners noting the promises made to the community when the NoL dates were established. She noted that there had been no offers by anyone to pay for the additional costs that would be associated with an extension; therefore, she would not support an extension. She stated that the plan in place had received significant support from the community and was created through thoughtful leadership

and demonstrated flexibility when necessary.

14. Items by Mayor and Commissioners

Commissioner Garris was concerned about the compliance with the horse and carriage franchises. She said if requirements were made and the owner(s) of those companies had not complied with them, the City should follow through and take action. She said it was difficult to hear about the horse and carriages every meeting without any corrective action being taken.

Mayor Sikes-Kline said it was a moving target; however, did not feel the credibility was strong with everyone speaking on this topic. She agreed that the franchise owner(s) should be in compliance with City code.

Mr. Birchim explained that an inspection of the horse stables and transfer station was just completed by representatives from the University of Florida's Agricultural Department and the Agricultural Officer. He said that resulted in a list of items that needed to be done to the stables. He said the City engaged a contractor to receive a cost estimate to fix the drainage, fencing and the paddock and other items. He said that estimate was much higher than anticipated. He said a second estimate was underway. He said this was to show the lease holder, Country Carriages, what was needed to bring the stables up to code and to see if they were able to make the changes or were even willing to make the changes. He said then the choice would be either to have the City make the repair and charge them or evict. He said this was a very difficult decision.

Commissioner DePreter thanked staff for fixing the pedestrian signal on Anastasia Boulevard, as it was a public safety issue. He noted Charles Pappas had been the Citizen Advisor for the North Florida

Transportation Planning Organization (TPO); however, he was planning to resign. He said that position would be available and encouraged anyone in the community that wanted to participate to apply.

Commissioner Springfield thanked his fellow commissioners for participating in the Christmas parade, as it was a wonderful experience even with the rain. He expressed concern for the horse and carriage situation and suggested that the barn should not be leased but used more as a day center similar to the transfer station. He said this would make the City responsible for the maintenance and the aesthetics of the site. He felt that Code enforcement should have stronger legal authority and more effective tools to ensure compliance with City code.

Commissioner Blonder said the horse video that had been shown several times was awful. She suggested modifying the franchise agreements and adding an animal abuse provision. She said that provision would state "any abuse to an animal would result in lost of franchise agreement". She said the City should not tolerate animal abuse. She agreed this topic had become a moving target and a lot of misinformation but expressed her support for animal welfare as it was very important. She asked if the City sidewalks had a maintenance schedule, and if not, she felt one should be created, as there were many that needed to be fixed. She said if the City was going to be a more walkable community pedestrian safety needed to be a priority. She expressed her gratitude to the mayor for the leadership and guidance.

Mayor Sikes-Kline said she wanted to have a canoe launch at the end of Flagler Boulevard. She felt the seawall on Inlet Drive may impede access to the water and she wanted to compensate for that and asked for a report back regarding what that could look like. She said she understood it would be a long process but wanted to

understand what it would entail. She wished everyone happy holidays.

15. Adjournment

There being no further business, the meeting was adjourned at 8:54 P.M.⁴

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

⁴ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: January 12, 2026

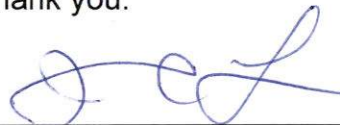
RE: **EMINENT DOMAIN: LAKE MARIA SANCHEZ– INVOICE FOR PROFESSIONAL SERVICES**

Enclosed please find Invoice No. 01-2026-14-5814 dated January 12, 2026 from Cavendish Partners, P.A. for costs related to the Lake Maria Sanchez eminent domain matter.

The amount due is **\$9,331.25**. We have reviewed the billing and submit same to you for placement on the consent agenda for the January 26, 2026 City Commission meeting.

{ WITH THIS INVOICE THE TOTAL EXPENDED TO DATE FOR ATTORNEY'S
FEES AND COSTS ON THIS MATTER EQUALS \$87,691.84. }

Thank you.



Isabelle C. Lopez
City Attorney

/sl
Attachment

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

CAVENDISH PARTNERS

P.A.

200 West Forsyth Street, Suite 1300
Jacksonville, FL 32202

INVOICE

Date: 01/12/2026

Invoice #: 01-2026-14-5814

Matter: Eminent Domain re Lake Maria Sanchez

File #: 5814

INVOICE TOTAL AND BALANCE DUE \$9,331.25

Bill To:

Isabelle Lopez, City Attorney

75 King Street

P.O. Box 210

St Augustine, FL 32085

Due Date: 03/02/2026

Please Remit Payment To:

Cavendish Partners, P.A.

200 West Forsyth Street

Suite 1300

Jacksonville, FL 32202

**PAYMENTS RECEIVED AFTER 01/12/2026 ARE
NOT REFLECTED IN THIS BALANCE DUE INVOICE**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: January 5, 2026

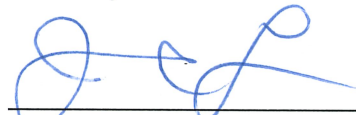
RE: **EMINENT DOMAIN: LAKE MARIA SANCHEZ— INVOICE FOR PROFESSIONAL SERVICES**

Enclosed please find Invoice No. 12-2025-13-5814 dated January 2, 2026 from Cavendish Partners, P.A. for legal services rendered in the Lake Maria Sanchez eminent domain matter.

The amount due is **\$3,233.00**. We have reviewed the billing and submit same to you for placement on the consent agenda for the January 26, 2026 City Commission meeting.

*WITH THIS INVOICE THE TOTAL EXPENDED TO DATE FOR ATTORNEY'S
FEES AND COSTS ON THIS MATTER EQUALS \$78,360.59.*

Thank you.



Isabelle C. Lopez
City Attorney

/sl
Attachment

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

CAVENDISH PARTNERS

P.A.

200 West Forsyth Street, Suite 1300
Jacksonville, FL 32202

INVOICE

Date: 01/02/2026

Invoice #: 12-2025-13-5814

Matter: Eminent Domain re Lake Maria Sanchez

File #: 5814

INVOICE TOTAL AND BALANCE DUE \$3,233.00

Bill To:

Isabelle Lopez, City
Attorney 75 King Street
P.O. Box 210
St Augustine, FL 32085
Due Date: 02/01/2026

Please Remit Payment To:

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

**PAYMENTS RECEIVED AFTER 01/02/2026 ARE
NOT REFLECTED IN THIS BALANCE DUE INVOICE**