

CITY OF
ST. AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, FEBRUARY 3, 2026 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) December 2, 2025 Regular Meeting Minutes
 - b) January 6, 2026 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2025-0103
Jamie Mackey - Applicant
c/o Emergency Services and Homeless Coalition of St. Johns County, Inc
Emergency Services & Homeless Coalition of St Johns County, Inc - Owner
[3 Nesbit Ave](#)
To approve a variance to reduce the number of required off-street parking spaces.
6. Use by Exception
 - a) ~~PZB2025-0072~~
WITHDRAWN
~~Luis Garcia - Applicant~~
~~Leland Company's LLC - Owner~~
~~241 San Marco Ave~~
~~To approve a use by exception for a business that offers for sale new or used automobiles, trucks, boats and tractors.~~
 - b) PZB2025-0101
Eivan Shahara - Applicant
c/o Mint Cannabis LLC
Fla Land Holdings Two LLC - Owner
[160 King St](#)
To approve a use by exception for a medical marijuana dispensary.

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

a) PZB2025-0086

Continued from the
January 6, 2026,
Regular Meeting

Dave Urena - Applicant
c/o KPM Franklin
Cd St Augustine Gas LLC - Owner
[San Sebastian Vw / PID #073581-0040](#)

To approve a use by exception for a self-storage facility, a variance to the off-street parking requirements, and conservation overlay zone 3 development for the removal of significant trees and tree canopy.

8. Applications Involving Madeira at St. Augustine Phase 3

a) PZB2026-0002

Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
[725 Pantano Dr](#)

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

b) PZB2026-0003

Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
[1006 Pantano Dr](#)

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

c) PZB2026-0004

Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
[1033 Pantano Dr](#)

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

d) PZB2026-0005

Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
[784 Pantano Dr](#)

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

e) PZB2026-0006

Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
[664 Pantano Dr](#)

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

9. Other Business

10. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting
December 2, 2025

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

- 1. Roll Call:** Ashleigh Barnes, Chairperson
Susan Johns, Vice- Chairperson
Christina Tucker
Charles Pappas
Carl Blow
Mike Davis
Jan Kelly

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

2. General Public hearings for Items Not on the Agenda

None

3. Approval of Minutes

None

4. Modification and Approval of Agenda

Item 8.a. PZB2025-0086 was continued to the January 6, 2026 meeting at the request of the applicant.

Item 9.c PZB2025-0094 was withdrawn by the applicant.

MOTION

Mr. Pappas MOVED to APPROVE the Agenda including the following modifications: item 8.a PZB2025-0086 was continued to the January 6, 2026 meeting and item 9.c. PZB2025-0094 was withdrawn. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Pappas, Blow, Kelly, Davis, Tucker, Johns, Barnes

NAYES:

MOTION CARRIED UNANIMOUSLY

5. Variance

5. (a) PZB2025-0090 – Kathleen Deagan – Applicant & Owner 16 Seminole Drive and 18 Seminole Drive

To approve a variance request to the maximum square footage of a guest house and reduce the rear yard setback.

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

Kathleen Deagan reviewed the application

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- Confirmed that the garage was already existing and there would be no further encroachment
- The stairs were on the inside and would take away livable space
- These types of applications had come before the board in the past
- Would the existing structure support the addition
- This addition would allow for aging in place
- Would not support going above 500 square feet
- The square footage included a porch
- Traditionally the existing footprint was used for second floor additions

MOTION

Mr. Davis MOVED to APPROVE application PZB2025-0090 at 16 and 18 Seminole Drive to approve the variance request to the maximum square footage of a guest house and reduce the rear yard setback. The motion was SECONDED by Ms. Barnes noting that it met the criteria for a variance.

VOTE ON MOTION:

AYES: Davis, Barnes, Kelly, Blow, Tucker, Johns

NAYES: Pappas

MOTION CARRIED 6/1

5. (b) PZB2025-0092 – Gaston Buschiazzo c/o La Lichas Food Truck – Applicant Greg Dettra c/o Paper Root – Owner 213 W. King Street

To approve a variance request to the right of way setback requirement for a mobile food vendor.

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

Gaston Buschiazzo and Amy Tarmey reviewed the application.

The Board presented their Ex Parte Communication.

16 certified notices were sent, 6 were returned in favor, 0 were returned opposed and 6 had comments.

Public hearing was opened.

BJ Kalaidi thought that there was no reason to allow the setback. She asked where people would park. She said that there had been several code violations in the area.

Zach Ramsey, the manager of Mugsy's, supported the variance stating that this would benefit all the vendors in the area. He said that there was no interference in the area with traffic and the truck was three feet from the road.

Meagan Gowen supported that variance request and was a patron of the business.

Bobbie Lee supported the variance saying that this business would benefit the community by bringing people together.

Ms. Tarmey provided her rebuttal.

Public hearing was closed.

The Board discussed:

- Confirmed with staff that there had been no safety concerns with the food truck being so close to the right-of-way
- Confirmed that this needed a new approval because it was a food truck and was mobile
- Advised that food trucks needed to be on private property
- Wanted to be sure that the same requirements were in place as with the previously approved variance

MOTION

Mr. Davis MOVED to APPROVE application PZB2025-0092 at 213 West King Street to approve a variance request to the right-of-way setback requirement for a mobile food vendor and to include the same requirements as previously approved under PZB2024-0113. The motion was SECONDED by Ms. Barnes stating that the compliance was verified by the staff report.

VOTE ON MOTION:

AYES: Davis, Barnes, Kelly, Blow, Pappas, Tucker, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (c) PZB2025-0095 – Michael and Ursula Camp – Applicant & Owner Lewis Boulevard / PID 118860-0000

To approve a variance to the maximum lot coverage.

Ms. Daugherty read the staff report and said based on a review of Sec 28-29 staff finds that the Board may APPROVE the variance to the maximum lot coverage within the RS-2 zoning district at Lewis Boulevard / PID 118860-0000.

Michael and Ursula Camp and Mr. Claremar reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Angela Masson said the area was becoming very dense and was concerned about the potential for flooding.

Ms. Camp provided her rebuttal.

Public hearing was closed.

The Board discussed:

- Confirmed that this lot had been subdivided in the past
- There was a live oak tree on the lot; wanted to be sure it could be saved
- The lot was non-conforming, so height was limited to thirty feet
- This was for lot coverage only
- Current placement was meeting the setback requirement
- Confirmed square footage of the first floor at approximately 780 square feet
- There was concern for potential flooding
- Builder had not recommended crawl space construction
- The request was for 116 additional square feet on the ground
- This was a non-conforming lot and all other concerns would be dealt with through the permitting process
- Verified the house would be raised about three to four feet above current elevation
- Lot coverage for a non-conforming lot allowed by code was 1,326 square feet
- The applicant was asking for an additional 150 square feet of coverage
- This was an area that was subject to flooding
- Wanted to see the existing grade stay the same to eliminate as much displacement of water as possible
- There would be no fill added to the lot
- Stem wall construction would be used

MOTION

Ms. Tucker **MOVED** to **APPROVE** application PZB2025-0095 based on the testimony received by the contractor and the application before the Board that showed no fill on the site and stem wall construction as it was a non-conforming lot and met the criteria. The motion was **SECONDED** by Ms. Barnes.

VOTE ON MOTION:

AYES: Tucker, Barnes, Kelly, Davis, Pappas, Johns

NAYES: Blow

MOTION CARRIED 6/1

6. Variance and Conservation Overlay Zone Development

6. (a) PZB2025-0091 – Roman Pytel – Applicant & Owner 81 Magnolia Drive

To approve a variance request to the maximum square footage of a guest house, reduce the front setback and the removal of significant trees within Conservation Overlay Zone 3.

Ms. Daugherty read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** the variance request to decrease the front yard setback. Based on a review of Sec. 28-298 staff finds that the Board can **CONTINUE** until the applicant has explored other options to reduce the size of the guest house, **DENY** as variance criteria is not met, or **APPROVE** as variance criteria is met for the variance request to exceed the maximum square footage of a guest house.

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

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

Roman and Sage Pytel reviewed the application.

The Board presented their Ex Parte Communication.

13 certified notices were sent, 1 was returned in favor, 3 were returned opposed and 0 had comments.

Public hearing was opened.

Vanessa Lunsford was concerned with the setback change. She thought that if there were vehicles parked near the garage it would be difficult to have access to the road

Chad Smith didn't think that there needed to be any variance to the setback based on the size of the lot. He thought that the placement could be changed to eliminate the need for the variance.

Mr. Pytel provided his rebuttal.

Public hearing was closed.

The Board discussed:

- Agreed with the staff report that there was no hardship present
- There might be justification for having the building in front of the property
- One of the issues was the size of the guest house
- If the size was smaller there would be no need for variance
- Would not support going over 500 square feet for the size of the guest house
- The footprint could be larger using porches
- The sugarberry tree was not a concern
- The garage should be pulled back from the street more
- Confirmed this would be a two-car garage with a room at the top, a bathroom, and there would be no kitchen
- If the alley on the property was used for access to the garage it would solve the problems presented with this application

- There was no access through the alley as there were significant trees in that area
- Could not support the current location of the garage
- Confirmed that the alley would have to be vacated
- There was a process for vacating a right-of-way
- Did not see a hardship
- There were other locations on the property where the garage could be built
- Confirmed that the garage could be 700 square feet, just the guest house was limited to 500 square feet

As a result of the Board discussion, Mr. Pytel decided to withdraw the application.

7. Use by Exception

7. (a) PZB2025-0088 – Robert Barnes – Applicant & Owner 172 Cordova Street, Unit 1

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

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

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

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

registration period is to be provided to the Code Enforcement Division.

The applicant was not present.

MOTION

Mr. Blow moved to place this item further on the agenda, prior to other business. Mr. Pappas SECONDED the motion. The motion PASSED with UNANIMOUS VOICE VOTE.

This item was heard prior to item 10.c.

Robert Barnes reviewed the application.

The Board presented their Ex Parte Communication.

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

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

Mr. Davis pointed out that the board had no control over short-term rental and the related parking.

MOTION

Mr. Davis MOVED to APPROVE application PZB2025-0088 for 172 Cordova Street to approve a use by exception for one (1) off-site parking space within the residential parking program to include specific parking information in all advertisements. The motion was SECONDED by Mr. Pappas.

Ms. Barnes asked if this was the only way to handle off-site parking.

Ms. Lopez explained that the code required that the applicant had to show that they could not accommodate the required parking on site. She said the code provided options.

Mr. Fredriksson advised that code allowed for parking within 400 feet.

VOTE ON MOTION:

AYES: Davis, Pappas, Kelly, Blow, Tucker, Johns, Barnes

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

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

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

To approve a use by exception for a self-storage facility, a variance to the off-street parking requirements, and conservation overlay zone 3 development for the removal of significant trees and tree canopy.

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

Based on a review of Sec. 28-29 staff finds that the Board may CONTINUE until the applicant has provided additional information meeting the variance criteria, DENY as variance criteria is not met, or APPROVE as variance criteria is met for the variance request to the minimum number of requires off-street automobile parking spaces at San Sebastian View / PID 072581-0040.

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This application includes requests to remove significant trees and tree canopy for the

property at San Sebastian View / PID 072581-0040.

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

The applicant should provide the following information:

- The tree survey should overlay the building footprint and limits of fill
- The tree mitigation plan should have a positive number of credits
- The total combination of retained trees and new trees planted for credit shall result in the tree ratio requirements of Sec. 25-Sec.25-33 (c)
- All trees listed in the arborist report and tree survey should be included in the tree mitigation table
- The application depicts a height of thirty-seven feet four inches, which exceeds the maximum height of thirty-five feet allowed in CM-2. The applicant should provide a development plan that is consistent with the zoning category

The applicant requested a continuance to the January 6, 2026 meeting. See item four.

9. Applications Involving 7 Old Mission Avenue

**9. (a) PZB2025-0089 – Daniel Turner c/o Witty Whisker Cat Café LLC – Applicant
Daniel Turner c/o Turnrod Properties LLC – Owner
7 Old Mission Avenue**

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

Per Mr. James Whitehouse this application was withdrawn by the applicant.

9. (b) PZB2025-0093 – Daniel Turner c/o Witty Whisker Cat Café LLC – Applicant Daniel Turner c/o Turnrod Properties LLC – Owner 7 Old Mission Avenue

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

Mr. Fredriksson read the staff report and said based on a review of Sec. 28-30 staff find 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 Sensity 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.28-296 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.

Ms. Lopez inquired if the staff report needed to be read for this application as it was connected to the previous application that had been withdrawn.

Mr. Fredriksson advised that there was an adjustment in the parking request.

Mr. Pappas clarified that the request had changed from reducing fourteen spaces down to seven; to now reducing nine spaces down to seven.

James Whitehouse reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Catherine Whisker explained the business concept for the board and activities including the adoption of cats. She said that the new location would alleviate the parking problem as it was double the size of the current location.

Kimberley Blackshear supported the new location and the business as an employee of the business.

G. Daniel was also an employee of Witty Whisker and supported the application.

BJ Kalaidi agreed that Old Mission was a commercial street. She questioned the need

for rezoning. She wanted to know if the business was moving to a new location or adding a new location.

Mr. Whitehouse provided his rebuttal.

Ms. Barnes asked for an explanation of the difference of zoning in the area.

Ms. Lopez explained that within the land use category, there would be several subcategories, and this looked like a case of land zoning not being compatible with the land use.

Mr. Fredriksson advised that there was an appearance of human error and commercial had always been the use in the area.

Public hearing was closed.

The Board discussed:

- There was more foot traffic at the new location
- There was a resident adjacent to the business; be a good neighbor
- Wanted to encourage the employees to park elsewhere
- Wanted to confirm the use by employees for the business
- There was ample parking most of the time
- The hardship existed because there was no specific language regarding this type of business
- There would be no ill effect to the public

Ms. Lopez advised that there needed to be a recommendation for future land use to the city commission.

MOTION

Ms. Barnes MOVED to MAKE A POSITIVE RECOMMENDATION to the City Commission to change the future land use from Residential Low Density to Commercial Low Intensity for application

PZB2025-0093. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Barnes, Pappas, Kelly, Davis, Blow, Tucker, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Ms. Barnes MOVED to APPROVE the variance request for application PZB2025-0093 to reduce the required off-street parking because the code was not clear for this type of business. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION

AYES: Barnes, Pappas, Kelly, Davis, Blow, Tucker, Johns

NAYES:

MOTION CARRIED UNANIMOUSLY¹

9. (c) PZB2025-0094 – Daniel Turner c/o Witty Whisker Cat Café LLC – Applicant Daniel Turner c/o Turnrod Properties LLC – Owner 7 Old Mission Avenue

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

This item was withdrawn, see item four.

10. Conservation Overlay Zone Development

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

Continued from the November 4, 2025 Regular Meeting

¹ Break 2:56 – 3:09 pm

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 and 2. This application is for the construction of a bulkhead at 130 Pelican Reef Drive / PID 158571-4070.

Ryan Carter reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi was concerned that there was excessive destruction of trees in the Pelican Reef area.

Mr. Carter provided his rebuttal.

Public hearing was closed.

The Board discussed

Ms. Tucker said that it appeared that the applicant was adding 18 inches of fill. She wanted to confirm that the drainage pattern was not going to be altered.

Mr. Davis confirmed that the application was subject to the lot grading plan.

Ms. Johns commented that this was consistent with the property next door.

MOTION

Mr. Pappas MOVED to APPROVE application PZB2025-0082 at 130 Pelican Reef Drive for the construction of a bulkhead within Conservation Overlay

Zones 1 and 2. The motion was SECONDED by Ms. Barnes.

VOTE ON MOTION:

AYES: Pappas, Barnes, Kelly, Davis, Blow, Tucker, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

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

Continued from the November 4, 2025 Regular Meeting

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

Mr. Fredriksson read the staff report and said review of Sec. 11-29 is the responsibility of the Board for the proposed development within Conservation Overlay Zones 2 and 3. The specific request for Conservation Overlay Zone development is for the removal of trees on lots 94, 100, 107, 108, 113, 116, and 118 within the recently replatted Madiera at St. Augustine Phase Three subdivision, PID / 073430-0000.

Nate Bydel and Ryan Carter reviewed the application.

The board presented their Ex Parte Communication.

Public hearing was opened.

William Payne thanked the board for protecting the trees in the area and using due diligence by reviewing each lot separately. He showed examples of what the area looked like with the last King Tide.

Vicki Payne had three major points with the first being the flooding in the area, and the area in question was a special flood zone of interest. She asked what plans were in place for mitigation for the current homeowners. She was also concerned with the potential for land erosion.

Sean Triplett was building a smaller home to help save trees. He provided photos to show the actual flooding that had occurred recently in the area.

Mr. Carter provided his rebuttal.

Public hearing was closed.

Ms. Barnes advised that no new notices had been sent out for this application.

The Board discussed

- Every new house that was built impacted every old house
- There were trees that could be removed without permitting from the board
- Confirmed that the tree calculations were for the seven lots before the board today
- A concern was that even though some of the trees were to be saved, some of the trees may still be removed as they may die
- The builder was going to use tree wells where necessary
- Wanted an explanation of how the trees were mapped
- The arborist located every living healthy tree and flagged them, the surveyor came back and picked up the number
- Reviewed each lot and found that there were no issues with the trees that were proposed for removal
- Confirmed with staff that the arborist report provided was sufficient
- The right of way and road network had been cleared previously by the developer
- The roads were set at the time the plat was created

- Clarified that of the trees listed on the site plans, some were not significant
- Appreciated the effort to maintain as many significant trees as possible and the stem wall construction proposed
- Perhaps saving wildlife habitat should be considered as well as the trees

MOTION

Mr. Blow MOVED to APPROVE application PZB2025-0085 for the removal of significant trees and significant tree canopy within Conservation Overlay Zones 2 & 3 on the basis that as the houses were built the applicant may have to return for additional approvals. The motion was SECONDED by Ms. Barnes noting that it complied with 11-29d as the applicant articulated the focus on significant trees.

VOTE ON MOTION:

AYES: Blow, Barnes, Davis, Pappas, Tucker, Johns

NAYES: Kelly

MOTION CARRIED UNANIMOUSLY²

10.(c) PZB2025-0078 – Ryan Carter c/o Carter Environmental Services – Applicant Micah Clukey – Owner 28 Seminole Drive and 30 Seminole Drive

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 and 2. The Planning and Zoning Board approval of this application should be conditioned on receiving a license agreement from the City Commission for the portion of the dock within the right-of-way. This application is for the construction of a dock in COZ 1 and 2 at 28 and 30 Seminole Drive / PID 151320-0210.

² Break 4:19-4:33 pm

Ryan Carter reviewed the application.

The Board presented their Ex Parte Communication.

5 certified notices were sent, 5 were returned in favor, 0 were returned opposed and 0 had comments.

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

After a brief discussion there was no opposition for approval. Mr. Pappas confirmed that the dock would not infringe on the mangroves in the area.

MOTION

Ms. Tucker MOVED to APPROVE application PZB2025-0078 for the construction of a dock within Conservation Overlay Zones 1 & 2 as it met the criteria with the following condition that the applicant had to obtain a licensing agreement from the city commission. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Tucker, Pappas, Kelly, Davis, Blow, Johns, Barnes

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

11. Other Business

11.(a) Discussion related to updating the Shared Parking Section of the City's Parking Code

Ms. Kelly advised that she had received an email from Donna Dove regarding South Davis shores.

Ms. Skinner advised that Ms. Beach would provide details regarding that subject

Ms. Skinner reviewed the code regarding shared parking as well as the proposed

changes prior to the commission tabling the issue.

Mr. Pappas felt that the changes may have to be done slowly allowing for acceptance by the commission and the residents.

Mr. Blow suggested that examples be provided for review by other parties to further illustrate the benefit to the public for the changes.

Mr. Pappas asked for a brief explanation of the percentages and to remind the board of the previous discussion.

Mr. Fredriksson gave a brief explanation for the board. He felt confident that a presentation to the commission would be successful.

Ms. Skinner explained that the board would make a motion to direct staff to move forward with an ordinance that would propose adopting a revision to the parking code for the section regarding shared parking

Ms. Lopez confirmed that an ordinance could be drafted with the current language. She advised the board to make a formal motion.

MOTION

Mr. Pappas MOVED to RECOMMEND the changes to the shared parking portion of the code to the City Commission stating that it would be no more burdensome to the public. Mr. Davis SECONDED the motion.

VOTE ON MOTION

AYES: Pappas, Davis, Kelly, Blow, Tucker, Johns, Barnes

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

11.(b) Memorandum including updates regarding major project initiatives within the City of St. Augustine

Ms. Skinner provided a list of the major projects with an overview and timeline for each one.

Jessica Beach provided an update for the project in South Davis Shores for upgrading the old drainage ditches in the area. She explained the complexity of the project to include title searches to confirm ownership of the property as well as securing the funding. She said that her recommendation was to break the project up into smaller pieces going forward because the project would be somewhat destructive for the area.

Mr. Davis described the location of the drainage ditch and said it had been some time since it had been properly maintained.

Mr. Blow confirmed that this ditch had existed from the original plat of the land. He said this was more of a case of encroachment rather than having to condemn any easements.

Ms. Beach continued and provided an update to the board regarding the FEMA program to raise houses in the area.

Ms. Skinner provided an update for the Freedom Park improvements.

11.(c) Memorandum establishing the PZB 2026 Regular meeting schedule

Consensus with the board to approve the 2026 calendar

12. Adjournment

Having no further business, Ms. Barnes adjourned the meeting at 5:30 P.M.³

Ashleigh Barnes, Chairperson

³ Transcribed by Michele Fudo



Planning and Zoning Board

Planning Division Staff Report
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 3, 2026	5.a.	PZB2025-0103
Request	Address	Parcel ID
Variance	3 Nesbit Avenue	104410-0000

Site & Background Information

Applicant: Jamie Mackey
 c/o Emergency Services and Homeless Coalition of St. Johns County, Inc.

Owner: Emergency Services and Homeless Coalition of St. Johns County, Inc.

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

Future Land Use Designation: Residential Medium Density

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

Acreage: 1.64

Neighborhood: Ravenswood

Archaeological Zone: N/A

Request Summary

This application is a VARIANCE request to reduce the minimum off-street parking requirements at 3 Nesbit Avenue. The approval of this request would allow for the construction of sixteen new homes for low-income homeless families.

This application appeared before the Planning and Zoning Board for a reduction of parking from the required thirty-three (33) parking spaces to twenty-three (23) spaces and was approved on August 1, 2023. The applicant is requesting a further reduction to seventeen (17) spaces.

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	
FLUE Policy 6.4.6	<p>Residential Medium Density</p> <p>This district is intended to apply to those neighborhoods designated for single and multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (conservation), as appropriate.</p> <p>For All Uses a maximum of 16 units per acre.</p>
Historic Preservation Element	
Conservation and Coastal Management Element	
CCM Policy 1.7.6	<p>The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.</p>
Recreation and Open Space Element	

Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element	
H Objective 1.4	The city shall strive to provide adequate sites for very low-, low-, and moderate-income households.
Infrastructure Element	

Staff find that the reduction of parking is consistent with the above-mentioned Comprehensive Plan goals and objectives.

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

Sec. 28-2. – Definitions.

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

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

(d) *Minimum spaces required:*

	Use	1 Space Per Gross Floor Area (sqft.)	1 Space Per Rates Patron Capacity	Units, Seats, Rooms, Spaces
(25)	Multifamily residential/apartments			
	1 bedroom			1.5 per unit
	2 bedrooms			2 per unit
	3 or more bedrooms			2.25 per unit
(30)	Single-family/duplex			2 per unit

The applicant is proposing to build four units with three bedrooms requiring (4 units x 2.25 spaces) nine spaces and twelve units with two bedrooms (12 units x 2 spaces) twenty-four spaces for a total of 33 spaces. The applicant received a variance from the required 33 to 23 parking spaces in 2023 and is still working through the approval and permitting process. At this point the applicant is now requesting an additional reduction of the parking requirement for 16 rental units to 17 total parking spaces.

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

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

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

The applicant identifies the presence of environmentally sensitive areas including wetlands, flood plains and existing significant trees as physical conditions that create a singular disadvantage.

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

The applicant provides homes for low-income and homeless families. There are currently twenty-three homes on an adjacent site. The applicant states that the families they serve rarely have more than one car. The seventeen parking spaces they are proposing would provide one space per new housing unit as well as one handicap space and would meet the needs of residents. Without the variance the applicant would likely need to impact significant trees and reduce the number of affordable housing units. Staff notes that the proposed site plan provides a buffer along the wetlands and clusters the housing at the most landward portion of the lot, as well as preserves a 91-inch dbh Oak tree.

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

The applicant states the existing environmental constraints including wetlands, floodplains, and significant trees existed before the applicant purchased the property.

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

Granting this variance request may not be contrary to the public interest, may not adversely affect other properties in the vicinity, and is most likely in harmony with the spirit, intent and purpose of this section. The applicant states that it is in the public interest to provide affordable housing for low income and the homeless.

Staff Recommendation

Based on a review of Sec. 28-29 Staff finds that the Board may **APPROVE** the variance request to the minimum off-street parking requirements 3 Nesbit Avenue / PID 104410-0000.

Attachments

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

Staff Report prepared by:

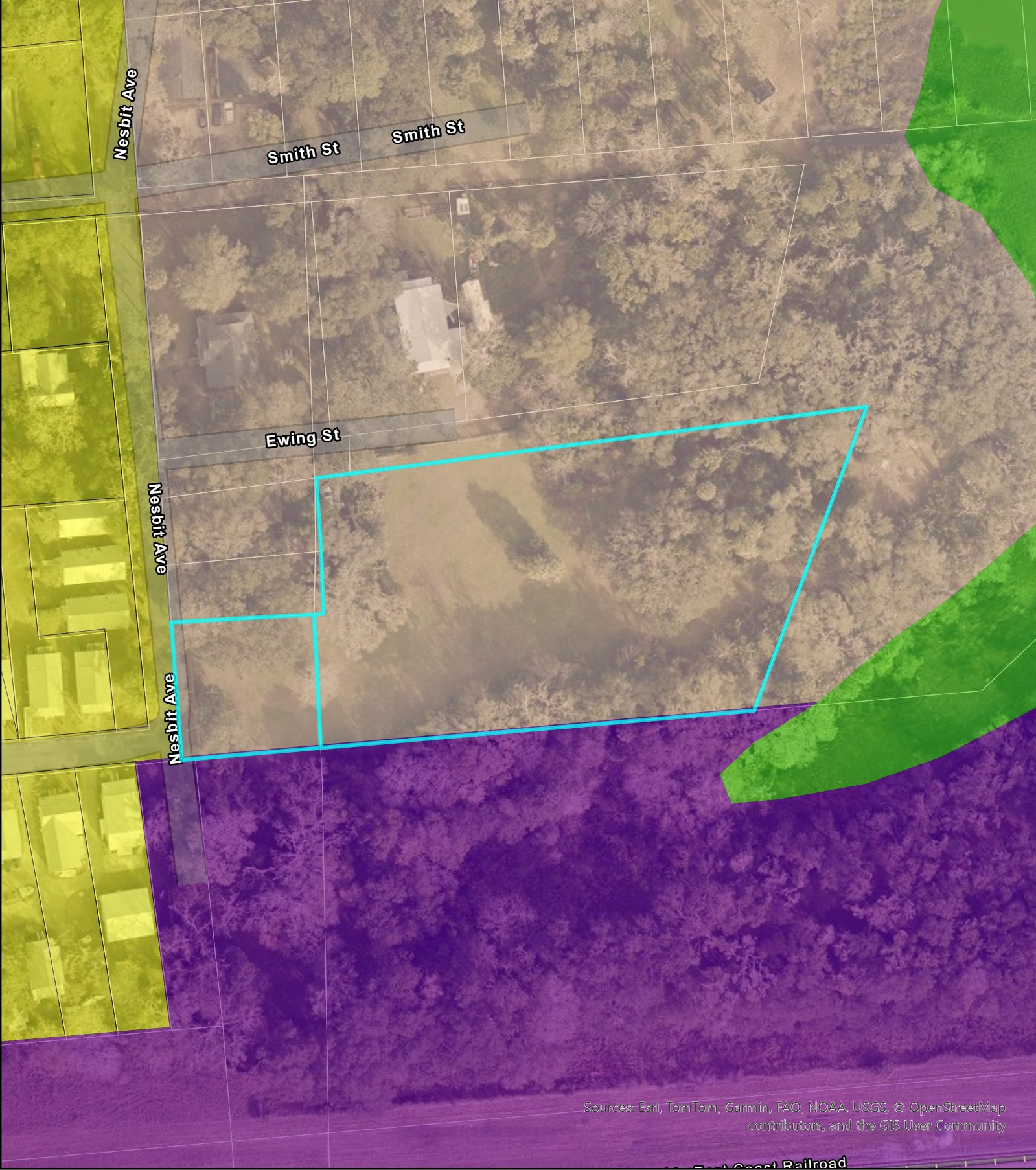
Sarah Daugherty
Senior Planner
Planning and Building Department

**Attachment 1:
Site Maps
and Photos**

3 Nesbit Ave.



12/13/2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning Map

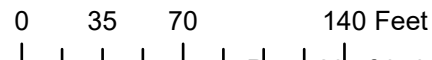
City of St. Augustine

3 Nesbit Ave.

Legend

- Residential Single-Family-Two (RS-2)
- Industrial and Warehousing (IW)
- Open Land (OL)
- SJCParcels

Scale: 1:1,000





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

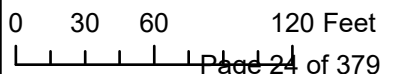
Future Land Use

City of St. Augustine
3 Nesbit Ave.

Legend

- Commercial Low Intensity
- Industrial
- Open Land
- Residential Low Density
- Residential Medium Density
- SJCParcels

Scale: 1:1,000





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

St Johns County Property Appraiser
Use Classification
 City of St. Augustine
 3 Nesbit Ave.

Legend
 [Yellow Outline] ParcelInfo

Scale: 1:1,200

0 40 80 160 Feet

Page 25 of 379



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS-User Community

FEMA Flood Zones

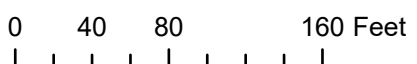
City of St. Augustine

3 Nesbit Ave.

Legend

- Flood Zone
- AE
- SJCParcels

Scale: 1:1,200



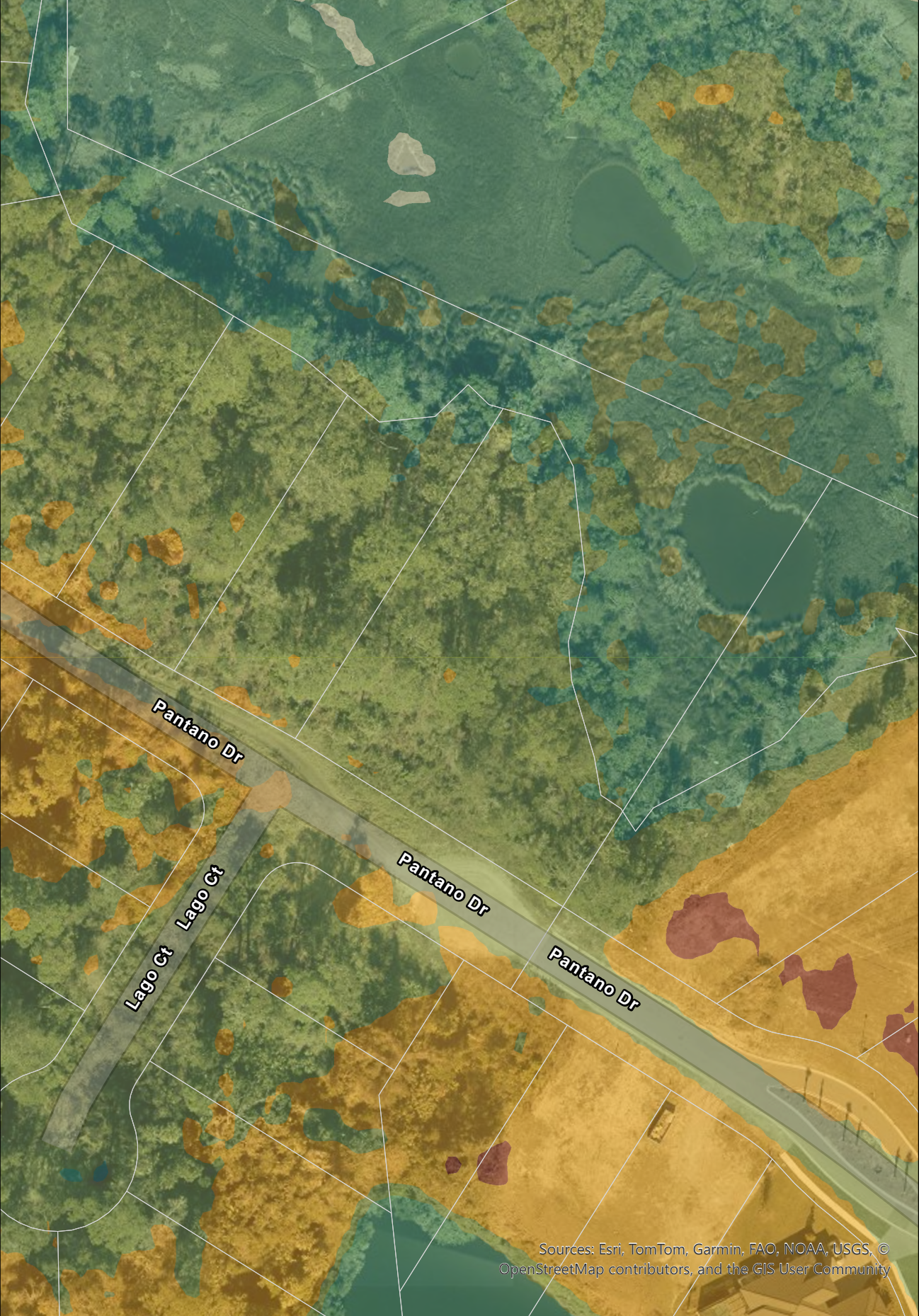
Legend

SJCParcels

DEM2018

Value

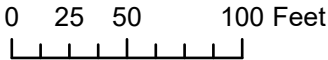
- 23.451 to 0
- 0 to 2
- 2 to 4
- 4 to 6
- 6 to 8
- 8 to 10
- 10 to 15
- 15 to 25
- 25 to 50
- 50 to 155



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Digital Elevation Model DEM 2018
City of St. Augustine
3 Nesbit Ave.
Source: 2018 FDEM LiDAR Project



Scale: 1:1,000

Attachment 2: Application



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

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

1. NAME OF APPLICANT: Jamie Mackey Contact Number: 904.535.8411
 Business (if applicable): Emergency Services and Homeless Coalition of St. Johns County, Inc.
 Address: PO Box 3422 City: St. Augustine State: FL Zip: 32085
 E-Mail Address: jpmackey81@gmail.com

2. NAME OF PROPERTY OWNER: Emergency Service and Homeless Coalition of St. Johns County, Inc. Contact Number: 904.819.0059
 Business (if applicable): _____
 Address: PO Box 3422 City: St. Augustine State: FL Zip: 32085
 E-Mail Address: jmoe01@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: 1 Block: 11
 Subdivision: Greeno Tract Parcel Number: 1044100000

4. PROJECT STREET ADDRESS: 3 Nesbit Avenue

5. SPECIFIC PROPOSED USE: Construction of 16 new homes for low income homeless families

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

7. DESCRIPTION OF ACTION REQUESTED: We request a variance to the City of St. Augustine parking code.
We request a reduction of the minimum requirement from 2 spaces per every 2 bedroom unit and of 2.25 spaces per every 3 bedroom unit.
Total spaces required by code are 33 spaces. We are requesting a reduction of 16 spaces. This will provide one space per unit plus one handicap space for a total of 17 spaces constructed.

8. JUSTIFICATION FOR ACTION REQUESTED: _____
We currently have 23 homes on our property adjacent to 3 Nesbit, providing homes for homeless families with supportave services. Typically 80-85% of our residents
have one car only, rarely do out families have more that one car. This works out to 14 spaces, leaving 3 for quest parking. Additional parking is available on our main campus if needed. We do not want to overbuild parking facilities.

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Yes
Wetland, floodplain and existing significant trees impose development constraints on the property.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: If the code required parking is enforced, impacts to significant trees and reduction of the number of affordable housing units are likely.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Shape of the parcel, existing trees and wetlands are existing site conditions are not under control of the owner..
The 16 units proposed is less than zoning allows due to site constraints.
we are proposing parking consistent with the intended use.
- (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: We believe it is in the public interest to provide affordable housing for homeless families.

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.

PW2024-0043 Site Plan Review - Expired application

Friday Review 12/19/25

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.

Jamie Mackey
Signature of Applicant

12/23/25
Date

Jeanne Mochel
Signature of Property Owner

12/29/25
Date

04/18/2019



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

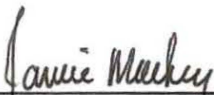
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

Jamie Mackey

Print name of applicant



Signature of applicant

12/23/25

Date



Owner's Authorization For Agent

Jamie Mackey is/are hereby authorized TO ACT ON BEHALF OF Emergency Service and Homeless Coalition of St. Johns County, Inc. 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: 3 Nesbit Avenue, St. Augustine, Florida

BY: Jeanne Moeller
Signature of Owner

Jeanne Moeller
Print Name of Owner

904.819.0059
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 29 day of December, 2025.

By Jeanne Moeller

Identification verified: Personally known to me

Oath sworn: _____ Yes No

Notary Signature: Deborah Redding

My Commission expires: 12/22/2027



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.

3 Nesbit Avenue, St. Augustine, Florida

Project Address: _____

Jamie Mackey

Applicant's Name: _____ Applicant's Signature: Jamie Mackey

Jeanne Moeller

Owner's Name: _____ Owner's Signature: Jeanne Moeller

3
②



Record and Return to:
Prepared by:
J. Russell Collins
Land Title of America Group
139 King Street
St. Augustine, Florida 32084
L19661
Parcel Account Number: 104450-0000

Public Records of
St. Johns County, FL
Clerk# 01-030420
O.R. 1615 PG 1633
11:53AM 06/19/2001
REC \$9.00 SUR \$1.50
Doc Stamps \$1,246.00

(Space above for recording information)

WARRANTY DEED

THIS INDENTURE made this 15th day of June, 2001 BETWEEN CAROLYN BOYD SMITH, individually, conveying her fee simple and/or life estate interests, ALMA THERESA MURPHY, individually, conveying her fee simple and/or life estate interests, CAROLYN BOYD SMITH, as Personal Representative of the Estate of ALMA TANNER MURPHY, deceased, CAROLYN BOYD SMITH, as Personal Representative of the Estate of LUCINDA S. CALHOUN, also known as LUCINDA SMITH CALHOUN, deceased, GRANTOR*, whose post office address is 54 Spring Street, St. Augustine, Florida 32084-0429, and EMERGENCY SERVICES AND HOMELESS COALITION OF ST. JOHNS COUNTY, INCORPORATED, a Florida non-profit corporation, GRANTEE*, whose post office address is P.O. Box 3422, St. Augustine, Florida 32085-3422.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF. GRANTORS HEREIN WARRANT THAT THE ATTACHED DESCRIBED PROPERTY IS NOT THEIR CONSTITUTIONAL HOMESTEAD PROPERTY. SUBJECT TO Covenants, Restrictions, Easements of Record, if any, and all taxes for the year 2001 and thereafter. Property conveyed is NOT the homestead of the Grantors.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Witness: MARK ALBERT

Witness: J. RUSSELL COLLINS

CAROLYN BOYD SMITH, Personal Representative of the Estate of ALMA TANNER MURPHY

CAROLYN BOYD SMITH

ALMA THERESA MURPHY, by CAROLYN BOYD SMITH, her attorney- in-fact

CAROLYN BOYD SMITH, Personal Representative of the Estate of LUCINDA S. CALHOUN

COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on June 15th, 2001 by CAROLYN BOYD SMITH who has produced Driver's License as identification.

[Seal]
J. RUSSELL COLLINS
NOTARY PUBLIC, State of Florida
My Comm. Expires April 5, 2004
Comm. No. CC911906

Notary Public: J. RUSSELL COLLINS
My commission expires: April 5, 2004

(Space above reserved for recording office)

EXHIBIT "A"

Legal Description

Parcel 1: A parcel of land lying in Block 11, GREENO TRACT as recorded in the Official Records of St. Johns County, Florida and being more particularly described as follows:

For a POINT OF COMMENCEMENT begin at the North line of Florida East Coast Railway Company's property and the Easterly right of way line of Palmer Street as now established; thence along said right of way of Palmer Street, North 15 degrees 20 minutes 00 seconds West, 284.50 feet; thence leaving said right of way of Palmer Street, North 82 degrees 45 minutes 00 seconds East, 412.00 feet to the Easterly right of way line of Nesmith Street, said point also being the POINT OF BEGINNING of the herein described property; thence along said right of way of Nesmith Street, North 06 degrees 21 minutes 59 seconds West, 185.00 feet; thence leaving said right of way of Nesmith Street, North 80 degrees 16 minutes 34 seconds East, 110.00 feet; thence North 07 degrees 16 minutes 53 seconds West, 80.00 feet to the Southerly right of way line of Ewing Street as now established; thence North 80 degrees 16 minutes 34 seconds East, 500 feet, more or less to a point on the marsh; thence meander Southwesterly 225.00 feet, more or less to a point; thence South 82 degrees 43 minutes 04 seconds West, 412.00 feet to the Easterly right of way of Nesmith Street and the POINT OF BEGINNING.

Parcel 2: A parcel of land lying in Block 12, GREENO TRACT as recorded in Official Records of St. Johns County, Florida, and being more particularly described as follows:

For a POINT OF COMMENCEMENT begin at the Southerly right of way of Chapin Street as now established and the Easterly right of way of Palmer Street as now established; thence along said right of way of Chapin Street, North 89 degrees 58 minutes 04 seconds East, 227.8 feet to the POINT OF BEGINNING; thence continuing along said right of way of Chapin Street, North 89 degrees 58 minutes 04 seconds East, 169.29 feet; thence leaving said right of way, South 155.07 feet to the Northerly property line of Florida East Coast Railway Company's property; thence along said Northerly line of Florida East Coast Railway Company's property South 86 degrees 45 minutes 19 seconds West, 158.09 feet; thence North 03 degrees 59 minutes 50 seconds West, 164.32 feet to the Southerly right of way of Chapin Street and the POINT OF BEGINNING.

Parcel 3: A parcel of land lying in Block 9, GREENO TRACT as recorded in the Official Records of St. Johns County, Florida and being more particularly described as follows:

For a POINT OF BEGINNING, begin at the Intersection of the West right of way line of Nesmith Street as now established and the South right of way line of Smith Street as now established; thence along said right of way of Nesmith Street run South 00 degrees 01 minutes 01 seconds East, 189.50 feet; thence leaving said right of way of Nesmith Street, North 88 degrees 15 minutes 17 seconds West, 67.03 feet; thence run South 88.82 feet; thence North 89 degrees 58 minutes 04 seconds East, 45.00 feet; thence South 68.00 feet to the Northerly right of way of Chapin Street as now established; thence along said right of way of Chapin Street, South 89 degrees 58 minutes 04 seconds West, 216.53 feet; thence leaving said right of way of Chapin Street, North 08 degrees 34 minutes 00 seconds West, 52.34 feet; thence North 89 degrees 42 minutes 58 seconds West, 148.27 feet to the Easterly right of way of Palmer Street as now established; thence along said right of way of Palmer Street, North 08 degrees 26 minutes 43 seconds West, 77.30 feet; thence South 89 degrees 31 minutes 52 seconds East, 148.83 feet; thence North 08 degrees 34 minutes 00 seconds West, 49.74 feet; thence East 50.00 feet; thence North 06 degrees 08 minutes 53 seconds West, 4.95 feet; thence North 00 degrees 01 minutes 34 seconds East, 97.63 feet; thence South 89 degrees 58 minutes 26 seconds East, 107.49 feet; thence North 00 degrees 01 minutes 34 seconds East, 66.72 feet to the Southerly right of way of Smith Street, a 20 foot right of way as now established; thence along said right of way of Smith Street, South 89 degrees 03 minutes 16 seconds East, 107.50 feet to the POINT OF BEGINNING.

**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 1044100000
 Location Address 3 NESBIT AVE
 SAINT AUGUSTINE 32084-0000
 Neighborhood Greeno Tract (474)
 Tax Description* (1) GREENO TRACT LOT 1 BLK 11 (EX N80FT OF W110FT)
 OR1615/1633
 *The Description above is not to be used on legal documents.
 Property Use Code Vacant Residential (0000)
 Subdivision Greeno Tract - A Resubdivision of Ravens
 Sec/Twp/Rng 37-7-30
 District City of St Augustine (District 452)
 Millage Rate 19.5552
 Acreage 1.640
 Homestead N

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



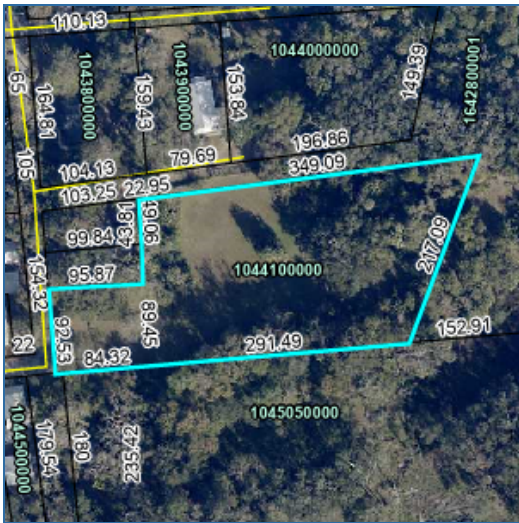
Owner Information

Owner Name [Emergency Services & Homeless Coalition Of St Johns County Inc](#) 100%
 Mailing Address COALITION OF ST JOHN COUNTY
 PO BOX 3422
 SAINT AUGUSTINE, FL 32085-3422

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$250,000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$250,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$250,000.00
Total Deferred	\$0.00
Assessed Value	\$250,000.00
Total Exemptions	\$250,000.00
Taxable Value	\$0.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$0	\$250,000	\$0
2024	\$0	\$0	\$356,750	\$0
2023	\$0	\$0	\$285,400	\$0
2022	\$0	\$0	\$285,400	\$0
2021	\$0	\$0	\$281,833	\$0
2020	\$0	\$0	\$281,833	\$0
2019	\$0	\$0	\$281,833	\$0
2018	\$0	\$0	\$281,833	\$0
2017	\$0	\$0	\$267,563	\$0
2016	\$0	\$0	\$214,050	\$0
2015	\$0	\$0	\$196,213	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	440	162	5	UT	\$250,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/15/2001	\$178,000.00	WARRANTY DEED	1615	1633	U	I	CALHOUN LUCINDA S ESTATE ETAL	EMERGENCY SERVICES & HOMELESS COALITION SJC
	7/19/1997	\$0.00	OTHER INSTRUMENT	1253	137	U	V	MURPHY ALMA T (DECEASED 7/19/97)	MURPHY ALMA T ESTATE (LETT OF ADMIN)
	8/23/1994	\$0.00	WILL	1253	134	U	V	MURPHY ALMA T	MURPHY ALMA T (WILL)

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

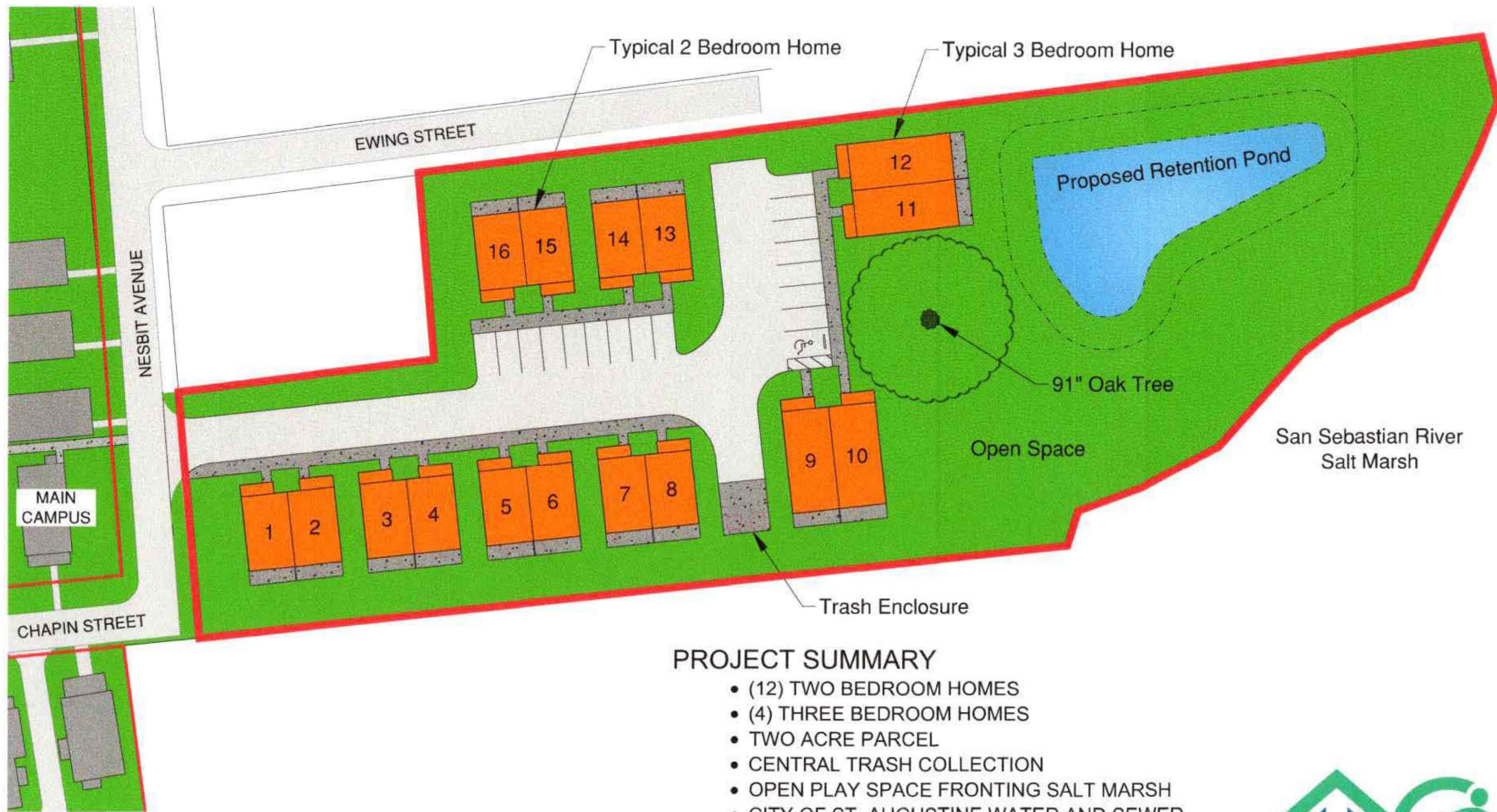
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 1/14/2026, 3:45:19 AM](#)

Contact Us



Attachment 4:
Survey/Site Plan

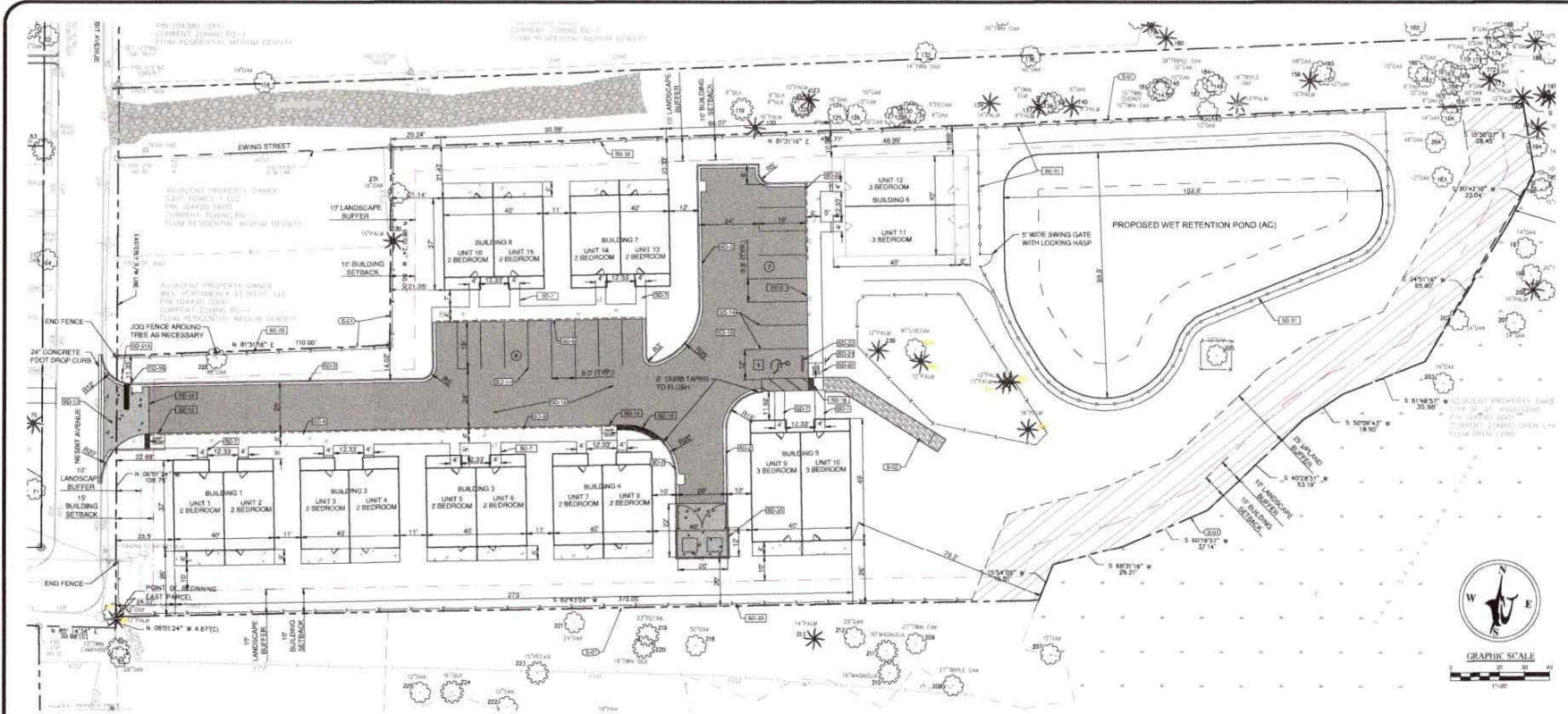


PROJECT SUMMARY

- (12) TWO BEDROOM HOMES
- (4) THREE BEDROOM HOMES
- TWO ACRE PARCEL
- CENTRAL TRASH COLLECTION
- OPEN PLAY SPACE FRONTING SALT MARSH
- CITY OF ST. AUGUSTINE WATER AND SEWER
- DIRECT CONNECTION TO SUPPORT SERVICES ON MAIN CAMPUS

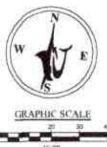
PROPOSED HOUSING EXPANSION





NO.	DATE	DESCRIPTION
1	08/20/2024	ISSUED FOR PERMIT
2	08/20/2024	REVISED PER CITY COMMENTS
3	08/20/2024	REVISED PER CITY COMMENTS
4	08/20/2024	REVISED PER CITY COMMENTS
5	08/20/2024	REVISED PER CITY COMMENTS
6	08/20/2024	REVISED PER CITY COMMENTS
7	08/20/2024	REVISED PER CITY COMMENTS
8	08/20/2024	REVISED PER CITY COMMENTS
9	08/20/2024	REVISED PER CITY COMMENTS
10	08/20/2024	REVISED PER CITY COMMENTS
11	08/20/2024	REVISED PER CITY COMMENTS
12	08/20/2024	REVISED PER CITY COMMENTS
13	08/20/2024	REVISED PER CITY COMMENTS
14	08/20/2024	REVISED PER CITY COMMENTS
15	08/20/2024	REVISED PER CITY COMMENTS
16	08/20/2024	REVISED PER CITY COMMENTS
17	08/20/2024	REVISED PER CITY COMMENTS
18	08/20/2024	REVISED PER CITY COMMENTS
19	08/20/2024	REVISED PER CITY COMMENTS
20	08/20/2024	REVISED PER CITY COMMENTS

**ENGINEERING PLANS
FOR
HOMELESS COALITION 3 NESBIT EXPANSION
SITE PLAN**
ST. AUGUSTINE, FLORIDA



- GENERAL SITE NOTES:**
- ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE CITY OF ST. AUGUSTINE LAND DEVELOPMENT CODE.
 - ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS FOR REFERENCE ONLY. SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS. CIVIL PLANS REFERENCE EXTERIOR WALL DIMENSIONS. CONTRACTOR TO VERIFY FOUNDATION AND ROOF OVERLAPS.
 - ALL HANDICAP RAMP SHALL MEET CURRENT ADA REQUIREMENTS AND INCLUDE DETECTABLE WARNING PER CITY OF ST. AUGUSTINE REQUIREMENTS.
 - CONTRACTOR SHALL STAKE EACH STAGE OF WORK, HORIZONTAL AND VERTICAL. IN ADVANCE OF CONSTRUCTION TO ENSURE THAT NO CONFLICTS EXIST. CONTRACTOR SHALL NOTIFY GULFSTREAM DESIGN GROUP, L.L.C. IMMEDIATELY IF CONFLICTS EXIST IN THE FIELD.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EXISTING BASEMENTS BEFORE BEGINNING CONSTRUCTION.
 - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY EXTRA WORK REQUESTED BY ANY REGULATORY AGENCY THAT IS NOT SHOWN ON THE PLANS. THIS EXTRA WORK MUST BE APPROVED BY THE ENGINEER AND THE OWNER BEFORE THE CONTRACTOR PROCEEDS WITH THE EXTRA WORK.
 - ALL UTILITIES THAT ARE KNOWN OR SUSPECTED TO BE UNDERGROUND AND/OR ADJACENT TO THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF FLORIDA STATUTES WITH REGARD TO ACCESSIBILITY. ANY UTILITIES NOT SHOWN ON PLANS SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - ACCESSIBILITY AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
 - ALL UTILITIES REQUIREMENT SCREENING SHALL MEET THE REQUIREMENTS OF CITY OF ST. AUGUSTINE LAND DEVELOPMENT CODE.
 - SOLID WASTE SCREENING SHALL MEET THE REQUIREMENTS OF CITY OF ST. AUGUSTINE LAND DEVELOPMENT CODE.
 - PERMITS TO TRANSFER OF PROPERTY OWNERSHIP (REAL LAND OR CHANGE IN OWNERSHIP) FOR ANY PORTIONS OF THE APPROVED OR CONSTRUCTED BUILDING OWNERSHIP DOCUMENTS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT IN ORDER TO HAVE DUPE OWNERSHIP DOES NOT VIOLATE BUILDING CODE.
 - ALL SIGNS SHALL MEET THE REQUIREMENTS OF CITY OF ST. AUGUSTINE LAND DEVELOPMENT CODE.
 - PROJECT LIGHTING SHALL MEET THE REQUIREMENTS OF CITY OF ST. AUGUSTINE LAND DEVELOPMENT CODE.

PROPOSED PARKING CALCULATIONS

USE	UNITS BEARING ROOMS SPACES	UNITS BEARING ROOMS SPACES	PROPOSED BUILDING AREA SQ. FT.	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
MULTI-FAMILY RESIDENTIAL UNITS					
2 BEDROOMS	2.00 PER UNIT	1 PER UNIT	14 UNITS	28	10
3 BEDROOMS	2.25 PER UNIT	1 PER UNIT	2 UNITS	2	8
ADA PARKING SPACES				1	1
TOTAL PARKING SPACES				31	19

BUILDING SUMMARY

DESCRIPTION	QUANTITY	REMARKS
RESIDENTIAL UNITS	16	14 AND 2
2 BEDROOM UNITS	14	1.00 SQ. FT. PER SQ. FT. OF COVERED PORCHES
3 BEDROOM UNITS	2	1.50 SQ. FT. TOTAL STRUCTURE
BUILDINGS	15	
BUILDING 1-4	1	OF THESE 3 BEDROOM UNITS EACH
BUILDING 5-8	4	1.00 SQ. FT. ENCLOSED 11' OF COVERED PORCHES
BUILDING 9-15	7	1.50 SQ. FT. TOTAL STRUCTURE

SITE DATA TABLE - COSA

DESCRIPTION	EXISTING	PROPOSED
GRASSY PROPERTY AREA	87,209 SF	2,202 AC
NET DEVELOPABLE PROJECT AREA	87,209 SF	2,202 AC
BUILDING FOOTPRINT AREA	11,779 SF	9,212 AC
PARKING AND DRIVEWAYS	12,995 SF	9,931 AC
WETLANDS AREA	4,808 SF	9,314 AC
TOTAL IMPROVEMENTS AREA	29,582 SF	2,836 AC

PROPERTY #	NO.
184180000	184180000
RESIDENTIAL GENERAL (R-1)	RESIDENTIAL GENERAL (R-1)
PLANNING	PLANNING
RESIDENTIAL MEDIUM DENSITY	RESIDENTIAL MEDIUM DENSITY
PLAN #	PLAN #
1218000114	1218000114

DESCRIPTION	MINIMUM	PROPOSED
PERFORATED SURFACE AREA RATIO	70.0%	34.0%
FLOOR AREA RATIO	30.0%	13.0%
BUILDING HEIGHT	3'	6'
FRONT YARD SETBACK (W)	10'	23.5'
REAR YARD SETBACK (W)	10'	76.2'
SIDE YARD SETBACK (R)	10'	11'
WIDE YARD SETBACK (R)	10'	30'
FRONT YARD BUFFER (W)	10'	34'
REAR YARD BUFFER (R)	10'	79'
SIDE YARD BUFFER (R)	10'	11'
WIDE YARD BUFFER (R)	10'	30'

LEGEND

EXISTING

- EXISTING PROPERTY LINE
- EXISTING ROW LINE
- WETLAND LINE
- FLUID PLAN LINE
- EXISTING GRAVEL DRIVE

PROPOSED

- PROPOSED CURB & GUTTER
- PROPOSED BUILDING OUTLINE
- PROPOSED CHAIN LINK FENCE
- PROPOSED PRECINCT FENCE
- PROPOSED PARKING COURT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

SITE KEY NOTES:

- PROPOSED BY SPL AND BUFFER
- PROPOSED CONCRETE TR. SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

SITE DETAILS:

- 30-2 18" STANDING CURB & GUTTER
- 30-3 CONCRETE SIDEWALK
- 30-4 TURF CURB SIDEWALK
- 30-5 TYPICAL ASPHALT DRIVEWAY SECTION
- 30-6 CONCRETE PAVEMENT SECTION
- 30-7 PARKING COURT SPRING
- 30-8 8" TOP SOIL
- 30-9 DETECTABLE WARNING DETAIL
- 30-10 CURB RAMP TYPE 1"
- 30-11 WHEEL-CHUR RAMP IN SIDEWALK
- 30-12 ACCESSIBLE PARKING SIGN
- 30-13 STOP SIGN
- 30-14 CONCRETE HATCH STOP
- 30-15 CHAIN LINK FENCE
- 30-16 6" PRECINCT FENCE
- 30-17 WOODEN CHAIN LINK ENCL. CURB WITH SCREEN

811
Before any digging, Call before you dig.

FINAL ENGINEERING PLANS

GULFSTREAM DESIGN GROUP, L.L.C.

3228 A & S, SUITE A2
ST. AUGUSTINE, FLORIDA 32084
(904) 748-4859
info@gulstreamdesign.com
© 2024 GULFSTREAM DESIGN GROUP, L.L.C.

PROJECT NO: 24-007
SHEET NO: 20-002
DATE: 08/20/2024
DRAWN BY: JSD
DESIGNED BY: MLC
CHECKED BY: MLC
NOT VALID WITHOUT SEAL



Planning and Zoning Board

Planning Division Staff Report
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 3, 2026	6.b.	PZB2025-0101
Request	Address	Parcel ID
Use by Exception	160 King Street	111030-0000

Site & Background Information

Applicant:	Eivan Shahara c/o Mint Cannabis LLC
Owner:	Fla Land Holdings Two LLC
Property Class: (St. Johns County Property Appraiser)	1100 – Stores
Future Land Use Designation:	Commercial Medium Intensity
Zoning Designation:	Commercial Medium-Two: CM-2
Acreage:	1.80
Neighborhood:	Ravenswood
Archaeological Zone:	N/A

Request Summary

This application is a USE BY EXCEPTION request for a proposed medical marijuana treatment center, within the CM-2 zoning district, at 160 King Street.

The Board's approval of this request would allow the applicant to update the owner's name and business name for a business license.

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](#)]

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

Legally available marijuana shall mean any form or variant or species of the cannabis plant including but not limited to cannabis sativa L., C. ruderalis, C. indica and its constituent cannabinoids, such as tetrahydrocannabinol (THC) and cannabidiol (CBD) commonly referred to as marijuana, that is currently legal to possess, or may become legal to possess in the State of Florida, whether such possession is direct or indirect. A person or entity who is in possession of legally available marijuana in this context includes any person or entity who legally possesses any form of marijuana, including but not limited to, patients prescribed marijuana for medical treatment and their caregivers, anyone legally cultivating the marijuana plant or its seeds, anyone legally manufacturing, producing, processing or creating any goods or foods utilizing any part of the marijuana plant including buds, leaves, roots or seeds, or making available for legal sale, trade, gift, display, storage, delivery or on-site commercial consumption any part of the marijuana plant including buds, leaves or seeds in any processed or unprocessed form. Cannabis sativa L. subsp. sativa var. sativa is the variety of cannabis sativa with THC levels below 0.5% grown for non-consumable industrial uses such as hemp cloth products and hempcrete concrete building blocks, and is not intended to be included in this definition.

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

Intent. This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities. It is not intended that this district become or be used for strip commercial purposes.

(3) *Permissible uses by exception:*

1. Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana.

(8) *Vehicular access:* Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana shall require a condition of direct vehicular access to a roadway functional classification of principal arterial-urban U.S. Highway 1.

The site and proposed layout of the property at 160 King Street comply with this requirement.

Sec. 28-29. - Zoning exceptions, variances and appeals. [[LINK TO SECTION](#)]

(a) *Zoning exceptions:*

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

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE, with or without conditions**, a medical marijuana treatment center use by exception request within the CM-2 zoning district at 160 King Street / PID 111030-0000.

Attachments

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

Staff Report prepared by:

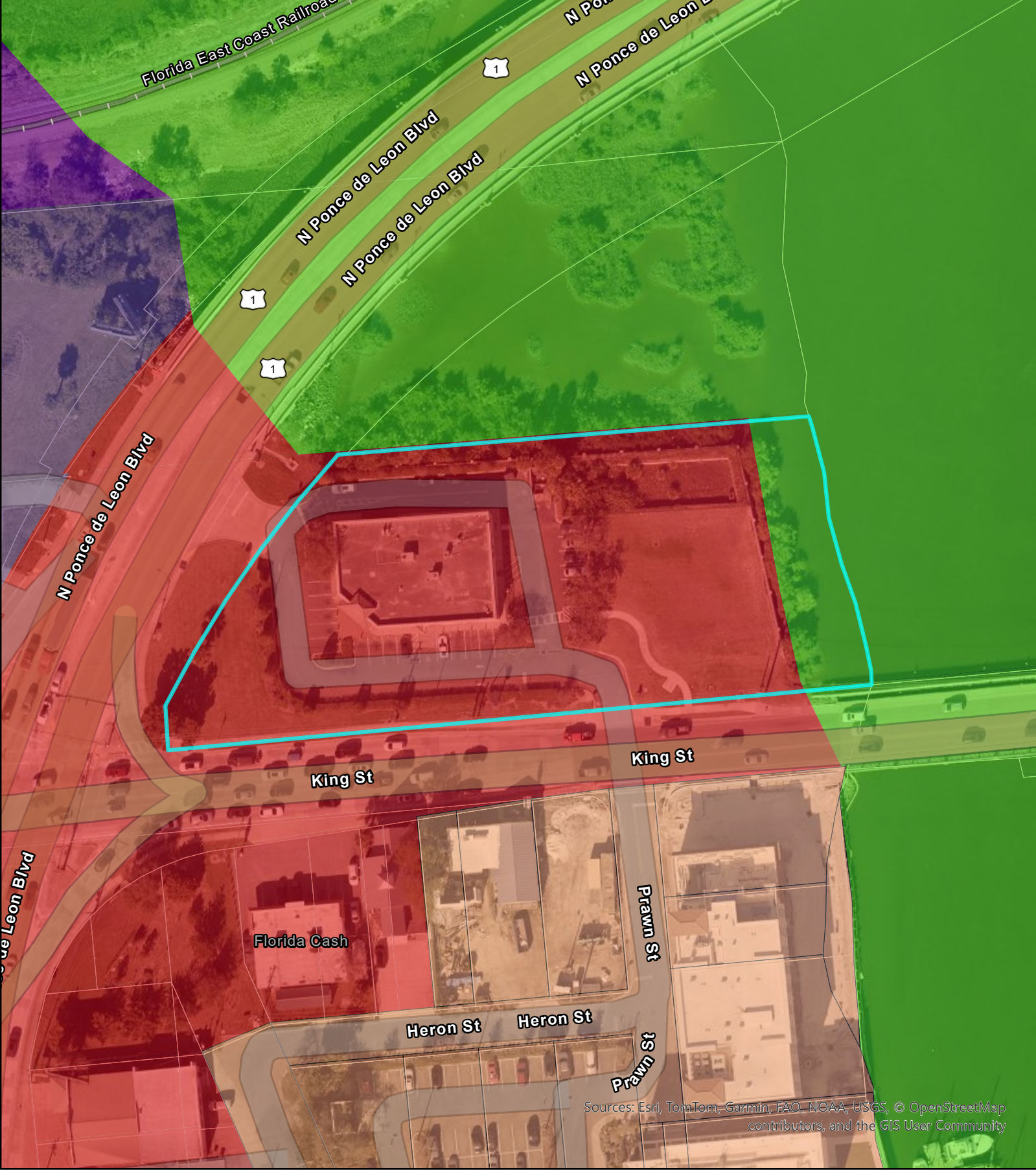
Sarah Daugherty
Senior Planner
Planning and Building Department

**Attachment 1:
Site Maps
and Photos**

160 King St.



12/13/2025



Zoning Map

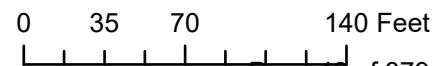
City of St. Augustine

160 King St.

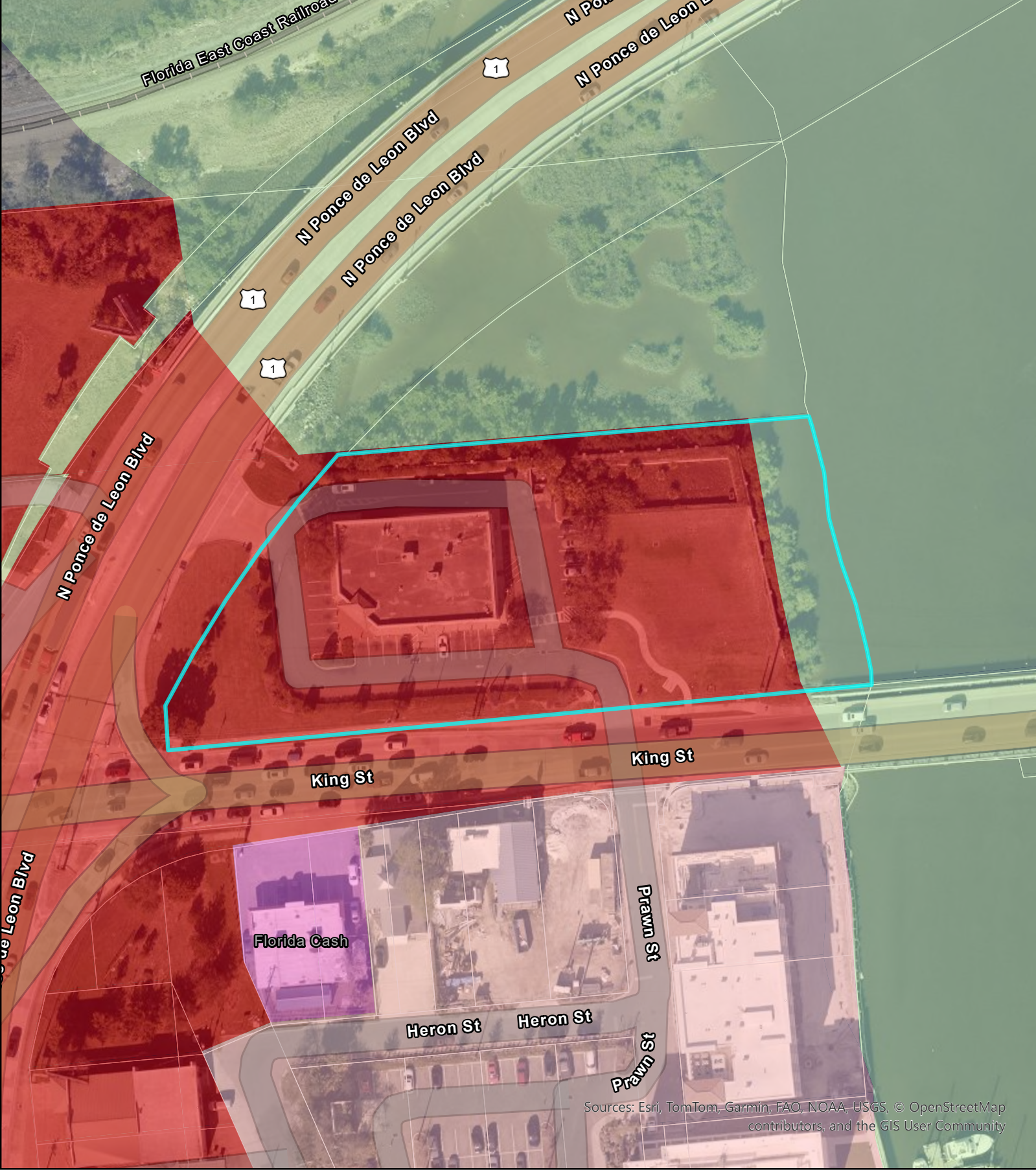
Legend

- Residential General Office (RGO)
- Open Land (OL)
- Commercial Medium-Two (CM-2)
- Industrial and Warehousing (IW)
- Mobility Oriented Development (MOD)

Scale: 1:1,000



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Future Land Use

City of St. Augustine
160 King St.

Legend

- Commercial Low Intensity
- Commercial Medium Intensity
- Industrial
- Mobility Oriented Development
- Open Land
- Residential Medium Density / Mixed Use

Scale: 1:1,000



0 30 60 120 Feet



St Johns County Property Appraiser
Use Classification
City of St. Augustine
 160 King St.

Legend
 ParcelInfo

Scale: 1:1,000

Page 50 of 379

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

FEMA Flood Zones

City of St. Augustine

160 King St.

Legend

Flood Zone

- AE
- SJCParcels

Scale: 1:1,000



0 35 70 140 Feet



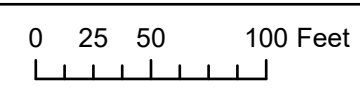
Legend

- SJCParcels
- DEM2018
- Value
- 23.451 to 0
- 0 to 2
- 2 to 4
- 4 to 6
- 6 to 8
- 8 to 10
- 10 to 15
- 15 to 25
- 25 to 50
- 50 to 155



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Digital Elevation Model DEM 2018
City of St. Augustine
 160 King St.
 Source: 2018 FDEM LiDAR Project



Scale: 1:1,000

Attachment 2: Application



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

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

1. NAME OF APPLICANT: Eivan Shahara Contact Number: _____
 Business (if applicable): MINT CANNABIS LLC
 Address: 5210 S Priest Dr City: Guadalupe State: AZ Zip: 85283
 E-Mail Address: floridare@nexinow.com

2. NAME OF PROPERTY OWNER: Fla Land Holdings Two LLC Contact Number: _____
 Business (if applicable): Fla Land Holdings Two LLC
 Address: 1936 W Fairbanks Ave City: Winter Park State: FL Zip: 32789
 E-Mail Address: ROBINM@abcfws.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: _____ Block: A
 Subdivision: Dancy Tract Resubdivision of Block 1 Parcel Number: 111030-0000

4. PROJECT STREET ADDRESS: 160 King St, St. Augustine, FL, 32084

5. SPECIFIC PROPOSED USE: Medical Marijuana Treatment Center

6. ACTION REQUESTED:
 Conservation Zone Development Appeal of Staff Determination
 Exception Land Use Plan Amendment
 Variance Rezoning
 Other: Requesting to renew current business tax receipt

7. DESCRIPTION OF ACTION REQUESTED: Updating owner individual's name, business name, contact information and mailing address. EIN is remaining the same.

8. JUSTIFICATION FOR ACTION REQUESTED: New ownership. Use of property will remain the same.

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Emily Magee

Signature of Property Owner

9/02/2025

Date

9/2/2025

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.

Eivan Shahara

Print name of applicant

A handwritten signature in black ink, appearing to read "Eivan Shahara", written over a horizontal line.

Signature of applicant

09/02/2025

Date



Owner's Authorization For Agent

Phoenix Health LLC is/are hereby authorized TO ACT ON BEHALF OF Fla Land Holdings Two LLC, the owner(s) of those lands described within

the attached application, or described within the previously filed

Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 160 king st, St. Augustine, FL, 32084

BY: Emily Magee

Signature of Owner

Emily Magee

Print Name of Owner

407-450-7540

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 2nd day of September, 2025

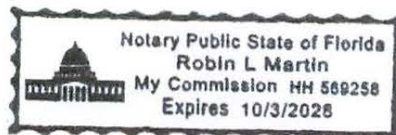
By Emily Magee for FLA Land Holdings Two LLC

Identification verified: personally known

Oath sworn: Yes No

Notary Signature: Robin L. Martin

My Commission expires: 10/3/2028



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

160 King St, St. Augustine, FL, 32084

Project Address: _____
Eivan Shahara **Eivan Shahara**

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

Owner's Name: FLA Land Holdings Two, LLC Owner's Signature: Emily Magee
Emily Magee



Owner's Authorization For Agent

Rudy Molina is/are hereby authorized TO ACT ON BEHALF OF Eivan Shahara, the owner(s) of those lands described within the attached application, or described within the previously filed Application number: PZB2025-0101, 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: 160 King Street, Saint Augustine, FL 32084

BY: [Signature]
Signature of Owner
Eivan Shahara
Print Name of Owner
(602) 931-3663
Telephone Number

State of Arizona

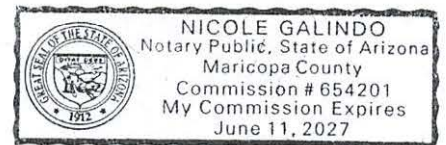
County of Maricopa

Signed and sworn before me on this 15th day of January, 2026.

By Eivan Shahara

Identification verified: Driver License

Oath sworn: Yes No



Notary Signature: Nicole Galindo

My Commission expires: June 11, 2027

**Attachment 3:
St. Johns County
Property Appraiser
Report**

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 1110300000
 Location 160 KING ST
 Address SAINT AUGUSTINE 32084-0000
 Neighborhood City of St Aug King St (COM) (610.19)
 Tax Description* (2) DANCY TRACT LOT A-2 BLK A (EX R/W US 1 IN DB246/402) & (EX R/W KING ST IN OR660/1346) OR4921/1186 & 4925/1894(C/D)
 *The Description above is not to be used on legal documents.
 Property Use Stores (1100)
 Code
 Subdivision Dancy Tract Resubdivision of Block 1
 Sec/Twp/Rng 37-7-30
 District City of St Augustine (District 452)
 Millage Rate 19.5552
 Acreage 1.800
 Homestead N

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



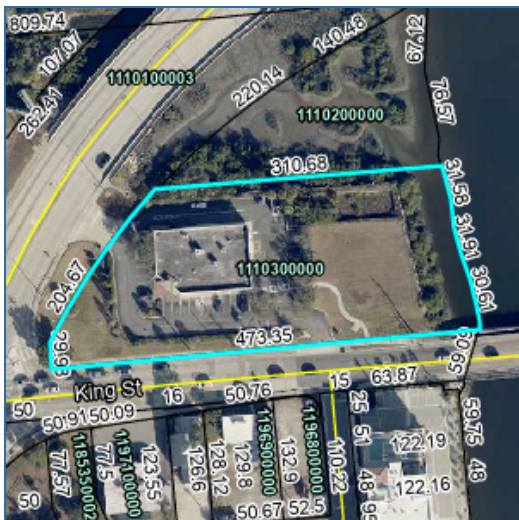
[Skip to main content](#)

Owner information

Owner Name Fla Land Holdings Two LLC 100%
 Mailing Address 1936 W FAIRBANKS AVE
 WINTER PARK, FL 32789-4504

St. Johns County, FL

Map



Valuation Information

Assessed Year	2026
Building Value	\$666,061.00
Extra Features Value	\$68,843.00
Total Land Value	\$1,960,200.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$2,695,104.00
Total Deferred	\$850,923.00
Assessed Value	\$1,844,181.00
Total Exemptions	
Taxable Value	\$1,844,181.00

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

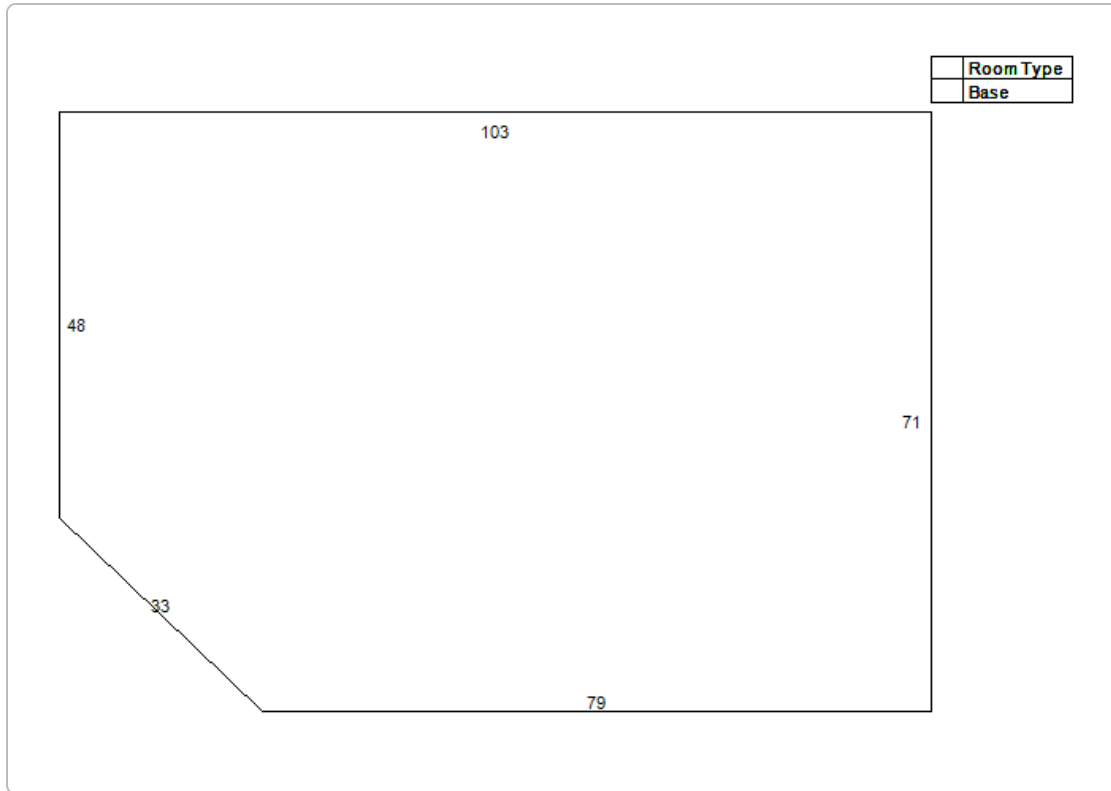
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$584,713	\$73,827	\$1,960,200	\$0
2024	\$576,639	\$79,186	\$1,176,120	\$0
2023	\$585,835	\$84,169	\$1,176,120	\$0
2022	\$491,559	\$100,230	\$835,257	\$0
2021	\$403,471	\$106,991	\$835,257	\$0
2020	\$413,685	\$113,749	\$835,257	\$0
2019	\$339,552	\$99,747	\$835,257	\$0
2018	\$408,268	\$102,629	\$675,741	\$0
2017	\$481,624	\$92,909	\$675,741	\$0
2016	\$487,224	\$96,110	\$675,741	\$0
2015	\$492,824	\$99,311	\$675,741	\$0

Building Information

Building	2	Roof Cover	Built Up, Concrete Tile
Building Value	\$666,061	Roof Structure	Rigid Frame
Year Built	2002	Interior Flooring	Ceramic Tile
Actual Area	7037	Interior Wall	Drywall
Conditioned Area	7037	Heating Type	Air Duct
Use	Stores (Retail)	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	

Description	Square Footage
BASE AREA	7037
Total SqFt	7037

Sketch Information



Extra Feature Information

Code Description	Status	Value
Curb (COM)		3277
Asphalt Paving (COM)		21012
Concrete Paving - Under 8" (COM)		4052
Bulkhead - Excellent (Mix)		34608
Pole Light (COM)		1906
Masonry Wall (Mix)		518
Gate - Average (Mix)		202
Metal Fence - 6' (COM)		1082
Concrete Paving - Under 8" (COM)		2186

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	0	0	78408	SF	\$1,960,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/20/2020	4/17/2020	\$100.00	CORRECTIVE DEED	4925	1894	U	I	J & BFLP LTD	FLA LAND HOLDINGS TWO LLC
4/13/2020	4/10/2020	\$100.00	WARRANTY DEED	4921	1186	U	I	J & BFLP LTD	FLA LAND HOLDINGS TWO LLC
	12/13/2004	\$1,800,000.00	WARRANTY DEED	2344	1914	Q	I	ABC LIQUORS INC	J & BFLP LTD
	3/1/1990	\$0.00		871	528	U	I		ABC LIQUORS INC
	3/1/1990	\$0.00		849	173	U	I		

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 1/14/2026, 3:45:19 AM

Contact Us





Planning and Zoning Board

Planning Division Staff Report
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 3, 2026	7.a	PZB2025-0086
Request	Address	Parcel ID
Use by Exception, Variance and Conservation Overlay Zone Development	San Sebastian View	073581-0040

Site & Background Information

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

Request Summary

This application request is to develop the property located northwest of the US Highway 1 N and San Sebastian View intersection to accommodate both a self-storage business and quick service restaurant.

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

1. A self-storage facility is a use by exception within the CM-2 zoning district,
2. A variance to the city's minimum off-street parking requirements, and
3. Removal of significant trees and canopy within Conservation Overlay Zone 3.

This application was continued from the January 6, 2026, Planning and Zoning Board meeting as the Board requested additional information. As of the writing of this Staff Report, additional information has not been received. Staff asked the applicant if they would like to continue the application for additional time. The applicant did indicate through email they would be sending the requested information at a later time. It will be the Board's decision whether to hear that information without Staff analysis.

Below is the previous analysis provided by Staff for the January 6, 2026, Planning and Zoning Board meeting.

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]	
<p>Policy 1.1.4</p> <p>It is the intent of the City of St. Augustine to ensure that adequate open space is provided through the following:</p> <ul style="list-style-type: none"> • active or passive recreation sites; • landscaped buffers; • protected natural resource lands; • protected environmentally sensitive lands; • areas devoted to drainage and stormwater retention; and • landscaping requirements. 	<p>The Board is required to review the applicants' provision of open space included with this proposal to determine its consistency with this city policy.</p>

Policy 1.2.1

The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;
- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;
- Limitations on building coverage or impervious surface coverage;
- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts;
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources;
- Minimize land use conflicts;
- Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and
- Reduce natural hazard risks to life and property.

The Board may utilize these city policies as guidance on how best to accomplish the protection of natural resources.

Policy 1.2.2

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

Historic Preservation Element [[LINK TO DOCUMENT](#)]

Conservation and Coastal Management Element [[LINK TO DOCUMENT](#)]

Recreation and Open Space Element [[LINK TO DOCUMENT](#)]

Transportation and Mobility Element [[LINK TO DOCUMENT](#)]

Housing Element [[LINK TO DOCUMENT](#)]

Infrastructure Element [[LINK TO DOCUMENT](#)]

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

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

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

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

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

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

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

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

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

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

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

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

(a) *Zoning exceptions:*

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

Staff find that the use by exception for a self-storage facility may be appropriate generally, however the number of self-storage facilities in the area is an area of concern. The applicant identified five self-storage units within a three-mile radius. The applicant counters that, “the presence of existing facilities alone does not equate to market saturation.” The applicant states that the local area remains underserved with the following points:

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

Staff find the Board may grant the use by exception if the Board finds the number of self-storage facilities in the area are controlled in number.

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

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

The proposed uses require the following number of parking spaces:

26 parking spaces for the fast-food restaurant
 82 parking spaces for the storage facility
108 total spaces

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

25 parking spaces for the fast-food restaurant
 10 parking spaces for the storage facility
35 total spaces

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

(b) Variances:

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

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

The site is currently undeveloped and does not have a particular disadvantage.

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

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

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

The site does not have a particular disadvantage.

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

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

The applicant does not meet the four criteria above and is requesting the variance be granted through Sec. 25-58. - Variances and conservation overlay zone development review. The Planning and Zoning Board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The Planning and Zoning Board shall approve or deny the site plan and may impose conditions as required. The applicant is requesting reduced parking requirements to save significant trees. The applicant is proposing to retain eight significant trees.

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

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

Request for Approval of Development within Conservation Overlay Zone 3

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

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh to Maximum dbh
<i>Fraxinus spp.</i>	ash	18
<i>Betula nigra</i>	birch, river	24
<i>Punus serotina</i>	black cherry	18
<i>Nyssa sylvatica</i>	blackgum, black tupelo	18
<i>Catalpa binoniodes</i>	catalpa	18
<i>Prunus caroliniana</i>	cherry laurel	10
<i>Lagerstroemia indica</i>	crape myrtle - single trunk	10
<i>Taxodium distichum</i>	cypress, bald (pond cypress)	10
<i>Ulmus parvifolia</i>	elm, drake	10
<i>Ulmus alata</i>	elm, winged	10
<i>Ulmus Americana</i>	elm, American	18
<i>Chionanthus virginicus</i>	fringetree	10
<i>Carya tomentosa</i>	hickory, mockernut	18
<i>Carya glabra</i>	hickory, pignut	18
<i>Ilex opaca</i>	holly, American	10
<i>Ilex cassine</i>	holly, dahoon	10
<i>Ilex x attenuate</i>	holly, "East Palatka"	10

<i>Gordonia lasianthus</i>	loblolly bay	10
<i>Magnolia grandiflora</i>	magnolia, southern	18
<i>Magnolia grandiflora var</i>	magnolia, southern v. "Little Gem"	10
<i>Magnolia virginiana</i>	magnolia, sweetbay	10
<i>Acer rubum and Acer spp.</i>	maple, red or other maples	18
<i>Quercus hemisphaerica</i>	oak, laurel	15 to 36
<i>Quercus laurifolia</i>	oak, laurel (swamp)	15 to 36
<i>Quercus virginiana</i>	oak, live (southern live oak)	18
<i>Quercus nuttallii</i>	oak, nuttall	18
<i>Quercus spp.</i>	oak, other unlisted species	18
<i>Quercus stellata</i>	oak, post	18
<i>Quercus falcata</i>	oak, red (southern red oak)	18
<i>Quercus geminate</i>	oak, sand live	10
<i>Quercus shumardii</i>	oak, shumard	18
<i>Quercus laevis</i>	oak, turkey	18
<i>Quercus nigra</i>	oak, water	15 to 36
<i>Quercus phellos</i>	oak, willow	18
<i>Carya illinoensis</i>	pecan	18
<i>Pinus palustris</i>	pine, longleaf (excluding silviculture uses)	15
<i>Cercis canadensis</i>	red bud	10
<i>Juniperus virginiana</i>	red cedar, eastern	8
<i>Juniperus silicicola</i>	red cedar, southern	8
<i>Liquidambar styraciflua</i>	sweetgum	18
<i>Platanus occidentalis</i>	sycamore	18
<i>Liriodendron tulipifera</i>	tulip-poplar, tuliptree	18
<i>Juglans nigra</i>	walnut, black	18
<i>Celtis laevigata</i>	hackberry (sugarberry)	15 to 36

Significant tree canopy areas are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species. [[LINK TO CODE SECTION](#)]

Based on **Sec. 11-28(d)** of the City's Code, removal of a significant tree shall be approved by the PZB. All significant trees removed shall be replaced in accordance with the requirements of [chapter 25](#). [[LINK TO CODE SECTION](#)]

Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. **The PZB is authorized to impose limitations on the nature and manner of construction** and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

The city PZB shall consider and base all decisions on the following considerations. Staff analysis is in **BOLD** text. [[LINK TO CODE SECTION](#)]

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

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

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

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

- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

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

- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

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

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

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

- f. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

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

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

Sec. 28-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows 109 deficits for tree removal and 67 credits for trees retained or relocated. The applicant has a positive number of tree credits which is consistent with the requirements of Chapter 25.

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

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

The applicant is proposing to retain or plant 19 palm trees out of 64 trees which exceed a maximum of 25 percent. The application’s Landscape plan demonstrates a tree ratio consistent with chapter 25 including trees not included in the tree mitigation table. Staff would ask that applicant clarify.

Staff Summary

Use by Exception

Staff find the applicant’s proposed use would likely not be contrary to the general welfare of the public however it does appear the area already has several self-storage facilities. The applicant has provided information that the area does have five storage facilities in a three-mile radius but there is still a need for increased storage units in the area.

Variance

The applicant does not meet the requirements of a variance. However, the parking requirements required by the City’s parking code appear to require an excessive number of parking spaces for the proposed use of a self-storage facility. Sec. 25-58. - Variances and conservation overlay zone development review gives the Planning and Zoning Board the authority to locate structures, parking area, and other improvements to retain significant trees when possible and practical. The variance may be granted contingent upon retaining significant trees. **Staff would like to see the open areas created by the reduction in parking be areas of no fill and used primarily to preserve as much of the existing trees and tree canopy as possible.**

COZ 3 Significant Tree Removal

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

Staff Recommendation

Based on a review of Sec. 28-2 staff finds that the Board **APPROVE** as exception criteria is met for the self-storage use by exception request at San Sebastian View / PID 073581-0040.

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

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

Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

**Attachment 1:
Site Maps
and Photos**

0 San Sebastian View











Zoning Map

City of St. Augustine

San Sebastian View / Parcel ID: 073581-0040

Legend

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

Scale: 1:3,000



0 112.5 225 450 Feet

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




Future Land Use



City of St. Augustine

San Sebastian View / Parcel ID: 073581-0040

Legend

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

Scale: 1:2,500

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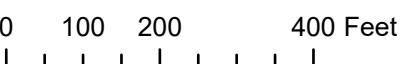


St Johns County Property Appraiser
Use Classification
City of St. Augustine
 San Sebastian View / Parcel ID: 073581-0040

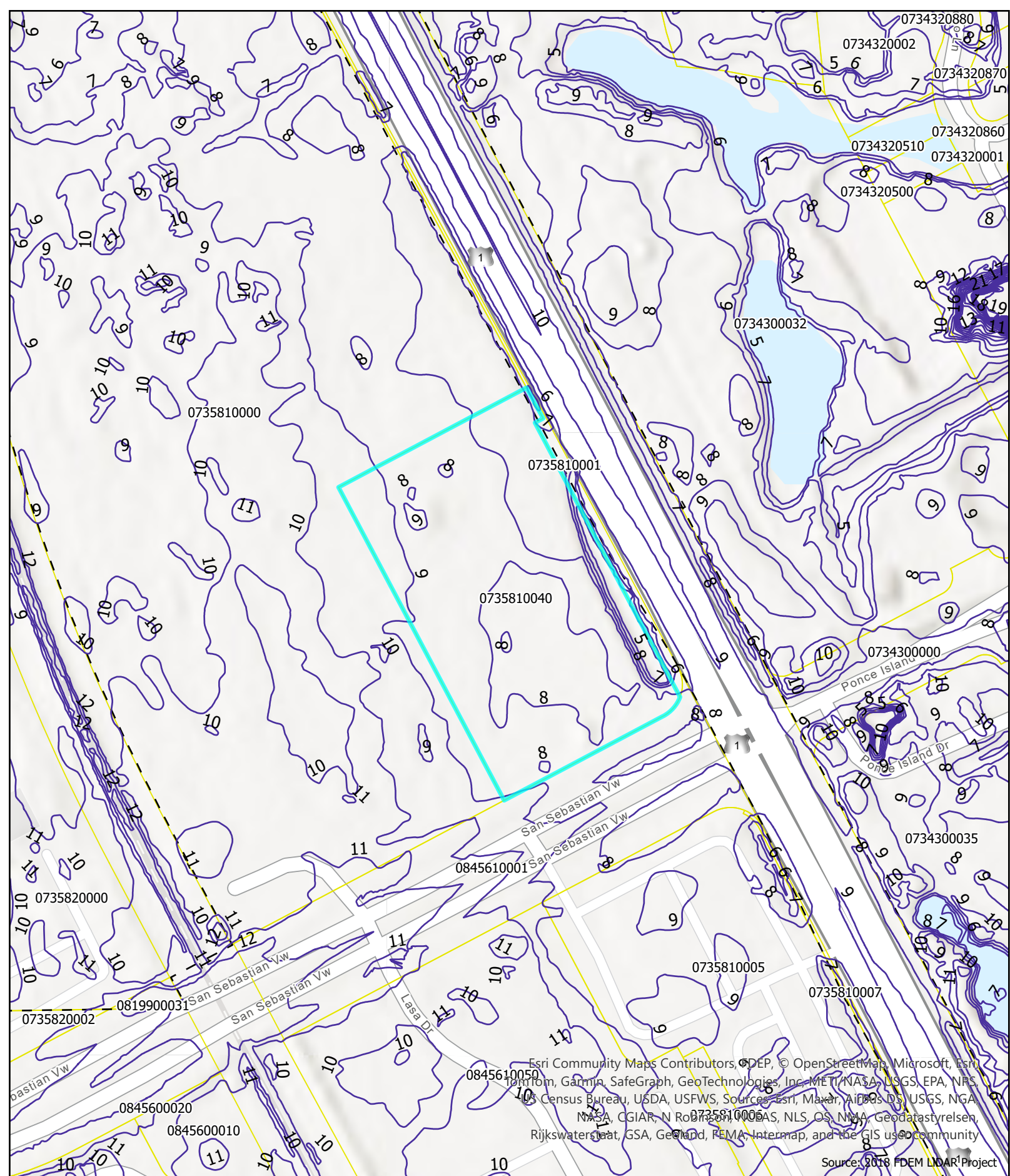
Legend

-  Municipal Boundary
-  Parcel

Scale: 1:3,000







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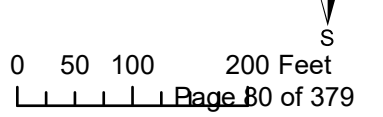


Ground Elevation Contours (ft. NAVD88)
City of St. Augustine
 San Sebastian View / Parcel ID: 073581-0400

Legend

-  Municipal Boundary
-  Parcel
-  CONTOUR1FT

Scale: 1:2,000



Attachment 2: Application



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

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: _____ Contact Number: _____

Business (if applicable): _____

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

E-Mail Address: _____

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

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: _____

5. SPECIFIC PROPOSED USE: _____

6. ACTION REQUESTED:

Conservation Zone Development Appeal of Staff Determination

Exception Land Use Plan Amendment

Variance Rezoning

Other: _____

7. DESCRIPTION OF ACTION REQUESTED: _____

8. JUSTIFICATION FOR ACTION REQUESTED: _____

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

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

creates a disadvantage for the intended uses.

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

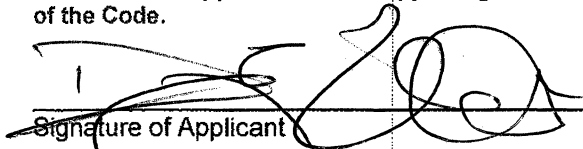
11. AGREEMENT:

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


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

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

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


Signature of Applicant

10/16/25
Date


Signature of Property Owner

10/16/2025
Date

Robert E. Schmidt, Jr.
Managing Member

04/18/2019



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

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

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

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

Dave Urena, P.E., KPM Franklin

Print name of applicant



Signature of applicant

10/6/25

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

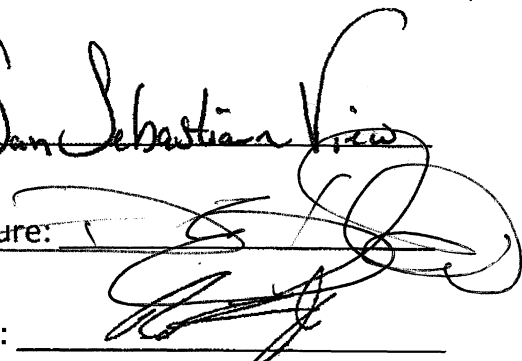
The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

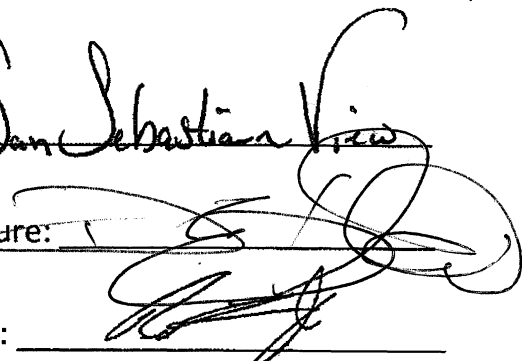
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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

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

Project Address: Northwest Corner of US-1 & San Sebastian View

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

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



Owner's Authorization For Agent

James G. Whitehouse, Esq. is/are hereby authorized TO ACT ON BEHALF OF Cd St Augustine Gas LLC, the owner(s) of those lands described within the attached application, or described within the previously filed Application number: PZB2025-0086, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's PZB Board, for an application related to the structure located at: San Sebastian View - Parcel ID# 0735810040

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

(727) 669-1500
Telephone Number

State of Florida

County of Pinellas

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

By Robert E. Schmidt Jr

Identification verified:

Oath sworn: Yes No

Notary Signature:

My Commission expires:



**Attachment 3:
St. Johns County
Property Appraiser
Report**

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

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

No Image Available

Owner Information

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

Map



Valuation Information

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

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$0	\$1,672,704	\$0
2024	\$0	\$0	\$1,672,704	\$0
2023	\$0	\$0	\$1,672,704	\$0
2022	\$0	\$0	\$1,672,704	\$0
2021	\$0	\$0	\$0	\$0

Land Information

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

Sale Information

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

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 12/30/2025, 3:47:09 AM

Contact Us

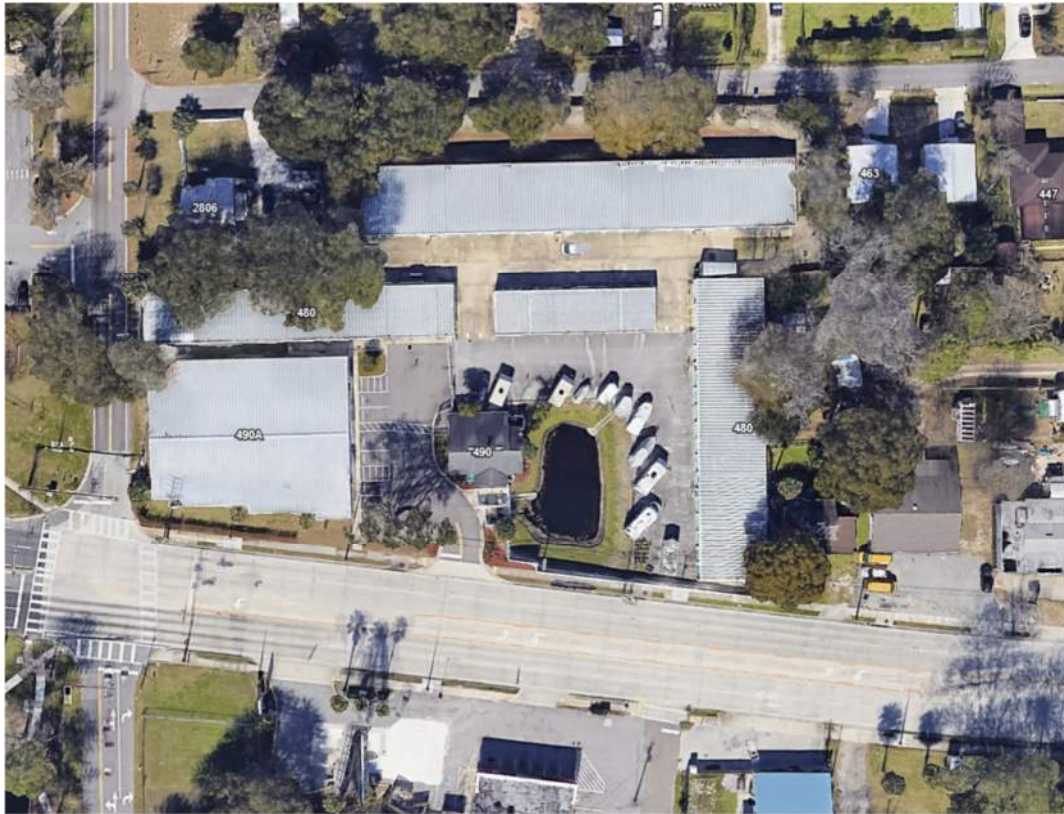


Attachment 4:
Documents Submitted by
Applicant 1/26
Not reviewed by Staff

American Mini Storage
4524 US-1, St. Augustine, FL 32095
Parcel ID - 0815500000
Parking Spaces – 7
Total Building Area – 34,578 sf
Notes – parking used for U-Haul vehicle spaces



U-Stor Self Storage Rabbit Hill
478 FL-16, St. Augustine, FL 32084
Parcel ID - 0888300000
Parking Spaces – 7
Total Building Area – 34,578 sf
Notes – N/A



King Street Self Storage
238 W King St Suite 2, St. Augustine, FL 32084
Parcel ID - 1112400000
Parking Spaces – 14
Total Building Area – 36,684 sf

Notes – parking spaces appear to have permanent vehicle parking



Ernie's Self Storage
478 FL-16, St. Augustine, FL 32084
Parcel ID - 1261350000
Parking Spaces – 0
Total Building Area – 7,800 sf
Notes – no delineated parking spaces



Old Moultrie Self Storage
1448 Old Moultrie Rd, St. Augustine, FL 32084
Parcel ID – 0974100000
Parking Spaces – 0
Total Building Area – 4,000 sf
Notes – no delineated parking spaces



High & Dry Self Storage
550 S Holmes Blvd, St. Augustine, FL 32084
Parcel ID – 0966000050
Parcel ID - 0966000030
Parking Spaces – 5
Total Building Area – 22,112 sf
Notes – Takes up to 2 parcels



Atlantic Self Storage
1975 FL-16, St Augustine, FL 32084
Parcel ID – 0876400000
Parking Spaces – 5
Total Building Area – 76,900 sf
Notes – n/a



Devon Self Storage
1725 Lakeside Ave, St. Augustine, FL 32084
Parcel ID – 0983700290
Parking Spaces – 4
Total Building Area – 48,850 sf
Notes – Parking used for U-Haul storage.



St Augustine Self Storage
5 Willard Dr, St Augustine, FL 32086
Parcel ID – 1350790130
Parking Spaces – 4
Total Building Area – 48,772 sf
Notes – n/a



Marble Creek St. Augustine: Tree Mitigation



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



January 26, 2026

To: Planning and Zoning Board

City of Saint Augustine, Florida

RE: Self-Storage Market Demand and Operational Analysis – 5-Mile Trade Area Study

Dear Members of the Planning and Zoning Board,

It is a pleasure to submit this analysis regarding the proposed self-storage development in Saint Augustine. We have compiled a comprehensive trade area study to provide the Board with empirical data on the current state of the local storage market and the specific operational requirements of modern facilities.

Market Demand: A Significant Undersupply

Our analysis of the 5-mile radius surrounding the proposed site reveals a marketplace that is currently underserved. While the Florida statewide average for storage space is 9.21 square feet per capita, this trade area currently offers only 7.81 total square feet per capita.

The disparity is even more pronounced in the climate-controlled sector, which stands at only 4.82 square feet per capita. This suggests a severe supply-demand imbalance, as modern customers increasingly prioritize climate-controlled environments for the protection of their belongings.

Modernizing an Aging Market

The current storage inventory in Saint Augustine is aging, with an average facility age of 32 years. Many local competitors date back to the 1950s and 1980s. Our proposed project will be the only multi-story facility in the market, providing several key benefits:

- **Enhanced Security:** Controlled points of entry and modern monitoring.
- **Environmental Efficiency:** A smaller building footprint with reduced land impact compared to traditional "ranch-style" facilities.
- **Climate Protection:** High-quality climate control to meet the unmet local demand.

Operational Reality: Parking and Traffic

We understand that parking is a common point of discussion for new developments. However, data from the Self Storage Association (SSA) and the Institute of Transportation Engineers (ITE) confirms that self-storage is one of the lowest traffic-generating land uses.

- **Low Visitation:** Typically, less than 3% of tenants visit their units on any given day.

- Peak Demand: For a facility of this scale, ITE Land Use Code 151 suggests a peak demand of only 4 to 6 parking spaces.
- Efficiency: Most customer visits for leasing or payments last only 10–15 minutes, ensuring that even a small number of spaces provides more than enough capacity.

Industry standards suggest that 10 spaces is the absolute maximum necessary for a modern multi-story facility to operate effectively without having vacant asphalt that serves no utility.

We believe this project will provide a much-needed, modern service to the residents of Saint Augustine while remaining a low-impact neighbor in terms of traffic and municipal infrastructure.

Attachment: 5 Mile Trade Area Study

5 Mile Trade Area Study - Self Storage
Proposed St. Augustine Self Storage Site
Prepared January 16th, 2026

Company	Address	Units	Type	Non-Climate	Climate	Total	Stories	Year Built	Operating Status	Distance (miles)
				Controlled SF	Controlled SF	Rentable SF				
Marble Creek Self Storage	4085 US-1, St. Augustine, FL 32095	700	CC	-	75,000	75,000	3	2027	Development Site	0.00
American Mini Storage	4524 US-1, St. Augustine, FL 32095	275	Non-CC	31,690	-	31,690	1	1997	Operating Facility	0.95
U-Stor Self Storage Rabbit Hill	478 FL-16, St. Augustine, FL 32084	280	Both	24,318	7,917	32,235	1	1985	Operating Facility	1.38
Mini Storage North Inc	4720 Ave B, St. Augustine, FL 32095	213	Non-CC	24,564	-	24,564	1	1958	Operating Facility	1.42
CC Storage / St Augustine	1065 FL-16, Saint Augustine Beach, FL 32084	750	CC	-	69,375	69,375	1	2026	Development Site	2.34
King Street Self Storage	238 W King St Suite 2, St. Augustine, FL 32084	226	CC	-	26,089	26,089	1	1956	Operating Facility	2.74
Ernie's Self Storage	956 S Rodriquez St, St. Augustine, FL 32084	66	Both	2,374	5,328	7,702	1	1998	Operating Facility	3.39
Old Moultrie Self Storage	1448 Old Moultrie Rd, St. Augustine, FL 32084	35	Non-CC	4,063	-	4,063	1	1979	Operating Facility	3.85
High & Dry Self Storage	550 S Holmes Blvd, St. Augustine, FL 32084	177	Non-CC	20,430	-	20,430	1	1993	Operating Facility	3.91
Atlantic Self Storage	1975 FL-16, St Augustine, FL 32084	637	Both	34,370	38,989	73,359	1	1985	Operating Facility	4.12
Devon Self Storage	1725 Lakeside Ave, St. Augustine, FL 32084	416	Both	23,751	24,156	47,907	1	2001	Operating Facility	4.21
One North Storage	6236 US-1 North, St. Augustine, FL 32095	223	CC	-	25,726	25,726	1	2022	Operating Facility	4.42
St Augustine Self Storage	5 Willard Dr, St Augustine, FL 32086	399	Both	19,640	26,311	45,951	1	1991	Operating Facility	4.54
Total		4,397		185,200	298,891	484,091		1994		

Projected Population Based on Census and Housing Growth	62,004
Climate-Controlled SF/Capita	4.82
Total Square Foot per Capita	7.81
Florida Statewide Average SF per Capita	9.21
Average Facility Age in 5 Mile Marketplace	32 Years

Sources: StorTrack, TractIQ, Radius+, YARDI



To:
Robert M. Moon, P.E.
Principal, CEO
KPM Franklin
6300 Hazeltine National Drive, Suite 118
Orlando, FL 32822
rmoon@kpmfranklin.com

Date: 01/21/2026

Re: Marble Creek Development

A development that is anticipated to include 100 KSF Self-Storage facility and a quick service restaurant is proposed for construction in the northwestern quadrant of US 1 and San Sebastian View in the City of St. Augustine, St. Johns County, Florida. The proposed development will be located on parcel ID 0735810040 and is anticipated to be built out by the year 2028. A copy of the location map is attached.

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

This memorandum summarizes the parking demand for only the Self-Storage facility of the proposed development. The rates and equations for land use code 151 (Mini-Warehouse), included in the Parking Generation Manual, 6th Edition published by the Institute of Transportation Engineers (ITE) were used to estimate the parking demand for the proposed Self-Storage facility.

Table 1 summarizes the parking demand for the proposed Self-Storage facility for both weekday and weekend. **Table 01**, and excerpts from ITE Parking Generation Manual are attached. As shown in the table, the parking demand for the proposed self-storage facility is 10 parking spaces based on the ITE Parking Generation Manual.

Sincerely,
Chindalur Traffic Solutions, Inc.

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

Attachments:
Location Map



Table 01: Parking Demand Calculations
Excerpts from ITE Parking Generation Manual



Project Location

1

1 Dixie Highway (US 1) at San Sebastian View



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

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

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

ITE Land Use Code	Description	Quantity	Units	Day of the Week	Rate	Parking Demand
151	Mini-Warehouse	100	KSF	Weekday (Monday - Friday) Saturday	P = 0.1 (X) P = 0.09 (X)	10 9

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

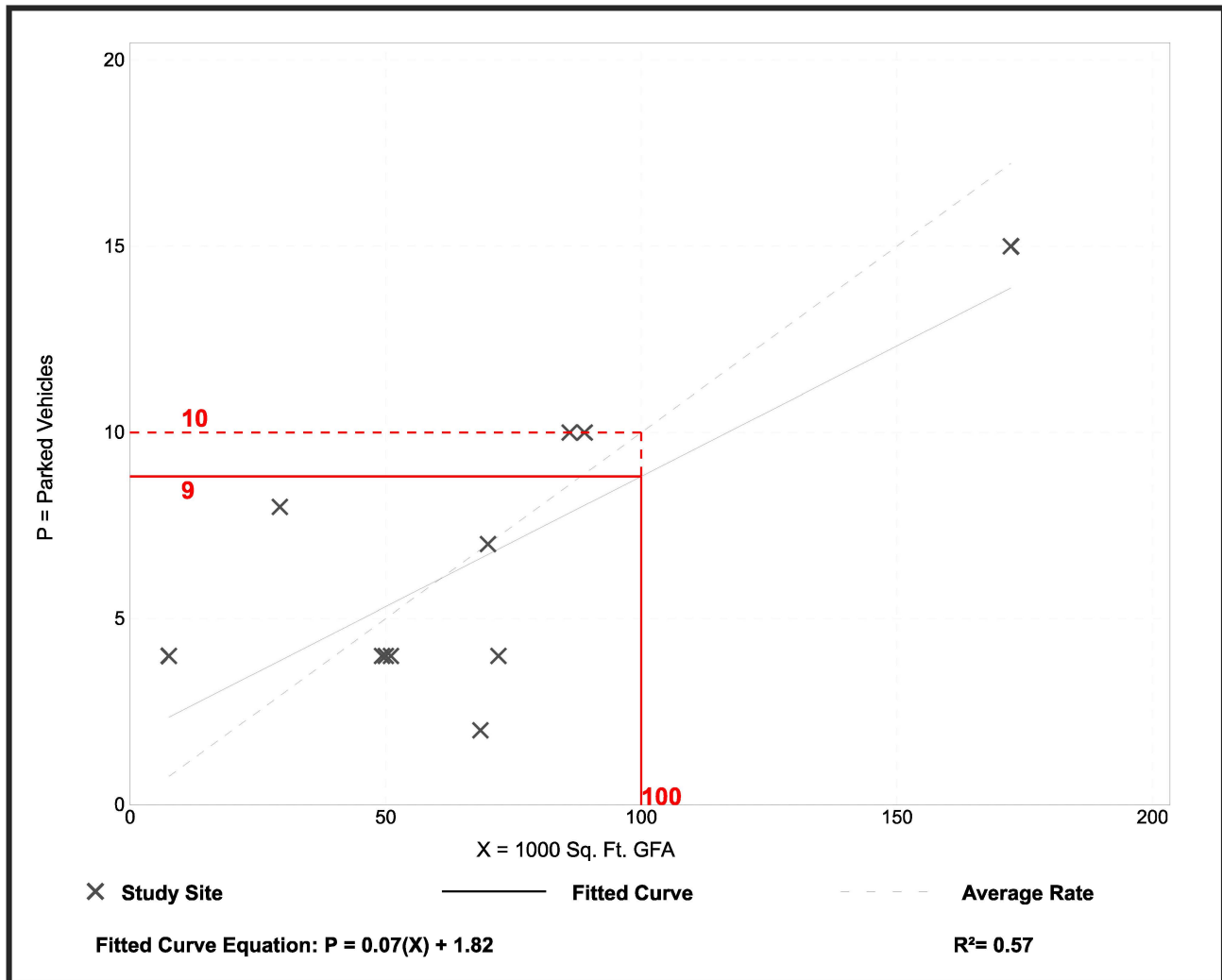
Mini-Warehouse (151)

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

Peak Period Parking Demand per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Mini-Warehouse (151)

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

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 3

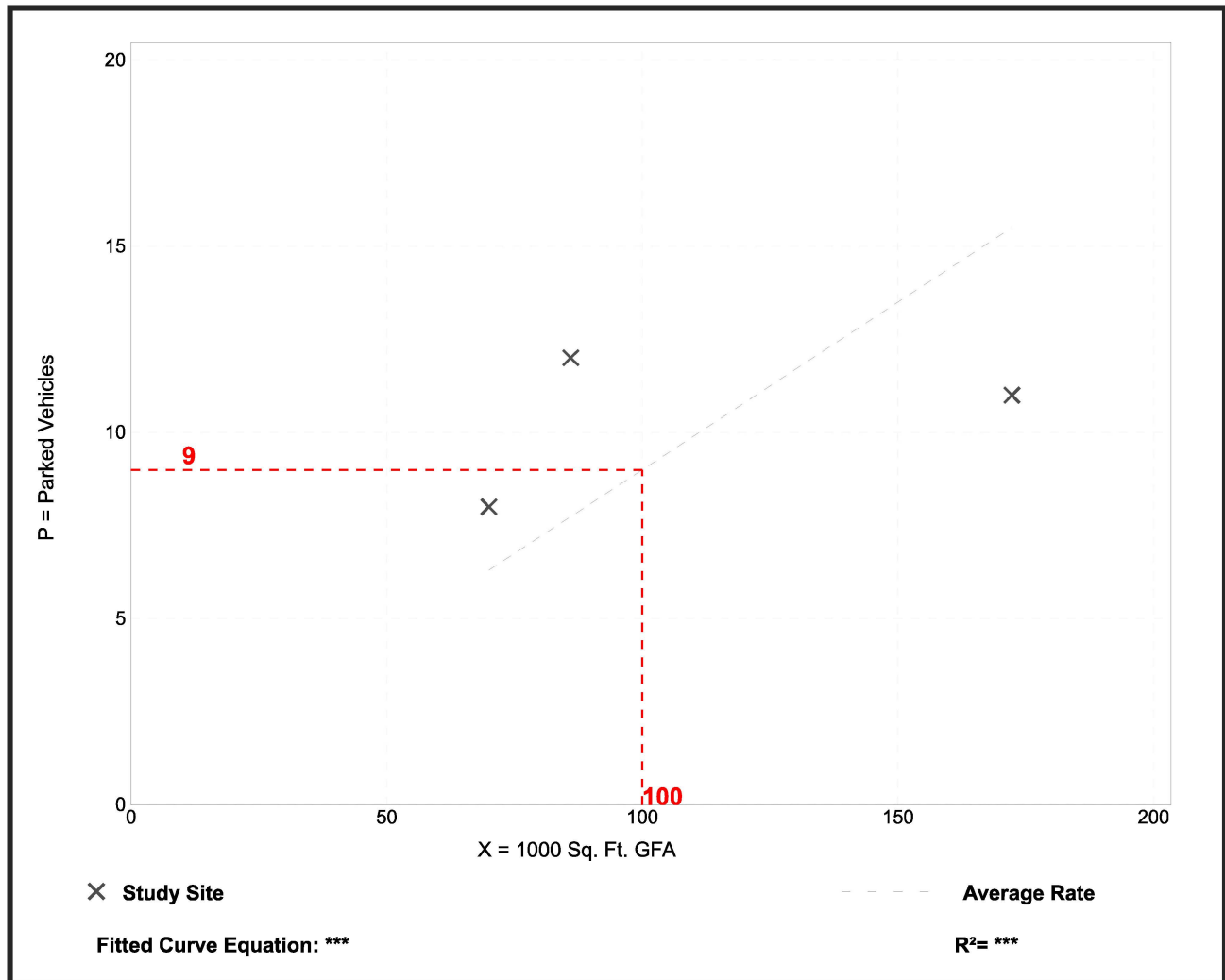
Avg. 1000 Sq. Ft. GFA: 109

Peak Period Parking Demand per 1000 Sq. Ft. GFA

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

Data Plot and Equation

Caution – Small Sample Size





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

0 San Sebastian
St. Augustine, FL 32082

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

111. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
112. Sabal palm (*Sabal palmetto*) – this palm has approximately 8’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
113. Sabal palm (*Sabal palmetto*) – this palm has approximately 5’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
114. 10” D.B.H. Eastern red cedar (*Juniperus virginiana*) – based on a visual inspection, this tree had no visible health or structural issues at the time of my assessment.
115. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
116. Sabal palm (*Sabal palmetto*) – this palm has approximately 7’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
117. Sabal palm (*Sabal palmetto*) – this palm has approximately 4’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
118. Sabal palm (*Sabal palmetto*) – this palm has approximately 18’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
119. Sabal palm (*Sabal palmetto*) – this palm has approximately 10’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.
120. Sabal palm (*Sabal palmetto*) – this palm has approximately 8’ of clear trunk. Based on visual inspection, this tree had no visible health or structural issues at the time of my assessment.

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

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

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

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

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

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

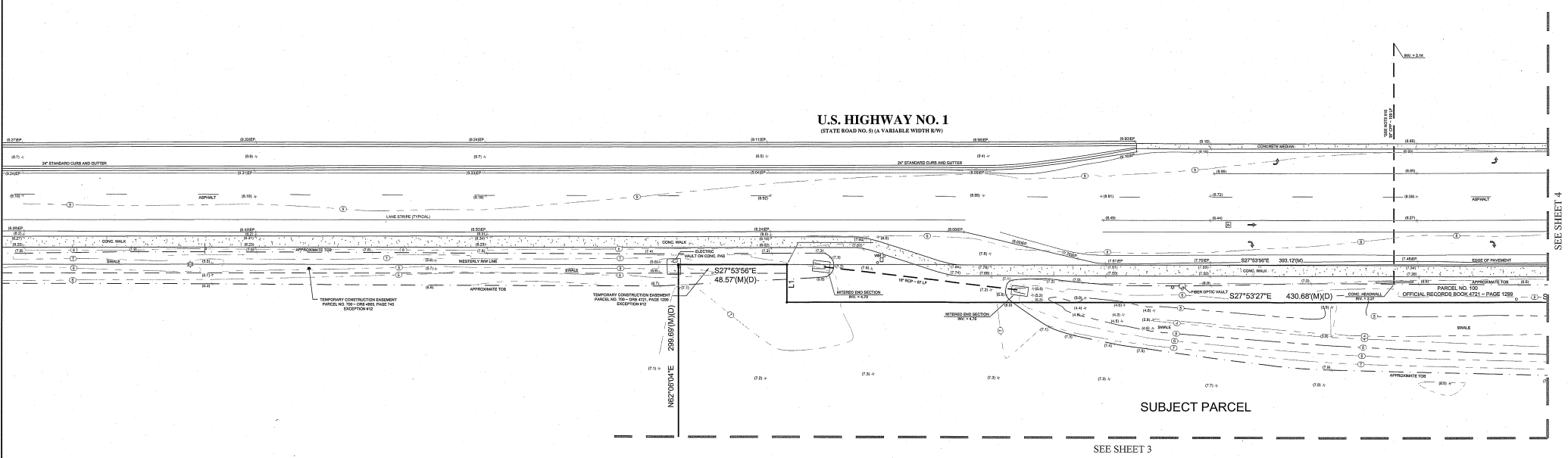
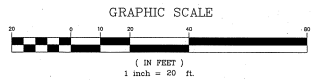
A handwritten signature in black ink, appearing to read "Marc White".

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



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



SUBJECT PARCEL

SEE SHEET 3

SEE SHEET 4

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

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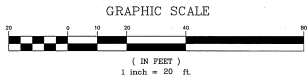
F.B. 690 PD 1-11 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. ORDER NO. 2022-157
 673 3 54-58



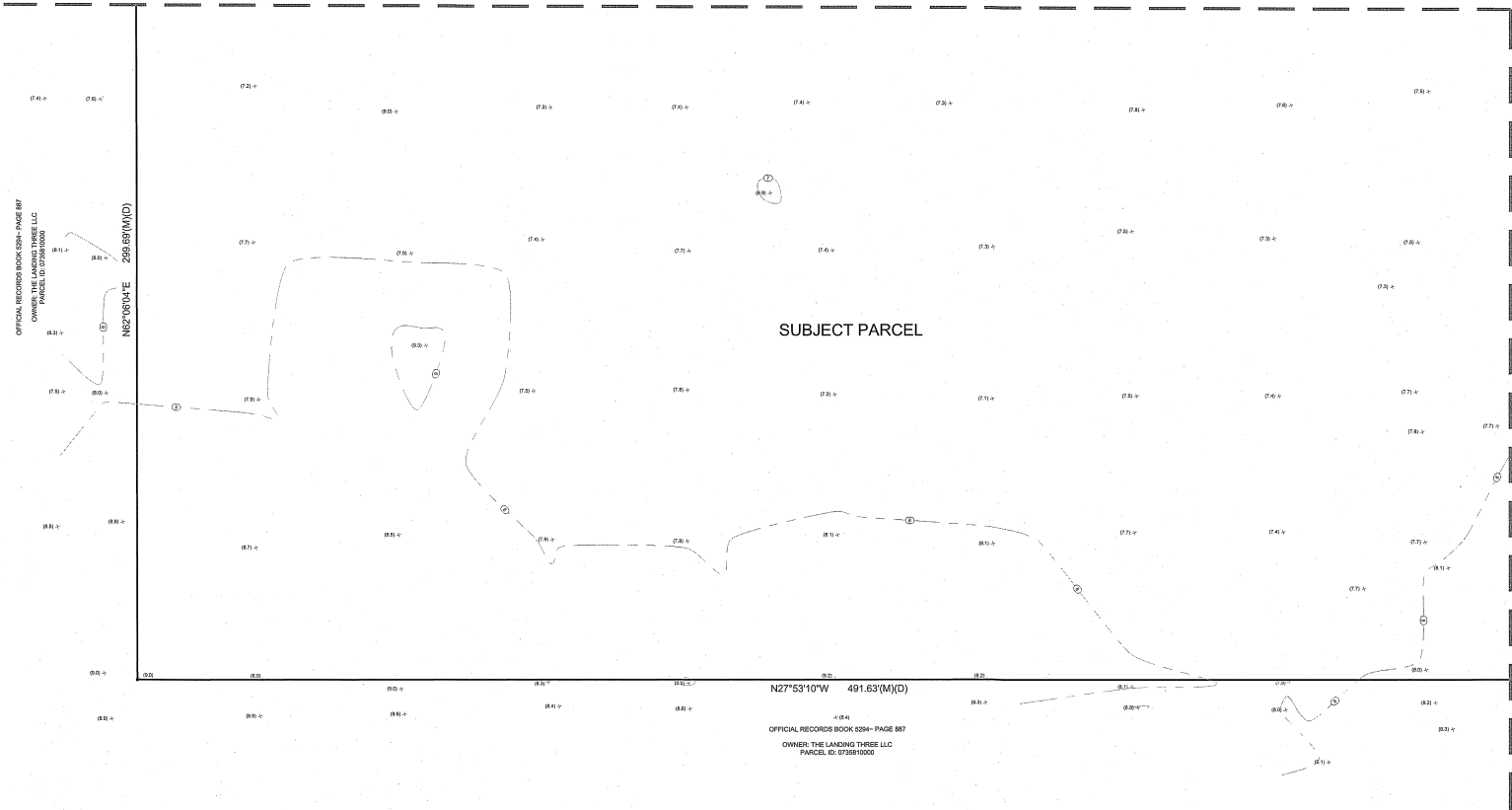
SHEET 2 OF 5

LB-6715

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



SEE SHEET 2



SEE SHEET 4

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

SUBJECT PARCEL

N27°53'10\"/>

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

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

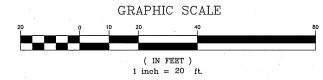


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F.B. 686 PG. 1-11 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. ORDER NO. 2022-157
 673 700 54-08

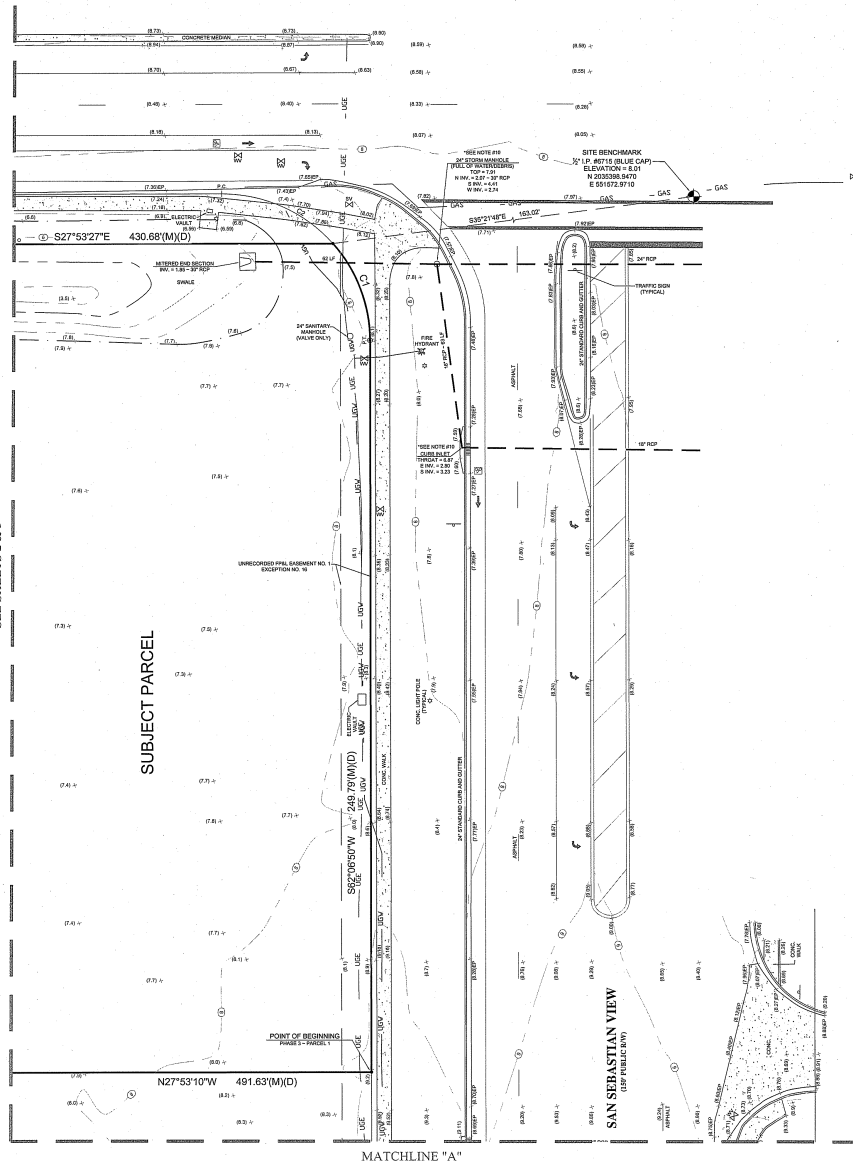
MAP SHOWING ALTA/NSPS SURVEY OF
PORTIONS OF SECTION 36 AND SECTION 54 OF THE J.S. SANCHEZ GRANT,
TOWNSHIP 6 SOUTH, RANGE 29 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA

(SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)



CURVE TABLE					
CURVE #	LENGTH	RAIUS	BECA	CHORD BEARING	CHORD
CHARLIE	36.07	50.00	41°19'40"	S41°25'56"W	35.32
COBIE	42.48	50.00	48°40'59"	S07°39'27"E	41.22

SEE SHEETS 2 & 3



OFFICIAL RECORDS BOOK 4420 - PAGE 1578

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



SHEET 4 OF 6

LB - 6715

PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 • (904) 968-0000

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

MAP SHOWING ALTA/NSPS SURVEY OF

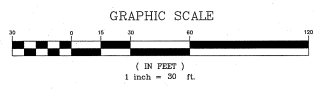
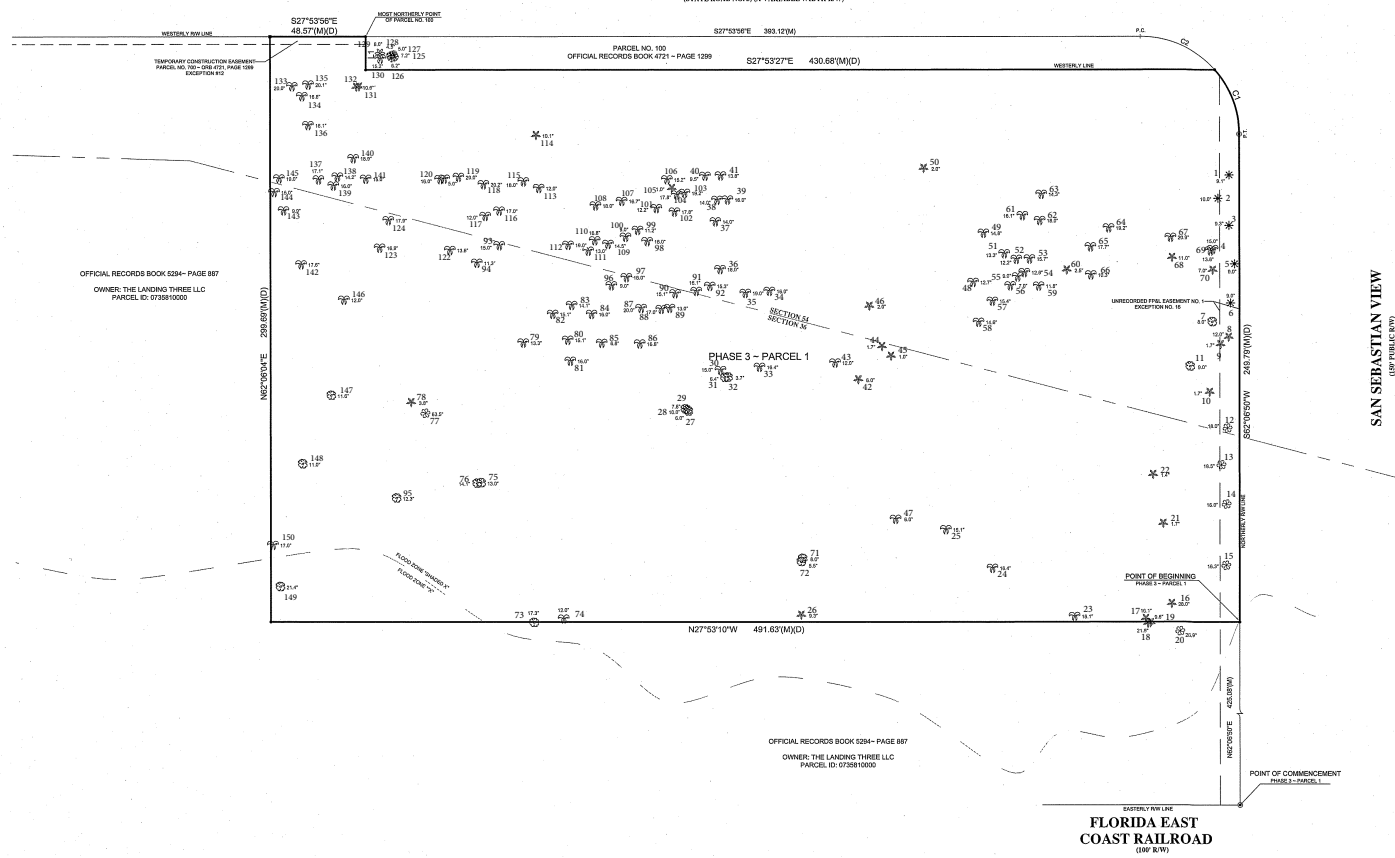
DESCRIPTION AS FURNISHED:

PHASE 1 - PARCEL 1

PORTIONS OF SECTION 36 AND SECTION 34 OF THE S.S. SANCHEZ GRANT, TOWNSHIP 5 SOUTH, RANGE 20 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAN SEBASTIAN VIEW (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED WITH THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE N27°53'56"E ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 48.57 FEET TO THE POINT OF BEGINNING, THENCE N27°53'56"E, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 491.83 FEET; THENCE N27°53'56"E, A DISTANCE OF 298.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A VARIABLE WIDTH RIGHT OF WAY, THENCE S27°53'27"E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 46.1 FEET TO THE MOST NORTHERLY POINT OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4721 - PAGE 1299 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S27°53'27"E ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 116.3 FEET TO THE WESTERLY LINE SAID PARCEL NO. 100; THENCE S27°53'27"E ALONG SAID WESTERLY LINE, A DISTANCE OF 434.8 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF SAN SEBASTIAN VIEW, SAID POINT LINGING IN CURVE BEING CONVEYED NORTHERLY, AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTH WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 36.97 FEET, LAST SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF S41°55'59" 13.39 FEET TO A POINT OF TANGENCY; THENCE N20°20'50"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 346.70 FEET TO THE POINT OF BEGINNING.

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

U.S. HIGHWAY NO. 1
 (STATE ROAD NO. 91A VARIABLE WIDTH RW)



TREE LEGEND

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

DIAMETER AS NOTED

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

MONUMENTATION LEGEND

- PD 1/2" I.P. 66715
- PD REBAR 42524
- PD NAIL AND DISK 66715

EXCEPT WHERE OTHERWISE INDICATED

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1(M/5)	36.07	50.00	41°19'47"	S41°29'58"W	35.29
C2(M)	42.46	50.00	49°49'59"	S03°32'27"E	41.22

LINE TABLE

LINE #	LENGTH	DIRECTION
1(M/20)	16.92	S82°26'53"W

ADDITIONAL TOPOGRAPHIC SURVEY: 09-18-2025; W.O. # 2022-157-7
 UPDATE ALTA SURVEY: 09-16-2025; W.O. # 2022-157-6
 OTHER (UPDATE EXCEPTIONS PER NEW TITLE COMMITMENT - NO FIELD WORK COMPLETED): 07-18-2022; W.O. # 2022-157-5
 REVISY SURVEY PER COMMENTS: 05-25-2022
 REVISED SURVEY PER COMMENTS: 04-14-2022
 REVISY SURVEY: 06-12-2021; W.O.# 2020-95-8
 TREE SURVEY: 02-25-2020; W.O.# 2020-95-3
 TOPOGRAPHIC SURVEY: 03-05-2020; W.O.# 2020-95-2

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F.B. 846 PO. 1-11
 673
 700 54-55
 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER ORDER NO. 2022-157



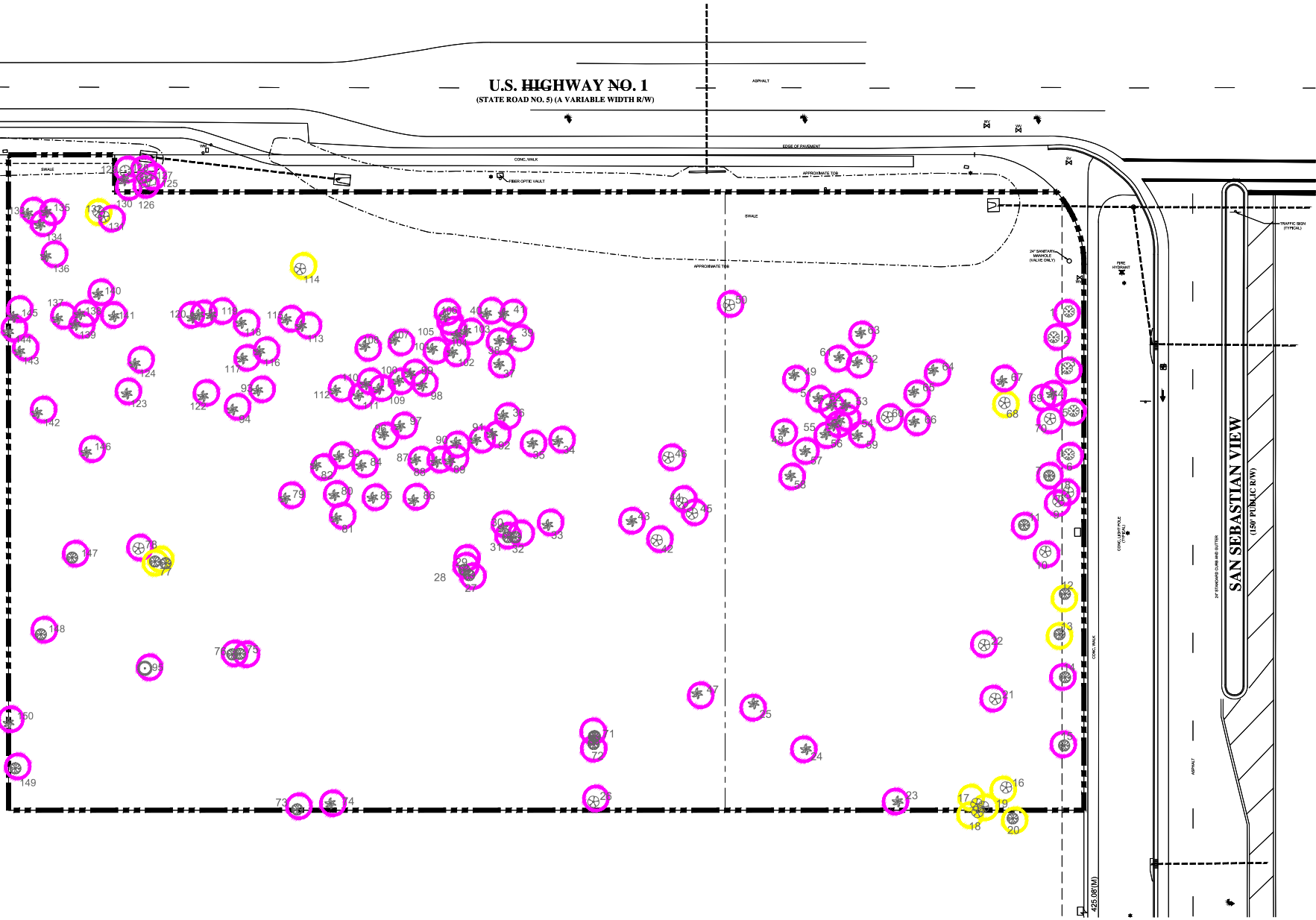
U.S. HIGHWAY NO. 1
(STATE ROAD NO. 5) (A VARIABLE WIDTH R/W)

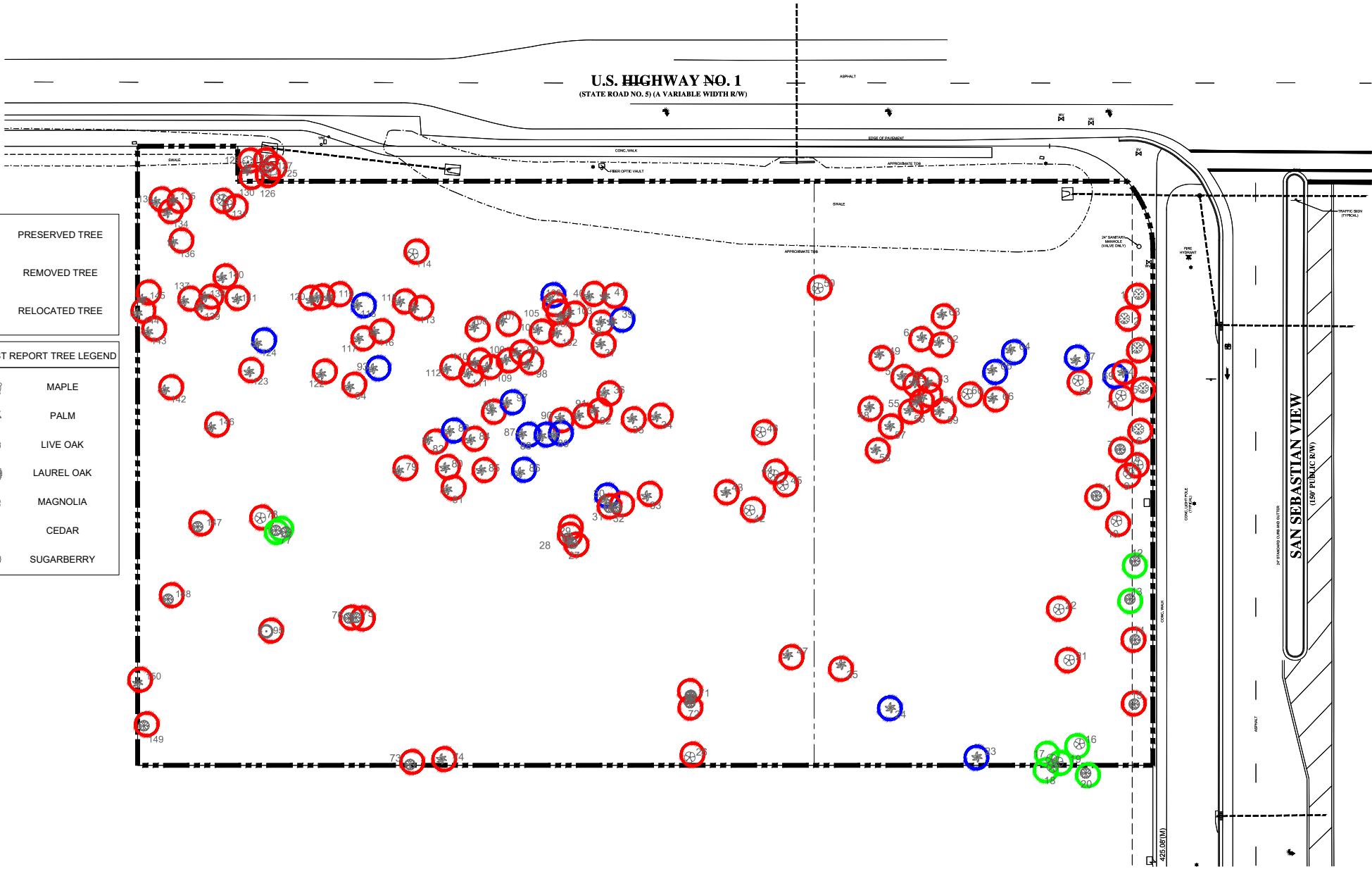
- SIGNIFICANT TREE
- NON-SIGNIFICANT TREE

ARBORIST REPORT TREE LEGEND

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

TREE SIGNIFICANCE LEGEND APPENDIX
CITY OF ST. AUGUSTINE – SEC. 11-27 – DEFINITIONS
SIGNIFICANT TREE THRESHOLDS (SPECIES-SPECIFIC):
QUERCUS VIRGINIANA
LIVE OAK – SIGNIFICANT AT ≥ 18" DBH
QUERCUS LAURIFOLIA
LAUREL OAK – SIGNIFICANT AT 15"-30" DBH
MAGNOLIA GRANDIFLORA
SOUTHERN MAGNOLIA – SIGNIFICANT AT ≥ 18" DBH
JUNIPERUS VIRGINIANA
EASTERN RED CEDAR – SIGNIFICANT AT ≥ 8" DBH
CELTIS LAEVI-GATA
SUGARBERRY (HACKBERRY) – SIGNIFICANT AT 15"-30" DBH
ACER RUBRUM / ACER SPP.
MAPLE (RED OR OTHER MAPLES) – SIGNIFICANT AT ≥ 18" DBH





TREE DISPOSITION & MITIGATION PLAN
 ST. AUGUSTINE | ST. JOHNS COUNTY | FLORIDA

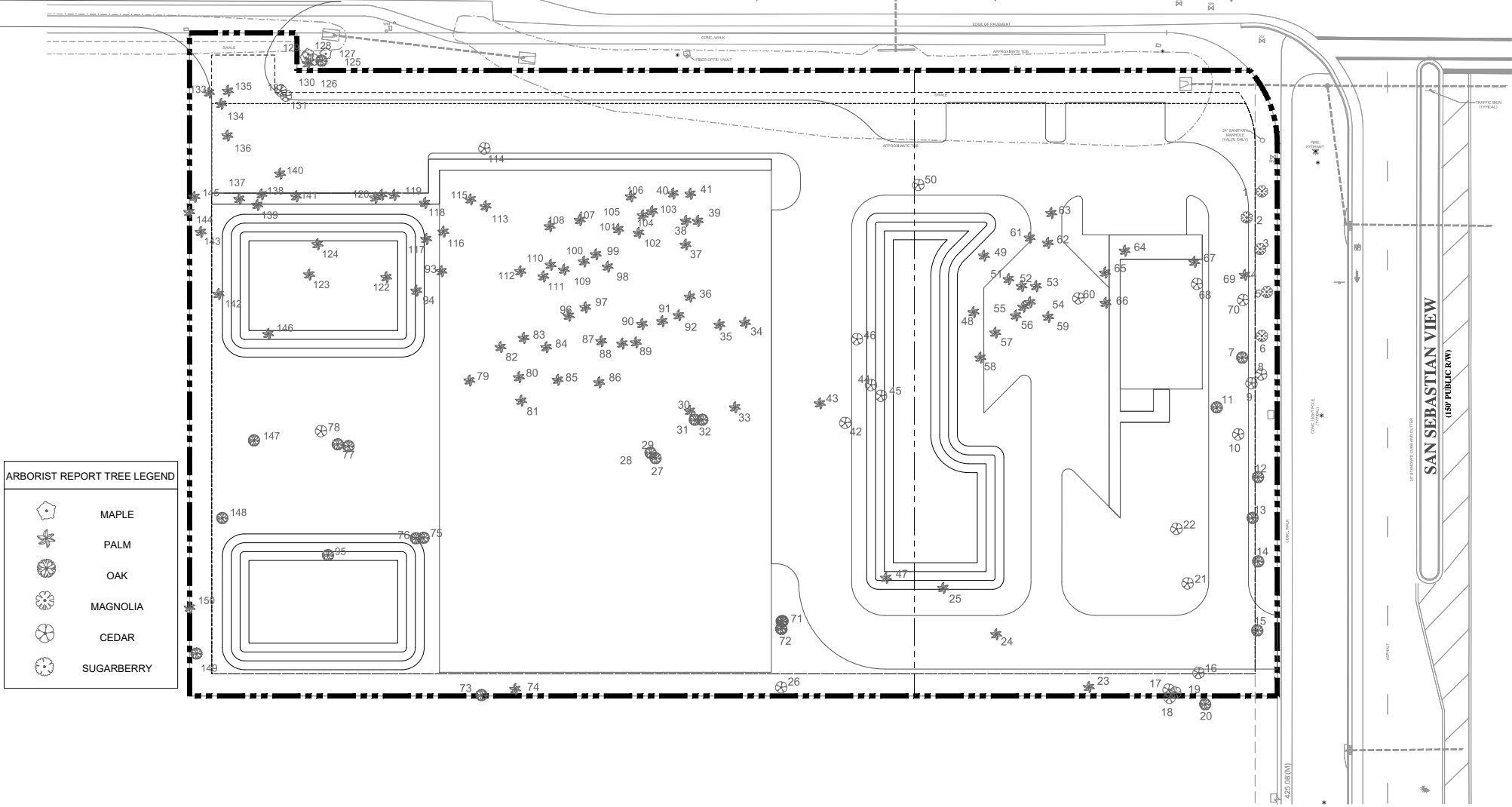
MARBLE CREEK - SELF STORAGE & QSR
US 1 & SAN SEBASTIAN VIEW

PROJECT NO. 25-0207.000
 PLAN SCALE: 1" = 20'
 DATE: 12/19/25

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

KPMFranklin
 300 Hazlett National Drive, Suite 118
 Orlando, Florida 32822
 (407) 433-8524 | www.KPMFranklin.com

U.S. HIGHWAY NO. 1
(STATE ROAD NO. 5) (A VARIABLE WIDTH R/W)



ARBORIST REPORT TREE LEGEND

	MAPLE
	PALM
	OAK
	MAGNOLIA
	CEDAR
	SUGARBERRY

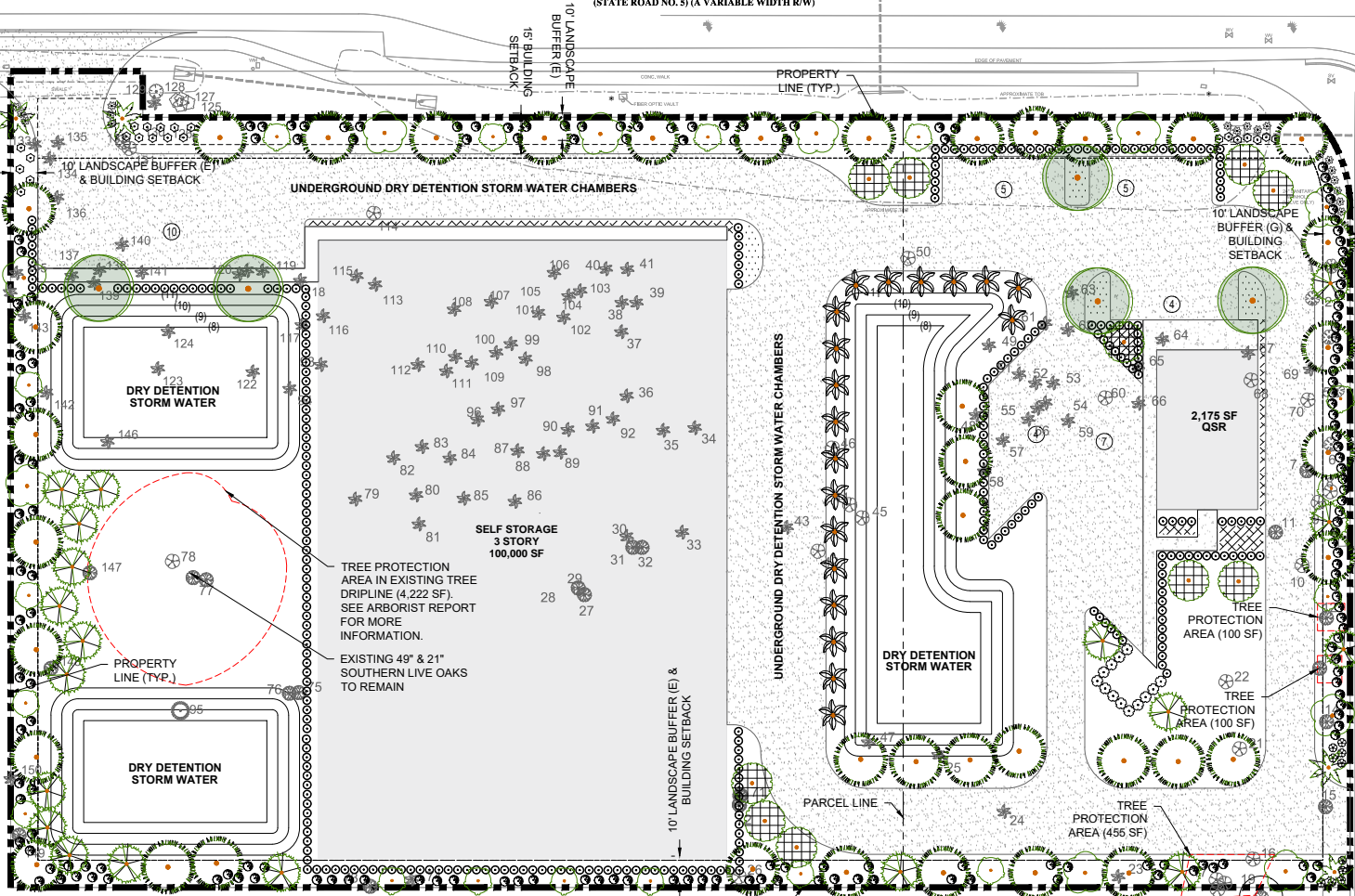
U.S. HIGHWAY NO. 1
(STATE ROAD NO. 5) (A VARIABLE WIDTH R/W)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREE		
JS		Juniperus spicata / Southern Red Cedar
PE		Pinus elliotii / Slash Pine
QV		Quercus virginiana / Southern Live Oak
RELOCATED		
SS		Sabal palmetto / Cabbage Palmetto
UNDERSTORY TREES		
BC		Bursera copulata / Frick Palm
CU		Coccoloba wrightii / Sea Grape
C		Ilex coccinea / Dabson Holly
PA		Prunus angustifolia / Chickasaw Plum
SHRUBS		
V		Ilex verticillata / Winter Holly
L		Lonicera fragrantissima / Sweet Shrub
HF		Hydrangea fragrans / Siamora Shrub
PH		Podocarpus neriifolia / Yew Podocarpus
R		Ruellia equisetiformis / Prostrate Palm
VO		Viburnum doaniana / Water / Viburnum
GROUND COVERS		
LB		Liriodendron / Big Blue / Big Blue Liriodendron
TA		Trachypogon distachyus / Asian Jasmine

ARBORIST REPORT TREE LEGEND

	MAPLE
	PALM
	LIVE OAK
	LAUREL OAK
	MAGNOLIA
	CEDAR
	SUGARBERRY



TREE PROTECTION ZONE (TPZ) CALCULATION CHART

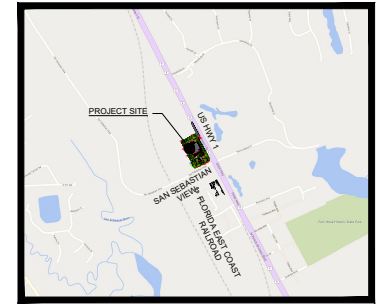
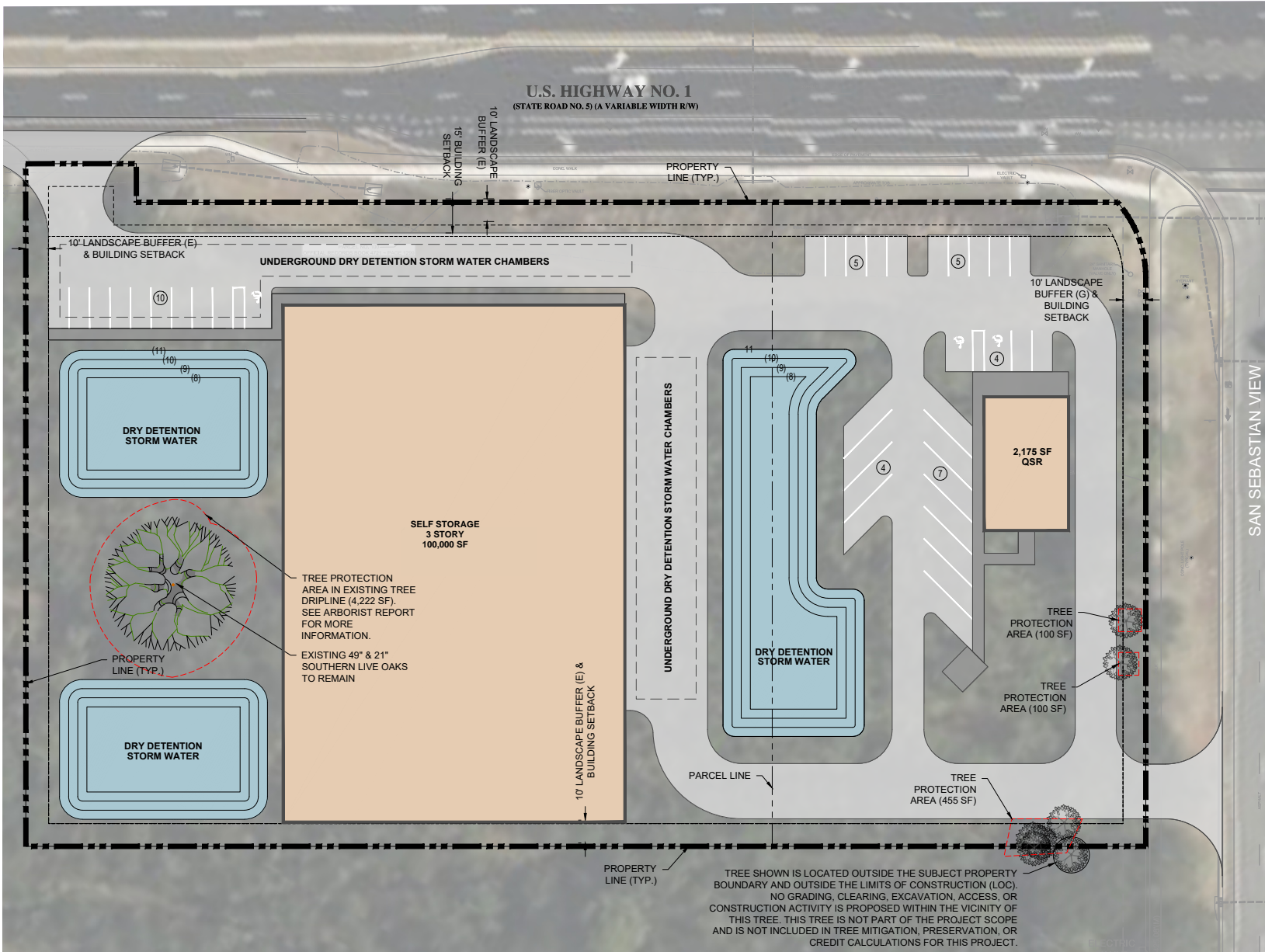
TREE ID	DBH (IN.)	TPZ (FT)	TPZ AREA (SF)	TPZ > 100 SF?	REQUIRED PROTECTED AREA (MIN.)
12	18"	4.5'	63.6 SF	NO	100 SF (MIN.)
13	19"	4.75'	70.9 SF	NO	100 SF (MIN.)
16	28"	7.0'	153.9 SF	YES	153.9 SF
17	16"	4.0'	50.3 SF	NO	100 SF (MIN.)
18	22"	5.5'	95.0 SF	NO	100 SF (MIN.)
19	10"	2.5'	19.6 SF	NO	100 SF (MIN.)
77.1	48"	12.25'	471.4 SF	YES	4,222 SF AS PER ARBORIST REPORT
77.2	21"	5.25'	86.6 SF	YES	86.6 SF

TREE PROTECTION NOTE

TREE PROTECTION ZONE (TPZ) SHALL BE DEFINED AS THE AREA AROUND A TREE MEASURED FROM THE BASE OF THE TREE A DISTANCE EQUAL TO THREE (3) TIMES THE TREE DIAMETER AT BREAST HEIGHT (DBH), WHERE THE CALCULATED TPZ IS LESS THAN ONE HUNDRED (100) SQUARE FEET, A MINIMUM PROTECTED AREA OF ONE HUNDRED (100) SQUARE FEET SHALL BE PROVIDED.

TREES NO. 16, 17, 18, AND 19 SHALL BE PROTECTED AS A COMBINED TREE PROTECTION ZONE (TPZ), WHERE TREE PROTECTION ZONES OVERLAP OR ARE ADJACENT. A SINGLE CONTINUOUS PROTECTION AREA MAY BE PROVIDED, ENCLOSING THE OUTERMOST LIMIT OF THE REQUIRED TPZ. THE COMBINED PROTECTED AREA SHALL BE NO LESS THAN FOUR HUNDRED FIFTY-FOUR (454) SQUARE FEET, REPRESENTING THE SUM OF THE REQUIRED TPZ AREAS FOR THE GROUP. TEMPORARY TREE PROTECTION FENCING SHALL ENCLOSE THE ENTIRE COMBINED TPZ FOR THE DURATION OF CONSTRUCTION. (SEE CITY OF ST. AUGUSTINE CODE OF ORDINANCES, SEC. 25-53(5)(a)).

TREE SHOWN IS LOCATED OUTSIDE THE SUBJECT PROPERTY BOUNDARY AND OUTSIDE THE LIMITS OF CONSTRUCTION (LOC). NO GRADING, CLEARING, EXCAVATION, ACCESS, OR CONSTRUCTION ACTIVITY IS PROPOSED WITHIN THE VICINITY OF THIS TREE. THIS TREE IS NOT PART OF THE PROJECT SCOPE AND IS NOT INCLUDED IN TREE MITIGATION, PRESERVATION, OR CREDIT CALCULATIONS FOR THIS PROJECT.



LOCATION MAP

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

PARKING STANDARDS (SEC. 28-373)				
USE	1 SPACE PER GFA (SF)	1 SPACE PER RATES PATRON CAPACITY	UNITS, SEATS, ROOMS, SPACES	SPECIAL REQUIREMENTS
RESTAURANT, FAST FOOD, OR DRIVE-THROUGH	75	PATRON AREA (NONFIXED SEATING) OR 3 PATRONS (FIXED SEATING)	N/A	AND 1 PER 100 SF NONPATRON AREA
MINI-WAREHOUSE AND SELF-STORAGE FACILITY	N/A	N/A	1 PER 10 STORAGE UNITS	2 PER OFFICE PLUS 2 PER CARETAKERS UNIT

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

* REFER TO PARKING REDUCTION STUDY BY CHORILLTRAFFIC SOLUTIONS, INC. DATED 9/22/2026

LEGAL DESCRIPTION

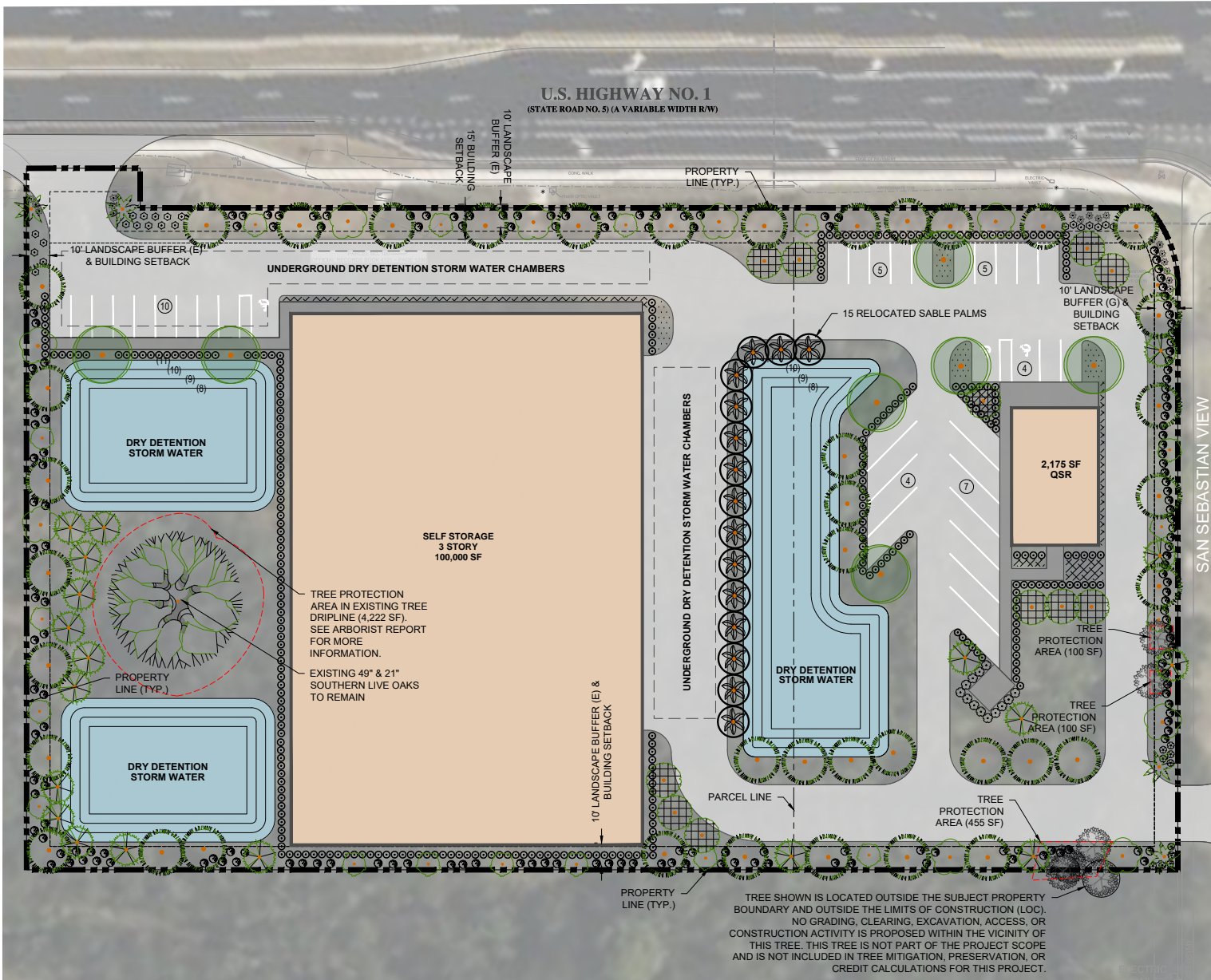
PHASE 3 - PARCEL 1

PORTIONS OF SECTION 36 AND SECTION 54 OF THE J.S. SANCHEZ GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAN SEBASTIAN VIEW (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE N62°06'50"E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 425.08 FEET TO THE POINT OF BEGINNING; THENCE N27°53'10"W, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 491.83 FEET; THENCE N62°06'50"E, A DISTANCE OF 299.89 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT OF WAY); THENCE S27°53'56"E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 48.57 FEET TO THE MOST NORTHERLY POINT OF PARCEL NO. 100 AS DESCRIBED IN OFFICIAL RECORDS 47-1, PAGE 1299 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S62°06'33"W, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID PARCEL NO. 100, A DISTANCE OF 16.93 FEET TO THE WESTERLY LINE OF SAID PARCEL NO. 100; THENCE S27°53'27"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 430.68 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF SAN SEBASTIAN VIEW, SAID POINT LYING ON A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 36.07 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S41°46'38"W, 35.29 FEET TO A POINT OF TANGENCY; THENCE S62°06'50"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 249.79 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION IN THE QUIT-CLAIM DEED RECORDED SEPTEMBER 13, 2023 IN OFFICIAL RECORDS BOOK 9824, PAGE 984, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.





PLANT SCHEDULE BUFFER

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREE					
	J5	Juniperus silocoides / Southern Red Cedar	3' Cal.	30 gal.	30
	PE	Pinus elliotii / Slash Pine	3' Cal.	45 Gal.	7
UNDERSTORY TREES					
	BC	Bursaria capitata / Pindo Palm	10' Clear Trunk, Matching	BBB	4
	CU	Coccoloba wrightii / Sea Grape	2' Cal.	30 gal.	17
	PA	Prunus argentea / Chickasaw Plum	2' Cal.	30 gal.	10
SHRUBS					
	LF	Livonia ferruginea / Rusty Staggerbush	24" Ht., 18" Spread, Full	3 Galon, Full	10
	MF	Myrsine fragrans / Simpsons Shoper	24"-28" Ht., 18"-24" Spread	3 Galon, Full	22
	RE	Russelia equisetiformis / Firecracker Plant	24"-28" Ht., 18"-24" Spread	3 Galon, Full	18
	VO	Viburnum obtusum / Water's Viburnum	24" Ht., 18" Spread, Full	3 Galon, Full	175

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

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

PLANT SCHEDULE INTERIOR

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREE					
	J5	Juniperus silocoides / Southern Red Cedar	3' Cal.	30 gal.	10
	PE	Pinus elliotii / Slash Pine	3' Cal.	45 Gal.	12
	QV	Quercus virginiana / Southern Live Oak	3' Cal.	45 Gal.	7
RELOCATED					
	SS	Sabal palmetto / Cabbage Palmetto	Field grown	BBB	15
UNDERSTORY TREES					
	IC	Nerve cassia / Daphn Holly	2' Cal.	BBB	11
SHRUBS					
	IV	Nerve vanderhoefii / Dwarf Yucca Holly	24" Ht., 18" Spread, Full	3 Galon, Full	298
	PM	Podocarpus macrophylla / Yew Podocarpus	36" Ht., 18" Spread, Full	7 Galon	13
GROUND COVERS					
	LB	Liriodendron muscicola / Big Blue / Big Blue Lilyturf	12"-14" Ht., 5-7 pps. Full	1 Galon/Full	18' e.a. 287
	TA	Trachypogon distachyus / Asian Jasmine	5-7 pps. Full	1 Galon/Full	18' e.a. 202

Ratio of Required Trees: Sec. 25-53(c)(10)				
Total Trees:	Ratio Requirement	Proposed	Percent %	Meets
63				
Tree Type	50% Min	37	59	Yes
Shade Tree*	50% Max	11	17	Yes
Understory tree	25% Max	15	24	Yes
Palms	25% Max	15	24	Yes

*Includes Trees Retained: 12, 13, 16, 17, 18, 19, 771, & 772

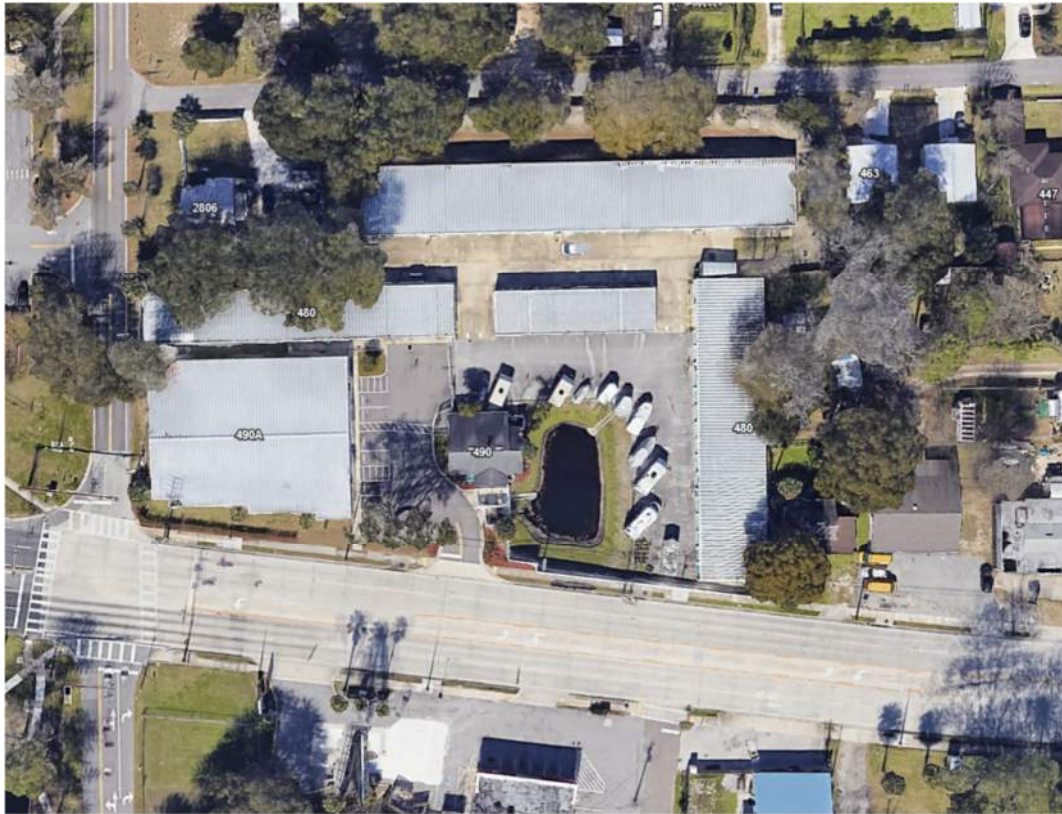
PRESERVED SIGNIFICANT TREE

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

American Mini Storage
4524 US-1, St. Augustine, FL 32095
Parcel ID - 0815500000
Parking Spaces – 7
Total Building Area – 34,578 sf
Notes – parking used for U-Haul vehicle spaces



U-Stor Self Storage Rabbit Hill
478 FL-16, St. Augustine, FL 32084
Parcel ID - 0888300000
Parking Spaces – 7
Total Building Area – 34,578 sf
Notes – N/A



King Street Self Storage
238 W King St Suite 2, St. Augustine, FL 32084
Parcel ID - 1112400000
Parking Spaces – 14
Total Building Area – 36,684 sf

Notes – parking spaces appear to have permanent vehicle parking



Ernie's Self Storage
478 FL-16, St. Augustine, FL 32084
Parcel ID - 1261350000
Parking Spaces – 0
Total Building Area – 7,800 sf
Notes – no delineated parking spaces



Old Moultrie Self Storage
1448 Old Moultrie Rd, St. Augustine, FL 32084
Parcel ID – 0974100000
Parking Spaces – 0
Total Building Area – 4,000 sf
Notes – no delineated parking spaces



High & Dry Self Storage
550 S Holmes Blvd, St. Augustine, FL 32084
Parcel ID – 0966000050
Parcel ID - 0966000030
Parking Spaces – 5
Total Building Area – 22,112 sf
Notes – Takes up to 2 parcels



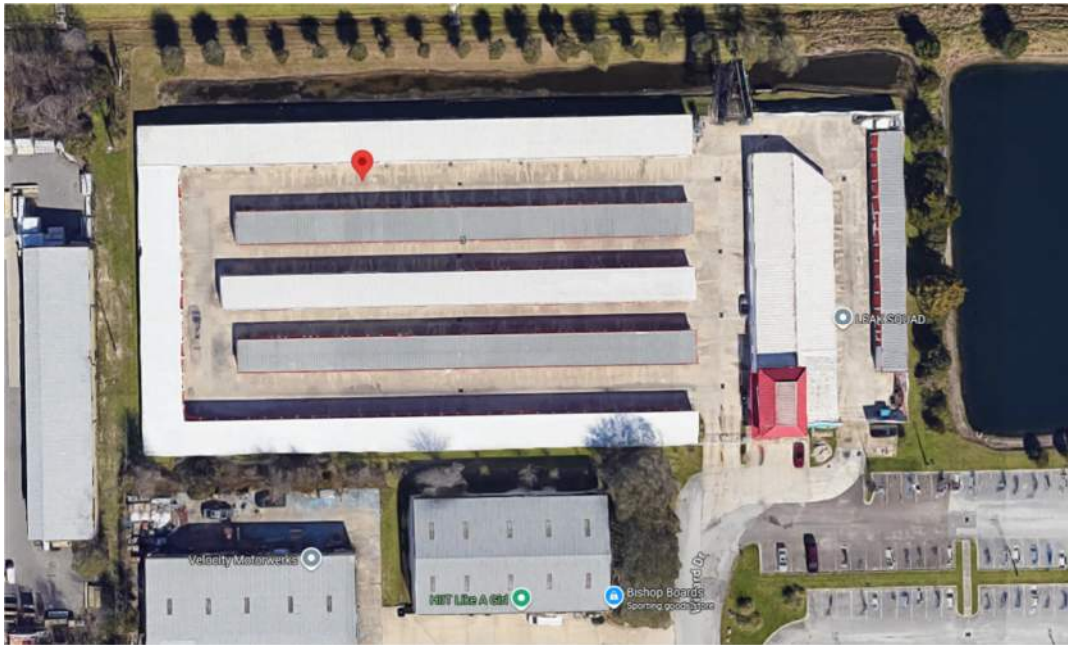
Atlantic Self Storage
1975 FL-16, St Augustine, FL 32084
Parcel ID – 0876400000
Parking Spaces – 5
Total Building Area – 76,900 sf
Notes – n/a



Devon Self Storage
1725 Lakeside Ave, St. Augustine, FL 32084
Parcel ID – 0983700290
Parking Spaces – 4
Total Building Area – 48,850 sf
Notes – Parking used for U-Haul storage.



St Augustine Self Storage
5 Willard Dr, St Augustine, FL 32086
Parcel ID – 1350790130
Parking Spaces – 4
Total Building Area – 48,772 sf
Notes – n/a





1/21/2026

Re: Parking Requirements for Proposed Self Storage Development - St. Augustine, FL

To Whom It May Concern,

As a professional self-storage operator with over 100 facilities under management across multiple municipalities, we have extensive firsthand knowledge of the operational parking needs for these properties.

Based on our experience, a self-storage facility of the proposed size and configuration requires no more than **six (6) total parking spaces** to adequately serve customers and staff—**five (5) standard spaces and one (1) ADA-compliant space** located near the office.

Self-storage operations are low-traffic by nature. Across multiple markets and facilities ranging from 95,000 to 115,000 square feet, we have observed an **average of approximately 12 customer trips per day**. These visits are typically brief and staggered throughout operating hours, resulting in minimal peak demand for parking.

Providing parking in excess of these needs results in unused spaces, which can unintentionally create areas for loitering or non-customer activity, particularly during off-hours. Limiting parking to the stated quantity promotes an efficient site layout while supporting public safety and optimal land use.

We appreciate your consideration of this request for a parking reduction in line with our industry's demonstrated operational requirements. Please feel free to contact us with any questions or if additional data would assist in your review.

Sincerely,

A handwritten signature in blue ink that reads 'Cliff Hite'.

Cliff Hite
President
Space Shop Self Storage
404.697.7823
cliff@spaceshopselfstorage.com

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

Dear Board Members,

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

Market Demand & Justification

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

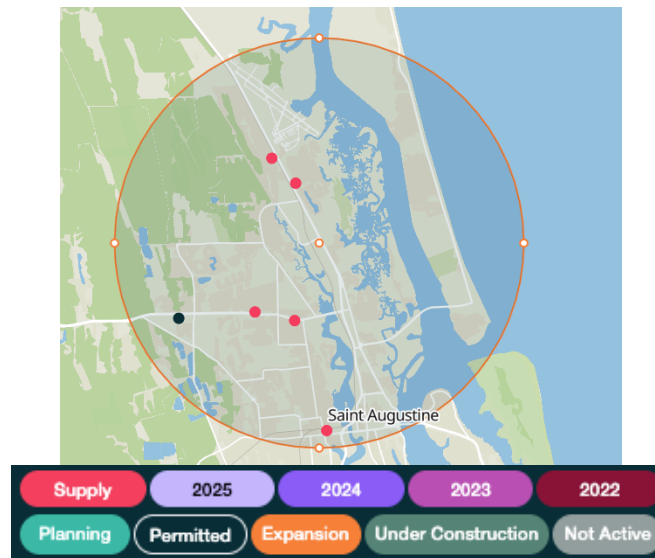
- In-place market demand exceeds the current and future market supply (10,000+ new homes planned for the 3-mile area)
- 5 self-storage sites exist within a 3-mile radius of our location – with the average facility being over 51 years old (3 facilities do not offer climate-controlled units)
- There is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

Strategic Location & Community Benefits

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

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

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



Sources: radius+, TractIQ, StorTrack

Support for Approval

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

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

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

Sincerely,



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



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CLIENT LOGO:



CLIENT NAME:
MARBLE CREEK

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

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

Professional Certification
I certify that these drawings were prepared or
approved by me, and that I am a duly licensed
architect under the laws of the State of Florida.
License number: 40176, expiration date:
02/28/2027

SEAL

SUBMITTALS/ REVISIONS		
NO.	DESCRIPTION	DATE
1	Elevation Review	12/18/2025

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PROJECT NUMBER:
23018

SHEET TITLE:
**EXTERIOR
RENDERING**

SHEET NUMBER:
A201
FOR CONSTRUCTION

Printed: 12/18/2025 9:41:39 AM



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CLIENT LOGO:



CLIENT NAME:
MARBLE CREEK

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

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

Professional Certification
 I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida. License number: 00124216, expiration date: 02/28/2027

SEAL:

SUBMITTALS/ REVISIONS		
NO.	DESCRIPTION	DATE
1	Elevation Review	12/18/2025

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PROJECT NUMBER:
 23018

SHEET TITLE:
**EXTERIOR
 RENDERING**

SHEET NUMBER:
A202
 FOR CONSTRUCTION

Printed: 12/18/2025 9:41:41 AM

Marble Creek St. Augustine: Tree Mitigation



Trees Removed				Trees Retained				Trees Planted			
Code	Type (dbh)	Range	Deficit	Code	Type (dbh)	Size Range	Credit	QTY	Type (dbh)	Size Range	Credit
				77.1	49", Southern live oak (Quercus virginiana)	20+ dbh	4	7	live oak (Quercus virginiana)	3+ dbh	10.5
				77.2	21", Southern live oak (Quercus virginiana)	20+ dbh	4	10	southern red cedar (Juniperus virginiana)	3+ dbh	15
1	9", Southern magnolia (Magnolia grandiflora)"	7+ dbh	1	39	11", Sabal palm (Sabal palmetto)"	7+ dbh	2	12	slash pine (Pinus elliotii)	3+ dbh	18
2	10", Southern magnolia (Magnolia grandiflora)"	7+ dbh	1	64	10", Sabal palm (Sabal palmetto)"	7+ dbh	2	11	dahoon holly (Ilex cassine)	2+ dbh	11
3	9", Southern magnolia (Magnolia grandiflora)"	7+ dbh	1	83	10", Sabal palm (Sabal palmetto)"	7+ dbh	2				
4	5", Sabal palm (Sabal palmetto)"	3+ dbh	0.5	93	10", Sabal palm (Sabal palmetto)"	7+ dbh	2				
5	9", Southern magnolia (Magnolia grandiflora)"	7+ dbh	1	97	10", Sabal palm (Sabal palmetto)"	7+ dbh	2				
6	9", Southern magnolia (Magnolia grandiflora)"	7+ dbh	1	106	10", Sabal palm (Sabal palmetto)"	7+ dbh	2				
7	8", Cherry laurel (Prunus laurocerasus) - Not protected"			24	10", Sabal palm (Sabal palmetto)"	7+ dbh	2				
8	12", Southern live oak (Quercus virginiana)"	12+ dbh	1.5	30	10", Sabal palm (Sabal palmetto)"	7+ dbh	2				
9	2", Eastern red cedar (Juniperus virginiana)"			23	11", Sabal palm (Sabal palmetto)"	7+ dbh	2				
10	2", Eastern red cedar (Juniperus virginiana)"			65	11", Sabal palm (Sabal palmetto)"	7+ dbh	2				
11	9", Cherry laurel (Prunus laurocerasus) - Not protected"			67	11", Sabal palm (Sabal palmetto)"	7+ dbh	2				
14	16", Southern live oak (Quercus virginiana)"	12+ dbh	1.5	69	11", Sabal palm (Sabal palmetto)"	7+ dbh	2				
15	16", Southern live oak (Quercus virginiana)"	12+ dbh	1.5	118	12", Sabal palm (Sabal palmetto)"	7+ dbh	2				
103	11", Sabal palm (Sabal palmetto)"	7+ dbh	1	124	12", Sabal palm (Sabal palmetto)"	12+ dbh	3				
104	11", Sabal palm (Sabal palmetto)"	7+ dbh	1	12	18", Southern live oak (Quercus virginiana)"	12+ dbh	3				
88	10", Sabal palm (Sabal palmetto)"	7+ dbh	1	13	19", Southern live oak (Quercus virginiana)"	12+ dbh	3				
89	11", Sabal palm (Sabal palmetto)"	7+ dbh	1	16	28", Eastern red cedar (Juniperus virginiana)"	20+ dbh	4				
21	2", Eastern red cedar (Juniperus virginiana)"			17	16", Eastern red cedar (Juniperus virginiana)"	12+ dbh	3				
22	1", Eastern red cedar (Juniperus virginiana)"			18	22", Eastern red cedar (Juniperus virginiana)"	20+ dbh	4				
26	9", Eastern red cedar (Juniperus virginiana)"	7+ dbh	1	19	10", Eastern red cedar (Juniperus virginiana)"	12+ dbh	3				
27	6", Southern live oak (Quercus virginiana)"	3+ dbh	0.5								
28	10", Southern live oak (Quercus virginiana)"	7+ dbh	1								
29	8", Southern live oak (Quercus virginiana)"	7+ dbh	1								
31	6", Southern live oak (Quercus virginiana)"	3+ dbh	0.5								
32	4", Southern live oak (Quercus virginiana)"	3+ dbh	0.5								
33	7", Sabal palm (Sabal palmetto)"	7+ dbh	1								
34	9", Sabal palm (Sabal palmetto)"	7+ dbh	1								
35	8", Sabal palm (Sabal palmetto)"	7+ dbh	1								
36	9", Sabal palm (Sabal palmetto)"	7+ dbh	1								
37	7", Sabal palm (Sabal palmetto)"	7+ dbh	1								
38	10", Sabal palm (Sabal palmetto)"	7+ dbh	1								
131	9", Eastern red cedar (Juniperus virginiana)"	7+ dbh	1								
40	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
41	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
42	6", Eastern red cedar (Juniperus virginiana)"	3+ dbh	0.5								
43	7", Sabal palm (Sabal palmetto)"	7+ dbh	1								
44	2", Eastern red cedar (Juniperus virginiana)"										
45	1", Eastern red cedar (Juniperus virginiana)"										
46	2", Eastern red cedar (Juniperus virginiana)"										
47	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
48	9", Sabal palm (Sabal palmetto)"	7+ dbh	1								
49	7", Sabal palm (Sabal palmetto)"	7+ dbh	1								
50	2", Eastern red cedar (Juniperus virginiana)"										
51	7", Sabal palm (Sabal palmetto)"	7+ dbh	1								
52	8", Sabal palm (Sabal palmetto)"	7+ dbh	1								
53	9", Sabal palm (Sabal palmetto)"	7+ dbh	1								
54	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
55	5", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
56	5", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
57	10", Sabal palm (Sabal palmetto)"	7+ dbh	1								
58	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
59	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
60	3", Eastern red cedar (Juniperus virginiana)"	3+ dbh	0.5								
61	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
62	8", Sabal palm (Sabal palmetto)"	7+ dbh	1								
63	7", Sabal palm (Sabal palmetto)"	7+ dbh	1								
66	5", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
70	7", Eastern red cedar (Juniperus virginiana)"	7+ dbh	1								
71	8", Southern live oak (Quercus virginiana)"	7+ dbh	1								
72	6", Southern live oak (Quercus virginiana)"	3+ dbh	0.5								
73.1	11", Southern live oak (Quercus virginiana)"	7+ dbh	1								
73.2	6", Southern live oak (Quercus virginiana)"	3+ dbh	0.5								
77.3	6", Southern live oak (Quercus virginiana)"	3+ dbh	0.5								
74	7", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
75	13", Southern live oak (Quercus virginiana)"	12+ dbh	1.5								
76	14", Southern live oak (Quercus virginiana)"	12+ dbh	1.5								
78	4", Eastern red cedar (Juniperus virginiana)"	3+ dbh	0.5								
79	7", Sabal palm (Sabal palmetto)"	7+ dbh	1								
80	7", Sabal palm (Sabal palmetto)"	7+ dbh	1								
81	9", Sabal palm (Sabal palmetto)"	7+ dbh	1								
82	7", Sabal palm (Sabal palmetto)"	7+ dbh	1								
105	1", Eastern red cedar (Juniperus virginiana)"										
68	11", Eastern red cedar (Juniperus virginiana)"	7+ dbh	1								
132	11", Eastern red cedar (Juniperus virginiana)"	7+ dbh	1								
129	8", Sugarberry (Celtis laevigata)"	7+ dbh	1								
126	6", Red maple (Acer rubrum)"	3+ dbh	0.5								
127	5", Red maple (Acer rubrum)"	3+ dbh	0.5								
128	4", Red maple (Acer rubrum)"	7+ dbh	1								
147	12", Southern live oak (Quercus virginiana)"	12+ dbh	1.5								
148	11", Southern live oak (Quercus virginiana)"	7+ dbh	1								
114	10", Eastern red cedar (Juniperus virginiana)"	7+ dbh	1								
149.1	5", Southern live oak (Quercus virginiana)"	3+ dbh	0.5								
149.2	8", Southern live oak (Quercus virginiana)"	7+ dbh	1								
149.3	9", Southern live oak (Quercus virginiana)"	7+ dbh	1								
149.4	9", Southern live oak (Quercus virginiana)"	7+ dbh	1								
95	12", Laurel oak (Quercus laurifolia)"	12+ dbh	1.5								
85	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
92	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
94	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
99	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
100	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
108	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
113	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
117	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
138	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
143	6", Sabal palm (Sabal palmetto)"	3+ dbh	0.5								
125	7", Red maple (Acer rubrum)"	7+ dbh	1								
91	7", Sabal palm (Sabal palmetto)"	7+ dbh	1								
116	7", Sabal palm (Sabal palmetto)"	7+ dbh	1								
122	7", Sabal palm (Sabal palmetto)"	7+ dbh	1								



1/21/2026

Re: Parking Requirements for Proposed Self Storage Development - St. Augustine, FL

To Whom It May Concern,

As a professional self-storage operator with over 100 facilities under management across multiple municipalities, we have extensive firsthand knowledge of the operational parking needs for these properties.

Based on our experience, a self-storage facility of the proposed size and configuration requires no more than **six (6) total parking spaces** to adequately serve customers and staff—**five (5) standard spaces and one (1) ADA-compliant space** located near the office.

Self-storage operations are low-traffic by nature. Across multiple markets and facilities ranging from 95,000 to 115,000 square feet, we have observed an **average of approximately 12 customer trips per day**. These visits are typically brief and staggered throughout operating hours, resulting in minimal peak demand for parking.

Providing parking in excess of these needs results in unused spaces, which can unintentionally create areas for loitering or non-customer activity, particularly during off-hours. Limiting parking to the stated quantity promotes an efficient site layout while supporting public safety and optimal land use.

We appreciate your consideration of this request for a parking reduction in line with our industry's demonstrated operational requirements. Please feel free to contact us with any questions or if additional data would assist in your review.

Sincerely,

A handwritten signature in blue ink that reads 'Cliff Hite'.

Cliff Hite
President
Space Shop Self Storage
404.697.7823
cliff@spaceshopselfstorage.com



Planning and Zoning Board

Planning Division Staff Report
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 3, 2026	8.a	PZB2026-0002
Request	Address	Parcel ID
Conservation Overlay Zone Development	725 Pantano Drive	073433-0830

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owners:	Toll Southeast LP Company Inc.
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Medium Density/Mixed Use
Zoning Designation:	Planned Unit Development: PUD (Ordinance No. 2001-12 & Ordinance No. 2015-34)
Acreage:	.58
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) for significant tree and significant tree canopy removal within [COZ 2 and 3](#) for the construction of a single-family home at 725 Pantano Dr.

Ordinance No. 2015-34, an ordinance modifying Ordinance 2001-12, the Ponce de Leon Resort and Convention Center PUD, creating the Madeira Planned Unit Development (PUD), includes Exhibit “A” which is a list of modifications that were agreed to by the developer. Relevant modifications are included below.

19. The side setbacks on lots over 85 feet wide will be increased from 7.5 to 10 feet with flexibility to allow the setback to be reduced to 5 feet in order to save existing trees provided adjacent lot setback is increased to 15 feet to maintain a 20-foot combined setback.
20. Every lot will have a minimum of one tree for every ten feet of road frontage.
30. Development covenants shall require "stem wall construction" for all construction in forested areas consisting of hardwoods within the northeast corner of the property and the lots adjacent to Robinson Creek.
32. Lots will not be cleared as part of the development of infrastructure. Lots will be cleared by residential builders in compliance with the City's tree ordinance.
38. Expand the 25-foot buffer along the ICW marsh where there is sufficient depth on a lot to allow for increasing the buffer without compromising the ability to place a home on the lot which meets prescribed set back requirements while maximizing tree preservation. In any event the overall average of the entire length of the ICW buffer shall not be less than 35 feet.
39. Language will be inserted into the Covenants and Restrictions to be recorded for the project, which will protect this buffer and prohibit its disturbance or elimination

The Planning and Zoning Board (PZB) is tasked with reviewing this application and its requests for tree removal and ensure that it complies with the City of St. Augustine’s ordinances related to trees and landscaping.

Consistency with the City of St. Augustine Comprehensive Plan 2040

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
<p>Policy 8.1.5</p> <p>Continue to value the existing tree canopy and promote healthy urban forestry practices.</p>	<p>The Board is tasked with the evaluation of this request and its compliance with the city’s policy to continue valuing the existing tree canopy.</p>
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	

<p>Objective 2.6</p> <p>The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.</p>	<p>The Board is authorized, by city ordinances, to impose limitations on the nature and manner of construction to ensure that this proposal is consistent with the city’s objectives to improve air quality, community health, quality of life, aesthetics, and energy conservation by preserving the urban forest.</p>
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

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

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh to Maximum dbh
<i>Fraxinus spp.</i>	ash	18
<i>Betula nigra</i>	birch, river	24
<i>Punus serotina</i>	black cherry	18
<i>Nyssa sylvatica</i>	blackgum, black tupelo	18
<i>Catalpa binoniodes</i>	catalpa	18
<i>Prunus caroliniana</i>	cherry laurel	10
<i>Lagerstroemia indica</i>	crape myrtle - single trunk	10
<i>Taxodium distichum</i>	cypress, bald (pond cypress)	10
<i>Ulmus parvifolia</i>	elm, drake	10
<i>Ulmus alata</i>	elm, winged	10
<i>Ulmus Americana</i>	elm, American	18
<i>Chionanthus virginicus</i>	fringetree	10
<i>Carya tomentosa</i>	hickory, mockernut	18

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

Significant tree canopy areas are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species. [[LINK TO CODE SECTION](#)]

Section 11-29(c)

Based on **Sec. 11-29(c)** of the City's Code, applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stability and erosion control methods.

- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

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

Section 11-29 (d)

In addition, based on **Sec. 11-29(d)** of the City’s Code, permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. **The PZB is authorized to impose limitations on the nature and manner of construction** and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

The city PZB shall consider and base all decisions on the following considerations. Staff analysis is in **BOLD** text. [\[LINK TO CODE SECTION\]](#)

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

The condition of trees with respect to disease, insect attack, and danger of falling is unknown as an arborist report has not been provided by the applicant.

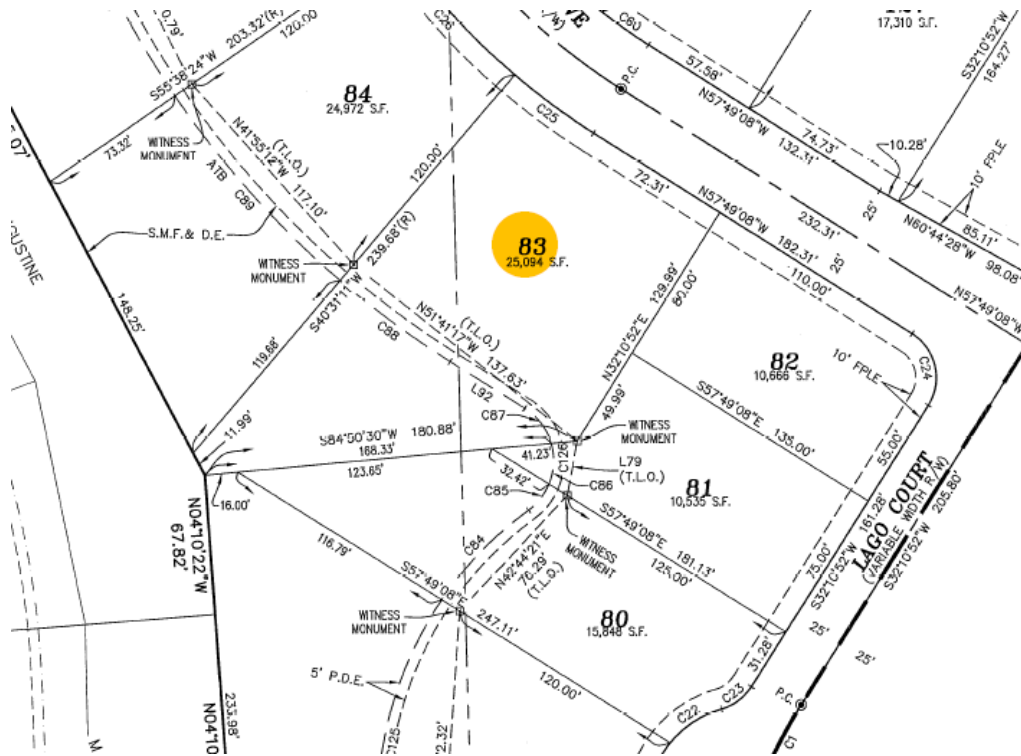
- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

The house placement appears to be strategic to preserve significant trees.

- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

The lot should drain to the storm water pond at the rear of the property. The tree mitigation plan includes many trees to be retained at the rear of the property which should decrease erosion and

decrease the flow and velocity of surface waters into the storm water pond. Lot 83 is platted with a five-foot P.D.E (Private Drainage Easement) in the rear. It is unclear how many of the preserved trees in the rear of the property are within the P.D.E and could be subject to removal during routine maintenance of the stormwater pond.



- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

Much of the Madeira community has been clear cut due to the remediation efforts to remove arsenic contamination. The importance of keeping the trees within the areas that were not part of remediation efforts is heightened to maintain existing vegetation and to decrease overall impacts of large-scale tree removal.

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

Lot 83 has seven significant trees on site. All the significant trees will be retained except tree # 46 which is a 16 DBH water oak and is highlighted below.

Significant Trees Lot 83

1. Tree # 13 - 29 DBH Water Oak (WRO)
2. Tree # 46 - 16 DBH Water Oak (WRO) (removed)
3. Tree # 48 - 18 DBH Long Leaf Pine (LPN)
4. Tree # 49 - 18 DBH Long Leaf Pine (LPN)

5. **Tree # 51 - 21 DBH Live Oak (LIO)**
6. **Tree # 78 - 21 DBH Long Leaf Pine (LPN)**
7. **Tree # 80 - 25 DBH Long Leaf Pine (LPN)**

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

Madeira Phase three is south of the Northeast Florida Regional Airport. Retaining trees will help mitigate noise pollution from the airport.

- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The house placement appears to be strategic to preserve significant trees. Staff does note the PUD does allow lots over 85 feet wide to decrease the side setback from 7.5 to five feet if the combined side setbacks total twenty feet. The current house placement shows a side setback of 8.5 feet so there is a potential to move the house 3.5 feet to the northern side lot line if more trees can be preserved. Staff does note the site plan shows two bump outs on the northern side of the house that may affect this strategy depending on whether they are livable space or patios or mechanical equipment.

Sec. 11-28. – Issuance of building permits.

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

Sec. 25-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows 35 deficits for tree removal and 86 credits for trees retained or relocated. The applicant has a positive number of tree credits which is consistent with the requirements of Chapter 25.

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This application includes requests to remove significant trees and tree canopy for the property at 725 Pantano Drive / PID 073433-0830.

Because the application is incomplete Staff recommends Continuation for additional information or reconsideration or Denial of the application.

The applicant should provide the following information:

- **The tree mitigation plan should include all easements including utility, drainage, and conservation easements so that the Board can accurately determine if the structure can be moved to save trees.**
- **An arborist report so that the Board can assess the health and condition of the trees to make accurate determination on the value of retaining (Sec. 11-29 (d)(1)a).**

Attachments

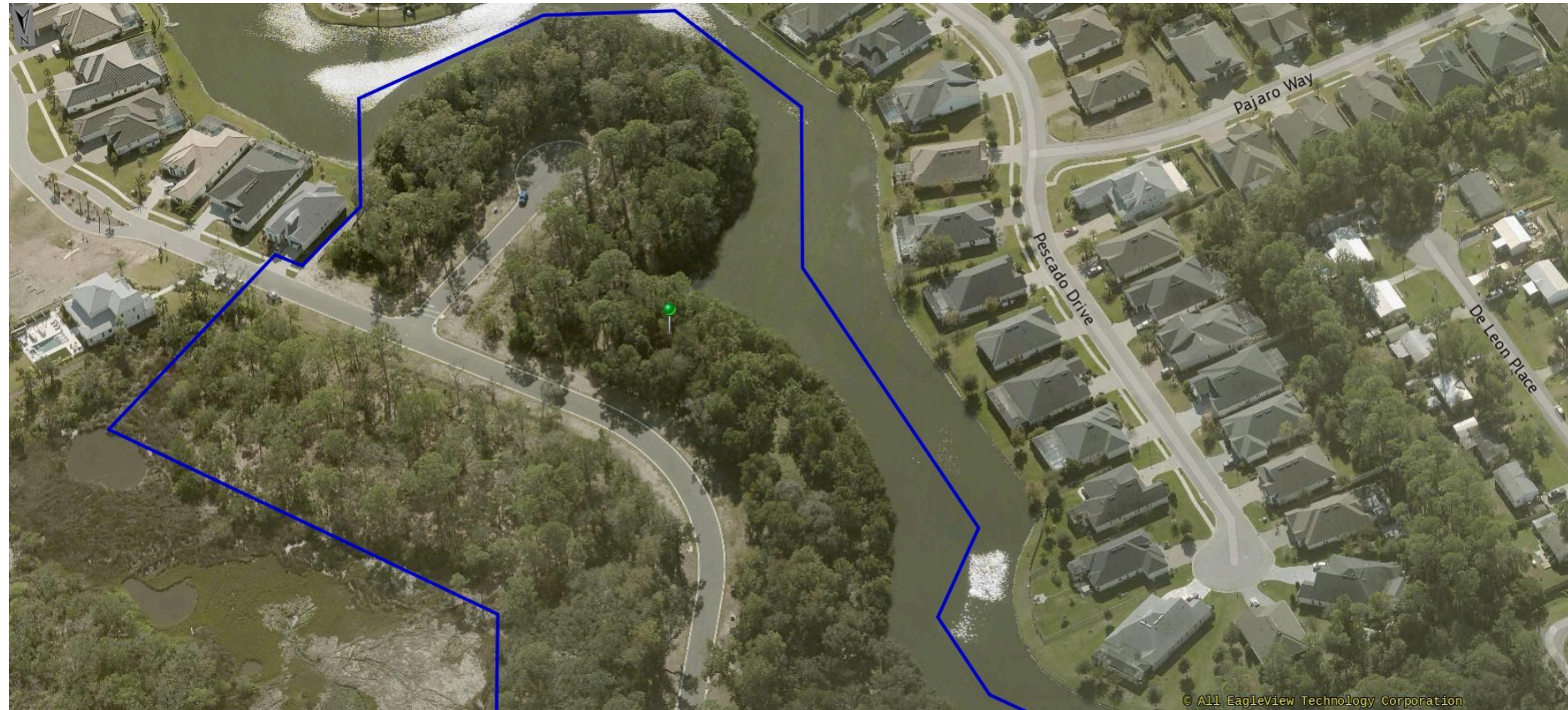
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Supplemental Information
5. Ordinance No. 2015-34

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

**Attachment 1:
Site Maps
and Photos**

725 Pantano Dr.



12/13/2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning Map

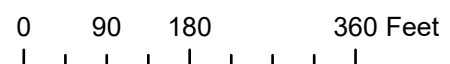
City of St. Augustine

725 Pantano Dr.

Legend

- Open Land (OL)
- Planned Unit Development (PUD)

Scale: 1:2,500





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Future Land Use

City of St. Augustine
725 Pantano Dr.

Legend

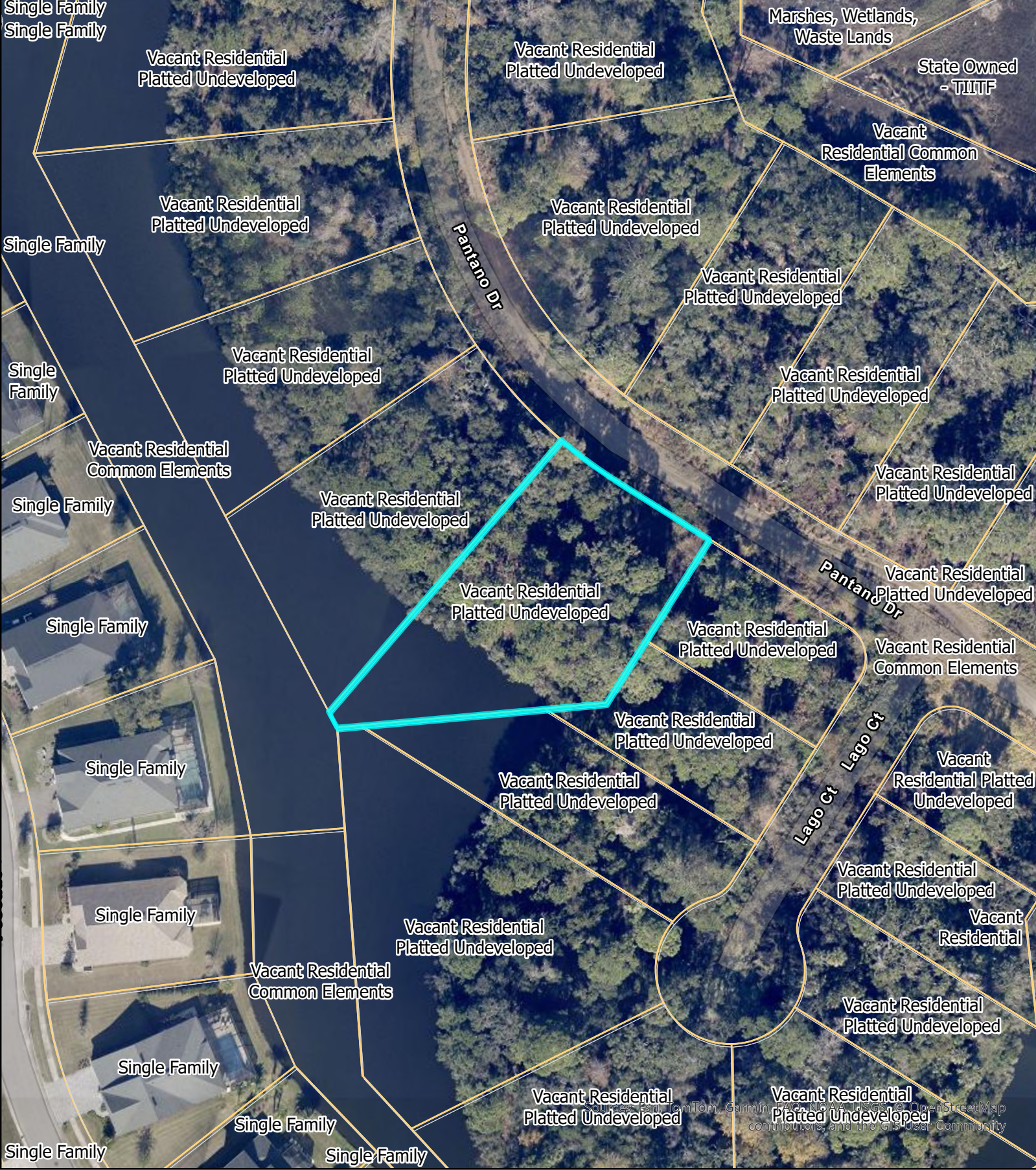
- Open Land
- Residential Medium Density / Mixed Use

Scale: 1:2,500



0 85 170 340 Feet

Page 167 of 379



St Johns County Property Appraiser
Use Classification
City of St. Augustine
 725 Pantano Dr.

Legend
 ParcelInfo

Scale: 1:1,000

0 30 60 120 Feet

Page 168 of 379

Sources: Esri, TomTom, Garmin, DeLorme, Swatch, OpenStreetMap contributors, and the GIS User Community



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

FEMA Flood Zones

City of St. Augustine

725 Pantano Dr.

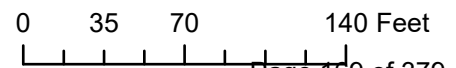
Legend

Flood Zone

 AE

 SJCParcels

Scale: 1:1,000



Legend

SJCParcels

DEM2018

Value

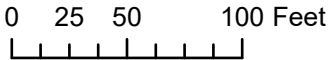
- 23.451 to 0
- 0 to 2
- 2 to 4
- 4 to 6
- 6 to 8
- 8 to 10
- 10 to 15
- 15 to 25
- 25 to 50
- 50 to 155



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Digital Elevation Model DEM 2018
City of St. Augustine
725 Pantano Dr.
Source: 2018 FDEM LiDAR Project



Scale: 1:1,000

Attachment 2: Application



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

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: _____ Contact Number: _____

Business (if applicable): _____

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

E-Mail Address: _____

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

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: _____

5. SPECIFIC PROPOSED USE: _____

6. ACTION REQUESTED:

Conservation Zone Development Appeal of Staff Determination

Exception Land Use Plan Amendment

Variance Rezoning

Other: _____

7. DESCRIPTION OF ACTION REQUESTED: _____

8. JUSTIFICATION FOR ACTION REQUESTED: _____

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

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

- (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.



1-7-26

Signature of Applicant

Date



1/7/26

Signature of Property Owner

Date



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

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

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

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

Print name of applicant

A handwritten signature in black ink that reads "R. A. Coats".

Signature of applicant

Date



Owner's Authorization For Agent

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

BY: [Signature]
Signature of Owner
Nathan Beidle
Print Name of Owner
904-217-3252
Telephone Number

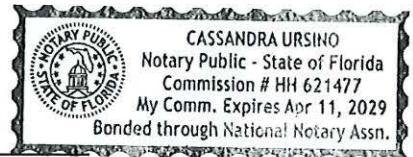
State of Florida
County of St. Johns

Signed and sworn before me on this 7 day of January, 2026
By Nate Beidle

Identification verified:
Oath sworn: Yes No

Notary Signature: [Signature]

My Commission expires: 4/11/29



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: LOT 83 - 725 PANTANO DR

Applicant's Name: Ryan Carter Applicant's Signature: 

Owner's Name: TOLL SOUTHEAST LP COMPANY INC Owner's Signature: 

**Attachment 3:
St. Johns County
Property Appraiser
Report**

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Parcel ID	0734330830	
Location Address	725 PANTANO DR SAINT AUGUSTINE 32095-0000	No Image Available
Neighborhood	Madeira at St Augustine Phase 3 (2200.96)	
Tax Description*	129/24-31 MADEIRA AT ST AUGUSTINE PHASE 3 LOT 83 OR6168/875 <i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Vacant Residential Platted Undeveloped (0011)	
Subdivision	MADEIRA AT ST AUGUSTINE PHASE 3	
Sec/Twp/Rng	54-6-29	
District	Madeira Community Development District City (District 457)	
Millage Rate	19.5552	
Acreage	0.580	
Homestead	N	

Owner Information

Owner Name [Toll Southeast Lp Company Inc](#) 100%
 Mailing Address 40 EVEREST LN
 SAINT JOHNS, FL 32259-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$5,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$5,000.00
Total Deferred	\$0.00
Assessed Value	\$5,000.00
Total Exemptions	
Taxable Value	\$5,000.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$0	\$5,000	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential Platted Undeveloped	0	0	1	UT	\$5,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/17/2025	6/12/2025	\$7,545,000.00	WARRANTY DEED	6168	875	Q	V	PONCE ASSOCIATES LLC	TOLL SOUTHEAST LP COMPANY INC

No data available for the following modules: 2025 TRIM Notice, 2024 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [| GDPR Privacy Notice](#)
 Last Data Upload: 1/14/2026, 3:45:19 AM


[Contact Us](#)

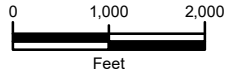


Attachment 4:
Supplemental Information

APPLICATION GRAPHICS

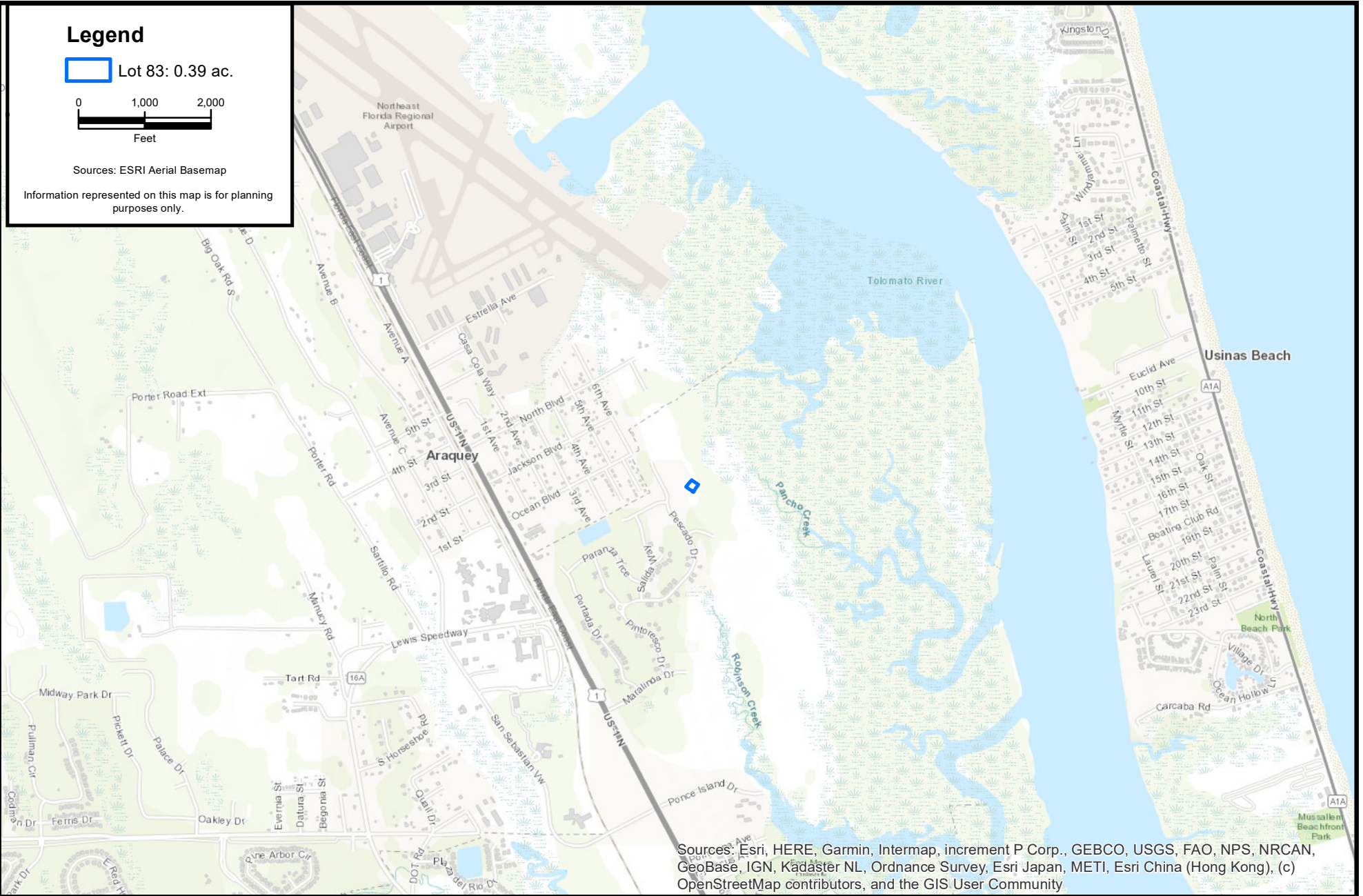
Legend

 Lot 83: 0.39 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

F:\CES Projects\Project Files\Active\Project Files\2024\5.24637 Toll Bro Estuary Maderia\GIS\MXD\30scaleFeb2026 PZB App\01_Topo_12-15-25.mxd

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

Lot 83 - Estuary Maderia

St. Augustine, FL

Date: Dec 15 2025



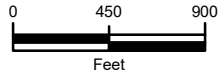


Figure: **1**

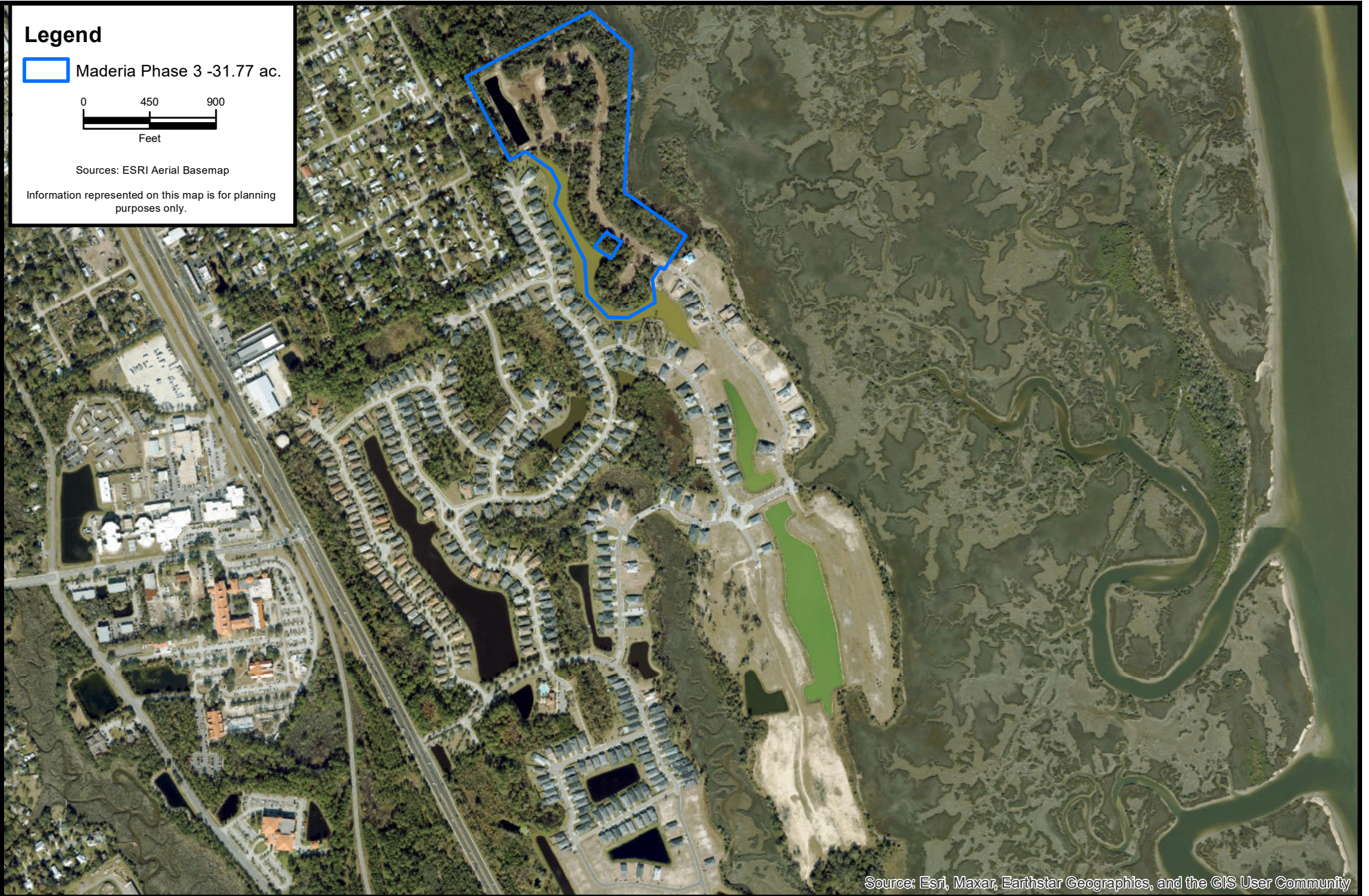
Legend

 Maderia Phase 3 -31.77 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Madeira Overview

Lot 83 - Estuary Maderia

St. Augustine, FL



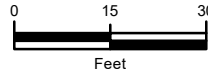
Project: 5.24637

Date: Dec 15 2025

Figure: 2

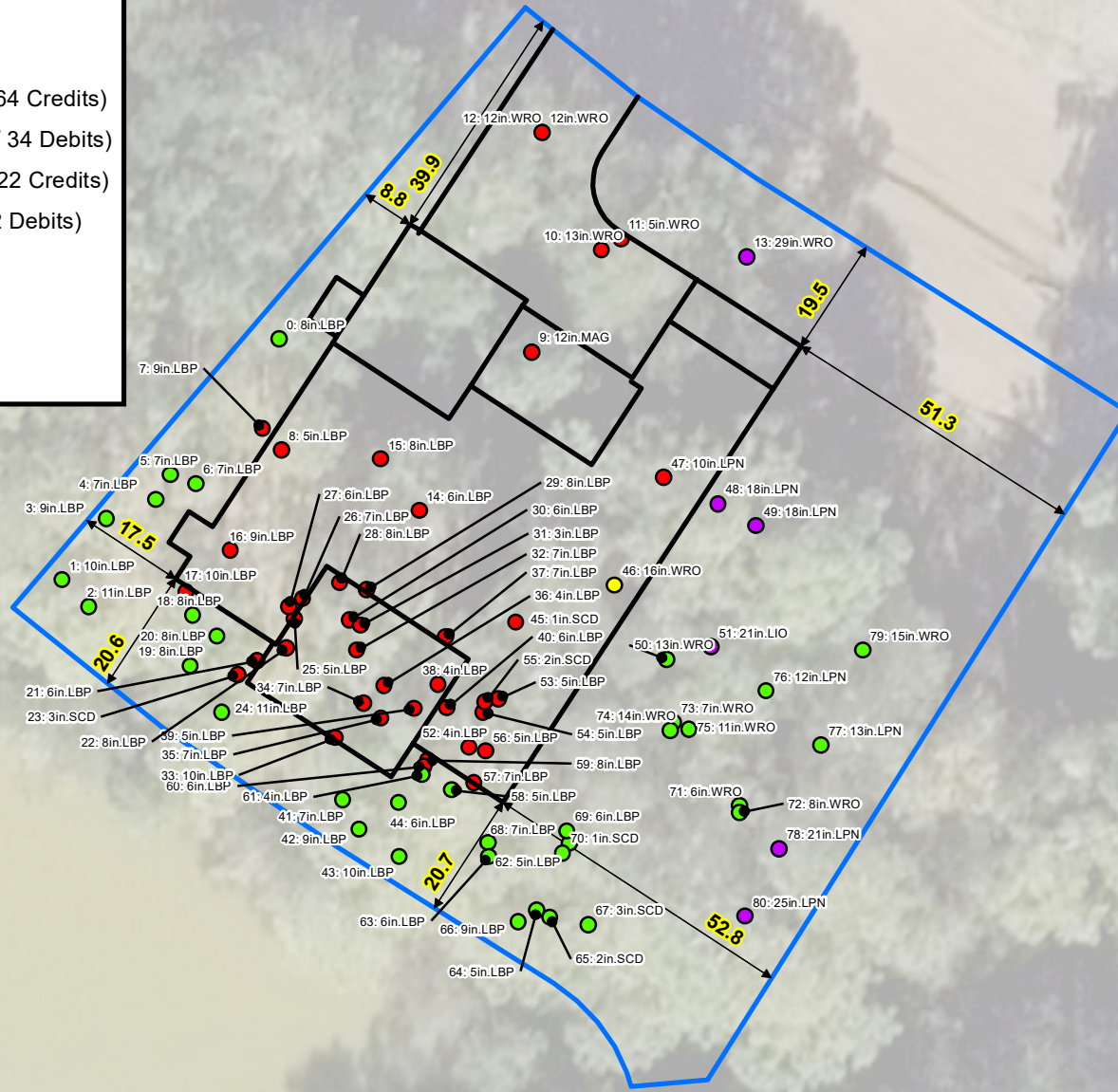
Legend

- Lot 83: 0.39 ac.
- Proposed 35 Protected Retained (278 in./64 Credits)
- Proposed 39 Protected Removed (259 in./ 34 Debits)
- Proposed 6 Significant Retained (132 in./ 22 Credits)
- Proposed 1 Significant Removed (16 in./ 2 Debits)



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Proposed Tree Removal
Lot 83 - Estuary Maderia

Project: 5.24637

St. Augustine, FL

Date: Dec 16 2025

Figure: **3**



TREE SURVEY METHODOLOGY



42 Masters Drive, St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

December 3, 2025

Carter Environmental Services (CES) Arborist Tree Inventory Practices

CES performed a comprehensive tree inventory in conjunction with the City of St. Augustine Land Development Code. Trees are identified using a dichotomous key to specify exact species botanical and common name. Trees are then measured for DBH (Diameter at Breast Height) at the standard 4.5 feet above natural grade. Each tree is given a unique tree identification number and located with a sub-meter accurate GPS unit. Once all the data is collected, we compiled it in GIS (Geographic Information Systems) and provide a georeferenced pdf map overlaying current color aerial imagery. An excel spreadsheet is also provided giving the tree identification number, DBH, common name, and latitude and longitude coordinates for each tree inventoried. Then a licensed land surveyor located the trees.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Walls".

Chris Walls
ISA Certified Arborist® FL-9985A



TREE CREDITS & DEBITS

ID	Species	Common Name	DBH	CREDITS	Lot	Significant
0	LBP	LOBLOLLY PINE	8	2	83	
1	LBP	LOBLOLLY PINE	10	2	83	
2	LBP	LOBLOLLY PINE	11	2	83	
3	LBP	LOBLOLLY PINE	9	2	83	
4	LBP	LOBLOLLY PINE	7	2	83	
5	LBP	LOBLOLLY PINE	7	2	83	
6	LBP	LOBLOLLY PINE	7	2	83	
13	WRO	WATER OAK	29	4	83	YES
18	LBP	LOBLOLLY PINE	8	2	83	
19	LBP	LOBLOLLY PINE	8	2	83	
20	LBP	LOBLOLLY PINE	8	2	83	
24	LBP	LOBLOLLY PINE	11	2	83	
41	LBP	LOBLOLLY PINE	7	2	83	
42	LBP	LOBLOLLY PINE	9	2	83	
43	LBP	LOBLOLLY PINE	10	2	83	
44	LBP	LOBLOLLY PINE	6	1	83	
48	LPN	LONGLEAF PINE	18	3	83	YES
49	LPN	LONGLEAF PINE	18	3	83	YES
50	WRO	WATER OAK	13	3	83	
51	LIO	LIVE OAK	21	4	83	YES
58	LBP	LOBLOLLY PINE	5	1	83	
61	LBP	LOBLOLLY PINE	4	1	83	
62	LBP	LOBLOLLY PINE	5	1	83	
63	LBP	LOBLOLLY PINE	6	1	83	
64	LBP	LOBLOLLY PINE	5	1	83	
65	SCD	SOUTHERN CEDAR	2	1	83	
66	LBP	LOBLOLLY PINE	9	2	83	
67	SCD	SOUTHERN CEDAR	3	1	83	
68	LBP	LOBLOLLY PINE	7	2	83	
69	LBP	LOBLOLLY PINE	6	1	83	
70	SCD	SOUTHERN CEDAR	1	1	83	
71	WRO	WATER OAK	6	1	83	
72	WRO	WATER OAK	8	2	83	
73	WRO	WATER OAK	7	2	83	
74	WRO	WATER OAK	14	3	83	
75	WRO	WATER OAK	11	2	83	
76	LPN	LONGLEAF PINE	12	3	83	
77	LPN	LONGLEAF PINE	13	3	83	
78	LPN	LONGLEAF PINE	21	4	83	YES
79	WRO	WATER OAK	15	3	83	
80	LPN	LONGLEAF PINE	25	4	83	YES
41			410	86		

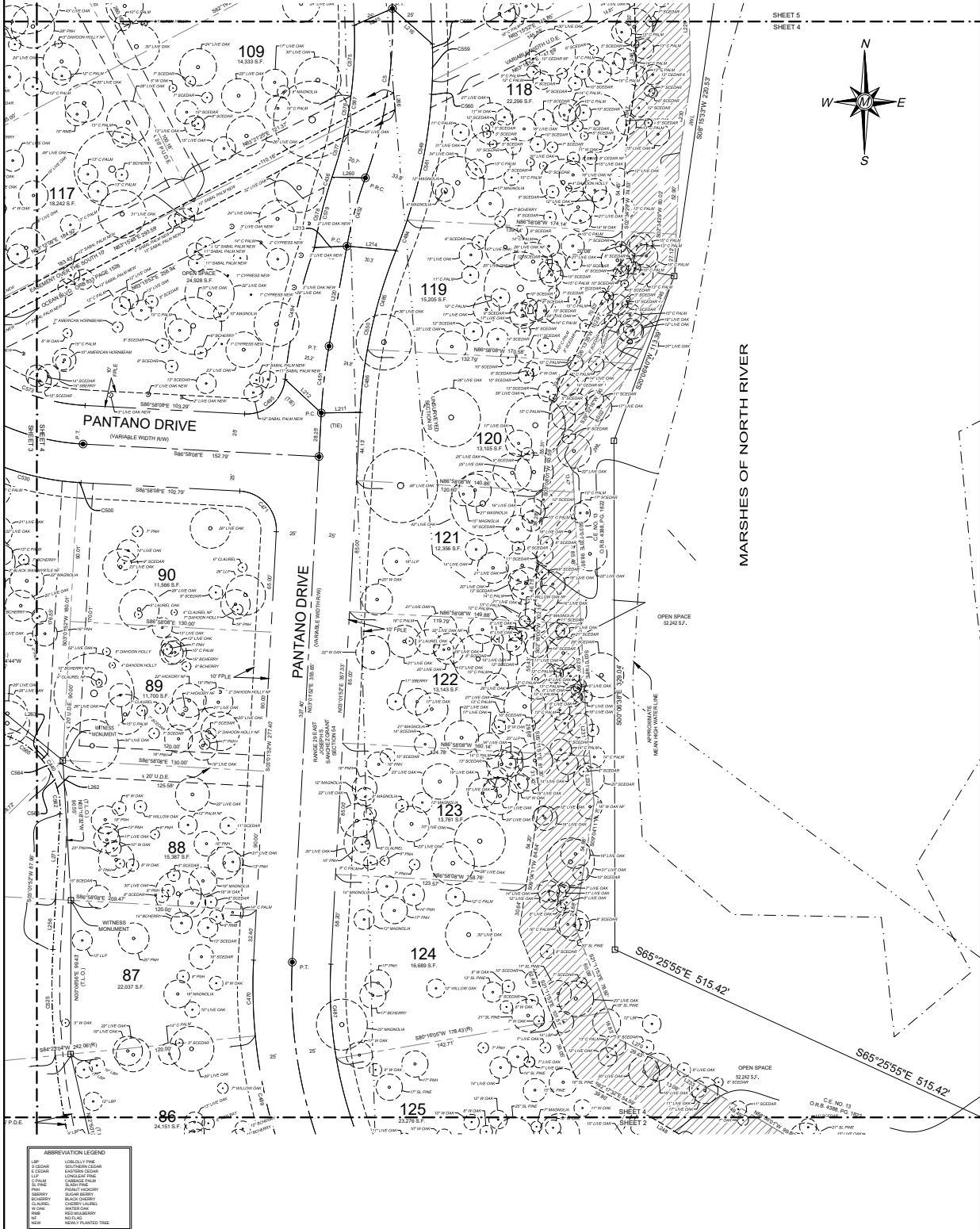
ID	Species	Common Name	DBH	DEBITS	Lot	Significant
7	LBP	LOBLOLLY PINE	9	1.83		
8	LBP	LOBLOLLY PINE	5	1.583		
9	MAG	MAGNOLIA	12	1.583		
10	WRO	WATER OAK	13	1.583		
11	WRO	WATER OAK	5	0.583		
12	WRO	WATER OAK	12	1.583		
14	LBP	LOBLOLLY PINE	6	0.583		
15	LBP	LOBLOLLY PINE	8	1.83		
16	LBP	LOBLOLLY PINE	9	1.83		
17	LBP	LOBLOLLY PINE	10	1.83		
21	LBP	LOBLOLLY PINE	6	0.583		
22	LBP	LOBLOLLY PINE	8	1.83		
23	SCD	SOUTHERN CEDAR	3	1.583		
25	LBP	LOBLOLLY PINE	5	0.583		
26	LBP	LOBLOLLY PINE	7	1.83		
27	LBP	LOBLOLLY PINE	6	0.583		
28	LBP	LOBLOLLY PINE	8	1.83		
29	LBP	LOBLOLLY PINE	8	1.83		
30	LBP	LOBLOLLY PINE	6	0.583		
31	LBP	LOBLOLLY PINE	3	0.583		
32	LBP	LOBLOLLY PINE	7	1.83		
33	LBP	LOBLOLLY PINE	10	1.83		
34	LBP	LOBLOLLY PINE	7	1.83		
35	LBP	LOBLOLLY PINE	7	1.83		
36	LBP	LOBLOLLY PINE	4	0.583		
37	LBP	LOBLOLLY PINE	7	1.83		
38	LBP	LOBLOLLY PINE	4	0.583		
39	LBP	LOBLOLLY PINE	5	0.583		
40	LBP	LOBLOLLY PINE	6	0.583		
45	SCD	SOUTHERN CEDAR	1	1.83		
46	WRO	WATER OAK	16	1.583		YES
47	LPN	LONGLEAF PINE	10	1.83		
52	LBP	LOBLOLLY PINE	4	0.583		
53	LBP	LOBLOLLY PINE	5	0.583		
54	LBP	LOBLOLLY PINE	5	0.583		
55	SCD	SOUTHERN CEDAR	2	1.83		
56	LBP	LOBLOLLY PINE	5	0.583		
57	LBP	LOBLOLLY PINE	7	1.83		
59	LBP	LOBLOLLY PINE	8	1.83		
60	LBP	LOBLOLLY PINE	6	0.583		
40			275	35		

	TREE COUNT	DBH	CREDITS/DEBITS	SIGNIFICANT
RETAIN	41	410	86	6
REMOVE	40	275	35	1
NET	1	135	51	5

SIGNED & SEALED TREE SURVEY

MAP SHOWING SURVEY OF

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 34, TOWNSHIP 6 SOUTH, RANGE 29 EAST, PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS THE UNRECORDED PRELIMINARY PLAT OF MADRERA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA



SHEET 5
SHEET 4

MARSHES OF NORTH RIVER

ABBREVIATION LEGEND

L.P.	LOCALITY PLANT
S.C.	SOOTY CYPRESS
L.C.	LAUREL CYPRESS
L.P.	LONGLEAF PINE
S.P.	SANDY PINE
B.	BAYWOOD
M.	MORNING GLORY
B.D.	BLACK DICKER
L.S.	LONG SPINE
P.	PALM
R.	RECALCITRANT
N.	NEW
R.P.	RECENTLY PLANTED TREE



SPECIAL PURPOSE SURVEY
ESTUARY MADRERA TREE SURVEY
 SECTION 25, TOWNSHIP 6 SOUTH
 RANGE 29 EAST, ST. AUGUSTINE
 ST. JOHNS COUNTY, FLORIDA

Matthews DCCM
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDG.MC.COM

DATE 9/5/25
 SCALE 1"=30'
 JOB NO. 25169
 DRAWN BY TMJAH
 DWG NO. 1

NO.	DATE	REVISIONS

6 4
 03/25

Attachment 5:
Ordinance No. 2015-34

ORDINANCE NO. 2015-34

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, MODIFYING ORDINANCE 2001-12, THE PONCE DE LEON RESORT AND CONVENTION CENTER PUD, CREATING THE MADEIRA PLANNED UNIT DEVELOPMENT (PUD), PURSUANT TO SECTION 28-289 OF THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR TERMS AND CONDITIONS OF THE PUD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, s. 163.3194, Florida Statutes, requires that after a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted; and,

WHEREAS, the City of St. Augustine Comprehensive Plan provides for Open Land, Recreation and Open Space, Commercial Medium Intensity, and Residential Medium Density/Mixed Use designations for the subject property, and associated use and density criteria for development within said designation; and,

WHEREAS, Sec. 28-289 of the Code of the City of St. Augustine provides procedures for the establishment of a Planned Unit Development (PUD); and,

WHEREAS, the Madeira Planned Unit Development (PUD) was established by Ordinance 2001-12, became effective on June 21, 2001 and had an original completion date of 2018 and became eligible for statutory extensions until 2014; and,

WHEREAS, the Madeira Planned Unit Development (PUD) contains conservation, recreation, commercial, and residential areas as outlined in the Madeira PUD including the Order Adopting Recommended Findings of Special Master dated March 31, 2004; and,

WHEREAS, the Madeira Planned Unit Development (PUD), applied for a modification to PUD Ordinance 2001-12 to add effectively ten (10) years to the completion date of all phases of this project to a final completion date of January 1, 2027; and,

WHEREAS, on October 6, 2015, the City of St. Augustine Planning and Zoning Board reviewed a request to modify the Madeira PUD and made recommendations to the City Commission for approval of the PUD modification.

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

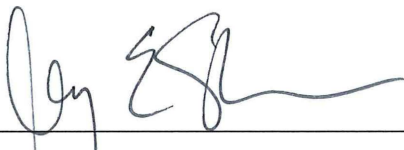
Section 1. Modification of Ordinance 2001-12, the Ponce de Leon Resort and Convention Center PUD creating the Madeira Planned Unit Development (PUD). The Madeira PUD is hereby modified for property described in the attachments in Exhibit “A”, attached hereto and incorporated herein by reference.

Section 2. Terms and Conditions of the Planned Unit Development. The terms and conditions of the Madeira PUD are as presented in the Development Plan Narrative submitted on August 14, 2015, with the modification attached hereto as Exhibit “B” and incorporated herein by reference, and recognizes the Order Adopting Recommended Findings of Special Master dated March 31, 2004.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

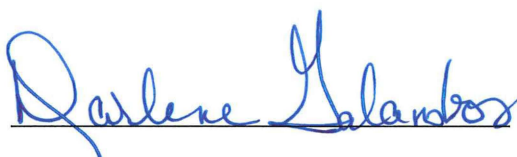
Section 4. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2015-33 or, if Ordinance No. 2015-33 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this 22nd day of February, 2016.

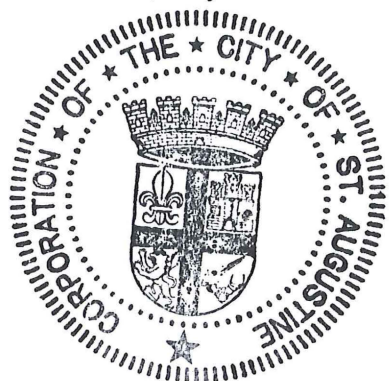


Nancy E. Shaver, Mayor

ATTEST:



Darlene Galambos, City Clerk



MADEIRA DEVELOPMENT

Recommended Modifications to the PUD Including Prior Modifications Agreed to By Developer

Poinciana Avenue Buffer

1. Provide an additional buffer of thirty (30) feet thereby increasing the present buffer adjacent to Poinciana Avenue to sixty (60) feet, to be measured from the property line. (i.e. the right-of-way of Poinciana Avenue).
2. Place deed restrictions on the additional thirty (30) foot buffer to prevent any amendment to the PUD to eliminate the buffer.
3. Remove the maintenance buildings and provide landscaping for the open areas with native vegetation sufficient to form a vegetative screen for the neighborhood. Adjacent residents may provide input as to type or style of vegetation.
4. No vehicular access to the PUD or the buffer area along the southern border of the property from Poinciana Avenue. This shall not prohibit City from allowing pedestrian access to the public park from Poinciana Avenue.
5. No berm or wall will be placed within the sixty (60) foot buffer.
6. The buffer to the southwest of the Tennis Village Condominiums shall be expanded to include the vegetated area containing large trees.
7. No storm ponds or dumpsters will be allowed to encroach into the buffer defined in item number 1 above.
8. Site lighting will be designed to minimize light intrusion into adjacent properties.
9. Deed to the City the area shown on the site plan as "Public Park" which shall be dedicated as open space for public use. Developer shall create a retention lake in the western boundary of this area between the City Park and commercial area, which will be connected to a community water system. This public park located next to Poinciana Avenue may be counted for purposes of satisfying the recreational requirements for the

EXHIBIT "A"

PUD. This dedicated open space shall have no vehicular access from Poinciana Ave. The public park will be incorporated into Phase 1.

Commercial Area Restrictions

10. The Southwest portion of the commercial parcel which is within 500 feet of Poinciana Ave., will prohibit the following uses:
 - A. Gas Station
 - B. Tire Center
 - C. Automotive Repair
 - D. Dog Kennel
 - E. Adult Entertainment
 - F. Tattoo Parlor
 - G. Convenience Store
 - H. Liquor Store and Bars (except coffee bar or bar within a full service restaurant)
11. The total square footage of commercial and office space within the commercial parcel shall be limited to 170,000 square feet; no more than 125,000 of which shall be commercial space.
12. Commercial and office development shall be limited to a 350-ft. strip located parallel and east of U.S. Highway 1. The 350 ft. shall be measured from the property line. Access to this commercial area shall be by frontage road provided by the developer. No additional median cuts to U.S. 1, other than the two proposed entrances, will be allowed. Site plan presently shows one "right-in" / "right-out" curb cut. Up to two additional "right-in" / "right-out" curb cuts may be added if in conformity with all DOT regulations and upon approval of the location of such cuts by City.
13. No "big box" stores (i.e., grocery chain, Wal-Mart, Target, or other store in excess of 40,000 square feet) will be allowed in the commercial area.
14. Buildings and structures within the commercial area will be set back a minimum of fifteen (15) feet from the northern boundary of the sixty (60) foot Poinciana Avenue buffer.
15. The golf academy has been removed from the entire PUD.
16. The hotel use has been removed from the entire PUD.

Landscaping and Tree Considerations

17. Early Piety, Consulting Arborist for both the City of Jacksonville and Atlantic Beach with 25 years of experience in planning and preservation of the natural environment, has consulted on tree preservation during the site planning process in order to maximize tree preservation. He will also consult during the development process.
18. The site has been designed to:
 - A. Preserve certain tree hammocks as parks or capture within lot boundaries.
 - B. Reduce Right-of-Way and realign to allow for preservation of a greater number of large (above 20 inches d.b.h.) trees.
 - C. Move and realign ponds to save significant trees.
19. The side setbacks on lots over 85 feet wide will be increased from 7.5 to 10 feet with flexibility to allow setback to be reduced to 5 feet in order to save existing trees provided adjacent lot setback is increased to 15 feet to maintain a 20 foot combined setback.
20. Every lot will have a minimum of one tree for every ten feet of road frontage.
21. The attached Site Plan increases the size of areas preserved through lakes, wetlands, interior marshes and upland buffers to 182.6 acres (43.6% of site) exclusive of 23.2 acres of parks and recreation (5.5% of site).
22. The attached Site Plan reduces impacts to wetlands to 2.87 acres which represents 7/10^{ths} of one percent of the overall site (a 38% reduction from plan presented April 1st, 2003).
23. The attached Site Plan minimizes effects to higher quality wetlands to 0.16 acre of cypress dome, 0.01 acre of salt marsh and 0.18 acre of mixed forested wetlands which amounts to 8/100^{ths} of one percent of the overall site.
24. The attached Site Plan increases preservation of native upland communities by 69% to 49.2 acres.

25. The development will incorporate a minimum of 50% native vegetation in the common areas for the permanent plantings.
26. The City will have the opportunity to relocate trees that are approved for removal to be placed in common and recreational areas maintained by the City, and which are not to be relocated to another area of the site.
27. The attached Site Plan has been reconfigured to aid in the preservation of trees within the "Oak Hammock". First, an expansive park will be included within the southern portion of the "Oak Hammock". Secondly, the size of lots located within the northern half of the Hammock has been enlarged to allow for greater tree preservation. The lots adjacent to Robinson Creek have been enlarged to a width of one hundred (100) feet. Enlargement of these lots is subject to the City's approval of standard cul-de-sac radiuses for the project.
28. The Site Plan has been modified to preserve the grove of Oak trees located within the vicinity of the green on Hole #16. This translates into eliminating one large lot, located in this general proximity, from development (as depicted on the attached Site Plan).
29. The attached Site Plan realigns roads to avoid significant trees (20" dbh and larger).
30. Development covenants shall require "stem wall construction" for all construction in forested areas consisting of hardwoods within the northeast corner of the property and the lots adjacent to Robinson Creek.
31. Modify the location of the first residential road to left, after entering the main entrance. The road shall be moved to the east, away from US1, and shall gradually turn to the west to reconnect with the proposed road alignment. The resulting area to the west and east of this new entrance (approximately 6 lots) shall be preserved as open space.
32. Lots will not be cleared as part of the development of infrastructure. Lots will be cleared by residential builders in compliance with the City's tree ordinance.
33. The Site Plan has been modified to create additional open space in the form of private parks located within certain areas containing significant tree cover.

34. During construction, the developer will place appropriate protection around buffers and preserved trees for protection.
35. Developer will inspect disposal of construction debris (to keep out of marsh) and maintenance of silt and buffer fences on a weekly basis.
36. Developer will follow the guidelines and recommendations of the appropriate regulatory agency as it relates to planting of vegetation around ponds.
37. Developer will use pine straw in landscape beds in the common areas.

Upland Buffer

38. Expand the 25-foot buffer along the ICW marsh where there is sufficient depth on a lot to allow for increasing the buffer without compromising the ability to place a home on the lot which meets prescribed set back requirements while maximizing tree preservation. In any event the overall average of the entire length of the ICW buffer shall not be less than 35 feet.
39. Language will be inserted into the Covenants and Restrictions to be recorded for the project, which will protect this buffer and prohibit its disturbance or elimination.

On-Site Remediation

40. Entered into a Consent Order with the FDEP and committed to filing an FDEP approved remediation plan with the City Planning and Building Department and performing such remediation as might be required by such Consent Order.

Airport Considerations

41. Insert a statement into the Covenants and Restrictions to be recorded for this project stating that the St. Augustine-St. Johns County Municipal Airport is located approximately ½ mile north of the project, as agreed to in the Avigation Easement Agreement between the Airport Authority and the Developer.
42. Require that potential homebuyers acknowledge this fact in writing at contract signing.

Tennis Village

43. Quit claim the tennis courts located in the center of the condominium units to the Tennis Village Homeowners' Association.
44. Quit claim a piece of land along the marsh to the east of the Tennis Village to the Tennis Village Homeowners' Association as well as a piece of land to the south of the condominiums.
45. Rework the entrance to the Tennis Village and connect the parking lots on the north side of the condominiums.

Miscellaneous

46. No docks allowed in the PUD.
47. Dedication of all areas lying east of the property and below the mean high water line to the City subject to other State/Federal agency dedications.
48. No cell towers will be located within the PUD.
49. School impact fee acceptance and acknowledgement.
50. Maintain Kurth's Island/Peninsula as open conservation space, with public access. At City's request, Owner will grant City a permanent public access easement to Kurth's Island/Peninsula. Improvements, if any, which City desires to make or install within such public access easement shall be subject to the reasonable approval of Owner.
51. The Site Plan reflects a reduction of twenty-nine (29) residential lots. The residential units represented by these lots will be converted to multi-family units and constructed within and re-allocated to the multi-family areas.

The modifications listed above have been incorporated, where applicable, on the February 24, 2004 Conceptual Master Plan for the Madeira Community which is attached.

MADEIRA PLANNED UNIT DEVELOPMENT

MODIFICATION OF PUD NARRATIVE APPROVED IN ORDINANCE NO. 2001-12, AS
MODIFIED BY ORDER ADOPTING RECOMMENDED FINDINGS OF SPECIAL MASTER
DATED MARCH 24, 2004

EXHIBIT "B"

Proposed revisions are shown with additions underlined and deletions ~~stricken~~.

6. **Phasing:**

~~A revised phasing schedule showing all improvements anticipated to be constructed during Phases I, II and III shall be submitted to the Planning Department within one (1) year from the date of approval of this modification. Revised Phase I shall be commenced by July 1, 2003 and completed within five (5) years from that date. Revised Phase II shall be commenced by July 1, 2008 and completed within five (5) years from that date. Revised Phase III shall be commenced by July 1, 2003 and completed within five (5) years from that date. Provided, one (1) or more phases may be developed concurrently.~~

Project development has commenced. All phases of the project shall be completed by January 1, 2027. "Completion" shall be defined as the occurrence of each of the following: (i) the City's approval of construction plans for horizontal infrastructure within the Property, (ii) either the City's approval of the installation of horizontal infrastructure within the Property or the owner/developer posting a bond with the City in an amount equal to 110 percent of the estimated cost to complete installation of horizontal infrastructure within the Property, and (iii) either the owner/developer completing all of its common area and public land and conservation easement dedication obligations set forth in the PUD or the owner/developer posting a bond with the City in the amount of the 110 percent of the estimated cost to complete the aforementioned improvements.

10. **Sidewalks:**

Pedestrian sidewalks of a width of four feet (4') shall be incorporated within each phase of the PUD and shall serve as the walking/bicycle/jogging paths referenced in the PUD. Concurrent with its reconstruction of Ponce Island Drive to the Park site, the owner/developer shall construct a sidewalk of a width of four feet (4') from the intersection of Ponce Island Drive and U.S. Highway 1 to the western entrance into the Park.

24. **Park:**

. Upon both of the following occurring, the Park site shall be deeded to the City: (i) the owner/developer completing arsenic remediation within the Park site and all applicable governmental agencies approving such remediation work; and (ii) upon the earlier of the owner/developer reconstructing Ponce Island Drive to provide access to the Park site or January 1, 2022.

Upon the owner/developer deeding the Park site to the City, the owner/developer shall plant ten (10) trees six-inch diameter at breast height at or within the Park. Such trees shall be either live oaks, magnolias or other species mutually agreed upon by the City and the owner/developer. Placement of the trees shall be mutually agreed upon between the City and the owner/developer.



Planning and Zoning Board

Planning Division Staff Report
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 3, 2026	8.b	PZB2026-0003
Request	Address	Parcel ID
Conservation Overlay Zone Development	1006 Pantano Drive	073433-0950

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owners:	Toll Southeast LP Company Inc.
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Medium Density/Mixed Use
Zoning Designation:	Planned Unit Development: PUD (Ordinance No. 2001-12 & Ordinance No. 2015-34)
Acreage:	.45
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) for significant tree and significant tree canopy removal within [COZ 3](#) for the construction of a single-family home at 1006 Pantano Dr.

Ordinance No. 2015-34, an ordinance modifying Ordinance 2001-12, the Ponce de Leon Resort and Convention Center PUD, creating the Madeira Planned Unit Development (PUD), includes Exhibit “A” which is a list of modifications that were agreed to by the developer. Relevant modifications are included below.

19. The side setbacks on lots over 85 feet wide will be increased from 7.5 to 10 feet with flexibility to allow the setback to be reduced to 5 feet in order to save existing trees provided adjacent lot setback is increased to 15 feet to maintain a 20-foot combined setback.
20. Every lot will have a minimum of one tree for every ten feet of road frontage.
30. Development covenants shall require "stem wall construction" for all construction in forested areas consisting of hardwoods within the northeast corner of the property and the lots adjacent to Robinson Creek.
32. Lots will not be cleared as part of the development of infrastructure. Lots will be cleared by residential builders in compliance with the City's tree ordinance.
38. Expand the 25-foot buffer along the ICW marsh where there is sufficient depth on a lot to allow for increasing the buffer without compromising the ability to place a home on the lot which meets prescribed set back requirements while maximizing tree preservation. In any event the overall average of the entire length of the ICW buffer shall not be less than 35 feet.
39. Language will be inserted into the Covenants and Restrictions to be recorded for the project, which will protect this buffer and prohibit its disturbance or elimination

The Planning and Zoning Board (PZB) is tasked with reviewing this application and its requests for tree removal and ensure that it complies with the City of St. Augustine’s ordinances related to trees and landscaping.

Consistency with the City of St. Augustine Comprehensive Plan 2040

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
<p>Policy 8.1.5</p> <p>Continue to value the existing tree canopy and promote healthy urban forestry practices.</p>	<p>The Board is tasked with the evaluation of this request and its compliance with the city’s policy to continue valuing the existing tree canopy.</p>
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	

<p>Objective 2.6</p> <p>The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.</p>	<p>The Board is authorized, by city ordinances, to impose limitations on the nature and manner of construction to ensure that this proposal is consistent with the city’s objectives to improve air quality, community health, quality of life, aesthetics, and energy conservation by preserving the urban forest.</p>
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

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

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh to Maximum dbh
<i>Fraxinus spp.</i>	ash	18
<i>Betula nigra</i>	birch, river	24
<i>Punus serotina</i>	black cherry	18
<i>Nyssa sylvatica</i>	blackgum, black tupelo	18
<i>Catalpa binoniodes</i>	catalpa	18
<i>Prunus caroliniana</i>	cherry laurel	10
<i>Lagerstroemia indica</i>	crape myrtle - single trunk	10
<i>Taxodium distichum</i>	cypress, bald (pond cypress)	10
<i>Ulmus parvifolia</i>	elm, drake	10
<i>Ulmus alata</i>	elm, winged	10
<i>Ulmus Americana</i>	elm, American	18
<i>Chionanthus virginicus</i>	fringetree	10
<i>Carya tomentosa</i>	hickory, mockernut	18

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

Significant tree canopy areas are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species. [[LINK TO CODE SECTION](#)]

Section 11-29(c)

Based on **Sec. 11-29(c)** of the City's Code, applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.

- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

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

Section 11-29 (d)

In addition, based on **Sec. 11-29(d)** of the City’s Code, permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. **The PZB is authorized to impose limitations on the nature and manner of construction** and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

The city PZB shall consider and base all decisions on the following considerations. Staff analysis is in **BOLD** text. [\[LINK TO CODE SECTION\]](#)

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

The condition of trees with respect to disease, insect attack, and danger of falling is unknown as an arborist report has not been provided by the applicant.

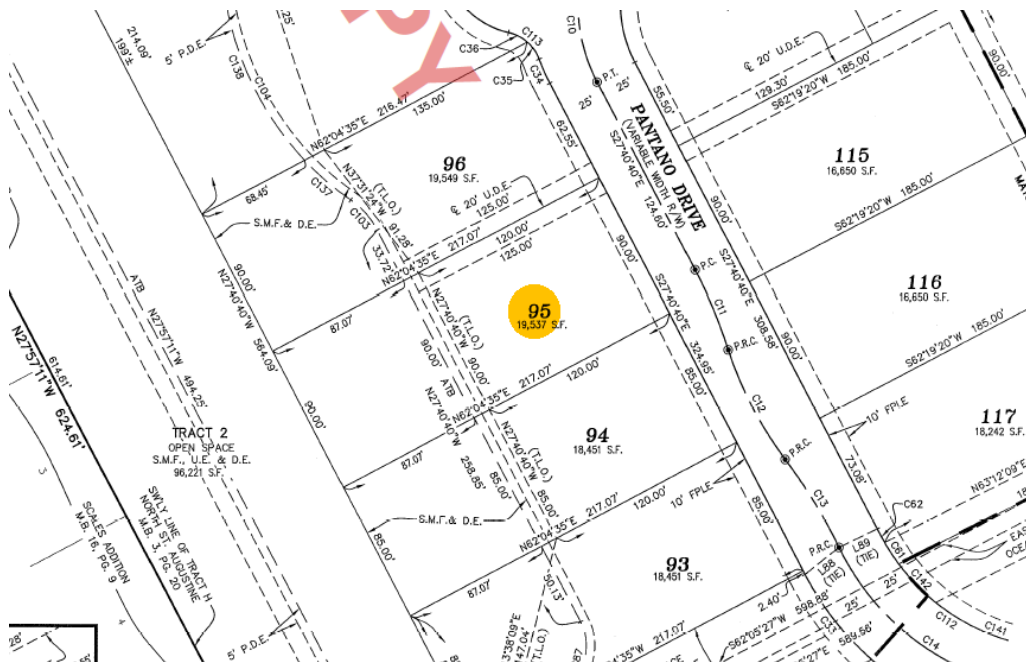
- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

The house placement appears to be strategic to preserve significant trees.

- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

The lot should drain to the storm water pond at the rear of the property. Lot 95 is platted with a five-foot P.D.E (Private Drainage Easement) in the rear. The tree mitigation plan does not depict

the location of the P.D.E. It is unclear if any of the retained trees are within the P.D.E and could be subject to removal during routine maintenance of the stormwater pond.



- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

Much of the Madeira community has been clear cut due to the remediation efforts to remove arsenic contamination. The importance of keeping the trees within the areas that were not part of remediation efforts is heightened to maintain existing vegetation and to decrease overall impacts of large-scale tree removal.

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

Lot 95 has two significant trees on site. One significant tree will be retained, and one significant tree will be removed and is highlighted below.

Significant Trees Lot 95

- 1. Tree # 190 - 26 DBH Live Oak (LIO)**
- 2. Tree # 203 - 23 DBH Live Oak (LIO) (removed)**

- f. Impact upon the urban and natural environment, including:
 1. Ground and surface water stabilization.
 2. Water quality and aquifer recharge.
 3. Ecological impacts.

4. Noise pollution.
5. Air movement.
6. Air quality.
7. Wildlife habitat.

Madeira Phase three is south of the Northeast Florida Regional Airport. Retaining trees will help mitigate noise pollution from the airport.

- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The house placement appears to be strategic to preserve significant trees. Staff does note the PUD does allow lots over 85 feet wide to decrease the side setback from 7.5 to five feet if the combined side setbacks total twenty feet. This lot is approximately 90 feet wide and eligible for flexible side yard setback to retain trees.

Sec. 11-28. – Issuance of building permits.

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

Sec. 25-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows 23 deficits for tree removal and 26 credits for trees retained or relocated. The applicant has a positive number of tree credits which is consistent with the requirements of Chapter 25.

Staff notes that Chinese Tallow (*Triadica sebifera*) is listed as a Category I pest species by the [Florida Exotic Pest Plant Council \(EPPC\)](#). This tree is listed as retained and should be removed. As such Staff have modified the number of credits from 28 to 26.

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This application includes requests to remove significant trees and tree canopy for the property at 725 Pantano Drive / PID 073433-0830.

Because the application is incomplete Staff recommends Continuation for additional information or reconsideration or Denial of the application.

The applicant should provide the following information:

- **The tree mitigation plan should include all easements including utility, drainage, and conservation easements so that the Board can accurately determine if the structure can be moved to save trees.**
- **An arborist report so that the Board can assess the health and condition of the trees to make accurate determination on the value of retaining (Sec. 11-29 (d)(1)a).**

Attachments

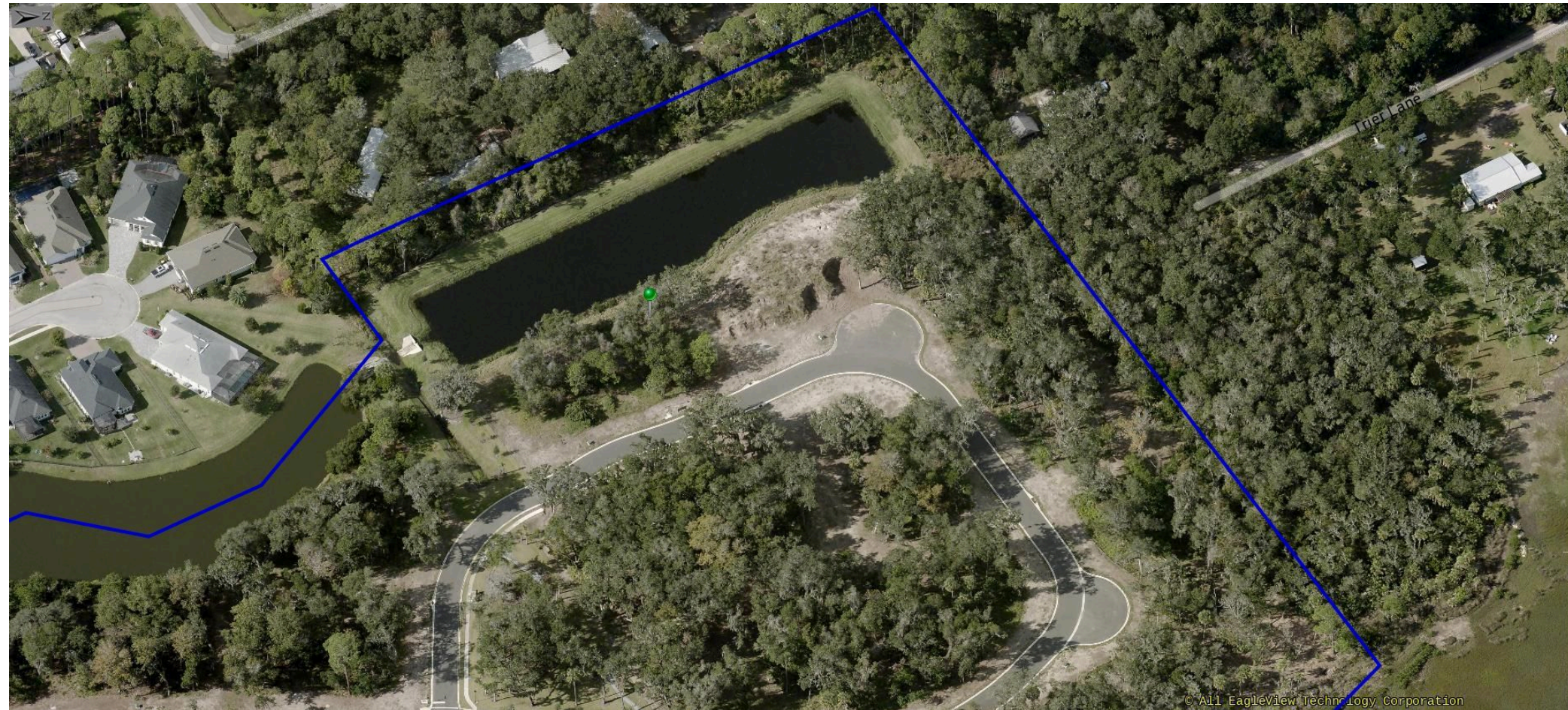
1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Supplemental Information

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

**Attachment 1:
Site Maps
and Photos**

1006 Pantano Dr.



12/13/2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning Map

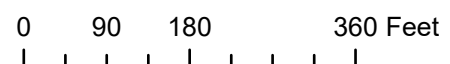
City of St. Augustine

1006 Pantano Dr.

Legend

- Open Land (OL)
- Planned Unit Development (PUD)

Scale: 1:2,500





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Future Land Use

City of St. Augustine
1006 Pantano Dr.

Legend

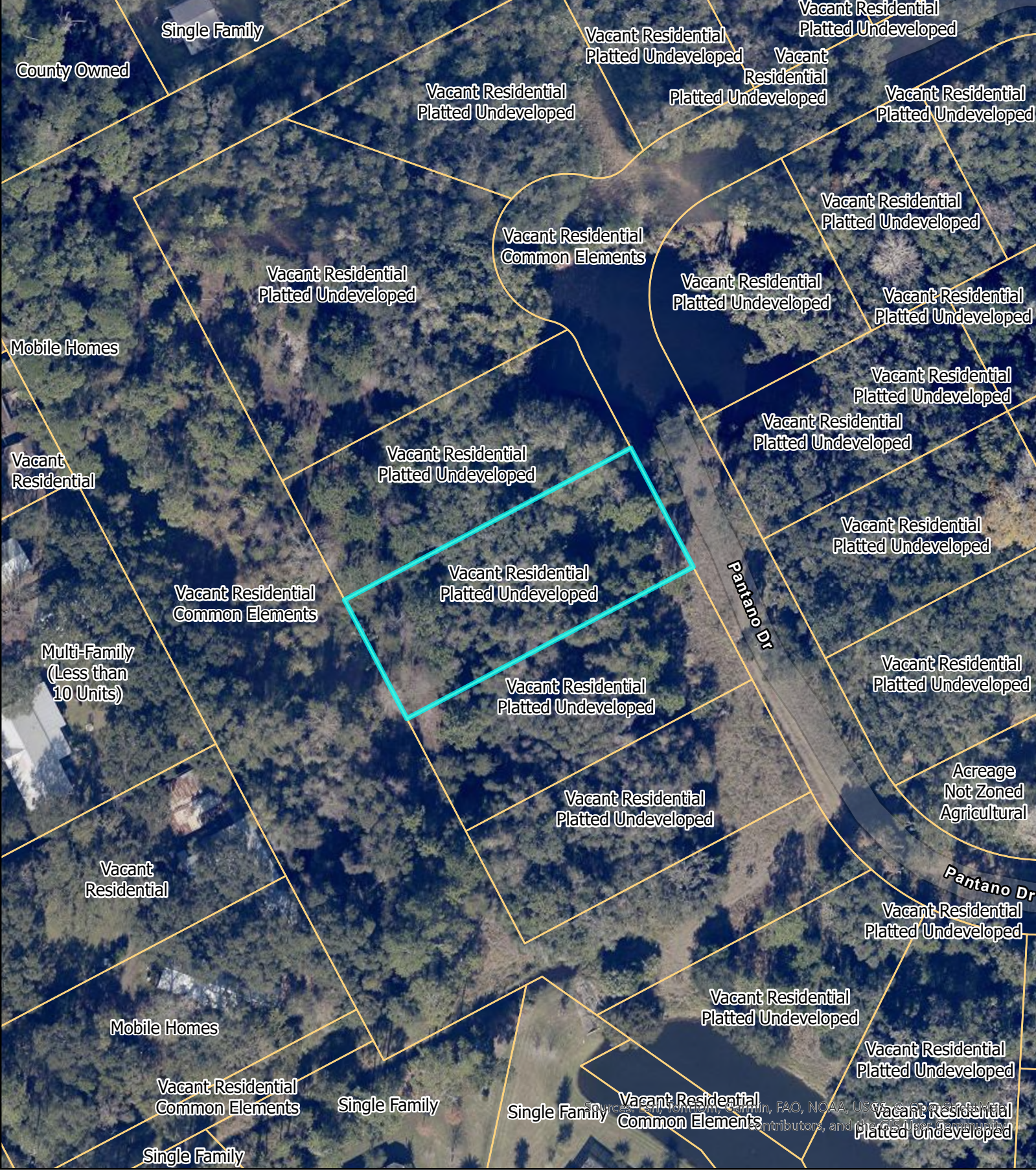
- Open Land
- Residential Medium Density / Mixed Use

Scale: 1:2,500



0 85 170 340 Feet

Page 223 of 379



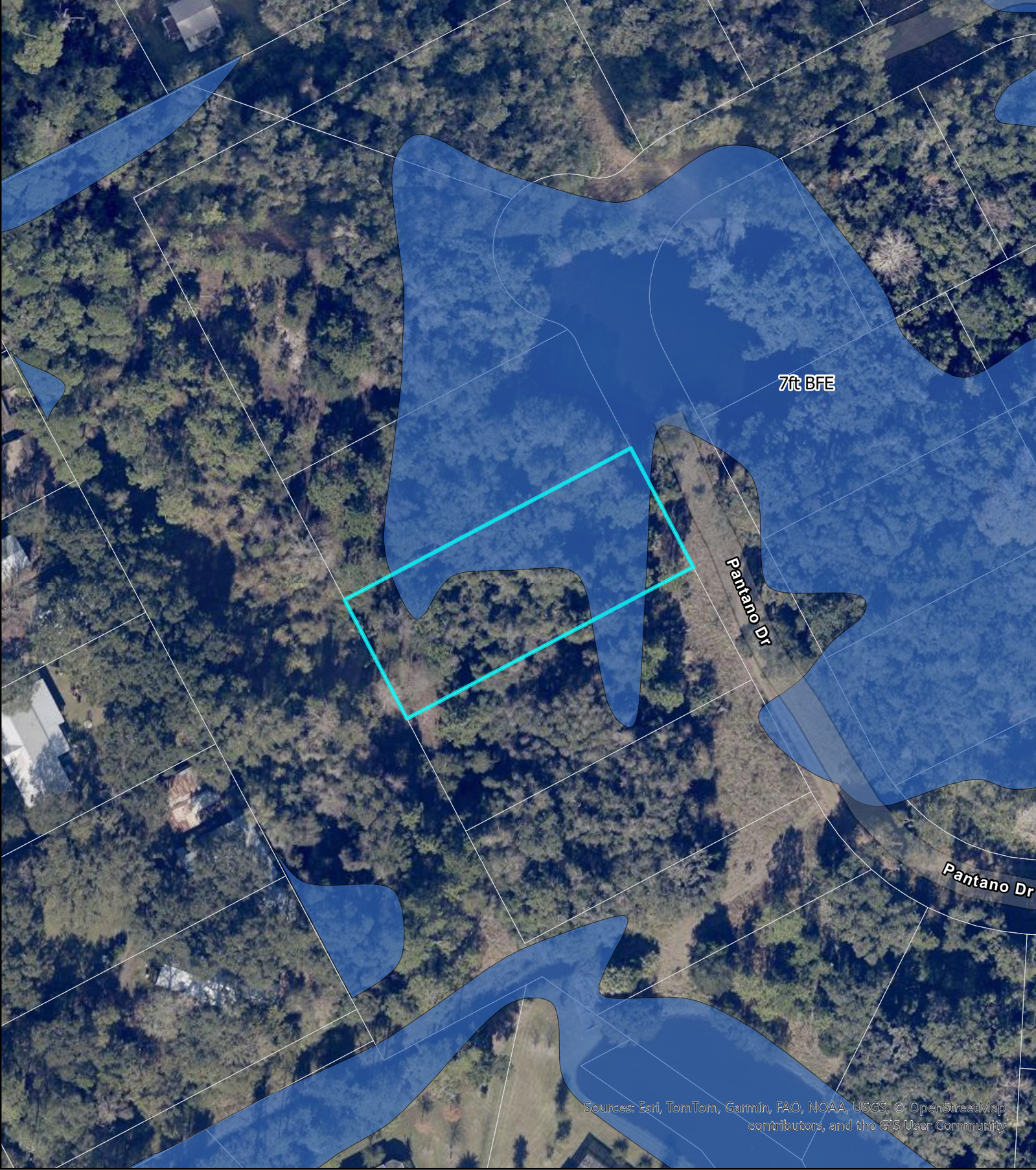
St Johns County Property Appraiser
Use Classification
 City of St. Augustine
 1006 Pantano Dr.

Legend
 ParcelInfo

Scale: 1:1,000

0 30 60 120 Feet

Page 224 of 379



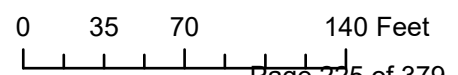
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

FEMA Flood Zones
 City of St. Augustine
 1006 Pantano Dr.

Legend

- Flood Zone
- AE
- SJCParcels

Scale: 1:1,000



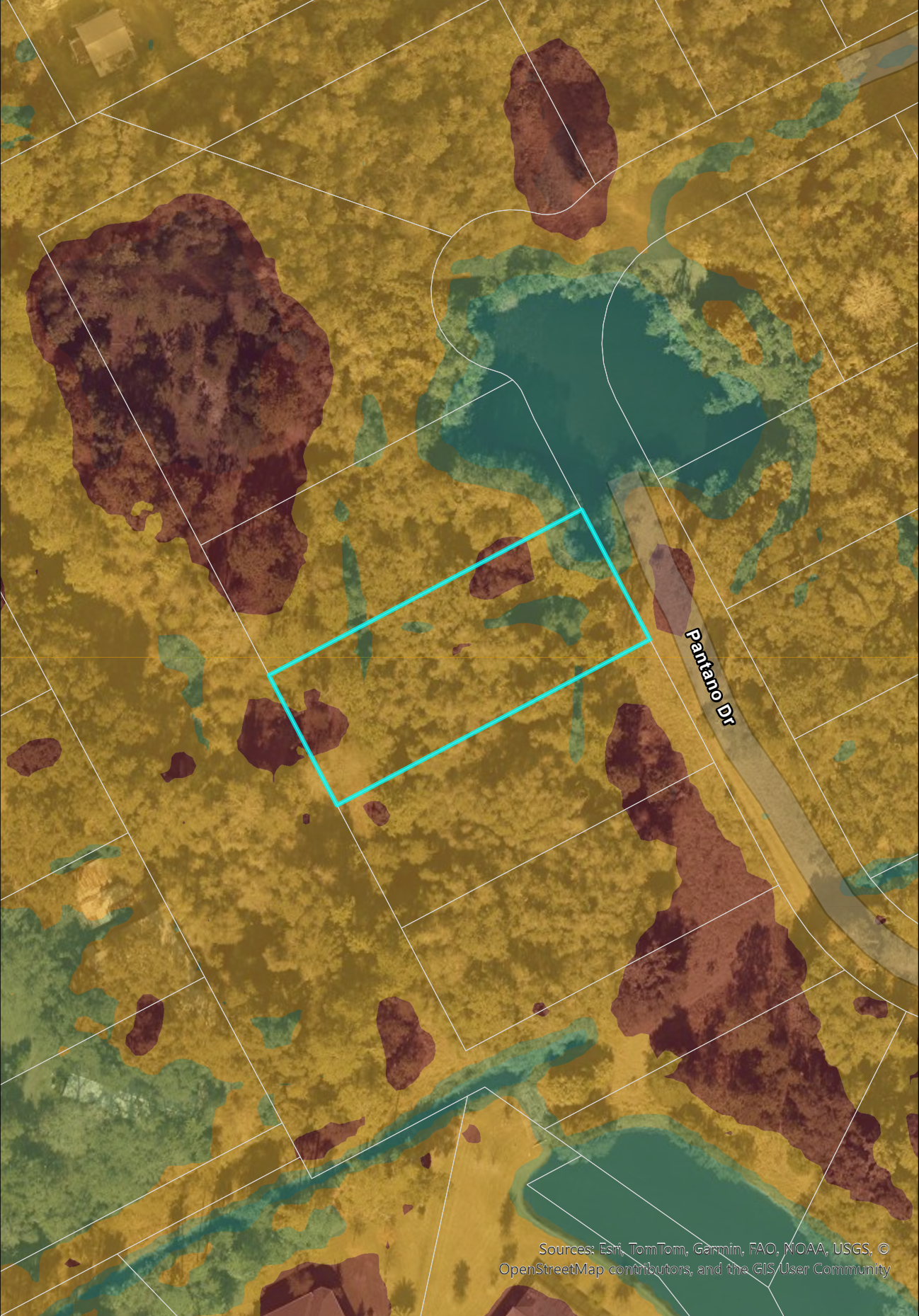
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SJCParcels

DEM2018

Value

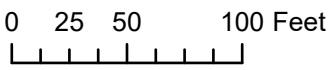
- 23.451 to 0
- 0 to 2
- 2 to 4
- 4 to 6
- 6 to 8
- 8 to 10
- 10 to 15
- 15 to 25
- 25 to 50
- 50 to 155



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Digital Elevation Model DEM 2018
City of St. Augustine
1006 Pantano Dr.
Source: 2018 FDEM LiDAR Project



Scale: 1:1,000

Attachment 2: Application



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

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: _____ Contact Number: _____

Business (if applicable): _____

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

E-Mail Address: _____

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

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: _____

5. SPECIFIC PROPOSED USE: _____

6. ACTION REQUESTED:

Conservation Zone Development Appeal of Staff Determination

Exception Land Use Plan Amendment

Variance Rezoning

Other: _____

7. DESCRIPTION OF ACTION REQUESTED: _____

8. JUSTIFICATION FOR ACTION REQUESTED: _____

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

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

- (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.

	1-6-26
Signature of Applicant	Date
	1/7/26
Signature of Property Owner	Date



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

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

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

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

Print name of applicant

A handwritten signature in black ink that reads "R. A. Coats".

Signature of applicant

Date



Owner's Authorization For Agent

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

BY: [Signature]
Signature of Owner
Nathan Beidle
Print Name of Owner
904-217-3252
Telephone Number

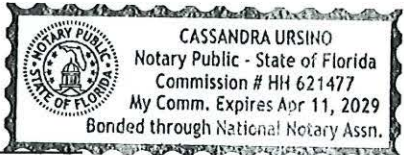
State of Florida
County of St. Johns

Signed and sworn before me on this 7 day of January, 2026
By Nate Beidle

Identification verified:
Oath sworn: Yes No

Notary Signature: [Signature]

My Commission expires: 4/11/29



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Lot 95 - 1006 PANTANO DR

Project Address: _____

RYAN CARTER

Applicant's Name: _____ Applicant's Signature: 

Toll Southeast Lp Company Inc

Owner's Name: _____ Owner's Signature: 

**Attachment 3:
St. Johns County
Property Appraiser
Report**

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Parcel ID 0734330950
 Location Address 1006 PANTANO DR
 SAINT AUGUSTINE 32095-0000
 Neighborhood Madeira at St Augustine Phase 3 (2200.96)
 Tax Description* 129/24-31 MADEIRA AT ST AUGUSTINE PHASE 3 LOT 95
 OR6168/875
 *The Description above is not to be used on legal documents.
 Property Use Vacant Residential Platted Undeveloped (0011)
 Code
 Subdivision MADEIRA AT ST AUGUSTINE PHASE 3
 Sec/Twp/Rng 54-6-29
 District Madeira Community Development District City (District 457)
 Millage Rate 19.5552
 Acreage 0.450
 Homestead N

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

Owner Information

Owner Name [Toll Southeast Lp Company Inc](#) 100%
 Mailing Address 40 EVEREST LN
 SAINT JOHNS, FL 32259-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$5,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$5,000.00
Total Deferred	\$0.00
Assessed Value	\$5,000.00
Total Exemptions	
Taxable Value	\$5,000.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$0	\$5,000	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential Platted Undeveloped	0	0	1	UT	\$5,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/17/2025	6/12/2025	\$7,545,000.00	WARRANTY DEED	6168	875	Q	V	PONCE ASSOCIATES LLC	TOLL SOUTHEAST LP COMPANY INC

No data available for the following modules: 2025 TRIM Notice, 2024 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [| GDPR Privacy Notice](#)
 Last Data Upload: 1/14/2026, 3:45:19 AM


[Contact Us](#)

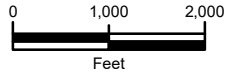


Attachment 4:
Supplemental Information

APPLICATION GRAPHICS

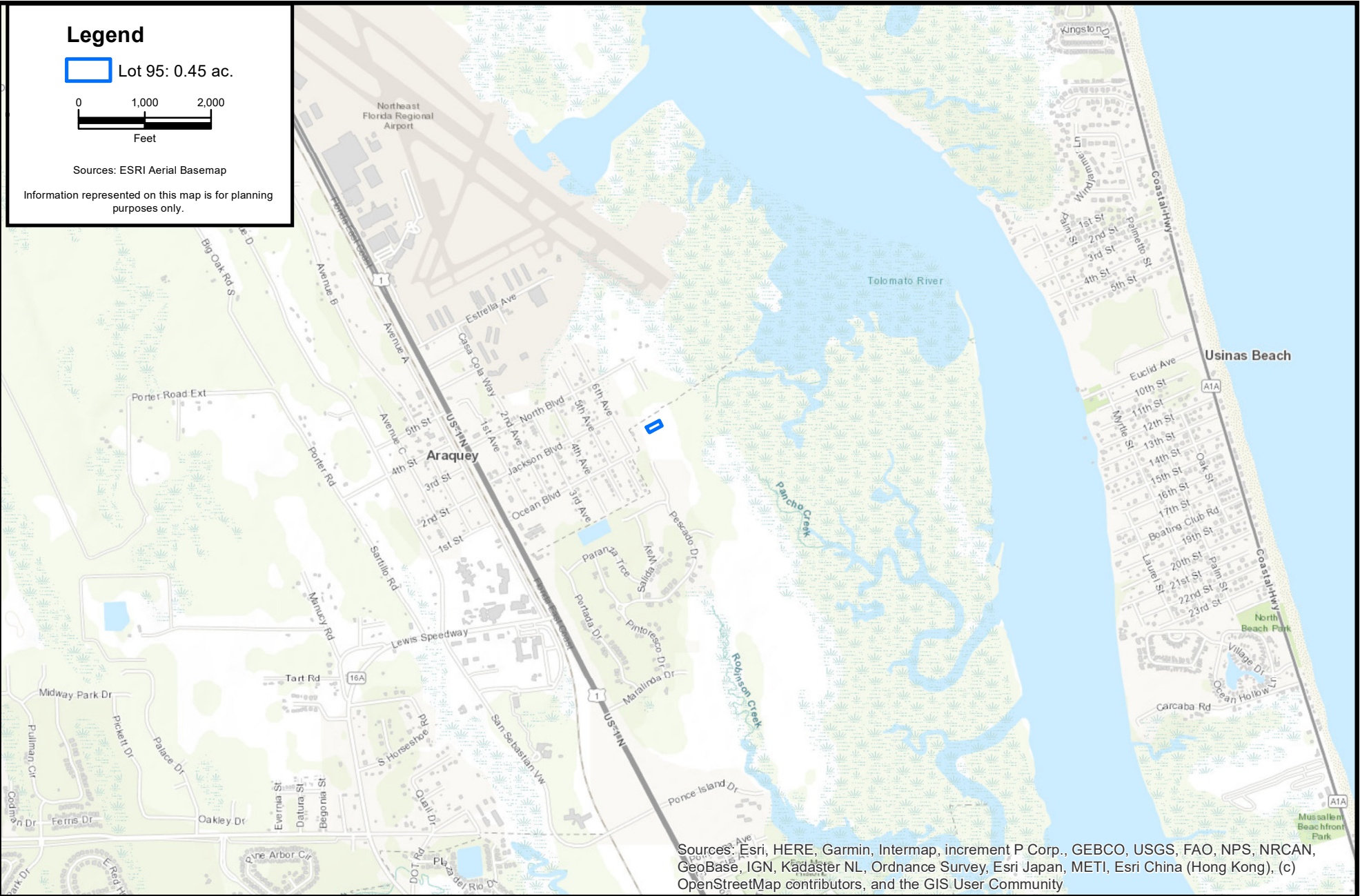
Legend

 Lot 95: 0.45 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

Lot 95 - Estuary Maderia

St. Augustine, FL

Date: Dec 15 2025


Project: 5.24637

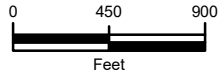
Figure:

1



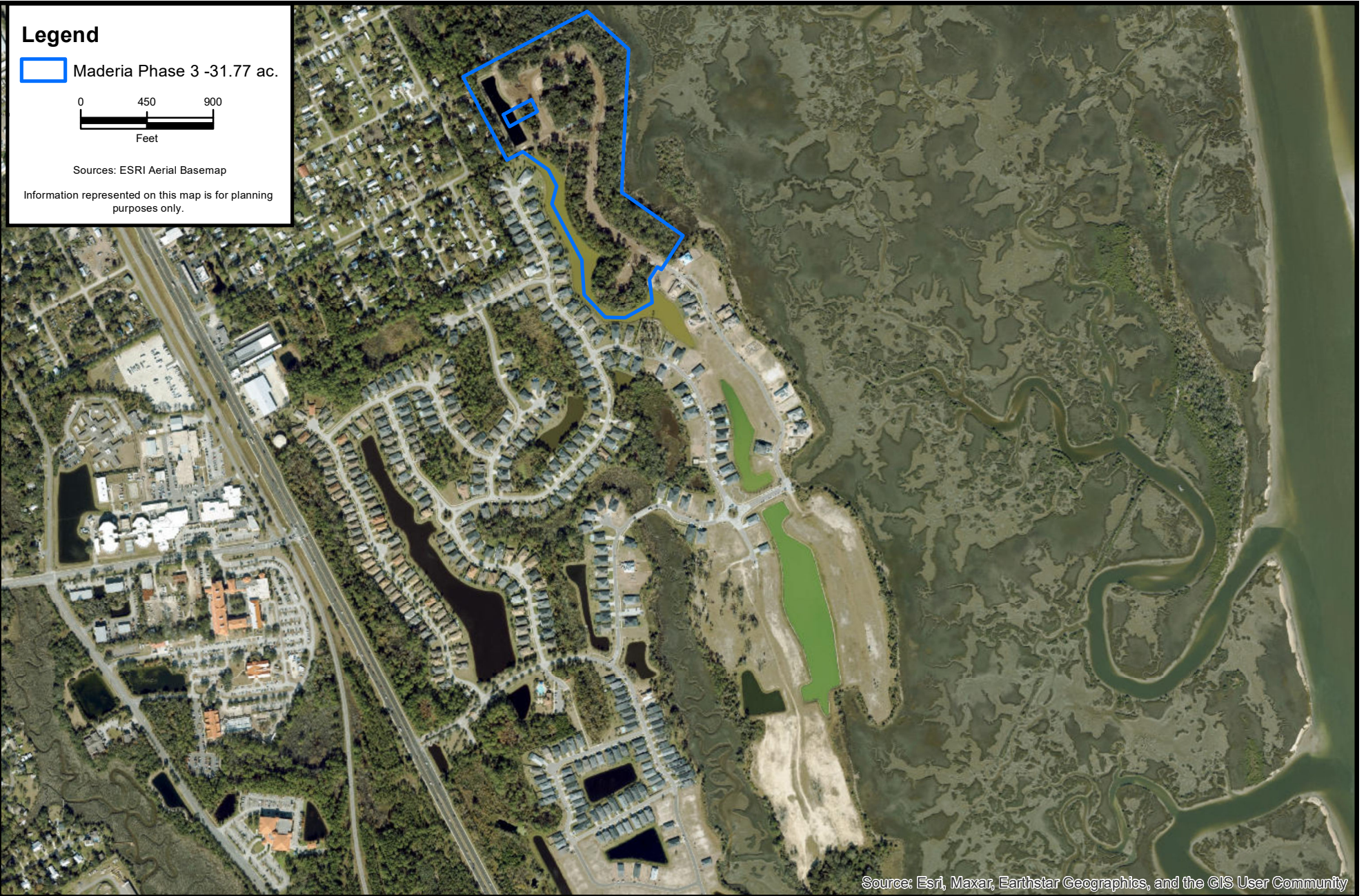
Legend

 Maderia Phase 3 -31.77 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Madeira Overview

Lot 95 - Estuary Maderia

St. Augustine, FL



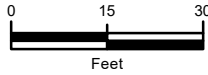
Project: 5.24637

Date: Dec 15 2025

Figure: 2

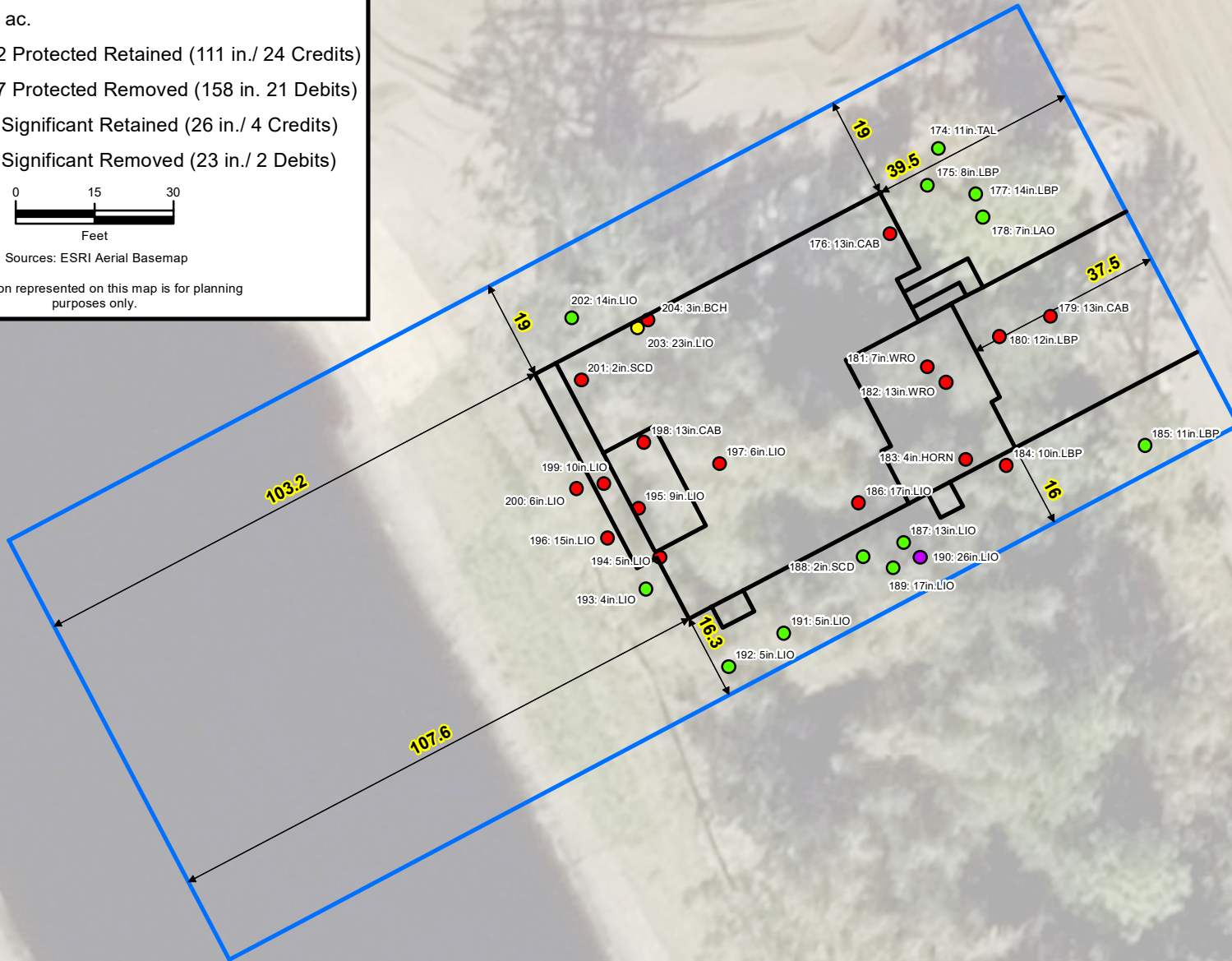
Legend

- Lot 95: 0.45 ac.
- Proposed 12 Protected Retained (111 in./ 24 Credits)
- Proposed 17 Protected Removed (158 in. 21 Debits)
- Proposed 1 Significant Retained (26 in./ 4 Credits)
- Proposed 1 Significant Removed (23 in./ 2 Debits)



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Proposed Tree Removal
Lot 95 - Estuary Maderia

Project: 5.24637

St. Augustine, FL

Date: Dec 16 2025

Figure:

5



TREE SURVEY METHODOLOGY



42 Masters Drive, St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

December 3, 2025

Carter Environmental Services (CES) Arborist Tree Inventory Practices

CES performed a comprehensive tree inventory in conjunction with the City of St. Augustine Land Development Code. Trees are identified using a dichotomous key to specify exact species botanical and common name. Trees are then measured for DBH (Diameter at Breast Height) at the standard 4.5 feet above natural grade. Each tree is given a unique tree identification number and located with a sub-meter accurate GPS unit. Once all the data is collected, we compiled it in GIS (Geographic Information Systems) and provide a georeferenced pdf map overlaying current color aerial imagery. An excel spreadsheet is also provided giving the tree identification number, DBH, common name, and latitude and longitude coordinates for each tree inventoried. Then a licensed land surveyor located the trees.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Walls".

Chris Walls
ISA Certified Arborist® FL-9985A



TREE CREDITS & DEBITS

ID	Species	Common Name	DBH	CREDITS	Lot	Significant
174	TAL	CHINESE TALLOW	11	2	95	
175	LBP	LOBLOLLY PINE	8	2	95	
177	LBP	LOBLOLLY PINE	14	3	95	
178	LAO	LAUREL OAK	7	2	95	
185	LBP	LOBLOLLY PINE	11	2	95	
187	LIO	LIVE OAK	13	3	95	
188	SCD	SOUTHERN CEDAR	2	1	95	
189	LIO	LIVE OAK	17	3	95	
190	LIO	LIVE OAK	26	4	95	YES
191	LIO	LIVE OAK	5	1	95	
192	LIO	LIVE OAK	5	1	95	
193	LIO	LIVE OAK	4	1	95	
202	LIO	LIVE OAK	14	3	95	
13			137	28		

ID	Species	Common Name	DBH	DEBITS	Lot	Significant
176	CAB	CABBAGE PALM	13	2.5	95	
179	CAB	CABBAGE PALM	13	2.5	95	
180	LBP	LOBLOLLY PINE	12	1.5	95	
181	WRO	WATER OAK	7	1	95	
182	WRO	WATER OAK	13	1.5	95	
183	HORN	AMERICAN HORNBEAM	4	0.5	95	
184	LBP	LOBLOLLY PINE	10	1	95	
186	LIO	LIVE OAK	17	1.5	95	
194	LIO	LIVE OAK	5	0.5	95	
195	LIO	LIVE OAK	9	1	95	
196	LIO	LIVE OAK	15	1.5	95	
197	LIO	LIVE OAK	6	0.5	95	
198	CAB	CABBAGE PALM	13	2.5	95	
199	LIO	LIVE OAK	10	1	95	
200	LIO	LIVE OAK	6	0.5	95	
201	SCD	SOUTHERN CEDAR	2	1	95	
203	LIO	LIVE OAK	23	2	95	YES
204	BCH	BLACK CHERRY	3	0.5	95	
18			181	23		

	TREE COUNT	DBH	CREDITS/DEBITS	SIGNIFICANT
RETAIN	13	137	28	1
REMOVE	18	181	23	1
NET	-5	-44	5	0

SIGNED & SEALED TREE SURVEY



Planning and Zoning Board

Planning Division Staff Report
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 3, 2026	8.c.	PZB2026-0004
Request	Address	Parcel ID
Conservation Overlay Zone Development	1033 Pantano Drive	073433-1170

Site & Background Information

Applicant: Ryan Carter
 c/o Carter Environmental Services

Owners: Toll Southeast LP Company Inc.

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

**Future Land Use
 Designation:** Residential Medium Density/Mixed Use

Zoning Designation: Planned Unit Development: PUD
 (Ordinance No. 2001-12 & Ordinance No. 2015-34)

Acreage: .42

Neighborhood: N/A

Archaeological Zone: N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) for significant tree and significant tree canopy removal within [COZ 3](#) for the construction of a single-family home at 1033 Pantano Dr.

Ordinance No. 2015-34, an ordinance modifying Ordinance 2001-12, the Ponce de Leon Resort and Convention Center PUD, creating the Madeira Planned Unit Development (PUD), includes Exhibit “A” which is a list of modifications that were agreed to by the developer. Relevant modifications are included below.

19. The side setbacks on lots over 85 feet wide will be increased from 7.5 to 10 feet with flexibility to allow the setback to be reduced to 5 feet in order to save existing trees provided adjacent lot setback is increased to 15 feet to maintain a 20-foot combined setback.
20. Every lot will have a minimum of one tree for every ten feet of road frontage.
30. Development covenants shall require "stem wall construction" for all construction in forested areas consisting of hardwoods within the northeast corner of the property and the lots adjacent to Robinson Creek.
32. Lots will not be cleared as part of the development of infrastructure. Lots will be cleared by residential builders in compliance with the City's tree ordinance.
38. Expand the 25-foot buffer along the ICW marsh where there is sufficient depth on a lot to allow for increasing the buffer without compromising the ability to place a home on the lot which meets prescribed set back requirements while maximizing tree preservation. In any event the overall average of the entire length of the ICW buffer shall not be less than 35 feet.
39. Language will be inserted into the Covenants and Restrictions to be recorded for the project, which will protect this buffer and prohibit its disturbance or elimination

The Planning and Zoning Board (PZB) is tasked with reviewing this application and its requests for tree removal and ensure that it complies with the City of St. Augustine’s ordinances related to trees and landscaping.

Consistency with the City of St. Augustine Comprehensive Plan 2040

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
<p>Policy 8.1.5</p> <p>Continue to value the existing tree canopy and promote healthy urban forestry practices.</p>	<p>The Board is tasked with the evaluation of this request and its compliance with the city’s policy to continue valuing the existing tree canopy.</p>
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	

<p>Objective 2.6</p> <p>The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.</p>	<p>The Board is authorized, by city ordinances, to impose limitations on the nature and manner of construction to ensure that this proposal is consistent with the city’s objectives to improve air quality, community health, quality of life, aesthetics, and energy conservation by preserving the urban forest.</p>
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

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

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh to Maximum dbh
<i>Fraxinus spp.</i>	ash	18
<i>Betula nigra</i>	birch, river	24
<i>Punus serotina</i>	black cherry	18
<i>Nyssa sylvatica</i>	blackgum, black tupelo	18
<i>Catalpa binoniodes</i>	catalpa	18
<i>Prunus caroliniana</i>	cherry laurel	10
<i>Lagerstroemia indica</i>	crape myrtle - single trunk	10
<i>Taxodium distichum</i>	cypress, bald (pond cypress)	10
<i>Ulmus parvifolia</i>	elm, drake	10
<i>Ulmus alata</i>	elm, winged	10
<i>Ulmus Americana</i>	elm, American	18
<i>Chionanthus virginicus</i>	fringetree	10
<i>Carya tomentosa</i>	hickory, mockernut	18

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

Significant tree canopy areas are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species. [[LINK TO CODE SECTION](#)]

Section 11-29(c)

Based on **Sec. 11-29(c)** of the City's Code, applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.

- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

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

Section 11-29 (d)

In addition, based on **Sec. 11-29(d)** of the City’s Code, permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. **The PZB is authorized to impose limitations on the nature and manner of construction** and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

The city PZB shall consider and base all decisions on the following considerations. Staff analysis is in **BOLD** text. [\[LINK TO CODE SECTION\]](#)

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

The condition of trees with respect to disease, insect attack, and danger of falling is unknown as an arborist report has not been provided by the applicant.

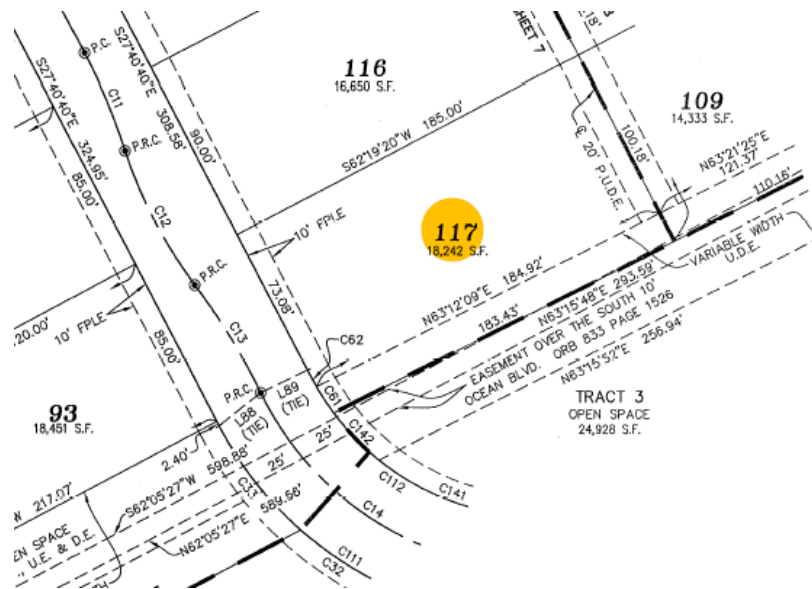
- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

The trees removed are within the footprint of the house or driveway.

- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

The lot could drain to street or to the drainage easement at the rear of the property. Lot 117 is platted with a ten-foot P.U.D.E (Private Unobstructed Drainage Easement) in the rear and a

variable width U.D.E. (Unobstructed Drainage Easement) along the southern property line. The tree mitigation plan does not depict the location of the easement. It is unclear if any of the retained trees are within the easement and could be subject to removal during routine maintenance.



- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

Much of the Madeira community has been clear cut due to the remediation efforts to remove arsenic contamination. The importance of keeping the trees within the areas that were not part of remediation efforts is heightened to maintain existing vegetation and to decrease overall impacts of large-scale tree removal.

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

Lot 117 has nine significant trees on site. Six significant trees will be retained, and three significant trees will be removed and are highlighted below.

Significant Trees Lot 95

1. Tree # 149 – 26 DBH Live Oak (LIO)
2. Tree # 150 - 13 DBH Cedar (CED)
3. Tree # 173 - 31 DBH Live Oak (LIO)
4. Tree # 145 – 49 DBH Live Oak (LIO)
5. Tree # 142 – 28 DBH Live Oak (LIO)
6. Tree # 141- 25 DBH Live Oak (LIO)
7. Tree # 157 - 8 DBH Cedar (CED) (removed)
8. Tree # 155 - 24 DBH Live Oak (LIO) (removed)
9. Tree # 151 - 19 DBH Live Oak (LIO) (removed)

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

Madeira Phase three is south of the Northeast Florida Regional Airport. Retaining trees will help mitigate noise pollution from the airport.

- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The house placement appears to be strategic to preserve significant trees. Staff notes the PUD does allow lots over 85 feet wide to decrease the side setback from 7.5 to five feet if the combined side setbacks total twenty feet. This lot is approximately 97 feet wide and eligible for a flexible side yard setback to retain trees. However, the variable width U.D.E. (Unobstructed Drainage Easement) along the southern property line would limit the ability to reduce the side setback along the southern property line.

Sec. 11-28. – Issuance of building permits.

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

Sec. 25-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows 23 deficits for tree removal and 50 credits for trees retained or relocated. The applicant has a positive number of tree credits which is consistent with the requirements of Chapter 25.

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This application includes requests to remove significant trees and tree canopy for the property at 1033 Pantano Drive / PID 073433-1170.

Because the application is incomplete Staff recommends Continuation for additional information or reconsideration or Denial of the application.

The applicant should provide the following information:

- **The tree mitigation plan should include all easements including utility, drainage, and conservation easements so that the Board can accurately determine if the structure can be moved to save trees.**
- **An arborist report so that the Board can assess the health and condition of the trees to make accurate determination on the value of retaining (Sec. 11-29 (d)(1)a).**

Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

**Attachment 1:
Site Maps
and Photos**

1033 Pantano Dr.



12/13/2025



Zoning Map

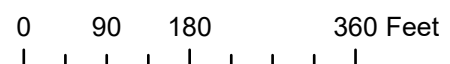
City of St. Augustine

1033 Pantano Dr.

Legend

- Open Land (OL)
- Planned Unit Development (PUD)

Scale: 1:2,500





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Future Land Use

City of St. Augustine
1033 Pantano Dr.

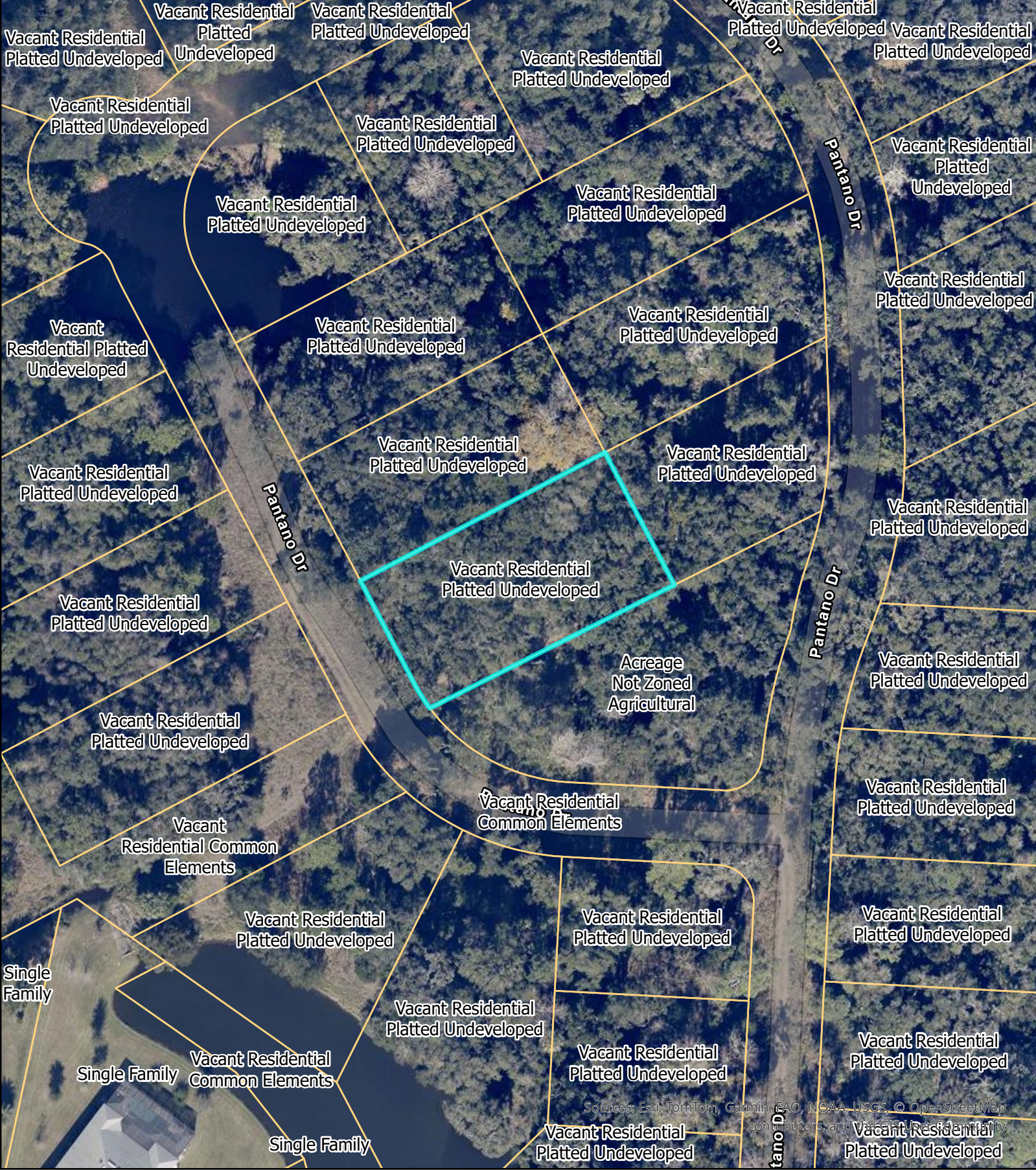
Legend

- Open Land
- Residential Medium Density / Mixed Use

Scale: 1:2,500



0 85 170 340 Feet



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

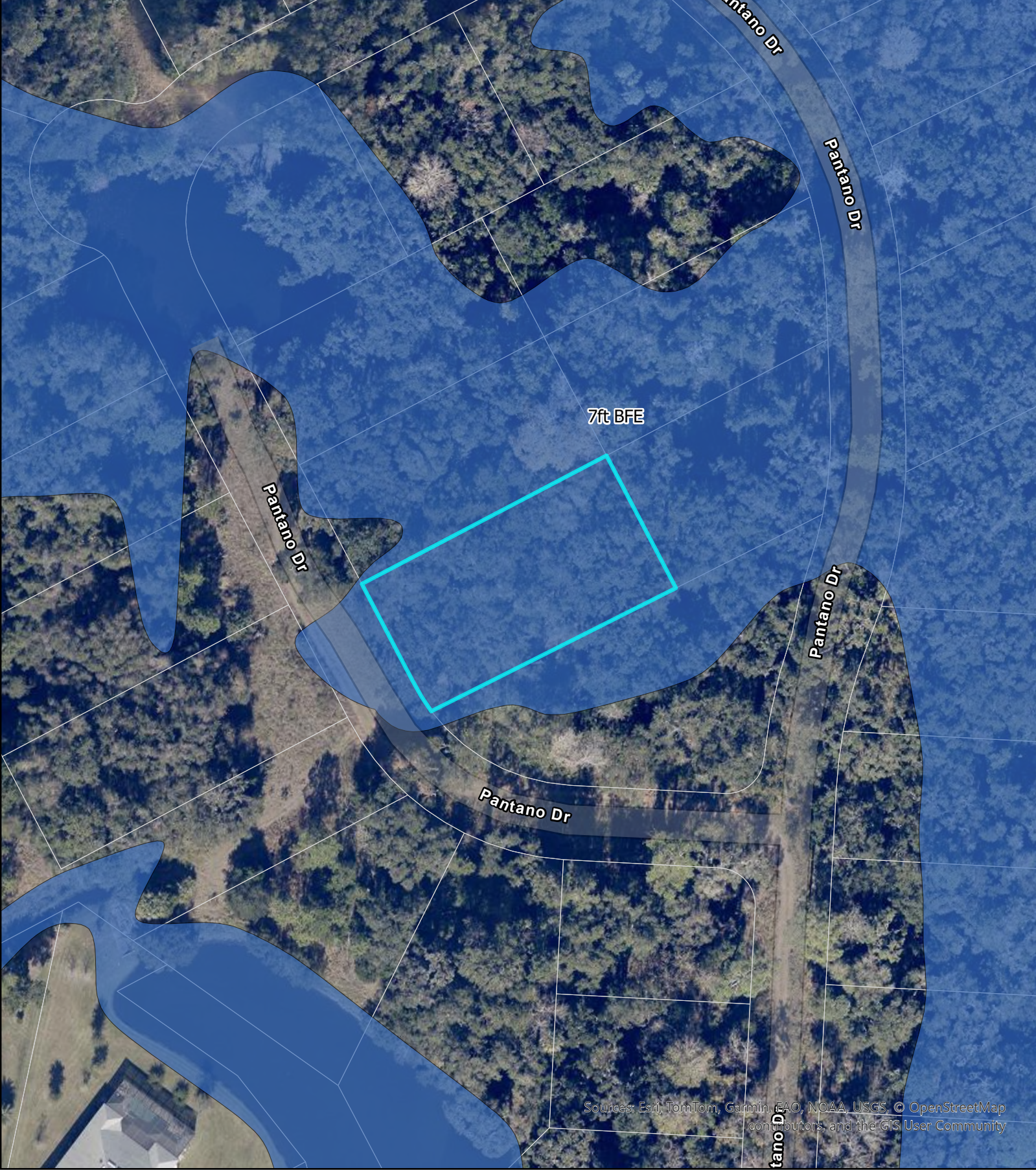
St Johns County Property Appraiser
Use Classification
City of St. Augustine
 1033 Pantano Dr.

Legend
 [Yellow Outline] ParcelInfo

Scale: 1:1,000

0 30 60 120 Feet

Page 266 of 379



FEMA Flood Zones

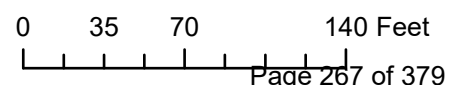
City of St. Augustine

1033 Pantano Dr.

Legend

- Flood Zone
- AE
 - SJCParcels

Scale: 1:1,000



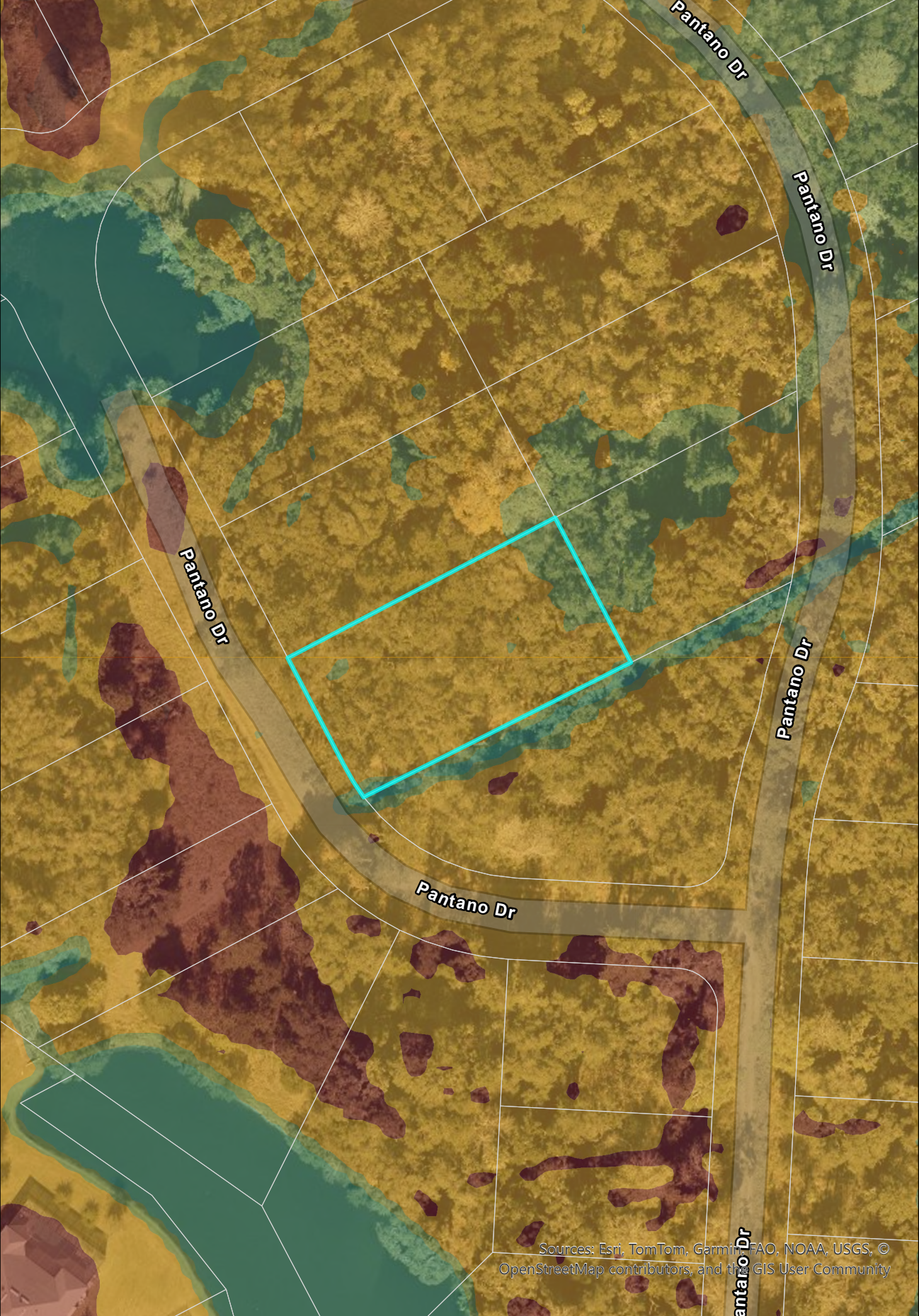
Legend

SJCParcels

DEM2018

Value

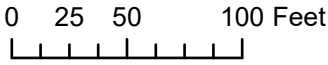
- 23.451 to 0
- 0 to 2
- 2 to 4
- 4 to 6
- 6 to 8
- 8 to 10
- 10 to 15
- 15 to 25
- 25 to 50
- 50 to 155



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Digital Elevation Model DEM 2018
City of St. Augustine
1033Pantano Dr.
Source: 2018 FDEM LiDAR Project



Scale: 1:1,000

Attachment 2: Application



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

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: _____ Contact Number: _____

Business (if applicable): _____

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

E-Mail Address: _____

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

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: _____

5. SPECIFIC PROPOSED USE: _____

6. ACTION REQUESTED:

Conservation Zone Development Appeal of Staff Determination

Exception Land Use Plan Amendment

Variance Rezoning

Other: _____

7. DESCRIPTION OF ACTION REQUESTED: _____

8. JUSTIFICATION FOR ACTION REQUESTED: _____

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

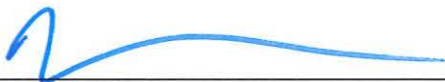
IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided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



1-7-26

Signature of Applicant

Date



1/7/26

Signature of Property Owner

Date



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

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

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

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

Print name of applicant

A handwritten signature in black ink that reads "R. A. Coats".

Signature of applicant

Date



Owner's Authorization For Agent

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

BY: [Signature]
Signature of Owner
Nathan Beidle
Print Name of Owner
904-217-3252
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 7 day of January, 2026

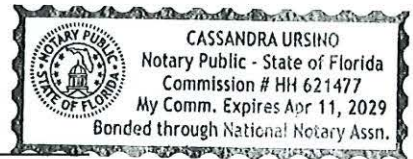
By Nate Beidle

Identification verified:

Oath sworn: Yes No

Notary Signature: [Signature]

My Commission expires: 4/11/29



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Lot 117 - 1033 Pantano Dr

Project Address: _____

RYAN CARTER

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

TOLL SOUTHEAST LP COMPANY INC

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

**Attachment 3:
St. Johns County
Property Appraiser
Report**

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Parcel ID	0734331170	
Location Address	1033 PANTANO DR SAINT AUGUSTINE 32095-0000	No Image Available
Neighborhood	Madeira at St Augustine Phase 3 (2200.96)	
Tax Description*	129/24-31 MADEIRA AT ST AUGUSTINE PHASE 3 LOT 117 OR6168/875 <i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Vacant Residential Platted Undeveloped (0011)	
Subdivision	MADEIRA AT ST AUGUSTINE PHASE 3	
Sec/Twp/Rng	54-6-29	
District	Madeira Community Development District City (District 457)	
Millage Rate	19.5552	
Acreage	0.420	
Homestead	N	

Owner Information

Owner Name [Toll Southeast Lp Company Inc](#) 100%
 Mailing Address 40 EVEREST LN
 SAINT JOHNS, FL 32259-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$5,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$5,000.00
Total Deferred	\$0.00
Assessed Value	\$5,000.00
Total Exemptions	
Taxable Value	\$5,000.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$0	\$5,000	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential Platted Undeveloped	0	0	1	UT	\$5,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/17/2025	6/12/2025	\$7,545,000.00	WARRANTY DEED	6168	875	Q	V	PONCE ASSOCIATES LLC	TOLL SOUTHEAST LP COMPANY INC

No data available for the following modules: 2025 TRIM Notice, 2024 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [| GDPR Privacy Notice](#)
 Last Data Upload: 1/14/2026, 3:45:19 AM


[Contact Us](#)

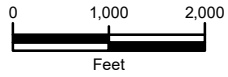


Attachment 4:
Supplemental Information

APPLICATION GRAPHICS

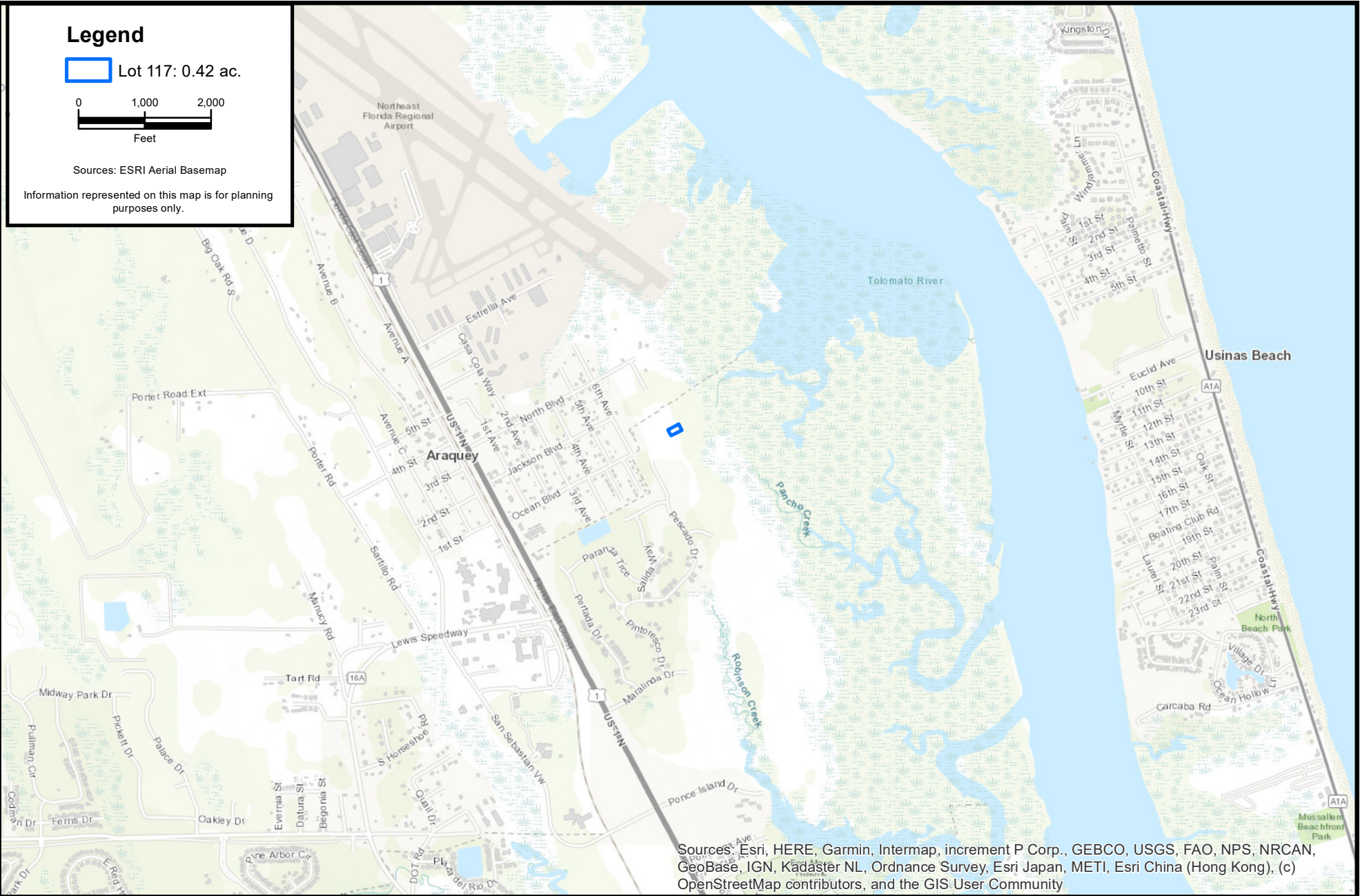
Legend

 Lot 117: 0.42 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

F:\CES Projects\Project Files\Active\Project Files\2024\5.24637 Toll Bro Estuary Maderia\GIS\MXD\30scaleFeb2026 PZB App\01_Topo_12-15-25.mxd

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

Lot 117 - Estuary Maderia

Project: 5.24637

St. Augustine, FL


Date: Dec 15 2025

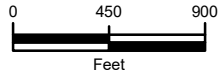
Figure:

1



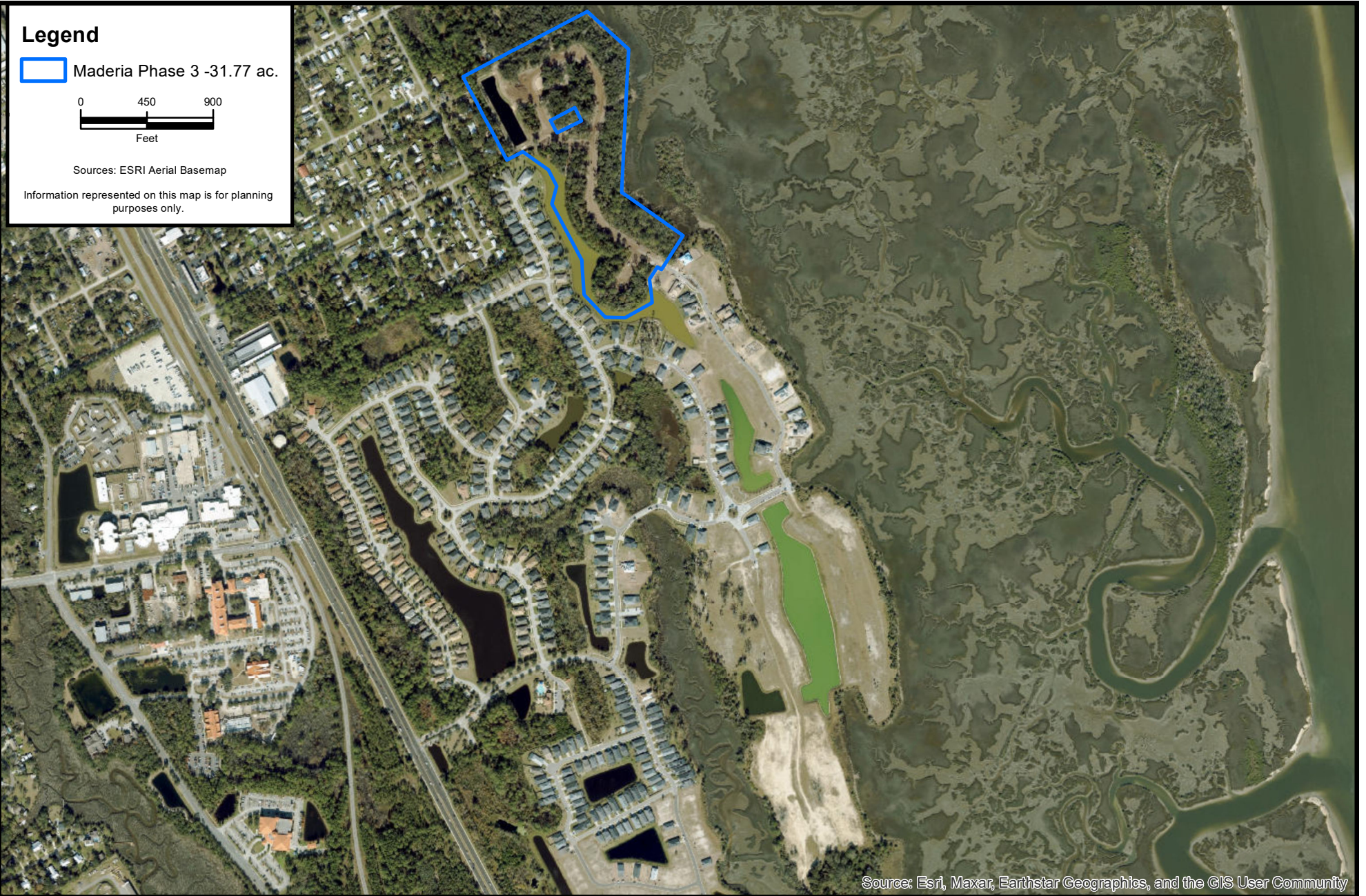
Legend

 Maderia Phase 3 -31.77 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

F:\CES Projects\Project Files\Active\Project Files\2024\5.24637 Toll Bro Estuary Maderia\GIS\WXD\30scale\Feb2026 PZB App\02_Aerial_12-15-25.mxd

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Madeira Overview

Lot 117- Estuary Maderia

St. Augustine, FL



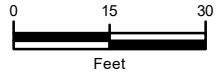
Project: 5.24637

Date: Dec 15 2025

Figure: 2

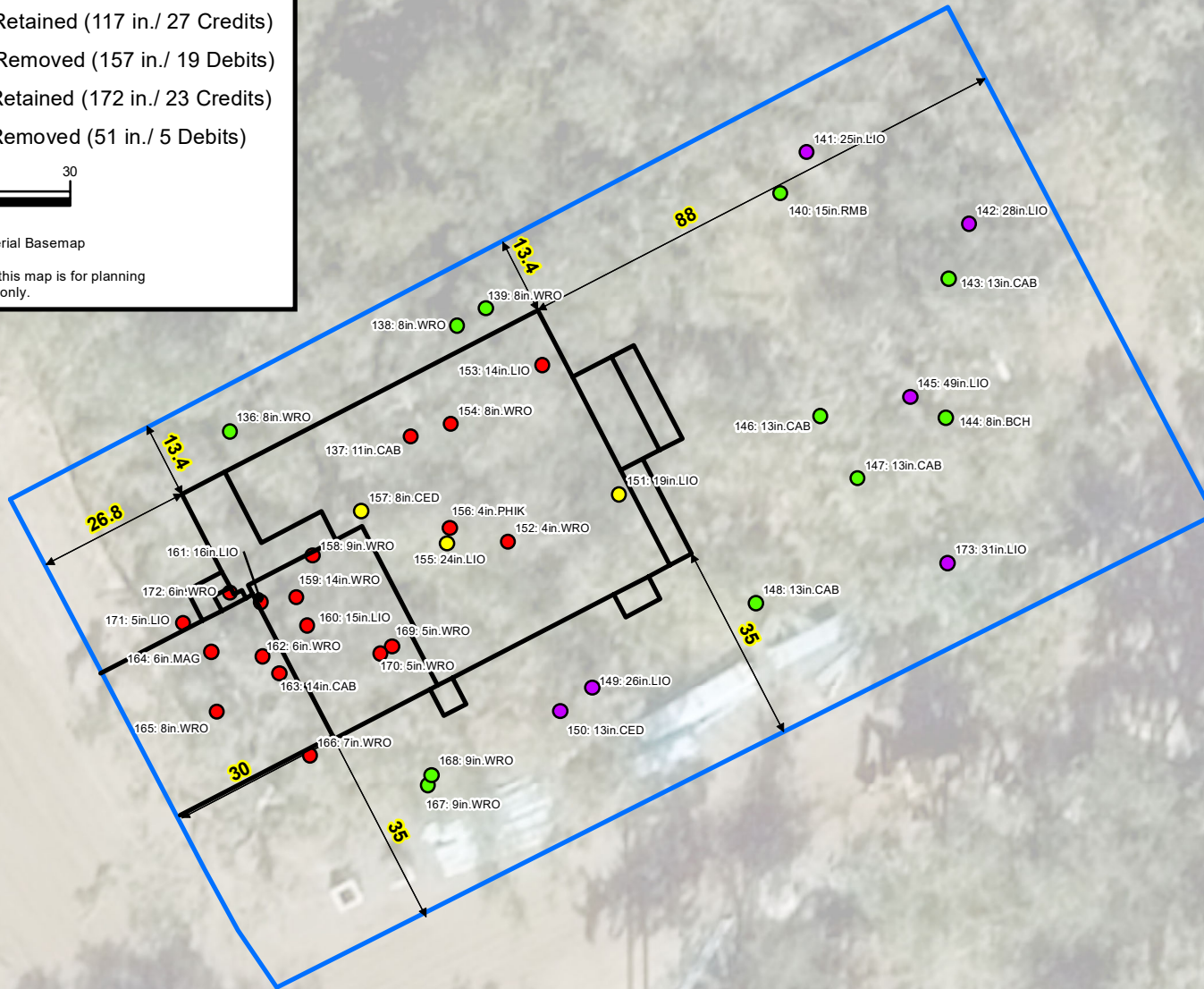
Legend

- Lot 117: 0.42 ac.
- Proposed 11 Protected Retained (117 in./ 27 Credits)
- Proposed 18 Protected Removed (157 in./ 19 Debits)
- Proposed 6 Significant Retained (172 in./ 23 Credits)
- Proposed 3 Significant Removed (51 in./ 5 Debits)



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Proposed Tree Removal
Lot 117 - Estuary Maderia

Project: 5.24637

St. Augustine, FL

Date: Dec 16 2025

Figure:

6



TREE SURVEY METHODOLOGY



42 Masters Drive, St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

December 3, 2025

Carter Environmental Services (CES) Arborist Tree Inventory Practices

CES performed a comprehensive tree inventory in conjunction with the City of St. Augustine Land Development Code. Trees are identified using a dichotomous key to specify exact species botanical and common name. Trees are then measured for DBH (Diameter at Breast Height) at the standard 4.5 feet above natural grade. Each tree is given a unique tree identification number and located with a sub-meter accurate GPS unit. Once all the data is collected, we compiled it in GIS (Geographic Information Systems) and provide a georeferenced pdf map overlaying current color aerial imagery. An excel spreadsheet is also provided giving the tree identification number, DBH, common name, and latitude and longitude coordinates for each tree inventoried. Then a licensed land surveyor located the trees.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Walls".

Chris Walls
ISA Certified Arborist® FL-9985A



TREE CREDITS & DEBITS

ID	Species	Common Name	DBH	CREDITS	Lot	Significant
136	WRO	WATER OAK	8	2	117	
138	WRO	WATER OAK	8	2	117	
139	WRO	WATER OAK	8	2	117	
140	RMB	RED MULBERRY	15	3	117	
141	LIO	LIVE OAK	25	4	117	YES
142	LIO	LIVE OAK	28	4	117	YES
143	CAB	CABBAGE PALM	13	3	117	
144	BCH	BLACK CHERRY	8	2	117	
145	LIO	LIVE OAK	49	4	117	YES
146	CAB	CABBAGE PALM	13	3	117	
147	CAB	CABBAGE PALM	13	3	117	
148	CAB	CABBAGE PALM	13	3	117	
149	LIO	LIVE OAK	26	4	117	YES
150	CED	CEDAR	13	3	117	YES
167	WRO	WATER OAK	9	2	117	
168	WRO	WATER OAK	9	2	117	
173	LIO	LIVE OAK	31	4	117	YES
17			289	50		

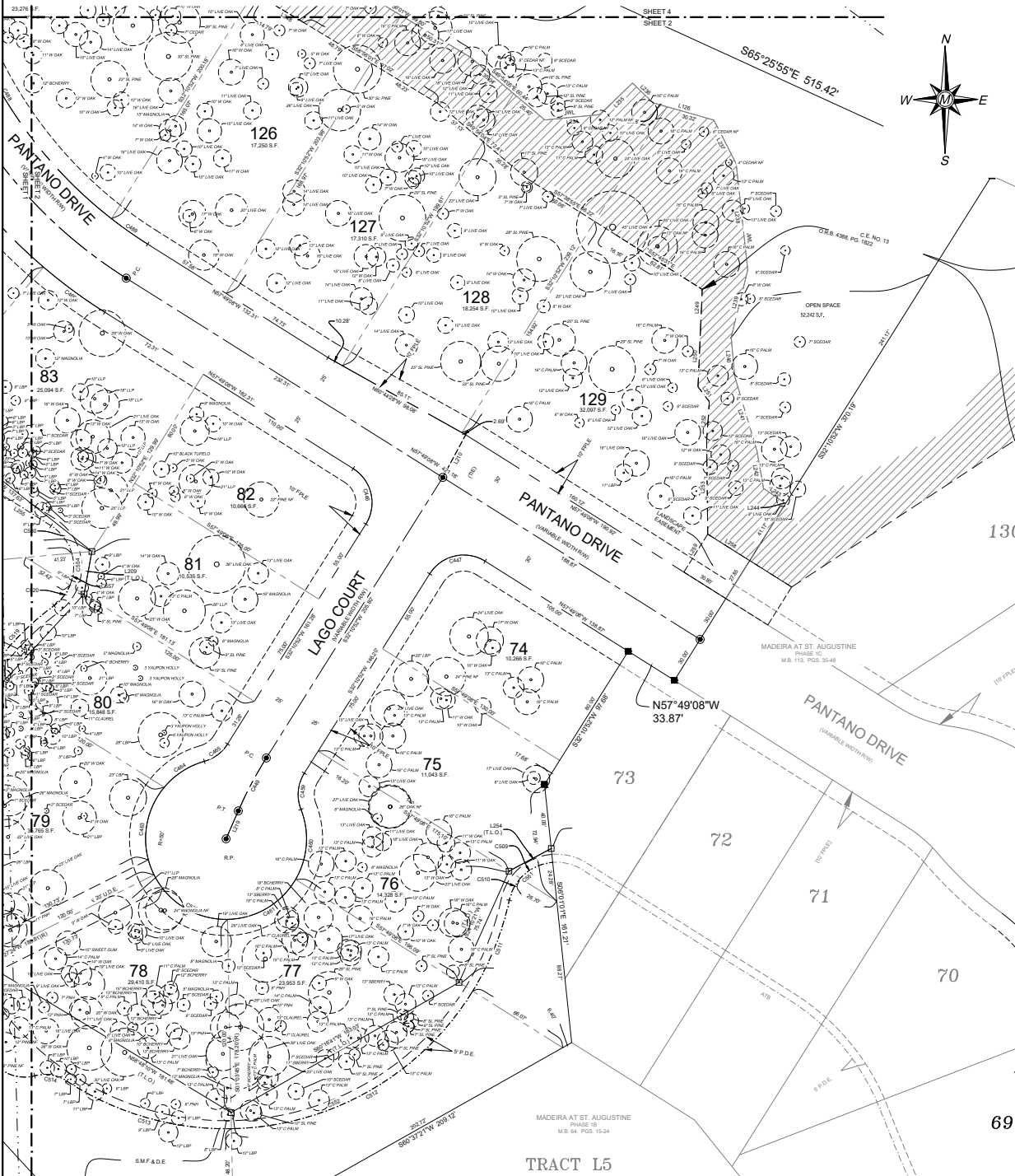
ID	Species	Common Name	DBH	DEBITS	Lot	Significant
137	CAB	CABBAGE PALM	11	2	117	
151	LIO	LIVE OAK	19	1.5	117	YES
152	WRO	WATER OAK	4	0.5	117	
153	LIO	LIVE OAK	14	1.5	117	
154	WRO	WATER OAK	8	1	117	
155	LIO	LIVE OAK	24	2	117	YES
156	PHIK	PIGNOT HICKORY	4	0.5	117	
157	CED	CEDAR	8	1	117	YES
158	WRO	WATER OAK	9	1	117	
159	WRO	WATER OAK	14	1.5	117	
160	LIO	LIVE OAK	15	1.5	117	
161	LIO	LIVE OAK	16	1.5	117	
162	WRO	WATER OAK	6	0.5	117	
163	CAB	CABBAGE PALM	14	2.5	117	
164	MAG	MAGNOLIA	6	0.5	117	
165	WRO	WATER OAK	8	1	117	
166	WRO	WATER OAK	7	1	117	
169	WRO	WATER OAK	5	0.5	117	
170	WRO	WATER OAK	5	0.5	117	
171	LIO	LIVE OAK	5	0.5	117	
172	WRO	WATER OAK	6	0.5	117	
21			208	23		

	TREE COUNT	DBH	CREDITS/DEBITS	SIGNIFICANT
RETAIN	17	289	50	6
REMOVE	21	208	23	3
NET	-4	81	27	3

SIGNED & SEALED TREE SURVEY

MAP SHOWING SURVEY OF

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1510, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 26, TOWNSHIP 8 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 8 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 8 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS THE UNRECORDED PRELIMINARY PLAT OF MADERA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.



ABBREVIATION LEGEND

LSP	LODGE POLE
SL	SOUTHERN SLIPPER
LD	LONGLEAF PINE
LP	LONGLEAF PALM
PL	PINE
PR	PROPYL
SM	SANDALWOOD
SC	SCHUBERT
SL	SLOAN
SP	SPICEWOOD
ST	STAGHORN
SW	SWAMP
TR	TRINIDAD
W	WAX
Y	YACON
Z	ZEPHYRUS
17\"/>	



SPECIAL PURPOSE SURVEY
ESTUARY MADERA TREE SURVEY
 SECTION 26, TOWNSHIP 8 SOUTH
 RANGE 29 EAST, ST. AUGUSTINE
 ST. JOHNS COUNTY, FLORIDA

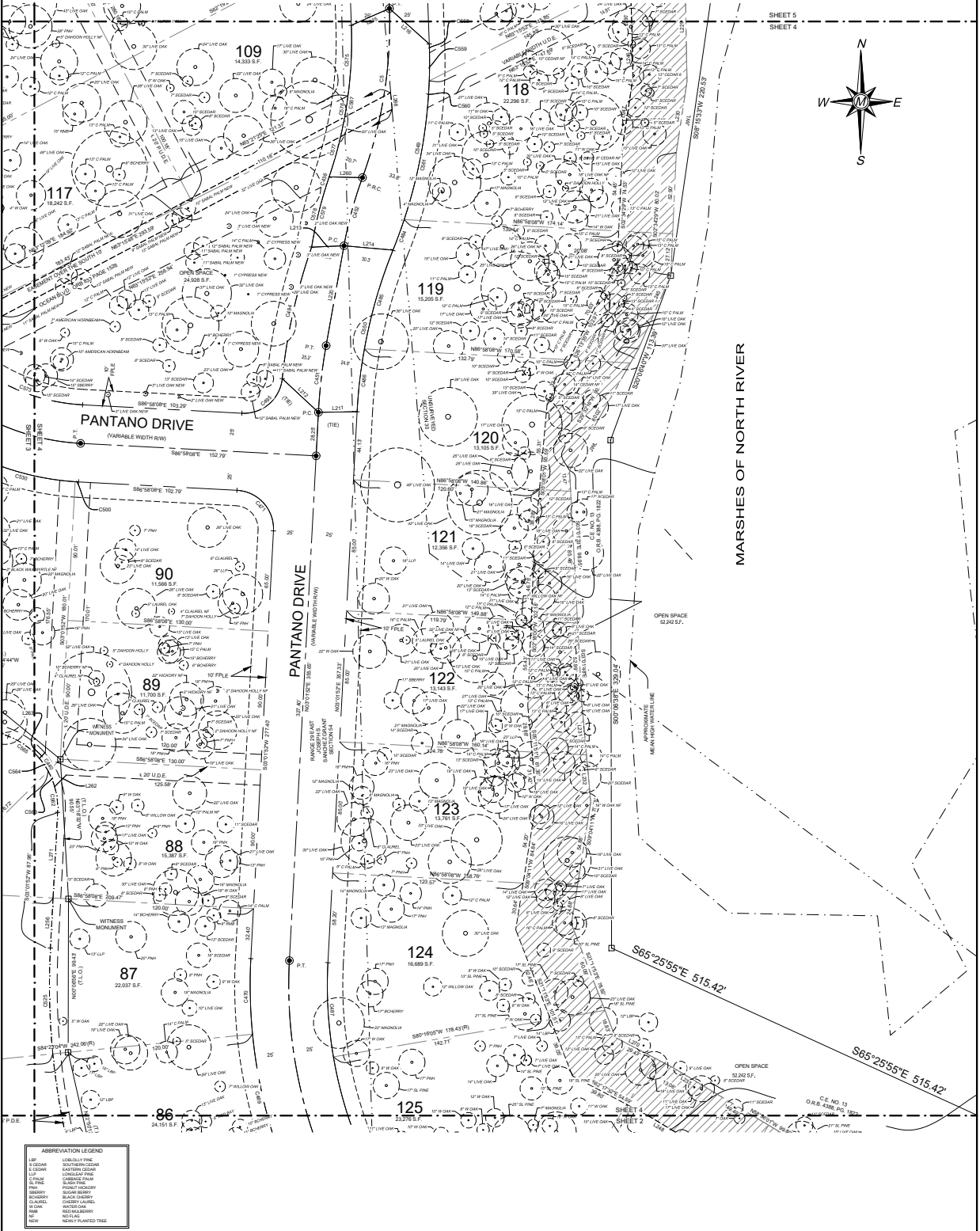
Matthews | DCCM
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGDC.COM

DATE	9/5/25	NO.	DATE	REVISIONS
SCALE	1"=30'			AS SHOWN
JOB NO.	25169			
DRAWN BY	TMJAH			
DWG NO.	1			



MAP SHOWING SURVEY OF

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 29 EAST, PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS THE UNRECORDED PRELIMINARY PLAT OF MADRERA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA



ABBREVIATION LEGEND

1" P	1" PINE
2" P	2" PINE
3" P	3" PINE
4" P	4" PINE
5" P	5" PINE
6" P	6" PINE
7" P	7" PINE
8" P	8" PINE
9" P	9" PINE
10" P	10" PINE
11" P	11" PINE
12" P	12" PINE
13" P	13" PINE
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96" P	96" PINE
97" P	97" PINE
98" P	98" PINE
99" P	99" PINE
100" P	100" PINE
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Planning and Zoning Board

Planning Division Staff Report
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 3, 2026	8.d.	PZB2026-0005
Request	Address	Parcel ID
Conservation Overlay Zone Development	784 Pantano Drive	073433-1240

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owners:	Toll Southeast LP Company Inc.
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Medium Density/Mixed Use
Zoning Designation:	Planned Unit Development: PUD (Ordinance No. 2001-12 & Ordinance No. 2015-34)
Acreage:	.38
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) for significant tree and significant tree canopy removal within [COZ 2 and 3](#) for the construction of a single-family home at 784 Pantano Dr.

Ordinance No. 2015-34, an ordinance modifying Ordinance 2001-12, the Ponce de Leon Resort and Convention Center PUD, creating the Madeira Planned Unit Development (PUD), includes Exhibit “A” which is a list of modifications that were agreed to by the developer. Relevant modifications are included below.

19. The side setbacks on lots over 85 feet wide will be increased from 7.5 to 10 feet with flexibility to allow the setback to be reduced to 5 feet in order to save existing trees provided adjacent lot setback is increased to 15 feet to maintain a 20-foot combined setback.
20. Every lot will have a minimum of one tree for every ten feet of road frontage.
30. Development covenants shall require "stem wall construction" for all construction in forested areas consisting of hardwoods within the northeast corner of the property and the lots adjacent to Robinson Creek.
32. Lots will not be cleared as part of the development of infrastructure. Lots will be cleared by residential builders in compliance with the City's tree ordinance.
38. Expand the 25-foot buffer along the ICW marsh where there is sufficient depth on a lot to allow for increasing the buffer without compromising the ability to place a home on the lot which meets prescribed set back requirements while maximizing tree preservation. In any event the overall average of the entire length of the ICW buffer shall not be less than 35 feet.
39. Language will be inserted into the Covenants and Restrictions to be recorded for the project, which will protect this buffer and prohibit its disturbance or elimination

The Planning and Zoning Board (PZB) is tasked with reviewing this application and its requests for tree removal and ensure that it complies with the City of St. Augustine’s ordinances related to trees and landscaping.

Consistency with the City of St. Augustine Comprehensive Plan 2040

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
<p>Policy 8.1.5</p> <p>Continue to value the existing tree canopy and promote healthy urban forestry practices.</p>	<p>The Board is tasked with the evaluation of this request and its compliance with the city’s policy to continue valuing the existing tree canopy.</p>
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	

<p>Objective 2.6</p> <p>The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.</p>	<p>The Board is authorized, by city ordinances, to impose limitations on the nature and manner of construction to ensure that this proposal is consistent with the city’s objectives to improve air quality, community health, quality of life, aesthetics, and energy conservation by preserving the urban forest.</p>
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

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

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh to Maximum dbh
<i>Fraxinus spp.</i>	ash	18
<i>Betula nigra</i>	birch, river	24
<i>Punus serotina</i>	black cherry	18
<i>Nyssa sylvatica</i>	blackgum, black tupelo	18
<i>Catalpa binoniodes</i>	catalpa	18
<i>Prunus caroliniana</i>	cherry laurel	10
<i>Lagerstroemia indica</i>	crape myrtle - single trunk	10
<i>Taxodium distichum</i>	cypress, bald (pond cypress)	10
<i>Ulmus parvifolia</i>	elm, drake	10
<i>Ulmus alata</i>	elm, winged	10
<i>Ulmus Americana</i>	elm, American	18
<i>Chionanthus virginicus</i>	fringetree	10
<i>Carya tomentosa</i>	hickory, mockernut	18

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

Significant tree canopy areas are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species. [[LINK TO CODE SECTION](#)]

Section 11-29(c)

Based on **Sec. 11-29(c)** of the City's Code, applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.

- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

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

Section 11-29 (d)

In addition, based on **Sec. 11-29(d)** of the City’s Code, permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. **The PZB is authorized to impose limitations on the nature and manner of construction** and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

The city PZB shall consider and base all decisions on the following considerations. Staff analysis is in **BOLD** text. [\[LINK TO CODE SECTION\]](#)

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

The condition of trees with respect to disease, insect attack, and danger of falling is unknown as an arborist report has not been provided by the applicant.

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

The trees removed are within the footprint of the house or driveway.

- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

The lot could drain to street or to the marsh through the natural vegetative upland buffer at the rear of the property. Lot 124 is platted with a conservation easement (O.R.B. 4388 Pg. 1822) and

natural vegetative buffer along the rear property abutting the jurisdictional wetland line and marsh. The applicant must place a silt fence along the landward edge of the conservation easement to keep erosion from impacting the buffer and conservation easement and to act as physical barrier to protect the natural vegetation.

- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

Much of the Madeira community has been clear cut due to the remediation efforts to remove arsenic contamination. The importance of keeping the trees within the areas that were not part of remediation efforts is heightened to maintain existing vegetation and to decrease overall impacts of large-scale tree removal.

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

Lot 124 has seven significant trees on site. Six significant trees will be retained, and one significant tree will be removed and is highlighted below.

Significant Trees Lot 124

1. Tree # 102 – 33 DBH Magnolia (MAG)
2. Tree # 103 - 17 DBH Water Oak (WRO)
3. Tree # 106 - 8 DBH Cedar (CED)
4. Tree # 107 – 49 DBH Live Oak (LIO)
5. Tree # 96 – 10 DBH Cedar (CED)
6. Tree # 95- 9 DBH Cedar (CED)
7. Tree # 94 - 30 DBH Live Oak (LIO) (removed)

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

Lot 124 is platted with a conservation easement (O.R.B. 4388 Pg. 1822) encompassing a natural vegetative buffer along the rear property line abutting the jurisdictional wetland line and marsh. The applicant must place a silt fence along the landward edge of the conservation easement to keep erosion from impacting the buffer and conservation easement and to act as physical barrier to protect the natural vegetation.

A previous site visit from Staff noted that the underbrush had been removed within the conservation easement on many of the lots in Phase 3. The conservation easement prohibits the removal or

destruction of trees, shrubs, or other vegetation. Staff notes the applicant will be required to place a silt fence along the landward edge of the conservation and allow the underbrush and cleared vegetation to return.



Madeira Phase three is south of the Northeast Florida Regional Airport. Retaining trees will help mitigate noise pollution from the airport.

- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The house placement appears to be strategic to preserve significant trees. Staff notes the PUD does allow lots over 85 feet wide to decrease the side setback from 7.5 to five feet if the combined side setbacks total twenty feet. This lot is approximately one hundred and fifteen feet wide and eligible for a flexible side yard setback to retain trees.

Sec. 11-28. – Issuance of building permits.

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

Sec. 25-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows 12 deficits for tree removal and 59 credits for trees retained or relocated. The applicant has a positive number of tree credits which is consistent with the requirements of Chapter 25.

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This application includes requests to remove significant trees and tree canopy for the property at 784 Pantano Drive / PID 073433-1240.

Because the application is incomplete Staff recommends Continuation for additional information or reconsideration or Denial of the application.

The applicant should provide the following information:

- **The tree mitigation plan should include all easements including utility, drainage, and conservation easements so that the Board can accurately determine if the structure can be moved to save trees.**
- **An arborist report so that the Board can assess the health and condition of the trees to make accurate determination on the value of retaining (Sec. 11-29 (d)(1)a).**

Attachments

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

Staff Report prepared by:

Sarah Daugherty
Senior Planner
Planning and Building Department

**Attachment 1:
Site Maps
and Photos**

784 Pantano Dr.



12/13/2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning Map

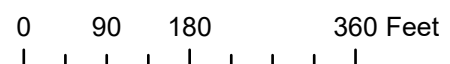
City of St. Augustine

784 Pantano Dr.

Legend

- Open Land (OL)
- Planned Unit Development (PUD)

Scale: 1:2,500





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Future Land Use

City of St. Augustine
784 Pantano Dr.

Legend

- Open Land
- Residential Medium Density / Mixed Use

Scale: 1:2,500



0 85 170 340 Feet

Page 307 of 379



St Johns County Property Appraiser
Use Classification
City of St. Augustine
 784 Pantano Dr.

Legend
 ParcelInfo

Scale: 1:1,000

0 30 60 120 Feet

Page 308 of 379



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

FEMA Flood Zones

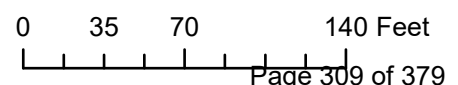
City of St. Augustine

784 Pantano Dr.

Legend

- Flood Zone
- AE
- SJCParcels

Scale: 1:1,000



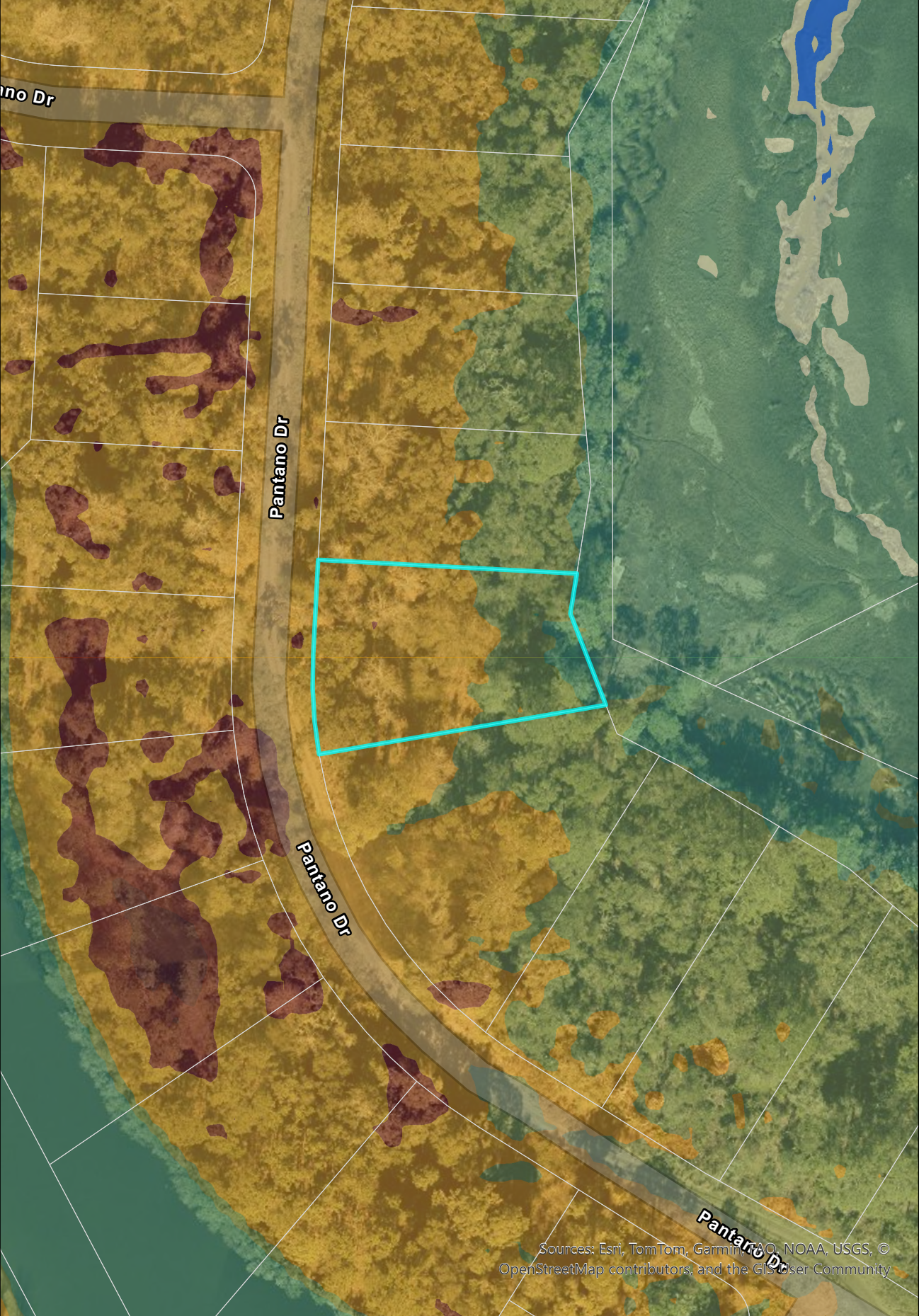
Legend

SJCParcels

DEM2018

Value

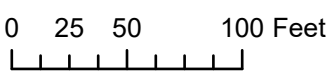
- 23.451 to 0
- 0 to 2
- 2 to 4
- 4 to 6
- 6 to 8
- 8 to 10
- 10 to 15
- 15 to 25
- 25 to 50
- 50 to 155



Sources: Esri, TomTom, Garmin, © NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Digital Elevation Model DEM 2018
City of St. Augustine
784 Pantano Dr.
Source: 2018 FDEM LiDAR Project



Scale: 1:1,000

Attachment 2: Application



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

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: _____ Contact Number: _____

Business (if applicable): _____

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

E-Mail Address: _____

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

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: _____

5. SPECIFIC PROPOSED USE: _____

6. ACTION REQUESTED:

Conservation Zone Development Appeal of Staff Determination

Exception Land Use Plan Amendment

Variance Rezoning

Other: _____

7. DESCRIPTION OF ACTION REQUESTED: _____

8. JUSTIFICATION FOR ACTION REQUESTED: _____

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

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

(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.



1-7-26

Signature of Applicant

Date



1/7/26

Signature of Property Owner

Date



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

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

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

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

Print name of applicant

A handwritten signature in black ink that reads "R. A. Coats".

Signature of applicant

Date



Owner's Authorization For Agent

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

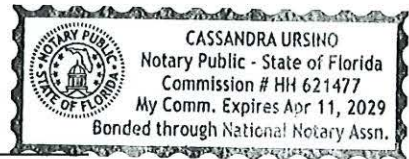
BY: [Signature]
Signature of Owner
Nathan Beidle
Print Name of Owner
904-217-3252
Telephone Number

State of Florida
County of St. Johns

Signed and sworn before me on this 7 day of January, 2026
By Nate Beidle

Identification verified:
Oath sworn: Yes No

Notary Signature: [Signature]
My Commission expires: 4/11/29



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Lot 124 - 784 Pantano Dr

Project Address: _____

RYAN CARTER

Applicant’s Name: _____ Applicant’s Signature: 

TOLL SOUTHEAST LP COMPANY INC

Owner’s Name: _____ Owner’s Signature: 

**Attachment 3:
St. Johns County
Property Appraiser
Report**

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Parcel ID 0734331240
 Location Address 784 PANTANO DR
 SAINT AUGUSTINE 32095-0000
 Neighborhood Madeira at St Augustine Phase 3 (2200.96)
 Tax Description* 129/24-31 MADEIRA AT ST AUGUSTINE PHASE 3 LOT 124
 OR6168/875
 *The Description above is not to be used on legal documents.
 Property Use Vacant Residential Platted Undeveloped (0011)
 Code
 Subdivision MADEIRA AT ST AUGUSTINE PHASE 3
 Sec/Twp/Rng 54-6-29
 District Madeira Community Development District City (District 457)
 Millage Rate 19.5552
 Acreage 0.380
 Homestead N

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

Owner Information

Owner Name [Toll Southeast Lp Company Inc](#) 100%
 Mailing Address 40 EVEREST LN
 SAINT JOHNS, FL 32259-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$5,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$5,000.00
Total Deferred	\$0.00
Assessed Value	\$5,000.00
Total Exemptions	
Taxable Value	\$5,000.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$0	\$5,000	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential Platted Undeveloped	0	0	1	UT	\$5,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/17/2025	6/12/2025	\$7,545,000.00	WARRANTY DEED	6168	875	Q	V	PONCE ASSOCIATES LLC	TOLL SOUTHEAST LP COMPANY INC

No data available for the following modules: 2025 TRIM Notice, 2024 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [| GDPR Privacy Notice](#)
 Last Data Upload: 1/14/2026, 3:45:19 AM


[Contact Us](#)

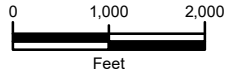


Attachment 4:
Supplemental Information

APPLICATION GRAPHICS

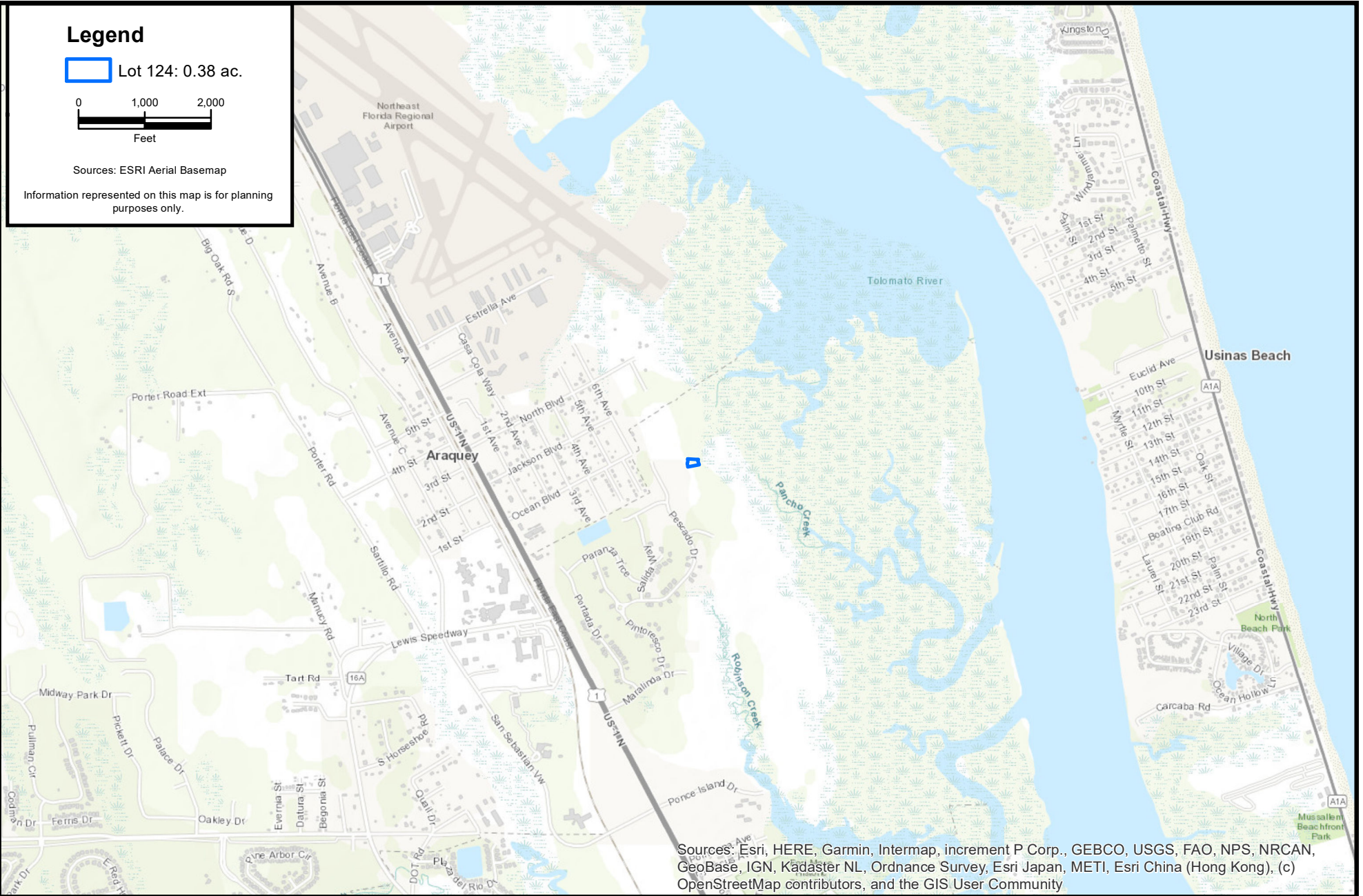
Legend

 Lot 124: 0.38 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

F:\CES Projects\Project Files\Active\Project Files\2024\5.24637 Toll Bro Estuary Maderia\GIS\WXD\30scale\Feb2026 PZB App\01_Topo_12-15-25.mxd

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

Lot 124 - Estuary Maderia

Project: 5.24637


St. Augustine, FL

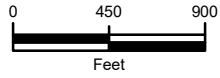
Date: Dec 15 2025

Figure: 1



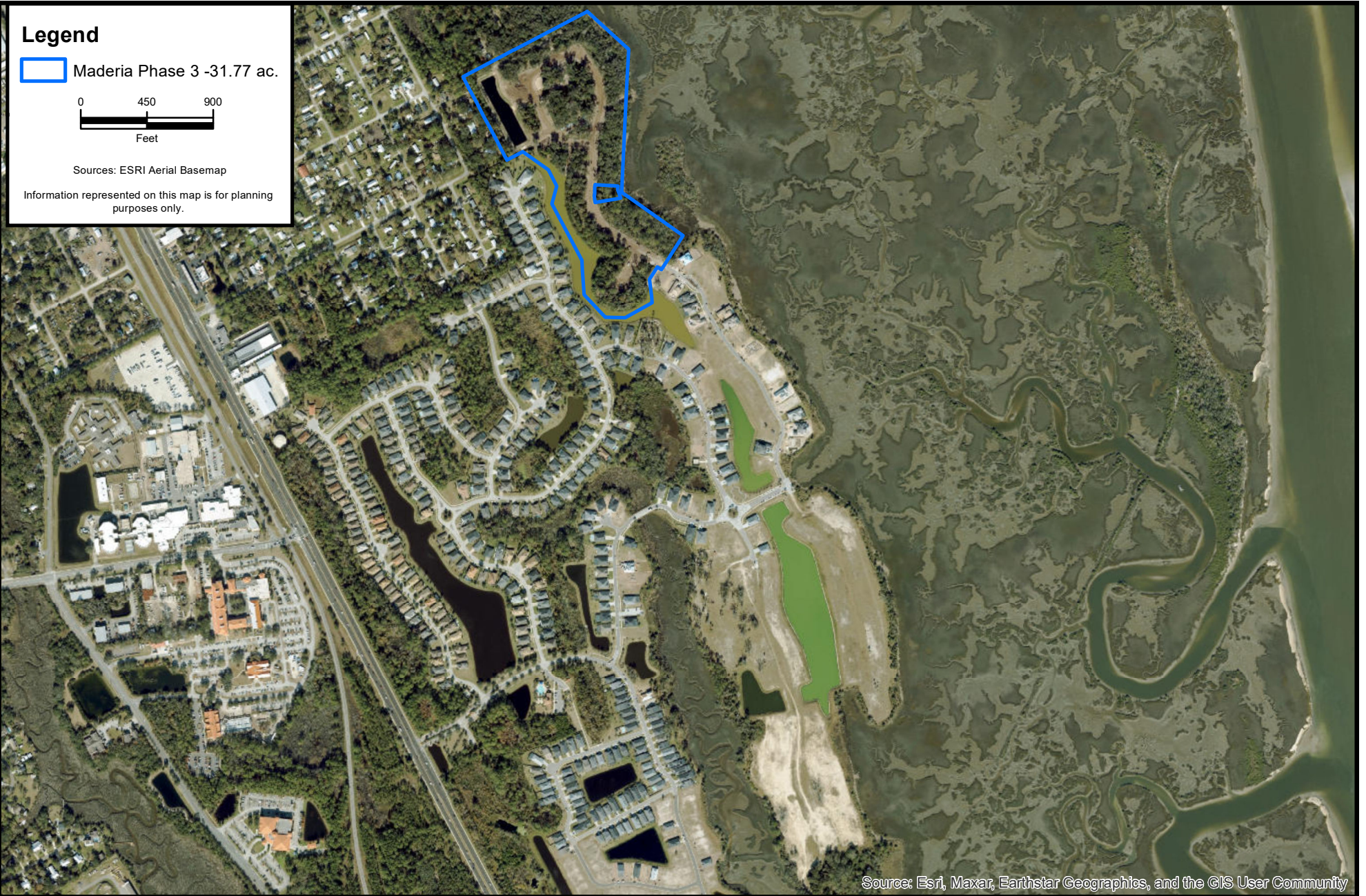
Legend

 Maderia Phase 3 -31.77 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

F:\CES Projects\Project Files\Active\Project Files\2024\5.24637 Toll Bro Estuary Maderia\GIS\WXD\30scale\Feb2026 PZB App\02_Aerial_12-15-25.mxd

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Madeira Overview
Lot 124- Estuary Maderia

Project: 5.24637

St. Augustine, FL

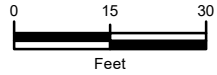
Date: Dec 15 2025

Figure: 2



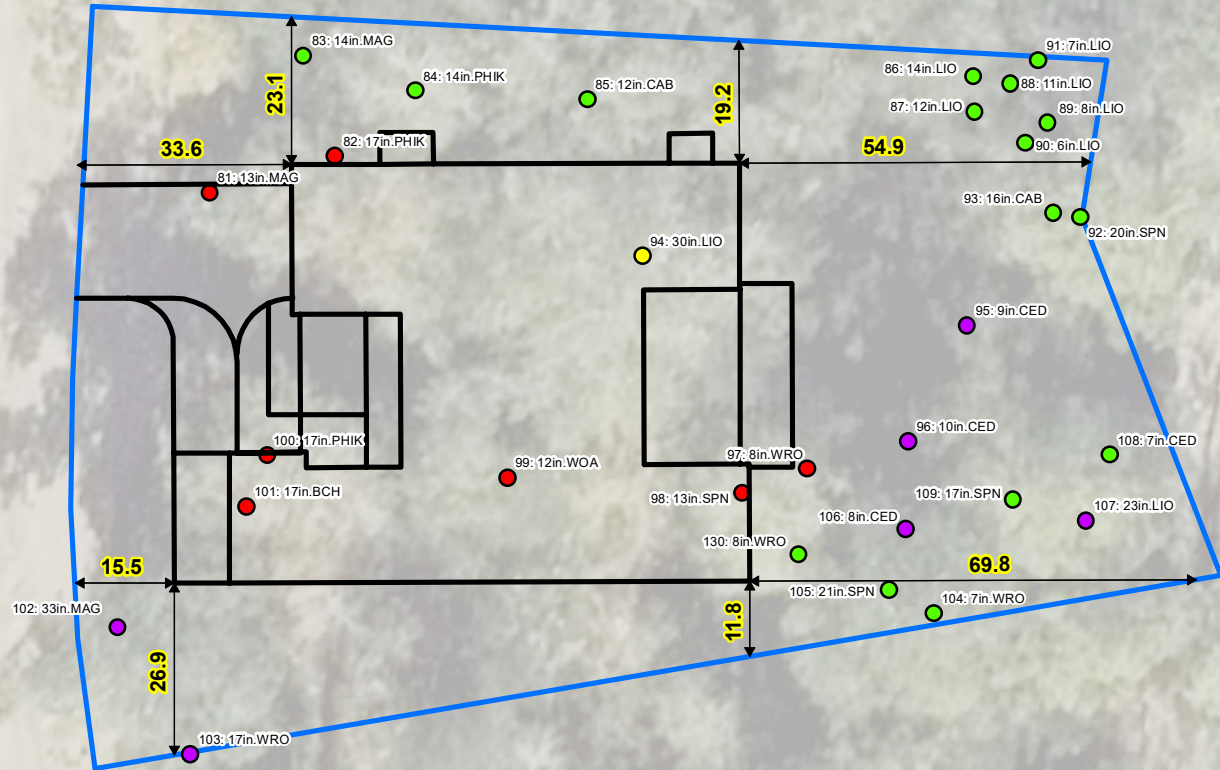
Legend

- Lot 124: 0.38 ac.
- Proposed 16 Protected Retained (194 in./ 42 Credits)
- Proposed 7 Protected Removed (97 in./ 10 Debits)
- Proposed 6 Significant Retained (100 in./ 17 Credits)
- Proposed 1 Significant Removed (30 in./ 2 Debits)



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Proposed Tree Removal Lot 124 - Estuary Maderia



Project: 5.24637

St. Augustine, FL

Date: Dec 16 2025

Figure:

7

TREE SURVEY METHODOLOGY



42 Masters Drive, St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

December 3, 2025

Carter Environmental Services (CES) Arborist Tree Inventory Practices

CES performed a comprehensive tree inventory in conjunction with the City of St. Augustine Land Development Code. Trees are identified using a dichotomous key to specify exact species botanical and common name. Trees are then measured for DBH (Diameter at Breast Height) at the standard 4.5 feet above natural grade. Each tree is given a unique tree identification number and located with a sub-meter accurate GPS unit. Once all the data is collected, we compiled it in GIS (Geographic Information Systems) and provide a georeferenced pdf map overlaying current color aerial imagery. An excel spreadsheet is also provided giving the tree identification number, DBH, common name, and latitude and longitude coordinates for each tree inventoried. Then a licensed land surveyor located the trees.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Walls".

Chris Walls
ISA Certified Arborist® FL-9985A



TREE CREDITS & DEBITS

ID	Species	Common Name	DBH	CREDITS	Lot	Significant
83	MAG	MAGNOLIA	14	3	124	
84	PHIK	PIGNUT HICKORY	14	3	124	
85	CAB	CABBAGE PALM	12	3	124	
86	LIO	LIVE OAK	14	3	124	
87	LIO	LIVE OAK	12	3	124	
88	LIO	LIVE OAK	11	2	124	
89	LIO	LIVE OAK	8	2	124	
90	LIO	LIVE OAK	6	1	124	
91	LIO	LIVE OAK	7	2	124	
92	SPN	SLASH PINE	20	4	124	
93	CAB	CABBAGE PALM	16	3	124	
95	CED	CEDAR	9	2	124	YES
96	CED	CEDAR	10	2	124	YES
102	MAG	MAGNOLIA	33	4	124	YES
103	WRO	WATER OAK	17	3	124	YES
104	WRO	WATER OAK	7	2	124	
105	SPN	SLASH PINE	21	4	124	
106	CED	CEDAR	8	2	124	YES
107	LIO	LIVE OAK	23	4	124	YES
108	CED	CEDAR	7	2	124	
109	SPN	SLASH PINE	17	3	124	
130	WRO	WATER OAK	8	2	124	
22			294	59		

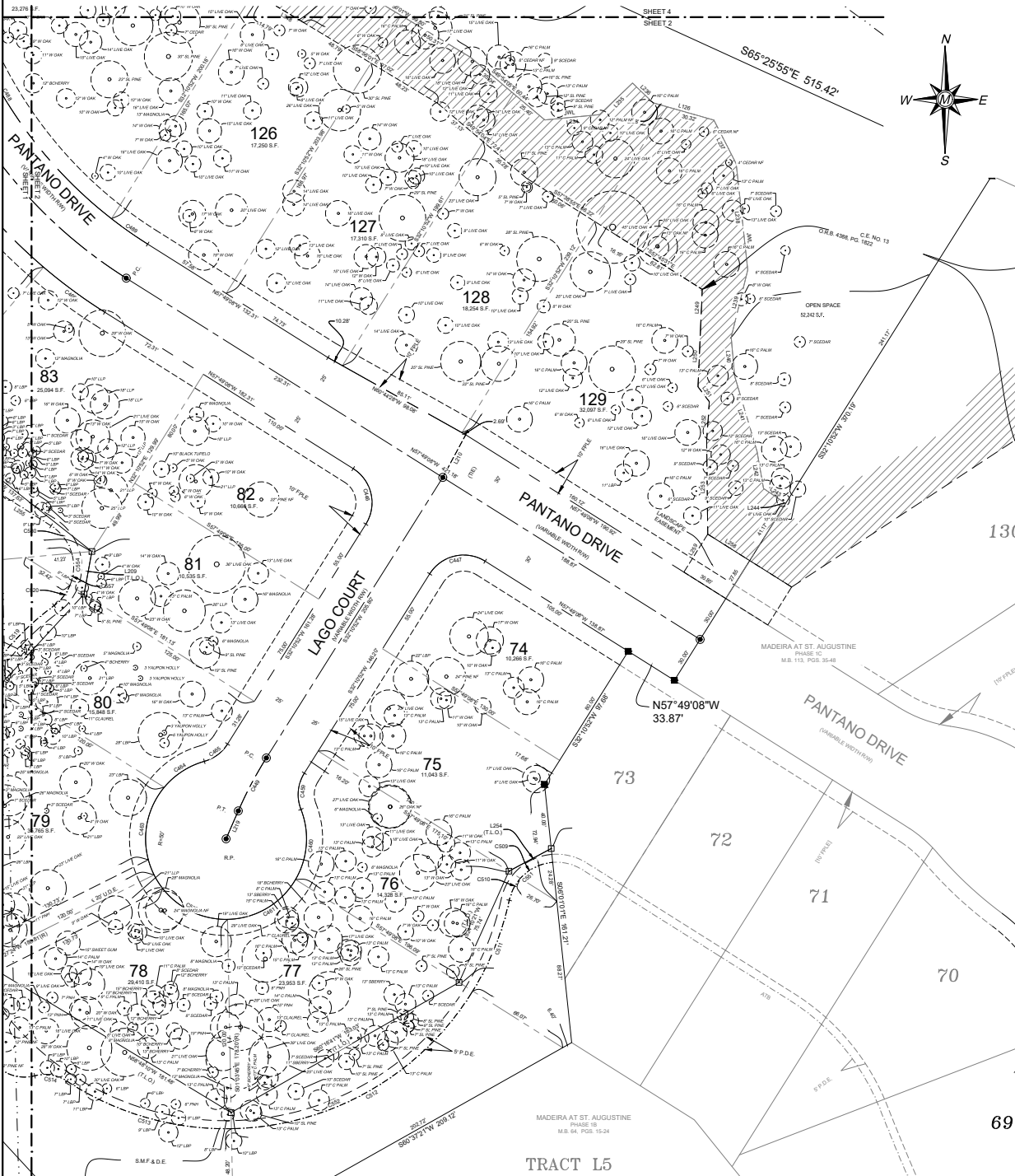
ID	Species	Common Name	DBH	DEBITS	Lot	Significant
81	MAG	MAGNOLIA	13	1.5	124	
82	PHIK	PIGNOT HICKORY	17	1.5	124	
94	LIO	LIVE OAK	30	2	124	YES
97	WRO	WATER OAK	8	1	124	
98	SPN	SLASH PINE	13	1.5	124	
99	WOA	WILLOW OAK	12	1.5	124	
100	PHIK	PIGNOT HICKORY	17	1.5	124	
101	BCH	BLACK CHERRY	17	1.5	124	
8			127	12		

	TREE COUNT	DBH	CREDITS/DEBITS	SIGNIFICANT
RETAIN	22	294	59	6
REMOVE	8	127	12	1
NET	14	167	47	5

SIGNED & SEALED TREE SURVEY

MAP SHOWING SURVEY OF

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 8 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 8 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS THE UNRECORDED PRELIMINARY PLAT OF MADERA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

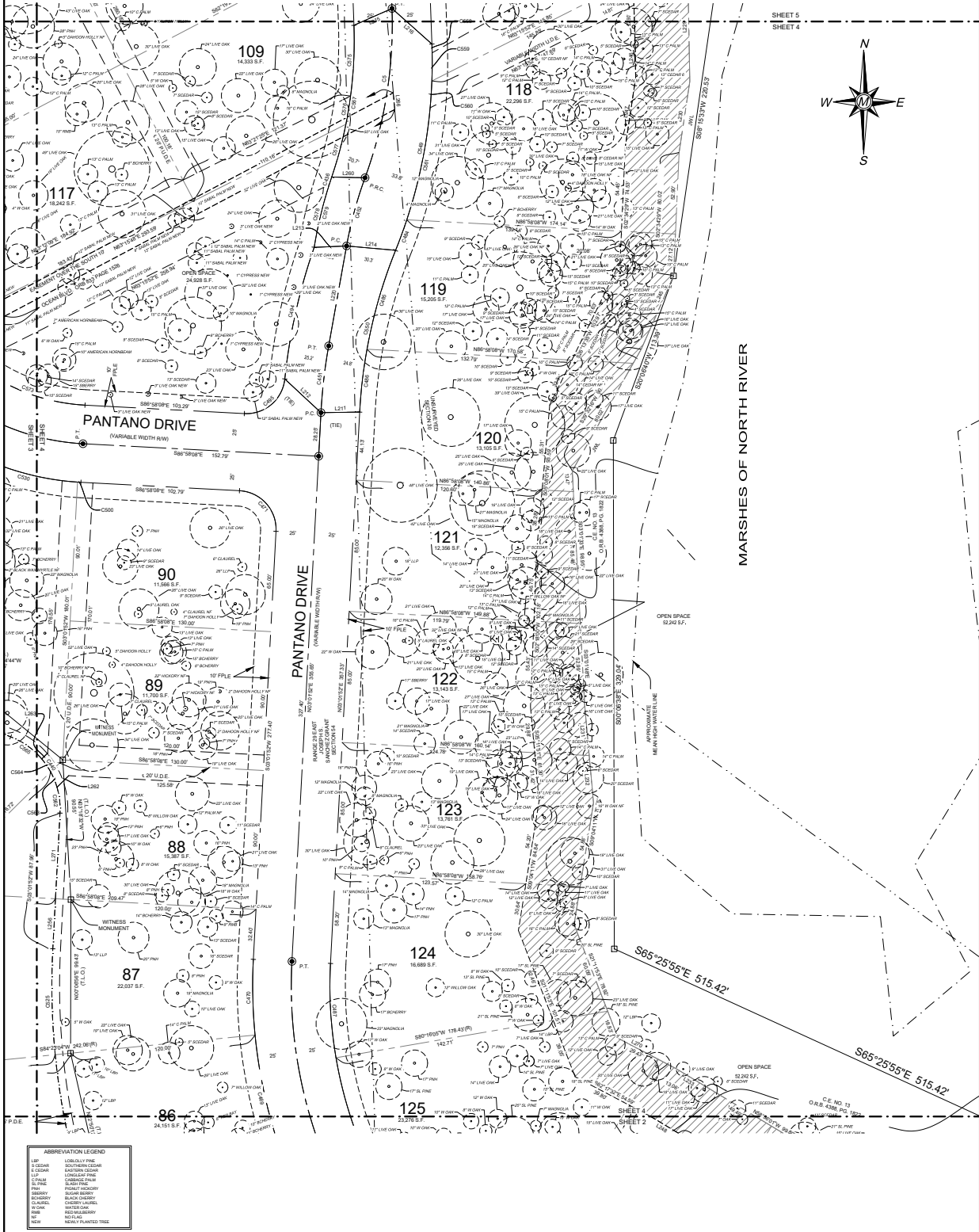


ABBREVIATION LEGEND

10"	10' LIVE OAK
12"	12' LIVE OAK
14"	14' LIVE OAK
16"	16' LIVE OAK
18"	18' LIVE OAK
20"	20' LIVE OAK
22"	22' LIVE OAK
24"	24' LIVE OAK
26"	26' LIVE OAK
28"	28' LIVE OAK
30"	30' LIVE OAK
32"	32' LIVE OAK
34"	34' LIVE OAK
36"	36' LIVE OAK
38"	38' LIVE OAK
40"	40' LIVE OAK
42"	42' LIVE OAK
44"	44' LIVE OAK
46"	46' LIVE OAK
48"	48' LIVE OAK
50"	50' LIVE OAK
52"	52' LIVE OAK
54"	54' LIVE OAK
56"	56' LIVE OAK
58"	58' LIVE OAK
60"	60' LIVE OAK
62"	62' LIVE OAK
64"	64' LIVE OAK
66"	66' LIVE OAK
68"	68' LIVE OAK
70"	70' LIVE OAK
72"	72' LIVE OAK
74"	74' LIVE OAK
76"	76' LIVE OAK
78"	78' LIVE OAK
80"	80' LIVE OAK
82"	82' LIVE OAK
84"	84' LIVE OAK
86"	86' LIVE OAK
88"	88' LIVE OAK
90"	90' LIVE OAK
92"	92' LIVE OAK
94"	94' LIVE OAK
96"	96' LIVE OAK
98"	98' LIVE OAK
100"	100' LIVE OAK
102"	102' LIVE OAK
104"	104' LIVE OAK
106"	106' LIVE OAK
108"	108' LIVE OAK
110"	110' LIVE OAK
112"	112' LIVE OAK
114"	114' LIVE OAK
116"	116' LIVE OAK
118"	118' LIVE OAK
120"	120' LIVE OAK
122"	122' LIVE OAK
124"	124' LIVE OAK
126"	126' LIVE OAK
128"	128' LIVE OAK
130"	130' LIVE OAK
132"	132' LIVE OAK
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152"	152' LIVE OAK
154"	154' LIVE OAK
156"	156' LIVE OAK
158"	158' LIVE OAK
160"	160' LIVE OAK
162"	162' LIVE OAK
164"	164' LIVE OAK
166"	166' LIVE OAK
168"	168' LIVE OAK
170"	170' LIVE OAK
172"	172' LIVE OAK
174"	174' LIVE OAK
176"	176' LIVE OAK
178"	178' LIVE OAK
180"	180' LIVE OAK
182"	182' LIVE OAK
184"	184' LIVE OAK
186"	186' LIVE OAK
188"	188' LIVE OAK
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252"	252' LIVE OAK
254"	254' LIVE OAK
256"	256' LIVE OAK
258"	258' LIVE OAK
260"	260' LIVE OAK
262"	262' LIVE OAK
264"	264' LIVE OAK
266"	266' LIVE OAK
268"	268' LIVE OAK
270"	270' LIVE OAK
272"	272' LIVE OAK
274"	274' LIVE OAK
276"	276' LIVE OAK
278"	278' LIVE OAK
280"	280' LIVE OAK
282"	282' LIVE OAK
284"	284' LIVE OAK
286"	286' LIVE OAK
288"	288' LIVE OAK
290"	290' LIVE OAK
292"	292' LIVE OAK
294"	294' LIVE OAK
296"	296' LIVE OAK
298"	298' LIVE OAK
300"	300' LIVE OAK
302"	302' LIVE OAK
304"	304' LIVE OAK
306"	306' LIVE OAK
308"	308' LIVE OAK
310"	310' LIVE OAK
312"	312' LIVE OAK
314"	314' LIVE OAK
316"	316' LIVE OAK
318"	318' LIVE OAK
320"	320' LIVE OAK
322"	322' LIVE OAK
324"	324' LIVE OAK
326"	326' LIVE OAK
328"	328' LIVE OAK
330"	330' LIVE OAK
332"	332' LIVE OAK
334"	334' LIVE OAK
336"	336' LIVE OAK
338"	338' LIVE OAK
340"	340' LIVE OAK
342"	342' LIVE OAK
344"	344' LIVE OAK
346"	346' LIVE OAK
348"	348' LIVE OAK
350"	350' LIVE OAK
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MAP SHOWING SURVEY OF

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS THE UNRECORDED PRELIMINARY PLAT OF MADRERA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA



ABBREVIATION LEGEND

L.P.	LOCALITY PLANT
S.C.	SOOTY WING CEDAR
L.C.	LAUREL CEDAR
L.P.	LONG LEAF PALM
S.P.	SAND PALM
B.	BURROUGHS
M.	MORNING GLORY
B.D.	BLACK DICKER
L.S.	LONG SPINE
H.	HONEY SUCKLER
P.	PLUM
N.	NEW
R.P.	RECENTLY PLANTED TREE



SPECIAL PURPOSE SURVEY
ESTUARY MADRERA TREE SURVEY
 SECTION 25, TOWNSHIP 6 SOUTH
 RANGE 29 EAST, ST. AUGUSTINE
 ST. JOHNS COUNTY, FLORIDA

Matthews | DCCM
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGNC.COM

DATE	9/5/25	NO.		DATE	
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Planning and Zoning Board

Planning Division Staff Report
 Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
February 3, 2026	8.e.	PZB2026-0006
Request	Address	Parcel ID
Conservation Overlay Zone Development	664 Pantano Drive	73433-1290

Site & Background Information

Applicant: Ryan Carter
 c/o Carter Environmental Services

Owners: Toll Southeast LP Company Inc.

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

**Future Land Use
 Designation:** Residential Medium Density/Mixed Use

Zoning Designation: Planned Unit Development: PUD
 (Ordinance No. 2001-12 & Ordinance No. 2015-34)

Acreage: .74

Neighborhood: N/A

Archaeological Zone: N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) for significant tree and significant tree canopy removal within [COZ 2 and 3](#) for the construction of a single-family home at 664 Pantano Dr.

Ordinance No. 2015-34, an ordinance modifying Ordinance 2001-12, the Ponce de Leon Resort and Convention Center PUD, creating the Madeira Planned Unit Development (PUD), includes Exhibit “A” which is a list of modifications that were agreed to by the developer. Relevant modifications are included below.

19. The side setbacks on lots over 85 feet wide will be increased from 7.5 to 10 feet with flexibility to allow the setback to be reduced to 5 feet in order to save existing trees provided adjacent lot setback is increased to 15 feet to maintain a 20-foot combined setback.
20. Every lot will have a minimum of one tree for every ten feet of road frontage.
30. Development covenants shall require "stem wall construction" for all construction in forested areas consisting of hardwoods within the northeast corner of the property and the lots adjacent to Robinson Creek.
32. Lots will not be cleared as part of the development of infrastructure. Lots will be cleared by residential builders in compliance with the City's tree ordinance.
38. Expand the 25-foot buffer along the ICW marsh where there is sufficient depth on a lot to allow for increasing the buffer without compromising the ability to place a home on the lot which meets prescribed set back requirements while maximizing tree preservation. In any event the overall average of the entire length of the ICW buffer shall not be less than 35 feet.
39. Language will be inserted into the Covenants and Restrictions to be recorded for the project, which will protect this buffer and prohibit its disturbance or elimination

The Planning and Zoning Board (PZB) is tasked with reviewing this application and its requests for tree removal and ensure that it complies with the City of St. Augustine’s ordinances related to trees and landscaping.

Consistency with the City of St. Augustine Comprehensive Plan 2040

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
<p>Policy 8.1.5</p> <p>Continue to value the existing tree canopy and promote healthy urban forestry practices.</p>	<p>The Board is tasked with the evaluation of this request and its compliance with the city’s policy to continue valuing the existing tree canopy.</p>
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	

<p>Objective 2.6</p> <p>The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.</p>	<p>The Board is authorized, by city ordinances, to impose limitations on the nature and manner of construction to ensure that this proposal is consistent with the city’s objectives to improve air quality, community health, quality of life, aesthetics, and energy conservation by preserving the urban forest.</p>
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

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

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh to Maximum dbh
<i>Fraxinus spp.</i>	ash	18
<i>Betula nigra</i>	birch, river	24
<i>Punus serotina</i>	black cherry	18
<i>Nyssa sylvatica</i>	blackgum, black tupelo	18
<i>Catalpa binoniodes</i>	catalpa	18
<i>Prunus caroliniana</i>	cherry laurel	10
<i>Lagerstroemia indica</i>	crape myrtle - single trunk	10
<i>Taxodium distichum</i>	cypress, bald (pond cypress)	10
<i>Ulmus parvifolia</i>	elm, drake	10
<i>Ulmus alata</i>	elm, winged	10
<i>Ulmus Americana</i>	elm, American	18
<i>Chionanthus virginicus</i>	fringetree	10
<i>Carya tomentosa</i>	hickory, mockernut	18

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

Significant tree canopy areas are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species. [[LINK TO CODE SECTION](#)]

Section 11-29(c)

Based on **Sec. 11-29(c)** of the City's Code, applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.

- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

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

Section 11-29 (d)

In addition, based on **Sec. 11-29(d)** of the City’s Code, permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. **The PZB is authorized to impose limitations on the nature and manner of construction** and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

The city PZB shall consider and base all decisions on the following considerations. Staff analysis is in **BOLD** text. [\[LINK TO CODE SECTION\]](#)

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

The condition of trees with respect to disease, insect attack, and danger of falling is unknown as an arborist report has not been provided by the applicant.

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

The trees removed are within the footprint of the house or driveway.

- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

The lot could drain to street or to the marsh through the natural vegetative upland buffer at the rear of the property. Lot 129 is platted with a conservation easement (O.R.B. 4388 Pg. 1822) and

natural vegetative buffer along the rear property abutting the jurisdictional wetland line and marsh. The applicant must place a silt fence along the landward edge of the conservation easement to keep erosion from impacting the buffer and conservation easement and to act as physical barrier to protect the natural vegetation.

- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

Much of the Madeira community has been clear cut due to the remediation efforts to remove arsenic contamination. The importance of keeping the trees within the areas that were not part of remediation efforts is heightened to maintain existing vegetation and to decrease overall impacts of large-scale tree removal.

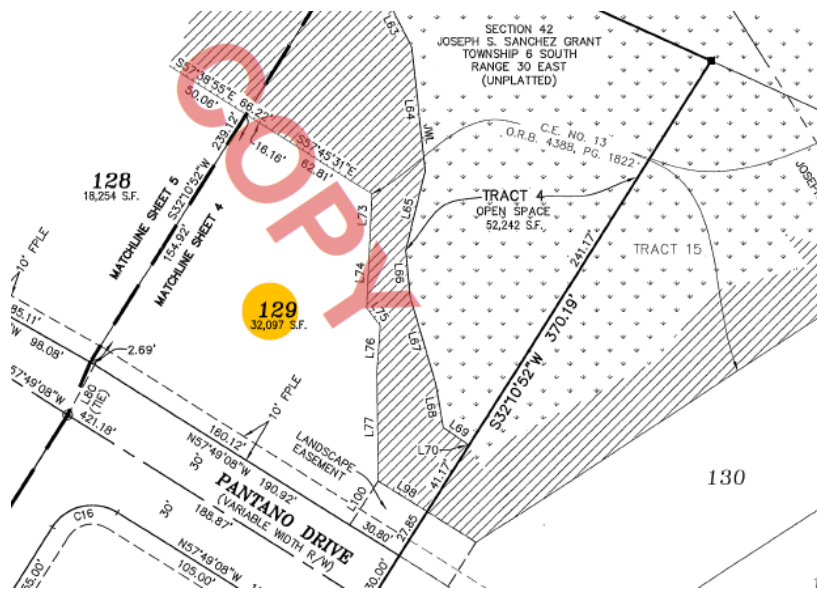
- e. Whether the tree has been designated a significant tree.

Lot 129 has one significant tree, a 25-inch DBH Live Oak that is being retained.

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

Lot 129 is platted with a conservation easement (O.R.B. 4388 Pg. 1822) encompassing a natural vegetative buffer along the rear property abutting the jurisdictional wetland line and marsh. The applicant must place a silt fence along the landward edge of the conservation easement to keep erosion from impacting the buffer and conservation easement and to act as physical barrier to protect the natural vegetation.

A previous site visit from Staff noted that the underbrush had been removed within the conservation easement on many of the lots in Phase 3. The conservation easement prohibits the removal or destruction of trees, shrubs, or other vegetation. Staff notes the applicant will be required to allow the underbrush and cleared vegetation to return.



Madeira Phase 3 is south of the Northeast Florida Regional Airport. Retaining trees will help mitigate noise pollution from the airport.

- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

The house placement appears to be strategic to preserve significant trees. Staff notes the PUD does allow lots over 85 feet wide to decrease the side setback from 7.5 to five feet if the combined side setbacks total twenty feet. This lot is approximately one hundred and ninety feet wide and eligible for a flexible side yard setback to retain trees. However, this lot is irregularly shaped and without the conservation easement/upland buffer labeled on the tree mitigation plan it would be hard to determine if the house could be moved to save trees. Staff recommend the application include all easements including drainage, utility, and conservation on future tree mitigation plans.

Sec. 11-28. – Issuance of building permits.

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

Sec. 25-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows 16 deficits for tree removal and 33 credits for trees retained or relocated. The applicant has a positive number of tree credits which is consistent with the requirements of Chapter 25.

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This application includes requests to remove significant trees and tree canopy for the property at 664 Pantano Drive / PID 73433-1290.

Because the application is incomplete Staff recommends Continuation for additional information or reconsideration or Denial of the application.

The applicant should provide the following information:

- **The tree mitigation plan should include all easements including utility, drainage, and conservation easements so that the Board can accurately determine if the structure can be moved to save trees.**
- **An arborist report so that the Board can assess the health and condition of the trees to make accurate determination on the value of retaining (Sec. 11-29 (d)(1)a).**

Attachments

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

Staff Report prepared by:

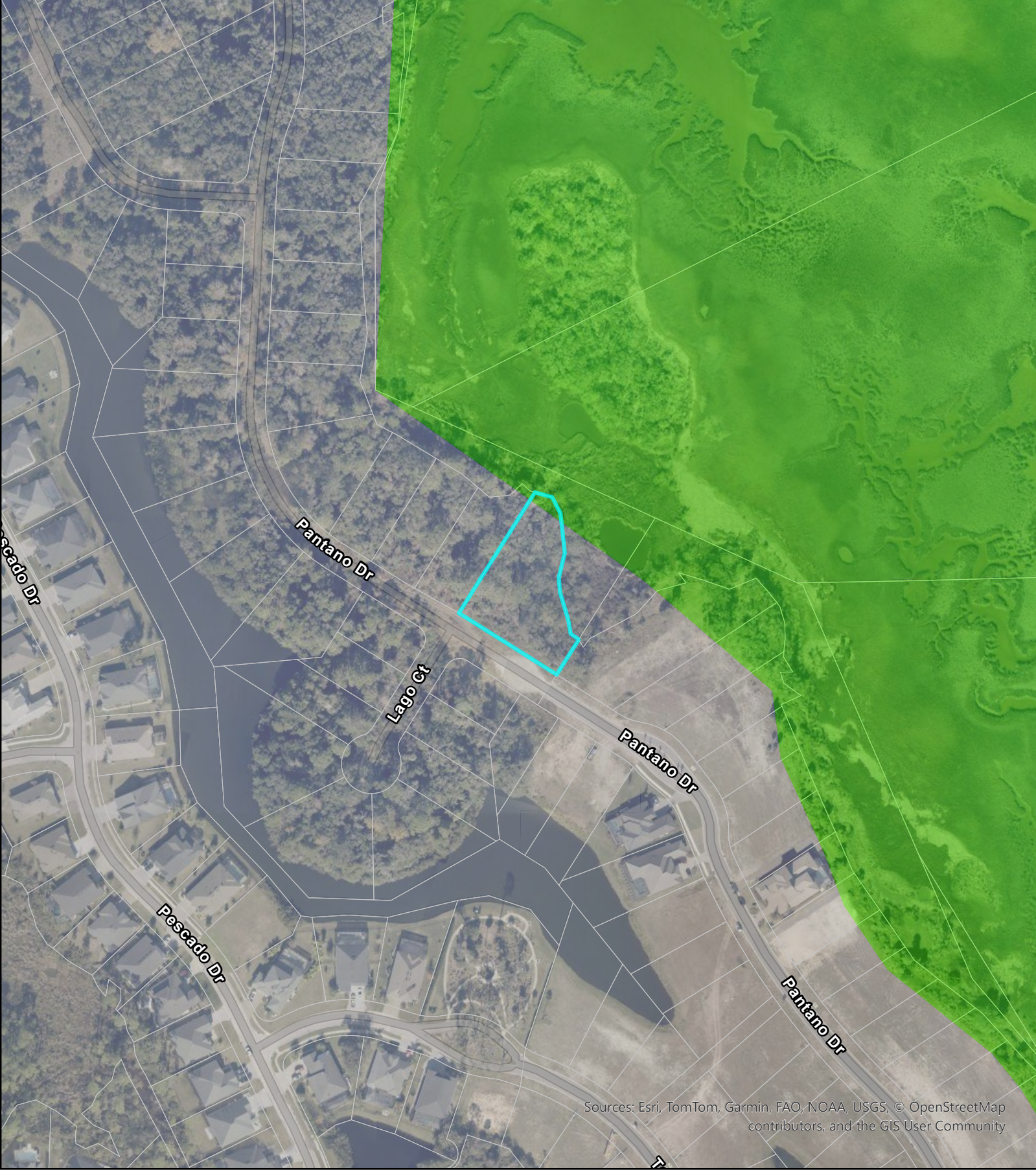
Sarah Daugherty
Senior Planner
Planning and Building Department

**Attachment 1:
Site Maps
and Photos**

664 Pantano Dr.



12/13/2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

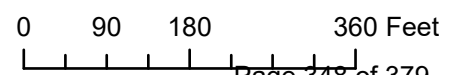
Zoning Map

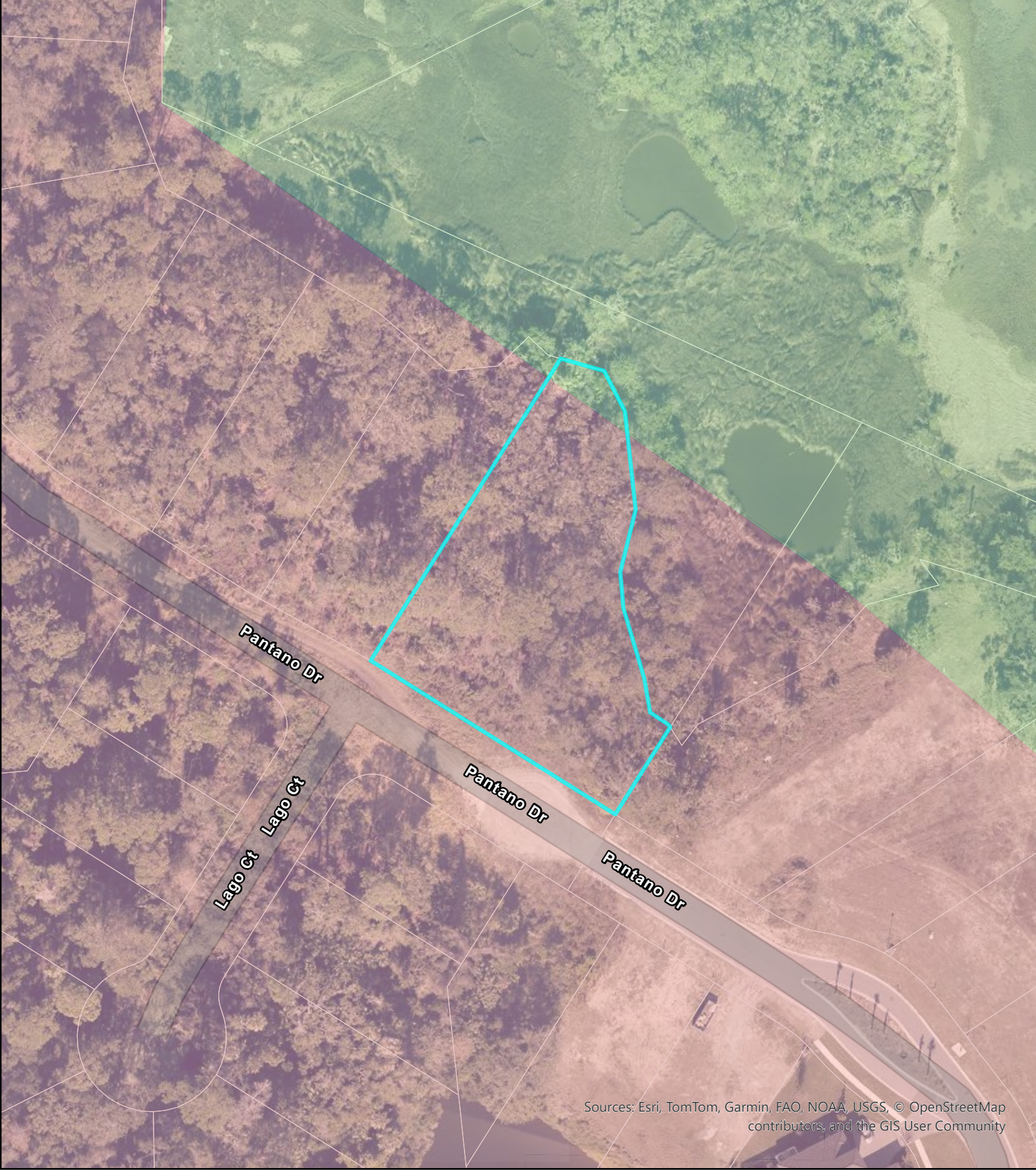
City of St. Augustine
664 Pantano Dr.

Legend

- Open Land (OL)
- Planned Unit Development (PUD)

Scale: 1:2,500





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

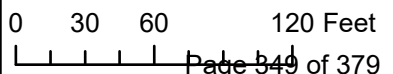
Future Land Use

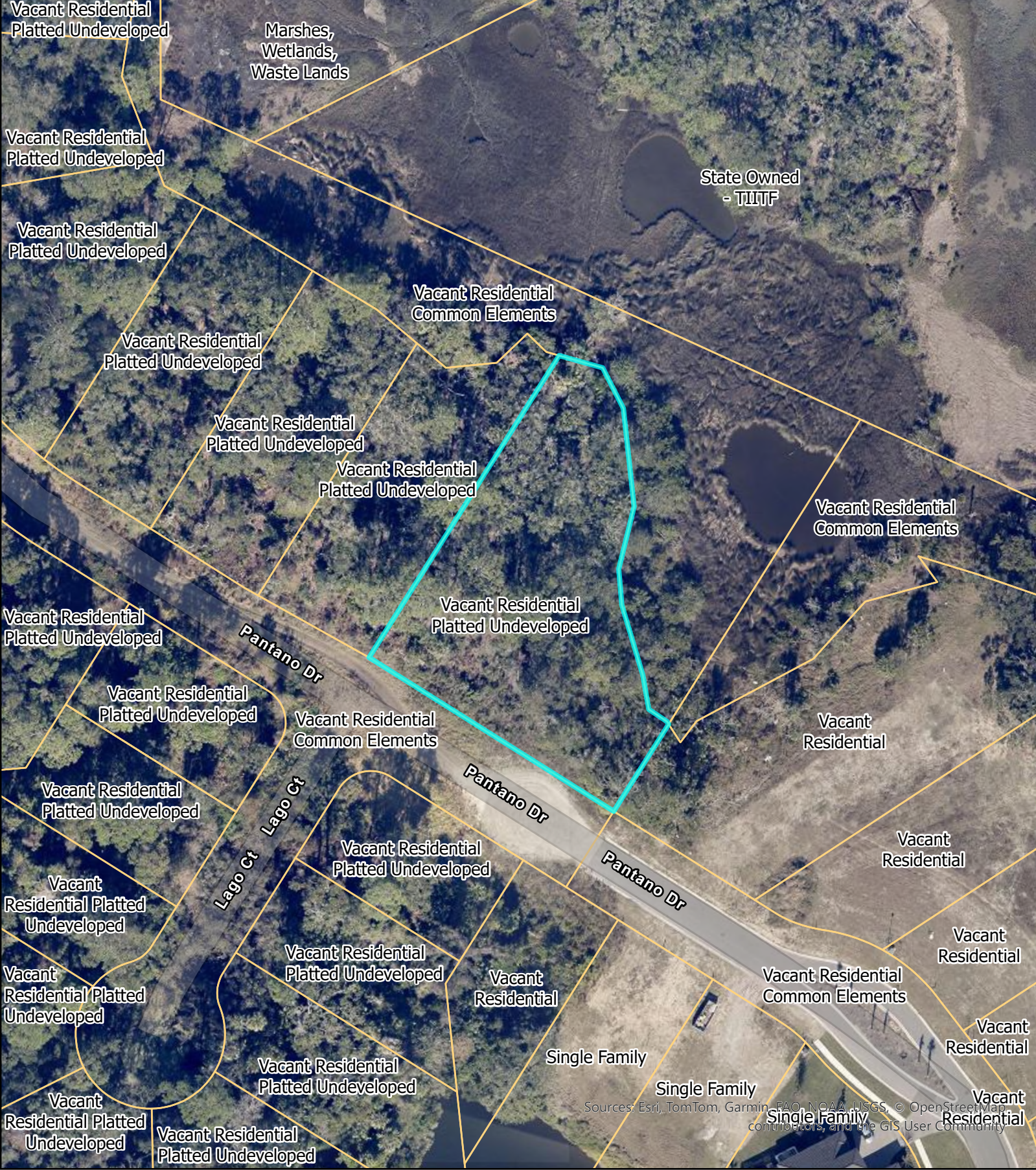
City of St. Augustine
664 Pantano Dr.

Legend

- Open Land
- Residential Medium Density / Mixed Use

Scale: 1:1,000





St Johns County Property Appraiser
Use Classification
City of St. Augustine
 664 Pantano Dr.

Legend
 ParcelInfo

Scale: 1:1,000

0 30 60 120 Feet

Page 350 of 379

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



8ft BFE

7ft BFE

Pantano Dr

Lago Ct
Lago Ct

Pantano Dr

Pantano Dr

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

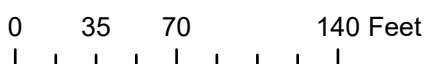
FEMA Flood Zones

City of St. Augustine
664 Pantano Dr.

Legend

- Flood Zone
- AE
- SJCParcels

Scale: 1:1,000



Legend

SJCParcels

DEM2018

Value

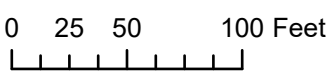
- 23.451 to 0
- 0 to 2
- 2 to 4
- 4 to 6
- 6 to 8
- 8 to 10
- 10 to 15
- 15 to 25
- 25 to 50
- 50 to 155



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Digital Elevation Model DEM 2018
City of St. Augustine
664 Pantano Dr.
Source: 2018 FDEM LiDAR Project



Scale: 1:1,000

Attachment 2: Application



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

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: _____ Contact Number: _____

Business (if applicable): _____

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

E-Mail Address: _____

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

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: _____

5. SPECIFIC PROPOSED USE: _____

6. ACTION REQUESTED:

Conservation Zone Development Appeal of Staff Determination

Exception Land Use Plan Amendment

Variance Rezoning

Other: _____

7. DESCRIPTION OF ACTION REQUESTED: _____

8. JUSTIFICATION FOR ACTION REQUESTED: _____

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

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

- (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.



1-7-26

Signature of Applicant

Date



1/7/26

Signature of Property Owner

Date

04/18/2019



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

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

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

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

Print name of applicant

A handwritten signature in black ink that reads "R. A. Coats".

Signature of applicant

Date



Owner's Authorization For Agent

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

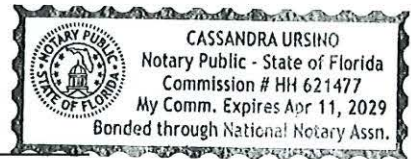
BY: [Signature]
Signature of Owner
Nathan Beidle
Print Name of Owner
904-217-3252
Telephone Number

State of Florida
County of St. Johns

Signed and sworn before me on this 7 day of January, 2026
By Nate Beidle

Identification verified:
Oath sworn: Yes No

Notary Signature: [Signature]
My Commission expires: 4/11/29



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Lot 129 - 664 Pantano Dr

Project Address: _____

RYAN CARTER

Applicant's Name: _____ Applicant's Signature: 

Owner's Name: Toll Southeast LP Company Inc Owner's Signature: 

**Attachment 3:
St. Johns County
Property Appraiser
Report**

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Parcel ID 0734331290
 Location Address 664 PANTANO DR
 SAINT AUGUSTINE 32095-0000
 Neighborhood Madeira at St Augustine Phase 3 (2200.96)
 Tax Description* 129/24-31 MADEIRA AT ST AUGUSTINE PHASE 3 LOT 129
 OR6168/875
 *The Description above is not to be used on legal documents.
 Property Use Vacant Residential Platted Undeveloped (0011)
 Code
 Subdivision MADEIRA AT ST AUGUSTINE PHASE 3
 Sec/Twp/Rng 42-6-30
 District Madeira Community Development District City (District 457)
 Millage Rate 19.5552
 Acreage 0.740
 Homestead N

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



Owner Information

Owner Name [Toll Southeast Lp Company Inc](#) 100%
 Mailing Address 40 EVEREST LN
 SAINT JOHNS, FL 32259-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$5,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$5,000.00
Total Deferred	\$0.00
Assessed Value	\$5,000.00
Total Exemptions	
Taxable Value	\$5,000.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$0	\$5,000	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential Platted Undeveloped	0	0	1	UT	\$5,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/17/2025	6/12/2025	\$7,545,000.00	WARRANTY DEED	6168	875	Q	V	PONCE ASSOCIATES LLC	TOLL SOUTHEAST LP COMPANY INC

No data available for the following modules: 2025 TRIM Notice, 2024 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [| GDPR Privacy Notice](#)
 Last Data Upload: 1/14/2026, 3:45:19 AM


[Contact Us](#)

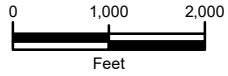


Attachment 4:
Supplemental Information

APPLICATION GRAPHICS

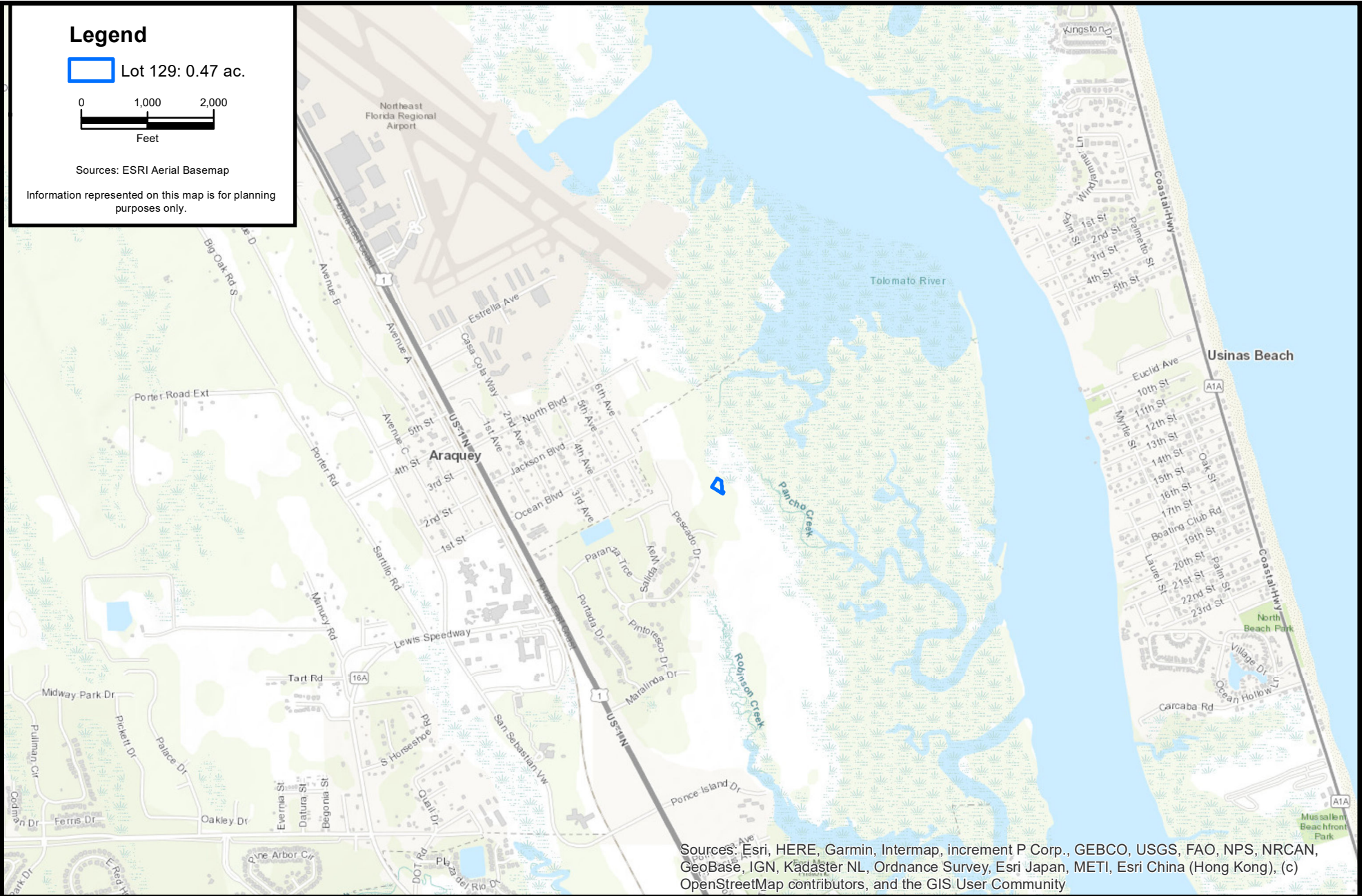
Legend

 Lot 129: 0.47 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

Lot 129 - Estuary Maderia

Project: 5.24637

St. Augustine, FL


Date: Dec 15 2025

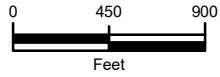
Figure:

1



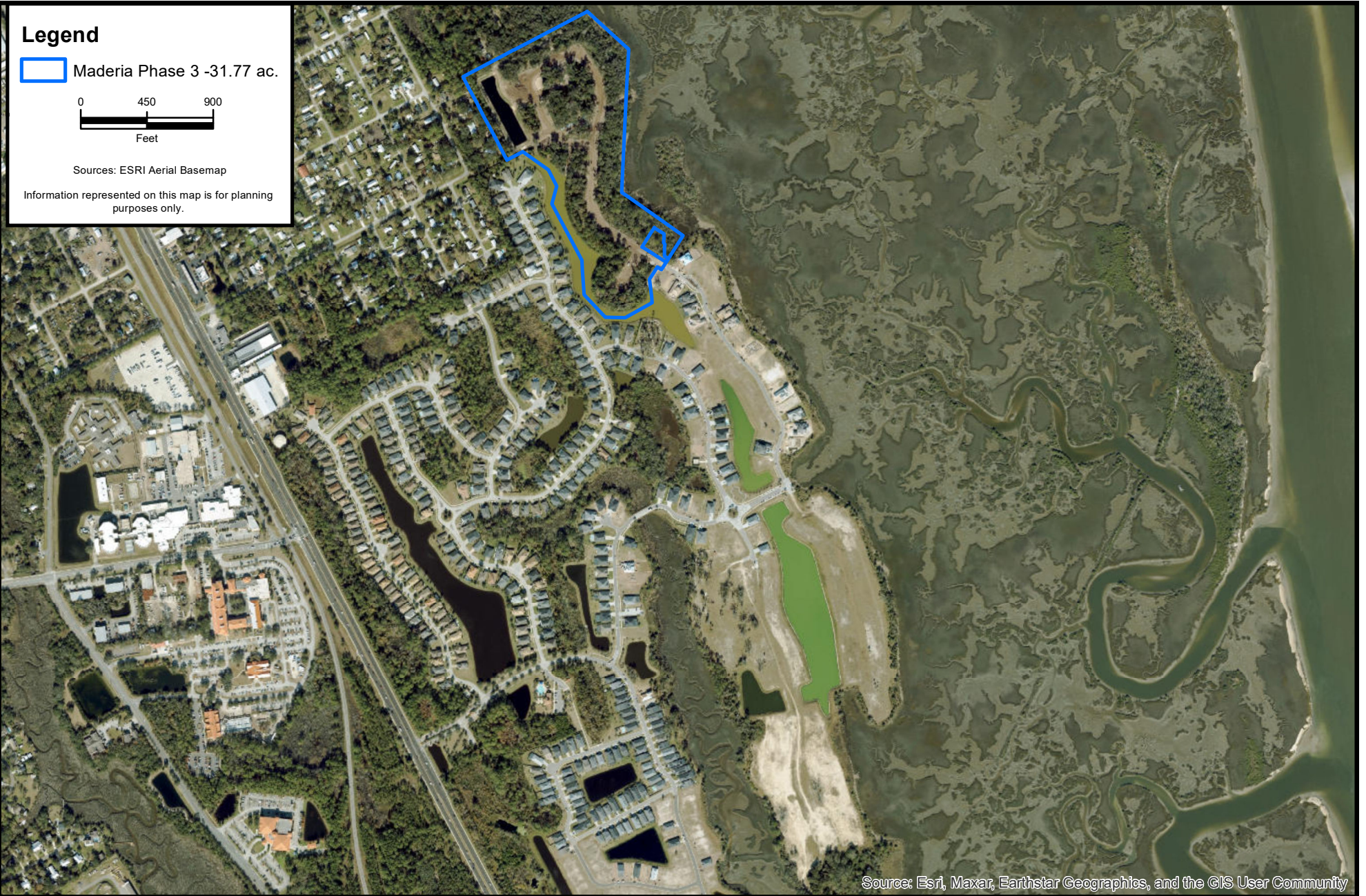
Legend

 Maderia Phase 3 -31.77 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Madeira Overview
Lot 129- Estuary Maderia

Project: 5.24637

St. Augustine, FL

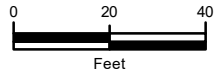
Date: Dec 15 2025

Figure: 2



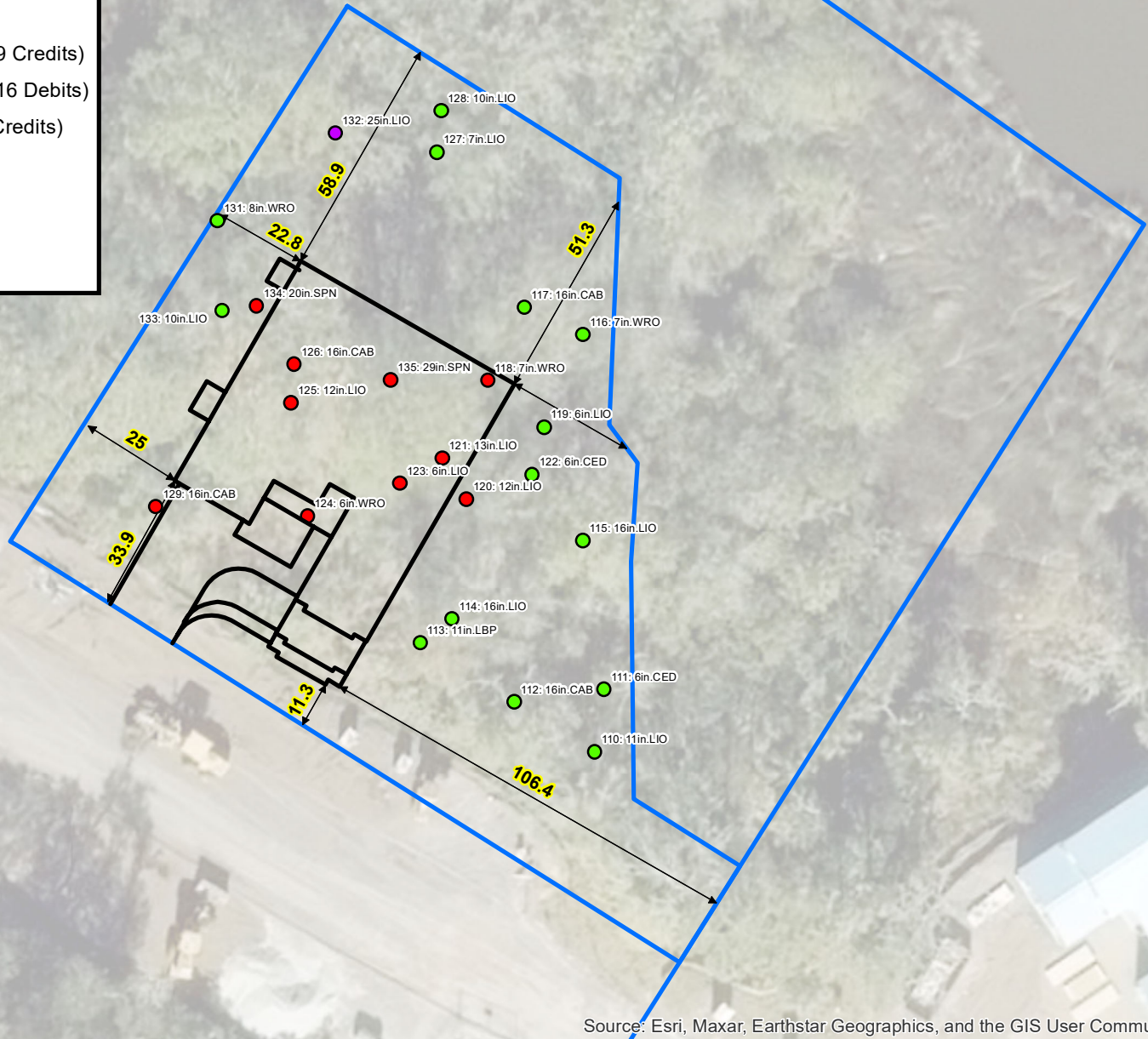
Legend

- Lot 129: 0.47 ac.
- Proposed 14 Protected Retained (146 in./29 Credits)
- Proposed 10 Protected Removed (137 in./ 16 Debits)
- Proposed 1 Significant Retained (25 in./ 4 Credits)



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24637 Toll Bro Estuary Maderia\GIS\MXD\30scale\Feb2026 PZB App\08_Lot129_30scale.mxd

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Tree Removal Overview
Lot 129 - Estuary Maderia

Project: 5.24637

St. Augustine, FL

Date: Dec 16 2025

Figure:

8



TREE SURVEY METHODOLOGY



42 Masters Drive, St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

December 3, 2025

Carter Environmental Services (CES) Arborist Tree Inventory Practices

CES performed a comprehensive tree inventory in conjunction with the City of St. Augustine Land Development Code. Trees are identified using a dichotomous key to specify exact species botanical and common name. Trees are then measured for DBH (Diameter at Breast Height) at the standard 4.5 feet above natural grade. Each tree is given a unique tree identification number and located with a sub-meter accurate GPS unit. Once all the data is collected, we compiled it in GIS (Geographic Information Systems) and provide a georeferenced pdf map overlaying current color aerial imagery. An excel spreadsheet is also provided giving the tree identification number, DBH, common name, and latitude and longitude coordinates for each tree inventoried. Then a licensed land surveyor located the trees.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Walls".

Chris Walls
ISA Certified Arborist® FL-9985A



TREE CREDITS & DEBITS

ID	Species	Common Name	DBH	CREDITS	Lot	Significant
110	LIO	LIVE OAK	11	2	129	
111	CED	CEDAR	6	1	129	
112	CAB	CABBAGE PALM	16	3	129	
113	LBP	LOBLOLLY PINE	11	2	129	
114	LIO	LIVE OAK	16	3	129	
115	LIO	LIVE OAK	16	3	129	
116	WRO	WATER OAK	7	2	129	
117	CAB	CABBAGE PALM	16	3	129	
119	LIO	LIVE OAK	6	1	129	
122	CED	CEDAR	6	1	129	
127	LIO	LIVE OAK	7	2	129	
128	LIO	LIVE OAK	10	2	129	
131	WRO	WATER OAK	8	2	129	
132	LIO	LIVE OAK	25	4	129	YES
133	LIO	LIVE OAK	10	2	129	
15			171	33		

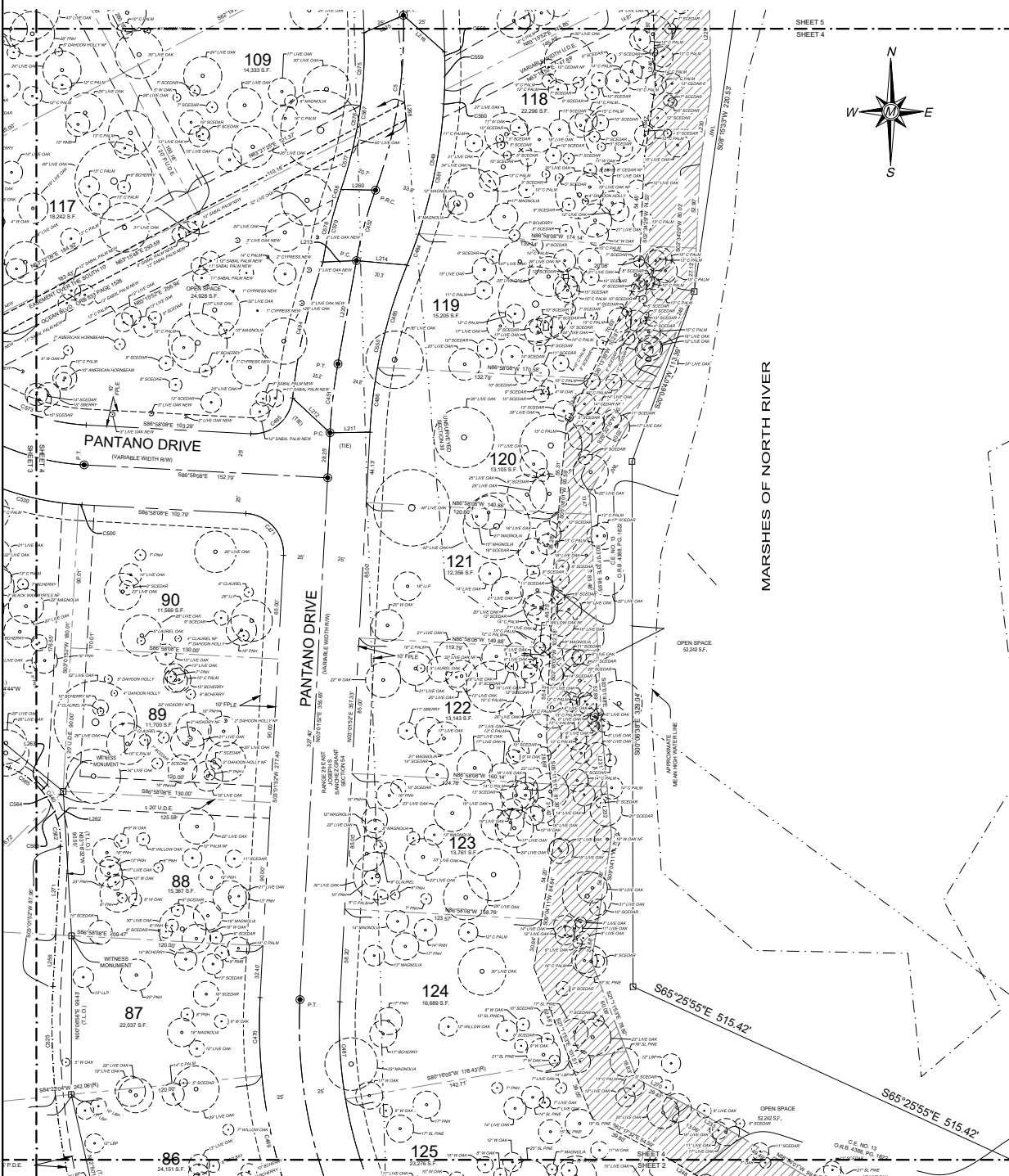
ID	Species	Common Name	DBH	DEBITS	Lot	Significant
118	WRO	WATER OAK	7	1	129	
120	LIO	LIVE OAK	12	1.5	129	
121	LIO	LIVE OAK	13	1.5	129	
123	LIO	LIVE OAK	6	0.5	129	
124	WRO	WATER OAK	6	0.5	129	
125	LIO	LIVE OAK	12	1.5	129	
126	CAB	CABBAGE PALM	16	2.5	129	
129	CAB	CABBAGE PALM	16	2.5	129	
134	SPN	SLASH PINE	20	2	129	
135	SPN	SLASH PINE	29	2	129	
10			137	16		

	TREE COUNT	DBH	CREDITS/DEBITS	SIGNIFICANT
RETAIN	15	171	33	1
REMOVE	10	137	16	0
NET	5	34	17.5	1

SIGNED & SEALED TREE SURVEY

MAP SHOWING SURVEY OF

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 29 EAST, PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS THE UNRECORDED PRELIMINARY PLAT OF MADRERA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA



ABBREVIATION LEGEND

L.P.	LOCALITY PLANT
S.C.	SOOTY CYPRESS
L.C.	LAUREL CYPRESS
L.P.	LONGLEAF PALM
S.P.	SAND PALM
B.	BURROUGHS
W.	WATER OAK
H.	HONEYLOCUST
M.	MORNING GLORY
P.	PLANT
N.	NEW
R.P.	RECENTLY PLANTED TREE



SPECIAL PURPOSE SURVEY
ESTUARY MADRERA TREE SURVEY
 SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

Matthews DCCM
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDCINC.COM

DATE	NO.	DATE	REVISIONS
9/5/25			
11/3/07			
2/16/09			

9 4
 SHEET 5
 SHEET 4

