CITY OF ST. AUGUSTINE CITY COMMISSION

City Commission Meeting

MONDAY, APRIL 13, 2026 - 5:00 PM

ALCAZAR ROOM

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1. CALL TO ORDER

- Roll Call
- Moment of Silence and Pledge of Allegiance

2. ADMINISTRATIVE ITEMS

- Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

3.A. **Proclamation 2026-04:** Proclaims April 2026 as Sexual Assault Awareness Month *(B. Blonder, Vice Mayor)*

3.B. **Proclamation 2026-12:** Proclaims April 13–20, 2026 as International Dark-Sky Week *(B. Blonder, Vice Mayor)*

3.C. **Proclamation 2026-14:** Proclaims April 2026 as Water Conservation Month *(B. Blonder, Vice Mayor)*

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

- 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

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

(PRESENTATIONS (MAXIMUM OF 10 MINUTES PER PRESENTATION). PRESENTATIONS FOR COMMISSION MEETINGS MUST BE PRESENTED TO THE CITY MANAGER FOR APPROVAL NO LATER THAN TEN (10) WORKING DAYS PRIOR TO THE NEXT CITY COMMISSION MEETING. A PRESENTATION

SUPPORT SERVICES REQUEST (AVAILABLE ON THE CITY'S WEBSITE) MUST ACCOMPANY ALL PRESENTATIONS.

7.A. General Public Presentations

7.B. Items of Great Public Importance

7.C. Other Items Requiring Public Hearing

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

8.A.1. **Ordinance 2026-01:** Amendments to General Employees' Pension Plan *(M. Breidenstein, Assistant City Manager)*

8.A.2. **Ordinance 2026-12:** Amendments to St. Augustine Police Officer's Retirement System *(M. Breidenstein, Assistant City Manager)*

8.A.3. **Ordinance 2026-08:** Amending an existing Planned Unit Development (PUD) at 24 Cathedral Place and the corner of Charlotte and Treasury Streets *(A. Skinner, Planning and Building Director)*

8.A.4. **Ordinance 2026-09:** Vacate Right of Way, 81 Magnolia Drive *(S. Slaughter, Utilities and Public Works Director)*

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

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

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

9.A.1. **Ordinance 2026-13:** Vacate Right of Way, 3560 N. Ponce De Leon Blvd, Prado Ave *(S. Slaughter, Utilities and Public Works Director)*

9.B. Resolutions

9.B.1. **Resolution 2026-08:** Planning Dept. Procedures for Processing Applications *(I. Lopez, City Attorney)*

10. STAFF REPORTS AND PRESENTATIONS

10.A. Request to review the Model Land Company National Register Historic District Nomination update finalization draft *(J. Courtney, Historic Preservation Officer)*

10.B. Consideration to Revert Granada Lot to Paid Parking *(J. Perkins, Community Services Director)*

11. ITEMS BY CITY ATTORNEY

11.A. 2026 End of Legislative Session Update *(I. Lopez, City Attorney)*

12. ITEMS BY CITY CLERK

12.A. Request for Two (2) Appointments to the Lincolnville Redevelopment Area Steering Committee (LCRA) *(D. Galambos, City Clerk)*

12.B. Request for Two (2) Appointments to the Historic Architectural Review Board (HARB) *(D. Galambos, City Clerk)*

12.C. Reminder: Open Positions on Boards and Committees *(D. Galambos, City Clerk)*

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

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

CONSENT AGENDA -

CA.1 Preview of upcoming Commission meetings.

CA.2 **THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON DATE:**

- **Ordinance 2026-13:** Vacate Right of Way, 3560 N. Ponce De Leon Blvd, Prado Ave

CA.3 **Reminder of Upcoming Meetings:**

- April 27, 2026, Special City Commission Meeting
- April 27, 2026, Regular City Commission Meeting
- May 11, 2026, Regular City Commission Meeting

CA.4 **APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS: NONE**

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

CA.6 **PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING).**

Proclamation 2026-15: Proclaims April 2026 as the Month of the Military Child *(C. Garris, Commissioner)*

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

CA.8 Satisfaction and Release of Utility Mortgage: 111 Masters Drive *(I. Lopez, City Attorney)*

CA.9 Satisfaction and Release of Utility Mortgage: 135 and 137 Theodore Street *(I. Lopez, City Attorney)*

CA.10 2026 City Commission Citizenship Awards Approval of Nominees *(M. Wissel, Communications Director)*

CA.11 Memorandum of Understanding to address scrivener's error in the Police Union Contract *(D. Hayes, Human Resources Director)*

CA.12 Eminent Domain: Lake Maria Sanchez — Invoice for Professional Services *(I. Lopez, City Attorney)*

END CONSENT AGENDA

Est. 1565

City of St. Augustine

La Lealisíma y Valerosa Ciudad de San Agustín de la Florida

P R O C L A M A T I O N

Whereas, *Sexual Assault Awareness Month is intended to draw attention to the fact that sexual violence is widespread and has public health implications for every community member of St. Augustine; and*

Whereas, *rape, sexual assault, and sexual harassment impact our community as seen by statistics indicating that one in five women will have experienced sexual assault by the time they complete college; and*

Whereas, *we must work together to educate our community about what can be done to prevent sexual assault and how to support survivors; and*

Whereas, *staff and volunteers of anti-violence programs at Betty Griffin Center encourage every person to speak out when witnessing acts of violence however small; and*

Whereas, *with leadership, dedication, and encouragement, there is compelling evidence that we can be successful in reducing sexual violence in St. Augustine through prevention education, increased awareness, and holding perpetrators who commit acts of violence responsible for their actions; and*

Whereas, *Betty Griffin Center strongly supports the efforts of national, state and local partners, and of every citizen to actively engage in public and private efforts, including conversations about what sexual violence is, how to prevent it, how to help survivors connect with services, and how every segment of our society can work together to better address sexual violence.*

NOW THEREFORE, *the City Commission of the City of St. Augustine hereby proclaims the month of* ***April 2026*** *as* ***SEXUAL ASSAULT AWARENESS MONTH*** *in the City of St. Augustine.*

IN WITNESS WHEREOF*, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 13th day of April in the year of our Lord two thousand and twenty-six and the four hundred and sixtieth year of the founding of St. Augustine, the Nation's Oldest City.*

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Nancy Sikes-Kline, Mayor

2026-04

PROCLAMATION

WHEREAS, *the beauty and wonder of a natural night sky is a shared heritage of all humankind; and*

WHEREAS, *the experience of standing beneath a starry night sky inspires feelings of wonder and awe and encourages a growing interest in science and nature, particularly among young people, and*

WHEREAS, *light pollution—excessive artificial lighting at night—has documented economic, environmental, ecological, and human health impacts on communities; and*

WHEREAS, *approximately 80 percent of the world's population, including many residents of St. Augustine, lives under a dome of light pollution and may never experience the visual wonder or ecological benefits of a naturally dark night sky; and*

WHEREAS, *light pollution wastes natural resources, amounting to roughly $3 billion per year in wasted energy in the United States; and*

WHEREAS, *Florida is home to a wide variety of nocturnal wildlife—including bats, bobcats, coyotes, flying squirrels, owls, night birds, seasonal migrating birds, sea turtles, and insects such as luna moths and fireflies—that rely on darkness for survival; and*

WHEREAS, *St. Augustine, known for its remarkable history, architecture, beautiful beaches, and biodiversity, also values the natural beauty of its night skies, which inspire residents and visitors to appreciate the magnificence of our universe, and*

WHEREAS, *DarkSky International recognizes International Dark-Sky Week to raise awareness about light pollution and encourage responsible outdoor lighting that protects and preserves dark skies.*

NOW THEREFORE, *the City Commission of the City of St. Augustine hereby proclaims* ***April 13-20, 2026*** *as* ***INTERNATIONAL DARK-SKY WEEK*** *and encourages all residents to observe this week by learning about light pollution and supporting efforts to protect and preserve our precious dark skies.*

IN WITNESS WHEREOF*, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 13th day of April in the year of our Lord two thousand and twenty-six and the four hundred and fifty-ninth year of the founding of St. Augustine, the Nation's Oldest City.*

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Nancy Sikes-Kline, Mayor

2025-12

P R O C L A M A T I O N

WHEREAS, *Florida's natural beauty, crystal blue waters and white sand beaches attract residents and visitors from around the world; and*

WHEREAS, *clean and sustainable water resources are vital to Florida's environment, economy and quality of life; and*

WHEREAS, *more than 90 percent of Florida's drinking water is supplied by underlying aquifers, and our quality of life and the economy depend upon a clean and healthy environment; and*

WHEREAS, *Floridians consume more than 7.9 billion gallons per day of fresh water, and the future of Florida depends greatly upon the availability of water; and*

WHEREAS, *The State of Florida, Water Management Districts and the City of St. Augustine are working together to increase awareness about the importance of water conservation; and*

WHEREAS, *the City of St. Augustine and the State of Florida has designated April, typically a dry month when water demands are most acute, as Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and*

WHEREAS, *the City of St. Augustine has always encouraged and supported water conservation, through various educational programs and special events; and*

WHEREAS, *efficient irrigation design, programming, and maintenance can conserve water, and the City of St. Augustine encourages citizens and businesses to evaluate their irrigation systems for potential efficiency enhancements.*

NOW, THEREFORE, BE IT PROCLAIMED *the City Commission of the City of St. Augustine, does hereby proclaim* ***April 2026*** *as* ***"Water Conservation Month"*** *and calls upon each citizen and business to help protect our precious resources by practicing water-saving measures and becoming more aware of the need to save water. For this, the 28th year of Water Conservation Month, there will be a special focus on irrigation system evaluations.*

IN WITNESS WHEREOF*, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 13th day of April in the year of our Lord two thousand and twenty-six and the four hundred and sixtieth year of the founding of St. Augustine, the Nation's Oldest City.*

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Nancy Sikes-Kline, Mayor

2026-14

CITY OF ST. AUGUSTINE

M E M OR A N D U M

TO: David Birchim
City Manager

DATE: April 13, 2026

RE: Agenda Item – Ordinance 2026-01, Amendments to General Employees' Pension Plan

Ordinance 2026-01 provides amendments to certain provisions of the 1977 City Employees' Retirement System pension fund to outdated references to a transition period for employees under the prior system, removes references to non-spousal domestic partners that are no longer necessary, and provides clarity on who is a participant in the pension system.

Please place this ordinance on the April 13, 2026, City Commission Meeting Agenda for second reading.

Do not hesitate to contact me with any questions.

Sincerely,

Meredith Breidenstein
Assistant City Manager

Attachment

cc: Darlene Galambos, City Clerk
Donna Hayes, Human Resources Director
Isabelle Lopez, City Attorney
Reuben Franklin, Assistant City Manager

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE IV OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR REVISED PROVISIONS TO THE 1977 CITY EMPLOYEES' RETIREMENT SYSTEM; PROVIDING FOR GENDER NEUTRAL TERMINOLOGY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

   THE PROPOSED ORDINANCE IS TO AMEND CERTAIN PROVISIONS OF THE 1977 CITY EMPLOYEES' RETIREMENT SYSTEM TO REMOVE OUTDATED REFERENCES, PROVIDE FOR GENDER NEUTRAL TERMINOLOGY, AND TO PROVIDE GREATER CLARITY ON WHO IS A PARTICIPANT IN THE PENSION SYSTEM. ADOPTION OF THE ORDINANCE WILL SERVE THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE PUBLIC AND SERVES A PUBLIC PURPOSE.

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

   NONE.

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

   NONE.

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

   NONE.

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE IV OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR REVISED PROVISIONS TO THE 1977 CITY EMPLOYEES' RETIREMENT SYSTEM; PROVIDING FOR GENDER NEUTRAL TERMINOLOGY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS, the Board of Trustees of the 1977 City Employees' Retirement System of the City of St. Augustine, Florida, at its November 19, 2025 meeting, voted in support of amending the provisions of the pension fund; and

WHEREAS, the existing pension code retained outdated references to a transition period for employees under the prior system, and those references are now obsolete; and

WHEREAS, the code amendment includes greater clarity on who is a participant in the pension system to mean someone who contributes into a pension plan; and

WHEREAS, domestic partners are now eligible to marry under state law, therefore the specific provisions for non-spousal domestic partners are no longer necessary; and

WHEREAS, the City Commission finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted consistent with the requirements of § 166.021(4), Florida Statutes.

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

Section 1. Amending Chapter 20, Article IV, Sections 20-102 through 20-112, Sections 20-114 through 20-116, Section 20-118, Sections 20-120 through 20-125, Section 20-129, Section 20-131, Sections 20-133 through 20-138, Sections 20-141, 20-145, and 20-146. Chapter 20, Article IV, Sections 20-102 through 20-112, Sections 20-114 through 20-116, Section 20-118, Sections 20-120 through 20-125, Section 20-129, Section 20-131, Sections 20-133 through 20-138, Sections 20-141, 20-145, and 20-146 are hereby amended, as follows:

"**Sec. 20-102. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accumulated contributions means the sum of all amounts credited to a ~~participant~~member's individual account in the reserve for ~~participant~~member contributions, including regular interest.

Actuarial equivalent means a benefit of equivalent current value to the benefit that would otherwise have been provided to the ~~participant~~member. At the time of calculation of the actuarially equivalent benefit, the calculation shall not include possible future benefit increases which have not been adopted by the employer and which are not in effect as of the calculation date. The calculations will be performed using the RP-2000 static mortality table (h) unisex 50/50 for healthy lives projected to 2010 for healthy ~~participants~~members and the RP-2000 static mortality table (d) unisex 50/50 projected to 2010 for disabled ~~participants~~members and the interest discount rate of eight (8) percent per annum, compounded annually.

(...)

Compensation means the amount of money paid a ~~participant~~member for personal service rendered the city while a ~~participant~~member in the retirement system. Compensation shall include base salary or wages; cost-of-living payments; longevity pay; pay while absent from work on account of illness, holiday or vacation and worker's compensation benefits, except for medical expenses, during periods the city supplements worker's compensation payments; provided, however, anything in this plan to the contrary, benefit accruals shall not exceed the limits of Section 415 of the Internal Revenue Code of 1986. Compensation in excess of the limitations set forth in Section 401(a)(17) of the Code, as amended from time to time, as of the first day of the plan year shall be disregarded for any purpose, including employee contributions or any benefit calculations. The annual compensation of each ~~participant~~member taken into account in determining benefits or employee contributions for any plan year beginning on or after January 1, 2002, may not exceed $200,000, as adjusted for cost-of-living increases in accordance with Section 401(a)(17)(B) of the Code.

(...)

Credited service means the service credited a ~~participant~~member as provided in section 20-104.

Final average compensation means one-sixtieth (1/60) of the aggregate amount of compensation paid a ~~participant~~member during the period of sixty-consecutive months of the ~~participant~~member's credited service in which the aggregate amount of compensation paid the ~~participant~~member is greatest. The sixty-consecutive months of credited service shall be contained within the ~~participant~~member's last one hundred twenty (120) months of credited service. If a member has less than sixty (60) months of credited service, final average compensation means the aggregate amount of compensation paid the member divided by the member's credited service expressed in months.

(...)

~~*Participant*~~*Member* ~~means any person who is a participant in the retirement system~~shall mean any person who is an actively employed general employee who fulfills the prescribed participation requirements. Benefit improvements which, in the past, have been provided for in this article, and any benefit improvements which might be made in the future shall apply prospectively and shall not apply to members who terminate employment or who retire prior to the effective date of any ordinance adopting such benefit improvements, unless such ordinance specifically provides to the contrary.

(...)"

Service means personal service rendered by the city while a ~~participant~~member in the retirement system, including periods of paid vacation, holiday and illness time, and military service qualifying under section 20-107."

"Sec. 20-103. Participation in the retirement system.

(a) Except as provided in subsection (b), each general employee shall be a ~~participant~~member in the retirement system except that the city manager may elect not to participate in the retirement system.

(b) The following persons are not eligible for participation:

(1) Persons who are compensated by fee.

(2) Persons who are contractual employees.

(3) Persons who are ~~participants~~members in any other retirement or pension program, except the federal social security program, on account of their city employment.

(4) Persons who are not regularly employed by the city for forty (40) hours or more per week, except as provided in section 20-114.

(c) A ~~participant~~member who ceases to be employed by the city in a position which is regularly scheduled for forty (40) hours or more per week may continue participation in the plan for up to five (5) months provided the ~~participant~~member remains otherwise employed by the city in a position of less than forty (40) hours per week. At the end of such period, participation shall cease unless the employee resumes employment in a position which is regularly scheduled for forty (40) or more hours per week.

(d) Notwithstanding any provision of this article to the contrary, effective on the adoption of this section the police chief and fire chief shall be ~~participants~~members in this retirement system solely for purposes of the supplemental retirement allowance provided in subsection 20-141(c). This participation ceases when the police chief or fire chief are no longer actively contributing into their respective plans.

(e) The board shall decide questions concerning the participation status of any person."

"Sec. 20-104. Credited service.

(a) Service rendered by a ~~participant~~member shall be credited to the ~~participant~~member's individual service account in accordance with such rules as the board shall from time to time prescribe. In no case shall more than one (1) month of service be credited on account of all service rendered by a ~~participant~~member in any one (1) calendar month nor shall less than eighty (80) hours of service in a calendar month be credited as a month of service. Any member for whom a record of hours of service is not kept shall be presumed to render at least eighty (80) hours of service each month.

(b) ~~Service rendered prior to June 1, 1977, shall be credited to a participant's service account on June 1, 1977, to the extent such service was in force and the basis of retirement benefits on May 31, 1977, in the general employees' pension plan.~~

(c) Service rendered by a ~~participant~~member during a period they were~~he was~~ excluded from participation as provided in section 20-103(b)(3) shall be credited to the

~~participant~~member's service account on the effective date of ~~his~~their participation, to the extent such service was in force and the basis of retirement benefits under such other retirement or pension program on the day preceding the effective date of ~~his~~their participation. Service rendered by a ~~participant~~member during any other period they were~~he was~~ excluded from participation as provided in section 20-103(b) shall not be credited.

(d) ~~A participant who has rendered service after the date he attained age fifty-five (55) years, but prior to the date he becomes a participant in the retirement system, which has not been credited as provided in subsection (b) because he was not a participant during the period, shall have all or a selected portion of such service credited to his~~their ~~service account upon payment of the lump sum amount described in the next sentence to the retirement systems. Payment shall be made within six (6) months of becoming a participant in this retirement system. The lump sum payment shall be equal to the amount of participant contributions he would have made during the period of service claimed plus interest at the rate of three (3) percent a year, compounded yearly, from the date the contribution would have been made to the day of payment.~~

(e) In no case shall service which is the basis of a benefit under any other retirement or pension program, except the federal social security program, be credited a ~~participant~~member under this retirement system.

(f) ~~Any participant who was continuously employed by the city from June 1, 1977 through September 30, 2001, and who elected not to participate in the retirement system at any time during the participant's continuous employment, may elect to buy back up to twelve (12) months of credited service, but in no event may such participant buy back more than the number of months needed to attain twenty-five (25) years of credited service. An eligible participant will be credited with the additional months of credited service upon payment to the retirement system of the total amount of participant contributions that would have been due for such service, plus interest at the rate of three (3) percent per annum from the time of the additional credited service purchased to the date of payment.~~

(g) For ~~participants~~members who terminate city employment on or after the effective date of this ordinance, "credited service" shall also include up to three (3) years of active duty in the U.S. armed forces or full-time employment with another governmental entity prior to employment by the city, purchased by the ~~participant~~member in accordance with this subsection; provided the ~~participant~~member has not received and will not receive a benefit from another retirement plan based on such prior employment. Such purchased service may not be used for vesting purposes. An eligible ~~participant~~member may purchase credited service under the system for such prior employment by paying into the fund the full actuarial cost of such credited service, as determined by the plan actuary. Such payment must be made in full prior to separation from city employment. In the event full payment is not made prior to such date, the ~~participant~~member shall receive only the amount of credited service, as determined by the actuary, for which the payment made, excluding interest, is the full actuarial cost. A ~~participant~~member purchasing such additional credited service must also pay the full cost of any actuarial calculations required. Payment for the purchase of credited service pursuant to this paragraph may be made using any one or a combination of the following options:

(1) Cash lump sum payment.

(2) Installment payments, plus simple interest at the rate of four (4) percent per annum, deducted from the ~~participant~~member's city salary over a period not to exceed five (5) years.

(3) Direct transfer or rollover of an eligible rollover distribution from a qualified or eligible plan, in accordance with section 20-146."

"Sec. 20-105. Loss of credited service.

A person's credited service shall be forfeited and no longer in force in the event the person's accumulated contributions are withdrawn from the reserve for ~~participant~~member contributions and paid to the person or a beneficiary (including an estate)."

"Sec. 20-106. Reinstatement of credited service.

A ~~participant~~member may have forfeited credited service restored to ~~his~~their individual service account upon satisfaction of each of the following conditions:

(...)"

"Sec. 20-107. Military service credit.

A person who leaves or left city employment to perform "Qualified Military Service" including voluntary or involuntary service in the armed forces of the United States as defined in the defined in the Uniformed Services Employment and Reemployment Rights Act (USERRA) (P.L. 103-353), as amended from time to time, shall have required periods of active duty credited as city service subject to the following conditions:

(1) The person is reemployed by the city within ninety (90) days from and after the date of termination of required active duty.

(2) The person becomes a ~~participant~~member and pays the retirement system the total amount of accumulated contributions previously withdrawn, if any, plus regular interest from the date(s) of withdrawal to date(s) of repayment.

(3) In no case shall more than five (5) years of service be credited on account of all military service.

This section is intended to satisfy the minimum requirements of USERRA, as may be amended from time to time. To the extent that this section does not meet the minimum requirements of USERRA, the provisions of USERRA shall govern. The board shall determine the amount of service to be credited a ~~participant~~member under the provisions of this section."

"Sec. 20-108. Normal and reduced early retirement conditions.

(...)

Upon reduced early retirement as provided in this section a person shall be paid a percentage of a retirement allowance computed according to section 20-110. ~~The percentage shall be one hundred (100) percent reduced by one-half (½) of one (1) percent for each month and fraction of a month reduced early retirement precedes the date the person would have satisfied age and service conditions for normal retirement had he continued in city employment; provided, for~~ For ~~participants~~members who terminate city employment after attaining age fifty (50) with ten (10) or more years of service ~~on or after the effective date of this section~~, the percentage shall be one hundred (100) percent reduced by one-fourth (¼) of one (1) percent for each month and fraction of a month

reduced early retirement precedes the date the person would have satisfied the age conditions for normal retirement but based on credited service at the time of termination."

"Sec. 20-109. Vested termination of membership (deferred retirement).

(a) A person who ceases to be a ~~participant~~member, for a reason other than retirement or death, on or after satisfaction of an applicable age and credited service condition specified in subsection (b) shall be entitled to retire upon satisfaction of the conditions for normal retirement specified in section 20-108. Upon retirement the person shall be paid a retirement allowance computed according to section 20-110 as the section provided at the time of last termination of participation.

(...)"

"Sec. 20-110. Amount of retirement allowance.

(a) ~~A participant who terminates employment before the effective date of this article and retires after June 1, 1977, shall be paid a basic retirement allowance provided in subsection (b) and, if applicable, a temporary retirement allowance provided in subsection (c).~~

~~(b) The amount of basic retirement allowance shall be equal to the retirant's credited service, to a maximum of thirty-five (35) years, multiplied by two (2) percent of his~~their ~~final average compensation.~~

~~(c) A temporary supplemental retirement allowance shall be paid the retirant if his~~their ~~date of retirement precedes his~~their ~~sixty-fifth birth date. The amount of temporary supplemental retirement allowance shall be equal to the retirant's credited service, to a maximum of thirty-five (35) years, multiplied by one-half (½) of one (1) percent of his~~their ~~final average compensation. The temporary supplemental retirement allowance terminates upon the retirant's attainment of age sixty-five (65) years or his~~their ~~prior death.~~

(d) A ~~participant~~member who terminates employment and retires after the effective date of this article shall be paid a basic retirement allowance equal to the retirant's credited service, to a maximum of thirty-five (35) years, multiplied by two and one-half (2½) percent of final average compensation."

"Sec. 20-111. Standard form of benefit; retirement allowance to spouse and/or children of deceased ~~participant~~member or retirant.

(...)

(b) Members with ten (10) or more years of credited service on February 1, 2014 may elect, prior to retirement, to receive a standard form of benefit as follows: (1) the member's frozen accrued benefit as of February 1, 2014, payable as a monthly annuity for the member's life, with a continuing benefit to the retirant's eligible spouse and children following the retirant's death in accordance with subsections (c) through (e) of this section; or (2) the member's accrued benefit as of termination of employment payable as a monthly annuity for the member's life, with a continuing benefit to the retirant's eligible spouse ~~or eligible domestic partner~~ and children following the retirant's death computed as follows:

(1) If the member is within three and one-half (3½) years of earliest eligibility for normal retirement on February 1, 2014, a continuing benefit payable to the

retirant's eligible ~~spouse or eligible domestic partner~~ and children following the retirant's death in accordance with subsections (c) through (e) of this section.

(2) If the member is three and one-half (3½) years or more, but less than four and one-half (4½) years from earliest eligibility for normal retirement on February 1, 2014, the continuing benefit to the retirant's eligible spouse ~~or eligible domestic partner~~ and children following the retirant's death shall be computed in accordance with subsections (c) through (e) of this section, but shall be reduced by one (1) percent. If the member elects another optional form of benefit as provided in section 20-112, the benefit shall be reduced by the actuarial equivalent of the straight life annuity value.

(3) If the member is four and one-half (4½) years or more, but less than five and one-half (5½) years from earliest eligibility for normal retirement on February 1, 2014, the continuing benefit to the retirant's eligible spouse ~~or eligible domestic partner~~ and children following the retirant's death shall be computed in accordance with subsections (c) through (e) of this section, but shall be reduced by two (2) percent. If the member elects another optional form of benefit as provided in section 20-112, the benefit shall be reduced by the actuarial equivalent of the straight life annuity value.

(4) If the member is five and one-half (5½) years or more, but less than six and one-half (6½) years from earliest eligibility for normal retirement on February 1, 2014, the continuing benefit to the retirant's eligible spouse ~~or eligible domestic partner~~ and children following the retirant's death shall be computed in accordance with subsections (c) through (e) of this section, but shall be reduced by three (3) percent. If the member elects another optional form of benefit as provided in section 20-112, the benefit shall be reduced the actuarial equivalent of the straight life annuity value.

(5) If the member is six and one-half (6½) years or more, but less than seven and one-half (7½) years from earliest eligibility for normal retirement on February 1, 2014, the continuing benefit to the retirant's eligible spouse ~~or eligible domestic partner~~ and children following the retirant's death shall be computed in accordance with subsections (c) through (e) of this section, but shall be reduced by four (4) percent. If the member elects another optional form of benefit as provided in section 20-112, the benefit shall be reduced by the actuarial equivalent of the straight life annuity value.

(6) If the member is seven and one-half (7½) years or more, but less than eight and one-half (8½) years from earliest eligibility for normal retirement on February 1, 2014, the continuing benefit to the retirant's eligible spouse ~~or eligible domestic partner~~ and children following the retirant's death shall be computed in accordance with subsections (c) through (e) of this section, but shall be reduced by five (5) percent. If the member elects another optional form of benefit as provided in section 20-112, the benefit shall be reduced by the actuarial equivalent of the straight life annuity value.

(7) ~~If the member is eight and one-half (8½) or more years from earliest eligibility for normal retirement on February 1, 2014, the member's standard form of benefit shall be a straight life annuity; provided that the member may elect another optional form of benefit as provided in section 20-112, which is the actuarial equivalent of the straight life annuity.~~

(c) For members who are active ~~participants~~members on or after February 1, 2014, applicable retirement allowances provided in subsections (d) and (e) shall be paid in the event of the death of a ~~participant~~member who dies while in the employ of the city with five (5) or more years of credited service in force. The credited service requirement of five (5) years shall be waived if the board finds the ~~participant~~member's death to have been the natural and proximate result of causes arising out of and in the course of the ~~participant~~member's actual performance of duty in the employ of the city. The board shall adopt such procedures and make such investigations as it deems necessary to make a determination on the waiver of the five (5) years. Any death benefits applicable to retirees will be paid in accordance with the form annuity in effect at death.

(d) Except as otherwise provided in subsections (a), (b) and (c), the eligible spouse of the deceased ~~participant~~member or the deceased retirant, if any, and eligible children, if any, shall each be paid a retirement allowance equal to a percentage of the deceased ~~participant~~member's projected retirement allowance or the retirant's actual retirement allowance, as the case may be. The percentage shall be in accordance with the following schedule:

	Percentage	
Survivors	Eligible Spouse ~~or eligible Domestic Partner~~	Eligible Children (in equal shares)
Spouse ~~or eligible domestic partner~~ and no children	60	—
Spouse ~~or eligible domestic partner~~ and 1 child	60	10
Spouse ~~or eligible domestic partner~~ and 2 or more children	60	20
1 child and no spouse ~~or eligible domestic partner~~	—	40
2 children and no spouse ~~or eligible domestic partner~~	—	50
3 or more children and no spouse ~~or eligible domestic partner~~	—	60

(1) An eligible spouse is the person to whom the deceased ~~participant~~member had been married at least one (1) year on the date of ~~his~~their death or the person to whom the deceased retirant was married at the date of ~~his~~their retirement and to whom ~~he~~ they had been married at least one (1) year on the date of ~~his~~their death. A spouse's retirement allowance shall terminate upon the death of the spouse.

(2) ~~An eligible domestic partner is a person to whom the deceased participant had been the domestic partner to for at least one (1) year on the date of his death or the person to whom the deceased retirant was a domestic partner at the date of his retirement and to whom he had been a domestic partner for at least one (1) year on the date of his death. A spouse's or domestic partner's retirement allowance shall terminate upon the death of the spouse or domestic partner. A domestic partner is defined as a person who is in a committed domestic partnership relationship with a participant, and who:~~

~~a. Is at least eighteen (18) years old and competent to contract;~~

~~b. Is not currently in a marriage relationship recognized under Florida law;~~

~~c. Is not currently a partner in a domestic partnership relationship or a member of civil union with anyone else;~~

~~d. Is not a blood relative, where one is a direct ascendant or direct descendant of the other (such as a son, daughter, parent, or grandparent), or a sister, brother, aunt, uncle, niece or nephew;~~

~~e. Consents to the domestic partnership;~~

~~f. Agrees to be jointly responsible in the support of the domestic partnership;~~

~~g. Considers himself or herself as being in a committed domestic relationship with the participant, and considers himself or herself to be a member of the immediate family of the participant; and~~

~~h. Declares in writing that the above requirements are met.~~

(3) An eligible child is a child of the deceased ~~participant~~member or the deceased retirant, which child is both unmarried and under the age of nineteen (19) years (twenty-two (22) years if successfully attending a board-recognized accredited school for at least eight (8) months a year). A child's retirement allowance shall terminate upon ~~his~~their ceasing to be an eligible child or upon ~~his~~their prior death, and the retirement allowance of each remaining eligible child shall be recomputed.

(e) A deceased ~~participant~~member's projected retirement allowance shall be computed as provided in section 20-110, based on ~~his~~their final average compensation and credited service at the date of ~~his~~their death. If the deceased ~~participant~~member was under age sixty (60) years on the date of ~~his~~their death, and ~~his~~their credited service is less than twenty (20) years, then and in that event, ~~his~~their projected retirement allowance shall be calculated on the basis of twenty (20) years of credited service.

(f) ~~The temporary supplemental retirement allowance portion of the deceased participant's total projected retirement allowance or the deceased retirant's total retirement allowance shall not be considered for the purposes of this section unless the spouse and/or children of the deceased participant or retirant have applied for and been denied monthly benefits under the federal social security program.~~

(g) Notwithstanding any other provision of this plan, if a ~~participant~~member dies on or after January 1, 2007 while performing qualified military service as defined by USERRA, the ~~participant~~member's beneficiaries shall be entitled to any benefits the ~~participant~~member would have been entitled to under this plan had ~~he or she~~they resumed employment and then died while employed."

"Sec. 20-112. Optional forms of payment of a retirement allowance.

(...)

(3) *Form of payment B50—Fifty (50) percent survivor beneficiary retirement allowance.* Under form of payment B50 the retirant shall be paid a reduced retirement allowance for life with the provision that upon ~~his~~their death fifty (50) percent of the reduced pension retirement allowance shall be continued throughout the future lifetime of and paid to such person, having an insurable interest in ~~his~~their life, as the retirant shall have designated in writing and filed with the board.

(4) *Form of payment B75—Seventy-five (75) percent survivor beneficiary retirement allowance.* Under form of payment B75 the retirant shall be paid a reduced retirement allowance for life with the provision that upon ~~his~~their death three-quarters (¾) of the reduced retirement allowance shall be continued throughout the future lifetime of and paid to such person, having an insurable interest in ~~his~~their life, as the retirant shall have designated in writing and filed with the board."

"Sec. 20-114. Disability benefits.

(a) A ~~participant~~member with five (5) or more years of credited service who terminates city employment by reason of a disability in the line of duty shall remain a ~~participant~~member during the period for which ~~he is~~they are paid disability benefits. ~~He~~ They shall be credited with service considered to have been paid compensation, at a rate equal to ~~his~~their final average compensation computed as of ~~his~~their date of termination of city employment, for the period for which ~~he is~~they are paid disability benefits.

(b) ~~His~~Their contributions to the retirement system shall be waived during the period for which ~~he is~~they are paid disability benefits.

(c) For the sole and exclusive purposes of section 20-111, ~~he~~ they shall be considered to have died while in the employ of the city in the event of ~~his~~their death during a period for which ~~he is~~they are paid disability benefits."

"Sec. 20-115. Refund of ~~participant~~member's accumulated contributions.

(a) Except as otherwise provided in this article, a person who ceases to be a ~~participant~~member for any reason except retirement or death, prior to satisfying any of the applicable age and service requirements for normal retirement provided in section 20-108, shall be paid ~~his~~their accumulated contributions upon written request filed with the board.

(...)

(d) Request for payment of accumulated contributions must be made within 60 months of separation from service from the City. If such member cannot be located following reasonable efforts by the Plan after 60 months, the missing member's accumulated contributions shall be forfeited. If a missing member, whose benefit has been forfeited pursuant to this paragraph, is located, and claims their benefit, and if the Plan has not terminated (or if the Plan has terminated, all benefits have not yet been paid), then the member's accumulated contributions shall be distributed to the member. However, if any such member has not been located by the time the Plan terminates and all benefits have been distributed from the Plan, then the forfeiture of any such unpaid benefit will not be restored."

"Sec. 20-116. Time of payment.

(a) The entire interest of each employee under this plan:

(...)

(2) Will be distributed, beginning not later than the required beginning date, in accordance with regulations pertaining to such plan, over the life of such employee or over the lives of such employee and a designated beneficiary (or over a period not extending beyond the life expectancy of such employee or the life expectancy of such employee and a designated beneficiary); and further provided that where

an employee dies before such employee's entire interest is distributed and if distribution of the employee's interest has begun in accordance with this subsection (2), the remaining portion of such interest will be distributed at least as rapidly as under the method of distributions being used under this subsection (2) as of the date of ~~his~~their death; and provided further that if the employee dies before distribution of the employee's interest has begun in accordance with this subsection (2), the entire interest of the employee will be distributed within five (5) years after the death of such employee; except that

(...)

(b) Unless a ~~participant~~member otherwise elects, payment of benefits under any city pension plan to the ~~participant~~member will begin no later than sixty (60) days after the latest of the close of the plan year in which:

(1) The date on which the ~~participant~~member attains the earlier of age sixty-five (65) or the normal retirement age specified under the plan;

(2) Occurs the tenth anniversary of the year in which the ~~participant~~member commenced participation in the plan; or

(3) The ~~participant~~member terminates ~~his~~their service with the city.

In the case of a plan which provides for the payment of an early retirement benefit, a ~~participant~~member who satisfied the service requirements for such early retirement benefit, but separated from the service (with any nonforfeitable right to an accrued benefit) before satisfying the age requirement for such early retirement benefit, is entitled upon satisfaction of such age requirement to receive a benefit not less than the benefit to which ~~he~~ they would be entitled at the normal retirement age, actuarially, reduced under Internal Revenue Code Regulations; anything otherwise contained in any such pension plan to the contrary notwithstanding.

(b) Distribution of a ~~participant~~member's benefit under this plan must commence no later than April 1 of the calendar year following the later of the calendar year during which the ~~participant~~member attains one-half (70 ½), age 72 for members who attain age 70½ on or after January 1, 2020, or the calendar year in which the ~~participant~~member terminates employment with the employer."

"Sec. 20-118. Reserve for ~~participant~~member contributions.

(a) The reserve for ~~participant~~member contributions shall be the account in which shall be accumulated, at regular interest, the contributions deducted from the compensation of ~~participants~~members and from which shall be made refunds and transfers of accumulated contributions as provided in this article.

(b) From and after June 7, 1977, a ~~participant~~member's contributions to the retirement system shall be five (5) percent of ~~his~~their compensation.

(c) The person responsible for preparing the city payroll shall cause the contributions provided for in subsection (b) to be deducted from the compensation of each ~~participant~~member on each and every payroll. The deducted contributions shall be paid to the retirement system and shall be credited to the ~~participant~~member's individual accounts in the reserve for ~~participant~~member contributions. ~~Participant~~Member contributions shall be made notwithstanding that the minimum compensation provided by law for any ~~participant~~member shall be changed thereby. Every ~~participant~~member shall be deemed to consent and agree to the deductions made and provided herein. Payment of compensation less the deduction shall be a

full and complete discharge and acquittance of all claims and demands whatsoever for services rendered by the ~~participant~~member during the period covered by such payment, except as to benefits provided by the retirement system. The person responsible for preparing the city payroll shall certify to the city director of financial services and the board the amount of contribution deducted from the compensation of each ~~participant~~member on each and every payroll.

(d) In addition to the contributions deducted from the compensation of a ~~participant~~member, as hereinbefore provided, a ~~participant~~member may deposit in the reserve for ~~participant~~member contributions the amount of repayment permitted by section 20-106, if any. The deposit may be made in a single sum or by an increased rate of contribution approved by the board.

(e) The accumulated contributions of a ~~participant~~member shall be transferred from the reserve for ~~participant~~member contributions to the reserve for retirement allowance payments upon retirement. At the expiration of a period of five (5) years from the date a ~~participant~~member without entitlement to a vested termination retirement allowance provided in section 20-109 ceases to be a ~~participant~~member, any balance in the reserve for ~~participant~~member contributions unclaimed by the person or the person's legal representative shall be transferred to the reserve for undistributed investment income."

"Sec. 20-120. Reserve for city contribution.

(...)

(c) The financial objective of this article is to require city contributions to the retirement system each fiscal year which, together with the contributions made by the ~~participants~~members during the fiscal year, shall be sufficient to fully fund the cost of benefits likely to be paid on account of service rendered by ~~participants~~members during the year and finance unfunded costs of benefits likely to be paid on account of service rendered by members prior to the current year over a period of not more than forty (40) years. Such contributions shall be computed by the actuary as level percentages of ~~participant~~member payroll in accordance with generally accepted actuarial principles. The city shall also contribute the anticipated cost of any insurance coverage provided retirants and beneficiaries, to the extent such cost cannot be covered by the unencumbered balance in the reserve for undistributed investment income. The board shall annually certify to the commission the contributions determined according to this section, and the commission shall appropriate and pay to the retirement system the contributions so certified."

"Sec. 20-121. City contribution to employee's contribution.

The city shall make, on behalf of each employee member of the employees' pension fund of the city, a contribution of one-fifth (⅕) of any contribution otherwise required to be made by each such employee to such pension plan, which city contribution shall be in lieu of one-fifth (⅕) of the employee member contributions otherwise required to be made, so that each employee member will be required to contribute only four-fifths (⅘) of that specified as employee member contributions under the terms and conditions of such plan; provided, however, that such contributions to be made by the city under the provisions of this section shall not be regarded as employee contributions for purposes of return of contributions to the employee upon termination from service as may otherwise be permissible or required under the provisions of any such plan and provided further that any employee of the city may elect to make full contributions to ~~his~~their pension plan, in which event no contribution

will be made by the city under the terms of this section on behalf of such employee and such employee shall be entitled to full return of contributions made by ~~him~~them to the plan upon termination of services."

"Sec. 20-122. Reserve for undistributed investment income; expenses.

The reserve for undistributed investment income shall be the account to which shall be credited all interest, dividends, and other income from the investment of retirement system assets, all gifts and bequests received by the retirement system, all unclaimed accumulated contributions and retirement allowances, all appropriations for administrative expenses, and all other moneys received by the retirement system the disposition of which is not specifically provided. There shall be transferred from the reserve for undistributed investment income all amounts required to credit regular interest to the reserve for ~~participant~~member contributions, and the reserve for retirement allowance payments, and to pay administrative expenses of the retirement system (to the extent moneys are appropriated for this purpose). Whenever the board determines the balance in the reserve for undistributed investment income is more than sufficient to cover current charges to the account, the excess or any part thereof shall be used to provide necessary contingency used to provide necessary contingency reserves, to meet special requirements of the other reserve accounts of the retirement system, or transferred to the reserve for city contributions. Whenever the balance in the reserve for undistributed investment income is insufficient to meet the current charges to the account, the amount of the insufficiency shall be transferred from the reserve for city contributions."

"Sec. 20-123. Allowance of regular interest.

The board shall at the end of each fiscal year credit regular interest on the individual balances in the reserve for ~~participant~~member contributions at the beginning of the year and on the mean balances in the reserve for city contributions and the reserve for retirement allowance payments. The amounts so credited shall be charged to the reserve for undistributed investment income."

"Sec. 20-124. Investment of retirement system assets.

(...)

(b) Notwithstanding any provision of this section to the contrary, the board shall identify and publicly report any direct or indirect holdings it may have in any scrutinized company, as defined in F.S. § 215.473, and proceed to sell, redeem, divest, or withdraw all publicly traded securities it may have in that company beginning January 1, 2010. The divestiture of any such security must be completed by September 30, 2010. The board and its named officers or investment advisors may not be deemed to have breached their fiduciary duty in any action taken to dispose of any such security, and the board shall have satisfactorily discharged the fiduciary duties of loyalty, prudence, and sole and exclusive benefit to the ~~participants~~members of the pension fund and their beneficiaries if the actions it takes are consistent with the duties imposed by F.S. § 215.473, and the manner of the disposition, if any, is reasonable as to the means chosen. For the purposes of effecting compliance with that section, the pension fund shall designate terror-free plans that allocate their funds among securities not subject to divestiture. No person may bring any civil, criminal, or administrative action against the board of trustees or any employee, officer, director, or advisor of such pension fund based upon the divestiture of any security pursuant to this paragraph."

"Sec. 20-125. Assets not segregated.

(...)

(b) Subsidiary accounts shall be maintained in the reserve for ~~participant~~member contributions reserve for city contributions, and reserve for retirement allowance payments, to reflect the separate equities of the ~~participants~~members.

(...)"

"Sec. 20-129. Same—Vacancy on board; filling of vacancy.

A vacancy shall occur on the board of trustees if any ~~participant~~member elected trustee ceases to be a ~~participant~~member, any ~~participant~~member elected trustee fails to attend three (3) consecutive meetings of the board unless in each case excused for cause by the trustees attending the meetings, and any trustee resigns or is removed from office. In the event a vacancy occurs on the board of trustees, the vacancy shall be filled within ninety (90) days for the unexpired term when applicable, in the same manner as the position was previously filled."

"Sec. 20-131. Same—Officers; administrative services.

The officers and employed services of the retirement system shall be as follows:

(...)

(4) *Legal advisor.* The city attorney shall give advice to said board of trustees in all matters pertaining to their duties in the administration of said general employees' retirement trust fund whenever requested; and ~~he~~ they shall represent and defend said board as its attorney in all suits and actions at law or in equity that may be brought against it, and bring all suits and action in its behalf that may be required or determined upon by said board; provided, however, that if the board of trustees so elects, it may employ independent legal counsel at the pension fund's expense for the purposes contained herein, together with such other professional, technical, or other advisers as the board deems necessary."

"Sec. 20-133. Assignments prohibited.

The right of a person to a retirement allowance, to the return of accumulated contributions, the retirement allowance itself, any optional benefit, any other right accrued or accruing to any person under the provisions of the retirement system, and any moneys belonging to the retirement system shall not be subject to execution, garnishment, attachment, the operation of bankruptcy or insolvency law, or any other process of law whatsoever, and shall be unassignable, except as is otherwise specifically provided herein. If a ~~participant~~member is covered by a group insurance or prepayment plan participated in by the city, and should ~~he~~ they be permitted to, and elect to, continue such coverage as a retirant, ~~he~~ they may authorize the board to have deducted from ~~his~~their retirement allowance the payments required of ~~him~~them to continue coverage under such group insurance or prepayment plan. The city shall have the right of setoff for any claim arising from embezzlement by a fraud, or a ~~participant~~member, retirant or beneficiary."

"Sec. 20-134. Right to amend, suspend, terminate.

The city expects to continue the retirement system and payment of contributions, but the right to amend or terminate the system is necessarily reserved to the city. However, no such action shall cause any part of the corpus or income of the assets to be used or diverted

to purposes other than the exclusive benefit of ~~participants~~members or their beneficiaries and other persons entitled to be paid benefits by the system, nor shall any such action adversely affect benefits already provided by the system or retroactively decrease the accrued benefits of any ~~participant~~member, except that the city may make any amendment it determines necessary or desirable with or without retroactive effect, to comply with the requirements of the Internal Revenue Service; and provided further that in the event of termination of any such pension plan or the complete discontinuance of contributions, the rights of each ~~participant~~member to benefits accrued to the date of termination or complete discontinuance, to the extent then funded, are nonforfeitable; anything otherwise contained in any such amendments to the contrary notwithstanding."

"Sec. 20-135. Termination allocation, liquidation of fund.

(a) Upon termination of the retirement system, each general employee ~~participant~~member's accrued benefits to the date of retirement shall become one hundred (100) percent nonforfeitable to the extent funded. The assets of the retirement system shall be allocated (after provision is made for all expenses of the plan, including the expenses of liquidation) by the payment or provision for the payment of benefits in the following order of preference:

(1) To provide for the payment to each ~~participant~~member and nonretired former ~~participant~~member of an amount equal to ~~his~~their accumulated ~~participant~~member contributions; and

(2) If any assets remain after complete allocations for the purpose of subsection (1) above, to provide for the continuance of retirement allowances to retirants and beneficiaries, if any; and

(3) If any assets remain after complete allocations for the purposes of subsections (1) and (2) above, to provide for the potential rights of ~~participants~~members and former ~~participants~~members entitled to a vested termination retirement allowance on an equitable and nondiscriminatory basis according to generally accepted actuarial principles; and

(4) If any assets remain after satisfaction of all liabilities provided for in subsections (1), (2) and (3) above, any excess shall be delivered over and paid to the city.

(b) The above allocations may be implemented through the continuance of the existing trust, or through a new trust instrument for that purpose, or through the purchase by the board of insurance company contracts, or by a combination of these media. No ~~participant~~member or other employee shall have the rights or claims on the system or the city beyond the capacity of the assets held by the board to provide the benefits in accordance with the above provisions.

(...)"

"Sec. 20-136. Limitation on benefits.

(a) *Basic limitation.* Notwithstanding any other provisions of this system to the contrary, the member contributions paid to, and retirement benefits paid from, the system shall be limited to such extent as may be necessary to conform to the requirements of Code Section 415 for a qualified retirement plan. Before January 1, 1995, a plan member may not receive an annual benefit that exceeds the limits specified in Code Section 415(b), subject to the applicable adjustments in that section. On and after January 1, ~~1995~~2025, a plan member may not receive an annual benefit that exceeds the dollar amount specified in Code Section 415(b)(1)(A) (~~one hundred sixty thousand dollars~~

~~($160,000.00)~~three hundred fifty thousand dollars ($350,000)), subject to the applicable adjustments in Code Section 415(b) and subject to any additional limits that may be specified in this system. For purposes of this section, "limitation year" shall be the calendar year.

(...)

(e) *Other adjustments in limitations.*

(4) In the event the member's retirement benefit becomes payable after age sixty-five (65), for purposes of determining whether this benefit meets the limit set forth in subsection (a) herein, such benefit shall be adjusted so that it is actuarially equivalent to the benefit beginning at age sixty-five (65). This adjustment shall be made in accordance with regulations promulgated by the Secretary of the Treasury or ~~his~~their delegate.

(...)

(k) *Additional limitation on pension benefits.* Notwithstanding anything herein to the contrary.

(1) The normal retirement benefit or pension payable to a retiree who becomes a member of the system and who has not previously participated in such system, on or after January 1, 1980, shall not exceed one hundred (100) percent of ~~his~~their average final compensation. However, nothing contained in this section shall apply to supplemental retirement benefits or to pension increases attributable to cost-of-living increases or adjustments.

(...)"

"Sec. 20-137. Worker's compensation and unemployment benefits offset.

Should any terminated, disabled or retired ~~participant~~member receive either a worker's compensation wage loss benefit or an unemployment wage loss benefit for the same time period for which that person is entitled to a benefit under this retirement system, the amount of the retirement system benefit shall be reduced. The reduction in the retirement system benefit shall equal in the aggregate the total amount of the worker's compensation and unemployment wage loss benefits received by such person."

"Sec. 20-138. Correction of errors.

Should any change in the records result in any ~~participant~~member, retirant or beneficiary receiving from the retirement system more or less than ~~he~~ they would have been entitled to receive had the records been correct, the board shall correct such error, and as far as practicable shall adjust the payment in such manner that the actuarial equivalent of the benefit to which the ~~participant~~member, retirant or beneficiary was correctly entitled shall be paid."

"Sec. 20-141. Supplemental retirement allowance.

(a) A ~~participant~~member who terminates employment with ten (10) or more years of credited service earned after the effective date of this plan, or terminates employment at early or normal retirement age following the effective date of this plan, whose last position with the city was at or above grade 32 and not higher than grade 35, shall receive at normal retirement a supplemental retirement allowance of one-half (½) percent of final average compensation for each year of credited service in such grades,

up to a maximum of thirty-five (35) years. Such supplement shall be paid under the same terms and conditions as the basic retirement allowance. A ~~participant~~member whose employment in grades 32 through 35 is involuntarily terminated without cause after the effective date of this plan shall receive the supplemental retirement allowance in accordance with this subsection for each year of credited service in such grades, regardless of the number of years of credited service earned after the effective date of this plan.

(b) A ~~participant~~member who terminates employment with ten (10) or more years of credited service earned after the effective date of this plan, or terminates employment at early or normal retirement age following the effective date of this plan, whose last position with the city was at or above grade 36, shall receive at normal retirement a supplemental retirement allowance of one (1) percent of final average compensation for each year of credited service in such grades, plus one-half (½) percent of final average compensation for each year of credited service in grades 32 through 35, up to a maximum of thirty-five (35) years. Such supplement shall be paid under the same terms and conditions as the basic retirement allowance. A ~~participant~~member whose employment at or above grade 36 is involuntarily terminated without cause after the effective date of this plan shall receive the supplemental retirement allowance in accordance with this subsection for each year of credited service in such grades, regardless of the number of years of credited service earned after the effective date of this plan.

(c) A police chief or fire chief who terminates city employment on or after the effective date of this section and who receives normal retirement benefits under the terms of the city police officers or firefighters retirement plan, as applicable, shall receive a supplemental retirement allowance from this retirement system equal to three and one-half (3.5) percent of final average compensation for each year of service as chief, reduced by the ~~participant~~member's benefit rate (percentage used to calculate retirement benefits) under the city police officers or firefighters retirement plan as chief, as applicable. In order to receive this supplement, the police chief or fire chief must be actively contributing to their respective plans."

"Sec. 20-145. BAC-DROP.

(a) Effective upon the adoption of this sections, a "BAC-DROP" program shall be established for eligible ~~participants~~members in accordance with this section.

(b) A ~~participant~~member who is employed by the city on or after the effective date of this ordinance and thereafter attains the age and service conditions for normal retirement (hereinafter referred to as the "normal retirement date") with at least ten (10) years of credited service shall be eligible to elect the BAC-DROP.

(c) A ~~participant~~member's BAC-DROP election shall be irrevocable. An eligible ~~participant~~member who wishes to elect the BAC-DROP must provide at least ~~thirty (30)~~ sixty (60) days advance written notice to the city of ~~his~~their ~~or her~~ election to participate in the BAC-DROP. A ~~participant~~member who elects to participate in the BAC-DROP shall, as a condition of the BAC-DROP, agree to terminate city employment within thirty days following the BAC-DROP election.

(d) Under the BAC-DROP, a ~~participant~~member receives a lump sum distribution of up to sixty (60) months of retirement benefits, based on the ~~participant~~member's age, final average earnings and credited service at the time of the earliest normal retirement date or a later date selected by the ~~participant~~member, plus interest at the rate of six

and one-half (6.5) percent, compounded monthly, from the date each monthly benefit would have been paid to the date of the BAC-DROP distribution. The ~~participant~~member's monthly retirement benefit shall thereafter be based on the ~~participant~~member's age, final average compensation and credited service at the time of the earliest normal retirement date or later date selected by the ~~participant~~member for purposes of the BAC-DROP. The lump sum BAC-DROP distribution shall be paid to the ~~participant~~member within sixty (60) days following termination of city employment.

(e) To obtain the maximum BAC-DROP benefit, an eligible ~~participant~~member must elect the BAC-DROP sixty (60) months after reaching their earliest normal retirement date. A ~~participant~~member may elect a BAC-DROP benefit of less than the sixty-month maximum, but must have completed at least the same period of credited service after reaching the earliest normal retirement date for which a BAC-DROP benefit is elected. A ~~participant~~member who does not elect the BAC-DROP within sixty (60) months following their earliest normal retirement date shall no longer be eligible to elect the BAC-DROP."

"Sec. 20-146. Rollover distributions and direct transfers.

(...)

(3) Distributee: A distributee includes a ~~participant~~member or former ~~participant~~member. In addition, the ~~participant~~member's or former ~~participant~~member's surviving spouse is a distributee with regard to the interest of the spouse.

(...)

(c) *Rollovers or transfers into the system.* On or after the effective date of this ordinance, the system will accept an eligible rollover distribution or direct transfer for the purchase of credited service pursuant to section 20-104(g), as follows:

(1) *Transfers, direct rollovers or ~~participant~~member rollover contributions from other plans.* The system will accept either a direct rollover of an eligible rollover distribution or a ~~participant~~member contribution of an eligible rollover distribution from a qualified plan described in section 403(a) of the Code, from an annuity contract described in section 403(b) of the Code, or from an eligible plan under section 457(b) of the Code, which is maintained by a state, political subdivision of a state, or any agency or instrumentality of a state or political subdivision of a state. The system will also accept legally permissible ~~participant~~member requested transfers from eligible retirement plans.

(2) *~~Participant~~Member rollover contributions from 401(a) Plans and IRAs.* The system will accept a ~~participant~~member rollover contribution of the portion of a distribution from qualified plan described in section 401(a) of the Code, or from an individual retirement account or annuity described in section 408(a) or 408(b) of the Code, that is eligible to be rolled over and would otherwise be includible in the ~~participant~~member's gross income."

Section 2. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or re-lettered and that the word ordinance may be

changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. 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 5. Effective Date. This Ordinance shall become effective immediately upon passage, pursuant to § 166.041(5), Florida Statutes.

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

ATTEST:

_____
Nancy Sikes-Kline, Mayor-Commissioner

_____
Darlene Galambos, City Clerk
(SEAL)

ARTICLE IV. 1977 CITY EMPLOYEES' RETIREMENT SYSTEM OF THE CITY OF ST. AUGUSTINE, FLORIDA

Sec. 20-101. Created.

There is hereby created, established and activated a pension fund for all of the employees of the city except regular members of the police department and fire department of the city and retired employees of the city except those retired from the police department and fire department of the city, which shall be known as the 1977 City Employees' Retirement System of the City of St. Augustine, Florida, and shall be used exclusively for the purposes provided herein and shall be collected, administered and disbursed according to the provisions of this article. The article may be cited as the 1977 city employees' retirement system.

(Code 1964, § 20-135; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-102. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accumulated contributions means the sum of all amounts credited to a member's individual account in the reserve for member contributions, including regular interest.

Actuarial equivalent means a benefit of equivalent current value to the benefit that would otherwise have been provided to the member. At the time of calculation of the actuarially equivalent benefit, the calculation shall not include possible future benefit increases which have not been adopted by the employer and which are not in effect as of the calculation date. The calculations will be performed using the RP-2000 static mortality table (h) unisex 50/50 for healthy lives projected to 2010 for healthy members and the RP-2000 static mortality table (d) unisex 50/50 projected to 2010 for disabled members and the interest discount rate of eight (8) percent per annum, compounded annually.

Beneficiary means any person who is being paid or who has entitlement to future payment of a retirement allowance or other benefit by the retirement system for a reason other than the person's participation in the retirement system.

Board means the board of trustees provided in this article for the administration and management of the retirement system.

City means the City of St. Augustine, Florida, and shall include its offices, boards, departments and instrumentalities.

Code means the Internal Revenue Code of 1986 as amended from time to time.

Commission means the city commission.

Compensation means the amount of money paid a member for personal service rendered the city while a member in the retirement system. Compensation shall include base salary or wages; cost-of-living payments; longevity pay; pay while absent from work on account of illness, holiday or vacation and worker's compensation benefits, except for medical expenses, during periods the city supplements worker's compensation payments; provided, however, anything in this plan to the contrary, benefit accruals shall not exceed the limits of Section 415

of the Internal Revenue Code of 1986. Compensation in excess of the limitations set forth in Section 401(a)(17) of the Code, as amended from time to time, as of the first day of the plan year shall be disregarded for any purpose, including employee contributions or any benefit calculations. The annual compensation of each member taken into account in determining benefits or employee contributions for any plan year beginning on or after January 1, 2002, may not exceed $200,000, as adjusted for cost-of-living increases in accordance with Section 401(a)(17)(B) of the Code.

Compensation shall not include allowances for clothing, equipment, travel and similar items; reimbursement of expenses; the value of work equipment furnished by the city; termination or severance pay; payments in consideration of unused holiday and vacation time; payments in consideration of unused sick leave; the value of any fringe benefit; overtime salary or wages; and any other payment or benefit not specifically included.

Credited service means the service credited a member as provided in section 20-104.

Final average compensation means one-sixtieth (1/60) of the aggregate amount of compensation paid a member during the period of sixty-consecutive months of the member's credited service in which the aggregate amount of compensation paid the member is greatest. The sixty-consecutive months of credited service shall be contained within the member's last one hundred twenty (120) months of credited service. If a member has less than sixty (60) months of credited service, final average compensation means the aggregate amount of compensation paid the member divided by the member's credited service expressed in months.

Fiscal year means that calendar period commencing on the first day of October and ending on the thirtieth day of September of each year.

General employee shall mean an employee of the city, other than a firefighter or police officer, customarily employed for at least forty (40) hours per week in a regularly budgeted position. Provided, however, that any chief of police not otherwise eligible for participation in the police officers' retirement system created by Laws of Fla. ch. 57-1776, shall be considered a general employee of the city and eligible for participation in the pension plan herein created.

Managerial personnel shall mean a general employee of the city whose position with the city is classified at grade 32 through and including grade 40.

Member shall mean any person who is an actively employed general employee who fulfills the prescribed participation requirements. Benefit improvements which, in the past, have been provided for in this article, and any benefit improvements which might be made in the future shall apply prospectively and shall not apply to members who terminate employment or who retire prior to the effective date of any ordinance adopting such benefit improvements, unless such ordinance specifically provides to the contrary.

Regular interest means such rate or rates of interest per annum, compounded annually, as the board shall from time to time adopt.

Retirant means any person who is being paid a retirement allowance by the retirement system on account of the person's participation in the retirement system.

Retirement allowance means a series of monthly payments by the retirement system throughout the future life of a retirant or beneficiary, or for a temporary period, as provided in this article.

Retirement allowance reserve means the present value of all payments likely to be made on account of a retirement allowance. The present value shall be computed on the basis of such mortality and other tables of experience and compound interest as the actuary appointed by the board of trustees shall from time to time determine.

Retirement system or *system* means the City of St. Augustine, 1977 City Employees' Retirement System maintained pursuant to this article.

Service means personal service rendered by the city while a member in the retirement system, including periods of paid vacation, holiday and illness time, and military service qualifying under section 20-107.

(Code 1964, § 20-136; Ord. No. 92-06, § 1, 3-23-92; Ord. No. 97-17, § 1, 6-23-97; Ord. No. 02-05, § 2, 3-11-02; Ord. No. 10-32, § 1, 10-11-10)

Cross reference(s)—Definitions and rules of construction generally, § 1-2.

Sec. 20-103. Participation in the retirement system.

(a) Except as provided in subsection (b), each general employee shall be a member in the retirement system except that the city manager may elect not to participate in the retirement system.

(b) The following persons are not eligible for participation:

(1) Persons who are compensated by fee.

(2) Persons who are contractual employees.

(3) Persons who are members in any other retirement or pension program, except the federal social security program, on account of their city employment.

(4) Persons who are not regularly employed by the city for forty (40) hours or more per week, except as provided in section 20-114.

(c) A member who ceases to be employed by the city in a position which is regularly scheduled for forty (40) hours or more per week may continue participation in the plan for up to five (5) months provided the member remains otherwise employed by the city in a position of less than forty (40) hours per week. At the end of such period, participation shall cease unless the employee resumes employment in a position which is regularly scheduled for forty (40) or more hours per week.

(d) Notwithstanding any provision of this article to the contrary, effective on the adoption of this section the police chief and fire chief shall be members in this retirement system solely for purposes of the supplemental retirement allowance provided in subsection 20-141(c). This participation ceases when the police chief or fire chief are no longer actively contributing into their respective plans.

(e) The board shall decide questions concerning the participation status of any person.

(Code 1964, § 20-137; Ord. No. 92-06, § 2, 3-23-92; Ord. No. 97-17, § 2, 6-23-97; Ord. No. 02-05, § 2, 3-11-02; Ord. No. 06-06, § 1, 2-13-06)

Sec. 20-104. Credited service.

(a) Service rendered by a member shall be credited to the member's individual service account in accordance with such rules as the board shall from time to time prescribe. In no case shall more than one (1) month of service be credited on account of all service rendered by a member in any one (1) calendar month nor shall less than eighty (80) hours of service in a calendar month be credited as a month of service. Any member for whom a record of hours of service is not kept shall be presumed to render at least eighty (80) hours of service each month.

(b)

(c) Service rendered by a member during a period they were excluded from participation as provided in section 20-103(b)(3) shall be credited to the member's service account on the effective date of their participation, to the extent such service was in force and the basis of retirement benefits under such other retirement or pension program on the day preceding the effective date of their participation. Service rendered by a

member during any other period they were excluded from participation as provided in section 20-103(b) shall not be credited.

(d) their

(e) In no case shall service which is the basis of a benefit under any other retirement or pension program, except the federal social security program, be credited a member under this retirement system.

(f)

(g) For members who terminate city employment on or after the effective date of this ordinance, "credited service" shall also include up to three (3) years of active duty in the U.S. armed forces or full-time employment with another governmental entity prior to employment by the city, purchased by the member in accordance with this subsection; provided the member has not received and will not receive a benefit from another retirement plan based on such prior employment. Such purchased service may not be used for vesting purposes. An eligible member may purchase credited service under the system for such prior employment by paying into the fund the full actuarial cost of such credited service, as determined by the plan actuary. Such payment must be made in full prior to separation from city employment. In the event full payment is not made prior to such date, the member shall receive only the amount of credited service, as determined by the actuary, for which the payment made, excluding interest, is the full actuarial cost. A member purchasing such additional credited service must also pay the full cost of any actuarial calculations required. Payment for the purchase of credited service pursuant to this paragraph may be made using any one or a combination of the following options:

(1) Cash lump sum payment.

(2) Installment payments, plus simple interest at the rate of four (4) percent per annum, deducted from the member's city salary over a period not to exceed five (5) years.

(3) Direct transfer or rollover of an eligible rollover distribution from a qualified or eligible plan, in accordance with section 20-146.

(Code 1964, § 20-138; Ord. No. 02-05, § 2, 3-11-02; Ord. No. 06-06, § 2, 2-13-06)

Sec. 20-105. Loss of credited service.

A person's credited service shall be forfeited and no longer in force in the event the person's accumulated contributions are withdrawn from the reserve for member contributions and paid to the person or a beneficiary (including an estate).

(Code 1964, § 20-139; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-106. Reinstatement of credited service.

A member may have forfeited credited service restored to their individual service account upon satisfaction of each of the following conditions:

(1) The retirement system is paid the total amount of accumulated contributions previously withdrawn plus regular interest from the date(s) of withdrawal to the date(s) of repayment. Repayment shall be made in accordance with such rules as the board shall from time to time prescribe, over a period not to exceed five (5) years.

(2) The benefit rate for credited service restored pursuant to this section shall be the benefit rate applicable to the period of the previous service.

(Code 1964, § 20-140; Ord. No. 02-05, § 2, 3-11-02; Ord. No. 08-27, § 1, 1-12-09)

Sec. 20-107. Military service credit.

A person who leaves or left city employment to perform "Qualified Military Service" including voluntary or involuntary service in the armed forces of the United States as defined in the Uniformed Services Employment and Reemployment Rights Act (USERRA) (P.L. 103-353), as amended from time to time, shall have required periods of active duty credited as city service subject to the following conditions:

(1) The person is reemployed by the city within ninety (90) days from and after the date of termination of required active duty.

(2) The person becomes a member and pays the retirement system the total amount of accumulated contributions previously withdrawn, if any, plus regular interest from the date(s) of withdrawal to date(s) of repayment.

(3) In no case shall more than five (5) years of service be credited on account of all military service.

This section is intended to satisfy the minimum requirements of USERRA, as may be amended from time to time. To the extent that this section does not meet the minimum requirements of USERRA, the provisions of USERRA shall govern. The board shall determine the amount of service to be credited a member under the provisions of this section.

(Code 1964, § 20-141; Ord. No. 02-05, § 2, 3-11-02; Ord. No. 10-32, § 2, 10-11-10)

Sec. 20-108. Normal and reduced early retirement conditions.

(a) A person may retire upon satisfaction of each of the following conditions:

(1) The person has filed written application or retirement with the board, setting forth the date, not less than thirty (30) days nor more than ninety (90) days subsequent to the execution and filing thereof, retirement is to be effective.

(2) The person terminates all city employment prior to the date retirement is to be effective.

(3) The person has met an applicable age and service condition for retirement.

(b) The age and service conditions for normal retirement are as follows:

(1) The person has attained age sixty-five (65) years or older and has five (5) or more years of credited service.

(2) The person has attained age sixty (60) years or older and has ten (10) or more years of credited service.

(3) The person has attained age fifty-five (55) years, or older and has twenty-five (25) years of credited service.

Upon normal retirement as provided in this section a person shall be paid a retirement allowance computed according to section 20-110.

(c) The age and service conditions for reduced early retirement are that the person has attained age fifty (50) years or older and has ten (10) or more years of credited service but has not satisfied an age and service condition for normal retirement.

Upon reduced early retirement as provided in this section a person shall be paid a percentage of a retirement allowance computed according to section 20-110. For members who terminate city employment after attaining age fifty (50) with ten (10) or more years of service, the percentage shall be one hundred (100) percent

reduced by one-fourth (¼) of one (1) percent for each month and fraction of a month reduced early retirement precedes the date the person would have satisfied the age conditions for normal retirement but based on credited service at the time of termination.

(Code 1964, § 20-142; Ord. No. 02-05, § 2, 3-11-02; Ord. No. 06-06, § 3, 2-13-06)

Sec. 20-109. Vested termination of membership (deferred retirement).

(a) A person who ceases to be a member, for a reason other than retirement or death, on or after satisfaction of an applicable age and credited service condition specified in subsection (b) shall be entitled to retire upon satisfaction of the conditions for normal retirement specified in section 20-108. Upon retirement the person shall be paid a retirement allowance computed according to section 20-110 as the section provided at the time of last termination of participation.

(b) The age and credited service conditions for vested termination of participation are ten (10) years of credited service without regard to age.

(c) Withdrawal of a person's accumulated contributions and loss of credited service as provided in section 20-105 shall constitute a forfeiture of all rights in and to retirement and the retirement allowance otherwise provided in this section.

(Code 1964, § 20-144; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-110. Amount of retirement allowance.

(a) theirtheirtheirtheirtheir

(d) A member who terminates employment and retires after the effective date of this article shall be paid a basic retirement allowance equal to the retirant's credited service, to a maximum of thirty-five (35) years, multiplied by two and one-half (2½) percent of final average compensation.

(Code 1964, § 20-145; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-111. Standard form of benefit; retirement allowance to spouse and/or children of deceased member or retirant.

(a) The standard form of benefit for members hired on or after February 1, 2014 and members with less than ten (10) years of credited service on that date shall be a straight life annuity. Prior to retirement such members may elect, in lieu of a straight life annuity, an optional form of payment as provided in section 20-112.

(b) Members with ten (10) or more years of credited service on February 1, 2014 may elect, prior to retirement, to receive a standard form of benefit as follows: (1) the member's frozen accrued benefit as of February 1, 2014, payable as a monthly annuity for the member's life, with a continuing benefit to the retirant's eligible spouse and children following the retirant's death in accordance with subsections (c) through (e) of this section; or (2) the member's accrued benefit as of termination of employment payable as a monthly annuity for the member's life, with a continuing benefit to the retirant's eligible spouse and children following the retirant's death computed as follows:

(1) If the member is within three and one-half (3½) years of earliest eligibility for normal retirement on February 1, 2014, a continuing benefit payable to the retirant's eligible and children following the retirant's death in accordance with subsections (c) through (e) of this section.

(2) If the member is three and one-half (3½) years or more, but less than four and one-half (4½) years from earliest eligibility for normal retirement on February 1, 2014, the continuing benefit to the retirant's eligible spouse and children following the retirant's death shall be computed in accordance with subsections (c) through (e) of this section, but shall be reduced by one (1) percent. If the member elects another optional form of benefit as provided in section 20-112, the benefit shall be reduced by the actuarial equivalent of the straight life annuity value.

(3) If the member is four and one-half (4½) years or more, but less than five and one-half (5½) years from earliest eligibility for normal retirement on February 1, 2014, the continuing benefit to the retirant's eligible spouse and children following the retirant's death shall be computed in accordance with subsections (c) through (e) of this section, but shall be reduced by two (2) percent. If the member elects another optional form of benefit as provided in section 20-112, the benefit shall be reduced by the actuarial equivalent of the straight life annuity value.

(4) If the member is five and one-half (5½) years or more, but less than six and one-half (6½) years from earliest eligibility for normal retirement on February 1, 2014, the continuing benefit to the retirant's eligible spouse and children following the retirant's death shall be computed in accordance with subsections (c) through (e) of this section, but shall be reduced by three (3) percent. If the member elects another optional form of benefit as provided in section 20-112, the benefit shall be reduced the actuarial equivalent of the straight life annuity value.

(5) If the member is six and one-half (6½) years or more, but less than seven and one-half (7½) years from earliest eligibility for normal retirement on February 1, 2014, the continuing benefit to the retirant's eligible spouse and children following the retirant's death shall be computed in accordance with subsections (c) through (e) of this section, but shall be reduced by four (4) percent. If the member elects another optional form of benefit as provided in section 20-112, the benefit shall be reduced by the actuarial equivalent of the straight life annuity value.

(6) If the member is seven and one-half (7½) years or more, but less than eight and one-half (8½) years from earliest eligibility for normal retirement on February 1, 2014, the continuing benefit to the retirant's eligible spouse and children following the retirant's death shall be computed in accordance with subsections (c) through (e) of this section, but shall be reduced by five (5) percent. If the member elects another optional form of benefit as provided in section 20-112, the benefit shall be reduced by the actuarial equivalent of the straight life annuity value.

(7)

(c) For members who are active members on or after February 1, 2014, applicable retirement allowances provided in subsections (d) and (e) shall be paid in the event of the death of a member who dies while in the employ of the city with five (5) or more years of credited service in force. The credited service requirement of five (5) years shall be waived if the board finds the member's death to have been the natural and proximate result of causes arising out of and in the course of the member's actual performance of duty in the employ of the city. The board shall adopt such procedures and make such investigations as it deems necessary to make a determination on the waiver of the five (5) years. Any death benefits applicable to retirees will be paid in accordance with the form annuity in effect at death.

(d) Except as otherwise provided in subsections (a), (b) and (c), the eligible spouse of the deceased member or the deceased retirant, if any, and eligible children, if any, shall each be paid a retirement allowance equal to a percentage of the deceased member's projected retirement allowance or the retirant's actual retirement allowance, as the case may be. The percentage shall be in accordance with the following schedule:

	Percentage

Survivors	Eligible Spouse	Eligible Children (in equal shares)
Spouse and no children	60	—
Spouse and 1 child	60	10
Spouse and 2 or more children	60	20
1 child and no spouse	—	40
2 children and no spouse	—	50
3 or more children and no spouse	—	60

(1) An eligible spouse is the person to whom the deceased member had been married at least one (1) year on the date of their death or the person to whom the deceased retirant was married at the date of their retirement and to whom they had been married at least one (1) year on the date of their death. A spouse's retirement allowance shall terminate upon the death of the spouse.

(2) theirtheirtheir

(3) An eligible child is a child of the deceased member or the deceased retirant, which child is both unmarried and under the age of nineteen (19) years (twenty-two (22) years if successfully attending a board-recognized accredited school for at least eight (8) months a year). A child's retirement allowance shall terminate upon their ceasing to be an eligible child or upon their prior death, and the retirement allowance of each remaining eligible child shall be recomputed.

(e) A deceased member's projected retirement allowance shall be computed as provided in section 20-110, based on their final average compensation and credited service at the date of their death. If the deceased member was under age sixty (60) years on the date of their death, and their credited service is less than twenty (20) years, then and in that event, their projected retirement allowance shall be calculated on the basis of twenty (20) years of credited service.

(f)

(g) Notwithstanding any other provision of this plan, if a member dies on or after January 1, 2007 while performing qualified military service as defined by USERRA, the member's beneficiaries shall be entitled to any benefits the member would have been entitled to under this plan had they resumed employment and then died while employed.

(Code 1964, § 20-146; Ord. No. 95-14, § 1, 3-27-95; Ord. No. 02-05, § 2, 3-11-02; Ord. No. 10-32, § 3, 10-11-10; Ord. No. 14-03, § 1, 3-24-14)

Sec. 20-112. Optional forms of payment of a retirement allowance.

(a) A retiring person may elect to be paid under one (1) of the following optional forms of payment in lieu of the straight life form of payment. The election must be made in writing and filed with the board prior to the date retirement is effective. Payment will be made under the level straight life form of payment if a timely election of an optional form of payment is not made. The amount of retirement allowance under each optional form of payment shall be the actuarial equivalent of the amount of the retirement allowance under the straight life form of payment.

(b) Election of an optional form of payment will preclude payment of any automatic retirement allowance to the retirant's eligible spouse and/or children, if any.

(1) *Form of payment A120—One hundred twenty (120) months certain and life retirement allowance.* Under form of payment A120 the retirant shall be paid a reduced retirement allowance for life with the provision that if the retirant's death occurs before one hundred twenty (120) monthly payments have been made the full reduced retirement allowance shall continue to be paid for the remainder of the one hundred twenty (120) months to such person or persons, and in such shares as the retirant shall have designated in writing and filed with the board. If there be no such designated person surviving, the remaining monthly payments shall be computed and paid to the estate of the last survivor among the retirant and the designated person or persons.

(2) *Form of payment A180—One hundred eighty (180) months certain and life retirement allowance.* Under form of payment A180 the retirant shall be paid a reduced retirement allowance for life with the provision that if the retirant's death occurs before one hundred eighty (180) monthly payments have been made the full reduced retirement allowance shall continue to be paid for the remainder of the one hundred eighty (180) months to such person or persons, and in such shares as the retirant shall have designated in writing and filed with the board. If there be no such designated person surviving, the remaining monthly payments shall be commuted and paid to the estate of the last survivor among the retirant and the designated person or persons.

(3) *Form of payment B50—Fifty (50) percent survivor beneficiary retirement allowance.* Under form of payment B50 the retirant shall be paid a reduced retirement allowance for life with the provision that upon their death fifty (50) percent of the reduced pension retirement allowance shall be continued throughout the future lifetime of and paid to such person, having an insurable interest in their life, as the retirant shall have designated in writing and filed with the board.

(4) *Form of payment B75—Seventy-five (75) percent survivor beneficiary retirement allowance.* Under form of payment B75 the retirant shall be paid a reduced retirement allowance for life with the provision that upon their death three-quarters (¾) of the reduced retirement allowance shall be continued throughout the future lifetime of and paid to such person, having an insurable interest in their life, as the retirant shall have designated in writing and filed with the board.

(Code 1964, § 20-147; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-113. Terminal payment.

In the event all retirement allowance payments terminate before there has been paid an aggregate amount equal to the retirant's accumulated contributions at the time retirement was effective, the difference, if any, between the retirant's accumulated contributions and the aggregate amount of retirement allowance payments made shall be paid to such person as the retirant shall have designated in writing and filed with the board. If there be no such person surviving the retirant, the difference, if any, shall be paid to the legal representative of the last to survive of the retirant and such designated persons. The provisions of this section shall not apply if the retirant elected payment under form of payment A120 or form of payment A180 provided in section 20-112.

(Code 1964, § 20-148; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-114. Disability benefits.

(a) A member with five (5) or more years of credited service who terminates city employment by reason of a disability in the line of duty shall remain a member during the period for which they are paid disability benefits. They shall be credited with service considered to have been paid compensation, at a rate equal to their final average compensation computed as of their date of termination of city employment, for the period for which they are paid disability benefits.

(b) Their contributions to the retirement system shall be waived during the period for which they are paid disability benefits.

(c) For the sole and exclusive purposes of section 20-111, they shall be considered to have died while in the employ of the city in the event of their death during a period for which they are paid disability benefits.

(Code 1964, § 20-149; Ord. No. 88-54, § 10, 9-26-88; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-115. Refund of member's accumulated contributions.

(a) Except as otherwise provided in this article, a person who ceases to be a member for any reason except retirement or death, prior to satisfying any of the applicable age and service requirements for normal retirement provided in section 20-108, shall be paid their accumulated contributions upon written request filed with the board.

(b) If a person dies and no retirement allowance becomes or will become payable by the retirement system on account of the death, the deceased person's accumulated contributions shall be paid to such person as the deceased person shall have nominated by written designation duly executed and filed with the board. If there be no such designated person surviving the deceased person, the accumulated contributions shall be paid to the deceased person's legal representative.

(c) Payment of accumulated contributions as provided in this section may be made in installments according to such rules as the board may from time to time adopt.

(d) Request for payment of accumulated contributions must be made within 60 months of a person ceasing to be a member or contributions will be forfeited.

(Code 1964, § 20-151; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-116. Time of payment.

(a) The entire interest of each employee under this plan:

(1) Will be distributed to such employee not later than the required beginning date, or

(2) Will be distributed, beginning not later than the required beginning date, in accordance with regulations pertaining to such plan, over the life of such employee or over the lives of such employee and a designated beneficiary (or over a period not extending beyond the life expectancy of such employee or the life expectancy of such employee and a designated beneficiary); and further provided that where an employee dies before such employee's entire interest is distributed and if distribution of the employee's interest has begun in accordance with this subsection (2), the remaining portion of such interest will be distributed at least as rapidly as under the method of distributions being used under this subsection (2) as of the date of their death; and provided further that if the employee dies before distribution of the employee's interest has begun in accordance with this subsection (2), the entire interest of the employee will be distributed within five (5) years after the death of such employee; except that

(3) If any portion of the employee's interest is payable to (or for the benefit of) a designated beneficiary such portion will be distributed (in accordance with regulations) over the life of such designated beneficiary (or over a period not extending beyond the life expectancy of such beneficiary), and such distributions begin not later than one (1) year after the date of the employee's death or such later date as regulations under the Internal Revenue Code prescribe, then for the purposes of this section the distribution of the entire interest of the employee will be treated as distributed on the date on which such distributions begin;

(4) If the designated beneficiary referred to in subsection (3) above is the surviving spouse of the employee, the date on which the distributions are required to begin to the beneficiary shall not be earlier than the date on which the employee would have attained age seventy and one-half (70½), age 72 for members who attain age 70½ on or after January 1, 2020, and if the surviving spouse dies before the distributions to such spouse begin, this subsection (4) shall be applied as if the surviving spouse were the employee. For purposes of this section, the term "required beginning date" and "designated beneficiary" shall have the meanings provided by Section 401(a)(9)(C) and (E) of the Internal Revenue Code of 1986.

For purposes of this section, the life expectancy of an employee and the employee's spouse (other than in the case of a life annuity) may be redetermined but not more frequently than annually. For purposes of this section, any amount paid to a child shall be treated as if it had been paid to the surviving spouse if such amount will become payable to the surviving spouse upon such child reaching majority or other designated event permitted in accordance with Internal Revenue Code Regulations. Any distribution required under the incidental death benefit requirements of this clause shall be treated as a distribution required under this section; anything otherwise contained in other sections of this plan to the contrary notwithstanding.

(b) Unless a member otherwise elects, payment of benefits under any city pension plan to the member will begin no later than sixty (60) days after the latest of the close of the plan year in which:

(1) The date on which the member attains the earlier of age sixty-five (65) or the normal retirement age specified under the plan;

(2) Occurs the tenth anniversary of the year in which the member commenced participation in the plan; or

(3) The member terminates their service with the city.

In the case of a plan which provides for the payment of an early retirement benefit, a member who satisfied the service requirements for such early retirement benefit, but separated from the service (with any nonforfeitable right to an accrued benefit) before satisfying the age requirement for such early retirement benefit, is entitled upon satisfaction of such age requirement to receive a benefit not less than the benefit to which they would be entitled at the normal retirement age, actuarially, reduced under Internal Revenue Code Regulations; anything otherwise contained in any such pension plan to the contrary notwithstanding.

(c) Distribution of a member's benefit under this plan must commence no later than April 1 of the calendar year following the later of the calendar year during which the member attains one-half (70 ½), age 72 for members who attain age 70½ on or after January 1, 2020, or the calendar year in which the member terminates employment with the employer.

(Code 1964, § 20-151.1; Ord. No. 02-05, § 2, 3-11-02; Ord. No. 10-32, § 4, 10-11-10; Ord. No. 21-01, § 1, 2-28-21)

Sec. 20-117. Benefit accruals.

Anything in this plan to the contrary, benefit accruals shall not exceed the limits of section 415 of the Internal Revenue Code of 1986.

(Code 1964, § 20-151.2; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-118. Reserve for member contributions.

(a) The reserve for member contributions shall be the account in which shall be accumulated, at regular interest, the contributions deducted from the compensation of members and from which shall be made refunds and transfers of accumulated contributions as provided in this article.

(b) From and after June 7, 1977, a member's contributions to the retirement system shall be five (5) percent of their compensation.

(c) The person responsible for preparing the city payroll shall cause the contributions provided for in subsection (b) to be deducted from the compensation of each member on each and every payroll. The deducted contributions shall be paid to the retirement system and shall be credited to the member's individual accounts in the reserve for member contributions. Member contributions shall be made notwithstanding that the minimum compensation provided by law for any member shall be changed thereby. Every member shall be deemed to consent and agree to the deductions made and provided herein. Payment of compensation less the deduction shall be a full and complete discharge and acquittance of all claims and demands whatsoever for services rendered by the member during the period covered by such payment, except as to benefits provided by the retirement system. The person responsible for preparing the city payroll shall certify to the city director of financial services and the board the amount of contribution deducted from the compensation of each member on each and every payroll.

(d) In addition to the contributions deducted from the compensation of a member, as hereinbefore provided, a member may deposit in the reserve for member contributions the amount of repayment permitted by section 20-106, if any. The deposit may be made in a single sum or by an increased rate of contribution approved by the board.

(e) The accumulated contributions of a member shall be transferred from the reserve for member contributions to the reserve for retirement allowance payments upon retirement. At the expiration of a period of five (5) years from the date a member without entitlement to a vested termination retirement allowance provided in section 20-109 ceases to be a member, any balance in the reserve for member contributions unclaimed by the person or the person's legal representative shall be transferred to the reserve for undistributed investment income.

(Code 1964, § 20-152; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-119. Reserve for retirement allowance payments.

The reserve for retirement allowance payments shall be the account from which shall be paid all retirement allowances and residual refunds as provided in this article. Whenever the balance in the reserve for retirement allowance payments exceeds the actuarial value of retirement allowances being paid and likely to be paid retirants and beneficiaries (as reported in the annual actuarial valuation), including specifically established reserves, the excess shall be transferred to the reserve for city contributions.

(Code 1964, § 20-153; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-120. Reserve for city contribution.

(a) The reserve for city contributions shall be the account to which shall be credited contributions made by the city to the retirement system and from which shall be made transfers as provided in this section.

(b) Each year following receipt of the report of the annual actuarial valuation, the excess, if any, of the reported actuarial value of retirement allowances being paid and likely to be paid retirants and beneficiaries over the balance in the reserve for retirement allowance payments shall be transferred from the reserve for city contributions to the reserve for retirement allowance payments.

(c) The financial objective of this article is to require city contributions to the retirement system each fiscal year which, together with the contributions made by the members during the fiscal year, shall be sufficient to fully fund the cost of benefits likely to be paid on account of service rendered by members during the year and finance unfunded costs of benefits likely to be paid on account of service rendered by members prior to

the current year over a period of not more than forty (40) years. Such contributions shall be computed by the actuary as level percentages of member payroll in accordance with generally accepted actuarial principles. The city shall also contribute the anticipated cost of any insurance coverage provided retirants and beneficiaries, to the extent such cost cannot be covered by the unencumbered balance in the reserve for undistributed investment income. The board shall annually certify to the commission the contributions determined according to this section, and the commission shall appropriate and pay to the retirement system the contributions so certified.

(Code 1964, § 20-154; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-121. City contribution to employee's contribution.

The city shall make, on behalf of each employee member of the employees' pension fund of the city, a contribution of one-fifth (⅕) of any contribution otherwise required to be made by each such employee to such pension plan, which city contribution shall be in lieu of one-fifth (⅕) of the employee member contributions otherwise required to be made, so that each employee member will be required to contribute only four-fifths (⅘) of that specified as employee member contributions under the terms and conditions of such plan; provided, however, that such contributions to be made by the city under the provisions of this section shall not be regarded as employee contributions for purposes of return of contributions to the employee upon termination from service as may otherwise be permissible or required under the provisions of any such plan and provided further that any employee of the city may elect to make full contributions to their pension plan, in which event no contribution will be made by the city under the terms of this section on behalf of such employee and such employee shall be entitled to full return of contributions made by them to the plan upon termination of services.

(Ord. No. 88-74, § 2, 10-24-88; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-122. Reserve for undistributed investment income; expenses.

The reserve for undistributed investment income shall be the account to which shall be credited all interest, dividends, and other income from the investment of retirement system assets, all gifts and bequests received by the retirement system, all unclaimed accumulated contributions and retirement allowances, all appropriations for administrative expenses, and all other moneys received by the retirement system the disposition of which is not specifically provided. There shall be transferred from the reserve for undistributed investment income all amounts required to credit regular interest to the reserve for member contributions, and the reserve for retirement allowance payments, and to pay administrative expenses of the retirement system (to the extent moneys are appropriated for this purpose). Whenever the board determines the balance in the reserve for undistributed investment income is more than sufficient to cover current charges to the account, the excess or any part thereof shall be used to provide necessary contingency reserves, to meet special requirements of the other reserve accounts of the retirement system, or transferred to the reserve for city contributions. Whenever the balance in the reserve for undistributed investment income is insufficient to meet the current charges to the account, the amount of the insufficiency shall be transferred from the reserve for city contributions.

(Code 1964, § 20-155; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-123. Allowance of regular interest.

The board shall at the end of each fiscal year credit regular interest on the individual balances in the reserve for member contributions at the beginning of the year and on the mean balances in the reserve for city contributions and the reserve for retirement allowance payments. The amounts so credited shall be charged to the reserve for undistributed investment income.

(Code 1964, § 20-156; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-124. Investment of retirement system assets.

(1) The board shall be the trustees of the moneys and assets of the retirement system, and shall be responsible for investing the assets of the system in accordance with this section. The board shall exercise its duties with respect to the system for the exclusive purpose of providing benefits to members and their beneficiaries and defraying the reasonable expenses of administering the system. The board shall exercise its investment authority with the care, skill, prudence and diligence under the circumstances then prevailing that a prudent person in a like capacity and familiar with such matters would use in the conduct of an enterprise with like character and like aims, and by diversifying the investments of the system so as to reduce the risk of large losses, unless under the circumstances it is clearly prudent not to do so. The board shall have full power to hold, purchase, sell, assign, transfer and dispose of any of the securities and investments in which any of the assets of the system have been invested, as well as the proceeds of such investments and any moneys belonging to the fund, in accordance with this section. The board may employ outside investment counsel to advise the board in the making and disposition of investments.

(2) The board shall adopt and periodically update a written investment policy in accordance with F.S. § 112.661, incorporating the following requirements:

   (a) The board may invest in any legally available investments, either directly or through pooled or commingled funds.

   (b) Notwithstanding any provision of this section to the contrary, the board shall identify and publicly report any direct or indirect holdings it may have in any scrutinized company, as defined in F.S. § 215.473, and proceed to sell, redeem, divest, or withdraw all publicly traded securities it may have in that company beginning January 1, 2010. The divestiture of any such security must be completed by September 30, 2010. The board and its named officers or investment advisors may not be deemed to have breached their fiduciary duty in any action taken to dispose of any such security, and the board shall have satisfactorily discharged the fiduciary duties of loyalty, prudence, and sole and exclusive benefit to the members of the pension fund and their beneficiaries if the actions it takes are consistent with the duties imposed by F.S. § 215.473, and the manner of the disposition, if any, is reasonable as to the means chosen. For the purposes of effecting compliance with that section, the pension fund shall designate terror-free plans that allocate their funds among securities not subject to divestiture. No person may bring any civil, criminal, or administrative action against the board of trustees or any employee, officer, director, or advisor of such pension fund based upon the divestiture of any security pursuant to this paragraph.

(3) The board shall deposit the assets of the retirement system in a qualified public depository as defined in F.S. § 280.02(26), which depository with regard to such funds and securities shall conform to and be bound by all of the provisions of F.S. ch. 280.

(Code 1964, § 20-157; Ord. No. 02-05, § 2, 3-11-02; Ord. No. 08-27, § 2, 1-12-09; Ord. No. 10-32, § 5, 10-11-10; Ord. No. 2022-13, § 1, 8-8-22; Ord. No. 23-33, § 1, 11-13-23)

Sec. 20-125. Assets not segregated.

(a) All assets of the retirement system shall be held for the sole purpose of meeting disbursements for retirement allowances and other payments authorized by the board pursuant to the provisions of this article and shall be used for no other purpose. The description of the various reserves of the system shall be interpreted to refer to the accounting records of the system and not to the segregation of moneys or assets in the reserves of the system.

(b) Subsidiary accounts shall be maintained in the reserve for member contributions reserve for city contributions, and reserve for retirement allowance payments, to reflect the separate equities of the members.

(c) That forfeitures under the provisions of this plan may not be applied to increase the benefits any employee would otherwise receive under the plan; anything otherwise contained herein to the contrary notwithstanding.

(Code 1964, § 20-158; Ord. No. 89-66, § 3, 10-23-89; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-126. Method of making payments.

Payment from moneys of the retirement system shall be made either by the city director of financial services according to charter provisions upon city vouchers or by an insurance company or nationally chartered bank designated by the board. No payment shall be made unless it shall have been previously authorized by a specific or continuing resolution of the board. No authorization of the commission shall be required for the making of such payments.

(Code 1964, § 20-159; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-127. Board of trustees—Responsibilities and duties; composition of.

(a) The general administration, management and responsibility for the proper operation of the retirement system, and for construing and making effective the provisions of the retirement system are vested in a board of trustees.

(b) The board shall consist of the following five (5) persons:

(1) Two (2) members appointed by the city commission;

(2) Two (2) members elected by the general employees;

(3) One (1) member selected by these four (4) members;

all under the direction and supervision of the city commission.

(c) Elections of member trustees shall be held in accordance with rules adopted by the board.

(Code 1964, § 20-160; Ord. No. 02-05, § 2, 3-11-02)

Cross reference(s)—Boards, commissions, etc., generally, § 2-191 et seq.

Sec. 20-128. Same—Term of office; oath of office.

The regular term of office of a trustee shall be four (4) years. Each trustee shall, before assuming the duties of trustee, qualify by taking an oath of office, to be administered by the city clerk.

(Code 1964, § 20-161; Ord. No. 92-06, § 3, 3-23-92; Ord. No. 02-05, § 2, 3-11-02; Ord. No. 03-09, § 1, 3-10-03)

Sec. 20-129. Same—Vacancy on board; filling of vacancy.

A vacancy shall occur on the board of trustees if any member elected trustee ceases to be a member, any member elected trustee fails to attend three (3) consecutive meetings of the board unless in each case excused for cause by the trustees attending the meetings, and any trustee resigns or is removed from office. In the event a

vacancy occurs on the board of trustees, the vacancy shall be filled within ninety (90) days for the unexpired term when applicable, in the same manner as the position was previously filled.

(Code 1964, § 20-162; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-130. Same—Meetings; quorum; voting; compensation.

The board shall hold meetings regularly, at least one (1) in each calendar quarter, and shall designate the time and place of each meeting. All meetings of the board shall be open to the public. The board shall adopt its own rules of procedure and shall keep a record of its proceedings. Three (3) trustees shall constitute a quorum at any meeting of the board and at least two (2) concurring votes shall be necessary for a decision by the board. Each trustee shall be entitled to one (1) vote on each question before the board. Trustees shall serve without compensation for their services as trustees but shall be entitled to their expenses actually and necessarily incurred in attending meetings of the board and in performing required duties as trustees.

(Code 1964, § 20-163; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-131. Same—Officers; administrative services.

The officers and employed services of the retirement system shall be as follows:

(1) *Chairperson.* The board shall annually elect a chairperson and a vice-chairperson from its members.

(2) *Secretary.* The city clerk shall be secretary to the board and the administrative officer of the retirement system.

(3) *Treasurer.* The city director of financial services shall be treasurer of the retirement system. The city director of financial services shall be custodian of the assets of the retirement system except as to such assets as the board may from time to time place in the custody of an insurance company or a nationally chartered bank.

(4) *Legal advisor.* The city attorney shall give advice to said board of trustees in all matters pertaining to their duties in the administration of said general employees' retirement trust fund whenever requested; and they shall represent and defend said board as its attorney in all suits and actions at law or in equity that may be brought against it, and bring all suits and action in its behalf that may be required or determined upon by said board; provided, however, that if the board of trustees so elects, it may employ independent legal counsel at the pension fund's expense for the purposes contained herein, together with such other professional, technical, or other advisers as the board deems necessary.

(5) *Actuary.* The board shall appoint an actuary, who shall be the technical advisor to the board regarding the operation of the retirement system on an actuarial basis and who shall perform such services as are required in connection therewith. The term "actuary" used in this article shall mean a member of the American Academy of Actuaries or a person who had demonstrated an educational background necessary for the practice of actuarial science and has at least five (5) years of relevant actuarial experience; and in either case meets such requirements as the state may from time to time prescribe. A partnership or corporation may be appointed actuary if the duties of actuary are performed by or under the direct supervision of a person who meets the preceding qualifications.

(6) *Services.* The board is authorized and empowered to employ such professional and other services as are required for the proper administration of the retirement system.

(Code 1964, § 20-164; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-132. Same—Actuarial data; report to city commission.

(a) The board shall keep or cause to be kept, in convenient form, such data as shall be recommended by the actuary as necessary for the operation of the retirement system on an actuarial basis. The board shall keep or cause to be kept, in convenient form, such additional data as is required to properly report the operations of the system.

(b) The board shall render a report to the city commission on or before the first day of March of each year showing the fiscal transactions of the retirement system for the year ended the preceding thirtieth day of September, the assets of the retirement system as of the preceding thirtieth of September, and a copy of the most recent actuarial report.

(Code 1964, § 20-165; Ord. No. 92-06, § 4, 3-23-92; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-133. Assignments prohibited.

The right of a person to a retirement allowance, to the return of accumulated contributions, the retirement allowance itself, any optional benefit, any other right accrued or accruing to any person under the provisions of the retirement system, and any moneys belonging to the retirement system shall not be subject to execution, garnishment, attachment, the operation of bankruptcy or insolvency law, or any other process of law whatsoever, and shall be unassignable, except as is otherwise specifically provided herein. If a member is covered by a group insurance or prepayment plan participated in by the city, and should they be permitted to, and elect to, continue such coverage as a retirant, they may authorize the board to have deducted from their retirement allowance the payments required of them to continue coverage under such group insurance or prepayment plan. The city shall have the right of setoff for any claim arising from embezzlement by a fraud, or a member, retirant or beneficiary.

(Code 1964, § 20-166; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-134. Right to amend, suspend, terminate.

The city expects to continue the retirement system and payment of contributions, but the right to amend or terminate the system is necessarily reserved to the city. However, no such action shall cause any part of the corpus or income of the assets to be used or diverted to purposes other than the exclusive benefit of members or their beneficiaries and other persons entitled to be paid benefits by the system, nor shall any such action adversely affect benefits already provided by the system or retroactively decrease the accrued benefits of any member, except that the city may make any amendment it determines necessary or desirable with or without retroactive effect, to comply with the requirements of the Internal Revenue Service; and provided further that in the event of termination of any such pension plan or the complete discontinuance of contributions, the rights of each member to benefits accrued to the date of termination or complete discontinuance, to the extent then funded, are nonforfeitable; anything otherwise contained in any such amendments to the contrary notwithstanding.

(Code 1964, § 20-167; Ord. No. 89-66, § 2, 10-23-89; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-135. Termination allocation, liquidation of fund.

(a) Upon termination of the retirement system, each general employee member's accrued benefits to the date of retirement shall become one hundred (100) percent nonforfeitable to the extent funded. The assets of the retirement system shall be allocated (after provision is made for all expenses of the plan, including the expenses of liquidation) by the payment or provision for the payment of benefits in the following order of preference:

(1) To provide for the payment to each member and nonretired former member of an amount equal to their accumulated member contributions; and

(2) If any assets remain after complete allocations for the purpose of subsection (1) above, to provide for the continuance of retirement allowances to retirants and beneficiaries, if any; and

(3) If any assets remain after complete allocations for the purposes of subsections (1) and (2) above, to provide for the potential rights of members and former members entitled to a vested termination retirement allowance on an equitable and nondiscriminatory basis according to generally accepted actuarial principles; and

(4) If any assets remain after satisfaction of all liabilities provided for in subsections (1), (2) and (3) above, any excess shall be delivered over and paid to the city.

(b) The above allocations may be implemented through the continuance of the existing trust, or through a new trust instrument for that purpose, or through the purchase by the board of insurance company contracts, or by a combination of these media. No member or other employee shall have the rights or claims on the system or the city beyond the capacity of the assets held by the board to provide the benefits in accordance with the above provisions.

(c) If the allocations produce a retirement allowance of less than twenty-five dollars ($25.00) a month for any person, the board may pay in lieu of such retirement allowance a lump sum of actuarial equivalent value.

(Code 1964, § 20-168; Ord. No. 92-06, § 5, 3-23-92; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-136. Limitation on benefits.

(a) *Basic limitation.* Notwithstanding any other provisions of this system to the contrary, the member contributions paid to, and retirement benefits paid from, the system shall be limited to such extent as may be necessary to conform to the requirements of Code Section 415 for a qualified retirement plan. Before January 1, 1995, a plan member may not receive an annual benefit that exceeds the limits specified in Code Section 415(b), subject to the applicable adjustments in that section. On and after January 1, 2025, a plan member may not receive an annual benefit that exceeds the dollar amount specified in Code Section 415(b)(1)(A) (three hundred fifty thousand dollars ($350,000)), subject to the applicable adjustments in Code Section 415(b) and subject to any additional limits that may be specified in this system. For purposes of this section, "limitation year" shall be the calendar year.

(b) *Adjustments to basic limitation for form of benefit.* If the form of benefit without regard to any benefit increase feature is not a straight life annuity, then the Code Section 415(b) limit applicable at the annuity starting date is reduced to an actuarially equivalent amount (determined using the assumptions specified in Treasury Regulation Section 1.415(b)-1(c)(2)(ii)) that takes into account the death benefits under the form of benefit.

(c) *Benefits not taken into account.* For purposes of this section, the following benefits shall not be taken into account in applying these limits:

(1) Any ancillary benefit which is not directly related to retirement income benefits;

(2) Any other benefit not required under Section 415(b)(2) of the Code and Regulations thereunder to be taken into account for purposes of the limitation of Code Section 415(b)(1).

(d) *COLA effect.* Effective on and after January 1, 2003, for purposes of applying the limits under Code Section 415(b) (the "limit"), the following will apply:

(1) A member's applicable limit will be applied to the member's annual benefit in the member's first calendar year of benefit payments without regard to any automatic cost of living adjustments;

(2) Thereafter, in any subsequent calendar year, a member's annual benefit, including any automatic cost of living increases, shall be tested under the then applicable benefit limit including any adjustment to the Code Section 415(b)(1)(A) dollar limit under Code Section 415(d), and the regulations thereunder; but

(3) In no event shall a member's benefit payable under the system in any calendar year be greater than the limit applicable at the annuity starting date, as increased in subsequent years pursuant to Code Section 415(d) and the regulations thereunder.

Unless otherwise specified in the system, for purposes of applying the limits under Code Section 415(b), a member's applicable limit will be applied taking into consideration cost of living increases as required by Section 415(b) of the Code and applicable Treasury Regulations.

(e) *Other adjustments in limitations.*

(1) In the event the member's retirement benefits become payable before age sixty-two (62), the limit prescribed by this section shall be reduced in accordance with regulations issued by the Secretary of the Treasury pursuant to the provisions of Code Section 415(b) of the Code, so that such limit (as so reduced) equals an annual straight life benefit (when such retirement income benefit begins) which is equivalent to a one hundred sixty thousand dollar ($160,000.00) annual benefit beginning at age sixty-two (62).

(2) In the event the member's benefit is based on at least fifteen (15) years of credited service as a full-time employee of the fire or police department of the city, the adjustments provided for in subsection (e)(1) above shall not apply.

(3) The reductions provided for in subsection (e)(1) above shall not be applicable to disability benefits pursuant to section 20-114, or pre-retirement death benefits paid pursuant to section 20-114.

(4) In the event the member's retirement benefit becomes payable after age sixty-five (65), for purposes of determining whether this benefit meets the limit set forth in subsection (a) herein, such benefit shall be adjusted so that it is actuarially equivalent to the benefit beginning at age sixty-five (65). This adjustment shall be made in accordance with regulations promulgated by the Secretary of the Treasury or their delegate.

(f) *Less than ten (10) years of service.* The maximum retirement benefits payable under this section to any member who has completed less than ten (10) years of credited service with the city shall be the amount determined under subsection (a) of this section multiplied by a fraction, the numerator of which is the number of the member's years of credited service and the denominator of which is ten (10). The reduction provided by this subsection cannot reduce the maximum benefit below ten (10) percent. The reduction provided for in this subsection shall not be applicable to disability benefits paid pursuant to section 20-114, or pre-retirement death benefits paid pursuant to section 20-115.

(g) *Participation in other defined benefit plans.* The limit of this section with respect to any member who at any time has been a member in any other defined benefit plan as defined in Code Section 414(j) maintained by the city shall apply as if the total benefits payable under all city defined benefit plans in which the member has been a member were payable from one plan.

(h) *Ten thousand dollar ($10,000) limit.* Notwithstanding the foregoing, the retirement benefit payable with respect to a member shall be deemed not to exceed the limit set forth in this section if the benefits payable, with respect to such member under this system and under all other qualified defined benefit pension plans to which the city contributes, do not exceed ten thousand dollars ($10,000) for the applicable plan year and for any prior plan year and the city has not any time maintained a qualified defined contribution plan in which the member participated.

(i) *Reduction of benefits.* Reduction of benefits and/or contributions to all plans, where required, shall be accomplished by first reducing the member's benefit under any defined benefit plans in which member participated, such reduction to be made first with respect to the plan in which member most recently accrued benefits and thereafter in such priority as shall be determined by the board and the plan administrator of such other plans, and next, by reducing or allocating excess forfeitures to defined contribution plans in which the member participated, such reduction to be made first with respect to the plan in which member most recently accrued benefits and thereafter in such priority as shall be established by the board and the plan administrator for such other plans provided, however, that necessary reductions may be made in a different manner and priority pursuant to the agreement of the board and the plan administrator of all other plans covering such member.

(j) *Service credit purchase limits.*

(1) Effective for permissive service credit contributions made in limitation years beginning after December 31, 1997, if a member makes one or more contributions to purchase permissive service credit under the system, as allowed in section 20-104, then the requirements of this section will be treated as met only if:

a. The requirements of Code Section 415(b) are met, determined by treating the accrued benefit derived from all such contributions as an annual benefit for purposes of Code Section 415(b); or

b. The requirements of Code Section 415(c) are met, determined by treating all such contributions as annual additions for purposes of Code Section 415(c).

c. For purposes of applying subparagraph (j)(1)a., the system will not fail to meet the reduced limit under Code Section 415(b)(2)(C) solely by reason of this subparagraph c., and for purposes of applying subparagraph (j)(1)b., the system will not fail to meet the percentage limitation under Section 415(c)(1)(B) of the Code solely by reason of this subparagraph c.

(2) For purposes of this subsection the term "permissive service credit" means service credit—

a. Recognized by the system for purposes of calculating a member's benefit under the plan.

b. Which such member has not received under the plan; and

c. Which such member may receive only by making a voluntary additional contribution, in an amount determined under the system, which does not exceed the amount necessary to fund the benefit attributable to such service credit.

Effective for permissive service credit contributions made in limitation years beginning after December 31, 1997, such term may, if otherwise provided by the system, include service credit for periods for which there is no performance of service, and, notwithstanding clause (j)(2)b., may include service credited in order to provide an increased benefit for service credit which a member is receiving under the system.

(3) For purposes of applying the limits in this subsection (j), only and for no other purpose, the definition of compensation where applicable will be compensation actually paid or made available during a calendar year, except as noted below and as permitted by Treasury Regulations Section 1.415(c)-2, or successor regulations. Unless another definition of compensation that is permitted by Treasury Regulations Section 1.415(c)-2, or successor regulation, is specified by the system, compensation will be defined as wages within the meaning of Code Section 3401(a) and all other payments of compensation to an employee by an employer for which the employer is required to furnish the employee a written statement under Code Sections 6041(d), 6051(a)(3) and 6052 and will be determined without regard to any rules under Code Section 3401(a) that limit the remuneration included in wages based on the nature or location of the employment or the services performed (such as the exception for agricultural labor in Code Section 3401(a)(2).

a. However, for calendar years beginning after December 31, 1997, compensation will also include amounts that would otherwise be included in compensation but for an election under Code Sections 125(a), 402(e)(3), 402(h)(1)(B), 402(k), or 457(b). For calendar years beginning after December 31, 2000, compensation will also include any elective amounts that are not includible in the gross income of the employee by reason of Code Section 132(f)(4).

b. For limitation years beginning on and after January 1, 2007, compensation for the calendar year will also include compensation paid by the later of two and one-half (2½) months after an employee's severance from employment or the end of the calendar year that includes the date of the employee's severance from employment if:

1. The payment is regular compensation for services during the employee's regular working hours, or compensation for services outside the employee's regular working hours (such as overtime or shift differential), commissions, bonuses or other similar payments, and, absent a severance from employment, the payments would have been paid to the employee which the employee continued in employment with the employer; or

2. The payment is for unused accrued bona fide sick, vacation or other leave that the employee would have been able to use if employment had continued.

c. Back pay, within the meaning of Treasury Regulations Section 1.415(c) -2(g)(8), shall be treated as compensation for the limitation year to which the back pay relates to the extent the back pay represents wages and compensation that would otherwise be included under this definition.

(4) Notwithstanding any other provision of law to the contrary, the board may modify a request by a member to make a contribution to the system if the amount of the contribution would exceed the limits provided in Code Section 415 by using the following methods:

a. If the law requires a lump sum payment for the purchase of service credit, the board may establish a periodic payment deduction plan for the member to avoid a contribution in excess of the limits under Code Sections 415(c) or 415(n).

b. If payment pursuant to subparagraph (j)(4)a. will not avoid a contribution in excess of the limits imposed by Code Section 415(c), the board may either reduce the member's contribution to an amount within the limits of that section or refuse the member's contribution

(k) *Additional limitation on pension benefits.* Notwithstanding anything herein to the contrary.

(1) The normal retirement benefit or pension payable to a retiree who becomes a member of the system and who has not previously participated in such system, on or after January 1, 1980, shall not exceed one hundred (100) percent of their average final compensation. However, nothing contained in this section shall apply to supplemental retirement benefits or to pension increases attributable to cost-of-living increases or adjustments.

(2) No member of the system shall be allowed to receive a retirement benefit or pension which is in part or in whole based upon any service with respect to which the member is already receiving, or will receive in the future, a retirement benefit or pension from a different employer's retirement system or plan. This restriction does not apply to social security benefits or federal benefits under Chapter 67, Title 10, U.S. Code.

(Ord. No. 10-32, § 6, 10-11-10; Ord. No. 21-01, § 2, 2-28-21)

Sec. 20-137. Worker's compensation and unemployment benefits offset.

Should any terminated, disabled or retired member receive either a worker's compensation wage loss benefit or an unemployment wage loss benefit for the same time period for which that person is entitled to a benefit under this retirement system, the amount of the retirement system benefit shall be reduced. The reduction in the retirement system benefit shall equal in the aggregate the total amount of the worker's compensation and unemployment wage loss benefits received by such person.

(Code 1964, § 20-170; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-138. Correction of errors.

Should any change in the records result in any member, retirant or beneficiary receiving from the retirement system more or less than they would have been entitled to receive had the records been correct, the board shall correct such error, and as far as practicable shall adjust the payment in such manner that the actuarial equivalent of the benefit to which the member, retirant or beneficiary was correctly entitled shall be paid.

(Code 1964, § 20-171; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-139. Subrogation.

In the event a person becomes entitled to a retirement allowance or other benefit payable by the retirement system as a result of an accident or injury caused by the act of a third party, the city shall be subrogated to the rights of the person against such third party to the extent of the city financed benefits which the retirement system pays or becomes liable to pay.

(Code 1964, § 20-172; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-140. Applicability of existing plans.

The provisions of this article shall not in any respect amend, modify or repeal any provisions of any city pension plans in existence upon June 1, 1977, or on March 31, 2002.

(Code 1964, § 20-173; Ord. No. 02-05, § 2, 3-11-02)

Sec. 20-141. Supplemental retirement allowance.

(a) A member who terminates employment with ten (10) or more years of credited service earned after the effective date of this plan, or terminates employment at early or normal retirement age following the effective date of this plan, whose last position with the city was at or above grade 32 and not higher than grade 35, shall receive at normal retirement a supplemental retirement allowance of one-half (½) percent of final average compensation for each year of credited service in such grades, up to a maximum of thirty-five (35) years. Such supplement shall be paid under the same terms and conditions as the basic retirement allowance. A member whose employment in grades 32 through 35 is involuntarily terminated without cause after the effective date of this plan shall receive the supplemental retirement allowance in accordance with this subsection for each year of credited service in such grades, regardless of the number of years of credited service earned after the effective date of this plan.

(b) A member who terminates employment with ten (10) or more years of credited service earned after the effective date of this plan, or terminates employment at early or normal retirement age following the

effective date of this plan, whose last position with the city was at or above grade 36, shall receive at normal retirement a supplemental retirement allowance of one (1) percent of final average compensation for each year of credited service in such grades, plus one-half (½) percent of final average compensation for each year of credited service in grades 32 through 35, up to a maximum of thirty-five (35) years. Such supplement shall be paid under the same terms and conditions as the basic retirement allowance. A member whose employment at or above grade 36 is involuntarily terminated without cause after the effective date of this plan shall receive the supplemental retirement allowance in accordance with this subsection for each year of credited service in such grades, regardless of the number of years of credited service earned after the effective date of this plan.

(c) A police chief or fire chief who terminates city employment on or after the effective date of this section and who receives normal retirement benefits under the terms of the city police officers or firefighters retirement plan, as applicable, shall receive a supplemental retirement allowance from this retirement system equal to three and one-half (3.5) percent of final average compensation for each year of service as chief, reduced by the member's benefit under the city police officers or firefighters retirement plan, as applicable. In order to receive this supplement, the police chief or fire chief must be actively contributing to their respective plans.

(Ord. No. 02-05, § 3, 3-11-02; Ord. No. 06-06, § 4, 2-13-06)

Sec. 20-142. Pension validity.

The board shall have the power to examine into the facts upon which any pension shall heretofore have been granted under any prior or existing law, or shall hereafter be granted or obtained erroneously, fraudulently or illegally for any reason. The board is empowered to purge the pension rolls or correct the pension amount of any person heretofore granted a pension under prior or existing law or any person hereafter granted a pension under this article if the same is found to be erroneous, fraudulent or illegal for any reason; and to reclassify any person who has heretofore under any prior or existing law been or who shall hereafter under this article be erroneously, improperly or illegally classified. Any overpayments or underpayments shall be corrected and paid or repair in a reasonable manner determined by the board.

(Ord. No. 02-05, § 3, 3-11-02)

Sec. 20-143. Conviction and forfeiture; false, misleading or fraudulent statements.

(a) It is unlawful for a person to willfully and knowingly make, or cause to be made, or to assist, conspire with, or urge another to make, or cause to be made, any false, fraudulent, or misleading oral or written statement or withhold or conceal material information to obtain any benefit from the system.

(b) Offenses under this section shall be punishable as provided in section 1-8 of the Code of the City of St. Augustine.

(c) In addition to any applicable criminal penalty, upon conviction for a violation described in subsection (a), a member or beneficiary of the system may, in the discretion of the board, be required to forfeit the right to receive any or all benefits to which the person would otherwise be entitled under the system. For purposes of this subsection, "conviction" means a determination of guilt that is the result of a plea or trial, regardless of whether adjudication is withheld.

(Ord. No. 02-05, § 3, 3-11-02)

Sec. 20-144. Defense of claims against trustees.

To the extent not covered by insurance, the city agrees to provide a defense of civil actions resulting from claims made against trustees of the board and to provide payment of judgments or settlements resulting from such claims. The provisions of F.S. §§ 111.07 and 111.071, are hereby adopted by reference in furtherance thereof.

(Ord. No. 02-05, § 3, 3-11-02)

Sec. 20-145. BAC-DROP.

(a) Effective upon the adoption of this sections, a "BAC-DROP" program shall be established for eligible members in accordance with this section.

(b) A member who is employed by the city on or after the effective date of this ordinance and thereafter attains the age and service conditions for normal retirement (hereinafter referred to as the "normal retirement date") with at least ten (10) years of credited service shall be eligible to elect the BAC-DROP.

(c) A member's BAC-DROP election shall be irrevocable. An eligible member who wishes to elect the BAC-DROP must provide at least sixty (60) days advance written notice to the city of their election to participate in the BAC-DROP. A member who elects to participate in the BAC-DROP shall, as a condition of the BAC-DROP, agree to terminate city employment within thirty days following the BAC-DROP election.

(d) Under the BAC-DROP, a member receives a lump sum distribution of up to sixty (60) months of retirement benefits, based on the member's age, final average earnings and credited service at the time of the earliest normal retirement date or a later date selected by the member, plus interest at the rate of six and one-half (6.5) percent, compounded monthly, from the date each monthly benefit would have been paid to the date of the BAC-DROP distribution. The member's monthly retirement benefit shall thereafter be based on the member's age, final average compensation and credited service at the time of the earliest normal retirement date or later date selected by the member for purposes of the BAC-DROP. The lump sum BAC-DROP distribution shall be paid to the member within sixty (60) days following termination of city employment.

(e) To obtain the maximum BAC-DROP benefit, an eligible member must elect the BAC-DROP sixty (60) months after reaching their earliest normal retirement date. A member may elect a BAC-DROP benefit of less than the sixty-month maximum, but must have completed at least the same period of credited service after reaching the earliest normal retirement date for which a BAC-DROP benefit is elected. A member who does not elect the BAC-DROP within sixty (60) months following their earliest normal retirement date shall no longer be eligible to elect the BAC-DROP.

(Ord. No. 06-06, § 5, 2-13-06)

Sec. 20-146. Rollover distributions and direct transfers.

(a) *Election by distributee.* This section applies to distributions made on or after the effective date of this ordinance. Notwithstanding any provision of this system to the contrary that would otherwise limit a distributee's election under this section, a distributee may elect, at the time and in the manner prescribed by the plan administrator, to have any portion of an eligible rollover distribution paid directly to an eligible retirement plan specified by the distributee in a direct rollover.

(b) *Definitions.* For purposes of this article, the following definitions shall apply:

(1) *Eligible rollover distribution:* An eligible rollover distribution is any distribution of all or any portion of the balance to the credit of the distributee, except that an eligible rollover distribution does not include: any distribution that is one of a series of substantially equal periodic payments (not less

frequently than annually) made for the life (or life expectancy) of the distributee or the joint lives (or joint life expectancies) of the distributee and the distributee's designated beneficiary, or for a specified period of ten years or more; any distribution to the extent such distribution is required under Section 401(a)(9) of the Internal Revenue Code; and the portion of any distribution that is not includible in gross income.

(2) *Eligible retirement plan:* An eligible retirement plan is individual retirement account described in Section 408(a) of the Internal Revenue Code, an individual retirement annuity described in Section 408(b) of the Internal Revenue Code, an annuity plan described in Section 403(a) of the Internal Revenue Code, an eligible deferred compensation plan described in section 457(b) of the Internal Revenue Code which is maintained by an eligible employer described in section 457(e)(1)(A) of the Internal Revenue Code and which agrees to separately account for amounts transferred into such plan from this system, an annuity contract described in section 403(b) of the Internal Revenue Code, or a qualified trust described in section 401(a) of the Internal revenue Code that provides or accepts the distributee's eligible rollover distribution. However, in the case of an eligible rollover distribution to the surviving spouse or domestic partner, an eligible retirement plan is an individual retirement account or individual retirement annuity.

(3) *Distributee:* A distributee includes a member or former member. In addition, the member's or former member's surviving spouse is a distributee with regard to the interest of the spouse.

(4) *Direct rollover:* A direct rollover is a payment by the system to the eligible retirement plan specified by the distributee.

(c) *Rollovers or transfers into the system.* On or after the effective date of this ordinance, the system will accept an eligible rollover distribution or direct transfer for the purchase of credited service pursuant to section 20-104(g), as follows:

(1) *Transfers, direct rollovers or member rollover contributions from other plans.* The system will accept either a direct rollover of an eligible rollover distribution or a member contribution of an eligible rollover distribution from a qualified plan described in section 403(a) of the Code, from an annuity contract described in section 403(b) of the Code, or from an eligible plan under section 457(b) of the Code, which is maintained by a state, political subdivision of a state, or any agency or instrumentality of a state or political subdivision of a state. The system will also accept legally permissible member requested transfers from eligible retirement plans.

(2) *Member rollover contributions from 401(a) Plans and IRAs.* The system will accept a member rollover contribution of the portion of a distribution from qualified plan described in section 401(a) of the Code, or from an individual retirement account or annuity described in section 408(a) or 408(b) of the Code, that is eligible to be rolled over and would otherwise be includible in the member's gross income.

(Ord. No. 06-06, § 6, 2-13-06)

Sec. 20-147. Cost of living adjustment for eligible retirees.

On April 1, 2014, a one-time cost of living adjustment (COLA) shall be applied to the benefits of retirees who have been retired for more than five (5) years on October 1, 2013, and the beneficiaries of such retirees, as provided in this section 20-147. The cost of living adjustment shall be a one-time, permanent increase in benefits payable in accordance with the optional form of benefit selected by the retiree. Retirees who have been retired more than five (5) years and less than fifteen (15) years on October 1, 2013, and the beneficiaries of such retirees, shall receive a COLA in the amount of one (1) percent for each full or partial year of retirement following the fifth year of retirement (for example: retirees who have been retired more than five (5) but less than six (6) years on October 1, 2013, and the beneficiaries of such retirees, will receive a one (1) percent COLA; and retirees who have

been retired more than nine (9) but less than ten (10) years on October 1, 2013, and the beneficiaries of such retirees, will receive a five (5) percent COLA). Retirees who have been retired at least sixteen (16) years and less than twenty-three (23) years on October 1, 2013, and the beneficiaries of such retirees, shall receive a COLA in the amount of twenty (20) percent. Retirees who have been retired at least twenty-three (23) years on October 1, 2013, and the beneficiaries of such retirees, shall receive a COLA in the amount of twenty-five (25) percent; provided, the minimum increase for retirees who have been retired twenty-three (23) years or more on October 1, 2013, and the beneficiaries of such retirees, shall not be less than one hundred dollars ($100.00) per month. Retirees who have been retired for less than five (5) years on October 1, 2013, and the beneficiaries of such retirees, will not receive a COLA.

(Ord. No. 14-03, § 2, 3-24-14)

Sec. 20-148. Cost of living adjustment for eligible retirees.

On May 1, 2023, a one-time cost of living adjustment (COLA) shall be applied to the benefits of retirees. Those that have been retired from zero to six years as of 10/1/2022 will receive a two (2) percent COLA, seven years and beyond will receive an additional one (1) percent for each year retired with a maximum of twenty-one (21) percent for those retired twenty-five (25) or more years.

The minimum increase for all retirees after October 1, 2022, and the beneficiaries of such retirees, shall not be less than one hundred dollars ($100.00) per month. The maximum COLA allowable under this section is three hundred dollars ($300.00) per month.

The COLA does not apply to QDRO recipients.

Multiple beneficiaries will be treated as a single entity and split the COLA award pro rata.

(Ord. No. 23-09, § 1, 5-22-23)

Secs. 20-149—20-190. Reserved.

CITY OF ST. AUGUSTINE

M E M OR A N D U M

TO: David Birchim
City Manager

DATE: April 1, 2026

RE: Agenda Item - Ordinance 2026-12, Amendments to St. Augustine Police Officers Retirement System

Ordinance 2026-12 provides amendments to certain provisions of the St. Augustine Police Officers Retirement System pension fund to correct references to the St. Augustine Police Benevolent Organization, Inc. and to add language similar to language in the General and/or Fire Pension Plans related to Forfeiture of Pension and Worker's Compensation and Unemployment Benefits.

Please place this ordinance on the April 13, 2026, City Commission Meeting Agenda.

Do not hesitate to contact me with any questions.

Sincerely,

Meredith Breidenstein
Assistant City Manager

Attachment

cc: Darlene Galambos, City Clerk
Donna Hayes, Human Resources Director
Isabelle Lopez, City Attorney
Reuben Franklin, Assistant City Manager

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE VI OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR REVISED PROVISIONS TO THE ST. AUGUSTINE POLICE OFFICERS RETIREMENT SYSTEM; PROVIDING FOR GENDER NEUTRAL TERMINOLOGY; CORRECTING THE NAME OF THE POLICE OFFICERS' BENEVOLENT ORGANIZATION; PROVIDING FOR FORFEITURE OF FUNDS; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

   THE PROPOSED ORDINANCE IS TO AMEND CERTAIN PROVISIONS OF THE POLICE OFFICERS RETIREMENT SYSTEM TO PROVIDE FOR GENDER NEUTRAL TERMINOLOGY, CORRECTING THE NAME OF THE POLICE OFFICERS' BENEVOLENT ORGANIZATION, AND PROVIDING FOR FORFEITURE OF FUNDS. ADOPTION OF THE ORDINANCE WILL SERVE THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE PUBLIC AND SERVES A PUBLIC PURPOSE.

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

   NONE.

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

   NONE.

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

   NONE.

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE VI OF THE CODE OF THE CITY OF ST. AUGUSTINE PROVIDING FOR REVISED PROVISIONS TO THE ST. AUGUSTINE POLICE OFFICERS RETIREMENT SYSTEM; PROVIDING FOR GENDER NEUTRAL TERMINOLOGY; CORRECTING THE NAME OF THE POLICE OFFICERS' BENEVOLENT ORGANIZATION; PROVIDING FOR FORFEITURE OF FUNDS; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS, the Board of Trustees of the St. Augustine Police Officers' Retirement Trust Fund met on February 25, 2026 and reviewed and supported the proposed changes herein; and

WHEREAS, state law currently provides for a default standard for forfeiture of pensions if the public employee has been convicted of certain crimes and the General and Fire pension sections of city code also provide for pension forfeiture, however the police pension sections had never been amended to provide for forfeiture; and

WHEREAS, the city wants to clarify terminology and applicability of terms within the pension regulations; and

WHEREAS, the City Commission finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted consistent with the requirements of § 166.021(4), Florida Statutes.

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

Section 1. Amending Chapter 20, Article VI, Section 20-221. Chapter 20, Article VI, Section 20-221 is hereby amended, as follows:

"**Sec. 20-221. Definitions.**

(...)

Beneficiary shall mean any person so designated by a member as provided in section 20-231. In the event no designation is made the beneficiary of said member shall be ~~his~~ their estate.

(...)"

Section 2. Amending Chapter 20, Article VI, Section 20-222. Chapter 20, Article VI, Section 20-222 is hereby amended, as follows:

"**Sec. 20-222. Creation and maintenance of the fund.**

The special fund created by this act shall consist of moneys and assets derived from the following sources:

(...)

(4) From the funds of the St. Augustine Police Benevolent ~~Association~~Organization, Inc.. At such time as article VI hereof, shall become operative and from time to time thereafter, there shall be transferred from the funds of the St. Augustine Police Benevolent ~~Association~~ Organization, Inc. such amounts as shall be agreed upon by the officers of said association and the board.

(...)"

Section 3. Amending Chapter 20, Article VI, Sections 20-223 through 20-225. Chapter 20, Article VI, Sections 20-223 through 20-225 are hereby amended, as follows:

"Sec. 20-223. Board of trustees.

(...)

(4) Each trustee shall, within ten (10) days after ~~his~~ their appointment or election, take an oath of office before the city chief accountant or a notary public, that so far as it devolves upon ~~him~~ them ~~he~~ they will diligently and honestly administer the affairs of the said board, and that ~~he~~ they will not knowingly violate or willingly permit to be violated any of the provisions of the law applicable to this system. Such oath shall be subscribed to by the trustee making it and certified by the said city chief accountant or notary public and retained as a permanent record in the files of the board.

(...)

9) The secretary of the board shall execute bonds in such amounts as may from time to time be fixed by the board for the faithful performance of ~~his~~ their duties. The board shall establish a system of accounting, and do all things, take all actions, and make all rules and regulations, not inconsistent with the provisions of this act, that it deems necessary and proper to safeguard the funds placed in its custody and to carry out the provisions of this act.

(10) The secretary of the board shall be the custodian of all records maintained by the board. The secretary shall permit inspection of all records held in ~~his~~ their custody by any trustee or member of the system. The secretary shall keep a record of all persons receiving retirement payments under this system, in which it shall be noted the time when the pension begins and when the pension shall cease to be paid. In this record, the secretary shall keep a list of all police officers employed by the city, including the name, address, and dates of employment of each police officer.

(...)"

"Sec. 20-224. City attorney to represent board of trustees.

The city attorney shall give advice to said board of trustees in all matters pertaining to their duties in the administration of said municipal police officers' retirement trust fund whenever requested; and ~~he or she~~they shall represent and defend said board as its attorney in all suits and actions at law or in equity that may be brought against it, and bring all suits and actions in its behalf that may be required or determined upon by said board; provided,

however, that if the board of trustees so elects, it may employ independent legal counsel at the pension fund's expense for the purposes contained herein, together with such other professional, technical, or other advisers as the board deems necessary."

"**Sec. 20-225. Management of the funds.**

(...)

(6) The board shall have the right to purchase an individual annuity from an insurance company, when a member becomes eligible for service retirement, in an amount sufficient to pay the retired member ~~his~~ their earned monthly pension of retirement.

(...)"

Section 4. Amending Chapter 20, Article VI, Section 20-226. Chapter 20, Article VI, Section 20-226 is hereby amended, as follows:

"**Sec. 20-226. Participation in the system.**

(...)

(5) A ~~participant~~ member may have forfeited credited service restored to their individual service account upon satisfaction of each of the following conditions:

(...)"

Section 5. Amending Chapter 20, Article VI, Sections 20-228 through 20-233 and Sections 20-235 and 20-236 . Chapter 20, Article VI, Sections 20-228 through 20-233 and Sections 20-235 and 20-236 are hereby amended, as follows:

"**Sec. 20-228. Service retirement.**

(1) Each member may become eligible for service retirement on ~~his~~ their normal service retirement date, which shall be the first day of the calendar month next following the date on which said member shall have either completed ten (10) years of creditable service and attained at least ~~his~~ their 55th birthday or completed twenty-five (25) years of creditable service and attained at least ~~his~~ their fifty-second birthday; provided, however, should such member continue employment beyond ~~his~~ their normal service requirement date, such member may retire on the first day of any calendar month thereafter, which date shall be the delayed service retirement date. For members who retire or terminate city employment on or after October 1, 2004, the normal service retirement date shall be upon attaining twenty-five (25) years of creditable service, regardless of age. Effective March 1, 2000, a member who terminates city employment with more than ten (10) but less than twenty-five (25) years of creditable service shall be eligible for a normal service retirement benefit upon reaching age 55.

(2) Each member who shall become eligible for service retirement as hereinabove provided shall receive a monthly pension which shall commence on ~~his~~ their normal service retirement date or delayed service retirement date, and except as provided in section 20-229, shall continue to be paid each month thereafter to the member or their beneficiary for ten (10) years and to the member for ~~his~~ their remaining lifetime thereafter. The amount of such monthly pension shall be the accrued benefit as of ~~his~~ their date of retirement.

(...)

(4) If a member recovers from disability and reenters the service of the city as a police officer ~~his~~ their service will be deemed to have been continuous, but the period beginning with the first month for which ~~he~~ they received a disability retirement income payment and ending with the date ~~he~~ they reentered the service of the city will not be considered as credited service for the purposes of the plan.

(5) For members who retire from active employment and begin receiving benefits prior to March 1, 2000 a temporary supplemental retirement allowance shall be paid the retirant if ~~his~~ their date of retirement precedes ~~his~~ their 65th birth date. The amount of temporary supplemental retirement allowance shall be equal to the retirant's credited service, multiplied by one-half of one (0.50) percent of ~~his~~ their average final compensation. The temporary supplemental retirement allowance terminates upon the retirant's attainment of age 65 years or ~~his~~ their prior death.

(...)"

"Sec. 20-229. Optional modes of pension.

(1) Each member shall have the right at any time at least two (2) years prior to actual retirement to elect to have ~~his~~ their pension payable under any one of the options set forth in this section in lieu of the pension otherwise payable to ~~him~~ them upon service retirement under any of the provisions of this Act. The amount of any such optional pension shall be the actuarial equivalent of the amount of such pension otherwise payable to ~~him~~them. The member shall make such an election by written request to the board and this election shall be subject to the approval of the board.

(...)

(5) If a member elects an option with a joint pensioner and the member's retirement benefits have commenced, the member may thereafter change the designated joint pensioner up to two (2) times. The consent of a member's joint pensioner or of the board of trustees to any such change shall not be required. The amount of the retirement income payable to the member upon designation of a new joint pensioner shall be actuarially redetermined by the application of actuarial tables and calculations to ensure that the benefit paid is the actuarial equivalent of the present value of the member's current benefit and that there is no impact to the plan. Each such designation will be made in writing on a form prepared by the board of trustees and on completion will be filed with the board of trustees. In the event that no joint pensioner survives the member, such benefits as are payable in the event of the death of the member subsequent to ~~his or her~~their retirement shall be paid to the member's estate."

"Sec. 20-230. Disability retirement.

(1) A police officer will be considered totally disabled if, in the opinion of the board of trustees, ~~he is~~they are wholly prevented from rendering useful and efficient service as a police officer. A member may become eligible for disability retirement on ~~his~~ their disability retirement date provided such eligibility is approved by resolution of the board. Such member may retire from the service of the city under the plan if ~~he~~ they become totally and permanently disabled as defined in F.S. § 185.18(2), by reason of any cause other than a cause set out in F.S. § 185.18(3), on or after the effective date of the plan. Such retirement shall herein be referred to as disability retirement.

(2) The benefit payable to a police officer who retires from the service of the city with a total and permanent disability as a result of a disability commencing prior to ~~his~~ their

normal retirement date is the monthly income payable for ten (10) years certain and life for which, if the police officer's disability occurred in the line of duty, ~~his~~ their monthly benefit shall be the accrued retirement benefit, but shall not be less than forty-two (42) percent of ~~his~~ their average monthly compensation as of ~~his~~ their disability retirement date. If the disability is other than in the line of duty, the police officer's monthly benefit shall be the accrued normal retirement benefit, but shall not be less than twenty-five (25) percent of ~~his~~ their average monthly compensation as of his disability retirement date.

(3) The monthly retirement income to which a police officer is entitled in the event of ~~his~~ their disability retirement shall be payable on the first day of the first month after the board of trustees determines such entitlement. However, the monthly retirement income shall be payable as of the date the board determines such entitlement (the "disability retirement date"), and any portion due for a partial month shall be paid together with the first payment.

(4) Upon termination of a member's monthly disability pension because of recovery from such disability, and provided ~~he~~ they reenter~~s~~ active employment as a police officer one year after such recovery, ~~he~~ they shall continue to be a member of the system and shall thereafter make ~~his~~ their required contributions to the fund. In such event the member's creditable service credit for service as a police officer prior to ~~his~~ their disability retirement shall be restored but ~~he~~ they shall not receive creditable service credit for the period of ~~his~~ their disability, nor for any periods for which ~~he~~ they did not make regular contributions. Should the member fail to reenter active employment as a police officer within one year after recovery from disability ~~his~~ their membership under this system shall terminate.

(5) Once each year following the disability retirement of a member who is receiving a monthly disability pension, the board may require such member to undergo a medical examination conducted by a duly qualified physician appointed by the board. Following such medical examination, the board may determine whether the member is capable of performing useful and efficient service as a police officer [and if ~~he is~~they are,] the board shall order ~~his~~ their disability pension discontinued. Should the member refuse to submit to any medical examination required by the board, ~~his~~ their monthly disability pension shall be discontinued until ~~his~~ their withdrawal of such refusal, and should such refusal continue for one year, all ~~his~~ their rights to any further disability pension shall cease and ~~his~~ their membership under the system shall thereupon terminate.

(...)"

"Sec. 20-231. Benefits upon death or termination.

(1) Each member shall name a beneficiary to receive any benefits payable upon the member's death, such designation to be made on a form provided by the board. A member may change ~~his~~ their designation of the beneficiary from time to time in the same manner.

(2) In event a member who has elected Option B under section 20-229 dies subsequent to ~~his~~ their normal service retirement date but while still employed as a police officer, in lieu of any other benefit payable hereunder by reason of death, there shall be payable to ~~his~~ their beneficiary the same monthly pension that would otherwise have been payable under Option B if the member had retired on ~~his~~ their normal service retirement date.

(3) Should a member's death occur prior to ~~his~~ their normal service retirement date, or after ~~his~~ their normal service retirement date and before reaching ~~his~~ their delayed service retirement death, unless such death occurs following disability retirement as provided in section 20-230, there shall be paid to ~~his~~ their beneficiary a monthly pension which shall commence on the first day of the calendar month next following the death of the member and shall continue to be paid each month thereafter for a period equal to the lesser of one hundred twenty (120) months or the life expectancy of the beneficiary. The amount of such monthly pension shall be the accrued benefit of the member as of the date of death. In the event of the member's death following disability retirement, the provisions of section 20-230 shall be operative.

(4) If the employment of any member who has not completed ten (10) years of creditable service is terminated other than by service retirement or death, such member shall be entitled to a refund of one hundred (100) percent of ~~his~~ their accumulated contribution made to the fund without interest. Any such terminated member may leave ~~his~~ their accumulated contributions in the fund for a period not exceeding five (5) years pending reemployment, and upon reemployment as a police officer within said five (5) years, all creditable service credit under the system for ~~his~~ their last period of employment shall be restored. Any such member who fails to be reemployed as a police officer within five (5) years shall be refunded one hundred percent of ~~his~~ their contributions to the fund, without interest, and all prior creditable service credit shall be forfeited should ~~he~~ they be reemployed at a later date. Upon payment of the accumulated contributions as herein provided, the membership of such terminated member shall thereupon cease and no further benefits shall be payable under the system. That portion of a terminated member's benefit that is not vested shall be forfeited and used only to reduce future costs of the system.

(5) Any other provision of the Act notwithstanding any member who has completed ten (10) years of creditable service at such time as employment as a police officer is terminated shall be entitled to a monthly pension, provided such member shall not withdraw ~~his~~ their accumulated contributions. Such monthly pension shall commence on the first day of any calendar month coinciding with or following the member's otherwise early or normal service retirement date and shall continue to be paid each month thereafter as though the member had retired under the provisions of section 20-228 of this Act. Benefits shall be distributed or shall commence to the member not later than April 1 of the calendar year following the later of the calendar year in which the member attains age 70½, age 72 for members who attain age 70½ on or after January 1, 2020, or the calendar year in which the member terminates employment, and shall be paid:

(a) Over the lifetime of the member or the lifetimes of the member and beneficiary; or

(b) Over a period not exceeding the joint life expectancy of the member and beneficiary.

(6) Notwithstanding the provisions of this section, a retiree may change ~~his or her~~their designation of beneficiary up to two times without the approval of the board or the current beneficiary.

(7) If a member dies on or after January 1, 2007 while performing Qualified Military Service as defined by USERRA, the member's beneficiaries shall be entitled to any benefits the member would have been entitled to had ~~he or she~~ they resumed employment and then died while employed."

"Sec. 20-232. Miscellaneous.

(1) The authority having the power to hire the services of a police officer shall prepare such records and from time to time shall furnish such information concerning a member as the board may require in the discharge of its duties. Upon the employment of a police officer, the authority shall inform the police officer of ~~his~~ their duties and obligations in connection with the system as a condition of employment.

(2) Should any change or error in records result in any member or beneficiary receiving from the system more or less than ~~he~~ they would have been entitled to receive had the records been correct, than on discovery of any such error the board shall correct the same and as far as practicable shall adjust the payments in such manner that the actuarial equivalent of the benefit to which the member or beneficiary was correctly entitled shall be paid.

(...)

(d) In the event payment of a retirement benefit under the system to a member commences prior to the date ~~he (she)~~they attain~~s~~ age 62, the maximum annual benefit limitation shall be adjusted to be not more than the actuarial equivalent (as defined in subsection (f) of this section) of the then current dollar limit assumed to commence at age 62 for the purpose of applying the benefit limit described in subsection (a) of this section. For a "qualified participant" as defined in Internal Revenue Code Section 415(b)(2)(H), this paragraph shall not apply.

(e) In the event payment of a retirement benefit under the system to a member commences after the date ~~he (she)~~they attain~~s~~ age 65, the maximum benefit limitation shall be adjusted to be not more than the actuarial equivalent (as defined in subsection (f) of this section) of the then current dollar limit commencing at age 65 for the purpose of applying the benefit limit described in subsection (a) of this section.

For years subsequent to the payment commencement year, benefits payable shall be limited to the actuarial equivalent, determined as of the benefit commencement date, of the subsequent year's dollar limit assumed to commence at age 65.

(...)

(h) If the city maintains a tax-qualified, defined contribution plan covering the same member, the total of such member's "defined contribution fraction" and ~~his (her)~~ their "defined benefit fraction" (both as defined in Section 415 of the Code) at the end of any limitation year shall not exceed one (1.0). If as reduction in a member's benefits is required so that the sum of the two (2) fractions described above will not exceed one (1.0) the numerator of the "defined benefit fraction" shall be adjusted downward sufficiently to insure that the two-plan limitation described above is not exceeded. This limitation shall not be applicable to plan years beginning on and after January 1, 2000.

(...)"

"Sec. 20-233. Deferred retirement option program for police officers (DROP).

(...)

(2) Eligibility and participation:

(...)

(c) An eligible member may participate in the DROP for a maximum of sixty (60) months from the date the DROP plan takes effect (if the member is eligible at that time), or for a maximum of sixty (60) months from the date the member reaches ~~his or her~~their earliest normal service retirement date, whichever occurs first. An eligible member may elect to participate in the DROP with thirty (30) days advance written notice to the city. An eligible member may defer entry into DROP beyond the date the member is first eligible to enter the DROP. If a member defers entry into the DROP, the maximum DROP period will be reduced for each month of deferred entry. In no event will the maximum DROP period be extended beyond sixty (60) months from the date the member is first eligible to participate. Example: A member is eligible to participate in DROP for a maximum sixty (60) months from the date the member is first eligible to participate; however, if the member defers entry into the DROP for twelve (12) months after reaching the earliest normal service retirement age (or if the member has already reached the earliest normal service retirement age at the time the DROP takes effect, twelve (12) months after that date), the member will be able to participate in the DROP for a maximum of forty-eight (48) months. Notwithstanding any provision to the contrary, any member who completes twenty-five (25) years of service before age 52 may defer entry into the DROP until age 52, with no reduction in the DROP period. A member who elects to participate in the DROP can elect to terminate DROP participation and city employment sooner than the maximum DROP period, with thirty (30) days advance written notice to the city.

(3) DROP plan features:

(a) An eligible member who elects to participate in the DROP will be considered to have retired for purposes of the pension plan. The member's monthly retirement benefit, determined in accordance with the plan based on years of creditable service and average final compensation at the time the member enters the DROP, will be paid into ~~his or her~~their DROP account every month during the DROP period. No member or city contributions shall be required after a member enters the DROP, and the member will not accrue any additional creditable service or any additional benefits under the pension plan after entering the DROP.

(...)

(g) If a DROP participant dies before ~~his or her~~their DROP account is distributed, the participant's designated beneficiary shall have the same rights as the participant with respect to the distribution of the DROP account. If the member has not designated a beneficiary, the DROP account balance shall be paid to the member's estate.

(...)"

"Sec. 20-235. Maximum pension benefits.

(...)

(5) *Other adjustments in limitations.*

(...)

(d) In the event the member's retirement benefit becomes payable after age 65, for purposes of determining whether this benefit meets the limit set forth in subsection (a) herein, such benefit shall be adjusted so that it is actuarially equivalent to the

benefit beginning at age 65. This adjustment shall be made in accordance with regulations promulgated by the Secretary of the Treasury or ~~his~~ their delegate.

(...)

(11) *Additional limitation on pension benefits.* Notwithstanding anything herein to the contrary.

(a) The normal retirement benefit or pension payable to a retiree who becomes a member of the system and who has not previously participated in such system, on or after January 1, 1980, shall not exceed one hundred (100) percent of ~~his~~ their average final compensation. However, nothing contained in this section shall apply to supplemental retirement benefits or to pension increases attributable to cost-of-living increases or adjustments.

(...)"

"Sec. 20-236. Share plan.

(...)

(4) *Distribution of share accounts.* An active police officer or DROP participant with ten (10) or more years of credited service upon termination of employment shall be eligible to receive a distribution of one hundred (100) percent of the balance in ~~his or her~~their share account, together with all earnings and losses thereon, as provided in paragraph (6). No benefit shall be payable to an active police officer who terminates covered employment with less than ten (10) years of credited service. The share account balances of such non-vested terminated members shall be redistributed among all eligible member's share accounts in the same manner as premium tax revenues in the following calendar year. The designated beneficiary of an active police officer who has died shall receive the accumulated total of ~~his or her~~their share account balance. An active police officer awarded a disability pension from the pension trust fund shall receive the accumulated total of ~~his or her~~their share account balance. There shall be no forfeiture of a member's share account based on the member's death, disability or termination of employment with ten (10) or more years of credited service. Such payment of share account benefits shall be by lump sum, which shall consist of the accumulated total balance of the active police officer's share account, or, at the member's direction, the share account balance may be rolled over to another qualified plan in accordance with the Internal Revenue Code, with an additional payment made for any prorated amount credited in the year following termination of employment.

(5) *Eligibility for benefits.* Any member who dies, terminates employment as a police officer with the city with ten (10) or more years of credited service or is determined by the board to be totally and permanently disabled, upon application filed with the board, shall be entitled to be paid the value of their individual member share account, subject to the following criteria:

(...)

b. *Termination benefit.*

1. In the event that a member's employment as a police officer is terminated by reason other than retirement, death, or disability, ~~he or she~~they shall be entitled to receive the value of ~~his or her~~their share account only if ~~he or she has~~they have ten (10) or more years of credited service on the date of termination.

2. Such payment shall be made as provided in paragraph (6).

c. *Disability benefit.*

1. In the event that a member is determined to be eligible for either an in-line of duty disability benefit pursuant to section 20-230, or a not-in-line of duty disability benefit pursuant to section 20-230, ~~he or she~~they shall be entitled to one hundred (100) percent of the value of their respective share account.

2. Such payment shall be made as provided in paragraph (6).

(...)

(6) *Payment of benefits.* If a member or DROP participant terminates employment for any reason or dies and ~~he/she~~they or their beneficiary is otherwise entitled to receive the balance in the member's share account, the member's share account shall be valued by the plan's actuary on the next valuation date following death or termination of employment. Payment of the share account balance shall be made as soon as administratively practicable following the valuation date, but not later than one hundred fifty (180) days following the valuation date."

Section 6. Creating Chapter 20, Article VI, Sections 20-237, 20-238 and 20-239. Chapter 20, Article VI, Sections 20-237, 20-238 and 20-239 are hereby created, as follows:

"Sec. 20-237. Forfeiture of pension.

(1) Any member who is convicted of the following offenses committed prior to retirement, or whose employment is terminated by reason of his admitted commission, aid or abetment of the following specified offenses, shall forfeit all rights and benefits under this fund, except for the return of his accumulated contributions, but without interest, as of the date of termination. Specified offenses are as follows:

a. The committing, aiding or abetting of an embezzlement of public funds;

b. The committing, aiding or abetting of any theft by a public officer or employee from employer;

c. Bribery in connection with the employment of a public officer or employee;

d. Any felony specified in F. S. ch. 838.

e. The committing of an impeachable offense.

f. The committing of any felony by a public officer or employee who willfully and with intent to defraud the public or the public agency, for which he acts or in which he is employed, of the right to receive the faithful performance of his duty as a public officer or employee, realizes or obtains or attempts to obtain a profit, gain, or advantage for himself or for some other person through the use or attempted use of the power, rights, privileges, duties or position of his public office or employment position.

g. The committing on or after October 1, 2008, of any felony defined in F.S. § 800.04, against a victim younger than sixteen (16) years of age, or any felony

defined in F.S. ch. 794, against a victim younger than eighteen (18) years of age, by a public officer or employee through the use or attempted use of power, rights, privileges, duties, or position of his or her public office or employment position.

(2) Conviction shall be defined as an adjudication of guilt by a court of competent jurisdiction; a plea of guilty or a nolo contendere; a jury verdict of guilty when adjudication of guilt is withheld and the accused is placed on probation; or a conviction by the Senate of an impeachable offense.

(3) Court shall be defined as any state or federal court of competent jurisdiction which is exercising its jurisdiction to consider a proceeding involving the alleged commission of a specified offense. Prior to forfeiture, the board shall hold a hearing on which notice shall be given to the member whose benefits are being considered for forfeiture. Said member shall be afforded the right to have an attorney present. No formal rules of evidence shall apply, but the member shall be afforded a full opportunity to present his case against forfeiture.

(4) Any member who is indicted or who has a criminal information filed against them, either of which is based in whole or in part, on acts alleged to have been committed by the member prior to retirement, which, if proven, would constitute a specified offense as described in (1) above, shall have all benefit payments suspended during the pendency of the case and any appeals. If the case ultimately does not result in a conviction, as defined herein, and there is no other basis for forfeiture under section 112.3173 or this Plan, benefit payments will be reinstated and all suspended payments will be paid to the member as soon as is administratively feasible.

(5) Any member who has received benefits from the system in excess of his accumulated contributions after member's rights were forfeited shall be required to pay back to the fund the amount of the benefits received in excess of his accumulated contributions, but without interest. The board may implement all legal action necessary to recover such funds.

Sec. 20-238. Conviction and forfeiture; false, misleading or fraudulent statements.

(1) It is unlawful for a person to willfully and knowingly make, or cause to be made, or to assist, conspire with, or urge another to make, or cause to be made, any false, fraudulent, or misleading oral or written statement or withhold or conceal material information to obtain any benefit from the system.

(2) A person who violates subsection (1) commits a misdemeanor of the first degree, punishable as provided in F.S. § 775.082 or 775.083.

(3) In addition to any applicable criminal penalty, upon conviction for a violation described in subsection (1), a member or beneficiary of the system may, in the discretion of the board, be required to forfeit the right to receive any or all benefits to which the person would otherwise be entitled under the system. For purposes of this subsection, "conviction" means a determination of guilt that is the result of a plea or trial, regardless of whether adjudication is withheld.

Sec. 20-239. Worker's compensation and unemployment benefits offset.

Should any terminated, disabled or retired participant receive either a worker's compensation wage loss benefit or an unemployment wage loss benefit from the same time period for which that person is entitled to a benefit under this retirement system, the amount of the retirement system benefit shall be reduced. The reduction in the retirement system benefit shall equal in the aggregate the total amount of the worker's compensation and unemployment wage loss benefits received by such a person."

Section 7. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 8. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 9. Severance of Invalid Provisions. 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 10. Effective Date. This Ordinance shall become effective immediately upon passage, pursuant to § 166.041(5), Florida Statutes.

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

ATTEST:

_____
Nancy Sikes-Kline, Mayor-Commissioner

_____
Darlene Galambos, City Clerk
(SEAL)

ARTICLE VI. POLICE OFFICERS RETIREMENT SYSTEM

Sec. 20-220. System and fund created.

(1) There is hereby created and established:

(a) A retirement system for police officers of the City of St. Augustine, Florida, to be known as the "St. Augustine Police Officers Retirement System," by and in which name it shall, pursuant to this Act, transact all of its business and shall have the powers and privileges of a corporation, the same to be a department or instrumentality of such city.

(b) A special fund to be known as the "St. Augustine Police Officer's Retirement Fund," said fund to be used for the exclusive benefit of plan members and beneficiaries. Any diversion of fund assets prior to the satisfaction of all liabilities related to the system shall be prohibited. The fund shall be collected, administered and disbursed according to the provisions of this act. Actuarial deficits, if any, arising in the fund created under this Act shall be the obligation of the City of St. Augustine except as provided herein.

(2) The fund and the system hereby created shall be in substitution for the "St. Augustine Police Officers Retirement Fund" and the retirement system thereunder, now and heretofore existing in the City of St. Augustine in pursuance of the provisions of F.S. ch. 185; and said "Police Officers Retirement Fund" and the system thereunder now and heretofore existing in said city under the provisions of said F.S. ch. 185, shall on the effective date of this act, stand abolished.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24)

Sec. 20-221. Definitions.

Accrued benefit shall mean the total monthly benefit which shall have been earned by each member for all years of creditable service of said member as follows:

(a) A member who terminates city employment with ten (10) or more years of creditable service shall earn a benefit at the rate of two (2) percent of the member's average final salary for each year of creditable service.

(b) A member who terminates city employment on or after March 1, 2000 with ten (10) or more years of creditable service may elect a benefit at the rate of two and one-half (2.5) percent of the member's average final salary for each year of creditable service, subject to the early retirement provisions of section 20-228(5).

(c) A member who terminates city employment after October 1, 2005 with ten (10) or more years of creditable service shall earn a benefit at the rate of three (3) percent of the member's average final salary for each year of creditable service earned after October 1, 2005. The three (3) percent multiplier may apply to creditable service earned prior to October 1, 2005, subject to the provisions of section 20-228(7).

Accumulated contributions shall mean the sum of all amounts deducted from the salary of a member and contributed to the fund.

Actuarial equivalent shall mean a benefit of equivalent value to that which would otherwise have been provided to the member, computed as follows:

(a) For benefits payable in the form of a life annuity, a benefit equal to one hundred two (102) percent of that otherwise payable as ten-year certain-and-life annuity if the member is age fifty-five (55) or younger. If the member is older than fifty-five (55), 0.5 percent will be added to the one hundred two (102) percent for each year older, not to exceed one hundred eight (108) percent;

(b) For benefits payable in the form of a fifty (50) percent joint-and-survivor annuity, a benefit equal to ninety-four (94) percent of that otherwise payable as a ten-year certain-and-life annuity if the beneficiary is the same age as the member. If the beneficiary is younger than the member, 0.5 percent will be subtracted from the ninety-four (94) percent for each year younger. If the beneficiary is older than the member, 0.5 percent will be added to the ninety-four (94) percent for each year older, not to exceed one hundred (100) percent;

(c) For benefits payable in the form of a fifty (50) percent joint-and-last-survivor annuity, a benefit equal to ninety-seven (97) percent of that otherwise payable as a ten-year certain-and-life annuity if the beneficiary is the same age as the member. If the beneficiary is younger than the member, 0.5 percent will be subtracted from the ninety-seven (97) percent for each year younger. If the beneficiary is older than the member, 0.5 percent will be added to the ninety-seven (97) percent for each year older, not to exceed one hundred (100) percent;

(d) For benefits payable in the form of a sixty-six and two-thirds (66⅔) percent joint-and-last-survivor annuity, a benefit equal to ninety-three (93) percent of that otherwise payable as a ten-year certain-and-life annuity if the beneficiary is the same age as the member. If the beneficiary is younger than the member, 0.5 percent will be subtracted from the ninety-three (93) percent for each year younger. If the beneficiary is older than the member, 0.5 percent will be added to the ninety-three (93) percent for each year older, not to exceed one hundred (100) percent;

(e) For benefits payable in the form of a one hundred (100) percent joint-and-last-survivor annuity, a benefit equal to eighty-seven (87) percent of that otherwise payable as a ten-year certain-and-life annuity if the beneficiary is the same age as the member. If the beneficiary is younger than the member, 0.5 percent will be subtracted from the eighty-seven (87) percent for each year younger. If the beneficiary is older than the member, 0.5 percent will be added to the eighty-seven (87) percent for each year older, not to exceed one hundred (100) percent.

(f) For benefits payable in any other form, actuarial equivalence means the same actuarial present value as the normal form of payment on any single measurement date. The determination of the actuarial present value of any form of benefit, including lump sum distributions, shall be based on the RP-2000 static mortality table (h) unisex 50/50 for healthy lives projected to 2010 for healthy members and the RP-2000 static mortality table (d) unisex 50/50 projected to 2010 for disabled members; and an interest discount rate of eight (8) percent per annum, compounded annually. This definition may be amended by the city pursuant to the recommendation of the board with the advice of the plan's actuary and the city's actuary, such that the actuarial assumptions are not subject solely to city discretion.

Average final compensation means one-twelfth of the average annual compensation of the five (5) best years of the last ten (10) years of creditable service prior to retirement, termination, or death.

Beneficiary shall mean any person so designated by a member as provided in section 20-231. In the event no designation is made the beneficiary of said member shall be their estate.

Board shall mean the board of trustees as provided in this act.

City shall mean the City of St. Augustine, Florida.

Creditable service for the purpose of this act shall mean the total number of years and fractional parts of years of service of any police officer as follows:

(a) Periods of service as a police officer with the city prior to October 10, 1953, during which the police officer shall have contributed to this system or any predecessor retirement systems (other than the Federal Social Security System) for police officers of the City of St. Augustine. In determining the aggregate number of years of creditable service of any police officer, periods of absence for service in the Armed Forces after initial employment as a police officer, or any leaves of absence authorized by the city shall be added to the years of service as a police officer with the city, provided that credit for such military leave or authorized leave of absence shall not exceed five (5) years. Creditable service shall be granted to any member who is legally entitled to reemployment under the provisions of the Uniformed Services Employment and Reemployment Rights Act, without such member making the contributions required under section 20-227. Otherwise, the aggregate number of years of creditable service shall mean the total number of years and fractional parts of years of service of any police officer, omitting intervening years and fractional parts of years when such police officer is not employed by the city.

(b) For members who retire or terminate city employment on or after October 1, 2004, "creditable service" shall also include up to three (3) years of active duty in the U.S. armed forces or full-time employment as a law enforcement officer with another governmental entity prior to employment by the city, purchased by the member in accordance with this paragraph; provided the member has not received and will not receive a benefit from another retirement plan based on such prior employment as a police officer. Such purchased service may not be used for vesting purposes. An eligible member may purchase creditable service under the system for such prior employment by paying into the fund the full actuarial cost of such creditable service, as determined by the plan actuary. Such payment must be made in full prior to entering the DROP or separation from city employment, whichever occurs earlier. In the event full payment is not made prior to such date, the member shall receive only the amount of creditable service, as determined by the actuary, for which the payment made, excluding interest, is the full actuarial cost. A member purchasing such additional creditable service must also pay the full cost of any actuarial calculations required. Payment for the purchase of creditable service pursuant to this paragraph may be made using any one or a combination of the following options:

    1. Cash lump sum payment.

    2. Installment payments, plus simple interest at the rate of four (4) percent per annum, deducted from the member's city salary over a period not to exceed five (5) years.

    3. Direct transfer or rollover of an eligible rollover distribution from a qualified or eligible plan, in accordance with section 20-234.

(c) For members who retire or terminate city employment on or after October 1, 2004, "creditable service" shall also include the years or fractional years that a member performs "Qualified Military Service" including voluntary or involuntary service in the armed forces of the United States as defined in the Uniformed Services Employment and Reemployment Rights Act (USERRA) (P.L. 103-353), as amended, or has served in the National Guard or reserve military service of the armed forces of the United States, prior to or while in the employ of the city, purchased by the member in accordance with this paragraph; provided the member has not received and will not receive a benefit from another retirement plan based on such prior service. Such purchased service may not be used for vesting purposes. The member must contribute the full actuarial cost of all such creditable service. Creditable service for National Guard or military reserve service shall be calculated by dividing the total number of official military reserve points by 365 to determine the equivalent years of fractional parts thereof to be credited. The combined total of all creditable service purchased pursuant to this paragraph and paragraph (b) of this subsection shall not exceed three (3) years. Payment for the purchase of National

Guard or reserve military service shall be made in the same manner as provided in paragraph (b) of this subsection.

(d) This section is intended to satisfy the minimum requirements of USERRA, as may be amended from time to time. To the extent that this section does not meet the minimum requirements of USERRA, the provisions of USERRA shall govern.

Contributions shall mean the amounts deducted from the salary as a member as provided in section 20-227.

Disability retirement shall mean retirement upon the disability retirement rate as provided in section 20-230.

Fund shall mean the St. Augustine Police Officers Retirement Fund as provided in this Act.

Member shall mean any police officer entitled to participate in the system and fund as provided in this Act.

Past service liability shall mean the liability attributable to all accrued benefits which shall have been earned by members prior to January 1, 1957.

Police officer means any person who is elected, appointed, or employed full time by any municipality, who is certified or required to be certified as a law enforcement officer in compliance with F.S. § 943.14, who is vested with authority to bear arms and make arrests, and whose primary responsibility is the prevention and detection of crime or the enforcement of the penal, criminal, traffic or highway laws of the state. This definition includes all certified supervisory and command personnel whose duties include, in whole or in part, the supervision, training, guidance and management responsibilities of full-time law enforcement officers, part-time law enforcement officers, or auxiliary law enforcement officers, but does not include part-time law enforcement officers or auxiliary law enforcement officers as the same are defined in F.S. § 943.10(5) and (7), respectively. "Police officer" also shall include a public safety officer who is responsible for performing both police and fire services.

Salary shall mean the total cash or remuneration paid to a police officer for services rendered during a particular year. It shall include base salary, overtime, special incentive pay, and sick leave or vacation leave taken during the year. Salary shall not include lump-sum checks for leave pay accrued but never taken. Only fifty-two (52) weeks of salary may be credited in any year. For years beginning on and after October 1, 1994, salary in excess of one hundred fifty thousand dollars ($150,000.00) shall be disregarded for all purposes of the system. As of October 1 of each calendar year thereafter, the dollar limitation as determined by the Commissioner of Internal Revenue for that calendar year will become effective for that plan year in lieu of the dollar limitation provided in the preceding sentence. For an employee who became a member prior to October 1, 1994, this limitation shall not apply to the extent that salary allowed to be taken into account under the plan would be reduced below the amount allowed to be taken into account under the plan in effect on September 30, 1994. Salary in excess of the limitations set forth in Section 401(a)(17) of the Code as of the first day of the plan year shall be disregarded for any purpose, including employee contributions or any benefit calculations. The annual compensation of each member taken into account in determining benefits or employee contributions for any plan year beginning on or after January 1, 2002, may not exceed two hundred thousand dollars ($200,000.00), as adjusted for cost-of-living increases in accordance with Section 401(a)(17)(B) of the Code.

Service retirement shall mean retirement upon the normal service retirement date or delayed service retirement date, as provided in section 20-228.

System shall mean the St. Augustine Police Officers Retirement System created by this act.

Total current contribution shall mean the total of all funds contributed for any given calendar year to the St. Augustine Police Officers' Retirement Fund, less the funds contributed that year toward amortizing the unfunded liability at December 31, 1960, (which funds shall in no event be less than three (3) percent of the unfunded liability at December 31, 1960, left unamortized at the end of the preceding calendar year).

Trustee shall mean any member of the board of trustees as provided in this act.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24)

Sec. 20-222. Creation and maintenance of the fund.

The special fund created by this act shall consist of moneys and assets derived from the following sources:

(1) From moneys and other assets of the "police officers retirement fund" held by the board of trustees of said fund on the effective date of article VI hereof, in pursuance of F.S. ch. 185. The board of trustees of said fund shall take such action as may be required, on the effective date of this Act, to transfer to the trustees of the fund under the system hereby created such moneys and assets.

(2) From the net proceeds of the point eighty-five (.85) percent excise or license tax which may be imposed by ordinance of the city upon those casualty insurance companies to the extent and as described and permitted in F.S. § 185.08.

(3) Effective October 1, 2005, from a contribution of five and one-half (5.5) percent of the salary of each member, which shall be deducted by the city from each salary payment to the member and paid over to the board. Effective October 1, 1993, the contributions made by each member to the fund shall be designated as city contributions in accordance with Section 414(h) of the Internal Revenue Code, and shall be excluded from the members' gross income for federal income tax purposes. For all other purposes of the system, such contributions shall be considered member contributions. In addition, the city shall make a contribution of one percent of salary of each member which shall be paid over to the board.

(4) From the funds of the St. Augustine Police Benevolent Organization, Inc.. At such time as article VI hereof, shall become operative and from time to time thereafter, there shall be transferred from the funds of the St. Augustine Police Benevolent Organization, Inc. such amounts as shall be agreed upon by the officers of said association and the board.

(5) From all gifts, bequests and devises when donated for the fund.

(6) From accretions to the fund by way of interest on bank deposits or otherwise.

(7) From all other sources of income now or hereafter authorized by law for the augmentation of such fund.

(8) The city shall contribute to the plan annually an amount which together with the contributions from police officers, the amount derived from the premium tax provided in F.S. § 185.08, and other income sources will be sufficient to meet the normal cost of the plan and to fund the actuarial deficiency over a period of not longer than forty (40) years. The city contributions shall be deposited on at least a quarterly basis. If the required city contributions for any plan year should exceed five (5) percent of the combined salaries of contributing plan members, the cost of living adjustment provided in section 20-232(10) shall not be accrued until the required city contribution for a subsequent plan year equals five (5) percent or less.

(9) The cost shall be determined by an actuarial valuation of the retirement plan which must be made at least every three (3) years commencing from the last actuarial report of the plan pursuant to F.S. § 185.35, as amended. Such valuation shall be prepared by an enrolled actuary.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24)

Sec. 20-223. Board of trustees.

(1) In the municipality of St. Augustine, Florida, there is hereby created a Board of Trustees of the St. Augustine Police Officers' Retirement Trust Fund, which shall be solely responsible for administering the trust fund. Effective as of the effective date of this Act, and thereafter, the board of trustees shall consist of five (5)

members, two (2) of whom, unless otherwise prohibited by law, shall be legal residents of St. Augustine, Florida, who shall be appointed by the St. Augustine City Commission, and two (2) of whom shall be police officers as defined in F.S. § 185.02(1), who shall be elected by a majority of the police officers who are members of such plan. The fifth member shall be chosen by a majority of the previous four (4) members, and such person's name shall be submitted to the St. Augustine City Commission. Upon receipt of the fifth person's name, said city commission shall, as a ministerial duty, appoint such person to the board of trustees as its member. The fifth member shall have the same rights as each of the other four (4) members appointed or elected as herein provided and may succeed themselves in office. Each resident member shall serve as trustee for a period of four (4) years, unless sooner replaced by the city commission at whose pleasure they shall serve, and may succeed themselves as a trustee. However, the terms of the mayor, or corresponding chief executive officer of the municipality, and the chief of the police department as members of the board of trustees as provided in Laws of Fla. (1953) ch. 28230, as amended, together with any city manager and member of the City Commission of St. Augustine, Florida, as members of the board of trustees shall terminate on the effective date of this Act. Each police officer member shall serve as trustee for a period of four (4) years, unless they sooner leave the employment of the municipality as a police officer, whereupon the City Commission of St. Augustine, Florida, shall choose their successor in the same manner as an original appointment. Each police officer may succeed themselves in office. The board of trustees shall meet at least quarterly each year. Each board of trustees shall be a legal entity with, in addition to other powers and responsibilities contained herein, the power to bring and defend lawsuits of every kind, nature and description.

(2) The trustees shall by majority vote elect from its members a chairman and a secretary. The board of trustees may by majority vote also elect from its members a vice chairman. The secretary of the board shall keep a complete minute book of the actions, proceedings, or hearings of the board. The trustees shall not receive any compensation as such, but may receive expenses and per diem as provided by law.

The elected trustees shall be elected by the members of the system at an election held in the following manner:

(a) By per capita vote of all the members at a meeting of which all members shall be notified in person or by mail five (5) days in advance. Elected trustees shall begin their term of office on the first Monday after election to said office. An election shall be compulsory every year.

(b) The first election of the elected trustees shall be held within thirty (30) days after the effective date of this act. The members of the board of trustees other than the elected trustees shall appoint the judges and clerks for the election of the elected trustees, and shall establish such rules and procedures as may be necessary to conduct the election in an orderly and equitable manner.

The time for said election shall be set by the two (2) trustees first appointed to the board and thereafter said election shall be held on that date each year, or such date as may be designated by the board. The votes shall be counted immediately following the election and the member receiving the greatest number of votes shall be declared elected.

(3) If a vacancy occurs in an elective office of trustee, the vacancy shall be filled within thirty (30) days after the date of the vacancy for the unexpired term in the same manner as the office was previously filled.

(4) Each trustee shall, within ten (10) days after their appointment or election, take an oath of office before the city chief accountant or a notary public, that so far as it devolves upon them they will diligently and honestly administer the affairs of the said board, and that they will not knowingly violate or willingly permit to be violated any of the provisions of the law applicable to this system. Such oath shall be subscribed to by the trustee making it and certified by the said city chief accountant or notary public and retained as a permanent record in the files of the board.

(5) In addition to its quarterly meetings, the board shall hold special meetings at any time requested by the chairman or any three (3) trustees. The chairman shall designate the time and place of each meeting by

written notice to the trustees and members, such notice to be delivered or placed in the mail to said trustees and members at least twenty-four (24) hours prior to the convening of said meeting. All meetings of the board shall be open to the members of the system and to the public.

(6) Three (3) trustees shall constitute a quorum at any meeting of the board. Each trustee shall be entitled to one vote in the meetings of the board. At least three (3) concurring votes shall be necessary for a decision by the board. The board shall have the right to dismiss any elected trustee if, after hearing before the members of the system, it is found that the said trustee has failed to comply with any of the stipulations of article VI hereof, involving moral turpitude as defined by Florida Law.

(7) The board of trustees, subject to the limitations of this act and within the standards and purposes of this act, shall make such rules and regulations as are necessary for the effective administration of the system and fund created by this act and for transaction of its business. The board shall keep records of all its proceedings and such records on each member as it may deem necessary and proper in its administration of this act. Said board shall make investigations concerning the enforcement and effect of this act and its adopted rules and regulations. It shall make an annual report to the members of the system which shall include a financial report of the receipts, disbursements, assets, and liabilities of the fund.

(8) The board shall engage such actuarial, legal, or other services as shall be required to transact the business of the fund. The compensation of all persons engaged by the board and all expenses necessary for the operation of the system shall be paid by said system at such rates and in such amounts as the board shall agree.

(9) The secretary of the board shall execute bonds in such amounts as may from time to time be fixed by the board for the faithful performance of their duties. The board shall establish a system of accounting, and do all things, take all actions, and make all rules and regulations, not inconsistent with the provisions of this act, that it deems necessary and proper to safeguard the funds placed in its custody and to carry out the provisions of this act.

(10) The secretary of the board shall be the custodian of all records maintained by the board. The secretary shall permit inspection of all records held in their custody by any trustee or member of the system. The secretary shall keep a record of all persons receiving retirement payments under this system, in which it shall be noted the time when the pension begins and when the pension shall cease to be paid. In this record, the secretary shall keep a list of all police officers employed by the city, including the name, address, and dates of employment of each police officer.

(11) In the absence of the chairman of the board at any meeting of the trustees the vice chairman shall serve as chairman and in the absence of both the chairman and the vice chairman at any meeting of the trustees, the secretary shall serve as chairman.

(12) At least once every three (3) years, the board of trustees, shall retain an independent consultant professional qualified to evaluate the performance of professional money managers. The independent consultant shall make recommendations to the board of trustees regarding the selection of money managers for the next investment term. These recommendations shall be considered by the board of trustees at its next regularly scheduled meeting. The date, time, place, and subject of this meeting shall be advertised in a newspaper of general circulation in the municipality at least ten (10) days prior to the date of the hearing.

(13) In connection with the administration of the fund the board of trustees is authorized and empowered to institute proceedings in court and be sued, in the name of the system.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24; Ord. No. 24-31, § 1, 10-28-24)

Sec. 20-224. City attorney to represent board of trustees.

The city attorney shall give advice to said board of trustees in all matters pertaining to their duties in the administration of said municipal police officers' retirement trust fund whenever requested; and they shall represent and defend said board as its attorney in all suits and actions at law or in equity that may be brought against it, and bring all suits and actions in its behalf that may be required or determined upon by said board; provided, however, that if the board of trustees so elects, it may employ independent legal counsel at the pension fund's expense for the purposes contained herein, together with such other professional, technical, or other advisers as the board deems necessary.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24)

Sec. 20-225. Management of the funds.

(1) The board is solely responsible for administering the trust, and shall be responsible for investing the assets of the system in accordance with this section. The board shall exercise its duties with respect to the system for the exclusive purpose of providing benefits to members and their beneficiaries and defraying the reasonable expenses of administering the system. The board shall exercise its investment authority with the care, skill, prudence, and diligence under the circumstances then prevailing that a prudent person in a like capacity and familiar with such matters would use in the conduct of an enterprise with like character and like aims, and by diversifying the investments of the system so as to reduce the risk of large losses, unless under the circumstances it is clearly prudent not to do so. The board shall have full power to hold, purchase, sell, assign, transfer and dispose of any of the securities and investments in which any of the assets of the system have been invested, as well as the proceeds of such investments and any moneys belonging to the fund, in accordance with this section. The board may employ outside investment counsel to advise the board in the making and disposition of investments.

(2) The board shall adopt and periodically update a written investment policy in accordance with F.S. § 112.661, incorporating the following requirements:

    (a) The board may invest in any legally available investments, either directly or through pooled or commingled funds.

(3) The board shall deposit the funds and securities of the city police officers' retirement trust fund in a qualified public depository as defined in F.S. § 280.02(26), which depository with regard to such funds and securities shall conform to and be bound by all of the provisions of F.S. ch. 280.

(4) The board may issue drafts upon the city police officers' retirement trust fund pursuant to article VI hereof, and rules and regulations prescribed by the board. All such drafts shall be consecutively numbered, be signed by the chairman and secretary and state upon their faces the purposes for which the drafts are drawn. The city director of financial services shall retain such drafts when paid, as permanent vouchers for disbursements made, and no other money shall otherwise be drawn from the fund.

(5) No trustee shall have any interest, direct or indirect, in the gains or profits of any investment made by the board, save insofar as such trustee may be a member or beneficiary of the system. No trustee shall in any manner, directly or indirectly, for himself or as an agent, use the funds or deposits of the system except to make such payments therefrom as are authorized by the board, nor shall any member of the board become an endorser or surety or in any manner an obligor for moneys loaned by or borrowed from the fund.

(6) The board shall have the right to purchase an individual annuity from an insurance company, when a member becomes eligible for service retirement, in an amount sufficient to pay the retired member their earned monthly pension of retirement.

(7) Notwithstanding any provision of this section to the contrary, the board shall identify and publicly report any direct or indirect holdings it may have in any scrutinized company, as defined in F.S. § 215.473, and proceed to sell, redeem, divest, or withdraw all publicly traded securities it may have in that company beginning January 1, 2010. The divestiture of any such security must be completed by September 30, 2010. The board and its named officers or investment advisors may not be deemed to have breached their fiduciary duty in any action taken to dispose of any such security, and the board shall have satisfactorily discharged the fiduciary duties of loyalty, prudence, and sole and exclusive benefit to the members of the pension fund and their beneficiaries if the actions it takes are consistent with the duties imposed by F.S. § 215.473, and the manner of the disposition, if any, is reasonable as to the means chosen. For the purposes of effecting compliance with that section, the pension fund shall designate terror-free plans that allocate their funds among securities not subject to divestiture. No person may bring any civil, criminal, or administrative action against the board of trustees or any employee, officer, director, or advisor of such pension fund based upon the divestiture of any security pursuant to this paragraph.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24; Ord. No. 24-20, § 1, 6-24-24)

Sec. 20-226. Participation in the system.

(1) All full-time police officers employed by the City of St. Augustine shall be members of this system.

(2) The membership of any police officer in this system shall cease upon the payment from the fund of their accumulated contributions.

(3) The contributions required of a member under this act shall cease upon service retirement, disability retirement, death or other termination of employment, except as hereinafter provided.

(4) Should a member be involuntarily laid off, suspended, or discharged, or voluntarily terminate their employment as a police officer with the city and withdraw their accumulated contributions from the fund, they shall, for the purposes of this act, be deemed to be a new employee as of their date of reinstatement or reemployment and their creditable service shall commence as of such date. Provided that in the event that such member's accumulated contributions are left in the fund and they are reinstated or reemployed within five years of the termination of their last period of employment the police officer may have their creditable service credit restored for membership under the system during their last period of employment; provided however that if said member shall not reenter employment by the end of five years following their involuntary layoff, suspension, discharge or termination their accumulated contribution shall be paid to them and they shall thereafter receive no creditable service credit for such prior employment.

(5) A member may have forfeited credited service restored to their individual service account upon satisfaction of each of the following conditions:

   (a) The retirement system is paid the total amount of accumulated contributions previously withdrawn plus regular interest from the date(s) of withdrawal to the date(s) of repayment. Repayment shall be made in accordance with such rules as the board shall from time to time prescribe, over a period not to exceed five (5) years.

   (b) The benefit rate for credited service restored pursuant to this section shall be the benefit rate applicable to the period of the previous service.

(6) Members entitled to a service retirement pension under this system shall not forfeit the same upon dismissal as a police officer, but shall be retired as hereinafter provided.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24 ; Ord. No. 24-21, § 1, 6-24-24)

Sec. 20-227. Contributions to the fund.

(1) Effective October 1, 2005, each member shall contribute to the fund for each pay period at the rate of five and one-half (5.5) percent of salary. The city shall deduct such contribution from the salary of each member for every payroll period and shall immediate pay said contribution to the board. Effective March 1, 2000, each member may be required to contribute to the fund an amount up to an additional three (3) percent of salary (above the five and one-half (5.5) percent of salary amount specified above, for the period necessary to meet plan contribution requirements. However, before there is any increase in the member contribution rate, the prefunded future cost of living adjustment provided in section 20-232(10) shall be reduced in whole or part for members who have not retired prior to the time additional contributions are otherwise required, for as long as necessary to meet the funding requirements of the plan. In the event the additional member contributions specified in this subsection are not sufficient to meet the minimum contribution requirements for the plan, then future cost of living adjustments will be reduced in whole or part for those members who retire on or after March 1, 2000 and are retired at the time additional contributions are otherwise required, for as long as necessary to meet the funding requirements of the plan. Once the suspension of cost of living adjustments is no longer necessary to meet minimum plan funding requirements, such adjustments will be restored in reverse order of their suspension. No member shall have any entitlement to cost of living adjustments that are suspended pursuant to this agreement. In the event that shortfalls in funding still exist after the above contribution increases and benefit adjustments are implemented, additional future benefits will be reduced to meet plan funding requirements.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24)

Sec. 20-228. Service retirement.

(1) Each member may become eligible for service retirement on their normal service retirement date, which shall be the first day of the calendar month next following the date on which said member shall have either completed ten (10) years of creditable service and attained at least their 55th birthday or completed twenty-five (25) years of creditable service and attained at least their fifty-second birthday; provided, however, should such member continue employment beyond their normal service requirement date, such member may retire on the first day of any calendar month thereafter, which date shall be the delayed service retirement date. For members who retire or terminate city employment on or after October 1, 2004, the normal service retirement date shall be upon attaining twenty-five (25) years of creditable service, regardless of age. Effective March 1, 2000, a member who terminates city employment with more than ten (10) but less than twenty-five (25) years of creditable service shall be eligible for a normal service retirement benefit upon reaching age 55.

(2) Each member who shall become eligible for service retirement as hereinabove provided shall receive a monthly pension which shall commence on their normal service retirement date or delayed service retirement date, and except as provided in section 20-229, shall continue to be paid each month thereafter to the member or their beneficiary for ten (10) years and to the member for their remaining lifetime thereafter. The amount of such monthly pension shall be the accrued benefit as of their date of retirement.

(3) From a contribution of four (4) percent of the salary of each member, which shall be deducted by the city from each salary payment to the member and paid over to the board. Effective October 1, 1993, the contributions made by each member to the fund, including installment payments deducted from a member's salary to purchase additional creditable service pursuant to section 20-221(8)(b) and (c), shall be designated as city contributions in accordance with Section 414(h) of the Internal Revenue Code, and shall be excluded from the member's gross income for federal income tax purposes. For all other purposes of the system, such contributions shall be considered member contributions. In addition, the city shall make a contribution of one (1) percent of the salary of each member which shall be paid over to the board. Effective March 1, 2000

the city shall make a total contribution of two and one-half (2.5) percent of the salary of each member which shall be paid over to the board.

(4) If a member recovers from disability and reenters the service of the city as a police officer their service will be deemed to have been continuous, but the period beginning with the first month for which they received a disability retirement income payment and ending with the date they reentered the service of the city will not be considered as credited service for the purposes of the plan.

(5) For members who retire from active employment and begin receiving benefits prior to March 1, 2000 a temporary supplemental retirement allowance shall be paid the retirant if their date of retirement precedes their 65th birth date. The amount of temporary supplemental retirement allowance shall be equal to the retirant's credited service, multiplied by one-half of one (0.50) percent of their average final compensation. The temporary supplemental retirement allowance terminates upon the retirant's attainment of age 65 years or their prior death.

(6) A member who terminates employment on or after March 1, 2000 may elect one of the following early retirement options based on age and years of creditable service at retirement:

(a) A member with at least ten (10) years of creditable service who has reached age 50 may retire with an early retirement benefit equal to two (2.0) percent of average final compensation multiplied by years of creditable service, with a reduction of three (3) percent for each year by which the member's age at early retirement precedes the normal service retirement date.

(7) A member with ten (10) or more years of creditable service who terminates employment on or after October 1, 2005 shall earn a retirement benefit equal to three (3) percent of average final salary for each year of creditable service worked after October 1, 2005. Notwithstanding any provision of this section to the contrary, the three (3) percent multiplier shall also apply to creditable service earned by such members prior to October 1, 2005, as follows:

(a) For members with less than twenty (20) years of creditable service on October 1, 2005, the three (3) percent multiplier shall apply to two (2) years of creditable service earned prior to October 1, 2005 for each one (1) year of creditable service worked after October 1, 2005, up to the member's total number of years of creditable service or the maximum number of years of creditable service, if any, allowed by the plan, whichever is less.

(b) For members with twenty (20) or more years of creditable service on October 1, 2005, the three (3) percent multiplier shall apply to four (4) years of creditable service earned prior to October 1, 2005 for each of the first two years of creditable service worked after October 1, 2005; and the three (3) percent multiplier shall apply to two (2) years of creditable service earned prior to October 1, 2005 for each year worked thereafter, up to the member's total number of years of creditable service or the maximum number of years of creditable service, if any, allowed by the plan, whichever is less.

(8) Distribution of a member's benefit under this plan must commence no later than April 1 of the calendar year following the later of the calendar year during which the member attains age 70½, age 72 for members who attain age 70½ on or after January 1, 2020, or the calendar year in which the member terminates employment with the employer.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24)

Sec. 20-229. Optional modes of pension.

(1) Each member shall have the right at any time at least two (2) years prior to actual retirement to elect to have their pension payable under any one of the options set forth in this section in lieu of the pension otherwise payable to them upon service retirement under any of the provisions of this Act. The amount of any such

optional pension shall be the actuarial equivalent of the amount of such pension otherwise payable to them. The member shall make such an election by written request to the board and this election shall be subject to the approval of the board.

Option A. Straight life option: A member may elect to receive an increased pension with such pension payments terminating immediately upon the death of the member.

Option B. Joint and last survivor option: A member may elect to receive a modified pension payable to the member during the joint lifetime of the member and a joint pensioner designated by the member, and following the death of either of them, one hundred (100) percent, sixty-six and two-thirds (66⅔) percent or fifty (50) percent of such monthly amount payable to the survivor for the lifetime of the survivor.

Option C. Such other amount and form of retirement payments of benefit as, in the opinion of the board of trustees, will best meet the circumstances of the retiring member.

(2) The election by a member of any one of the options stated in this section 20-229 shall be null and void if the member dies prior to retirement; provided, however, that Option A and Option B above shall not be voided in event a member continues in employment subsequent to becoming eligible for service retirement and dies prior to actual retirement. The election by a member of Option B above shall be null and void if the person designated to receive last survivor benefits by the member dies before the member's actual retirement.

(3) A member who has elected any one of the options stated in this section 20-229 may, at any time within the period provided for such election, revoke any election by written notification to the board.

(4) This subsection applies to distributions made on or after January 1, 1993. Notwithstanding any provision to the contrary that would otherwise limit a distributee's election under this subsection, a distributee may elect, at the time and in the manner prescribed by the board, to have any portion of an eligible rollover distribution paid directly to an eligible retirement plan specified by the distributee in a direct rollover.

(a) For a member eligible for service retirement who elects to receive a single-sum payment or equal installments over a period of less than ten (10) years, an "eligible rollover distribution" is that portion of the single sum or installment that represents city contributions under Section 414(h) of the Internal Revenue Code, to the extent that it exceeds the required minimum distribution, if applicable, under Section 401(a)(9) of the Internal Revenue Code.

(b) For a member or surviving spouse who receives a refund of accumulated contributions under section 20-231(4) hereof, an "eligible rollover contribution" is that portion of the accumulated contributions that represents the city contributions under Section 414(h) of the Internal Revenue Code.

(c) An "eligible retirement plan" is an individual retirement account described in Section 408(a) of the Code, an individual retirement annuity described in Section 408(b) of the Code, an annuity plan described in Section 403(a) of the Code, or a qualified trust described in Section 401(a) of the Code, that accepts the distributee's eligible rollover distribution. However, in the case of an eligible rollover distribution to the surviving spouse, an eligible retirement plan is an individual retirement account or individual retirement annuity.

(d) A "distributee" includes a member or former member, or a member's or former member's, surviving spouse.

(e) A "direct rollover" is a payment by the system to the eligible retirement plan specified by the distributee.

(5) If a member elects an option with a joint pensioner and the member's retirement benefits have commenced, the member may thereafter change the designated joint pensioner up to two (2) times. The consent of a member's joint pensioner or of the board of trustees to any such change shall not be required. The amount of the retirement income payable to the member upon designation of a new joint pensioner shall be

actuarially redetermined by the application of actuarial tables and calculations to ensure that the benefit paid is the actuarial equivalent of the present value of the member's current benefit and that there is no impact to the plan. Each such designation will be made in writing on a form prepared by the board of trustees and on completion will be filed with the board of trustees. In the event that no joint pensioner survives the member, such benefits as are payable in the event of the death of the member subsequent to their retirement shall be paid to the member's estate.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24)

Sec. 20-230. Disability retirement.

(1) A police officer will be considered totally disabled if, in the opinion of the board of trustees, they are wholly prevented from rendering useful and efficient service as a police officer. A member may become eligible for disability retirement on their disability retirement date provided such eligibility is approved by resolution of the board. Such member may retire from the service of the city under the plan if they become totally and permanently disabled as defined in F.S. § 185.18(2), by reason of any cause other than a cause set out in F.S. § 185.18(3), on or after the effective date of the plan. Such retirement shall herein be referred to as disability retirement.

(2) The benefit payable to a police officer who retires from the service of the city with a total and permanent disability as a result of a disability commencing prior to their normal retirement date is the monthly income payable for ten (10) years certain and life for which, if the police officer's disability occurred in the line of duty, their monthly benefit shall be the accrued retirement benefit, but shall not be less than forty-two (42) percent of their average monthly compensation as of their disability retirement date. If the disability is other than in the line of duty, the police officer's monthly benefit shall be the accrued normal retirement benefit, but shall not be less than twenty-five (25) percent of their average monthly compensation as of their disability retirement date.

(3) The monthly retirement income to which a police officer is entitled in the event of their disability retirement shall be payable on the first day of the first month after the board of trustees determines such entitlement. However, the monthly retirement income shall be payable as of the date the board determines such entitlement (the "disability retirement date"), and any portion due for a partial month shall be paid together with the first payment.

(4) Upon termination of a member's monthly disability pension because of recovery from such disability, and provided they reenter active employment as a police officer one year after such recovery, they shall continue to be a member of the system and shall thereafter make their required contributions to the fund. In such event the member's creditable service credit for service as a police officer prior to his disability retirement shall be restored but they shall not receive creditable service credit for the period of their disability, nor for any periods for which they did not make regular contributions. Should the member fail to reenter active employment as a police officer within one year after recovery from disability their membership under this system shall terminate.

(5) Once each year following the disability retirement of a member who is receiving a monthly disability pension, the board may require such member to undergo a medical examination conducted by a duly qualified physician appointed by the board. Following such medical examination, the board may determine whether the member is capable of performing useful and efficient service as a police officer [and if they are,] the board shall order their disability pension discontinued. Should the member refuse to submit to any medical examination required by the board, their monthly disability pension shall be discontinued until their withdrawal of such refusal, and should such refusal continue for one year, all their rights to any further disability pension shall cease and their membership under the system shall thereupon terminate.

(6) No member shall be eligible for disability retirement whose disability was incurred while committing a felony.

(7) Disability in the line of duty. Any condition or impairment of health of any and all police officers employed in the city caused by hypertension, heart disease, hardening of the arteries, or any condition set forth in F.S. § 112.181, resulting in total or partial disability or death shall be presumed to be accidental and suffered in the line of duty unless the contrary be shown by competent evidence. Any condition or impairment of health caused directly or proximately by exposure, which exposure occurred in the active performance of duty at some definite time or place without willful negligence on the part of the police officer, resulting in total or partial disability, shall be presumed to be accidental and suffered in the line of duty; provided however, that such police officer shall have successfully passed a physical examination upon entering such service, which physical examination including electrocardiogram failed to reveal any evidence of such condition; provided further, that such presumption shall not apply to benefits payable under or granted in a policy of life insurance or disability insurance. This section shall be applicable to all police officers employed in the city only with reference to pension and retirement benefits under this system.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24)

Sec. 20-231. Benefits upon death or termination.

(1) Each member shall name a beneficiary to receive any benefits payable upon the member's death, such designation to be made on a form provided by the board. A member may change their designation of the beneficiary from time to time in the same manner.

(2) In event a member who has elected Option B under section 20-229 dies subsequent to their normal service retirement date but while still employed as a police officer, in lieu of any other benefit payable hereunder by reason of death, there shall be payable to their beneficiary the same monthly pension that would otherwise have been payable under Option B if the member had retired on their normal service retirement date.

(3) Should a member's death occur prior to their normal service retirement date, or after their normal service retirement date and before reaching their delayed service retirement death, unless such death occurs following disability retirement as provided in section 20-230, there shall be paid to their beneficiary a monthly pension which shall commence on the first day of the calendar month next following the death of the member and shall continue to be paid each month thereafter for a period equal to the lesser of one hundred twenty (120) months or the life expectancy of the beneficiary. The amount of such monthly pension shall be the accrued benefit of the member as of the date of death. In the event of the member's death following disability retirement, the provisions of section 20-230 shall be operative.

(4) If the employment of any member who has not completed ten (10) years of creditable service is terminated other than by service retirement or death, such member shall be entitled to a refund of one hundred (100) percent of their accumulated contribution made to the fund without interest. Any such terminated member may leave their accumulated contributions in the fund for a period not exceeding five (5) years pending reemployment, and upon reemployment as a police officer within said five (5) years, all creditable service credit under the system for their last period of employment shall be restored. Any such member who fails to be reemployed as a police officer within five (5) years shall be refunded one hundred percent of their contributions to the fund, without interest, and all prior creditable service credit shall be forfeited should they be reemployed at a later date. Upon payment of the accumulated contributions as herein provided, the membership of such terminated member shall thereupon cease and no further benefits shall be payable under the system. That portion of a terminated member's benefit that is not vested shall be forfeited and used only to reduce future costs of the system.

(5) Any other provision of the Act notwithstanding any member who has completed ten (10) years of creditable service at such time as employment as a police officer is terminated shall be entitled to a monthly pension,

provided such member shall not withdraw their accumulated contributions. Such monthly pension shall commence on the first day of any calendar month coinciding with or following the member's otherwise early or normal service retirement date and shall continue to be paid each month thereafter as though the member had retired under the provisions of section 20-228 of this Act. Benefits shall be distributed or shall commence to the member not later than April 1 of the calendar year following the later of the calendar year in which the member attains age 70½, age 72 for members who attain age 70½ on or after January 1, 2020, or the calendar year in which the member terminates employment, and shall be paid:

(a) Over the lifetime of the member or the lifetimes of the member and beneficiary; or

(b) Over a period not exceeding the joint life expectancy of the member and beneficiary.

(6) Notwithstanding the provisions of this section, a retiree may change their designation of beneficiary up to two times without the approval of the board or the current beneficiary.

(7) If a member dies on or after January 1, 2007 while performing Qualified Military Service as defined by USERRA, the member's beneficiaries shall be entitled to any benefits the member would have been entitled to had they resumed employment and then died while employed.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24)

Sec. 20-232. Miscellaneous.

(1) The authority having the power to hire the services of a police officer shall prepare such records and from time to time shall furnish such information concerning a member as the board may require in the discharge of its duties. Upon the employment of a police officer, the authority shall inform the police officer of their duties and obligations in connection with the system as a condition of employment.

(2) Should any change or error in records result in any member or beneficiary receiving from the system more or less than they would have been entitled to receive had the records been correct, than on discovery of any such error the board shall correct the same and as far as practicable shall adjust the payments in such manner that the actuarial equivalent of the benefit to which the member or beneficiary was correctly entitled shall be paid.

(3) All pensions and other benefits accrued or accruing to any person under the provisions of this act, and the accumulated contributions and cash securities in the funds created under this act, are hereby exempted from any state, county or municipal tax, and shall not be subject to execution, attachment, garnishment, or any other process whatever, nor shall any assignment thereof be enforceable in any court.

(4) All provisions of any ordinance of the city inconsistent with the provisions of article VI hereof, are hereby repealed to the extent of such inconsistencies.

(5) If this act shall later be amended or repealed in its application to any person benefitting hereunder, the amount of benefits which at the time of any such alteration, amendment, or repeal shall have accrued to the member or beneficiary shall not be affected thereby.

(6) In the event of a complete discontinuance of contributions to the fund or upon termination of the system, the interest of each member in the system to the extent then funded shall become one hundred (100) percent nonforfeitable, and the assets of the system shall be apportioned and distributed in accordance with the provisions of F.S. § 185.37, as amended.

(7) If any clause, section or provision of this act shall be declared to be unconstitutional or invalid for any cause or reason, the same shall be eliminated from this act, and the remaining portion of said act shall be in force and effect, and shall be as valid as if such invalid portion had not been incorporated.

(8) Vested rights which may exist on the effective date of this act in favor of any member of the existing retirement system under F.S. ch. 185 shall not be impaired; provided, that any person who may claim that the abolishment of the retirement system under said F.S. ch. 185 violates a claimed vested right thereunder, shall, within one year of the effective date of this act, notify the board in writing of such claim. Upon receipt of such claim the board shall, without delay, in an appropriate proceeding and forum, obtain a judicial construction with respect to the question of such claim of violated vested rights. Should the final judgment or decree in said proceeding sustain the claim of any such person, the board shall conform its administration of the fund in relation to such person to meet with the requirements of any such decree or judgment.

(9) Any person who shall knowingly make any false statement or shall falsify or permit to be falsified any record or records of the system in any attempt to defraud the system shall be guilty of a misdemeanor of the first degree and be subject to punishment as provided by law.

(10) The board of trustees is hereby authorized to grant periodic cost-of-living adjustments to benefits payable to all retired members, including members who are participating in the deferred retirement option program in accordance with section 20-233, during the continuation of benefits being payable under this plan; however, such adjustment shall not be made more frequently than on an annual basis. The conditions for granting such adjustments are as follows:

(a) The granting of same is actuarially sound and will not substantially affect the financial stability of the plan and will not require additional funding of the plan from any city funds from any source apart from funds received as tax levy proceeds authorized by F.S. ch. 185.08.

(b) The board shall formally approve the adjustments based on data contained in the current actuarial evaluation.

(c) The adjustment shall be divided into a "prefunded" component and an "ad hoc" component such that, once approved and for the purpose of the actuarial evaluations, the prefunded percentage increase will be assumed to be repeated on an annual basis for future years and the ad hoc increase will not be assumed to be repeated on an annual basis for future years. Future actuarial evaluations may determine that a modification to the assumed future prefunded increases will be necessary.

(d) Prefunded adjustments shall be based upon the monthly benefit being paid to a retirant on the month preceding the adjustment date, but excluding any temporary supplemental retirement allowances paid according to section 20-228(5). The average cost-of-living index, as determined by the Bureau of Labor Statistics of the U.S. Department of Labor relative to the United States as a whole, shall be consideration for such adjustments. However, in no event shall the percentage for the prefunded component of the annual cost-of-living adjustment exceed two (2) percent for any annual adjustment date, nor shall any retiree's benefit be reduced below any benefit being received on March 1, 2000.

(e) The ad hoc component of the cost-of-living adjustment may be granted only when surplus funds are available within the plan and only if all other provisions of this section are satisfied. This portion of the adjustment shall be based upon the monthly benefit being paid to a retirant on the month preceding the adjustment date but excluding any temporary supplemental and retirement allowances paid according to section 20-228(5). The sum of the prefunded and ad hoc portions of the adjustment shall not exceed either three (3) percent or the average cost-of-living index as determined by the Bureau of Labor Statistics of the U.S. Department of Labor, relative to the United States as a whole, whichever is the lesser amount.

(f) Notwithstanding the foregoing provisions of subsection (10), paragraphs (a) through (e), members who retire before March 1, 2000 shall receive an annual cost of living adjustment of up to three (3) percent. Up to two (2) percent of this cost of living adjustment will be part of the fixed benefit structure of the plan. The remaining amount (up to one percent annually) will be granted pursuant to the "ad hoc" adjustment provisions of this subsection. Members who retire on or after March 1, 2000 will be eligible for a cost of living adjustment in accordance with the foregoing provisions of subsection (10),

paragraphs (a) through (e). Cost of living adjustments may be adjusted in accordance with section 20-227(1).

(11) Maximum benefit limitation.

(a) The maximum annual benefit payable under the system shall be limited to ninety thousand dollars ($90,000.00) subject to adjustment for increases in the cost of living in accordance with the following sentence. As of the first day of January of each calendar year, the maximum dollar limitation shall be adjusted automatically to an amount determined by the Commissioner of the Internal Revenue Service effective for that calendar year and shall apply only to that calendar year.

Retirees in payment status whose benefits were limited in any year by the application of this limitation shall have their benefits adjusted automatically in subsequent years to take into account the then current dollar limit.

(b) In the event a member has earned a benefit, which during a previous limitation year has met all the requirements of Section 415 of the Internal Revenue Code ("Code"), and if the member's accrued benefit exceeds the limitation of Section 415 of the Code or the current limitation year, the member's maximum annual benefit, as described in subsection (a) of this section, shall not be less than the accrued benefit allowable under such previous limitation year.

(c) If the retirement benefit is payable in a form other than a straight-life annuity or a joint-and-survivor annuity with the spouse as joint annuitant, the annual benefit limitation in any year shall be the actuarial equivalent (as defined in subsection (f) of this section) of the maximum annual benefit for that year (payable in the form of a straight-life annuity), as described above.

(d) In the event payment of a retirement benefit under the system to a member commences prior to the date they attain age 62, the maximum annual benefit limitation shall be adjusted to be not more than the actuarial equivalent (as defined in subsection (f) of this section) of the then current dollar limit assumed to commence at age 62 for the purpose of applying the benefit limit described in subsection (a) of this section. For a "qualified participant" as defined in Internal Revenue Code Section 415(b)(2)(H), this paragraph shall not apply.

For years subsequent to the payment commencement year, benefits payable shall be limited to the actuarial equivalent (as defined in subsection (f) of this section), determined as of the benefit commencement date, of the subsequent year's dollar limit assumed to commence at age 62 (or the then current age if greater).

Adjustments described in this subsection shall not reduce the maximum annual benefit below seventy-five thousand dollars ($75,000.00), if the retirement benefit commences on or after attainment of age 55, or if the benefit commences before age 55, the actuarial equivalent of the seventy-five thousand dollars ($75,000.00) limitation for age 55.

(e) In the event payment of a retirement benefit under the system to a member commences after the date they attain age 65, the maximum benefit limitation shall be adjusted to be not more than the actuarial equivalent (as defined in subsection (f) of this section) of the then current dollar limit commencing at age 65 for the purpose of applying the benefit limit described in subsection (a) of this section.

For years subsequent to the payment commencement year, benefits payable shall be limited to the actuarial equivalent, determined as of the benefit commencement date, of the subsequent year's dollar limit assumed to commence at age 65.

(f) For the purpose of adjusting benefits in accordance with this section, actuarial equivalent shall be determined using the 1983 Group Annuity Mortality Table and an interest rate of five (5) percent for adjustments under subsections (c), (d) and (e) of this section. For adjustment under subsections (c), (d)

and (e), no cost-of-living adjustment shall be taken into account before the year for which such adjustment first takes effect.

(g) If a retirement benefit is payable to a member who has less than ten (10) years of participation in the system, the limitation described in subsection (a) of this section shall be multiplied by a fraction, the numerator of which is the member's years of participation and the denominator of which is ten (10).

(h) If the city maintains a tax-qualified, defined contribution plan covering the same member, the total of such member's "defined contribution fraction" and their "defined benefit fraction" (both as defined in Section 415 of the Code) at the end of any limitation year shall not exceed one (1.0). If as reduction in a member's benefits is required so that the sum of the two (2) fractions described above will not exceed one (1.0) the numerator of the "defined benefit fraction" shall be adjusted downward sufficiently to insure that the two-plan limitation described above is not exceeded. This limitation shall not be applicable to plan years beginning on and after January 1, 2000.

(i) Adjustments described in subsections (b) and (d) of this section 20-232(11) shall not apply to: (i) income received as a pension, annuity or similar allowance as a result of personal injuries or sickness, or (ii) amounts received as a result of an employee's death by the employee's beneficiaries, survivors or estate.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24)

Sec. 20-233. Deferred retirement option program for police officers (DROP).

(1) A deferred retirement option plan ("DROP") is hereby established for eligible police officers, effective October 1, 2004.

(2) Eligibility and participation:

(a) A police officer who is actively employed by the city and reaches the normal service retirement date shall be eligible to participate in the DROP.

(b) A member's election to participate in the DROP shall be irrevocable

(c) An eligible member may participate in the DROP for a maximum of sixty (60) months from the date the DROP plan takes effect (if the member is eligible at that time), or for a maximum of sixty (60) months from the date the member reaches their earliest normal service retirement date, whichever occurs first. An eligible member may elect to participate in the DROP with thirty (30) days advance written notice to the city. An eligible member may defer entry into DROP beyond the date the member is first eligible to enter the DROP. If a member defers entry into the DROP, the maximum DROP period will be reduced for each month of deferred entry. In no event will the maximum DROP period be extended beyond sixty (60) months from the date the member is first eligible to participate. Example: A member is eligible to participate in DROP for a maximum sixty (60) months from the date the member is first eligible to participate; however, if the member defers entry into the DROP for twelve (12) months after reaching the earliest normal service retirement age (or if the member has already reached the earliest normal service retirement age at the time the DROP takes effect, twelve (12) months after that date), the member will be able to participate in the DROP for a maximum of forty-eight (48) months. Notwithstanding any provision to the contrary, any member who completes twenty-five (25) years of service before age 52 may defer entry into the DROP until age 52, with no reduction in the DROP period. A member who elects to participate in the DROP can elect to terminate DROP participation and city employment sooner than the maximum DROP period, with thirty (30) days advance written notice to the city.

(3) DROP plan features:

(a) An eligible member who elects to participate in the DROP will be considered to have retired for purposes of the pension plan. The member's monthly retirement benefit, determined in accordance with the plan based on years of creditable service and average final compensation at the time the member enters the DROP, will be paid into their DROP account every month during the DROP period. No member or city contributions shall be required after a member enters the DROP, and the member will not accrue any additional creditable service or any additional benefits under the pension plan after entering the DROP.

(b) A member who elects to participate in the DROP shall not be eligible for disability or preretirement death benefits under the pension plan.

(c) As a condition of participating in the DROP, the member must agree to resign from city employment at the conclusion of the DROP period and must submit an irrevocable letter of resignation prior to entering the DROP.

(d) Participation in the DROP is not a guarantee of employment, and DROP participants will be subject to the same employment standards and policies that are applicable to employees who are not DROP participants.

(e) The member's DROP account will earn interest at an annual rate of six and one-half (6.5) percent compounded monthly.

(f) Within thirty (30) days following a DROP participant's termination of city employment or death, the member's entire DROP account balance shall be distributed to the member [or in the event of the member's death, to the member's designated beneficiary or estate in accordance with paragraph (g) below] in a cash lump sum, unless the member elects to have all or any portion of an eligible rollover distribution paid directly to an eligible retirement plan specified by the member in a direct rollover. Any such direct rollover will be accomplished in accordance with section 20-229(4) of the pension plan.

(g) If a DROP participant dies before their DROP account is distributed, the participant's designated beneficiary shall have the same rights as the participant with respect to the distribution of the DROP account. If the member has not designated a beneficiary, the DROP account balance shall be paid to the member's estate.

(h) The pension board shall adopt any necessary rules for administering the DROP.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24)

Sec. 20-234. Rollovers or transfers into the fund.

Effective October 1, 2004, the fund will accept member rollover cash contributions and/or direct cash rollovers of distributions for the purchase of creditable service pursuant to section 20-221(8), as follows:

(a) *Direct transfers or member rollover contributions from other plans.* The plan will accept either a direct transfer or an eligible rollover distribution from a qualified plan described in Section 401(a) of the Code, from an annuity contract described in Section 403(b) of the Code, or from an eligible plan described in Section 457(b) of the Code, which is maintained by a state, political subdivision of a state, or any agency or instrumentality of a state or political subdivision of a state, as permitted under the Internal Revenue Code.

(b) *Member rollover contributions from 401(a) plans and IRAs.* The plan will accept a member rollover contribution of the portion of a distribution from a qualified plan described in Section 401(a) of the Code, or from an individual retirement account or annuity described in Section 408(a) or 408(b) of the Code, that is eligible to be rolled over and would otherwise be includible in the member's gross income.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24)

Sec. 20-235. Maximum pension benefits.

(1) *Basic limitation.* Notwithstanding any other provisions of this system to the contrary, the member contributions paid to, and retirement benefits paid from, the system shall be limited to such extent as may be necessary to conform to the requirements of Code Section 415 for a qualified retirement plan. Before January 1, 1995, a plan member may not receive an annual benefit that exceeds the limits specified in Code Section 415(b), subject to the applicable adjustments in that section. On and after January 1, 1995, a plan member may not receive an annual benefit that exceeds the dollar amount specified in Code Section 415(b)(1)(A) (one hundred sixty thousand dollars ($160,000.00)), subject to the applicable adjustments in Code Section 415(b) and subject to any additional limits that may be specified in this system. For purposes of this section, "limitation year" shall be the calendar year.

(2) *Adjustments to basic limitation for form of benefit.* If the form of benefit without regard to any benefit increase feature is not a straight life annuity, then the Code Section 415(b) limit applicable at the annuity starting date is reduced to an actuarially equivalent amount (determined using the assumptions specified in Treasury Regulation Section 1.415(b)-1(c)(2)(ii) that takes into account the death benefits under the form of benefit.

(3) *Benefits not taken into account.* For purposes of this section, the following benefits shall not be taken into account in applying these limits:

   (a) Any ancillary benefit which is not directly related to retirement income benefits;

   (b) Any other benefit not required under Section 415(b)(2) of the Code and Regulations thereunder to be taken into account for purposes of the limitation of Code Section 415(b)(1).

(4) *COLA effect.* Effective on and after January 1, 2003, for purposes of applying the limits under Code Section 415(b) (the "Limit"), the following will apply:

   (a) A member's applicable limit will be applied to the member's annual benefit in the member's first calendar year of benefit payments without regard to any automatic cost of living adjustments;

   (b) Thereafter, in any subsequent calendar year, a member's annual benefit, including any automatic cost of living increases, shall be tested under the then applicable benefit limit including any adjustment to the Code Section 415(b)(1)(A) dollar limit under Code Section 415(d), and the regulations thereunder; but

   (c) In no event shall a member's benefit payable under the system in any calendar year be greater than the limit applicable at the annuity starting date, as increased in subsequent years pursuant to Code Section 415(d) and the regulations thereunder.

Unless otherwise specified in the system, for purposes of applying the limits under Code Section 415(b), a member's applicable limit will be applied taking into consideration cost of living increases as required by Section 415(b) of the Code and applicable Treasury Regulations.

(5) *Other adjustments in limitations.*

   (a) In the event the member's retirement benefits become payable before age 62, the limit prescribed by this section shall be reduced in accordance with regulations issued by the Secretary of the Treasury pursuant to the provisions of Code Section 415(b) of the Code, so that such limit (as so reduced) equals an annual straight life benefit (when such retirement income benefit begins) which is equivalent to a one hundred sixty thousand dollars ($160,000.00) annual benefit beginning at age 62.

(b) In the event the member's benefit is based on at least fifteen (15) years of credited service as a full-time employee of the fire or police department of the city, the adjustments provided for in subsection (5)(a) above shall not apply.

(c) The reductions provided for in subsection (5)(a) above shall not be applicable to disability benefits pursuant to section 20-230, or pre-retirement death benefits paid pursuant to section 20-231.

(d) In the event the member's retirement benefit becomes payable after age 65, for purposes of determining whether this benefit meets the limit set forth in subsection (a) herein, such benefit shall be adjusted so that it is actuarially equivalent to the benefit beginning at age 65. This adjustment shall be made in accordance with regulations promulgated by the Secretary of the Treasury or their delegate.

(6) *Less than ten (10) years of service.* The maximum retirement benefits payable under this section to any member who has completed less than ten (10) years of credited service with the city shall be the amount determined under subsection (1) of this section multiplied by a fraction, the numerator of which is the number of the member's years of credited service and the denominator of which is ten (10). The reduction provided by this subsection cannot reduce the maximum benefit below ten (10) percent. The reduction provided for in this subsection shall not be applicable to disability benefits paid pursuant to section 20-230, or pre-retirement death benefits paid pursuant to section 20-231.

(7) *Participation in other defined benefit plans.* The limit of this section with respect to any member who at any time has been a member in any other defined benefit plan as defined in Code Section 414(j) maintained by the city shall apply as if the total benefits payable under all city defined benefit plans in which the member has been a member were payable from one plan.

(8) *Ten thousand dollar ($10,000.00) limit.* Notwithstanding the foregoing, the retirement benefit payable with respect to a member shall be deemed not to exceed the limit set forth in this section if the benefits payable, with respect to such member under this system and under all other qualified defined benefit pension plans to which the city contributes, do not exceed ten thousand dollars ($10,000.00) for the applicable plan year and for any prior plan year and the city has not any time maintained a qualified defined contribution plan in which the member participated.

(9) *Reduction of benefits.* Reduction of benefits and/or contributions to all plans, where required, shall be accomplished by first reducing the member's benefit under any defined benefit plans in which member participated, such reduction to be made first with respect to the plan in which member most recently accrued benefits and thereafter in such priority as shall be determined by the board and the plan administrator of such other plans, and next, by reducing or allocating excess forfeitures to defined contribution plans in which the member participated, such reduction to be made first with respect to the plan in which member most recently accrued benefits and thereafter in such priority as shall be established by the board and the plan administrator for such other plans provided, however, that necessary reductions may be made in a different manner and priority pursuant to the agreement of the board and the plan administrator of all other plans covering such member.

(10) *Service credit purchase limits.*

(a) Effective for permissive service credit contributions made in limitation years beginning after December 31, 1997, if a member makes one or more contributions to purchase permissive service credit under the system, if allowed by the system, then the requirements of this section will be treated as met only if:

1. The requirements of Code Section 415(b) are met, determined by treating the accrued benefit derived from all such contributions as an annual benefit for purposes of Code Section 415(b); or

2. The requirements of Code Section 415(c) are met, determined by treating all such contributions as annual additions for purposes of Code Section 415(c).

3. For purposes of applying subparagraph (10)(a)1., the System will not fail to meet the reduced limit under Code Section 415(b)(2)(C) solely by reason of this subparagraph 3., and for purposes of applying subparagraph (10)(a)2. the System will not fail to meet the percentage limitation under Section 415(c)(1)(B) of the Code solely by reason of this subparagraph 3.

(b) For purposes of this subsection the term "permissive service credit" means service credit:

1. Recognized by the system for purposes of calculating a member's benefit under the plan.

2. Which such member has not received under the plan; and

3. Which such member may receive only by making a voluntary additional contribution, in an amount determined under the system, which does not exceed the amount necessary to fund the benefit attributable to such service credit.

Effective for permissive service credit contributions made in limitation years beginning after December 31, 1997, such term may, if otherwise provided by the system, include service credit for periods for which there is no performance of service, and, notwithstanding subsection (10)(b)2., may include service credited in order to provide an increased benefit for service credit which a member is receiving under the system.

(c) For purposes of applying the limits in this subsection, only and for no other purpose, the definition of compensation where applicable will be compensation actually paid or made available during a calendar year, except as noted below and as permitted by Treasury Regulations Section 1.415(c)-2, or successor regulations. Unless another definition of compensation that is permitted by Treasury Regulations Section 1.415(c)-2, or successor regulation, is specified by the system, compensation will be defined as wages within the meaning of Code Section 3401(a) and all other payments of compensation to an employee by an employer for which the employer is required to furnish the employee a written statement under Code Sections 6041(d), 6051(a)(3) and 6052 and will be determined without regard to any rules under Code Section 3401(a) that limit the remuneration included in wages based on the nature or location of the employment or the services performed (such as the exception for agricultural labor in Code Section 3401(a)(2)).

1. However, for calendar years beginning after December 31, 1997, compensation will also include amounts that would otherwise be included in compensation but for an election under Code Sections 125(a), 402(e)(3), 402(h)(1)(B), 402(k), or 457(b). For calendar years beginning after December 31, 2000, compensation will also include any elective amounts that are not includible in the gross income of the employee by reason of Code Section 132(f)(4).

2. For limitation years beginning on and after January 1, 2007, compensation for the calendar year will also include compensation paid by the later of two and one-half (2½) months after an employee's severance from employment or the end of the calendar year that includes the date of the employee's severance from employment if:

a. The payment is regular compensation for services during the employee's regular working hours, or compensation for services outside the employee's regular working hours (such as overtime or shift differential), commissions, bonuses, or other similar payments, and, absent a severance from employment, the payments would have been paid to the employee which the employee continued in employment with the employer; or

b. The payment is for unused accrued bona fide sick, vacation or other leave that the employee would have been able to use if employment had continued.

3. Back pay, within the meaning of Treasury Regulations Section 1.415(c)-2(g)(8), shall be treated as compensation for the limitation year to which the back pay relates to the extent the back pay represents wages and compensation that would otherwise be included under this definition.

(d) Notwithstanding any other provision of law to the contrary, the board may modify a request by a member to make a contribution to the system if the amount of the contribution would exceed the limits provided in Code Section 415 by using the following methods:

1. If the law requires a lump sum payment for the purchase of service credit, the board may establish a periodic payment deduction plan for the member to avoid a contribution in excess of the limits under Code Section 415(c) or 415(n).

2. If payment pursuant to subparagraph (10)(d)1. will not avoid a contribution in excess of the limits imposed by Code Section 415(c), the board may either reduce the member's contribution to an amount within the limits of that section or refuse the member's contribution

(11) *Additional limitation on pension benefits.* Notwithstanding anything herein to the contrary.

(a) The normal retirement benefit or pension payable to a retiree who becomes a member of the system and who has not previously participated in such system, on or after January 1, 1980, shall not exceed one hundred (100) percent of their average final compensation. However, nothing contained in this section shall apply to supplemental retirement benefits or to pension increases attributable to cost-of-living increases or adjustments.

(b) No member of the system shall be allowed to receive a retirement benefit or pension which is in part or in whole based upon any service with respect to which the member is already receiving, or will receive in the future, a retirement benefit or pension from a different employer's retirement system or plan. This restriction does not apply to social security benefits or federal benefits under Chapter 67, Title 10, U.S. Code.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24)

Sec. 20-236. Share plan.

(a) In accordance with F.S. § 185.35(6), a defined contribution plan component ("share plan") is hereby established for police officers as part of this system. The share plan will be funded exclusively with F.S. ch. 185 premium tax revenues as follows: All annual premium tax revenues received up to two hundred forty-three thousand one hundred and seventy-two dollars ($243,172.00) shall be used to reduce city pension contributions. Annual premium tax revenues received in excess of two hundred forty-three thousand one hundred and seventy-two dollars ($243,172.00) shall be split 50-50, with one-half of the excess used to fund the share plan, and one-half of the excess used to reduce city pension contributions. The share plan shall not become operative until annual premium tax revenues exceed two hundred forty-three thousand one hundred and seventy-two dollars ($243,172.00) and the details of the share plan are agreed to by the city and union.

(b) Effective September 30, 2023, the share plan established in accordance with this section 20-236 shall become operative, as provided herein. The share plan shall consist of an individual share account for each active police officer, including DROP participants, employed by the City of St. Augustine on or after September 30, 2023.

(c) The total initial amount to be allocated to the members' share accounts as provided in paragraph (1) shall be sixty-nine thousand one hundred and thirteen dollars ($69,113.00). For plan years beginning October 1, 2023 and after, all premium tax revenues received by the city pursuant to F.S. ch. 185, in excess of two hundred forty-three thousand one hundred and seventy-two dollars ($243,172.00) shall be split 50-50, with fifty (50) percent of the excess allocated to the members' share accounts as provided in paragraph (2), and fifty (50) percent of the excess shall be used to reduce the city's annual contribution to the plan. Members' share accounts shall be credited with premium tax revenues and investment earnings or losses, and distributed as follows:

(1) *Initial crediting.* No later than one hundred and eighty (180) days after the share plan becomes effective, the share account of each active police officer member and DROP participant on the city's payroll as of September 30, 2023, shall be credited an equally proportionate share of the accumulated excess premium tax revenues of sixty-nine thousand one hundred and thirteen dollars ($69,113.00), as provided in this paragraph. Each member employed as a police officer on September 30, 2023 shall receive one share for each month of total credited service. The total value of each share shall be determined based on the total number of shares divided into the total accumulated excess premium tax revenues sixty-nine thousand one hundred and thirteen dollars ($69,113.00).

(2) *Annual crediting.* Effective October 1, 2024, and each October 1 thereafter, the share account of each active police officer member and DROP participant on the city's payroll as of the preceding September 30 shall be credited as follows. Each active police officer member and DROP participant who was employed on the preceding September 30 shall receive one share for each month of credited service earned during the plan year ending on the same September 30. The total number of shares thus determined shall be divided into the premium tax revenues allocated to the share plan for that year in accordance with subsection (c) above.

(3) *Investment earnings and losses.* Effective October 1, 2023, and each October 1 thereafter, the share account of each active police officer member and DROP participant shall be credited or debited with earnings or losses based upon the amount in the share account at the close of the immediately preceding fiscal year end, at a rate equal to the pension trust fund's actual net rate of investment return for the preceding plan year. The net rate of investment return is determined as of the last business day of the fiscal year, which is the valuation date, and member share accounts shall be debited or credited with earnings or losses as of such date.

(4) *Distribution of share accounts.* An active police officer or DROP participant with ten (10) or more years of credited service upon termination of employment shall be eligible to receive a distribution of one hundred (100) percent of the balance in their share account, together with all earnings and losses thereon, as provided in paragraph (6). No benefit shall be payable to an active police officer who terminates covered employment with less than ten (10) years of credited service. The share account balances of such non-vested terminated members shall be redistributed among all eligible member's share accounts in the same manner as premium tax revenues in the following calendar year. The designated beneficiary of an active police officer who has died shall receive the accumulated total of their share account balance. An active police officer awarded a disability pension from the pension trust fund shall receive the accumulated total of their share account balance. There shall be no forfeiture of a member's share account based on the member's death, disability or termination of employment with ten (10) or more years of credited service. Such payment of share account benefits shall be by lump sum, which shall consist of the accumulated total balance of the active police officer's share account, or, at the member's direction, the share account balance may be rolled over to another qualified plan in accordance with the Internal Revenue Code, with an additional payment made for any prorated amount credited in the year following termination of employment.

(5) *Eligibility for benefits.* Any member who dies, terminates employment as a police officer with the city with ten (10) or more years of credited service or is determined by the board to be totally and permanently disabled, upon application filed with the board, shall be entitled to be paid the value of their individual member share account, subject to the following criteria:

a. *Retirement benefit.*

1. A member shall be entitled to one hundred (100) percent of the value of their share account upon normal or early retirement pursuant to section 20-228, or if the member enters the DROP, upon termination of employment.

2. Such payment shall be made as provided in paragraph (6).

b. *Termination benefit.*

1. In the event that a member's employment as a police officer is terminated by reason other than retirement, death, or disability, they shall be entitled to receive the value of their share account only if they have ten (10) or more years of credited service on the date of termination.

2. Such payment shall be made as provided in paragraph (6).

c. *Disability benefit.*

1. In the event that a member is determined to be eligible for either an in-line of duty disability benefit pursuant to section 20-230, or a not-in-line of duty disability benefit pursuant to section 20-230, they shall be entitled to one hundred (100) percent of the value of their respective share account.

2. Such payment shall be made as provided in paragraph (6).

d. *Death benefit.*

1. In the event that a vested member or DROP participant dies while actively employed as a police officer, one hundred (100) percent of the value of their member share account shall be paid to their designated beneficiary as provided in section 20-231.

2. Such payment shall be made as provided in paragraph (6).

(6) *Payment of benefits.* If a member or DROP participant terminates employment for any reason or dies and they or their beneficiary is otherwise entitled to receive the balance in the member's share account, the member's share account shall be valued by the plan's actuary on the next valuation date following death or termination of employment. Payment of the share account balance shall be made as soon as administratively practicable following the valuation date, but not later than one hundred fifty (180) days following the valuation date.

(Ord. No. 23-31, § 2, 10-23-23/eff. 3-19-24; Ord. No. 24-22, § 1, 6-24-24)

Sec. 20-237. Forfeiture of pension.

(1) Any member who is convicted of the following offenses committed prior to retirement, or whose employment is terminated by reason of his admitted commission, aid or abetment of the following specified offenses, shall forfeit all rights and benefits under this fund, except for the return of his accumulated contributions, but without interest, as of the date of termination. Specified offenses are as follows:

a. The committing, aiding or abetting of an embezzlement of public funds;

b. The committing, aiding or abetting of any theft by a public officer or employee from employer;

c. Bribery in connection with the employment of a public officer or employee;

d. Any felony specified in F. S. ch. 838.

e. The committing of an impeachable offense.

f. The committing of any felony by a public officer or employee who willfully and with intent to defraud the public or the public agency, for which he acts or in which he is employed, of the right to receive the faithful performance of his duty as a public officer or employee, realizes or obtains or attempts to obtain a profit, gain, or advantage for himself or for some other person through the use or attempted use of the power, rights, privileges, duties or position of his public office or employment position.

g. The committing on or after October 1, 2008, of any felony defined in F.S. § 800.04, against a victim younger than sixteen (16) years of age, or any felony defined in F.S. ch. 794, against a victim younger than eighteen (18) years of age, by a public officer or employee through the use or attempted use of power, rights, privileges, duties, or position of his or her public office or employment position.

(2) Conviction shall be defined as an adjudication of guilt by a court of competent jurisdiction; a plea of guilty or a nolo contendere; a jury verdict of guilty when adjudication of guilt is withheld and the accused is placed on probation; or a conviction by the Senate of an impeachable offense.

(3) Court shall be defined as any state or federal court of competent jurisdiction which is exercising its jurisdiction to consider a proceeding involving the alleged commission of a specified offense. Prior to forfeiture, the board shall hold a hearing on which notice shall be given to the member whose benefits are being considered for forfeiture. Said member shall be afforded the right to have an attorney present. No formal rules of evidence shall apply, but the member shall be afforded a full opportunity to present his case against forfeiture.

(4) Any member who is indicted or who has a criminal information filed against them for any of the offences described in (1) above, shall have all benefit payments suspended during the pendency of the case and any appeals. If the case ultimately does not result in conviction, benefit payments will be reinstated and all suspended payments will be paid to the member as soon as reasonably possible.

(5) Any member who has received benefits from the system in excess of his accumulated contributions after member's rights were forfeited shall be required to pay back to the fund the amount of the benefits received in excess of his accumulated contributions, but without interest. The board may implement all legal action necessary to recover such funds.

Sec. 20-238. Conviction and forfeiture; false, misleading or fraudulent statements.

(1) It is unlawful for a person to willfully and knowingly make, or cause to be made, or to assist, conspire with, or urge another to make, or cause to be made, any false, fraudulent, or misleading oral or written statement or withhold or conceal material information to obtain any benefit from the system.

(2) A person who violates subsection (1) commits a misdemeanor of the first degree, punishable as provided in F.S. § 775.082 or 775.083.

(3) In addition to any applicable criminal penalty, upon conviction for a violation described in subsection (1), a member or beneficiary of the system may, in the discretion of the board, be required to forfeit the right to receive any or all benefits to which the person would otherwise be entitled under the system. For purposes of this subsection, "conviction" means a determination of guilt that is the result of a plea or trial, regardless of whether adjudication is withheld.

Sec. 20-239. Worker's compensation and unemployment benefits offset.

Should any terminated, disabled or retired participant receive either a worker’s compensation wage loss benefit or an unemployment wage loss benefit from the same time period for which that person is entitled to a benefit under this retirement system, the amount of the retirement system benefit shall be reduced. The reduction in the retirement system benefit shall equal in the aggregate the total amount of the worker’s compensation and unemployment wage loss benefits received by such a person.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: April 2, 2026

RE: Ordinance 2026-08 – Amending an existing Planned Unit Development (PUD) at 24 Cathedral Place and the corner of Charlotte and Treasury Streets – Second Reading and Public Hearing

The 24 Cathedral Place Planned Unit Development (PUD) is a 1.06-acre parcel located at 24 Cathedral Place and Charlotte Street. This property also includes the property commonly known as 22 Cathedral Place. These properties are the existing historic bank building and accessory uses for a venue that includes the 22 and 24 Cathedral Place properties. The Charlotte Street property is an existing parking lot behind the buildings at the corner of Charlotte and Treasury Streets.

The amended and restated PUD proposes to change the use of the property to an upscale hotel with accessory uses including the continued event venue space in the existing buildings. The proposed PUD also includes the new construction of additional hotel rooms wrapping around an internal parking garage. The new hotel rooms create a streetscape along the street fronts of Charlotte and Treasury Streets. The parking garage is internal to the property. The proposed hotel consists of 120 hotel rooms in total with 155 parking spaces in the parking garage.

Review of this project was initiated in 2023 culminating with a Planning and Zoning Board (PZB) positive recommendation for the proposed changes to the PUD on Tuesday, July 2, 2024. The Historic Architectural Review Board (HARB) also reviewed these revisions and held several public meetings including regular agenda items for an Opinion of Appropriateness and a Certificate of Appropriateness, as well as special meetings to specifically address this application. The Opinion was approved on February 20, 2025, and the Certificate of Appropriateness was approved by the HARB on Thursday, December 18, 2025.

The City Commission reviewed and passed this ordinance on First Reading at the February 23, 2026, City Commission meeting. During the discussion several items were requested to be clarified. These items included setting a maximum number of possible parking spaces in the parking garage, confirming the functionality and public use of the trash compactor and adding more language related to monitoring construction vibration.

Attached is a redline version of the PUD text including proposed revised language in red to address these concerns. The parking garage is limited to a minimum of 155 parking spaces as originally proposed to a maximum of 175 spaces. Language is added to section C.3.u to include

the requirement to engage a professional engineer to monitor construction vibration, and section C.3.v has been added to further clarify the use and specific stipulations of the trash compactor.

Also attached find Ordinance 2026-08 with accompanying legal descriptions and the amended and restated PUD text including the changes as proposed in the redline version and attachments. The attachments include the site plan development plan, approved elevations, and approved landscape plan, as well as a facility analysis as required by the land development code.

Please place Ordinance 2026-08 on the City Commission agenda for Second Reading and Public Hearing. The Business Impact Statement as required for this ordinance is also included. However, this ordinance is specifically exempt because it was initiated by the property owner.

Additionally for your information find attached the final orders issued by the boards and the final PZB and HARB staff reports respectively for your information. Because of the size of the files some pages were intentionally omitted. If you require additional information, please let me know.

Thank you for your attention to this matter. If you have any questions, please call me at (904) 209-4320 or email at askinner@citystaug.com.

Amy McClure Skinner, AICP
Director
Planning and Building Department

Amended Redline PUD text

24 Cathedral Place Planned Unit Development

City of St. Augustine, Florida

~~February~~March 2026

Team Roster

Owner/Applicant:

Kasam Hospitality, Inc.
32 Avenida Menendez
St. Augustine, Florida 32084

Landscape Architecture:

Marquis Latimer & Halback, Inc.
34 Cordova Street
St. Augustine, Florida 32084

Architecture:

Fisher Koppenhafer
9104 Cypress Green Drive
Jacksonville, Florida 32256

Les Thomas Architect, Inc.
32 Cordova Street
St. Augustine, Florida 32084

Planning/Civil Engineering:

Maverick Engineering
10 Willow Winds Parkway
St. Johns, Florida 32259

Legal/Authorized Agent for Owners:

Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Site Development Plan
Exhibit "C" – HARB Approved Architectural Elevations
Exhibit "D" – HARB Approved Landscape Plan
Exhibit "E" – Public Facility Impact Analysis

AMENDED AND RESTATED 24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT PROJECT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the "**Code**"), the purpose of a planned unit development ("**PUD**") zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City's Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

The existing building located at 24 Cathedral Place in the historic district is St. Augustine's first and only skyscraper. The eight-story building and its mezzanine were constructed in 1926 and 1927, at the same time the historic Bridge of Lions was built. The building was used as a bank until 2014, when it was converted to a private event venue. Throughout its history, the building has served as a space for art and cultural exhibits, historical shows, community gatherings, and as a symbol of prosperity for the city. The building is listed as a contributing structure to the St. Augustine Historic District designated on The National Register of Historic Places to honor its architectural and historical significance to St. Augustine.

The parcels at 22 and 24 Cathedral Place and 0 Charlotte Street are currently zoned PUD, pursuant to Ordinance No. 2013-22, which: (i) allows existing HP-2 uses in the existing building; (ii) permits use of an event venue called the "Grand Ballroom at Cathedral Place" on the first floor of the building; (iii) allows an awning on the front of the building; (iv) permits the sale and consumption of alcoholic beverages on the property within 100 feet of the eastern boundary line of the Cathedral Basilica parcel adjacent to the PUD; and (v) recognizes the existence of telecommunications equipment within the cupola of the existing building located onsite and allow for the installation of additional telecommunications equipment, in accordance with City Code Section 28-400. Some of the uses granted in Ordinance No. 2013-22 are incorporated into this Amended and Restated 24 Cathedral Place PUD (the "**Amended PUD**").

In this Amended PUD, the historic 22 and 24 Cathedral Place buildings will remain in their existing configurations. The exteriors of the buildings will be restored, and the interiors of the buildings will be converted to a hotel with associated uses, as described in Section C.3 herein.

The property located at 0 Charlotte Street (at the corner of Charlotte Street and Treasury Street) will be developed with the uses set forth in Section C.3 herein. The new buildings at 0 Charlotte Street will include hotel rooms and associated uses, which will wrap around a parking structure that will serve the project.

This 24 Cathedral Place PUD text incorporates some of the provisions of the PUD text for the project approved by the City Commission in Ordinance No. 2013-22 and includes site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The Amended PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this Amended PUD ordinance is located at the corner of Cathedral Place and Charlotte Street, in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 197160-0000 and 197200-0000 (collectively, the "**Property**"). A legal description of the Property is attached as **Exhibit "A"**. The Property includes approximately one (1) acre.

2. Owner and Agent

The owner of the Property is Kasam Hospitality, Inc. (the "**Owner**"). The agent for the Owner is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the "**Agent**"). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. History, Existing Approvals

The Future Land Use Map ("**FLUM**") designation of the Property is Historic Preservation. The zoning district of the Property is Planned Unit Development ("**PUD**").

The current PUD allows for the preservation of existing HP-2 uses in the existing buildings located at 22 and 24 Cathedral Place; permits an event venue called the "Grand Ballroom at Cathedral Place" on the first floor of the building; allows an awning on the front of the building; permits the sale and consumption of alcoholic beverages at 24 Cathedral Place within 100 feet of the eastern boundary line of the Cathedral Basilica parcel adjacent to the PUD; and recognizes the existence of telecommunications equipment within the cupola of the existing building located onsite and allow for the installation of additional telecommunications equipment within such cupola, in accordance with City Code Section 28-400.

4. Summary of Proposed Development

The Owner is proposing to restore and preserve the historic buildings located at 22 and 24 Cathedral Place and to construct complimentary buildings in the location of the existing surface parking lot on the Property. The proposed project will include a maximum of 120 hotel rooms in the existing building located at 24 Cathedral Place and in additional buildings to be constructed on the Property; the previously approved Grand Ballroom at Cathedral Place (also known as The Treasury on the Plaza) special event venue and other special event venue space within the hotel buildings; meeting rooms, restaurants, lounge, spa and exercise facilities, and other amenities associated with the hotel; a minimum of 155 spaces of parking (some of which will be publicly available) for the aforementioned uses; and other uses described herein (collectively the "**Project**").

A site development plan depicting the locations of the proposed land uses is attached as **Exhibit "B"** (the "**Site Development Plan**"). Architectural elevations for the Property approved by the City's Historic Architectural Review Board ("**HARB**") on December 18, 2025 (Certificate of Appropriateness HP2025-0053) are attached as **Exhibit "C"** (the "**HARB Approved Architectural Elevations**"). The Owner shall be permitted to revise the HARB Approved Architectural Elevations pursuant to applicable City Code requirements without amending this PUD.

City staff shall be permitted to approve minor deviations from the Site Development Plan, final engineering plans and other city permits for the Property. For the purposes of this PUD, "minor deviations" shall be defined as: (i) changes that do not increase structure height; (ii) changes that do not decrease required setbacks; (iii) changes that do not change the location, number or type of vehicular accesses by more than ten (10) feet; (iv) changes that do not increase permitted density or intensity of development; and (v) changes that do not deviate from applicable requirements of the City of St. Augustine Land Development Code (the "**Code**") by more than ten (10) percent.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property.

As set forth in Section B.3 above, the Property has a FLUM designation of Historic Preservation. City Comprehensive Plan Future Land Use Element ("**FLUE**") states that Historic Preservation areas are intended to provide a mix of uses, including residential, institutional and commercial uses that will encourage the preservation and restoration of historic structures, which includes protecting and maintaining the colonial Town Plan. This district is also intended to provide a mix of compatible non-residential uses that will encourage the restoration and reproduction of historic structures including compatible infill development and maintain the historic nature and low intensive ambiance of the neighborhoods, and pedestrian scale of the neighborhoods. This is in an effort to recognize and preserve the authentic historic and physical character of the area including the historic skyline, and the City's contribution to the historic and archaeological record of the State and nation. Historic Preservation areas allow residential density to a maximum of 24 units per acre. The Project meets the requirements of the Historic Preservations future land use designation requirements by restoring and preserving the historic 1920s buildings located at 22 and 24 Cathedral Place and adding new hotel and hotel-related structures that are compatible with the existing building's Mediterranean Influence Styles, as described in pages 81 through 97 in the City's Architectural Guidelines for Historic Preservation ("**AGHP**"). Preservation of the existing 24 Cathedral Place building, which is part of the downtown skyline, meets the goal of preserving and restoring historic structures. Also, the Project provides compatible infill redevelopment in the scale of the adjacent existing downtown historic district and in compliance with the AGHP requirements for Mediterranean Influence Styles, which buildings are two to four stories in height.

Similarly, FLUE Goal 3 and its policies and objectives related to historic resources encourage the promotion of St. Augustine's distinct character and authenticity by preserving and

protecting the City's historic resources. FLUE Policy 3.16 urges the adaptive reuse of historic structures, similar to the proposed restoration of the 22 and 24 Cathedral Place buildings. Such restoration will be expensive, and very few private companies have the financial wherewithal to undertake such work. Other large, historic structures that grace downtown St. Augustine are owned and maintained by governmental entities, colleges, churches and other non-profit groups, often with financial assistance by third parties.

Objective 3.3 encourages uses consistent with the community's authentic and distinctive character. The existing building, located at 24 Cathedral Place in downtown St. Augustine, was constructed in 1927 as the First National Bank of St. Augustine. It is designed in the "Mediterranean Revival" architectural style and borders the City's downtown "Plaza", which has been an essential feature of the St. Augustine town plan since colonial times. The concept of a plaza or public square has been central to Spanish urban planning since the 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important government and ecclesiastical buildings. In the 18th, 19th and 20th centuries, the Plaza became surrounded by major structures including the Trinty Episcopal Church, the Cathedral Basilica, Government House, the Casa Monica (Cordova Hotel), Alcazar and Ponce de Leon (Flagler College) hotels, the former Bishop's Building and the St. Augustine Hotel. As quoted in the Florida Master Site File, the new St Augustine Hotel, which faced the north side of the Plaza and extended down Charlotte St., was the "most desirable establishment in town", but "more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests". Not much has changed in the last 150 years. The proposed "Exchange Hotel" would continue this historic pattern of development of "significant and monumental" buildings located in and around the Plaza. The existing, eight-story, building at 24 Cathedral Place and the building at 22 Cathedral Place will be the focal point of the new hotel development. The proposed new construction along Charlotte and Treasury streets will be an extension of the existing bank building, with the portions of the new buildings contiguous to the existing building being designed as Mediterranean Influences Styles and the portions of the new buildings located farther north along Charlotte and Treasury streets being of Colonial design order to blend into the downtown's authentic and distinctive character.

FLUE Goal 5 encourages the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments. The Project will primarily be located within the existing historic 22 and 24 Cathedral Place buildings and will connect to existing utilities and other infrastructure, which have capacity to serve the Property. The Property is located adjacent to Cathedral Place and Charlotte Street, which are public roads. The Project will provide ample parking for residents and guests, who can park their cars on the Property and walk or take trolleys around the City without using their cars. The Project complies with FLUE Policy 5.2.4 by retaining and preserving the character of the historic 24 Cathedral Place building, which is a centerpiece of downtown St. Augustine, and adding a series of buildings that include human-scale architecture along Charlotte and Treasury streets. The new buildings will have undulating building facades and rooflines and openings onto the street, which will provide visual interest at the street level. The new buildings to be constructed on the Property are similar in mass and scale to structures that surround the site, which have compatible lot coverage and heights. Site amenities that will benefit residents, including streetscape improvements along Cathedral Place, are listed on pages 15 and 16 of this text.

FLUE Goal 8 provides that the City will promote its historic urban character, recognize and preserve the historic skyline, preserve its unique residential neighborhoods, and support adjacent compact commercial areas. The Project helps the City accomplish this goal by preserving one of the iconic buildings in downtown, providing infill development and bringing in higher-end guests to support area businesses. The Cathedral Place area is primarily commercial in nature, and residents in nearby neighborhoods can easily walk or bike to the new hotel and its related restaurants, bars and other amenities. Replacing the existing office use of the 24 Cathedral Place building with a hotel should reduce the number of vehicles coming and going from the site each day, since many hotel guests will arrive via some form of ride share. Guests who bring cars will park in the hotel parking garage and leave their vehicles there since they can walk, bike or take a trolley to businesses and attractions in the downtown area.

FLUE Policy 1.1.1 and Conservation and Coastal Management ("**CCM**") Policy 1.3.1 require the City to use the latest version of the Flood Insurance Rate Maps promulgated by the Federal Emergency Management Agency ("**FEMA**") to determine the location of the 100-year floodplain and flood prone areas of the City and to require development within such areas to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation established by FEMA. New buildings within the Project will be constructed at the same elevation as the existing historic building on the Property, as detailed in Section 3.c of this text. The Project will also comply with FLUE Policies 1.1.10 and 1.1.11 and FLUE Objective 4.3 with respect to stormwater, drainage and construction to address sea level rise.

FLUE Policy 2.2.1 and FLUE Goal 5 require the City to prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments. FLUE Policies 5.1.2, 5.5.3 and 6.1.5 encourage the City to achieve infill development through the use of higher density and intensity land use designations and mixed-use designations. This Project accomplishes all of these goals by providing a higher density, mixed-use development within the City's downtown core, consistent with the Property's Historic Preservation future land use designation, and utilizing an existing building and existing infrastructure where capacity to serve the Project is available. The project replaces an existing, unsightly parking lot with buildings that are architecturally and structurally compatible with structures in the surrounding area, including the historic 24 Cathedral Place building on the site.

FLUE Objective 5.2 and its related policies require new development to encourage principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel, as opposed to conventional development patterns that encourage urban sprawl. The Project meets these requirements by providing preservation of an historic building and construction of related infill development in the downtown core where residents and visitors can park their cars and walk, bike or use publicly available transit to travel to other destinations throughout the City. The Project provides for a change of use of an existing historic building. It also includes a pedestrian-friendly design and is interconnected with the City's street network. The Project will include enhanced landscaping and streetscaping in the rights-of-way of Charlotte and Treasury streets. A bike share program will be provided for hotel guests.

FLUE Policy 6.3.1 related to historic preservation encourages a mix of uses, including residential, institutional and commercial uses that allow for the preservation and restoration of historic structures. The Project preserves the existing historic structures at 22 and 24 Cathedral

Place and allows for compatible infill development on the 0 Charlotte Street parcel. The architectural style of the new buildings within the Property will be similar to that of the existing historic building. A majority of the parking garage proposed for the site will be wrapped by the new buildings, so it will not be visible from public streets. The Florida Master Site File describes the building located at 24 Cathedral Place, as "Mediterranean Revival". The AGHP does not specifically address "Mediterranean Revival" but does identify "Mediterranean Influence". The "Mediterranean Influence" includes Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance Revival. The AGHP goes on to state that "the roots of Mediterranean influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s. The existing building at 24 Cathedral Place is characterized by clay tile hoods above the first-floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapets, and ceramic tile. The façade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Other buildings around the plaza that exhibit these architectural characteristics are, the Casa Monica Hotel, the Lyon Building and the Ponce de Leon Hotel (Flagler College). The proposed new construction adjacent to the existing buildings at 22 and 24 Cathedral Place will be of Mediterranean Influence Styles, with the portions of the new buildings farther north along Charlotte and Treasury streets being of Colonial design. The proposed architectural styles of the new construction were approved by HARB and are included in the HARB Approved Architectural Elevations, **Exhibit "C"**.

The Historic Preservation Element has an overall goal of protecting and preserving the historic resources of the City's built environment and enhancing the City's historic integrity. The Project meets this goal by ensuring the historic preservation and protection of the 1920s building located at 24 Cathedral Place. The building is listed on The National Register of Historic Places. The mass and scale of the new buildings to be constructed on the Property are consistent with the sizes and heights of other surrounding structures, which range from two to three stories and are either joined together or have little separation.

The Transportation and Mobility Element ("**TME**") emphasizes the maintenance of a coordinated multimodal transportation system which provides for the safe, efficient and economical movement of people, goods and services and protects the City's natural, cultural and historical resources. The Project is located in downtown St. Augustine, within walking distance of most destinations. Project visitors can park their cars at the hotel and walk, bike or take trolleys to destinations throughout downtown. Ample parking will be available on the Property.

TME Objective 1.5 requires the City to identify and pursue strategies to reduce the vehicle miles traveled by establishing locations for compact, mixed-use development, increasing opportunities for job creation proximate to higher density residential, facilitating future opportunities for transit-oriented development and encouraging new developments to be connected by roadways, bikeways and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system. The 24 Cathedral Place PUD meets all of these objectives by providing a mixed-use development and creating jobs within the Property. The Property is connected to downtown St. Augustine by roadways, bikeways and pedestrian systems. The Project will include a bike share program for use by hotel guests. The Property is already on trolley and other transit routes, which will allow hotel patrons and other

visitors to travel downtown without using individual vehicles. Many hotel guests will arrive via Uber and similar services so they will not drive individual vehicles.

The Conservation and Coastal Management Element ("**CCME**") Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. The Property does not contain any environmentally sensitive lands, vegetative communities or wildlife habitats. The Owner will utilize energy efficient and waterwise devices within the project, including in the renovation and restoration of the historic 24 Cathedral Place building.

CCME Policies 2.1.1, 2.1.2 and 2.1.3 require the City to maintain three (3) Conservation Overlay Zones ("**COZs**"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations. The 24 Cathedral Place Project will comply with all applicable COZ requirements enumerated in Conservation and Coastal Management Policies 1.1 and 1.5.

CCM Policy 2.16.6 and Recreation and Open Space Element Policy 3.3.2 require the City to encourage the installation of low-impact development or green infrastructure on private property, including permeable pavements, bioswales and green roofs. The Project may use these methods within areas of the Property where buildings are not located. These methods will reduce any "heat islands" and provide stormwater management, per TME Policy 3.4.8.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Cathedral 24 Place Project will connect to the City's existing sanitary sewer and potable water systems, at the expense of the Owner (in compliance with Capital Improvement Objectives 4 and 5), and will make improvements to the extent required solely for the Project. The Project will use water-wise landscaping where practicable. The Project will also utilize City solid waste services. The Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The Project will comply with this requirement.

TME Policies 1.1.1, 1.3.9 and Objective 3.2 and its related policies require the City to implement mobility planning, including parking facilities that provide safe and convenient accommodation of pedestrian, bicycle and transit accessibility and connectivity and "complete streets" that accommodate such pedestrian, bicycle and transit. The Project meets these requirements by providing parking, including public parking within the on-site parking garage, in a location where cars can be parked and people can walk, bike or take transit to other destinations. The Owner is also working with the City on providing a "complete street" within a portion of Charlotte Street.

TME Policies 1.3.3 and 1.3.4 require the City to encourage infill development in the existing urban area of the City and to recognize that certain roadway corridors will be congested, and that congestion will be addressed by other means than solely considering adding capacity for single occupant vehicles. The Project meets this goal by providing infill development in the downtown core and providing residents and visitors with transportation options other than single vehicles.

TME Policy 3.4.2 requires the City to establish policies that allow for a private development to conduct a shared parking plan. The Project has proposed such a shared parking plan, which will provide the "park once" environment sought by TME Policy 3.4.6.

The Infrastructure Element requires the provision of sanitary sewer, potable water, solid waste and stormwater management. The Project will meet all applicable levels of service for these facilities/services and will make any improvements to existing facilities needed to serve the Project, in conformance with the requirements of the City Code. The Project will use low-impact landscape and irrigation system design, in conformance with applicable provisions of the City Code and Florida Building Code.

2. **For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.**

The Property is zoned PUD. However, it will provide certain benefits and enhancements, as listed in Section 5 herein.

3. **The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.**

The Owner desires to amend the existing PUD for the Property in order to provide an updated Site Development Plan that more fully meets current and future needs of the City in this area. The Project will restore and preserve the historic building at 24 Cathedral Place and convert existing use of the Property from office space to a hotel with related amenities.

The following development standards shall apply to the Property:

a. Allowable uses: Allowable uses within the Property shall include:

1. A maximum of 120 hotel rooms within the existing buildings located at 22 and 24 Cathedral Place and on adjacent land, along with associated meeting rooms, event space, restaurants, lounge, spa and exercise facilities and gift shop. The hotel's meeting rooms, event space, restaurants, lounge, spa, exercise facilities and other ancillary uses will not exceed 30,000 square feet. Lobby areas, stairwells, offices, mechanical rooms and other space related to the hotel rooms are not included in the aforementioned 30,000 square feet.

2. A parking garage with a minimum of 155 spaces and a maximum of 175 spaces (some of which will be publicly available).

3. A special event venue located on the first floor of the building located at 24 Cathedral Place and other special event venues in other areas of the hotel buildings.

4. The sale and consumption of alcoholic beverages.

5. An awning on the front of the building located at 24 Cathedral Place.

6. Telecommunications equipment within the cupola of the building located at 24 Cathedral Place and the installation of additional telecommunications equipment in such cupola, in accordance with City Code Section 28-400. Antennas and telecommunications receptors located on the top of the elevator shaft on the 24 Cathedral Place building that are visible from street level will be removed during renovation of the existing 24 Cathedral Place building.

7. Other uses permitted in the HP-2 zoning district, including:

   a. Professional and business offices.

   b. Banks and other financial institutions.

   c. Retail sales and services.

The locations of the proposed uses are depicted on the Site Development Plan, **Exhibit "B"**.

c. Setbacks: The minimum building setbacks are as follows:

1. A minimum of zero (0) feet from each property line along Cathedral Place, Treasury Street and Charlotte Street.

2. There shall be no building setbacks required within the interior of the Property.

d. Maximum building height: The existing building on the Property is 135 feet in height, of which approximately 115 feet is habitable. New buildings shall not exceed 45 feet in height, but no more than 50 percent of the new buildings shall exceed 35 feet in height. New buildings will include no more than three stories. The new buildings will comply with the HARB Approved Architectural Elevations, as may be amended pursuant to applicable City Code requirements. Any changes to the HARB Approved Architectural Elevations shall not require an amendment to this PUD. Rooftop spaces and activities shall be allowed above the permitted building height, with only 50 percent of such spaces being covered. Building height shall be measured from finished floor elevation.

e. Minimum lot size: None.

f. Minimum lot width: None.

g. Maximum lot coverage by buildings: 100 percent for the Property.

h. Site Development Plan Details: The Site Development Plan attached as **Exhibit "B"** has been prepared prior to Project engineering and architecture being completed. Minor deviations (as defined in Section B.4, page 5) to building, landscaping, parking, trash compactor and other improvement locations shall be permitted in order to conform to final engineering plans approved by the City. Any such minor deviations shall be approved by City staff and must comply with the requirements of this PUD text and the Code.

i. Parking: The HP-2 zoning district does not require on-site parking. Although parcels surrounding the Property do not provide on-site parking, the Project will provide a minimum of 155 on-site parking spaces (maximum of 175 spaces) within a parking garage to serve the PUD permitted uses. A majority of the parking garage will be wrapped by a building or buildings that contain hotel rooms. The portion of the parking garage along the alleyway between the Cathedral Basilica and Treasury Street will be visible from the public right-of-way and will be architecturally treated and landscaped. Because this is a mixed-use Project containing a variety of non-residential uses, parking requirements will vary depending on the time of day and day of the week. Parking spaces can be stacked, meaning more than one car per space with valet parking. The garage will be available for parking by visitors to the hotel and ancillary restaurant, lounge, spa and other space, as well as to the general public when space allows. All employee parking will be provided either within the Property or via a shuttle from off-site areas owned by the Owner or subject to long-term lease (longer than one year) by the Owner. The Owner shall be permitted to designate certain spaces within the parking garage and parking lots for use by certain uses within the Property. During Project construction, temporary parking may be located within temporary parking lots anywhere within the Property. Parking spaces located within the parking garage will be a minimum of eight (8) feet wide by 16 feet deep. A guest drop-off area shall be permitted within the right-of-way of Cathedral Place adjacent to the existing 24 Cathedral Place building, provided that such drop-off area shall be placed within existing parallel parking spaces along the street and not within traffic lanes.

j. Signage: Project signage will meet applicable criteria for Historic Zone 2, as defined in Code Section 3-46(b)(2).

k. Bicycles/Multi-Modal: Bicycle racks that provide parking for a minimum of 10 bicycles will be provided within the hotel parking garage for use by guests, other patrons and hotel employees. In addition, loaner bicycles will be available to hotel patrons. The Project is located near an existing trolley stop and will allow ride share drivers to use the drop-off area along Cathedral Place. The hotel will encourage guests to use multi-modal forms of transportation.

l. Stormwater: The Property is exempt from stormwater management requirements due to the existing development thereof.

m. Lighting. Project lighting shall comply with applicable Code provisions. Building lighting will only be a color temperature ideally between 2,800 and 3,000 Kelvin.

n. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.

o. Temporary Uses. Project temporary uses shall comply with applicable Code provisions. Temporary offices and construction trailers shall be allowed on the Property during construction of any building and may be moved throughout the site if necessary but shall be removed within 30 days of issuance of a final Certificate of Occupancy by the City for the final building within the Property. Parking may be provided for the temporary offices and trailers in a temporary defined, but unpaved, area which meets applicable Code provisions.

p. Utilities: Project shall comply with applicable Code requirements. The Owner will utilize energy and water efficient components where feasible.

q. Landscaping: Project landscaping will be provided within the Property and the rights-of-way of Charlotte and Treasury streets. Such landscaping will include trees and planter boxes within rights-of-way and courtyard gardens and additional planter boxes within the Property. A landscape plan approved by HARB on December 18, 2025 is attached as **Exhibit "D"**. All landscape material will be Florida Friendly and/or AGHP approved. Any landscaping within public rights-of-way will be subject to a maintenance agreement with the City, and the Owner will be responsible for maintaining such landscaping. City staff shall be permitted to approve minor deviations from the landscape plans. The Owner shall be permitted to revise the landscape plan approved by HARB in accordance with applicable City Code requirements. Such changes to the landscape plan shall not require an amendment to this PUD.

r. Architectural Style: The Owner will not make any changes to the exterior design of the historic structures located at 22 and 24 Cathedral Place; except those approved by HARB on December 18, 2025 as HP 2025-0053. Any new buildings constructed within the Property will comply with the HARB Approved Architectural Elevations attached hereto as **Exhibit "C"** and with the Certificate of Appropriateness approved as HP 2025-0053. The Owner shall be permitted to revise the HARB Approved Elevations in accordance with applicable City Code requirements. Such changes to the elevations shall not require an amendment to this PUD.

s. Tree Mitigation: Any Project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III.

t. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones ("**COZs**"). Portions of the Property lie within COZ 3, and

development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

u. Construction Methods: Pilings for the new buildings to be constructed on the Property will be auger cast, with beams connecting the pilings on or near the ground surface, to minimize construction vibration. During construction of the new buildings, the Owner will engage a professional engineer to monitor vibration from the project to ensure that nearby buildings are not impacted.

v. Public Trash Compactor: The Owner will provide a trash compactor within the Property, in the location depicted on the Site Plan, for use by the hotel and its associated uses and by nearby businesses on Charlotte Street. The trash compactor have a minimum volume capacity of 30 yards. Minor deviations (as defined in Section B.4, page 5) to the size and volume capacity of the trash compactor and/or its location within the Property shall be permitted. Any such minor deviations shall be approved by City staff, in cooperation with the Owner.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The 24 Cathedral Place PUD complies with Code Section 28-286 by:

a. Promoting more efficient and economic use of land by restoring and preserving the existing historic building located on the Property and constructing architecturally complimentary structures, as approved by the City Historic Architectural Review Board.

b. Encouraging a more compatible and harmonious development of contiguous lands by integrating uses within one project.

c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Site Development Plan and this text.

d. Providing a process to assess a development's impact on the site, the surrounding neighborhoods or areas, and the City as a whole, in that the Project converts an existing office building, where workers drive into and out of the downtown at morning and evening peak hours, with a hotel and related amenities, where guests arrive and depart at non-peak hours.

e. Demonstrating the coordination of architectural styles, building forms, and building relationships within the Property, as well as the PUD's relationship with the existing and preferred architectural context surrounding the Project by providing Mediterranean Influence Architecture, similar to the existing Cathedral Place building, the Casa Monica hotel, the Ponce de Leon Hotel and other structures in the vicinity. Project architecture shall be as approved by HARB in Certificate of Appropriateness HP 2025-0053 dated December 18, 2025.

f. Providing an environment of consistent character compatible with the surrounding areas, with the new buildings within the Property being three stories, which height is consistent with other buildings along Cathedral Place, Avenida Menendez and other surrounding streets.

g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Allowable uses within the Property are set forth in Section C.3 hereof. A development plan depicting the locations of the proposed land uses is attached as **Exhibit "B"**, Site Development Plan. The proposed non-residential uses are permitted in the Historic Preservation FLUM designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the 24 Cathedral Place Project include:

a. Restoring and preserving the historic buildings located at 22 and 24 Cathedral Place, which structure enhances the City skyline.

b. Providing parking spaces when available for public use, with a majority of the parking structure wrapped by buildings that have architecture consistent with the design of the historic buildings at 22 and 24 Cathedral Place.

c. Providing a public trash compactor for businesses along Charlotte Street within the Property

d. Designing, permitting and constructing improvements to the streetscapes of Charlotte and Treasury streets adjacent to the Property, including pavement, sidewalks, pedestrian crossings, landscaping and appropriate utility coordination, in conjunction with the City. Sidewalk improvements will be of the "complete street" type, which will allow better public safety vehicle access along Charlotte and Treasury streets. Within the section of Charlotte Street between the northern end of Anderson Circle and Treasury Street, the Owner will pay all of the cost associated with the aforementioned streetscape improvements. Within the section of Charlotte Street between Cathedral Place and the northern end of Anderson Circle (the "**Anderson Segment**"), (i) if the Florida Department of Transportation ("**FDOT**") and the City are ready to reconfigure Anderson Circle concurrently with the Project's streetscape improvements, the Owner will contribute 33 percent of the costs of improvements to the Anderson Segment; or (ii) if the FDOT and the City are not ready to reconfigure the Anderson Segment, the Owner will make improvements to such segment to

provide a two-way road between the Project's parking garage entrance along Charlotte Street and Cathedral Place.

e. Contributing mobility fees from the Project to provide "complete street" improvements for Charlotte Street between Treasury Street and Avenida Menendez, in conformance with the City's Mobility Fee Ordinance.

f. Providing a contribution of $464,640 to the City for the "complete street" improvements for Charlotte Street between Treasury Street and Avenida Menendez. Such funds will be paid to the City within 90 days of the City Commission's approval of this PUD rezoning ordinance, with no appeals being filed, or within 90 days of this ordinance becoming final following any appeal hereof. In the event the City has not expended the funds contributed by the Owner under this Subsection C.5.f within 13 years of the Owner's payment thereof, the City shall return the money to the Owner; provided, however, if the Owner extends the project completion date pursuant to Subsection C.6 hereof, or pursuant to any applicable statutory extension, the City shall have one additional day for every day of the Owner's extension to return the money to the Owner. This Subsection C.5.f is intended to provide for cooperation between the Owner and the City in improving the infrastructure in a logical sequence to lessen disruption and inefficiencies for the public construction project.

g. Locating the Project in an area where hotel guests can park their cars once and walk, or where people can walk and take trolleys from other downtown venues.

h. Significantly increasing City annual ad valorem taxes generated by the Property, which lies within the Downtown Community Revitalization Area.

i. Increasing the number of jobs available to City residents, thus allowing them to work locally, even within walking and biking distance from their homes.

6. **The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit.**

The 24 Cathedral Place Project will be redeveloped in one (1) phase, which will include the renovation of the existing buildings at 22 and 24 Cathedral Place and the construction of a new building or buildings on the remainder of the site. Project development will commence within ten (10) years of the effective date of this PUD Ordinance and shall be completed within three (3) years of commencement. Notwithstanding the foregoing, the Owner shall be permitted to request extensions of the construction completion date due to the occurrence of force majeure events or circumstances unexpected, unforeseen or beyond its control, such as war, strike, riot, crime, plague, pandemic, natural disaster, archeological condition or other act of God that cause delays in construction. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

7. **Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.**

The Owner will be responsible for continuing operation and maintenance of all on-site facilities.

8. **A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.**

This PUD shall terminate 30 years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code or Florida law.

9. **If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.**

The uses permitted in the proposed PUD are consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.**

A public facility impact analysis that outlines the Project's potential impacts on transportation networks, circulation patterns and infrastructure is attached as **Exhibit "E"**. As stated above, the Project converts an existing office building to hotel use. Thus, the Property will continue to utilize the same roads, utilities and other public infrastructure that it has always used. As noted in **Exhibit "E"**, the hotel will encourage guests to walk, ride bicycles and use other multi-modal transportation, in contrast to the office tenants' use of personal vehicles to get to and from work at peak hours in the morning and afternoon.

11. **A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.**

See Section E hereof.

D. Performance Standards (Code Section 28-292).

1. **General development patterns.** This infill project takes into consideration pedestrian-oriented design, the human scale and sense of place of the surrounding area by preserving the historic 22 and 24 Cathedral Place buildings within the City's skyline and adding buildings that architecturally blend with existing structures along Charlotte and Treasury streets. The proposed hotel and ancillary uses are compatible with the surrounding hotel, restaurant, retail, church and other uses in the downtown core. Such surrounding buildings range in height from less than 20 feet to more than 45 feet, and have lot coverages that range from 70 percent to 100 percent. The adjacent Cathedral Basilica is more than 45 feet tall, the associated Rectory is approximately 40 feet in height, and several restaurant buildings located between Avenida Menendez and Charlotte Street (e.g., Harry's, Casa Reina) are between 35 and 45 feet tall. The staggering of building heights and coverages in this area allows for architectural interest while maintaining human scale and sense of place.

2. **Contributions to the existing community.** This infill project enhances the existing street patterns within the City by enhancing the streetscapes along Charlotte Street and Treasury Street, which are currently narrow and difficult for large vehicles to maneuver. The preservation of the historic 24 Cathedral Place building will enhance the City's downtown skyline for future generations, and addition of lower-height buildings similar in scale to existing structures along Charlotte and Treasury streets continues the downtown skyline vista. The project will contribute more than one million dollars in public benefit improvements, including streetscape and utility improvements along Charlotte Street between Cathedral Place and Avenida Menendez, which is a significant investment in downtown St. Augustine.

3. **Redevelopment and infill PUD projects.** This project allows for the adaptive reuse of one of the most visible and historic buildings in downtown St. Augustine, preserving the structure for future generations. The construction of hotel buildings that complement the Mediterranean Influence/Moorish architecture of the historic 24 Cathedral Place and replace an existing, unsightly parking lot will enhance the aesthetic of downtown St. Augustine. The construction of streetscape improvements along Charlotte Street between Cathedral Place and Avenida Menendez will contribute to the circulation, emergency access and aesthetics of this entire area of downtown. In summary, this PUD provides for a significant investment in the future of the historic city center, at the expense of the private sector, by providing a mixed-use development that is complementary of its surroundings.

E. **Ownership Agreement.**

The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the City of St. Augustine City Commission. The Owner also agrees to comply with all conditions and safeguards established by the St. Augustine City Commission with respect to this Planned Unit Development application.

Kasam Hospitality, Inc., a Florida corporation
By:_____
Name:_____
Title:_____
Date:_____

Exhibit "A"

Legal Description of the Property

Exhibit "B"

Site Development Plan

Exhibit "C"

HARB Approved Architectural Elevations

EXHIBIT "D"

HARB Approved Landscape Plan

EXHIBIT "E"

Public Facility Impact Analysis

Ordinance 2026-08 including Attachments

CITY OF ST AUGUSTINE. EST. 1565 NATION'S OLDEST CITY

Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE ZONING FOR APPROXIMATELY 1.06 ACRES OF PROPERTY LOCATED AT 24 CATHEDRAL PLACE (PID #197160-0000) AND CHARLOTTE STREET (PID #197200-0000), AS MORE PARTICULARLY DESCRIBED HEREINAFTER, TO AMEND ITS CURRENT PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION ADOPTING A NEW PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

This ordinance is a rezoning initiated by the property owner to amend an existing PUD.

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

None

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

None

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

This ordinance is a rezoning initiated by the property owner to amend an existing PUD.

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE ZONING FOR APPROXIMATELY 1.06 ACRES OF PROPERTY LOCATED AT 24 CATHEDRAL PLACE (PID #197160-0000) AND CHARLOTTE STREET (PID #197200-0000), AS MORE PARTICULARLY DESCRIBED HEREINAFTER, TO AMEND ITS CURRENT PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION ADOPTING A NEW PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property containing approximately 1.06 acres located at 24 Cathedral Place (PID #197160-0000) and Charlotte Street (PID #197200-0000), in the City of St. Augustine, being more fully described herein, should amend the zoning classifications;

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

Section 1. The following described property, containing approximately 1.06 acres located at 24 Cathedral Place (PID #197160-0000) and Charlotte Street (PID #197200-0000), in the City of St. Augustine, is hereby amended from the existing Planned Unit Development (PUD) classification to a new as amended Planned Unit Development (PUD), as more fully described in the attached legal description, Exhibit "A", and revised PUD documents attached as Exhibit "B",

Section 2. The City Planning and Building Director is hereby authorized and directed to amend the zoning map for the City of St. Augustine, Florida to reflect the zoning classification assigned to the above-described lands.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. This ordinance shall be effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

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

ATTEST: _____
Nancy Sikes-Kline, Mayor-Commissioner

_____
Darlene Galambos, City Clerk
(SEAL)

EXHIBIT A
to
Special Warranty Deed

PROPERTY DESCRIPTION

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East, 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the Easterly line of said land described in Official Records Book 115, page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130, page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229, page 137, public records of said County, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, page 248, public records of said County, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said South line of Treasury Street, 118.56 feet to the Point of Beginning.

24 Cathedral Place Planned Unit Development

City of St. Augustine, Florida

March 2026

Team Roster

Owner/Applicant:

Kasam Hospitality, Inc.
32 Avenida Menendez
St. Augustine, Florida 32084

Landscape Architecture:

Marquis Latimer & Halback, Inc.
34 Cordova Street
St. Augustine, Florida 32084

Architecture:

Fisher Koppenhafer
9104 Cypress Green Drive
Jacksonville, Florida 32256

Les Thomas Architect, Inc.
32 Cordova Street
St. Augustine, Florida 32084

Planning/Civil Engineering:

Maverick Engineering
10 Willow Winds Parkway
St. Johns, Florida 32259

Legal/Authorized Agent for Owners:

Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Site Development Plan
Exhibit "C" – HARB Approved Architectural Elevations
Exhibit "D" – HARB Approved Landscape Plan
Exhibit "E" – Public Facility Impact Analysis

AMENDED AND RESTATED 24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT PROJECT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the "**Code**"), the purpose of a planned unit development ("**PUD**") zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City's Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

The existing building located at 24 Cathedral Place in the historic district is St. Augustine's first and only skyscraper. The eight-story building and its mezzanine were constructed in 1926 and 1927, at the same time the historic Bridge of Lions was built. The building was used as a bank until 2014, when it was converted to a private event venue. Throughout its history, the building has served as a space for art and cultural exhibits, historical shows, community gatherings, and as a symbol of prosperity for the city. The building is listed as a contributing structure to the St. Augustine Historic District designated on The National Register of Historic Places to honor its architectural and historical significance to St. Augustine.

The parcels at 22 and 24 Cathedral Place and 0 Charlotte Street are currently zoned PUD, pursuant to Ordinance No. 2013-22, which: (i) allows existing HP-2 uses in the existing building; (ii) permits use of an event venue called the "Grand Ballroom at Cathedral Place" on the first floor of the building; (iii) allows an awning on the front of the building; (iv) permits the sale and consumption of alcoholic beverages on the property within 100 feet of the eastern boundary line of the Cathedral Basilica parcel adjacent to the PUD; and (v) recognizes the existence of telecommunications equipment within the cupola of the existing building located onsite and allow for the installation of additional telecommunications equipment, in accordance with City Code Section 28-400. Some of the uses granted in Ordinance No. 2013-22 are incorporated into this Amended and Restated 24 Cathedral Place PUD (the "**Amended PUD**").

In this Amended PUD, the historic 22 and 24 Cathedral Place buildings will remain in their existing configurations. The exteriors of the buildings will be restored, and the interiors of the buildings will be converted to a hotel with associated uses, as described in Section C.3 herein.

The property located at 0 Charlotte Street (at the corner of Charlotte Street and Treasury Street) will be developed with the uses set forth in Section C.3 herein. The new buildings at 0 Charlotte Street will include hotel rooms and associated uses, which will wrap around a parking structure that will serve the project.

This 24 Cathedral Place PUD text incorporates some of the provisions of the PUD text for the project approved by the City Commission in Ordinance No. 2013-22 and includes site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The Amended PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this Amended PUD ordinance is located at the corner of Cathedral Place and Charlotte Street, in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 197160-0000 and 197200-0000 (collectively, the "**Property**"). A legal description of the Property is attached as **Exhibit "A"**. The Property includes approximately one (1) acre.

2. Owner and Agent

The owner of the Property is Kasam Hospitality, Inc. (the "**Owner**"). The agent for the Owner is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the "**Agent**"). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. History, Existing Approvals

The Future Land Use Map ("**FLUM**") designation of the Property is Historic Preservation. The zoning district of the Property is Planned Unit Development ("**PUD**").

The current PUD allows for the preservation of existing HP-2 uses in the existing buildings located at 22 and 24 Cathedral Place; permits an event venue called the "Grand Ballroom at Cathedral Place" on the first floor of the building; allows an awning on the front of the building; permits the sale and consumption of alcoholic beverages at 24 Cathedral Place within 100 feet of the eastern boundary line of the Cathedral Basilica parcel adjacent to the PUD; and recognizes the existence of telecommunications equipment within the cupola of the existing building located onsite and allow for the installation of additional telecommunications equipment within such cupola, in accordance with City Code Section 28-400.

4. Summary of Proposed Development

The Owner is proposing to restore and preserve the historic buildings located at 22 and 24 Cathedral Place and to construct complimentary buildings in the location of the existing surface parking lot on the Property. The proposed project will include a maximum of 120 hotel rooms in the existing building located at 24 Cathedral Place and in additional buildings to be constructed on the Property; the previously approved Grand Ballroom at Cathedral Place (also known as The Treasury on the Plaza) special event venue and other special event venue space within the hotel buildings; meeting rooms, restaurants, lounge, spa and exercise facilities, and other amenities associated with the hotel; a minimum of 155 spaces of parking (some of which will be publicly available) for the aforementioned uses; and other uses described herein (collectively the "**Project**").

A site development plan depicting the locations of the proposed land uses is attached as **Exhibit "B"** (the "**Site Development Plan**"). Architectural elevations for the Property approved by the City's Historic Architectural Review Board ("**HARB**") on December 18, 2025 (Certificate of Appropriateness HP2025-0053) are attached as **Exhibit "C"** (the "**HARB Approved Architectural Elevations**"). The Owner shall be permitted to revise the HARB Approved Architectural Elevations pursuant to applicable City Code requirements without amending this PUD.

City staff shall be permitted to approve minor deviations from the Site Development Plan, final engineering plans and other city permits for the Property. For the purposes of this PUD, "minor deviations" shall be defined as: (i) changes that do not increase structure height; (ii) changes that do not decrease required setbacks; (iii) changes that do not change the location, number or type of vehicular accesses by more than ten (10) feet; (iv) changes that do not increase permitted density or intensity of development; and (v) changes that do not deviate from applicable requirements of the City of St. Augustine Land Development Code (the "**Code**") by more than ten (10) percent.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property.

As set forth in Section B.3 above, the Property has a FLUM designation of Historic Preservation. City Comprehensive Plan Future Land Use Element ("**FLUE**") states that Historic Preservation areas are intended to provide a mix of uses, including residential, institutional and commercial uses that will encourage the preservation and restoration of historic structures, which includes protecting and maintaining the colonial Town Plan. This district is also intended to provide a mix of compatible non-residential uses that will encourage the restoration and reproduction of historic structures including compatible infill development and maintain the historic nature and low intensive ambiance of the neighborhoods, and pedestrian scale of the neighborhoods. This is in an effort to recognize and preserve the authentic historic and physical character of the area including the historic skyline, and the City's contribution to the historic and archaeological record of the State and nation. Historic Preservation areas allow residential density to a maximum of 24 units per acre. The Project meets the requirements of the Historic Preservations future land use designation requirements by restoring and preserving the historic 1920s buildings located at 22 and 24 Cathedral Place and adding new hotel and hotel-related structures that are compatible with the existing building's Mediterranean Influence Styles, as described in pages 81 through 97 in the City's Architectural Guidelines for Historic Preservation ("**AGHP**"). Preservation of the existing 24 Cathedral Place building, which is part of the downtown skyline, meets the goal of preserving and restoring historic structures. Also, the Project provides compatible infill redevelopment in the scale of the adjacent existing downtown historic district and in compliance with the AGHP requirements for Mediterranean Influence Styles, which buildings are two to four stories in height.

Similarly, FLUE Goal 3 and its policies and objectives related to historic resources encourage the promotion of St. Augustine's distinct character and authenticity by preserving and

protecting the City's historic resources. FLUE Policy 3.16 urges the adaptive reuse of historic structures, similar to the proposed restoration of the 22 and 24 Cathedral Place buildings. Such restoration will be expensive, and very few private companies have the financial wherewithal to undertake such work. Other large, historic structures that grace downtown St. Augustine are owned and maintained by governmental entities, colleges, churches and other non-profit groups, often with financial assistance by third parties.

Objective 3.3 encourages uses consistent with the community's authentic and distinctive character. The existing building, located at 24 Cathedral Place in downtown St. Augustine, was constructed in 1927 as the First National Bank of St. Augustine. It is designed in the "Mediterranean Revival" architectural style and borders the City's downtown "Plaza", which has been an essential feature of the St. Augustine town plan since colonial times. The concept of a plaza or public square has been central to Spanish urban planning since the 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important government and ecclesiastical buildings. In the 18th, 19th and 20th centuries, the Plaza became surrounded by major structures including the Trinty Episcopal Church, the Cathedral Basilica, Government House, the Casa Monica (Cordova Hotel), Alcazar and Ponce de Leon (Flagler College) hotels, the former Bishop's Building and the St. Augustine Hotel. As quoted in the Florida Master Site File, the new St Augustine Hotel, which faced the north side of the Plaza and extended down Charlotte St., was the "most desirable establishment in town", but "more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests". Not much has changed in the last 150 years. The proposed "Exchange Hotel" would continue this historic pattern of development of "significant and monumental" buildings located in and around the Plaza. The existing, eight-story, building at 24 Cathedral Place and the building at 22 Cathedral Place will be the focal point of the new hotel development. The proposed new construction along Charlotte and Treasury streets will be an extension of the existing bank building, with the portions of the new buildings contiguous to the existing building being designed as Mediterranean Influences Styles and the portions of the new buildings located farther north along Charlotte and Treasury streets being of Colonial design order to blend into the downtown's authentic and distinctive character.

FLUE Goal 5 encourages the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments. The Project will primarily be located within the existing historic 22 and 24 Cathedral Place buildings and will connect to existing utilities and other infrastructure, which have capacity to serve the Property. The Property is located adjacent to Cathedral Place and Charlotte Street, which are public roads. The Project will provide ample parking for residents and guests, who can park their cars on the Property and walk or take trolleys around the City without using their cars. The Project complies with FLUE Policy 5.2.4 by retaining and preserving the character of the historic 24 Cathedral Place building, which is a centerpiece of downtown St. Augustine, and adding a series of buildings that include human-scale architecture along Charlotte and Treasury streets. The new buildings will have undulating building facades and rooflines and openings onto the street, which will provide visual interest at the street level. The new buildings to be constructed on the Property are similar in mass and scale to structures that surround the site, which have compatible lot coverage and heights. Site amenities that will benefit residents, including streetscape improvements along Cathedral Place, are listed on pages 15 and 16 of this text.

FLUE Goal 8 provides that the City will promote its historic urban character, recognize and preserve the historic skyline, preserve its unique residential neighborhoods, and support adjacent compact commercial areas. The Project helps the City accomplish this goal by preserving one of the iconic buildings in downtown, providing infill development and bringing in higher-end guests to support area businesses. The Cathedral Place area is primarily commercial in nature, and residents in nearby neighborhoods can easily walk or bike to the new hotel and its related restaurants, bars and other amenities. Replacing the existing office use of the 24 Cathedral Place building with a hotel should reduce the number of vehicles coming and going from the site each day, since many hotel guests will arrive via some form of ride share. Guests who bring cars will park in the hotel parking garage and leave their vehicles there since they can walk, bike or take a trolley to businesses and attractions in the downtown area.

FLUE Policy 1.1.1 and Conservation and Coastal Management ("**CCM**") Policy 1.3.1 require the City to use the latest version of the Flood Insurance Rate Maps promulgated by the Federal Emergency Management Agency ("**FEMA**") to determine the location of the 100-year floodplain and flood prone areas of the City and to require development within such areas to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation established by FEMA. New buildings within the Project will be constructed at the same elevation as the existing historic building on the Property, as detailed in Section 3.e of this text. The Project will also comply with FLUE Policies 1.1.10 and 1.1.11 and FLUE Objective 4.3 with respect to stormwater, drainage and construction to address sea level rise.

FLUE Policy 2.2.1 and FLUE Goal 5 require the City to prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments. FLUE Policies 5.1.2, 5.5.3 and 6.1.5 encourage the City to achieve infill development through the use of higher density and intensity land use designations and mixed-use designations. This Project accomplishes all of these goals by providing a higher density, mixed-use development within the City's downtown core, consistent with the Property's Historic Preservation future land use designation, and utilizing an existing building and existing infrastructure where capacity to serve the Project is available. The project replaces an existing, unsightly parking lot with buildings that are architecturally and structurally compatible with structures in the surrounding area, including the historic 24 Cathedral Place building on the site.

FLUE Objective 5.2 and its related policies require new development to encourage principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel, as opposed to conventional development patterns that encourage urban sprawl. The Project meets these requirements by providing preservation of an historic building and construction of related infill development in the downtown core where residents and visitors can park their cars and walk, bike or use publicly available transit to travel to other destinations throughout the City. The Project provides for a change of use of an existing historic building. It also includes a pedestrian-friendly design and is interconnected with the City's street network. The Project will include enhanced landscaping and streetscaping in the rights-of-way of Charlotte and Treasury streets. A bike share program will be provided for hotel guests.

FLUE Policy 6.3.1 related to historic preservation encourages a mix of uses, including residential, institutional and commercial uses that allow for the preservation and restoration of historic structures. The Project preserves the existing historic structures at 22 and 24 Cathedral

Place and allows for compatible infill development on the 0 Charlotte Street parcel. The architectural style of the new buildings within the Property will be similar to that of the existing historic building. A majority of the parking garage proposed for the site will be wrapped by the new buildings, so it will not be visible from public streets. The Florida Master Site File describes the building located at 24 Cathedral Place, as "Mediterranean Revival". The AGHP does not specifically address "Mediterranean Revival" but does identify "Mediterranean Influence". The "Mediterranean Influence" includes Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance Revival. The AGHP goes on to state that "the roots of Mediterranean influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s. The existing building at 24 Cathedral Place is characterized by clay tile hoods above the first-floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapets, and ceramic tile. The façade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Other buildings around the plaza that exhibit these architectural characteristics are, the Casa Monica Hotel, the Lyon Building and the Ponce de Leon Hotel (Flagler College). The proposed new construction adjacent to the existing buildings at 22 and 24 Cathedral Place will be of Mediterranean Influence Styles, with the portions of the new buildings farther north along Charlotte and Treasury streets being of Colonial design. The proposed architectural styles of the new construction were approved by HARB and are included in the HARB Approved Architectural Elevations, **Exhibit "C"**.

The Historic Preservation Element has an overall goal of protecting and preserving the historic resources of the City's built environment and enhancing the City's historic integrity. The Project meets this goal by ensuring the historic preservation and protection of the 1920s building located at 24 Cathedral Place. The building is listed on The National Register of Historic Places. The mass and scale of the new buildings to be constructed on the Property are consistent with the sizes and heights of other surrounding structures, which range from two to three stories and are either joined together or have little separation.

The Transportation and Mobility Element ("**TME**") emphasizes the maintenance of a coordinated multimodal transportation system which provides for the safe, efficient and economical movement of people, goods and services and protects the City's natural, cultural and historical resources. The Project is located in downtown St. Augustine, within walking distance of most destinations. Project visitors can park their cars at the hotel and walk, bike or take trolleys to destinations throughout downtown. Ample parking will be available on the Property.

TME Objective 1.5 requires the City to identify and pursue strategies to reduce the vehicle miles traveled by establishing locations for compact, mixed-use development, increasing opportunities for job creation proximate to higher density residential, facilitating future opportunities for transit-oriented development and encouraging new developments to be connected by roadways, bikeways and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system. The 24 Cathedral Place PUD meets all of these objectives by providing a mixed-use development and creating jobs within the Property. The Property is connected to downtown St. Augustine by roadways, bikeways and pedestrian systems. The Project will include a bike share program for use by hotel guests. The Property is already on trolley and other transit routes, which will allow hotel patrons and other

visitors to travel downtown without using individual vehicles. Many hotel guests will arrive via Uber and similar services so they will not drive individual vehicles.

The Conservation and Coastal Management Element ("**CCME**") Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. The Property does not contain any environmentally sensitive lands, vegetative communities or wildlife habitats. The Owner will utilize energy efficient and waterwise devices within the project, including in the renovation and restoration of the historic 24 Cathedral Place building.

CCME Policies 2.1.1, 2.1.2 and 2.1.3 require the City to maintain three (3) Conservation Overlay Zones ("**COZs**"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations. The 24 Cathedral Place Project will comply with all applicable COZ requirements enumerated in Conservation and Coastal Management Policies 1.1 and 1.5.

CCM Policy 2.16.6 and Recreation and Open Space Element Policy 3.3.2 require the City to encourage the installation of low-impact development or green infrastructure on private property, including permeable pavements, bioswales and green roofs. The Project may use these methods within areas of the Property where buildings are not located. These methods will reduce any "heat islands" and provide stormwater management, per TME Policy 3.4.8.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Cathedral 24 Place Project will connect to the City's existing sanitary sewer and potable water systems, at the expense of the Owner (in compliance with Capital Improvement Objectives 4 and 5), and will make improvements to the extent required solely for the Project. The Project will use water-wise landscaping where practicable. The Project will also utilize City solid waste services. The Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The Project will comply with this requirement.

TME Policies 1.1.1, 1.3.9 and Objective 3.2 and its related policies require the City to implement mobility planning, including parking facilities that provide safe and convenient accommodation of pedestrian, bicycle and transit accessibility and connectivity and "complete streets" that accommodate such pedestrian, bicycle and transit. The Project meets these requirements by providing parking, including public parking within the on-site parking garage, in a location where cars can be parked and people can walk, bike or take transit to other destinations. The Owner is also working with the City on providing a "complete street" within a portion of Charlotte Street.

TME Policies 1.3.3 and 1.3.4 require the City to encourage infill development in the existing urban area of the City and to recognize that certain roadway corridors will be congested, and that congestion will be addressed by other means than solely considering adding capacity for single occupant vehicles. The Project meets this goal by providing infill development in the downtown core and providing residents and visitors with transportation options other than single vehicles.

TME Policy 3.4.2 requires the City to establish policies that allow for a private development to conduct a shared parking plan. The Project has proposed such a shared parking plan, which will provide the "park once" environment sought by TME Policy 3.4.6.

The Infrastructure Element requires the provision of sanitary sewer, potable water, solid waste and stormwater management. The Project will meet all applicable levels of service for these facilities/services and will make any improvements to existing facilities needed to serve the Project, in conformance with the requirements of the City Code. The Project will use low-impact landscape and irrigation system design, in conformance with applicable provisions of the City Code and Florida Building Code.

2. **For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.**

The Property is zoned PUD. However, it will provide certain benefits and enhancements, as listed in Section 5 herein.

3. **The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.**

The Owner desires to amend the existing PUD for the Property in order to provide an updated Site Development Plan that more fully meets current and future needs of the City in this area. The Project will restore and preserve the historic building at 24 Cathedral Place and convert existing use of the Property from office space to a hotel with related amenities.

The following development standards shall apply to the Property:

a. Allowable uses: Allowable uses within the Property shall include:

1. A maximum of 120 hotel rooms within the existing buildings located at 22 and 24 Cathedral Place and on adjacent land, along with associated meeting rooms, event space, restaurants, lounge, spa and exercise facilities and gift shop. The hotel's meeting rooms, event space, restaurants, lounge, spa, exercise facilities and other ancillary uses will not exceed 30,000 square feet. Lobby areas, stairwells, offices, mechanical rooms and other space related to the hotel rooms are not included in the aforementioned 30,000 square feet.

2. A parking garage with a minimum of 155 spaces and a maximum of 175 spaces (some of which will be publicly available).

3. A special event venue located on the first floor of the building located at 24 Cathedral Place and other special event venues in other areas of the hotel buildings.

4. The sale and consumption of alcoholic beverages.

5. An awning on the front of the building located at 24 Cathedral Place.

6. Telecommunications equipment within the cupola of the building located at 24 Cathedral Place and the installation of additional telecommunications equipment in such cupola, in accordance with City Code Section 28-400. Antennas and telecommunications receptors located on the top of the elevator shaft on the 24 Cathedral Place building that are visible from street level will be removed during renovation of the existing 24 Cathedral Place building.

7. Other uses permitted in the HP-2 zoning district, including:

   a. Professional and business offices.

   b. Banks and other financial institutions.

   c. Retail sales and services.

The locations of the proposed uses are depicted on the Site Development Plan, **Exhibit "B"**.

c. Setbacks: The minimum building setbacks are as follows:

1. A minimum of zero (0) feet from each property line along Cathedral Place, Treasury Street and Charlotte Street.

2. There shall be no building setbacks required within the interior of the Property.

d. Maximum building height: The existing building on the Property is 135 feet in height, of which approximately 115 feet is habitable. New buildings shall not exceed 45 feet in height, but no more than 50 percent of the new buildings shall exceed 35 feet in height. New buildings will include no more than three stories. The new buildings will comply with the HARB Approved Architectural Elevations, as may be amended pursuant to applicable City Code requirements. Any changes to the HARB Approved Architectural Elevations shall not require an amendment to this PUD. Rooftop spaces and activities shall be allowed above the permitted building height, with only 50 percent of such spaces being covered. Building height shall be measured from finished floor elevation.

e. Minimum lot size: None.

f. Minimum lot width: None.

g. Maximum lot coverage by buildings: 100 percent for the Property.

h. Site Development Plan Details: The Site Development Plan attached as **Exhibit "B"** has been prepared prior to Project engineering and architecture being completed. Minor deviations (as defined in Section B.4, page 5) to building, landscaping, parking, trash compactor and other improvement locations shall be permitted in order to conform to final engineering plans approved by the City. Any such minor deviations shall be approved by City staff and must comply with the requirements of this PUD text and the Code.

i. Parking: The HP-2 zoning district does not require on-site parking. Although parcels surrounding the Property do not provide on-site parking, the Project will provide a minimum of 155 on-site parking spaces (maximum of 175 spaces) within a parking garage to serve the PUD permitted uses. A majority of the parking garage will be wrapped by a building or buildings that contain hotel rooms. The portion of the parking garage along the alleyway between the Cathedral Basilica and Treasury Street will be visible from the public right-of-way and will be architecturally treated and landscaped. Because this is a mixed-use Project containing a variety of non-residential uses, parking requirements will vary depending on the time of day and day of the week. Parking spaces can be stacked, meaning more than one car per space with valet parking. The garage will be available for parking by visitors to the hotel and ancillary restaurant, lounge, spa and other space, as well as to the general public when space allows. All employee parking will be provided either within the Property or via a shuttle from off-site areas owned by the Owner or subject to long-term lease (longer than one year) by the Owner. The Owner shall be permitted to designate certain spaces within the parking garage and parking lots for use by certain uses within the Property. During Project construction, temporary parking may be located within temporary parking lots anywhere within the Property. Parking spaces located within the parking garage will be a minimum of eight (8) feet wide by 16 feet deep. A guest drop-off area shall be permitted within the right-of-way of Cathedral Place adjacent to the existing 24 Cathedral Place building, provided that such drop-off area shall be placed within existing parallel parking spaces along the street and not within traffic lanes.

j. Signage: Project signage will meet applicable criteria for Historic Zone 2, as defined in Code Section 3-46(b)(2).

k. Bicycles/Multi-Modal: Bicycle racks that provide parking for a minimum of 10 bicycles will be provided within the hotel parking garage for use by guests, other patrons and hotel employees. In addition, loaner bicycles will be available to hotel patrons. The Project is located near an existing trolley stop and will allow ride share drivers to use the drop-off area along Cathedral Place. The hotel will encourage guests to use multi-modal forms of transportation.

l. Stormwater: The Property is exempt from stormwater management requirements due to the existing development thereof.

m. Lighting. Project lighting shall comply with applicable Code provisions. Building lighting will only be a color temperature ideally between 2,800 and 3,000 Kelvin.

n. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.

o. Temporary Uses. Project temporary uses shall comply with applicable Code provisions. Temporary offices and construction trailers shall be allowed on the Property during construction of any building and may be moved throughout the site if necessary but shall be removed within 30 days of issuance of a final Certificate of Occupancy by the City for the final building within the Property. Parking may be provided for the temporary offices and trailers in a temporary defined, but unpaved, area which meets applicable Code provisions.

p. Utilities: Project shall comply with applicable Code requirements. The Owner will utilize energy and water efficient components where feasible.

q. Landscaping: Project landscaping will be provided within the Property and the rights-of-way of Charlotte and Treasury streets. Such landscaping will include trees and planter boxes within rights-of-way and courtyard gardens and additional planter boxes within the Property. A landscape plan approved by HARB on December 18, 2025 is attached as **Exhibit "D"**. All landscape material will be Florida Friendly and/or AGHP approved. Any landscaping within public rights-of-way will be subject to a maintenance agreement with the City, and the Owner will be responsible for maintaining such landscaping. City staff shall be permitted to approve minor deviations from the landscape plans. The Owner shall be permitted to revise the landscape plan approved by HARB in accordance with applicable City Code requirements. Such changes to the landscape plan shall not require an amendment to this PUD.

r. Architectural Style: The Owner will not make any changes to the exterior design of the historic structures located at 22 and 24 Cathedral Place; except those approved by HARB on December 18, 2025 as HP 2025-0053. Any new buildings constructed within the Property will comply with the HARB Approved Architectural Elevations attached hereto as **Exhibit "C"** and with the Certificate of Appropriateness approved as HP 2025-0053. The Owner shall be permitted to revise the HARB Approved Elevations in accordance with applicable City Code requirements. Such changes to the elevations shall not require an amendment to this PUD.

s. Tree Mitigation: Any Project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III.

t. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones ("**COZs**"). Portions of the Property lie within COZ 3, and

development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

u. Construction Methods: Pilings for the new buildings to be constructed on the Property will be auger cast, with beams connecting the pilings on or near the ground surface, to minimize construction vibration. During construction of the new buildings, the Owner will engage a professional engineer to monitor vibration from the project to ensure that nearby buildings are not impacted.

v. Public Trash Compactor: The Owner will provide a trash compactor within the Property, in the location depicted on the Site Plan, for use by the hotel and its associated uses and by nearby businesses on Charlotte Street. The trash compactor have a minimum volume capacity of 30 yards. Minor deviations (as defined in Section B.4, page 5) to the size and volume capacity of the trash compactor and/or its location within the Property shall be permitted. Any such minor deviations shall be approved by City staff, in cooperation with the Owner.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The 24 Cathedral Place PUD complies with Code Section 28-286 by:

a. Promoting more efficient and economic use of land by restoring and preserving the existing historic building located on the Property and constructing architecturally complimentary structures, as approved by the City Historic Architectural Review Board.

b. Encouraging a more compatible and harmonious development of contiguous lands by integrating uses within one project.

c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Site Development Plan and this text.

d. Providing a process to assess a development's impact on the site, the surrounding neighborhoods or areas, and the City as a whole, in that the Project converts an existing office building, where workers drive into and out of the downtown at morning and evening peak hours, with a hotel and related amenities, where guests arrive and depart at non-peak hours.

e. Demonstrating the coordination of architectural styles, building forms, and building relationships within the Property, as well as the PUD's relationship with the existing and preferred architectural context surrounding the Project by providing Mediterranean Influence Architecture, similar to the existing Cathedral Place building, the Casa Monica hotel, the Ponce de Leon Hotel and other structures in the vicinity. Project architecture shall be as approved by HARB in Certificate of Appropriateness HP 2025-0053 dated December 18, 2025.

f. Providing an environment of consistent character compatible with the surrounding areas, with the new buildings within the Property being three stories, which height is consistent with other buildings along Cathedral Place, Avenida Menendez and other surrounding streets.

g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Allowable uses within the Property are set forth in Section C.3 hereof. A development plan depicting the locations of the proposed land uses is attached as **Exhibit "B"**, Site Development Plan. The proposed non-residential uses are permitted in the Historic Preservation FLUM designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the 24 Cathedral Place Project include:

a. Restoring and preserving the historic buildings located at 22 and 24 Cathedral Place, which structure enhances the City skyline.

b. Providing parking spaces when available for public use, with a majority of the parking structure wrapped by buildings that have architecture consistent with the design of the historic buildings at 22 and 24 Cathedral Place.

c. Providing a public trash compactor for businesses along Charlotte Street within the Property

d. Designing, permitting and constructing improvements to the streetscapes of Charlotte and Treasury streets adjacent to the Property, including pavement, sidewalks, pedestrian crossings, landscaping and appropriate utility coordination, in conjunction with the City. Sidewalk improvements will be of the "complete street" type, which will allow better public safety vehicle access along Charlotte and Treasury streets. Within the section of Charlotte Street between the northern end of Anderson Circle and Treasury Street, the Owner will pay all of the cost associated with the aforementioned streetscape improvements. Within the section of Charlotte Street between Cathedral Place and the northern end of Anderson Circle (the "**Anderson Segment**"), (i) if the Florida Department of Transportation ("**FDOT**") and the City are ready to reconfigure Anderson Circle concurrently with the Project's streetscape improvements, the Owner will contribute 33 percent of the costs of improvements to the Anderson Segment; or (ii) if the FDOT and the City are not ready to reconfigure the Anderson Segment, the Owner will make improvements to such segment to

provide a two-way road between the Project's parking garage entrance along Charlotte Street and Cathedral Place.

e. Contributing mobility fees from the Project to provide "complete street" improvements for Charlotte Street between Treasury Street and Avenida Menendez, in conformance with the City's Mobility Fee Ordinance.

f. Providing a contribution of $464,640 to the City for the "complete street" improvements for Charlotte Street between Treasury Street and Avenida Menendez. Such funds will be paid to the City within 90 days of the City Commission's approval of this PUD rezoning ordinance, with no appeals being filed, or within 90 days of this ordinance becoming final following any appeal hereof. In the event the City has not expended the funds contributed by the Owner under this Subsection C.5.f within 13 years of the Owner's payment thereof, the City shall return the money to the Owner; provided, however, if the Owner extends the project completion date pursuant to Subsection C.6 hereof, or pursuant to any applicable statutory extension, the City shall have one additional day for every day of the Owner's extension to return the money to the Owner. This Subsection C.5.f is intended to provide for cooperation between the Owner and the City in improving the infrastructure in a logical sequence to lessen disruption and inefficiencies for the public construction project.

g. Locating the Project in an area where hotel guests can park their cars once and walk, or where people can walk and take trolleys from other downtown venues.

h. Significantly increasing City annual ad valorem taxes generated by the Property, which lies within the Downtown Community Revitalization Area.

i. Increasing the number of jobs available to City residents, thus allowing them to work locally, even within walking and biking distance from their homes.

6. **The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit.**

The 24 Cathedral Place Project will be redeveloped in one (1) phase, which will include the renovation of the existing buildings at 22 and 24 Cathedral Place and the construction of a new building or buildings on the remainder of the site. Project development will commence within ten (10) years of the effective date of this PUD Ordinance and shall be completed within three (3) years of commencement. Notwithstanding the foregoing, the Owner shall be permitted to request extensions of the construction completion date due to the occurrence of force majeure events or circumstances unexpected, unforeseen or beyond its control, such as war, strike, riot, crime, plague, pandemic, natural disaster, archeological condition or other act of God that cause delays in construction. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

7. **Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.**

The Owner will be responsible for continuing operation and maintenance of all on-site facilities.

8. **A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.**

This PUD shall terminate 30 years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code or Florida law.

9. **If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.**

The uses permitted in the proposed PUD are consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.**

A public facility impact analysis that outlines the Project's potential impacts on transportation networks, circulation patterns and infrastructure is attached as **Exhibit "E"**. As stated above, the Project converts an existing office building to hotel use. Thus, the Property will continue to utilize the same roads, utilities and other public infrastructure that it has always used. As noted in **Exhibit "E"**, the hotel will encourage guests to walk, ride bicycles and use other multi-modal transportation, in contrast to the office tenants' use of personal vehicles to get to and from work at peak hours in the morning and afternoon.

11. **A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.**

See Section E hereof.

D. Performance Standards (Code Section 28-292).

1. **General development patterns.** This infill project takes into consideration pedestrian-oriented design, the human scale and sense of place of the surrounding area by preserving the historic 22 and 24 Cathedral Place buildings within the City's skyline and adding buildings that architecturally blend with existing structures along Charlotte and Treasury streets. The proposed hotel and ancillary uses are compatible with the surrounding hotel, restaurant, retail, church and other uses in the downtown core. Such surrounding buildings range in height from less than 20 feet to more than 45 feet, and have lot coverages that range from 70 percent to 100 percent. The adjacent Cathedral Basilica is more than 45 feet tall, the associated Rectory is approximately 40 feet in height, and several restaurant buildings located between Avenida Menendez and Charlotte Street (e.g., Harry's, Casa Reina) are between 35 and 45 feet tall. The staggering of building heights and coverages in this area allows for architectural interest while maintaining human scale and sense of place.

2. **Contributions to the existing community.** This infill project enhances the existing street patterns within the City by enhancing the streetscapes along Charlotte Street and Treasury Street, which are currently narrow and difficult for large vehicles to maneuver. The preservation of the historic 24 Cathedral Place building will enhance the City's downtown skyline for future generations, and addition of lower-height buildings similar in scale to existing structures along Charlotte and Treasury streets continues the downtown skyline vista. The project will contribute more than one million dollars in public benefit improvements, including streetscape and utility improvements along Charlotte Street between Cathedral Place and Avenida Menendez, which is a significant investment in downtown St. Augustine.

3. **Redevelopment and infill PUD projects.** This project allows for the adaptive reuse of one of the most visible and historic buildings in downtown St. Augustine, preserving the structure for future generations. The construction of hotel buildings that complement the Mediterranean Influence/Moorish architecture of the historic 24 Cathedral Place and replace an existing, unsightly parking lot will enhance the aesthetic of downtown St. Augustine. The construction of streetscape improvements along Charlotte Street between Cathedral Place and Avenida Menendez will contribute to the circulation, emergency access and aesthetics of this entire area of downtown. In summary, this PUD provides for a significant investment in the future of the historic city center, at the expense of the private sector, by providing a mixed-use development that is complementary of its surroundings.

E. **Ownership Agreement.**

The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the City of St. Augustine City Commission. The Owner also agrees to comply with all conditions and safeguards established by the St. Augustine City Commission with respect to this Planned Unit Development application.

Kasam Hospitality, Inc., a Florida corporation
By:_____
Name:_____
Title:_____
Date:_____

Exhibit "A"

Legal Description of the Property

EXHIBIT A
to
Special Warranty Deed

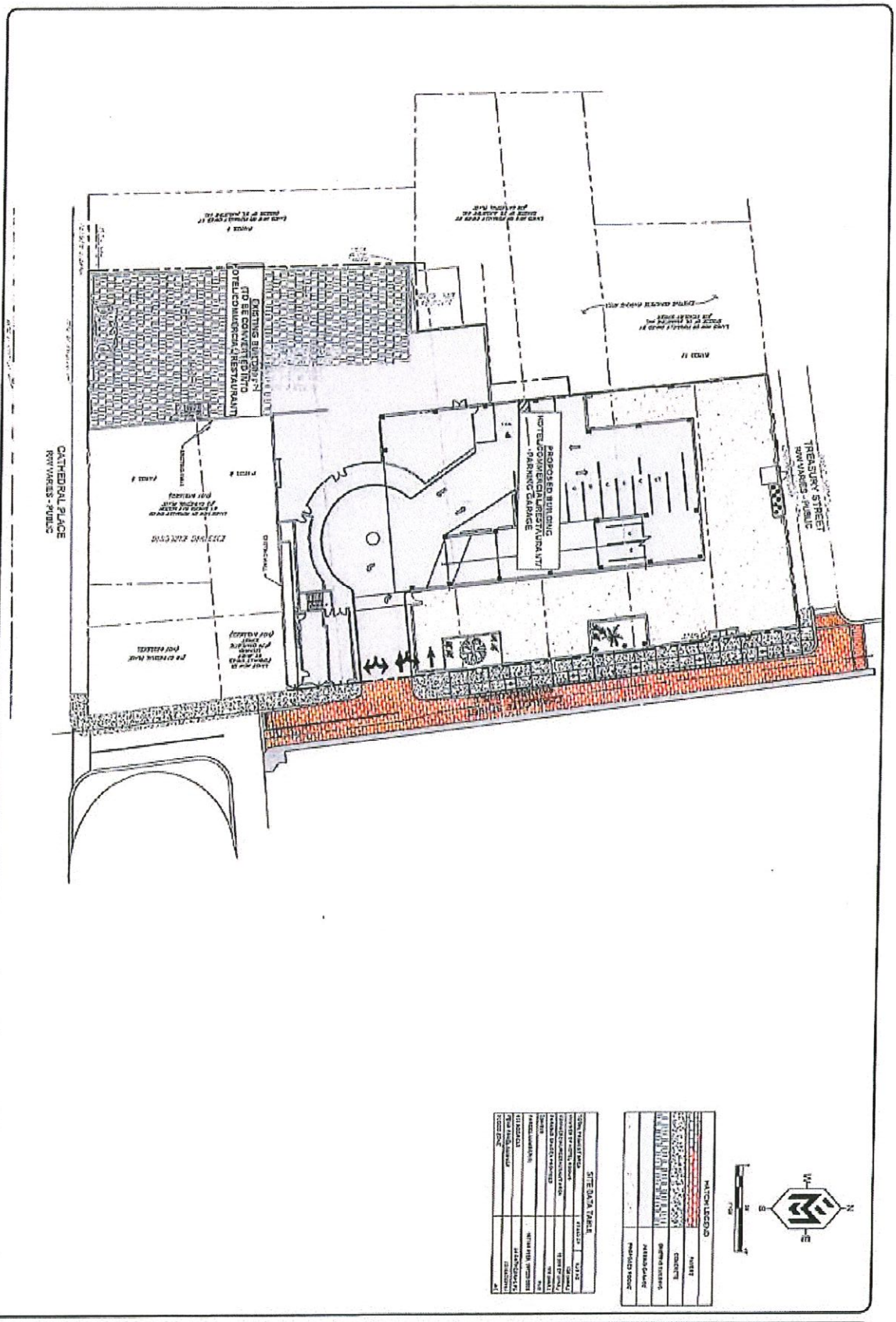
PROPERTY DESCRIPTION

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East, 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the Easterly line of said land described in Official Records Book 115, page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130, page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229, page 137, public records of said County, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, page 248, public records of said County, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said South line of Treasury Street, 118.56 feet to the Point of Beginning.

Exhibit "B"

Site Development Plan



1 OF 1	SITE PLAN THE EXCHANGE HOTEL CITY OF ST. AUGUSTINE	REVISIONS	MAVERICK ENGINEERING 18 WILLOW WINDS PARKWAY ST. JOHNS, FLORIDA 32259 (904) 615-4687

Exhibit "C"

HARB Approved Architectural Elevations

FISHER | KOPPENHAFER
ARCHITECTURE | INTERIOR DESIGN
THE EXCHANGE HOTEL
24 CATHEDRAL
22 & 24 CATHEDRAL PL.
ELEVATIONS
A5.01
CONCEPTUAL WEST ELEVATION
CONCEPTUAL ELEVATION – TREASURY STREET
CONCEPTUAL ELEVATION – CHARLOTTE STREET

FISHER | KOPPENHAFER
ARCHITECTURE | INTERIOR DESIGN

THE EXCHANGE HOTEL
24 CATHEDRAL

22 & 24 CATHEDRAL PL.

ELEVATIONS

A5.01

EXHIBIT "D"

HARB Approved Landscape Plan

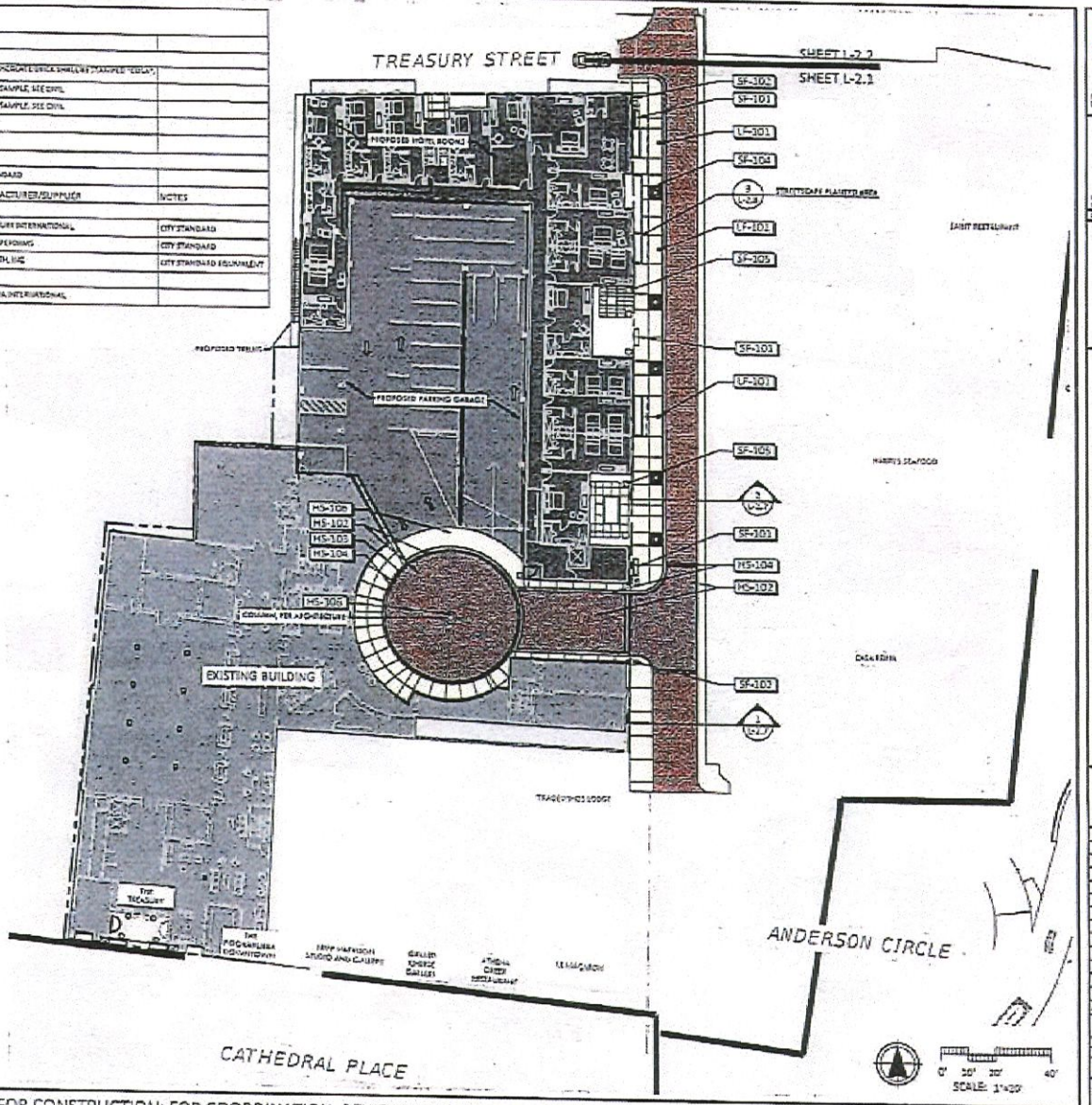
NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HARDSCAPE SCHEDULE					
	HS-102	BRICK PAVING	CUSTOM ST. AUGUSTINE BLEND	VINTAGE STREET	USA BY CHEROKEE (UNICA SHIELDS STAMPED "CCBU", SAW CUT)
	HS-103	COQUINA CONCRETE SIDEWALK	NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	HS-104	COQUINA CONCRETE FLUSH CURB	NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	HS-105	COQUINA CONCRETE DRIVEWAY			
SYMBOL	CODE	DESCRIPTION	DESCRIPTION	FINISH/COLOR	NOTES
LIGHT FIXTURE SCHEDULE					
	LF-101	LIGHT POLE	CONC. POLE W/MACOM FIXTURE	BLACK	CITY STANDARD
SYMBOL	CODE	DESCRIPTION	DESCRIPTION	COLOR/FINISH	MANUFACTURER/SUPPLIER	NOTES
CITY FURNITURE SCHEDULE						
	SF-101	BENCH		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
	SF-102	LITTER + RECYCLE RECEPTACLES		BLACK POWDER COAT	LANDSCAPE FORMS	CITY STANDARD
	SF-104	5' KS TREE GRATE	6038-2 STARBURST TREE GRATE	CAST ALUMINUM W/ BLACK POWDERCOAT	IRONCRAFTS, INC	CITY STANDARD EQUIVALENT
	SF-105	PLANT POT	SQUARE WOOD CATEGORY WITH PLASTIC LINER (HIDE)	NATURAL WOOD TONE		
	SF-106	TERRACOTTA PLANTERS	CAUSADO ROUND PLANTER: 28"X25"	TERRACOTTA	CAMPANA INTERNATIONAL	

STREETSCAPE IMPROVEMENTS NOTES:

1. ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION TO THE HOTEL.
2. IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT.



ML+H

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
HARDSCAPE PLAN

L-2.1

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

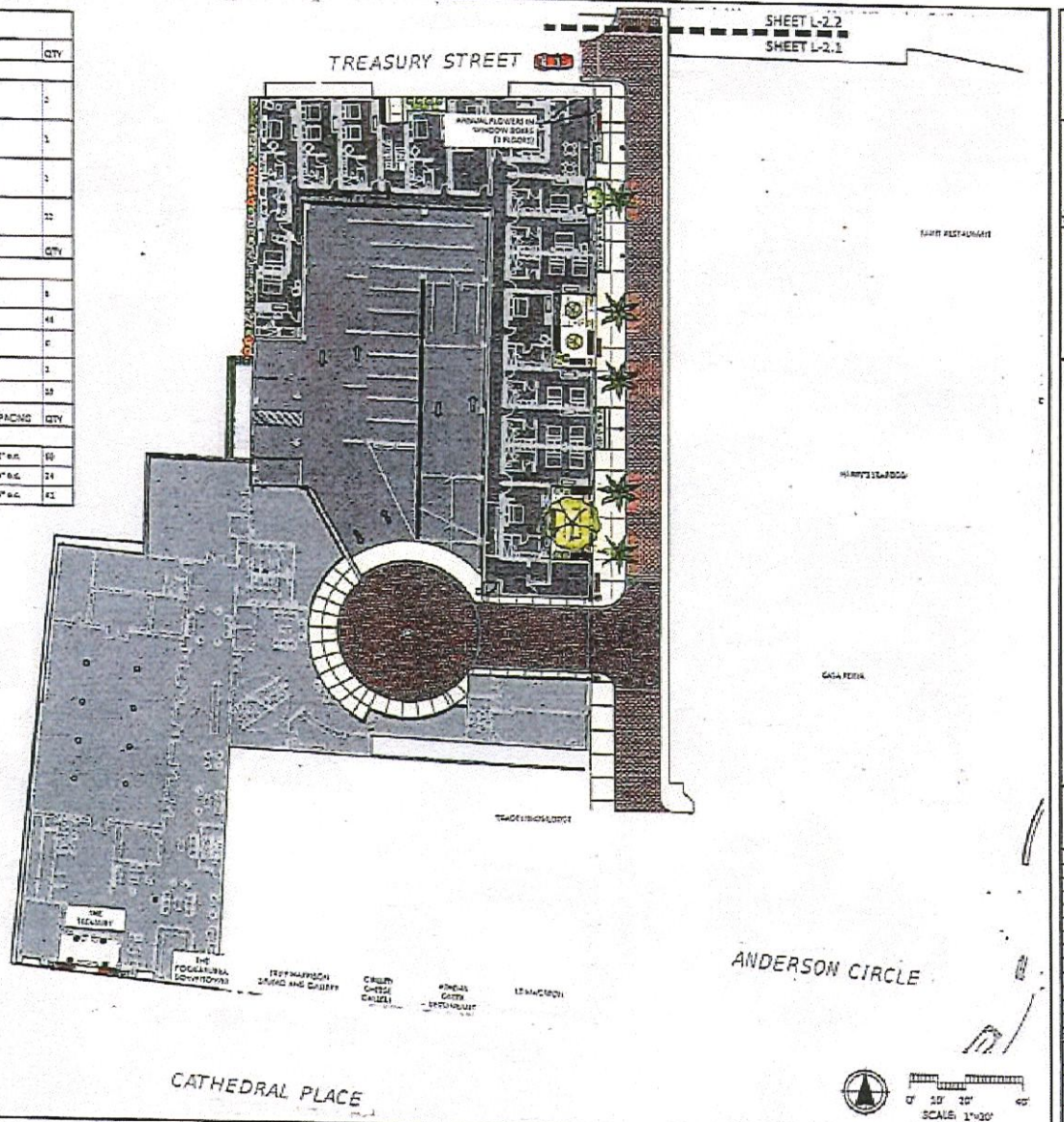
NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	CM	CITRUS X AURANTIUM 'SEVILLE' / SEVILLE SOUR ORANGE	BSB, ROOT PUNE GROWERS	4"	8' MIN.	NO		3
	CU	COCCOLOBA UVIFERA / SEA GRAPE	BSB	3" STD.	FULL IN POT	YES		3
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE	45 GAL. SPECIMEN					3
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	BSB	12" MIN.	20' CT			22
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		QTY
SHRUBS								
	BG	BOUGAINVILLEA GLABRA / PAPER FLOWER	10 GAL.	3' TRELLIS		NO		8
	DI	DIETES IRIDIOIDES / FORTNIGHT LILY	3 GAL.					44
	HC	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH	7 GAL.	FULL IN POT	3-5'	YES		6
	VW	VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM	3 GAL.	18"	18"	YES		3
	YA	YUCCA ELEPHANTIPES / GIANT YUCCA	7 GAL.	3'	3'			10
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY
SHRUB AREAS								
	LE	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF	SEE PLAN	FULL IN POT	FULL IN POT		12" o.c.	99
	NG	NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER	3 GAL.	24"	24"	NO	24" o.c.	24
	PM	PODOCARPUS MACROPHYLLUS / YEW PINE	7 GAL.	24"	24"		24" o.c.	42

STREETSCAPE IMPROVEMENTS NOTES:

1. ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION FOR THE HOTEL.
2. IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT



ML+H

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
LANDSCAPE PLAN

PRB SUBMITTAL	09.04.25
PRB SUBMITTAL	07.30.25
PRB SUBMITTAL	06.06.25
PZB SUBMITTAL	04.09.24
PZB SUBMITTAL	03.04.24
ITEM DESCRIPTION	DATE

L-3.1

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

EXHIBIT "E"

Public Facility Impact Analysis

EXHIBIT E. Public Facility Impact Analysis-Version 2.

INTRODUCTION

The 24 Cathedral Place infill development mixed-use project will improve mobility, including pedestrian, bicycle and traffic movement leading to a more sustainable downtown core and is congruent to the Historic Area Community Redevelopment Agency (HACRA) Plan, amended and adopted in 2024. Hotels are excellent examples of a business use that facilitates a "park-once" visitor. This is evident in the empirical trip coefficients identified in the March 12, 2024, Buckholtz Traffic Analysis. Peak hour trip coefficients for comparable hotels ranged from 0.17 to 0.30 trips/room. This indicates that a downtown hotel visitor parks and then uses other forms of mobility to enjoy the city and contributes a fractional load to the busiest traffic times of day. The project manifests the strategic goals and 5-point action plan outlined in the HACRA Plan. The five strategic goals of the HACRA Plan are the following:

1. Promote Connectivity and Mobility
2. Improve Accessibility and Availability of Parking
3. Enhance Public Spaces to Encourage Activity while Advancing Health and Safety
4. Support Redevelopment that Fosters Smart Growth
5. Modernize Infrastructure to be Safe, Clean, and Resilient

Each of these goals and the accompanying project element will be discussed individually.

DISCUSSION OF CITY GOALS AND THE PUBLIC BENEFITS

Promote Connectivity and Mobility

Charlotte Street is a congested street comprised of on-street parking, traffic lanes and narrow sidewalks. The congestion affects walkability, public safety response time, and bicycle safety. St. Augustine's downtown character has been unequally weighted to the automobile which the city is addressing in the HACRA Plan by adoption of a complete streets policy.

Complete streets policy is an approach to planning, designing, building, operating, and maintaining streets that enable safe access for everyone who needs to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete streets are an essential component of transportation equity. Improving transportation equity is a means to improve our ability to move throughout the city, which will sustain the city's vibrancy.

Kasam Hospitality, Inc. (owner) proposes expediting the renovation of Charlotte Street to a curbless complete street in conformance with the HACRA Plan. There are three direct financial contributions by the owner to achieve this goal:

1. The owner will finance and renovate Charlottle Street from Cathedral Place to Treasury Street as a complete street at the owner's expense. Based on discussions with Reuben Franklin, P.E., Assistant City Manager, the order of magnitude estimation for downtown street reconstruction, based on the recent Downtown Improvement District Phase 2 project, is $1,600/foot (ft.). At an estimated street segment length of 359 feet (359'), the order of magnitude contribution is $574,400.

2. The owner will make a voluntary contribution in aid of construction (CIAC) deposit with the city of $464,640 to be encumbered by the city to complete the curbless reconstruction of the remaining 880 feet (') of Charlotte Street from Treasury Street to Avenida Mendez. This is 33% of the order of magnitude construction cost calculated as 33% of 880' @$1,600/ft.

3. City Code requires the payment of a mobility fee. The exact payment is a formula driven calculation by city staff. The value is unknown, but it is anticipated to exceed six figures. It is suggested that the required mobility fee could be used to further the Charlotte Street reconstruction between Treasury Street and Avenida Menendez or other nearby pedestrian improvements such as crosswalk safety.

Charlotte Street would interconnect with all of the other complete streets making a unified grid of curbless complete streets in the downtown core. It is an opportunity to improve our urban form to promote pedestrian walkability. The project will improve the pedestrian connection between downtown, the Plaza de la Constitución, and the associated multi-modal options available at Cathedral Place.

Perception of walkability is influenced by land use mix, connectivity, road design, amenities, and sense of street enclosure (enclosure is created by the replacing the existing surface parking lot with building architecture that creates a sense of street enclosure). These details are associated with feelings of comfort and security which change the perception of how far we will walk. Most of the details of the HACRA Plan are about walkability. It is the most important principle of the St. Augustine vision, strategic plan, and HACRA Plan.

Charlotte Street will have improvements to enhance walkability through design aesthetics such as landscape improvements, curbless streets, a variety of surface textures, lighting improvements, street furniture and underground electric facilities. The drawings in the package illustrate the design commitment to improving St. Augustine as a walkable community. The drawings are conceptual and will be refined in collaboration with the city's mobility design team.

For cyclists, there are no dedicated bicycle paths within the HACRA. Bicycles can ride on sidewalks but there are no delineated paths to avoid conflicts with pedestrians. The complete street design is the solution to accommodating bicycles and making downtown increasingly "bicycle friendly." Bicycle racks are part of the streetscape improvements planned at a location to be determined on Charlotte Street. The city can use part of the mobility fee for bicycle rack enhancements in the Plaza de la Constitución and other locations. Many downtown bicycle racks are at, or over capacity.

There are two bicycle trails that intersect at King Street and Avenida Menendez near the Bridge of Lions. The trails are part of the Sun Trail system and include two segments of the East Coast Greenway (a regional trail running from Florida to Maine). The reconstruction of Charlotte Street by the owner and city, combined with the complete streets of Spanish, Treasury, Hypolita allow bicyclists to ride throughout the downtown on complete streets and connect to the regional trails. The project furthers the creation of bicycle amenities such as paths, trails, and routes that are a goal of the HACRA Plan.

Improve Accessibility and Availability of Parking

The hotel will provide a "park-once" garage for hotel guests and create an increase in the inventory of privately managed parking. Most of the downtown businesses that have excess parking for employees and their patrons sell the available capacity for public parking. Available capacity flexes day-to-day depending on the capacity demand of the business. Examples include churches, insurance agencies, professional offices, Flagler College. And restaurants. Most are paid on entry business models which include the owner's current surface lot.

The hotel garage will have operational flexibility to provide parking accessible to the public commensurate with today's best practices. This garage will provide an additional parking inventory completely funded by the private sector, usable by both the hotel guests and public.

Included in the garage will be bicycle rentals by a private vendor. The hotel entrance/valet station can function for ride sharing options such as Uber and Lyft. Additional bicycle racks for the public are discussed in the section above.

Adjacent to the project is a stop for the city operated downtown STAR circulator and Historic Tours of America (HTA) trolley stop. It is expected the city will expand the public transportation routes with connectivity to the STAR route. These elements further support the concept of the hotel garage as a multi-modal center not unlike the existing downtown garage and the future garage at US 1/King Street intersection. These garages, when linked with the transit system promote a "park-once" policy.

Enhance Public Spaces to Encourage Activity while Advancing Health and Safety

The renovation of Charlotte Street will create a public road that will advance health and safety. The current configuration causes public safety vehicles such as police and fire to have to slow down and can be blocked by improperly parallel parked cars. According to Fire Chief Carlos Aviles, the current practice is that fire apparatus will jump onto the narrow opposite sidewalk of an improperly parked car. This is not good for the equipment, response time or pedestrians that must get out of the way.

Existing curbless streets such as Treasury, Hypolita, and Spanish Streets has proven that a wider usable right of way area for rescue personnel to drive past obstacles improves emergency response time. This is necessary given the increase in tourism.

Crime prevention and public safety will occur through the environmental design of the street with improved lighting, sightline views, and reduced trip hazards. A key benefit will be reduced and stable emergency vehicle response time. Response time is key to the city fire department ISO 1 rating.

A lack of consistent and adequate street lighting is a common complaint and a "concern of record" by the City Commision. The project will meet or exceed industry illumination standards. Improved illumination will increase visibility and decrease concealment in public settings. It makes it easier for identification which is a psychological deterrent to criminal activity. A renovated Charlotte Street will create a real and perceived sense of safety.

Support Redevelopment that Fosters Smart Growth

Smart growth is an overall approach of development and conservation strategies that can help protect our health and natural environment and make St. Augustine more attractive, economically stronger, socially diverse, and resilient to climate change. A basic principle of smart growth is reinvesting in St. Augustine's downtown which is the significant economic engine of the city.

This project exhibits smart growth in action by making the densely visited downtown easier to walk (the Charlotte Street segment from Cathedral Place to Treasury Street will be the first privately funded downtown public road reconstruction in the modern era), reduces the reliance on the automobile, implements energy efficiency and water conservation design among other environmental goals, and provides a 28.8% increase in the HACRA tax base. These and other elements lead to a more sustainable and livable community.

Both the Hilton and Marriott brands have environmental goals and sustainability policies that are congruent to the city vision, strategic plan, and HACRA Plan. The owner plans to obtain a hotel flag within one of these two brands and is mandated to design to the brand's

core values. The brands require the franchisee to be committed to energy efficiency, water conservation, waste reduction, design that mitigates climate change, and many other strategic objectives. Again, these core values align to the city vision, strategic plan, and HACRA Plan which all are focused on smart growth as related to environmental, financial, and social objectives.

Commercial infill redevelopment that increases taxation revenues, creates jobs, public space improvements without adding population growth is paramount to long-term financial sustainability of the city. A taxation revenue model (created for Kasam Hospitality, Inc.by former City Manager John Regan, P.E.) demonstrates the financial importance of the project for all taxing authorities. The model has a conservative assumption of adding approximately $81,600,000 by the year 2030 to the existing 2023 HACRA taxable value of $283,100,000. This is a 28.8% increase in taxation value not expected in the HACRA Plan.

The HACRA has been extended to the year 2054 which causes the St. Johns County and city ad valorem tax increment funds (TIF) to be encumbered to the HACRA for the next 30 years. All taxing authorities benefit, but the significant impact is to the city and the St. Johns County School Board. The table below is the executive summary of the impact to the city HACRA and SJC School Board assuming the current millages remain constant (revenues are shown in 2023 present value dollars):

Taxing Authority	2023 Taxes	2030 Taxes (Est.)	Net Increase
City HACRA	$88,640.02	$1,080,912.65	$992,272.64
SJC school Board	$52,414.40	$564,517.42	$512,103.03

The increase in the HACRA will allow the city to redirect ad valorem taxes currently used in the downtown area to other city priorities such as land conservation projects and other general fund obligations. The SJC School Board will have a rise in revenue with minimal rise in student population. This project epitomizes smart growth.

The project will also increase other non-ad valorem revenue such as the fire assessment. It is estimated that the project will increase the annual fire assessment revenue by $20,468.

Modernize Infrastructure to be Safe, Clean, and Resilient

The reconstruction of Charlotte Street will include replacement of utilities including water, wastewater, stormwater, underground electric, lighting, and other future utility conduits as determined in the design. These replacements support the city initiative to reduce sanitary sewer overflows, stormwater conveyance, maintain fire suppression (key to the ISO rating). Safety will improve by upgrading the lighting, reducing obstacles to emergency vehicle response, and improve pedestrian safety.

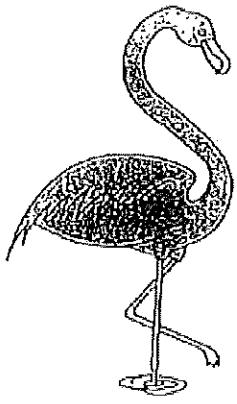
A regional trash compactor, located within the project, will provide disposal for the nearby businesses. Currently, the businesses use multiple trash bins that are unsightly, dirty and stain the street. The regional trash compactor will be disguised from the street and will improve cleanliness and protection from vermin disease vectors, improve the street cleanliness, and improve the street aesthetics.

The culmination of all the project elements (modern building code, conservation goals, financial strength, lowering carbon emissions through walkability among other elements) all contribute to our community resilience in the face of climate change.

TREASURY HOTEL
TRAFFIC ACCCESS STUDY

ST. AUGUSTINE, FLORIDA

March 2024



BUCKHOLZ TRAFFIC

BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

March 12, 2024

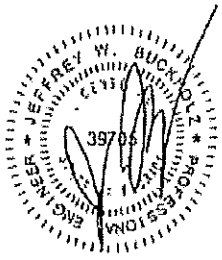
Mr. Kanti Patel, CEO
Jalaram Hotels Inc.
32 Aveinda Menendez
St. Augustine, Florida 32084

Re: **Treasury Hotel, Traffic Access Study**

Dear Mr. Patel:

Attached is the updated Traffic Access Study for the proposed 120 room Treasury Hotel. If you or the City have any questions or comments regarding this study, please contact me.

Sincerely,



Jeffrey W. Buckholz, PhD, P.E., PTOE
Principal

This item was digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 3/12/24. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

The new 70,000 sf Treasury Hotel will be a 120-room facility that will include 5400 sf of meeting space, a 4300-sf fine dining restaurant, and a 2500 sf roof-top restaurant. An adjoining 158 stall parking garage will replace the existing surface parking lot to the north which is currently a 62-space public pay lot. The hotel will be located in the southwest corner of the Charlotte Street/Treasury Street intersection in St. Augustine, Florida with direct pedestrian access to Treasury Street, Charlotte Street and Cathedral Place.

Vehicular access to the hotel parking garage will be provided via a single driveway on Charlotte Street. On-street parking will be eliminated on Charlotte Street and the portion of Charlotte Street between Cathedral Place and the parking garage driveway will be converted from one-way operation to two-way operation with a STOP sign and stop bar installed on southbound Charlotte Street at Cathedral Place. All parking at the new Treasury Hotel will be valet parking. Hotel guests will drive into the parking garage entrance and a valet will park the vehicle in the garage. When the guest leaves, the valet will walk into the garage and retrieve the vehicle. There will be no self-parking for guests.

Figure 1 shows the site location and surrounding road network while a preliminary site plan for the development is provided in Appendix A. The development is expected to be complete and fully operational by the end of 2035, therefore 2035 conditions are examined in this study. The peak season of 2035 was chosen as the design period.

EXISTING TRAFFIC VOLUMES

Buckholz Traffic personnel conducted weekday PM peak period and Saturday peak period manual turning movement counts at the Cathedral Place/Charlotte Street intersection, at the Cathedral Place/King Street "Ramp to Cathedral Place" intersection, at the Charlotte Street/Treasury Street intersection, and at the driveway serving the existing parking lot on the southwest corner of the Charlotte Street/Treasury Street intersection during the spring of 2023 and 2024. The data, which is provided in Appendix B, was collected at 15-minute intervals and includes a separate tabulation for trucks and pedestrians. Figures 2 and 3 provide a graphical summary of the Saturday peak hour and weekday PM peak hour turning movements.

Appendix C contains FDOT count and seasonal factor information for the area. A review of previous hourly count information in Downtown St. Augustine confirmed that weekday PM peak hour traffic is substantially greater than weekday AM peak hour traffic, making it the critical weekday period. Linear regression on the historical daily counts (see Tables C-1, C-2 and C-3) reveals that traffic growth in the area has been stagnant over the last 5 years with traffic volumes actually decreasing. A review of the FDOT seasonal adjustment factors for St. Johns County indicates that our counts should be multiplied by a factor of 1.00 to obtain peak season conditions (confirming that our counts were conducted during the peak season).

TRIP GENERATION

In St. Augustine many of the trips from hotels located close to the center of town are walking trips made to enjoy the ambiance of America's oldest city and to avoid a somewhat challenging parking situation. To evaluate this effect, Saturday midday peak hour and weekday PM peak hour counts (see Appendix D) were conducted at the existing Casa Monica Hotel on King Street, the existing Renaissance Hotel on Castillo Drive, the existing Hilton Hotel on Avenida Menendez and the recently demolished Best Western hotel on Castillo Drive.

The 138 room Casa Monica Hotel, like the proposed Treasury Hotel, is an urban hotel which offers valet parking for all guests. A trip rate of 0.17 trips per room was calculated for the weekday PM peak hour at this hotel and a rate of 0.25 trips per room was calculated for the Saturday peak hour.

The 89 room Renaissance Hotel, like the proposed Treasury Hotel, is an urban hotel which offers valet parking for all guests. A trip rate of 0.22 trips per room was calculated for the weekday PM peak hour at this hotel and a rate of 0.15 trips per room was calculated for the Saturday peak hour.

The 72 room Hilton Hotel is another urban hotel which also offers valet parking for all guests. A weekday PM peak hour trip rate of 0.22 trips per room was calculated for this hotel.

The Best Western hotel did not offer valet parking, but it was close enough to the city center to encourage walking. In addition, a bike/scooter rental facility was located next door which also encouraged non-auto trips to the city center. A trip rate of 0.20 trips per room was calculated for the weekday PM peak hour at this hotel and a rate of 0.30 trips per room was calculated for the Saturday peak hour.

Many guests were observed walking out of these Downtown hotels and into the surrounding streets to enjoy St. Augustine which explains the relatively low vehicle trip rates.

Trip generation calculations for this traffic study were carried out using the 11th edition of ITE's Trip Generation Manual and referencing land use code 310 (Hotel) for a facility located within a dense multi-use urban setting. Table 1 contains the weekday AM peak hour, weekday PM peak hour, and Saturday peak hour vehicular trip generation calculations for the proposed hotel. The 0.21 weekday PM peak hour and 0.22 Saturday peak hour rates correlate closely with the median trip rates from the St. Augustine hotels that were counted. Table 2 contains the weekday AM peak hour, weekday PM peak hour, and Saturday peak hour pedestrian-related trip generation calculations for the proposed hotel.

Since the ITE definition of a hotel includes meeting space and one restaurant, additional trips were generated for the second 4300 sf fine dining restaurant. Table 3 contains the weekday AM peak hour, weekday PM peak hour, and Saturday peak hour pedestrian-related trip generation calculations for the fine dining restaurant and Table 4 contains the vehicle trip generation calculations. The vehicle trips for the fine dining restaurant were estimated by applying the same ratio of vehicle trip-to-pedestrian trips as exists for the hotel. For the hotel, vehicle trips are about 43% of the walking trips during the Saturday peak hour and about 74% of the walking trips during the weekday PM peak hour.

TRAFFIC AND PEDESTRIAN ASSIGMENTS

Figures 4 and 5 show the directional distribution and assignment of the site related vehicular trips based on the directional percentages obtained from our existing peak hour traffic counts near the site. Figures 6 and 7 show corresponding information for the site related pedestrian trips.

PROJECTED 2035 TRAFFIC VOLUMES

As shown in Figures 8 through 11, 2035 No Build traffic and pedestrian volumes were calculated by adjusting the 2023 counts to peak season using the appropriate FDOT seasonal adjustment factor (1.00) and then growing these seasonally adjusted volumes to 2035 using conservatively high growth factors based on a 1% annual growth rate. 2035 Build traffic and pedestrian volumes were then calculated by removing site traffic associated with the existing parking lot on the hotel site and adding in expected future site traffic (both vehicular and pedestrian) from the new Treasury Hotel.

INTERSECTION CAPACITY ANALYSIS

Weekday PM peak hour and Saturday peak hour capacity analyses were performed for the Cathedral Place/Charlotte Street intersection, the Cathedral Place/King Street "Ramp to Cathedral Place" intersection, the Charlotte Street/Treasury Street intersection, and the Charlotte Street/Parking Garage Driveway intersection using the STOP control methodology contained in the 2023 Highway Capacity Software. Tables 5 through 8 summarize the intersection capacity results while Appendix E contains the supporting capacity analysis calculations.

A review of Table 5 shows that the side street approach currently operates at level of service B during both peak hours with minimal queuing at the Charlotte Street/Treasury Street intersection. At the Cathedral Place/Charlotte Street intersection the side street approach currently operates at level of service C during the weekday PM peak hour and level of service D during the Saturday peak hour with minimal queuing. These calculated results are consistent with field observations.

A review of Table 6 shows that the side street approach is expected to continue to operate at level of service B during both peak hours under 2035 Build conditions with minimal queuing at the Charlotte Street/Treasury Street intersection. At the new hotel driveway on Charlotte Street the driveway approach is also expected to operate at level of service B or better during both peak hours with minimal queuing.

At the reconfigured Cathedral Place/Charlotte Street intersection during the weekday PM peak hour the southbound right turn is expected to operate at level of service C and the northbound thru/left lane is expected to operate at level of service E under 2035 Build conditions, both with minimal queuing. At the reconfigured Cathedral Place/Charlotte Street intersection during the Saturday peak hour under 2035 Build conditions the southbound right turn is expected to operate at level of service F with substantial delay but with moderate queuing whereas the northbound thru/left lane is expected to operate at level of service F with excessive delay, substantial queuing, and with a volume-to-capacity ratio well above one.

The south leg of the Cathedral Place/Charlotte Street intersection is located on the west side of Ponce De Leon Circle. Table 7 documents the results obtained by closing this road segment and returning the area to park land or converting it to a "cab and tour bus" only road segment and re-routing northbound vehicles to westbound Cathedral Place via the existing northbound King Street "ramp" located on the east side of Ponce De Leon Circle. The overall capacity situation is improved somewhat but substantial delay and sizeable queues are still expected to result.

Table 8 quantifies the benefit obtained from converting the south leg of the Cathedral Place/Charlotte Street intersection to a "left turn only" lane with northbound through traffic diverted to westbound Cathedral Place via the existing northbound King Street "ramp" located on the east side of Ponce De Leon Circle. The overall capacity results are further improved, however substantial delay and sizeable queues are still expected.

Other beneficial improvements include the installation of pavement arrows near the Cathedral Place/Charlotte Street intersection to clarify the various one-way movements near this intersection and raising of the designated pedestrian crosswalk on the west leg of the intersection to slow traffic on Cathedral Place. The installation of a marked pedestrian crossing on Charlotte Street immediately north of Anderson Circle where many pedestrians currently cross should also be considered.

July 2, 2024 – PZB staff report and final order
(Some pages intentionally omitted)

CITY OF ST AUGUSTINE. EST. 1565 NATION'S OLDEST CITY

July 2, 2024

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

Re: Rezoning and PUD Modification/Amendment – 24 Cathedral Place – 2024-0041

Dear Applicant,

On Tuesday, July 2, 2024, the Planning and Zoning Board (PZB) met and discussed your application to rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD).

Specifically, the PZB recommended **approval** of the rezoning to the City Commission as described in the attached copy of the executed Order.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy Skinner, AICP
Director, Planning & Building

AS:sp
Attachment

cc: David Birchim, City Manager
Isabelle Lopez, Assistant City Attorney
Darlene Galambos, City Clerk

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- ☐ Appeal (28-29)
- ☐ Conservation Overlay Zone Development (11-29)
- ☐ Use by Exception (28-2)
- ☐ Final Development Plan (____)
- ☐ Land Use Plan Amendment (28-30)
- ☐ Preliminary Subdivision Plat Approval (23-38)
- ☒ PUD Modification/Amendment (28-30)
- ☒ Rezoning (28-30)
- ☐ Variance (28-29)
- ☐ Other (____)

IN THE MATTER OF:

Case No.:	PZB2024-0041
Applicant:	Ellen Avery-Smith c/o Rogers Towers, P.A.
Owner:	Kasam Hospitality, Inc
Address:	24 Cathedral Pl, Saint Augustine, Florida, 32084
Parcel Number:	197160-0000; 197200-000

Re: PUD Modification/Amendment, pursuant to Section 28-30, City of St. Augustine Code, To rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD).

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON TUESDAY, JULY 2, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the Tuesday, July 2, 2024, Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a land use designation of Historic Preservation, and a zoning classification of Planned Unit Development (PUD).
4. The above-described PUD Modification/Amendment is subject to Section 28-30 of the Code of the City of St. Augustine.

PUD Modification/Amendment
24 Cathedral Pl, Saint Augustine, Florida, 32084
PZB Case No. PZB2024-0041

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-30, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD)..

Subject to the following findings by the PZB:

- (1) Modified language for "C. Proposed Development. 5. f." to be completed
- through collaboration between City staff & applicant based on Board. discussion.
- (2) The HARB to give special attention to proposed rooftop pergola during their review.

Subject to the following conditions:

- Recommends approval to St. Augustine City Commission.
-
-

DONE AND ORDERED, at a public hearing on the 2nd day of July, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PZB2024-0041

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Charles Pappas

Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Charles Pappas, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 2nd day of July, A.D., 2024.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
July 2, 2024	7.a.	PZB2024-0041
Request	**Address**	**Parcel ID**
Rezoning	24 Cathedral Place Charlotte Street	197160-0000 197200-0000

Site & Background Information

Applicant:	Ellen Avery-Smith, Esq. c/o Rogers Towers, P.A.	
Owner:	Kasam Hospitality	
	24 Cathedral Place / PID 197160-0000	**Charlotte Street / PID 197200-0000**
Property Class: (St. Johns County Property Appraiser)	1800 – Office Buildings (Multi-Story)	2810 – Parking Lots
Future Land Use Designation:	Historic Preservation	Historic Preservation
Zoning Designation:	Planned Unit Development: PUD (ORD NO. 2013-22)	Planned Unit Development: PUD (ORD NO. 2013-22)
Acreage:	0.85	0.21
Neighborhood:	Spanish Quarter and Historic Area Community Redevelopment Area	Spanish Quarter and Historic Area Community Redevelopment Area
Archaeological Zone:	IA	IA

Request Summary

This application is a rezoning request, specifically a modification to the existing 24 Cathedral Place PUD, to accommodate a proposed commercial project composed of several different uses. The summary of this rezoning request includes:

1. A maximum of one hundred twenty (120) hotel rooms in the existing building located at 24 Cathedral Place and in additional buildings to be constructed on the property,
2. A maximum amount of thirty thousand (30,000) square feet of ancillary uses to include meeting rooms, event spaces, restaurants, lounge, spa, exercise facilities, and gift shop,
3. Redevelop the surface parking lot located at the southwest corner of Treasury and Charlotte Street into spaces for commercial and lodging uses as well as an interior parking garage with a minimum of one hundred fifty-five (155) automobile parking spaces,
4. As well as retain the right to allow additional uses which are permitted within the HP-2 zoning district.

As indicated in the City's Code of Ordinances, the PZB is required to review PUD proposals with at least two (2) public hearings given the scale and complicated nature of proposals. This application has met this requirement by first being heard by the PZB on May 7, 2024 and then again on June 4, 2024.

The following screenshots provide general information regarding the existing site development conditions and proposed conditions.

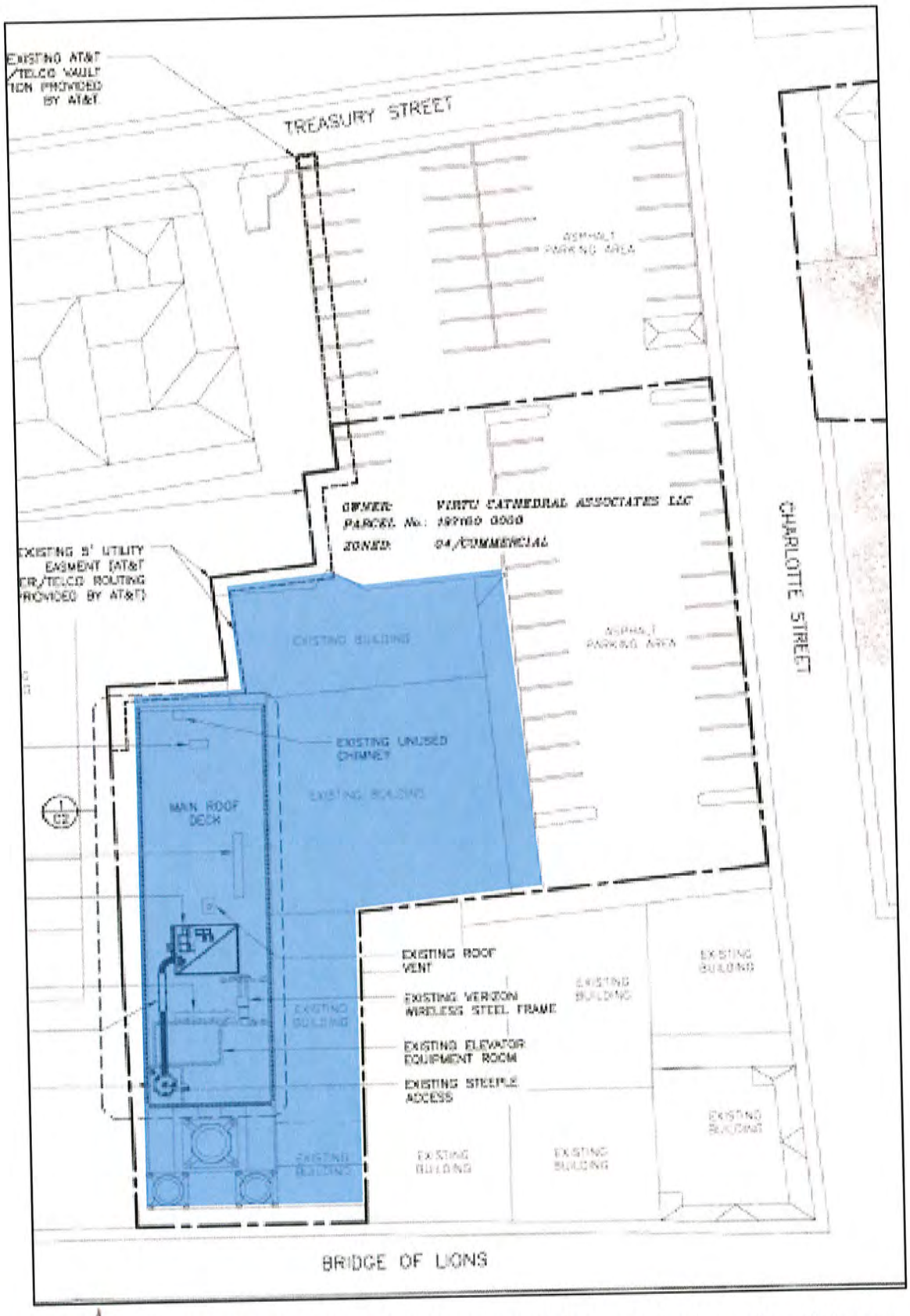


Figure 1. Site plan obtained from a 2013 HARB application which generally shows the existing conditions at 24 Cathedral Place, the existing building footprint highlighted in blue.

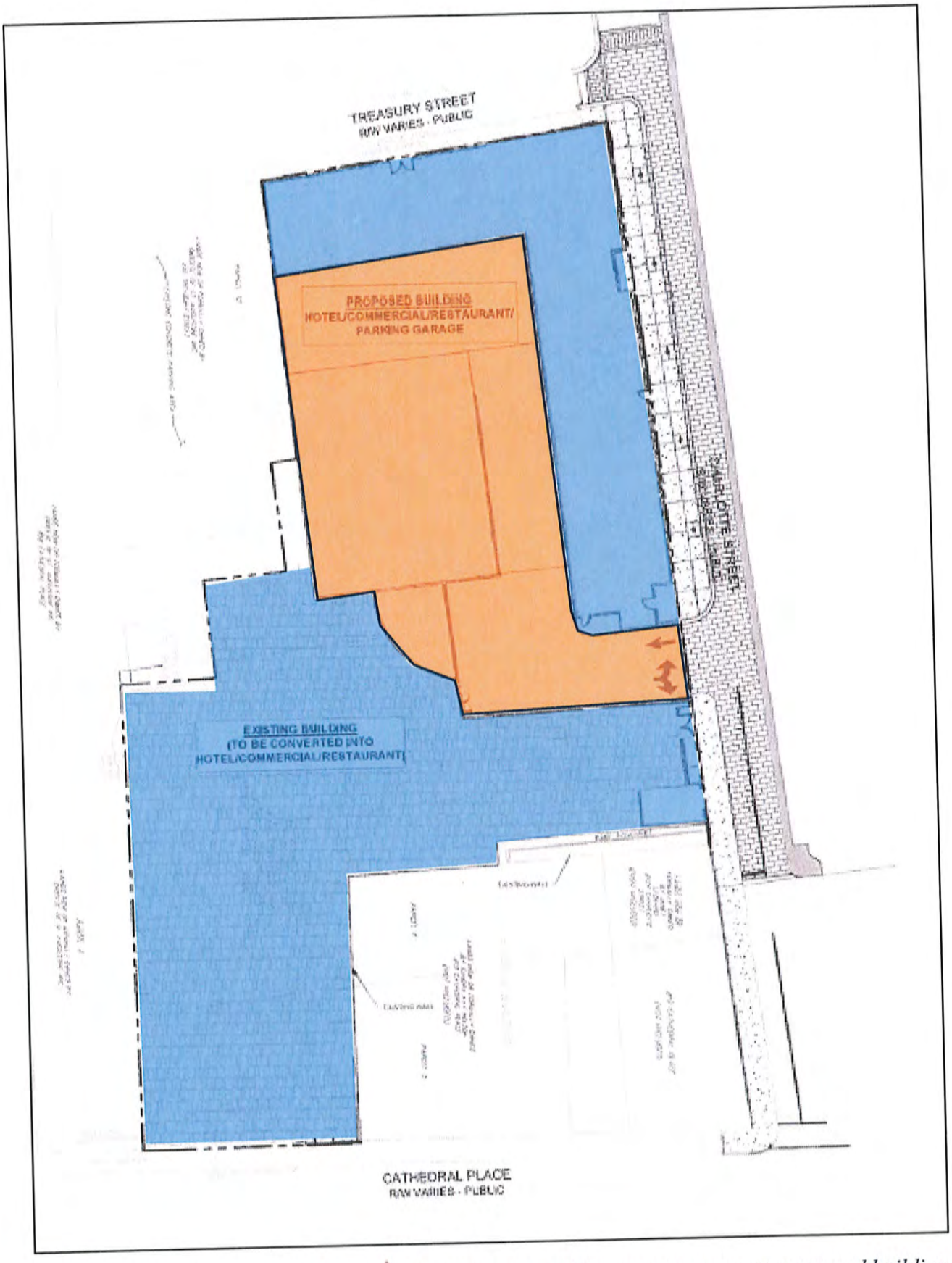


Figure 2. Proposed site plan included in the PUD text as part of this rezoning request, proposed building footprints are highlighted in blue and proposed parking facility is highlighted in orange.

Staff Analysis

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

Comprehensive Plan Element	Goal, Policy, or Objective	Staff Analysis
Future Land Use	Policy 2.1.3	This request is **consistent** with the City's policy to encourage the development of undeveloped pockets and enclaves within developed areas such as the surface parking lot at Treasury and Charlotte Street.
	Policy 3.1.6	This request is **consistent** with the City's policy to give priority to adaptive reuse of historic structures.
	Policy 5.2.4	This request **could be more consistent** with the City's policy to emphasize human-scale architecture and amenities, especially at the street level. The addition of more openings at the street level may encourage more pedestrian interaction with the development.
	Goal 8 Preserving Sense of Place	This goal is included on page 7 of the PUD text and is cited as a goal which encourages the City to promote its historic urban character, recognize and preserve the historic skyline, which this proposal is **consistent** with by preserving the historic and iconic structure at 24 Cathedral Place, reduce automobile trips and create a preservation program that protects the historic Town Plan and promotes responsible tourism. The goal as written in the Comprehensive Plan states "The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas, as well as, protect its natural, environmentally sensitive marsh and riverine environs, and significant tree canopy to preserve its sense of place that promotes the city's authentic character." The additional planning goals, not included in the PUD text, related to preserving a sense of place for the City include: • Preserve the small town urban character while promoting a balance of economic activity; • Reduce automobile trips in and through the downtown by promoting the City's mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses;

		• Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles; With no provision of housing in this proposal, and a parking garage with a minimum of one hundred and fifty-five (155) parking spaces, this request is **inconsistent** with the goals of providing a variety of housing types and also reducing automobile trips in and through the downtown. This alone does not make this request inconsistent with Goal 8 overall. The benefit of preserving the historic structure at 24 Cathedral Place, a key part of the City's skyline, may be enough to meet the City's goal in preserving a sense of place.
Historic Preservation	Overall HP Goal	"The overall goal of the City's historic preservation program is to protect and preserve the historic resources of the city's built and archaeological environment, understand and enhance the City's historic integrity, and promote an authentic, livable community amid changing economic and environmental circumstances." This request is **consistent** with the City's goal to protect and preserve the historic resources of the City's built environment by not proposing significant alterations to the existing structure at 24 Cathedral Place. If it is found that the size and scale of the proposed new development component of this request is not harmonious with the surrounding structures, this request may be **inconsistent** with the City's goal to enhance the City's historic integrity and promote an authentic, livable community amid changing economic and environmental circumstances.
	Policy 4.2.1	For this request to be consistent with this policy the City encourages the applicant to contact archaeology staff to conduct archaeological assessments early in a project's planning phase.
	Policy 4.2.3	The amount of lot coverage shown on the proposed site plan warrants the need for the applicant to address the City's policy to minimize impacts to significant archaeological resources in Zone I.
Conservation and Coastal Management	Policy 1.15.3	This request **could consider** the City's policy to encourage new facilities to be designed and built according to the principles promoted by the Leadership in Energy and Environmental Design (LEED), Energy Star and Florida Water StarTM program due to the size and scale of this proposal.

	Policy 1.15.5	This request is also **consistent** with the City's policy to encourage redevelopment to be compact and walkable. This request **could consider** the City's policy to retrofit existing buildings to be more energy efficient, such as the one located at 24 Cathedral Place.
	Policy 2.16.6	This request should address the City's policy to encourage the installation of low impact development (LID) or green infrastructure (GI); examples of potential types include cisterns and green roofs. This policy is cited on page 9 of the PUD text as being consistent with this proposal but is detailed as "The Project may use these methods within areas of the Property where buildings are not located." Given that buildings are proposed to occupy the entire site, and without the documentation of LID or GI requirements in the PUD text, it is at this time that **staff disagrees** with the documentation of this City policy as consistent with this proposal.
Recreation and Open Space		
Transportation and Mobility	Policy 1.3.3	This request is **consistent** with the City's policy to encourage efficient, compact, infill and redevelopment within the existing urban area.
	Objective 1.5	This objective is included on page 8 of the PUD text and is cited as being a consistent objective of this request. TME Objective 1.5 is a City objective to "coordinate the City's Transportation and Mobility Element plan with the plans and programs of the Florida Department of Transportation (FDOT) and St. Johns County." The applicant's inclusion of this objective does not appear to be relevant to this application.
	Policy 3.1.17	This request is **consistent** with the City's requirement that rezoning requests must identify opportunities to coordinate with the Mobility Plan, Complete Street, safety, and parking management multimodal projects.
Housing		
Infrastructure	Objective 3.9	This request is **consistent** with the City's objective to maximize the use of existing potable water facilities by developing within the existing urban area of St. Augustine.

Review of Applicable City of St. Augustine Code of Ordinances (Staff Analysis in BOLD text)

Below are sections from Chapter 28 of the City's Code of Ordinances which relate to the requests made in this rezoning application. This is part of the effort to discuss the merits of the application and desired elements of the final PUD document.

Sec. 28-286. – Purpose and intent.

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PUD process is designed to:

(a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;
Request complies. The existing surface parking lot at Charlotte Street is shown to be redeveloped and utilized more effectively, the Treasury Building is shown to be redeveloped and preserved.

(b) Encourage a more compatible and harmonious development of contiguous lands;
Request complies. The proposed redevelopment of the surface parking lot at Charlotte Street is more compatible and harmonious with the surrounding development of the City's Historic Downtown.

(c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
Request complies.

(d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;
Request complies; labeled as Exhibit E in the PUD text.

(e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;
Request complies; labeled as Exhibit C in the PUD text.

(f) Provide an environment of consistent character compatible with the surrounding areas; and,
Request complies; labeled as Exhibit C in the PUD text.

(g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.
Board evaluation of the proposed site and landscaping plans to identify the potential need for any additional limitations or requirements in excess of those included in other zoning districts will need to completed by the Board.

Sec. 28-287. – Defined.

A planned unit development (PUD) shall mean the zoning district for the development of a particular parcel of land under unified control which is planned and developed as a whole in a single or programmed series of operations and conditions, with uses and structures substantially related to the character of the entire development. A PUD, established pursuant to ordinance of the city commission, must also include an attached final development plan, and project narrative with specified development conditions and a program for the provision, maintenance and operation of all areas, improvements, facilities and necessary services for the common use of all occupants thereof. As a zoning district, the terms and conditions of a PUD shall be enforceable in the same manner as enforcement of all other city code provisions. All city rules, codes and regulations shall remain in full force and effect, and shall apply to the PUD unless a specific exemption, waiver or alternative condition is included in the approved PUD text and site development plan.

Request complies by providing the minimum required attachments.

Sec. 28-288. - Permissible uses.

Any use which is permitted by the comprehensive plan may be included and approved in a PUD. Those uses allowed may be allowed in a PUD, but must be specifically identified in the PUD development narrative text, and must be compatible with the property's identified comprehensive plan future land use designation. Such uses approved in conjunction with a PUD must provide a justification for the requested use and include defined development criteria in the PUD to mitigate any potential negative impacts of the uses. Additionally, certain desired benefits to the community must be outlined. The benefits to the community may include, but are not limited to those provided on-site, but benefits related to the proposed planned development off-site as well, such as, public parking provisions, enhanced landscaping or street tree planting, architectural or historic preservation benefits, benefits of certain uses in certain areas and/or alternative transportation benefits, and maintenance, improvement or encouragement of public access to waterways, conservation areas and/or vistas and scenic opportunities.

Request complies with the information being provided in the PUD text. A staff analysis, in bold text, of the requirement to outline the desired benefits to the community, letters "a." through "i." may be found below.

a. Restoring and preserving the historic building located at 24 Cathedral Place, which structure enhances the City skyline.
Preserving an iconic structure that contributes to the City's skyline does reflect a desired benefit of the community.
b. Providing parking spaces when available for public use, with a majority of the parking structure wrapped by buildings that have architecture consistent with the design of the historic building at 24 Cathedral Place.
The provision of parking spaces for public use does appear to reflect a desired benefit of the community, but the inclusion of the language "when available" is significant when evaluating the level of benefit provided in this proposal. Details of how the public will be made aware when there is parking available should be included.
c. Providing a public trash compactor for businesses along Charlotte Street within the Property.
This provision does appear to reflect a desired benefit of the community.

d. Designing, permitting and constructing improvements to the streetscapes of Charlotte and Treasury streets adjacent to the Property, including pavement, sidewalks, pedestrian crossings, landscaping and appropriate utility coordination, in conjunction with the City. Sidewalk improvements will be of the "complete street" type, which will allow better public safety vehicle access along Charlotte and Treasury streets. Within the section of Charlotte Street between the northern end of Anderson Circle and Treasury Street, the Owner will pay all of the cost associated with the aforementioned streetscape improvements. Within the section of Charlotte Street between Cathedral Place and the northern end of Anderson Circle (the "Anderson Segment"), (i) if the Florida Department of Transportation ("FOOT"} and the City are ready to reconfigure Anderson Circle concurrently with the Project's streetscape improvements, the Owner will contribute 33 percent of the costs of improvements to the Anderson Segment; or (ii) if the FOOT and the City are not ready to reconfigure the Anderson Segment, the Owner will make improvements to such segment to provide a two-way road between the Project's parking garage entrance along Charlotte Street and Cathedral Place.

   The streetscape work proposed for Charlotte and Treasury Streets is believed by staff to reflect a desired benefit of the community.

e. Contributing mobility fees from the Project to provide "complete street" improvements for Charlotte Street between Treasury Street and Avenida Menendez, in conformance with the City's Mobility Fee Ordinance.

   Mobility fees, a required fee of new development, are imposed at the time when building permits are issued and are based on increases in person trips associated with the use.

f. Providing a contribution of $464,640 to the City for the "complete street" improvements for Charlotte Street between Treasury Street and Avenida Menendez. Such funds will be paid to the City on the earlier of (i) the City starting construction of the improvements, with the City providing the Owner with 90 days' notice of construction commencement; or (ii) the Owner obtaining permits from the City to begin development of the Project. In the event the City has not expended the funds contributed by the Owner under this subsection f within 10 years of the Owner's payment thereof, the City shall return the money to the Owner.

   This item may require discussion by the PZB to determine if this language is acceptable, it may also warrant discussion at the City Commission.

g. Locating the Project in an area where hotel guests can park their cars once and walk, or where people can walk and take trolleys from other downtown venues.

   The proposed location of the project does appear to reflect a desired benefit of the community for higher intensity uses to be located in the core of the city as opposed to the periphery which may induce urban sprawl.

h. Significantly increasing City annual ad valorem taxes generated by the Property, which lies within the Downtown Community Revitalization Area.

   The statement that this proposed development will increase City annual ad valorem taxes generated is believed to be both factual, based on an analysis of taxable value of properties within the vicinity of this site, and a reflection of a desired benefit of the community. Additionally, the claim that ad valorem taxes will increase significantly is also believed to be true due to the observation that properties with occupied and actively used structures have a higher taxable value than properties occupied by surface parking lots.



Figure 3. This screenshot of an ArcGIS layer shows the taxable value per square foot for the properties included in this request as well as those in the surrounding area. The properties included in this request are outlined in white.

i. Increasing the number of jobs available to City residents, thus allowing them to work locally, even within walking and biking distance from their homes.
An increase in the number of employment opportunities for residents does reflect a desired benefit of the community. Staff would like to note that having the applicant provide details such as (1) the total number of employment opportunities available to residents and (2) if these are low or high paying opportunities which may validate the claim that they are "within walking and biking distance from their homes" may allow the Board to more effectively review and determine the level of this proposed benefit.

Sec. 28-289. - Procedures, application requirements and narrative PUD text.

(1) *Application for rezoning to PUD.* Each application shall identify and address applicable criteria to its specific plan of development. An application for rezoning to PUD shall proceed in general as for other applications for rezoning of land; and, in addition to the information usually required for such applications, the following shall be required:
   (1) Plats, surveys, and metes and bounds description of the area within the PUD.
   Request complies.
   (2) The name and address of the owner and, if applicable, evidence of the assignment of an agent who represents the owner.
   Request complies.
   (3) Evidence of unified control of the entire area within the PUD with all owners within the area of same identified.
   Request complies.

(4) An agreement by all owners within the PUD which includes their commitment to:

a. Proceed with the proposed development in accordance with the PUD ordinance and such conditions and safeguards as may be set by the city commission in such ordinance; and,
Request complies.

b. Provide a written narrative PUD text that clearly identifies by corresponding numbered and lettered paragraphs responses to the following criteria:

1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property; and,
Included in the PUD text is documentation of compliance with numerous goals, policies, and objectives of the Comprehensive Plan. Staff analysis may be found above.

2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts; and,
Request complies by proposing infill development within the HP-2 district. This request must also meet the goals and purpose of the historic district regulations:
   (1) To safeguard the heritage of the city by preserving the district(s) which reflect noteworthy elements of the cultural, educational, social, economic, political and/or architectural history.
   (2) To educate the citizen to realize, understand, and appreciate the city's rich heritage.
   (3) To stimulate a greater awareness and sense of pride in the founding of the city and the contributions it has made to the state and nation.
   (4) To develop an atmosphere and feeling of old, historic St. Augustine by encouraging the preservation and restoration of historic structures within the districts.
   (5) To improve the environmental quality and overall livability of the historic section of St. Augustine.
   (6) To stabilize and improve property values in the district and to allow uses that encourage the restoration and conservation of historic sites and structures.
   (7) To promote the use and preservation of the district for the education, welfare and pleasure of residents of St. Augustine and St. Johns County, and of the state and nation as well.
   (8) That these aforementioned goals and objectives of the historic district be achieved and implemented through the establishment of and enforcement of the general district guidelines and specific district regulations.

3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception; and,
Request complies. Preserving the historic and iconic structure located at 24 Cathedral Place is the justification for the request and includes the identification of each proposed development condition that would otherwise not be allowed under the existing zoning.

4. Compliance with the purpose and intent and criteria in section 28-286; and,
   Request may staff analysis found above.
5. Compliance with section 28-288 and justification for any zoning uses; and,
   Request may staff analysis found above.
6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit; and,
   Request complies. Information is included in the PUD text.
7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; and,
   Request complies. Information is included in the PUD text.
8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,
   Request complies. Information is included in the PUD text.
9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted; and,
   Request does comply.
10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and
    While an infrastructure impact analysis has been provided; the focus of the submitted Public Facility Impact Analysis appears to be around the benefits of hotel component of this proposal and little mention of the additional proposed commercial uses. Details regarding the mitigation of impacts from *changing and intensifying* the existing uses of the Treasury Building and surface parking lot should be provided. Additionally on page 5 of the analysis, smart growth is mentioned and how the proposed streetscape design will include the implementation of energy efficiency and water conservation, but without specific details.
11. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.

Request complies. Information is included in the PUD text.

(2) *Materials to accompany applications.* An application for rezoning to PUD shall be accompanied by the following, in sufficient copies as deemed necessary by the planning and zoning board for referrals and recommendations. The planning and building department will maintain a checklist of materials to accompany an application to help clarify the submittal requirements:

(1) Plans, maps, studies and reports, including an infrastructure impact analysis, as may reasonably be required by the city commission and the planning and zoning board in order to make the findings and determinations called for in the particular case. The infrastructure impact analysis shall include site specific design improvements related to traffic circulation, and the movement of pedestrians, bicycles, and vehicles on and off-site, and water, sewer, stormwater improvements, and public utility improvements and impacts.

Request complies. Additional information may need to be provided to evaluate the movement of pedestrians and bicycles on and off-site as the details of the locations of these facilities and the responsible party for installing them are not provided.

(2) For proposed PUDs currently zoned HP-1, HP-2, HP-3, HP-4 and HP-5, a streetscape demonstrating the size and scale of the project in context with the adjacent properties and existing historic district development patterns. The streetscape shall include at a minimum the subject block and facing block to illustrate how the proposed project meets the scale of the surrounding context. This streetscape requirement is not mandatory for projects that create no visual impact to the exterior of an existing structure. Structural changes in roof lines, exterior facades and elevations and any exterior additions or reconfigurations may require a streetscape, as deemed necessary by staff or the historic architectural review board concurrent with project details.

The proposed modification of an existing PUD previously zoned HP-2 is what warrants the need for discussion of streetscape, scale, and compatibility with adjacent areas of Treasury and Charlotte Streets.

(3) Infill and redevelopment projects shall also be required to provide a streetscape analysis similar to that required in the historic districts as per (b) (2) above, as deemed necessary by staff to allow the PZB and/or HARB, for projects in the city's entry corridors, to evaluate the projects impact on the neighborhood or area, as a defined community in section 28-289(b) (9) and the projects ability to contribute to and enhance the existing streetscape.

Not applicable to this request as it is not located within an entry corridor.

(4) A written PUD text narrative compliant with all parts of sections 28-286 through 28-292, as applicable. Such PUD text narrative shall also include as an exhibit a final site development plan at an appropriate scale and consistent with the terms of the PUD text narrative, an introductory statement explaining the intended plan of development, clearly indicating where approval of the rezoning to PUD or PUD amendment will benefit the future occupants of the proposed development, will be compatible with the adjacent neighborhood, and will forward the goals, policies and objectives of the city in general, and including any specific benefits to the community as a whole. Such justification shall be based on the intent of the PUD, consistency with the Comprehensive Plan, and compliance with all requirements of rezoning to PUD or PUD amendment as found herein.

Request complies. A written PUD text narrative has been provided.

(5) The final site development plan included at an appropriate scale supporting the above statement illustrating:

a. The location, grouping and height of all uses and facilities.

Request complies.

b. In the case of residential development, the number of residential units, their location and number of stories.

Not applicable to this request.

c. A multi-modal circulation system including any vehicular, public transit, pedestrian and bicycle access points, driveways, walkways or crosswalks, parking areas, transit shelters or bus stop loading areas, bicycle racks, and rights-of-way, streets or sidewalks to be dedicated in support of the infrastructure impact analysis.
Request may comply, however more discussion should be added to the analysis or narrative describing impacts of upgrades to Charlotte Street on pedestrian facilities.

d. A system of open space and recreational uses, with the acreage to be dedicated and that to be retained in common ownership.
Not applicable to this request.

e. A topographic map at an appropriate scale showing contour lines, including all existing buildings and wooded areas.
Request complies.

f. An illustration, outline or discussion describing any community benefits incorporated into the planned development or provided off-site, such as, public parking, enhanced landscaping or street trees, public park facilities, architectural or historic resource benefits, the encouragement of beneficial uses or alternative forms of transportation, maintenance, improvement or encouraging public access to waterways, conservation areas and/or vistas and scenic opportunities.
Request complies. Information is included in the PUD text.

g. Elevations, specific architectural elements, and contextual drawings, as deemed necessary by staff and the PZB and/or HARB to illustrate the details of the project, which may include a sun, shadow or shade study.
Request complies. Necessary documents have been provided by the applicant.

h. Full signage and hardscape plans, as well as, landscape and tree preservation or replacement plans in sufficient detail to allow PZB to review and make a recommendation concerning the project.
Request complies. Documentation is included in the PUD text with a landscaping plan.

i. The site plan must describe and show any buffers or setbacks required from any jurisdictional areas for review to include details for conservation overlay zone development, as well as, locations of any proposed docks or water features, and/or impacts to existing tree canopy areas.
Not applicable to this request.

(6) Statements indicating how the problems of maintenance and ownership of common facilities will be resolved.
Request complies. The PUD text states "the Owner will be responsible for continuing operation and maintenance of all on-site facilities."

(7) A schedule of development, including the staging and phasing of:
   a. Areas to be developed, in order of priority;
   b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and
   c. The dedication of land to public use, if any.
   Request complies.

(8) Each of the above elements shall be listed as to their relative order of improvement with an estimated time schedule for their accomplishment. It is, among other things, the intent of this requirement that the schedule of development be such that a staged implementation of the PUD

would not result in land use conditions which would establish a precedent for the use of adjoining undeveloped property for purposes other than that shown on the approved PUD.

(9) Developer neighborhood notice. At the time of filing a PUD or PUD amendment application, the applicant must submit to the city's planning department a copy of the developer neighborhood notice mailed to the Neighborhood Council of St. Augustine, Inc., or its successor, by regular U.S. mail at the current mailing address provided to the Florida Department of State, Division of Corporations, as made available on that agency's website. If the property is not included in a defined neighborhood area the boundaries of a "community" area will be defined as those properties within a five hundred-foot radius of the project boundaries to be notified by mail postmarked no less than fifteen (15) days prior to the first scheduled PZB meeting, and shall be notified individually by the same neighborhood notice process below. The developer neighborhood notice shall include the following information:

a. The project name, property owner(s) and applicant(s); and
b. The existing zoning and requested rezoning, the physical address or location of the project, and a brief description of the application request; and
c. The developer's project coordinator contact information, including name, mailing address, telephone number and email address; and
d. The following statement in prominent font:
"Please contact the developer's project coordinator directly if a courtesy neighborhood informational meeting is requested of the developer. The courtesy neighborhood informational meeting will be presented by the developer, not by City staff. It is not an official City meeting or hearing on the project application. The developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's neighborhoods or defined communities and PUD development applicants. This document was prepared by the developer and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours."
e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

(3) *Action by the planning and zoning board and the city commission.* Following the public hearing as required for all applications for rezoning, the planning and zoning board may recommend and the city commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:

(1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

(2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

(3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

(4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:

a. Permit a creative approach to the development of land; and
b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
c. Provide for an efficient use of land; and
d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
e. Provide an environment of consistent character compatible with surrounding areas; and
f. Retain property values over the years.

(4) A PUD or PUD amendment shall first be reviewed by the planning and zoning board, followed by the historic and architectural review board if such review is required. The city commission may remand a PUD application for further review by its planning and zoning board or historic architectural review board, such review shall be limited to the scope of review as expressed by the city commission. The city commission may expressly limit the additional review to only one such agency, after which the PUD application shall be promptly scheduled for further action by the city commission. Nothing in these regulations is intended to remove the historic and architectural review board's reviewing authority after a property has been rezoned to PUD.

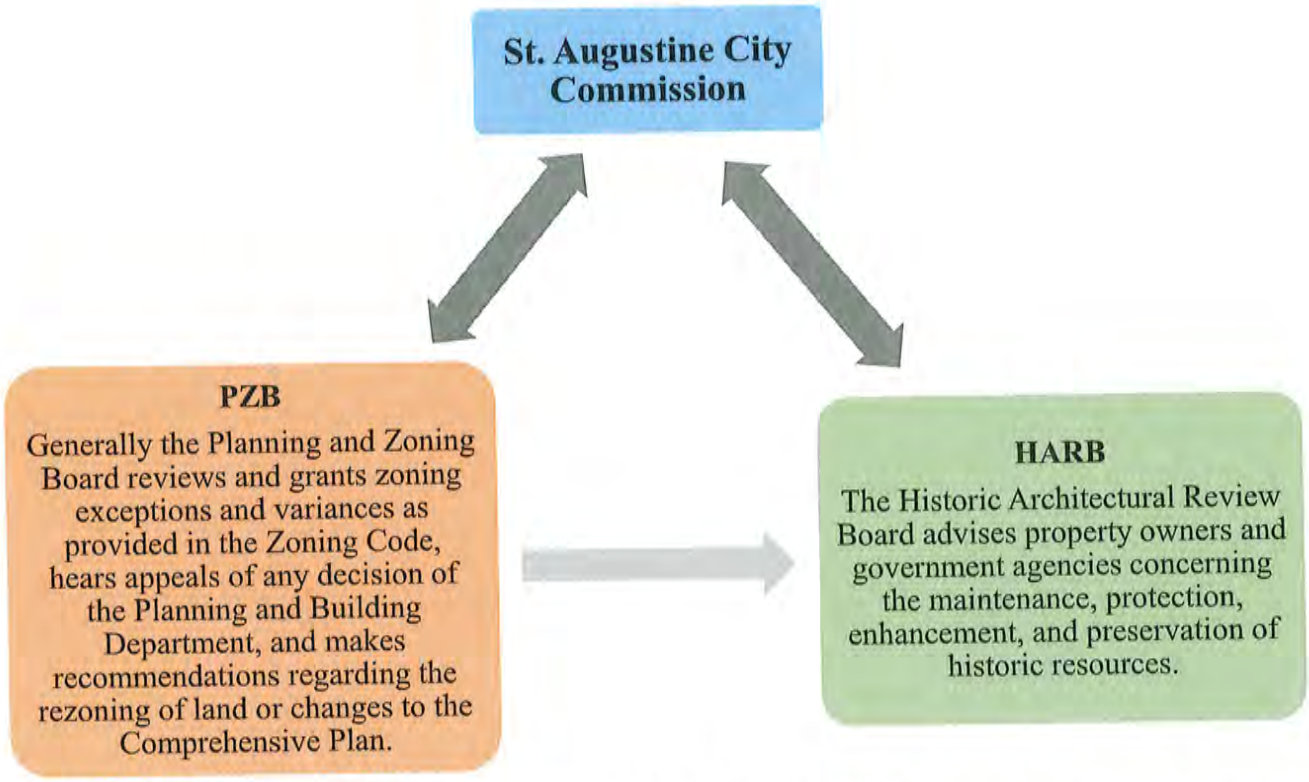


Figure 4. This chart illustrates the order of operations for this specific request.

Understanding the order of review is especially important when it comes to evaluating the size and scale of the proposed structures. Evaluation of the proposed structures may include the height and width of structures along the streetscape and their relation to adjacent structures, including those adjacent to and across Charlotte and Treasury Streets. Once the PZB both evaluates and determines an acceptable proposal for the use of the land at 24 Cathedral Place the HARB then conducts review concerning this proposal's maintenance, protection, enhancement, and preservation historic resources. This may include impacts on the streetscape and compatibility with adjacent structures.

(5) *Deviations from ordinance creating PUD.* In order to facilitate minor adjustments to the plans approved as part of the ordinance creating a PUD, the city commission may approve changes in such plans, without the review and recommendation of the PZB, and without the adoption of an ordinance to modify the PUD ordinance, if as a result of such changes:

(1) There are the same or fewer number of dwelling units and/or floor area;
(2) The open space is in the same general location and in the same general amount, or a greater amount;
(3) The buildings have the same or less number of stories and/or floor area; and
(4) The roads and drives follow approximately the same course and have the same public or private rights therein.

(6) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.

(7) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and 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 PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in section 28-59(a) and (b).

(8) *Expiration of time limits provided in ordinance creating a PUD.* If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with section 28-289 (a)(4)b.8. shall be taken.

Sec. 28-290. - Implementation of a PUD.

(a) *Development plan.* The final development plan, and project narrative shall be attached to the PUD ordinance as an exhibit and shall be the only development plan associated with the PUD unless and until an amendment to the PUD is pursued via amendment to the PUD ordinance or via minor amendment procedures.

(b) *Record plats.* If the PUD ordinance requires the recording of record plats, such plats shall be submitted to the city commission for final approval.

(c) *Approval of development plans.* The planning and building department shall review all development plans; and, if found in compliance with this Code, and the PUD ordinance shall approve same.

(d) *Permits required.* All construction in the development of a PUD shall proceed only under applicable permits issued by the planning and building department; and no building permit, certificate or other document authorizing construction or occupancy within a PUD shall be issued, except in accordance with the approved PUD ordinance and all regulatory provisions in existence at the time of the permit except as otherwise exempted or waived in the PUD text.

Sec. 28-292. - Standards and criteria for redevelopment and infill PUD developments.

The following performance standards are intended for redevelopment and infill PUD developments. These projects typically involve property currently developed where the proposed PUD includes razing the existing development and building new or renovating the existing development to the extent that it is a redevelopment project which introduces new uses or combination of uses and a new design changing the character of the existing. Infill projects typically involve vacant property within an existing developed area where it is important for the proposed PUD to be compatible with the existing surrounding development. These standards and criteria are in addition to other PUD requirements outlined above.

(1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian-oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.
Quality pedestrian-oriented design should result in walking being a practical and enjoyable mode of transportation. Factors such as adequate sidewalk widths and shading are some examples that contribute to quality design. Human scale design should strive to design spaces that prioritize

people above everything else. Evaluation of this request for its contributions and added value to the area is also part of this requirement.

(2) *Contributions to the existing community.* Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.

This request will need to explain how the proposed massing of the new construction is compatible with that of Treasury and Charlotte Streets. Proposed changes to Charlotte Street will need to be evaluated and deemed as a contribution to the existing community transportation network and city Mobility Plan.

(3) *Redevelopment and infill PUD projects.* Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, landscaping, including tree removal is also required if necessary. A description with detailed drawings that show the existing streetscape, and the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required. Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.

Additional information, such as floor plans, may be required in order to fully document the extent of renovation to the existing building at 24 Cathedral Place.

Staff Recommendation

The Board is tasked with making recommendations to the city commission which shall show that the Board has studied and considered:

(1) No adverse effect finding.
   a. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

(2) Consistency with the Comprehensive Plan and PUD regulations finding.
   a. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

(3) Need and justification finding.
   a. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

As part of this public hearing the PZB may request additional information before making a recommendation to the City Commission.

Attachments

1. Zoning Map
2. Future Land Use Map
3. Adjacent Uses Map
4. Aerial Site Photograph
5. Flood Map
6. Elevation Map
7. Application
8. St. Johns County Property Appraiser Report
9. Ordinance No. 2013-22
10. Proposed PUD Text
11. Bluelined version of Proposed PUD Text presented at the June 4th PZB Regular Meeting
12. Treasury Hotel Traffic Access Study

Staff Report prepared by:

Jacob Fredriksson
Planning Manager
Planning and Building Department

Attachment 1:
Zoning Map



Zoning Map

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

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

2024

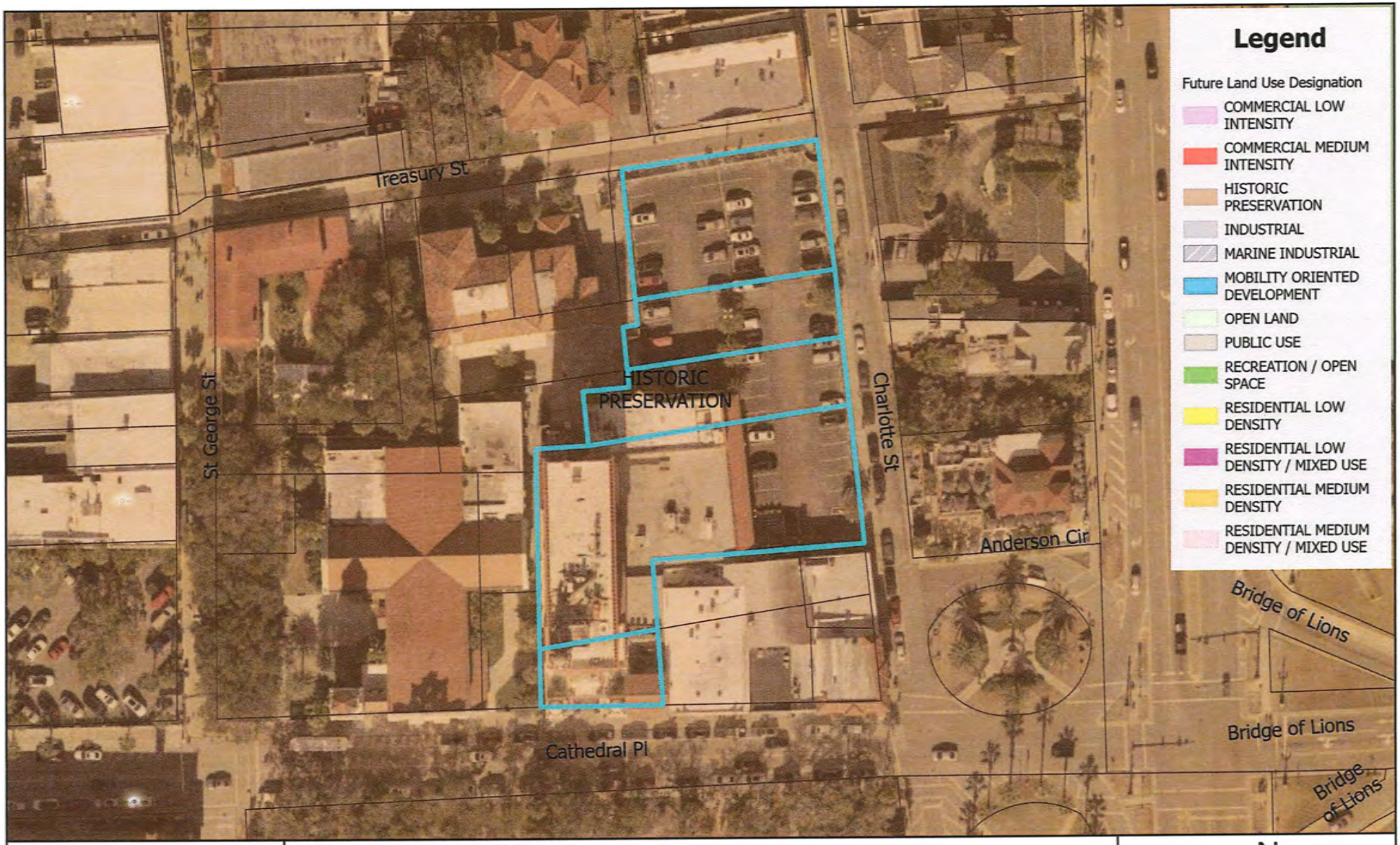
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 2:
Future Land Use Map



Future Land Use Map

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

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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

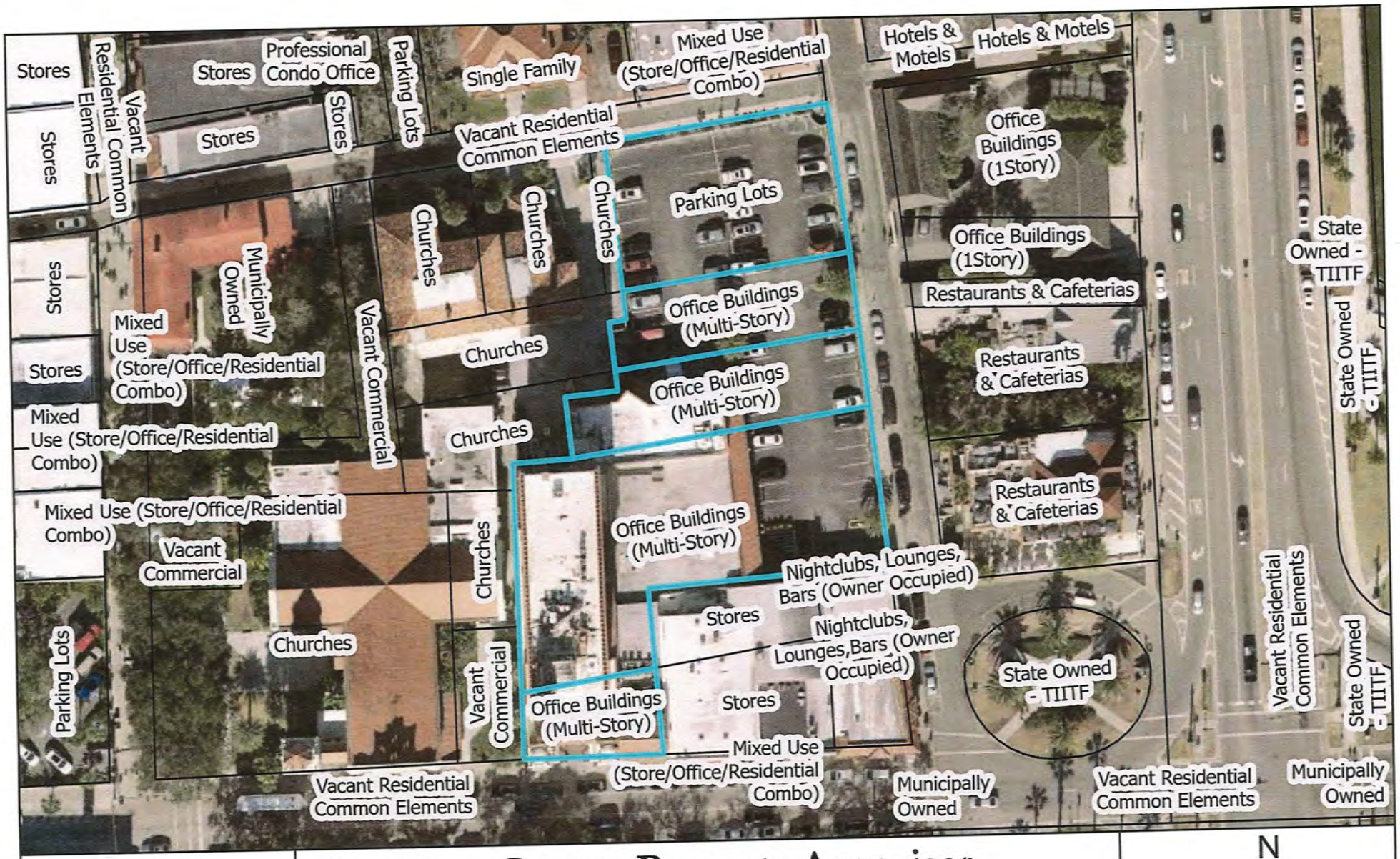
N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 3:

St. Johns County Property Appraiser Use Classification Map



St. Johns County Property Appraiser
Use Classification Map

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

DISCLAIMER
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2024

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.01 0.01 Miles

0 60 120 Feet

Attachment 4:
Aerial Site Photograph

Attachment 5:

Flood Map



FEMA Flood Zone Map

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

DISCLAIMER
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2024

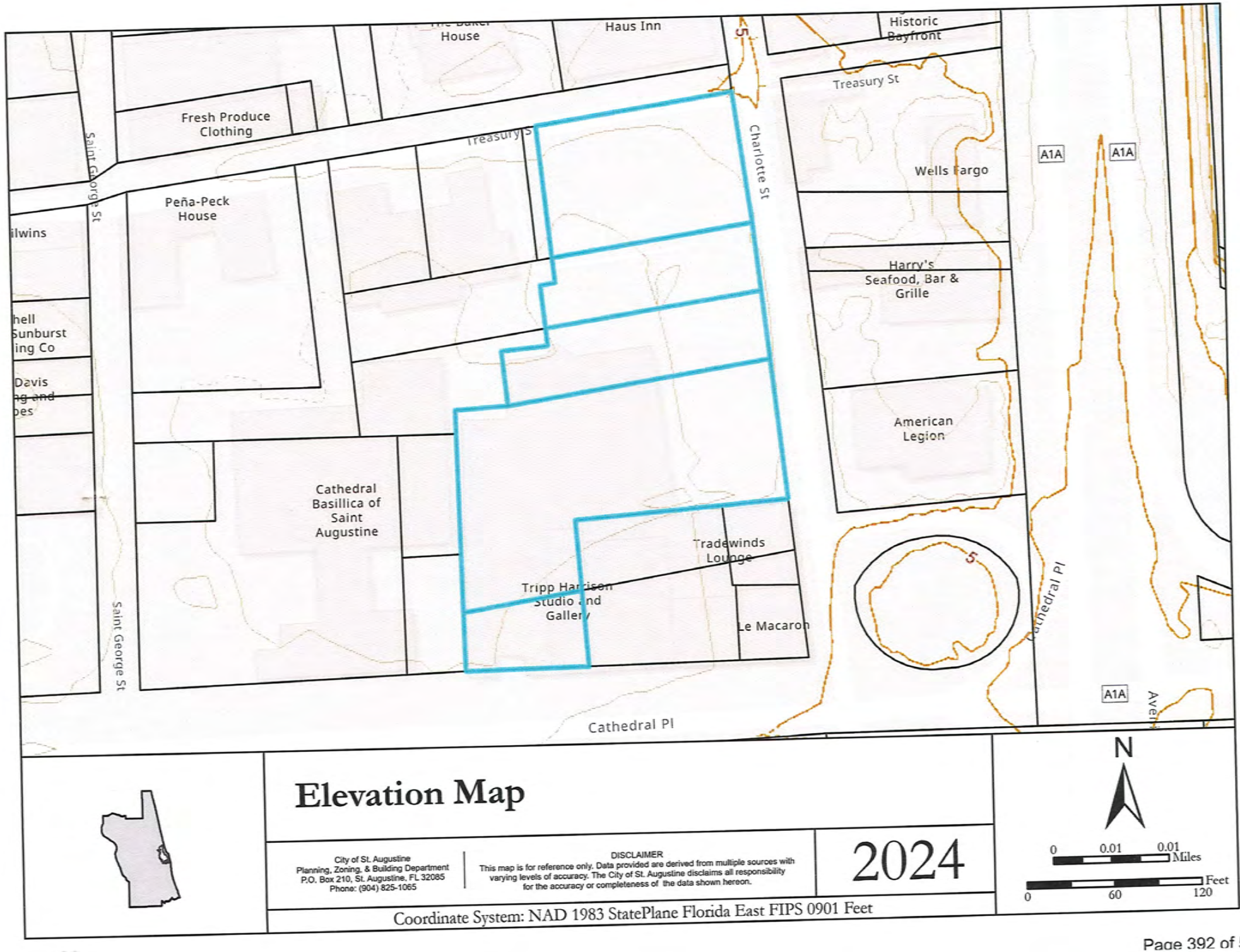
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

N

0 0.17 0.35 Miles

0 1,250 2,500 Feet

Attachment 6:
Elevation Map


Haus Inn
House
Historic Bayfront
Treasury St
Fresh Produce Clothing
Saint George St
Peña-Peck House
Charlotte St
A1A
A1A
Wells Fargo
Harry's Seafood, Bar & Grille
American Legion
Cathedral Basillica of Saint Augustine
Tradewinds Lounge
Le Macaron
Cathedral Pl
A1A
Elevation Map
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065
DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.
2024
Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet
N
0 0.01 0.01 Miles
0 60 120 Feet

Attachment 7:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT: Ellen Avery-Smith, Esq. Contact Number: 904-825-1615
   Business *(if applicable)*: Rogers Towers, P.A
   Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: Fl Zip: 32086
   E-Mail Address: eaverysmith@rtlaw.com
2. NAME OF PROPERTY OWNER: Kasam Hospitality, Inc. Contact Number:_____
   Business *(if applicable)*:_____
   Address: 32 Aveninda Menendez City: St. Augustine State: Florida Zip: 32084
   E-Mail Address: kanti.patel@jalaramhotels.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision: City of St. Augustine Parcel Number: 197160-0000; 197200-0000
4. PROJECT STREET ADDRESS: 24 Cathedral Place and Charlotte Street
5. SPECIFIC PROPOSED USE: Amend existing PUD (Ord. No 2013-22) to provide an updated development plan.
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☒ Other: Amend existing PUD (Ord. No, 2013-22) to provide an updated development plan.
7. DESCRIPTION OF ACTION REQUESTED: The Owner desires to amend the existing PUD (Ord. No 2013-22) for the Property in order to provide an updated development plan that more fully meets current and future needs for the City in this area. The Property will include a maximum of 120 hotel rooms in the existing building located at 24 Cathedral Plane and in new buildings located on the adjacent parcel, along with associated special even venue, meeting rooms, restaurants, lounge, spa and exercise facilities and other amenities associated with the hotel, as maximum 160-space parking garage and other uses permitted in the HP-2 zoning district.
8. JUSTIFICATION FOR ACTION REQUESTED: This request will promote more efficient and economic use of land by preserving and restoring the existing 24 Cathedral Place hostoric building. Additionally, it will encourage a more compatible and harmonious development of continuous land, provided flexibility to meet changing needs and provide consistent architectural character.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:
Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?
☐ Yes ☒ No If yes, please give date and final disposition below.

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

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

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

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

Signature of Applicant — Date: 4.10.24

Signature of Property Owner — Date: 4.10.24

04/18/2019

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

Ellen Avery-Smith is/are hereby authorized TO ACT ON BEHALF OF Rogers Towers, 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: 24 Cathedral Place

BY: _____
Signature of Owner

Kanti Patel
Print Name of Owner

904 826-5504
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 10th day of April, 2024

By Kanti Patel

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: HB

My Commission expires: Mar 30, 2026

Holden Baker
Comm.:HH 247012
Expires: Mar. 30, 2026
Notary Public - State of Florida

Rev:022117

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.

Kunti Patel
Print name of applicant

Signature of applicant

4.10.24
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: 24 Cathedral Place

Applicant's Name: Ellen Avery-Smith Applicant's Signature: _____

Owner's Name: Kasam Hospitality, Inc. Owner's Signature: _____

Attachment 8:

St. Johns County Property Appraiser Report

t. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1971600000
Location Address	22 CATHEDRAL PL 24 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE W72.8FT OF LOTS 5 & 6 & 7 & E 162.2FT OF LOT 8 & E135FT OF LOT 9 (EX PT IN OR221/248) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.850
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Kasam Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$6,693,955
Extra Features Value	$136,452
Total Land Value	$2,218,020
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$9,048,427**
Total Deferred	$462,710
Assessed Value	**$8,585,717**
Total Exemptions	$0
Taxable Value	**$8,585,717**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$6,676,286	$145,126	$2,218,020	$0	$0	$9,039,432	$7,805,197	$1,234,235	$7,805,197
2022	$4,931,631	$112,526	$2,218,020	$0	$0	$7,262,177	$7,095,634	$166,543	$7,095,634
2021	$4,115,103	$117,453	$2,218,020	$0	$0	$6,450,576	$6,450,576	$0	$6,450,576
2020	$5,079,411	$121,210	$2,218,020	$0	$0	$7,418,641	$7,418,641	$0	$7,418,641
2019	$5,133,151	$125,421	$2,218,020	$0	$0	$7,476,592	$7,476,592	$0	$7,476,592
2018	$4,031,573	$76,133	$2,957,360	$0	$0	$7,065,066	$3,119,364	$3,945,702	$3,119,364
2017	$1,981,857	$63,213	$1,312,329	$0	$0	$3,357,399	$2,835,785	$521,614	$2,835,785
2016	$2,086,165	$63,223	$1,182,944	$0	$0	$3,332,332	$2,577,986	$754,346	$2,577,986
2015	$2,190,474	$63,233	$1,109,010	$0	$0	$3,362,717	$2,343,624	$1,019,093	$2,343,624
2014	$2,287,534	$63,243	$1,513,494	$0	$0	$3,864,271	$2,915,657	$948,614	$2,915,657
2013	$1,073,850	$63,253	$1,513,494	$0	$0	$2,650,597	$2,650,597	$0	$2,650,597

Building Information

Building	1
Building Value	$3,748,686
Year Built	1928
Actual Area	29220
Conditioned Area	27921
Use	Office Building (Multi-Story) Class A
Style	04
Exterior Wall	Concrete Stucco

Roof Cover	Built Up, Clay Tile
Roof Structure	Rigid Frame
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

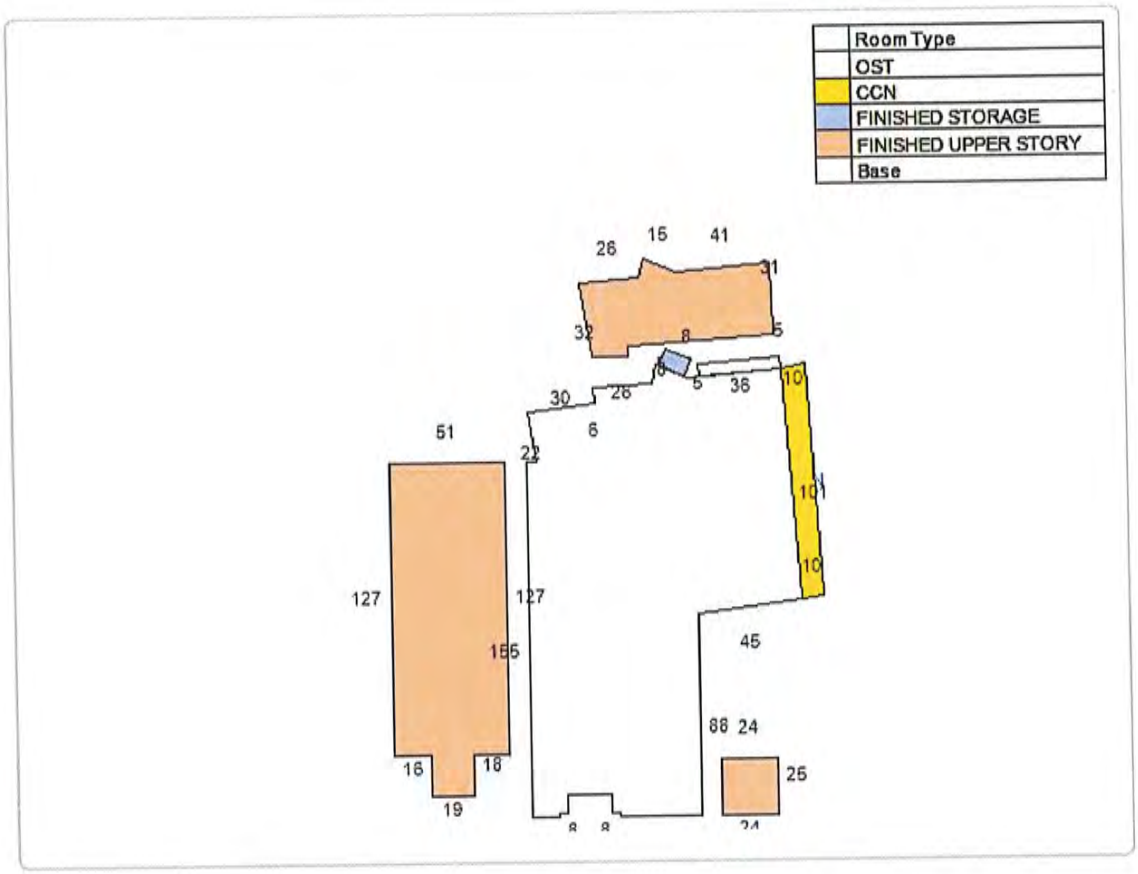
Description	Square Footage
BASE AREA	17911
FINISHED UPPER STORY	2591
FINISHED STORAGE/UTILITY	92
FINISHED UPPER STORY	6819
FINISHED CANOPY	1024
OUTSIDE STAIRS	183
FINISHED UPPER STORY	600
Total SqFt	29220

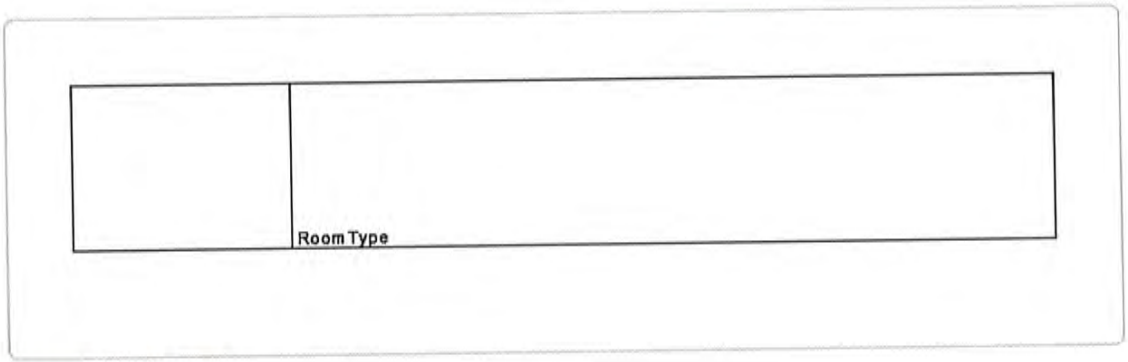
Building	2
Building Value	$2,945,269
Year Built	1928
Actual Area	26035
Conditioned Area	26035
Use	Office Building (Multi-Story) Class C
Style	04
Exterior Wall	Concrete Stucco

Roof Cover	Clay Tile
Roof Structure	Rigid Frame
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	26035
Total SqFt	26035

Sketch Information





Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		59621
Masonry Wall (Mix)		5818
Concrete Paving - Under 8" (COM)		5760
Asphalt Paving (COM)		18900
Curb (COM)		3072
Handicap Ramp (COM)		1404
Pole Light (COM)		8400
Storage Building (Mix)		977
4+ Passenger Elevator (Mix)		32500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings Multi-Story	0	0	36967	SF	$2,218,020

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/30/2018	1/30/2018	$10,000,000.00	WARRANTY DEED	4496	846	Q	I	VIRTU CATHEDRAL ASSOCIATES LLC	KASAM HOSPITALITY INC
	7/23/2003	$0.00	OTHER INSTRUMENT	2005	573	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	
	11/13/2001	$4,200,000.00	WARRANTY DEED	1675	1278	Q	I	CATHEDRAL PLACE ASSOCIATES LTD	VIRTU CATHEDRAL ASSOCIATES LLC
	6/1/1993	$1,655,000.00	WARRANTY DEED	997	1312	U	I	FNB PROPERTIES INC	CATHEDRAL PLACE ASSOCIATES LTD
	1/14/1992	$1,000,000.00	CERTIFICATE OF TITLE	921	1339	U	I	DAVIS-STOVAL LIMITED PTNRSHP	FNB PROPERTIES INC
	12/1/1985	$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHP
	12/1/1985	$0.00		693	152	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: 6/15/2024, 1:15:13 AM

Contact Us

Developed by Schneider GEOSPATIAL

t. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1972000000
Location Address	CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE LOTS 10 & 11 (EX W9FT) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Parking Lots (2810)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.210
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Kasam Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$33,114
Total Land Value	$614,250
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$647,364
Total Deferred	$41,114
Assessed Value	$606,250
Total Exemptions	$0
Taxable Value	$606,250

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$34,746	$614,250	$0	$0	$648,996	$551,136	$97,860	$551,136
2022	$0	$28,533	$472,500	$0	$0	$501,033	$501,033	$0	$501,033
2021	$0	$30,385	$472,500	$0	$0	$502,885	$502,885	$0	$502,885
2020	$0	$32,766	$472,500	$0	$0	$505,266	$505,266	$0	$505,266
2019	$0	$35,148	$472,500	$0	$0	$507,648	$507,648	$0	$507,648
2018	$0	$27,778	$756,000	$0	$0	$783,778	$204,791	$578,987	$204,791
2017	$0	$31,726	$167,796	$0	$0	$199,522	$186,174	$13,348	$186,174
2016	$0	$31,736	$139,830	$0	$0	$171,566	$169,249	$2,317	$169,249
2015	$0	$31,745	$122,118	$0	$0	$153,863	$153,863	$0	$153,863
2014	$0	$31,755	$122,118	$0	$0	$153,873	$153,873	$0	$153,873
2013	$0	$31,987	$122,118	$0	$0	$154,105	$154,105	$0	$154,105

Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		13986
Pool House (Mix)		2055
Masonry Wall (Mix)		7448
Masonry Wall (Mix)		2903
Curb (COM)		1052
Pole Light (COM)		2590
Pole Light (COM)		3080

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	79	118	9450	SF	$614,250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/30/2018	1/30/2018	$10,000,000.00	WARRANTY DEED	4496	846	Q	I	VIRTU CATHEDRAL ASSOCIATES LLC	KASAM HOSPITALITY INC
	11/13/2001	$4,200,000.00	WARRANTY DEED	1675	1278	Q	I	CATHEDRAL PLACE ASSOCIATES LTD	VIRTU CATHEDRAL ASSOCIATES LLC
	6/1/1993	$1,655,000.00	WARRANTY DEED	997	1312	U	I	FNB PROPERTIES INC	CATHEDRAL PLACE ASSOCIATES LTD
	1/14/1992	$857,142.00	CERTIFICATE OF TITLE	921	1339	U	I	DAVIS-STOVAL LIMITED PTNRSHP	FNB PROPERTIES INC
	12/1/1985	$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHP

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 6/15/2024, 1:15:13 AM

Contact Us

Developed by Schneider GEOSPATIAL

Attachment 9:
Ordinance No. 2013-22

ORDINANCE NO. 2013-22

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ESTABLISHING THE 24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR DEVELOPMENT STANDARDS FOR THE PUD; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 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 a Historic Preservation land use designation and associated use and density criteria for development within the designation; and

WHEREAS, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances initiated by other than the municipality which change the actual zoning map designation of a parcel or parcels of land; and

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

WHEREAS, on September 3, 2013 the City of St. Augustine Planning and Zoning Board (PZB) reviewed a request to establish the 24 Cathedral Place Planned

Unit Development (PUD), attached as Exhibit "A" and incorporated herein by reference, and made recommendation to the City Commission;

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

Section 1. Establishment of Planned Unit Development. The 24 Cathedral Place PUD is hereby established pursuant to Section 28-289 of the Code of the City of St. Augustine for property described in the attached Exhibit "B" and incorporated herein by reference.

Section 2. PUD Development Standards. Development standards for the 24 Cathedral Place PUD are contained in the attached 24 Cathedral Place PUD Application, revised on September 24, 2013 and incorporating a Development Plan Narrative, attached as Exhibit "C" and incorporated herein by reference.

Section 3. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. 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 5. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to Section 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this 14 day of October, 2013.

Joe Boles, Jr., Mayor-Commissioner

ATTEST:

Alison Ratkovic, City Clerk

(SEAL)

'HE ST. AUGUSTINE RECORD

CITY OF ST AUGUSTINE
PO Box 210
SAINT AUGUSTINE FL 32085

ef.#: L2967-13
.O.#: HG 10-14

RECEIVED
SEP 30 2013
CITY CLERK

JBLISHED EVERY MORNING SUNDAY THRU SATURDAY
AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

TATE OF FLORIDA,
OUNTY OF ST. JOHNS

efore the undersigned authority personally appeared **STEVEN SMITH**

'ho on oath says that he/she is an Employee of the St. Augustine Record,

daily newspaper published at St. Augustine in St. Johns County, Florida:

ıat the attached copy of advertisement being a **NOTICE OF HEARING**

ı the matter of **ORDINANCE 2013-22 - 2ND READ - HG OCT 14, 2013**

'as published in said newspaper on **09/24/2013**

.ffiant further says that the St. Augustine Record is a newspaper published
t St. Augustine, in said St. Johns County, Florida, and that the said newspaper
eretofore has been continuously published in said St. Johns County, Florida,
ach day and has been entered as second class mail matter at the post office in the
'ity of St. Augustine, in said St. Johns County, for a period of one year preceding
ıe first publication of the copy of advertisement; and affiant further says that
e/she has neither paid nor promised any person, firm or corporation any discount,
:bate, commission or refund for the purpose of securing the advertisement for
ublication in the said newspaper.

worn to and subscribed before me this _____ day of SEP 24 2013

y _____ who is personally known to me
r who has produced as identification

Tiffany M. Lowe

TIFFANY M. LOWE
MY COMMISSION # EE154511
EXPIRES December 19, 2015
(407) 398-0153 FloridaNotaryService.com

(Signature of Notary Public) (Seal)

COPY OF ADVERTISEMENT

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE 2013-22 BY THE CITY OF ST. AUGUSTINE, FLORIDA

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE CONCERNING THE SECOND READING OF ORDINANCE 2013-22. THE PUBLIC HEARING WILL BE HELD DURING THE REGULAR CITY COMMISSION MEETING ON MONDAY, OCTOBER 14, 2013, BEGINNING AT 5:00 P.M., IN THE ALCAZAR ROOM, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA. PUBLIC COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

ORDINANCE NO. 2013-22
AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ESTABLISHING THE 24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR DEVELOPMENT STANDARDS FOR THE PUD; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Related documents may be inspected by the public at the Planning and Building Department, City Hall, Lobby B, fourth floor, 75 King Street, St. Augustine, FL 32084, during the hours of 8:00 A.M. and 5:00 P.M. except weekends and holidays.

In accordance with Florida Statute 286.0105; "If any person decides to appeal any decision made by the City Commission 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 notice. Telephone: City Clerk (904)825-1007; or 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

L2967-13 Sep 24, 2013

Exhibit "A"

CITY OF ST. AUGUSTINE
A3 – APPLICATION TO PLANNING AND ZONING BOARD

Application Fee $400.00 **Receipt No.** 26635-2

RECEIVED
JUL 25 2013
Planning/Building Dept.

BDAC Project No. _____ **Meeting Date** SEPT 3, 2013

PLEASE PRINT OR TYPE

1. **NAME OF APPLICANT'S AGENT:** Susan S. Bloodworth
   Daytime Phone: c/o 904-825-4343
   Business (if applicable): c/o McClure Bloodworth, P.L.
   Address: 81 King Street, Suite A **City:** St. Augustine **State:** FL **Zip:** 32084

2. **NAME OF APPLICANT / PROPERTY OWNER:** Virtú Cathedral Associates, LLC
   Daytime Phone: c/o 904-825-4343
   Business (if applicable): ATTN: John Green
   Address: 24 Cathedral Place, Suite 201 **City:** St. Augustine **State:** FL **Zip:** 32084

3. **LEGAL DESCRIPTION OF PROJECT PROPERTY:**
   Lot: N/A **Block:** N/A
   Subdivision: **Parcel Number:** 197160-0000 & 197200-0000

4. **PROJECT STREET ADDRESS:** 24 Cathedral Place

5. **SPECIFIC PROPOSED USE:** See Exhibit "A"

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

7. **DESCRIPTION OF ACTION REQUESTED:** The Applicant requests to rezone a portion of this historic preservation district (HP-2) property to PUD.

8. **JUSTIFICATION FOR ACTION REQUESTED:** Pursuant to Ord. 2013-08 and Section 28-289 governing PUD Applications.

24 CATHEDRAL PLACE PUD APPLICATION
Revised 9-24-2013

Submittal Date:

July 25, 2013

Request:

Rezone approximately .961 acres from Historic Preservation 2 (HP-2) to Planned Unit Development (PUD) to allow for an additional use as a legacy event venue to be known as the "Grand Ballroom at Cathedral Place," on the first floor of the building located on the Property, to allow an awning on the front of the Property, to allow the sale and consumption of alcohol, and to put in place restrictions prohibiting any outdoor consumption of alcohol within one hundred (100) feet of the eastern boundary line of the Cathedral Basilica property, adjacent to the PUD in conjunction with any of the uses approved herein (including those uses which are currently allowed under HP-2) and to recognize the existence of telecommunications equipment within the cupola of the building located on the Property, and provide for the installation of additional telecommunications equipment, in accordance with Section 28-400 of the City Code.

Applicant/Owner:

John Green/Virtú Cathedral Associates, LLC
24 Cathedral Place
St. Augustine, FL 32084

Authorized Agent for the Applicant:

Susan Bloodworth
McClure Bloodworth, P.L.
81 King Street, Ste. A
St. Augustine, FL 32084

Exhibits:

Exhibit A	Application
Exhibit B	Legal Description
Exhibit C	Development Plan Narrative
Exhibit D	Location Map/Aerial
Exhibit E	Proof of Ownership/Deed
Exhibit F	Survey
Exhibit G	Floor Plan
Exhibit H	"Grand Ballroom" at Cathedral Place Description

Parcel Identification Numbers: A portion of 197160 0000 & 197200 0000

Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with PUD Ordinance as adopted by the City of St. Augustine City Commission without authorization of the PZB and City Commission. The Applicant also agrees to comply with all conditions and safeguards established by the Planning & Building Department and the Planning & Zoning Board (PZB), Historic Architectural Review Board (HARB) and the City of St. Augustine City Commission. The Applicant understands that any architectural site changes to any property in the PUD must be in compliance with the AGHP and is subject to HARB approval. Historic features, particularly the Mediterranean-influenced architectural style, will continue to be the dominant character-defining features associated with the Property as described in FMSF 8SJ2501 and other documented references, including any future alterations.

SECTION II- APPLICATION

A. Permitted Uses: The development will be constructed in an orderly manner. The allowable uses will be an event venue on the first floor of the Property, the sale and consumption of alcohol, an awning on the front of the building, telecommunications equipment within the cupola of the historic structure located on the Property, and provide for the installation of additional telecommunications equipment, in accordance with Section 28-400 of the City Code, and those uses currently allowed in HP-2 zoning, and any additional HP-2 uses that may be allowable in the future, which currently include:

a.Single-family.
b.Multifamily.
c.Tourist homes and bed and breakfast inns.
d.Professional and business offices.
e.Rooming and boarding houses.
f.Banks and other financial institutions.
g.Retail sales (excluding rental of motorized vehicles):
    1.New.
    2.Antique.
    3.Souvenir.
    4.Gift.
    5.Craft, such as specialty food stores (including beer and wine but not supermarkets), clothing, toy and hobby shops, bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, cameras, florist or gift shop, sundries and notions, business office supplies, records and tapes, furniture, art supplies and similar uses.
h.Service:
    1.Barbershop or beauty shop.
    2.Shoe repair.
    3.Restaurant (but not drive-in).
    4.Interior decorator.

5.Photographic, art, craft, dance or music studios, indoor theatres, tailoring, catering and clothing rental.

i.Museums.
j.Housing for the elderly.
k.Home office, private.

Permitted uses by exception:
a.Not-for-profit clubs.
b.Churches.
c.Cocktail lounges/taverns.
d.Hotels/motels/inns.
e.Drive-up windows for banks and financial institutions.
f.Home occupations.

This PUD shall not release the Applicant, its successors and/or assigns, or their obligations to comply with all Federal, State and local applicable laws and does not otherwise limit nor expand the authority of the City of St. Augustine to enforce such laws nor limit nor expand defenses available to the property owner.

Uses by exception shall be provided for and any changes to the uses described herein by an amendment to the PUD.

In the event the Applicant, its successors and/or assigns, should desire to change the current uses to a residential use, any such residential change shall be subject to the following:

1.Chapter 781, Florida Statutes (regulating condominiums);

2.Demonstration of available school capacity or the existence of a fully-executed proportionate share agreement for school concurrency prior to the time of construction plan approval for any proposed residential use;

3.Inclusion in the Declaration of Condominium the obligation of all owners and tenants' requirement to comply with the terms of the PUD; and

4.In recognition of the PUD's unified site plan, an individual condominium owner may seek an amendment of his or her unit, with only the prior approval of the Applicant, or his assignee, such as the condominium owner's association, to be created for the management and ownership of the common elements. Such individual homeowner need not obtain the signatures of all condominium owners within the PUD, as long as the applicant for any requested change is the Applicant or the Applicant's designee, such as the condominium owners' association.

B. Additional Standards for the New Use within the PUD: The attached Floor Plan depicts the first floor location of the events venue, as well as several small retail areas currently located on the first floor.

1. **Parking:** The current parking area which is a part of the West Parcel will be used for parking.

2. **Signage:** Size and construction of all signs within the property will be in conformance with the City Sign Ordinance requirements for H-1, as described in Section 3-46 of the City's Land Development Code, as amended over time, including type, size, number, placement, lighting, fonts, colors and the AGHP, as amended over time by HARB and the City Commission. The foregoing notwithstanding, signs may be incorporated into a wall and may be lighted by exterior bulbs (providing lights are not directed towards traffic) and shall not obstruct visibility. All other provisions of the sign code regarding permitting, definitions, prohibited signage, etc., shall apply.

3. **Awning:** Any proposed awning, as allowed herein, would require review and approval by HARB, pursuant to Section 28-89 of the City Code.

4. **Alcohol:** The sale and consumption of alcohol in conjunction with a restaurant at which more than 50% of its sales was from food was recently approved by the City pursuant to Ordinance 2013-13. There were no restrictions placed on whether that consumption could occur outside. Any outside consumption of alcohol related to the uses approved in this PUD are prohibited from occurring any closer than one hundred (100) feet of eastern boundary of the adjacent Cathedral Basilica. This restriction, however, is not intended to prohibit the sale and consumption of alcohol on the eastern porch attached to the existing historic structure located on the Property.

5. **Solid Waste:** An enclosure shall be provided for the on-site waste dumpster.

6. **Telecommunications Equipment:** There currently exists telecommunications equipment within the cupola on the building on the Property. Any additional telecommunications equipment proposed for installation on or within the existing historic structure would be in accordance with Section 28-400 of the City Code, would require approval of the Planning and Zoning Board through the Special Use Permit process, and, if visible from the outside, would require review and approval by HARB.

SECTION III- MAINTENANCE

This Planned Unit Development will be owned and operated by the Applicant and/or its assigns. The Applicant, it successors and/or assigns shall be responsible for all improvements made to the Property and shall maintain the Property in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to the City of St. Augustine. The Applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, providing maintenance agreement(s) between any property owner or owners has been established, which would provide for all maintenance and other requirements as stipulated herein.

SECTION IV – ORD. 2013-PUD CRITERIA

1. **Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future land Use Map category for the property.**

Response: The additional use as proposed is consistent with the goals, policies and objectives of the Comprehensive Plan, including:

FLU Objective 1

The future land use map and subsequent amendments to it shall be adopted and implemented in a manner consistent with topography, soil conditions, and the availability of facilities and services to support such development. This is implemented by FLU Policies 1.1, 1.7, 1.8, 3.2, 6.1, 11.1, and A. The measurable targets for this objective are: (1) the number of development proposals reviewed by compliance with the Future Land Use Plan as implemented by the City's development regulations contained in the City Code; and (2) approval of large scale comprehensive plan amendments by DCA, and adoption of small scale comprehensive plan amendments by the City according to the requirements contained in the Rules and Florida Statutes, and consistent with the adopted Comprehensive Plan.

The subject property does not have any constraints related to topography or soil conditions. Water and wastewater lines are already connected to the site.

FLU Objective 11

The City will act to discourage the proliferation or urban sprawl. This objective is implemented by FLU Policies 1.1, 1.2, 1.8, 3.2, 7.2, 7.3, 8.1, 11.1, 11.2, 11.3, and CI Policies 4.1 and 4.2

FLU Policies

1.1 **The City shall continue to implement the adopted comprehensive plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to land development regulations relating to: zoning and on-site parking; environmental protection and conservation overlay zones; concurrency management and on-site storm drainage; signs; landscaping; subdivisions; building code and coastal construction code; utilities – potable water, sanitary sewer, solid waste and city storm sewer; archaeology; and flood control. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards.**

Ordinances amending the City Code shall be codified at least annually. They City Code shall be on display for the public in the City Clerk's office. This policy implements FLU Objectives 1, 9 and 11.

The location of the subject property within the city limits. The provisions of the PUD regarding parking and utilities are fully consistent with these policies.

SS Objective 1.3

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing wastewater facilities. The measurable target for this objective is the area served by the City wastewater system.

The subject property is in the area served by the City wastewater system and will employ the existing connections to the City's sanitary sewer system and comply with the adopted level of service.

PW - POTABLE WATER ELEMENT

Goal

Water facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

PW Objective 1.4

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing potable water facilities. This objective is implemented by PW Policies 1 and 4. The measurable target for this objective is the area served by the City potable water system.

The subject property will employ the existing connections to the City's potable water system. The Property is within the City's service area and will comply with the adopted level of service. It is anticipated that the average event for the Special Events use will be no more than 95 seats.

Historic Preservation Element

HP Goal

Maintain and enhance the historic integrity and ambiance within the City of St. Augustine while encouraging economic growth and the identification, preservation, continued use and adaptive reuse of existing historic structures.

The proposed additional use will maintain and enhance the historic integrity and ambiance of the City of St. Augustine and will not affect any architectural changes to the structures in place.

2. **For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.**

Response: Exhibit "H," the "Grand Ballroom" at Cathedral Place Description, demonstrates how this use will enhance and promote the goals of the HP-2 district.

3. **The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.**

Response: An events venue, and the service and consumption of alcohol, is not currently allowed in the HP-2 district without the institution of this PUD. Additionally, this PUD commits to prohibit the outdoor consumption of alcohol related to any use or event on the Property within one hundred (100) feet of the eastern boundary of the adjacent Cathedral Basilica's Parcel No. 197120-0000.

4. **Compliance with the intent and criteria in section 28-286.**

Section 28-286 provides: The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district regulations. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish planned unit developments (PUD) in which development is in harmony with the general purpose and intent of the city's general planning program and comprehensive plan. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site

planners and developers to produce residential, commercial or industrial developments, or combinations thereof, which are in keeping with overall land use density and intensity standards, and open space objectives. The intent of a PUD is to permit flexibility from the strict application of setback, lot size, and other zoning district requirements, and provide performance criteria which:

(1) Permit a creative approach to the development of land; and

(2) Accomplish a more desirable environment than would be possible through the strict application of minimum zoning district requirements; and

(3) Provide for an efficient use of land; and

(4) Improve the appearance of the area through the preservation and enhancement of natural features, recreation areas, and open space; and

(5) Provide an environment of stable character compatible with surrounding areas; and

(6) Retain property values over the years.

Response: The "Grand Ballroom" at Cathedral Place description included as Exhibit "H" with this Application demonstrates this proposed PUD's compliance with Section 28-286.

5. Compliance with section 28-288 and justification for any zoning uses.

Response: Section 28-288 provides "Any use which is permitted by the comprehensive plan may be included and approved in a PUD." The property is located within the HP-2 Historic Preservation category under the City of St. Augustine's 2030 Comprehensive Plan. Allowable Uses are defined under Section 28-184 of the City's code and that code, as well as an events venue as described in Exhibit "H" filed with

this Application, and the sale and consumption of alcohol are allowable uses under the City's comprehensive plan.

6. **The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance, or other related permit.**

Response: The project is planned to be commenced as a single phase, within three (3) months of the approval of the Ordinance approving the PUD and completed within six (6) months after commencement.

7. **Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.**

Response: No such areas exist on the Property.

8. **A termination date after which all or part of a PUD that has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.**

Response: It is the landowner's understanding and intent that should this modification application be denied, the existing HP-2 uses remain unchanged. Should the development proposed in the 24 Cathedral Place PUD, once approved herein not be

completed as indicated in Response 6 above, then the zoning for the Property shall revert to its pre-PUD approvals.

9. **If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.**

Response: Any reversion to a pre-PUD zoning district would not render the existing HP-2 uses inconsistent with the Comprehensive Plan.

10. **A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.**

Response:

The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

OWNER/APPLICANT:

VIRTÚ CATHEDRAL ASSOCIATES, LLC

_____

By:
Its:

'Grand Ballroom' at Cathedral Place

Overview

Rich in heritage and history, and located at one of the most prestigious legacy addresses in the city of St. Augustine, the 'Grand Ballroom at Cathedral Place' has a future which embraces a new, enthusiastic and celebratory era, inspired by the buildings' inception in the 1920's. When the doors re-open soon as a restored legacy event venue, visitors and community members will again experience a grand sense of arrival combined with the opportunity to create their own memorable traditions in a new St. Augustine premier event venue, showcasing the grandeur of the Mediterranean-Revival architecture - with opulent tall marble columns and unique ornate walls and ceilings.

The 'Grand Ballroom at Cathedral Place' will inspire excitement for many special occasions. Uniquely positioned in the heart of downtown St. Augustine and within walking distance to most churches and steps away from the Cathedral Basilica, guests of future wedding celebrations and other special occasions will enjoy a convenience reminiscent of a way of life when important special events were held in the center of town. From the moment of arrival inside the ballroom, guests will now have the opportunity to 'toast and raise their glass' in celebration of new memories, set amidst a very special treasure of heritage and cultural magnificence.

Plans for the venue will include special rates scaled to accommodate the wide variety of client needs and collaborative partner uses. These will include special community, not-for-profit and religious event rates.

Exhibit "G"



OR1675PG1280

(Space above for recording information)

COPY

PARCEL A:

A parcel of land in Block 5 of the city of St. Augustine, Florida, being all of that land described in executors' deed recorded in Official Records Book 42, Page 617 public records of St. Johns County, Florida and being more fully described as follows: BEGINNING at the intersection of the now existing South line of Treasury Street with the now existing East line of Charlotte Street; thence North 83 degrees 35 minutes 55 seconds East, on said South line of Treasury Street, 132.56 feet; thence South 01 degrees 05 minutes 37 seconds East, on the now existing West line of Avenida Menedez, 115.85 feet; thence South 89 degrees 51 minutes 55 seconds West 121.56 feet; thence North 6 degrees 58 minutes 05 seconds West, on said East line of Charlotte Street, 102.09 feet to the POINT OF BEGINNING.

PARCEL B:

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, Page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the easterly line of said land described in Official Records Book 115 Page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130 Page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, Page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, Page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229 Page 137, public records of said county, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, Page 248, public records of said county, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, Page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said south line of Treasury Street, 118.56 feet to the POINT OF BEGINNING.

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(Space above for recording information)

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

CATHEDRAL PLACE ASSOCIATES, LTD., a Florida limited partnership

By: **PORT CONTAINERS, INC., a Florida corporation, General Partner**

by: **Charles E. Cook, Its President**

[corporate seal]

by: **SAN JUAN INVESTMENT COMPANY, a Florida corporation, General Partner**

by: **Thomas F. Jones, Its President**

[corporate seal]

COUNTY OF DUVAL
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on November 13th, 2001 by **Charles A. Cook, President of PORT CONTAINERS, INC., a Florida corporation** who is personally known to me or has produced a 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:

COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on November 13th, 2001 by **Thomas F. Jones, President of SAN JUAN INVESTMENT COMPANY, a Florida corporation** who is personally known to me or has produced a 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:

Exhibit "D"



ST. JOHNS COUNTY GIS

DISCLAIMER: This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

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Map Printed: 8/21/2013

SECTION V-SUMMARY AND CONCLUSIONS

Approval of this Planned Unit Development, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, is justified in that:

1. The project will not adversely affect the orderly development of the City of St. Augustine as embodied by the City Zoning Ordinance and the respective Comprehensive Plan of the City, as the proposal is in conformance with the Plan and its goals and objectives, and the use, as included in the Narrative, is compatible with the surrounding zoning. The project allows control over the size and intensity over development and assurance of compatibility with surrounding residential uses.

2. The project will not adversely affect the orderly development of the City of St. Augustine and will not adversely affect the health, safety and welfare of the residents or visitors to the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application.

3. The project will accomplish the objective, standards and criteria set forth within the Zoning Ordinance and provides for strict regulation and maintenance of the project to provide the City with the assurance of an attractive and beneficial asset.

4. When developed in accordance with the conditions stipulated in the PUD application and imposed by this Ordinance, the proposed PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

This Planned Unit Development request meets all of the above listed City requirements, including the Comprehensive Plan requirements, does not conflict with any of the elements of the Plan and is consistent with the City Plan.

'Grand Ballroom' at Cathedral Place

Overview

Rich in heritage and history, and located at one of the most prestigious legacy addresses in the city of St. Augustine, the 'Grand Ballroom at Cathedral Place' has a future which embraces a new, enthusiastic and celebratory era, inspired by the buildings' inception in the 1920's. When the doors re-open soon as a restored legacy event venue, visitors and community members will again experience a grand sense of arrival combined with the opportunity to create their own memorable traditions in a new St. Augustine premier event venue, showcasing the grandeur of the Mediterranean-Revival architecture - with opulent tall marble columns and unique ornate walls and ceilings.

The 'Grand Ballroom at Cathedral Place' will inspire excitement for many special occasions. Uniquely positioned in the heart of downtown St. Augustine and within walking distance to most churches and steps away from the Cathedral Basilica, guests of future wedding celebrations and other special occasions will enjoy a convenience reminiscent of a way of life when important special events were held in the center of town. From the moment of arrival inside the ballroom, guests will now have the opportunity to 'toast and raise their glass' in celebration of new memories, set amidst a very special treasure of heritage and cultural magnificence.

Plans for the venue will include special rates scaled to accommodate the wide variety of client needs and collaborative partner uses. These will include special community, not-for-profit and religious event rates.

Attachment 11:

Bluelined Version of Proposed PUD Text presented at June 4th PZB Regular Meeting

24 Cathedral Place Planned Unit Development

City of St. Augustine, Florida

~~May 16~~June 26, 2024

Team Roster

Owner/Applicant:

Kasam Hospitality, Inc.
32 Avenida Menendez
St. Augustine, Florida 32084

Landscape Architecture:

Marquis Latimer & Halback, Inc.
34 Cordova Street
St. Augustine, Florida 32084

Architecture:

Fisher Koppenhafer
9104 Cypress Green Drive
Jacksonville, Florida 32256

Don Crichlow and Associates
302 St. George Street
St. Augustine, Florida 32084

Planning/Civil Engineering:

Maverick Engineering
10 Willow Winds Parkway
St. Johns, Florida 32259

Legal/Authorized Agent for Owners:

Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Site Development Plan
Exhibit "C" – Preliminary Architectural Elevations
Exhibit "D" – Landscape Plan
Exhibit "E" – Public Facility Impact Analysis

AMENDED AND RESTATED 24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT PROJECT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the "**Code**"), the purpose of a planned unit development ("**PUD**") zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City's Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

The existing building located at 24 Cathedral Place in the historic district is St. Augustine's first and only skyscraper. The six-story building and its mezzanine were constructed in 1926 and 1927, at the same time the historic Bridge of Lions was built. The building was used as a bank until 2014, when it was converted to a private event venue. Throughout its history, the building has served as a space for art and cultural exhibits, historical shows, community gatherings, and as a symbol of prosperity for the city. The building is listed on The National Register of Historic Places to honor its architectural and historical significance to Northeast Florida.

The parcels at 24 Cathedral Place and 0 Charlotte Street are currently zoned PUD, pursuant to Ordinance No. 2013-22, which: (i) allows existing HP-2 uses in the existing building; (ii) permits use of an event venue called the "Grand Ballroom at Cathedral Place" on the first floor of the building; (iii) allows an awning on the front of the building; (iv) permits the sale and consumption of alcoholic beverages on the property within 100 feet of the eastern boundary line of the Cathedral Basilica parcel adjacent to the PUD; and (v) recognizes the existence of telecommunications equipment within the cupola of the existing building located onsite and allow for the installation of additional telecommunications equipment, in accordance with City Code Section 28-400. Some of the uses granted in Ordinance No. 2013-22 are incorporated into this Amended and Restated 24 Cathedral Place PUD (the "**Amended PUD**").

In this Amended PUD, the ~~existing~~historic 24 Cathedral Place building will remain in its existing configuration. ~~The~~The exterior of the building will be restored, and the interior of the building will be converted to a hotel with associated uses, as described in Section C.3 herein.

The property located at 0 Charlotte Street (at the corner of Charlotte Street and Treasury Street) will be developed with the uses set forth in Section C.3 herein. The new buildings at 0 Charlotte Street will include hotel rooms and associated uses, which will wrap around a parking structure that will serve the project.

This 24 Cathedral Place PUD text incorporates some of the provisions of the PUD text for the project approved by the City Commission in Ordinance No. 2013-22 and includes site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The Amended PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this Amended PUD ordinance is located at the corner of Cathedral Place and Charlotte Street, in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 197160-0000 and 197200-0000 (collectively, the "**Property**"). A legal description of the Property is attached as **Exhibit "A"**. The Property includes approximately one (1) acre.

2. Owner and Agent

The owner of the Property is Kasam Hospitality, Inc. (the "**Owner**"). The agent for the Owner is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the "**Agent**"). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. History, Existing Approvals

The Future Land Use Map ("**FLUM**") designation of the Property is Historic Preservation. The zoning district of the Property is Planned Unit Development ("**PUD**").

The current PUD allows for the preservation of existing HP-2 uses in the existing building located at 24 Cathedral Place; permits an event venue called the "Grand Ballroom at Cathedral Place" on the first floor of the building; allows an awning on the front of the building; permits the sale and consumption of alcoholic beverages at 24 Cathedral Place within 100 feet of the eastern boundary line of the Cathedral Basilica parcel adjacent to the PUD; and recognizes the existence of telecommunications equipment within the cupola of the existing building located onsite and allow for the installation of additional telecommunications equipment within such cupola, in accordance with City Code Section 28-400.

4. Summary of Proposed Development

The Owner is proposing to restore and preserve the historic building located at 24 Cathedral Place and to construct complimentary buildings in the location of the existing surface parking lot on the Property. The proposed project will include a maximum of 120 hotel rooms in the existing building located at 24 Cathedral Place and in additional buildings to be constructed on the Property; the previously approved Grand Ballroom at Cathedral Place (also known as The Treasury on the Plaza) special event venue and other special event venue space within the hotel buildings; meeting rooms, restaurants, lounge, spa and exercise facilities, and other amenities associated with the hotel; a minimum of 155 spaces of parking (some of which will be publicly available) for the aforementioned uses; and other uses described herein (collectively the "**Project**").

A site development plan depicting the locations of the proposed land uses is attached as **Exhibit "B"** (the "**Site Development Plan**"). Preliminary architectural elevations for the Property are attached as **Exhibit "C"** (the "**Preliminary Architectural Elevations**").

City staff shall be permitted to approve minor deviations from the Site Development Plan and Preliminary Architectural Elevations based on comments from the City Historic Architectural Review Board ("**HARB**") and final engineering for the Property. For the purposes of this PUD, "minor deviations" shall be defined as: (i) changes that do not increase structure height; (ii) changes that do not decrease required setbacks; (iii) changes that do not change the location, number or type of vehicular accesses by more than ten (10) feet; (iv) changes that do not increase permitted density or intensity of development; and (v) changes that do not deviate from applicable requirements of the City of St. Augustine Land Development Code by more than ten (10 percent.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property.

As set forth in Section B.3 above, the Property has a FLUM designation of Historic Preservation. City Comprehensive Plan Future Land Use Element ("**FLUE**") states that Historic Preservation areas are intended to provide a mix of uses, including residential, institutional and commercial uses that will encourage the preservation and restoration of historic structures, which includes protecting and maintaining the colonial Town Plan. This district is also intended to provide a mix of compatible non-residential uses that will encourage the restoration and reproduction of historic structures including compatible infill development and maintain the historic nature and low intensive ambiance of the neighborhoods, and pedestrian scale of the neighborhoods. This is in an effort to recognize and preserve the authentic historic and physical character of the area including the historic skyline, and the City's contribution to the historic and archaeological record of the State and nation. Historic Preservation areas allow residential density to a maximum of 24 units per acre. The Project meets the requirements of the Historic Preservation future land use designation requirements by restoring and preserving the historic 1920s building located at 24 Cathedral Place and adding new hotel and hotel-related structures ~~with~~that are compatible with the existing building's Mediterranean Influence Styles, as described in pages 81 through 98 in the City's Architectural Guidelines for Historic Preservation ("**AGHP**~~"), that are complimentary of the existing building.~~"). Preservation of the existing building, which is part of the downtown skyline, meets the goal of preserving and restoring historic structures. Also, the Project provides compatible infill redevelopment in the scale of the adjacent existing downtown historic district~~.~~ and in compliance with the AGHP requirements for Mediterranean Influence Styles, which buildings are two to four stories in height.

Similarly, FLUE Goal 3 and its policies and objectives related to historic resources encourage the promotion of St. Augustine's distinct character and authenticity by preserving and protecting the City's historic resources. FLUE Policy 3.16 urges the adaptive reuse of historic structures, similar to the proposed restoration of the 24 Cathedral Place building. Such restoration will be expensive, and very few private companies have the financial wherewithal to undertake

such work. Other large, historic structures that grace downtown St. Augustine are owned and maintained by governmental entities, colleges, churches and other non-profit groups, often with financial assistance by third parties.

Objective 3.3 encourages uses consistent with the community's authentic and distinctive character. The existing building, located at 24-28 Cathedral Place in downtown St. Augustine, was constructed in 1927 as the First National Bank of St. Augustine. It is designed in the "Mediterranean Revival" architectural style and borders the City's downtown "Plaza", which has been an essential feature of the St. Augustine town plan since colonial times. The concept of a plaza or public square has been central to Spanish urban planning since the 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important government and ecclesiastical buildings. In the 18th, 19th and 20th centuries, the plaza became surrounded by major structures including the Trinty Episcopal Church, the Cathedral Basilica, Government House, the Casa Monica (Cordova Hotel), Alcazar and Ponce de Leon (Flagler College) hotels, the former Bishop's Building and the St. Augustine Hotel. As quoted in the Florida Master Site File, the new St Augustine Hotel, which faced the north side of the Plaza and extended down Charlotte St., was the "most desirable establishment in town", but "more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests". Not much has changed in the last 150 years. The proposed "Exchange Hotel" would continue this historic pattern of development of "significant and monumental" buildings located in and around the Plaza. The existing, eight story, building at 24-28 Cathedral Place will be the focal point of the new hotel development. The proposed new construction along Charlotte and Treasury Streets will be an extension of the existing bank building and designed in the same architectural style in order to blend into the downtown's authentic and distinctive character.

FLUE Goal 5 encourages the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments. The Project will primarily be located within the existing historic 24 Cathedral Place building and will connect to existing utilities and other infrastructure, which have capacity to serve the Property. The Property is located adjacent to Cathedral Place and Charlotte Street, which are public roads. The Project will provide ample parking for residents and guests, who can park their cars on the Property and walk or take trolleys around the City without using their cars. The Project complies with FLUE Policy 5.2.4 by retaining and preserving the character of the historic 24 Cathedral Place building, which is a centerpiece of downtown St. Augustine, and adding a series of buildings that include human-scale architecture along Charlotte and Treasury streets. The new buildings will have undulating building facades and rooflines and openings onto the street, which will provide visual interest at the street level. The new buildings to be constructed on the Property are similar in mass and scale to structures that surround the site, which have compatible lot coverage and heights. Site amenities that will benefit residents, including streetscape improvements along Cathedral Place, are listed on pages 15 and 16 of this text.

FLUE Goal 8 provides that the City will promote its historic urban character, recognize and preserve the historic skyline, preserve its unique residential neighborhoods, and support adjacent compact commercial areas. The Project helps the City accomplish this goal by preserving one of the iconic buildings in downtown, providing infill development and bringing in higher-end

guests to support area businesses. The Cathedral Place area is primarily commercial in nature, and residents in nearby neighborhoods can easily walk or bike to the new hotel and its related restaurants, bars and other amenities. Replacing the existing office use of the 24 Cathedral Place building with a hotel should reduce the number of vehicles coming and going from the site each day, since many hotel guests will arrive via some form of ride share. Guests who bring cars will park in the hotel parking garage and leave their vehicles there since they can walk, bike or take a trolley to businesses and attractions in the downtown area.

FLUE Policy 1.1.1 and Conservation and Coastal Management ("**CCM**") Policy 1.3.1 require the City to use the latest version of the Flood Insurance Rate Maps promulgated by the Federal Emergency Management Agency ("**FEMA**") to determine the location of the 100-year floodplain and flood prone areas of the City and to require development within such areas to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation established by FEMA. New buildings within the Project will be constructed in conformance with the aforementioned requirement, as detailed in Section 3.c of this text. The Project will also comply with FLUE Policies 1.1.10 and 1.1.11 and FLUE Objective 4.3 with respect to stormwater, drainage and construction to address sea level rise.

FLUE Policy 2.2.1 and FLUE Goal 5 require the City to prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments. FLUE Policies 5.1.2, 5.5.3 and 6.1.5 encourage the City to achieve infill development through the use of higher density and intensity land use designations and mixed-use designations. This Project accomplishes all of these goals by providing a higher density, mixed-use development within the City's downtown core, consistent with the Property's Historic Preservation future land use designation, and utilizing an existing building and existing infrastructure where capacity to serve the Project is available. The project replaces an existing, unsightly parking lot with buildings that are architecturally and structurally compatible with structures in the surrounding area, including the historic 24 Cathedral Place building on the site.

FLUE Objective 5.2 and its related policies require new development to encourage principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel, as opposed to conventional development patterns that encourage urban sprawl. The Project meets these requirements by providing preservation of an historic building and construction of related infill development in the downtown core where residents and visitors can park their cars and walk, bike or use publicly available transit to travel to other destinations throughout the City. The Project provides for a change of use of an existing historic building. It also includes a pedestrian-friendly design and is interconnected with the City's street network. The Project will include enhanced landscaping and streetscaping in the rights-of-way of Charlotte and Treasury streets. A bike share program will be provided for hotel guests.

FLUE Policy 6.3.1 related to historic preservation encourages a mix of uses, including residential, institutional and commercial uses that allow for the preservation and restoration of historic structures. The Project preserves the existing historic structure at 24 Cathedral Place and allows for compatible infill development on the 0 Charlotte Street parcel. The architectural style of the new buildings within the Property will be similar to that of the existing historic building. A majority of the parking garage proposed for the site will be wrapped by the new buildings, so it will not be visible from the exterior of the Property. The Florida Master Site File describes the

building located a 24-28 Cathedral Place, as "Mediterranean Revival". The AGHP does not specifically address "Mediterranean Revival" but does identify "Mediterranean Influence". The "Mediterranean Influence" includes Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance Revival. The AGHP goes on to state that "the roots of Mediterranean influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s. The existing building at 24-28 Cathedral Place is characterized by clay tile hoods above the first-floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapets, and ceramic tile. The façade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Other buildings around the plaza that exhibit these architectural characteristics are, the Casa Monica Hotel, the Lyon Building and the Ponce de Leon Hotel (Flagler College). The proposed new construction along Charlotte and Treasury Streets is intended to be an extension of the existing "Exchange Bank" building, which will be the focal point and main entrance to the proposed hotel. The proposed architectural style of the new construction will be characterized by the same architectural elements as exhibited in the existing Exchange Bank building and other prominent buildings around the Plaza and in complete compliance with the AGHP guidelines. Please see the Preliminary Architectural Elevations, **Exhibit "C"**.

The Historic Preservation Element has an overall goal of protecting and preserving the historic resources of the City's built environment and enhancing the City's historic integrity. The Project meets this goal by ensuring the historic preservation and protection of the 1920s building located at 24 Cathedral Place. The building is listed on The National Register of Historic Places. The mass and scale of the new buildings to be constructed on the Property are consistent with the sizes and heights of other surrounding structures, which range from two to three stories and are either joined together or have little separation.

The Transportation and Mobility Element ("**TME**") emphasizes the maintenance of a coordinated multimodal transportation system which provides for the safe, efficient and economical movement of people, goods and services and protects the City's natural, cultural and historical resources. The Project is located in downtown St. Augustine, within walking distance of most destinations. Project visitors can park their cars at the hotel and walk, bike or take trolleys to destinations throughout downtown. Ample parking will be available on the Property.

TME Objective 1.5 requires the City to identify and pursue strategies to reduce the vehicle miles traveled by establishing locations for compact, mixed-use development, increasing opportunities for job creation proximate to higher density residential, facilitating future opportunities for transit-oriented development and encouraging new developments to be connected by roadways, bikeways and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system. The 24 Cathedral Place PUD meets all of these objectives by providing a mixed-use development and creating jobs within the Property. The Property is connected to downtown St. Augustine by roadways, bikeways and pedestrian systems. The Project will include a bike share program for use by hotel guests. The Property is already on trolley and other transit routes, which will allow hotel patrons and other visitors to travel downtown without using individual vehicles. Many hotel guests will arrive via Uber and similar services so they will not drive individual vehicles.

The Conservation and Coastal Management Element ("**CCME**") Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. The Property does not contain any environmentally sensitive lands, vegetative communities or wildlife habitats. The Owner will utilize energy efficient and waterwise devices within the project, including in the renovation and restoration of the historic 24 Cathedral Place building.

CCME Policies 2.1.1, 2.1.2 and 2.1.3 require the City to maintain three (3) Conservation Overlay Zones ("**COZs**"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations. The 24 Cathedral Place Project will comply with all applicable COZ requirements enumerated in Conservation and Coastal Management Policies 1.1 and 1.5.

CCM Policy 2.16.6 and Recreation and Open Space Element Policy 3.3.2 require the City to encourage the installation of low-impact development or green infrastructure on private property, including permeable pavements, bioswales and green roofs. The Project may use these methods within areas of the Property where buildings are not located. These methods will reduce any "heat islands" and provide stormwater management, per TME Policy 3.4.8.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Cathedral 24 Place Project will connect to the City's existing sanitary sewer and potable water systems, at the expense of the Owner (in compliance with Capital Improvement Objectives 4 and 5), and will make improvements to the extent required solely for the Project. The Project will use water-wise landscaping where practicable. The Project will also utilize City solid waste services. The Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The Project will comply with this requirement.

TME Policies 1.1.1, 1.3.9 and Objective 3.2 and its related policies require the City to implement mobility planning, including parking facilities that provide safe and convenient accommodation of pedestrian, bicycle and transit accessibility and connectivity and "complete streets" that accommodate such pedestrian, bicycle and transit. The Project meets these requirements by providing parking, including public parking within the on-site parking garage, in a location where cars can be parked and people can walk, bike or take transit to other destinations. The Owner is also working with the City on providing a "complete street" within a portion of Charlotte Street.

TME Policies 1.3.3 and 1.3.4 require the City to encourage infill development in the existing urban area of the City and to recognize that certain roadway corridors will be congested,

and that congestion will be addressed by other means than solely considering adding capacity for single occupant vehicles. The Project meets this goal by providing infill development in the downtown core and providing residents and visitors with transportation options other than single vehicles.

TME Policy 3.4.2 requires the City to establish policies that allow for a private development to conduct a shared parking plan. The Project has proposed such a shared parking plan, which will provide the "park once" environment sought by TME Policy 3.4.6.

The Infrastructure Element requires the provision of sanitary sewer, potable water, solid waste and stormwater management. The Project will meet all applicable levels of service for these facilities/services and will make any improvements to existing facilities needed to serve the Project, in conformance with the requirements of the City Code. The Project will use low-impact landscape and irrigation system design, in conformance with applicable provisions of the City Code and Florida Building Code.

2. **For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.**

The Property is zoned PUD. However, it will provide certain benefits and enhancements, as listed in Section 5 herein.

3. **The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.**

The Owner desires to amend the existing PUD for the Property in order to provide an updated Site Development Plan that more fully meets current and future needs of the City in this area. The Project will restore and preserve the historic building at 24 Cathedral Place and convert existing use of the Property from office space to a hotel with related amenities.

The following development standards shall apply to the Property:

a. Allowable uses: Allowable uses within the Property shall include:

1. A maximum of 120 hotel rooms within the existing building located at 24 Cathedral Place and on adjacent land, along with associated meeting rooms, event space, restaurants, lounge, spa and exercise facilities and gift shop. The hotel's meeting rooms, event space, restaurants, lounge, spa, exercise facilities and other ancillary uses will not exceed 30,000 square feet. Lobby areas, stairwells, offices, mechanical rooms and other space related to the hotel rooms are not included in the aforementioned 30,000 square feet.

2. A parking garage with a minimum of 155 spaces (some of which will be publicly available).

3. A special event venue located on the first floor of the building located at 24 Cathedral Place and other special event venues in other areas of the hotel buildings.

4. The sale and consumption of alcoholic beverages.

5. An awning on the front of the building located at 24 Cathedral Place.

6. Telecommunications equipment within the cupola of the building located at 24 Cathedral Place and the installation of additional telecommunications equipment in such cupola, in accordance with City Code Section 28-400. Antennas and telecommunications receptors located on the top of the elevator shaft on the 24 Cathedral Place building that are visible from street level will be removed during renovation of the existing 24 Cathedral Place building.

7. Other uses permitted in the HP-2 zoning district, including:

   a. Professional and business offices.

   b. Banks and other financial institutions.

   c. Retail sales and services.

The locations of the proposed uses are depicted on the Site Development Plan, **Exhibit "B"**.

c. Setbacks: The minimum building setbacks are as follows:

1. A minimum of zero (0) feet from each property line along Cathedral Place, Treasury Street and Charlotte Street.

2. There shall be no building setbacks required within the interior of the Property.

d. Maximum building height: The existing building on the Property is 135 feet in height, of which approximately 115 feet is habitable. New buildings shall not exceed 45 feet in height, but no more than 50 percent of the new buildings shall exceed 35 feet in height. New buildings will include ~~areas that are less~~no more than ~~45 feet.~~ three stories. Rooftop spaces and activities shall be allowed above the permitted building height, with only 50 percent of such spaces being covered. Building height shall be measured from 10.0 NAVD.

e. Minimum lot size: None.

f. Minimum lot width: None.

g. Maximum lot coverage by buildings: 100 percent for the Property.

h. Site Development Plan Details: The Site Development Plan attached as **Exhibit "B"** has been prepared prior to Project engineering and architecture being completed. Minor deviations (as defined in Section 4, page 5) to building, landscaping, parking and other improvement locations shall be permitted in order to conform to final engineering plans approved by the City. Any such minor deviations shall be approved by City staff and must comply with the requirements of this PUD text and the Code.

i. Parking: The HP-2 zoning district does not require on-site parking. Although parcels surrounding the Property do not provide on-site parking, the Project will provide a minimum of 155 on-site parking spaces within a parking garage to serve the PUD permitted uses. A majority of the parking garage will be wrapped by a building or buildings that contain hotel rooms. The portion of the parking garage along Treasury Street will be visible from the public right-of-way and will be architecturally treated and landscaped. Because this is a mixed-use Project containing a variety of non-residential uses, parking requirements will vary depending on the time of day and day of the week. Parking spaces can be stacked, meaning more than one car per space with valet parking. The garage will be available for parking by visitors to the hotel and ancillary restaurant, lounge, spa and other space, as well as to the general public when space allows. ~~Employee~~All employee parking will be provided either within the Property or via a shuttle from off-site areas owned by the Owner or subject to long-term lease (longer than one year) by the Owner. The Owner shall be permitted to designate certain spaces within the parking garage and parking lots for use by certain uses within the Property. During Project construction, temporary parking may be located within temporary parking lots anywhere within the Property. Parking spaces located within the parking garage will be a minimum of eight (8) feet wide by 16 feet deep. A guest drop-off area shall be permitted within the right-of-way of Cathedral Place adjacent to the existing 24 Cathedral Place building, provided that such drop-off area shall be placed within existing parallel parking spaces along the street and not within traffic lanes.

j. Signage: Project signage will meet applicable criteria for Historic Zone 2, as defined in Code Section 3-46(b)(2).

k. Bicycles/Multi-Modal: Bicycle racks that provide parking for a minimum of 10 bicycles will be provided within the ~~Property. Loaner~~hotel parking garage for use by guests, other patrons and hotel employees. In addition, loaner bicycles will be available to hotel patrons. The Project is located near an existing trolley stop and will allow ride share drivers to use the drop-off area along Cathedral Place. The hotel will encourage guests to use multi-modal forms of transportation. ~~A bicycle rack will be provided for employees who ride their bikes to work.~~

l. Stormwater: The Property is exempt from stormwater management requirements due to the existing development thereof.

m. Lighting. Project lighting shall comply with applicable Code provisions. Building lighting will only be a color temperature no greater than 3,000 Kelvin.

n. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.

o. Temporary Uses. Project temporary uses shall comply with applicable Code provisions. Temporary offices and construction trailers shall be allowed on the Property during construction of any building and may be moved throughout the site if necessary but shall be removed within 30 days of issuance of a final Certificate of Occupancy by the City for the final building within the Property. Parking may be provided for the temporary offices and trailers in a temporary defined, but unpaved, area which meets applicable Code provisions.

p. Utilities: Project shall comply with applicable Code requirements. The Owner will utilize energy and water efficient components where feasible.

q. Landscaping: Project landscaping will be provided within the Property and the rights-of-way of Charlotte and Treasury streets. Such landscaping will include trees and planter boxes within rights-of-way and courtyard gardens and additional planter boxes within the Property. A landscape plan is attached as **Exhibit "D"**. All landscape material will be Florida Friendly and/or AGHP approved. Any landscaping within public rights-of-way will be subject to a maintenance agreement with the City, and the Owner will be responsible for maintaining such landscaping. City staff shall be permitted to approve minor deviations from the landscape plans based on comments from HARB.

r. Architectural Style: The Owner will not make any changes to the exterior design of the historic structure located at 24 Cathedral Place; provided that the Owner shall be permitted to rehabilitate any portions of the building's exterior in compliance with applicable provisions of the City's Architectural Guidelines for Historic Preservation ("**AGHP**"). Any new buildings constructed within the Property will have an exterior design similar to the existing 24 Cathedral Place, which is of the Mediterranean Influence Styles, as described in the AGHP. The Preliminary Architectural Elevations are attached hereto as **Exhibit "C"**. The Preliminary Architectural Elevations are subject to approval by HARB. In the event HARB requires changes to the Preliminary Architectural Elevations, the Owner shall not be required to modify this PUD Ordinance and the elevations approved by HARB shall be deemed a part hereof.

s. Tree Mitigation: Any Project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III.

t. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones ("**COZs**"). Portions of the Property lie within COZ 3, and

development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The 24 Cathedral Place PUD complies with Code Section 28-286 by:

a. Promoting more efficient and economic use of land by restoring and preserving the existing historic building located on the Property and constructing architecturally complimentary structures, as approved by the City Historic Architectural Review Board.

b. Encouraging a more compatible and harmonious development of contiguous lands by integrating uses within one project.

c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Site Development Plan and this text.

d. Providing a process to assess a development's impact on the site, the surrounding neighborhoods or areas, and the City as a whole, in that the Project converts an existing office building, where workers drive into and out of the downtown at morning and evening peak hours, with a hotel and related amenities, where guests arrive and depart at non-peak hours.

e. Demonstrating the coordination of architectural styles, building forms, and building relationships within the Property, as well as the PUD's relationship with the existing and preferred architectural context surrounding the Project by providing Mediterranean Influence Architecture, similar to the existing Cathedral Place building, the Casa Monica hotel, the Ponce de Leon Hotel and other structures in the vicinity, in coordination with the City's Historic Architectural Review Board.

f. Providing an environment of consistent character compatible with the surrounding areas, with the new buildings within the Property being three stories, which height is consistent with other buildings along Cathedral Place, Avenida Menendez and other surrounding streets.

g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Allowable uses within the Property are set forth in Section C.3 hereof. A development plan depicting the locations of the proposed land uses is attached as **Exhibit "B"**, Site Development Plan. The proposed non-residential uses are permitted in the Historic Preservation FLUM designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the 24 Cathedral Place Project include:

a. Restoring and preserving the historic building located at 24 Cathedral Place, which structure enhances the City skyline.

b. Providing parking spaces when available for public use, with a majority of the parking structure wrapped by buildings that have architecture consistent with the design of the historic building at 24 Cathedral Place.

c. Providing a public trash compactor for businesses along Charlotte Street within the Property

d. Designing, permitting and constructing improvements to the streetscapes of Charlotte and Treasury streets adjacent to the Property, including pavement, sidewalks, pedestrian crossings, landscaping and appropriate utility coordination, in conjunction with the City. Sidewalk improvements will be of the "complete street" type, which will allow better public safety vehicle access along Charlotte and Treasury streets. Within the section of Charlotte Street between the northern end of Anderson Circle and Treasury Street, the Owner will pay all of the cost associated with the aforementioned streetscape improvements. Within the section of Charlotte Street between Cathedral Place and the northern end of Anderson Circle (the "**Anderson Segment**"), (i) if the Florida Department of Transportation ("**FDOT**") and the City are ready to reconfigure Anderson Circle concurrently with the Project's streetscape improvements, the Owner will contribute 33 percent of the costs of improvements to the Anderson Segment; or (ii) if the FDOT and the City are not ready to reconfigure the Anderson Segment, the Owner will make improvements to such segment to provide a two-way road between the Project's parking garage entrance along Charlotte Street and Cathedral Place.

e. ~~Coordination with the City to use~~Contributing mobility fees from the Project to provide "complete street" improvements for Charlotte Street between Treasury Street and Avenida Menendez, in conformance with the City's Mobility Fee Ordinance.

f. Providing a contribution of $464,640 to the City for the "complete street" improvements for Charlotte Street between Treasury Street and Avenida Menendez. Such funds will be paid to the City on the earlier of (i) the City starting construction of the improvements, with the City providing the Owner with 90 days' notice of construction commencement; or (ii) the Owner obtaining permits from the City to

begin development of the Project. In the event the City has not expended the funds contributed by the Owner under this subsection f within 10 years of the Owner's payment thereof, the City shall return the money to the Owner.

~~f.~~g. Locating the Project in an area where hotel guests can park their cars once and walk, or where people can walk and take trolleys from other downtown venues.

~~g.~~h. Significantly increasing City annual ad valorem taxes generated by the Property, which lies within the Downtown Community Revitalization Area.

~~h.~~i. Increasing the number of jobs available to City residents, thus allowing them to work locally, even within walking and biking distance from their homes.

6. **The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit.**

The 24 Cathedral Place Project will be redeveloped in ~~two (2) phases. Phase~~ one (1) phase, which will include the renovation of the existing building at 24 Cathedral Place~~,~~ and ~~Phase 2 will include~~ the construction of a new building or buildings on the remainder of the site. ~~The phases may, but do not have to, overlap or run concurrently. Phase 1~~Project development will commence within ten (10) years of the effective date of this PUD Ordinance and shall be completed within three (3) years of commencement. ~~Phase 2 will commence within ten (10) years of the commencement of Phase 1 and shall be completed within three (3) years of commencement.~~Notwithstanding the foregoing, the Owner shall be permitted to request extensions of the construction completion date due to the occurrence of force majeure events or circumstances unexpected, unforeseen or beyond its control, such as war, strike, riot, crime, plague, pandemic, natural disaster, archeological condition or other act of God that cause delays in construction. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

7. **Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.**

The Owner will be responsible for continuing operation and maintenance of all on-site facilities.

8. **A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.**

This PUD shall terminate 30 years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code or Florida law.

9. **If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.**

The uses permitted in the proposed PUD are consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.**

A public facility impact analysis that outlines the Project's potential impacts on transportation networks, circulation patterns and infrastructure is attached as **Exhibit "E"**. As stated above, the Project converts an existing office building to hotel use. Thus, the Property will continue to utilize the same roads, utilities and other public infrastructure that it has always used. As noted in **Exhibit "E"**, the hotel will encourage guests to walk, ride bicycles and use other multi-modal transportation, in contrast to the office tenants' use of personal vehicles to get to and from work at peak hours in the morning and afternoon.

11. **A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.**

See Section E hereof.

D. Performance Standards (Code Section 28-292).

1. **General development patterns.** This infill project takes into consideration pedestrian-oriented design, the human scale and sense of place of the surrounding area by ~~retaining~~preserving the historic 24 Cathedral Place building within the City's skyline and adding buildings that architecturally blend with existing structures along Charlotte and Treasury streets. The proposed hotel and ancillary uses are compatible with the surrounding hotel, restaurant, retail, church and other uses in the downtown core. Such surrounding buildings range in height from less than 20 feet to more than 45 feet, and have lot coverages that range from 70 percent to 100 percent. The adjacent Cathedral Basilica is more than 45 feet tall, the associated Rectory is approximately 40 feet in height, and several restaurant buildings located between Avenida Menendez and Charlotte Street (e.g., Harry's, Casa Reina) are between 35 and 45 feet tall. The staggering of building heights and coverages in this area allows for architectural interest while maintaining human scale and sense of place.

2. **Contributions to the existing community**. This infill project enhances the existing street patterns within the City by enhancing the streetscapes along Charlotte Street and Treasury Street, which are currently narrow and difficult for large vehicles to maneuver. The preservation of the historic 24 Cathedral Place building will enhance the City's downtown skyline for future generations, and addition of lower-height buildings similar in scale to existing structures along Charlotte and Treasury streets continues the downtown skyline vista. The project will contribute more than one million dollars in public benefit improvements, including streetscape and utility improvements along Charlotte Street between Cathedral Place and Avenida Menendez, which is a significant investment in downtown St. Augustine.

~~3. **Redevelopment and infill PUD projects**. This PUD application package includes a Site Development Plan, Preliminary Architectural Elevations, a Landscape Plan, a Public Facilities Analysis and this PUD text to provide specific details related to proposed development of the Property.~~

3. **Redevelopment and infill PUD projects**. This project allows for the adaptive reuse of one of the most visible and historic buildings in downtown St. Augustine, preserving the structure for future generations. The construction of hotel buildings that complement the Mediterranean Influence/Moorish architecture of the historic 24 Cathedral Place and replace an existing, unsightly parking lot will enhance the aesthetic of downtown St. Augustine. The construction of streetscape improvements along Charlotte Street between Cathedral Place and Avenida Menendez will contribute to the circulation, emergency access and aesthetics of this entire area of downtown. In summary, this PUD provides for a significant investment in the future of the historic city center, at the expense of the private sector, by providing a mixed-use development that is complementary of its surroundings.

E. **Ownership Agreement.**

The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the City of St. Augustine City Commission. The Owner also agrees to comply with all conditions and safeguards established by the St. Augustine City Commission with respect to this Planned Unit Development application.

Kasam Hospitality, Inc., a Florida corporation
By:_____
Name:_____
Title:_____
Date:_____

December 18, 2025 – HARB staff report and final order (Some pages intentionally omitted)

CITY OF ST AUGUSTINE EST. 1565

December 22, 2025

Rogers Towers, PA, Ellen Avery-Smith
100 Whetstone Place, Suit 200
St. Augustine, FL 32086

cc: Kasam Hospitality, Inc., Kanti Patel

Re: Certificate of Appropriateness - 24 CATHEDRAL PL - HP2025-0053

Dear Rogers Towers, PA, Ellen Avery-Smith,

On December 18, 2025, the Historic Architectural Review Board (HARB) met and discussed your application to construct commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot, related to an adaptive use project of the existing buildings.

Specifically, based upon evidence presented, the HARB APPROVED your application to meeting as described in the attached copy of the executed Order.

Please contact the Planning and Building Department at (904) 825-1065 with any questions and for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and applications must meet all city standards prior to permit issuance.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- ☒ Certificate of Appropriateness
- ☐ Certificate of Demolition
- ☐ Certificate of Relocation
- ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
- ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- ☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	HP2025-0053
Applicant:	Rogers Towers, PA, Ellen Avery-Smith
Owner:	Kasam Hospitality, Inc., Kanti Patel
Address:	24 Cathedral Place, St. Augustine, Florida 32084
Parcel Number:	197160-0000; 197200-0000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot, related to an adaptive use project of the existing buildings

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, DECEMBER 18, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Thursday, December 18, 2025, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.

2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.

3. The subject property has a zoning classification of PUD & HP-2

4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

Certificate of Appropriateness
24 CATHEDRAL PL, Saint Augustine, FL, 32084
HARB Case No. HP2025-0053

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request to construct commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot, related to an adaptive use project of the existing buildings.

Approved: All details reviewed + discussed at the 12.18.25 HARB meeting to be brought to staff for administrative approval during permit process or the HARB for approval if needed.

Subject to the following conditions:

(1.) Landscape / Streetscape / Hardscape: Approve as proposed w/ final design

(2.) New Construction: Charlotte + Treasury Streets
- Roofing: Fastened based on 9/2025 design w/out bridge/connector and elevator tower at 12'4" (shown 12/25); to be painted cream to match tower bldg. Umbrellas: natural canvas/cream
- Doors: Solid mahogany wood doors on lower level, aluminum clad on upper levels
- Windows: Some material and doors + are presented as sampler. Shop drawings (measured) to be submitted to staff before final order
- Lighting: Black finish metal (per AGHP) for Pre-1821 style bldgs; Bronze finish on Mediterranean

(3.) Existing Building (24 Cathedral):
- Front Doors (mahogany): Replaced in kind (solid wood w/ same design (circa 1920s) w/ measured shop drawings/ drawings to be provided to staff
- Decorative windows at base of tower: Replicated based on Hingsworth's drawings
- Main upper floor tower windows: 1/1 sashes in aluminum; w/ operable profiles + for obscured bathroom windows to have 1/2 hr power provided to illuminate at night
- Repair materials and coatings for terra cotta/concrete replacement finials + decorative features to be based on Secretary of Interior's Standards + professional consultant's recommendation for appropriate use

See page 3 for typed version: Photos taken of proposed materials + samples

DONE AND ORDERED, at a public hearing on the 18 day of December, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0053 **REQUEST** **APPROVED / DENIED / CONTINUED**

Julie Courtney Historic Preservation Officer Julie E. Courtney 12-18-25

Sign Name

Brad Beach
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Brad Beach, by means of [x] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 18th day of December, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Michele Fudo
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Typed version of handwritten approval and conditions on page 2 of the Final Order

Approved: ***All details reviewed and discussed at the December meeting to be brought to staff for administrative approval during permit process or the HARB for approval, if needed.***

Subject to the following conditions:

1. **Landscape/ Streetscape / Hardscape:** Approved with no conditions
2. **New Construction: at Charlotte and Treasury Streets**
   - Rooftop Features: Based on September 2025 design without the bridge/connector and elevator tower at the 12'H (shown in December 2025 plans)
     - Features to be painted to match tower building
     - Umbrellas to be a natural canvas /cream color
   - Doors: Solid mahogany wood doors on lower level, aluminum clad on upper levels
   - Windows: Solid mahogany wood on lower level, aluminum clad on upper levels
     - As presented with samples shown at meeting
     - Shop drawings with measurements to be submitted to staff before final order
   - Lighting on Colonial buildings:
     - Black finish metal (per AGHP) for pre-1821 style buildings
     - Bronze finish on Mediterranean
3. **Existing Building (24 Cathedral):**
   - Front doors (mahogany): replaced in-kind (solid wood with same design)
   - Decorative and windows at base of tower: Replicated based on Holingsworth's drawings (c. 1920s)
     - Measured shop drawings to be provided to staff
   - Match Upper floor windows: 1/1 sashes with aluminum shafts, with separate profiles
     - For obscured bathroom windows to have light source provided to illuminate at night
   - Repair materials and coatings for terra cotta/concrete replacement finials and decorative features to be based on the Secretary of the Interior's Standards and professional consultant's recommendation for appropriate use

Photos taken of proposed material samples

Conditions hand recorded by:

Julie Courtney
Historic Preservation Officer
December 18, 2025

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for December 18, 2025 Meeting



Application HP2025-0053

Address: 24 Cathedral Place / Charlotte Street
(PID 1971600000 and 19720000000)

Applicant: Rogers Towers, P.A.

Property Owner: Kasam Hospitality, Inc.

Project description: For work related to an adaptive use project of the existing buildings, to include construction of commercial buildings to flank a new parking garage on the existing parking lot; new landscape, hardscape, and streetscape on Charlotte Street and south side of Treasury Street; and repair and rehabilitation of exterior elements on existing tower building to include replacement of windows, doors, and balconets, and refinishing of stucco and terra cotta.

(Continued from the November 18, 2025 HARB meeting)

Architectural Style:	Mediterranean Revival (#24); Spanish Renaissance Revival (#22)	Florida Master Site File:	SJ0400
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1927 (24 Cathedral); c. 1938 (22 Cathedral)
Archaeology Zone:	IA	Zoning District:	PUD (HP-2)
Parcel number:	1971600000, 1972000000		
Agenda Item:	9(b)	Previous Action(s):	PZB2024-0041, OOA HP2022-0039 (not approved), & OOA HP2024-0055

STAFF SUMMARY AND ANALYSIS:

1. Overall, the proposed project is related to an adaptive use of the significant historic buildings and visually prominent, 24 Cathedral Place, which was designed by architect F.A. Hollingsworth, and 22 Cathedral Place. The project scope includes a large development project involving this currently zoned PUD property that is in the process of a PUD amendment, which ultimately must be approved by the City Commission. If the reader is new to this proposed project, a context of the historic buildings/property, staff summaries/analysis, and HARB's concerns or observations from previous hearings are included in staff report packets from the past meetings. Links are provided page 12 of this report and minutes are attached of the Certificate of Appropriateness (COA) application hearings that started with the August 21, 2025 HARB meeting.
2. **At this meeting, the HARB is to review the full project scope, including modified proposed designs for the new building(s) to be located on what is currently a surface parking lot that fronts Charlotte and Treasury Streets.**
3. At the August 2025 HARB meeting, only the landscape, hardscape, and streetscape plans were reviewed. HARB continued the application after reviewing the proposed new building(s) designs for the first time, along with some of the modifications to the landscape, hardscape, and streetscape plans, which were revised to incorporate recommendations of the Board at the September 18 meeting. Planned work to the existing historic building was focused on at the October 16 meeting, which still needed further review after HARB's input. The HARB also provided feedback on the revised designs for the courtyard gates proposed to face Charlotte and Treasury Streets. Revised plans for the new buildings were the primary focus of the November 20, 2025 HARB meeting.
4. **Proposed new construction:** Based on comments by the HARB and public at the November meeting, modifications were made to the proposed design, primarily to the rooftop amenity deck. Modified plans that were submitted for this month's review are found at the front of the application packet and include the items below.
   a. Rooftop elements, such as pergolas, were elements that were not ultimately approved in the Opinion of Appropriateness after the HARB said they were not appropriate for the buildings and surrounding area. These design features were brought back with this COA application on the rooftop plan and elevation sheets of the Mediterranean influence building that also incorporates the automobile entrance to the proposed parking garage. In response to concern expressed in September with the proposed traditional pergola features and other rooftop elements that would be visible, the design of these elements were modified for November's review with clay tile hipped roofs that connected a central pergola feature with the bar and stairwell on one end, and lobby/elevator shaft on the other. The HARB remained very concerned about the inappropriateness of these elements because of the highly visibility when looking from certain vantage points at the new building, which is within HP-2.
   In the plans modified for this meeting's review (December 2025), the flat roofed element returned to cover outdoor dining, a bar, and the stairwell and elevator shaft, but the longer connector roofs were eliminated. Additionally, the height of these elements have been brought down to around 8'8" for the **bottom of the roof structure**, as compared with 10'6" on the September plans, but similar to heights shown on the November plans, which had a taller height overall with the hip roofs on top. However, the height of the elevator shaft and stairwell has increased to 12'4" on the current plans as compared to the 10'6" height on the September plans. While the roof elements are flat on both the September and December designs, the actual flat top (roof) structures have extra layers of height in the December plans. **Without a plan view for these structures, it is unclear if cross beams are being used or if they are solid roofs.** **Comparison sheets showing the September, November, and December rooftop amenity deck plans and context elevations are included in the attachments of this staff report.*

b. At the September and November meetings, the HARB encouraged for the rooftop pool to be moved eastward (towards Charlotte Street) so that the other roofed elements noted under (a) would not be as visible from the streetscape or when looking from the Bridge of Lions or other perspectives. However, the pool appears to be in the same location west of the other rooftop amenities in all three sets.
c. Other small changes to elevation details mainly reflect modifications to the rooftop elements.
d. Renderings that offer views that were requested and provided at previous HARB meetings, including an alternate view from Bridge of Lions and looking west and the northwestward from the Plaza / Anderson Circle area, were modified to show the new flat top designs of the rooftop elements.
e. Although the Architectural Guidelines for Historic Preservation (AGHP) recommends white, natural canvas or sailcloth for umbrellas, the HARB seemed open to the dark color umbrellas shown in the renderings.
f. **Proposed windows**: For the new buildings, simulated divided lite mahogany wood double sash windows are proposed on the 1st floor and aluminum clad sash units are proposed for the floors above.
Items to confirm:
i. More details on the windows are needed, such as the muntin profiles and if the proposed "U" value of 0.30 / SHGC value of 0.25 will appear as possible tinting, which the AGHP does not recommend.
ii. The HARB requested for a sample of the aluminum clad window to be brought to this December meeting.
iii. **Plans submitted for the December meeting still have numerous references to the composite windows that had been proposed for all window openings on the new buildings.**
iv. **If the HARB is considering approval of this COA for the December meeting, a condition should be made specific to exactly what windows, including the window materials, are being approved so that there are no issues during the permit application process.**
g. Pilasters and aluminum louver screens that were added to the west elevation of the parking garage for the November plan review have not changed.

5. **Existing Historic Tower Building:** The proposed project scope and plans for this structure were reviewed in October.
a. **Windows:** There was much Board discussion about the windows since the existing are proposed for full replacement. Since that meeting, the City Clerk assisted staff in locating the building rehabilitation plans that were reviewed by the HARB in 1985. According to the notes on the plan sheets*, the existing windows were going to be refurbished with film removed, broken glass replaced, with new glazing, paint, hardware, and specified sashes were to be sealed. **These plan sheets specific to windows and doors are included in the attachments section of this report.*
Tower Windows: With the December plan set, 1/1 aluminum sash windows with a white finish are proposed to match the existing size and styles for the tower windows. **Some details were provided on the possible tower replacement windows, but the HARB should ensure that these proposed windows will be compatible with the historic tower building.**
Decorative Tower Windows: Line drawings of the windows indicate that hardwood and aluminum systems will be used for the few different decorative window styles, including the Venetian styled windows.**
Base windows: The glass window systems on the lower levels of the tower building are proposed to be replaced with steel systems, with divisions that match the original design as shown on the elevation sheets for the historic tower building.
b. After the HARB noted that the existing front doors are not historic, they are still being proposed to be replaced to match the existing in design and be in a similar hardwood material.
i. ***The plan sheets reviewed in 1985 specified to "clean and polish existing copper clad storm doors." It is unclear when those doors, which may have been the historic outer doors or designed to match, were removed.**
c. Restoration/repair where needed and repainting to match existing is still proposed for the **terra cotta**. The applicant brought in a portion of a finial that had fallen to the November meeting that was actually painted concrete. This helps confirm that some of the original terra cotta detailing has been "restored" with concrete matching replacements. The applicant should provide the HARB updated information on any additional information that has been learned about the terra cotta detailing. **Use of appropriate infill materials and coatings is very important.**
d. The **stucco** which clads the exterior of the building was said to be in good condition by the project architect when discussing the December plan submittal, so repainting is planned to match the existing colors and sheen.
e. Confirmation was given that the decorative hand rails on the balconets will remain and be repainted.

6. **Landscape, hardscape, and streetscape:** Plans for these elements, and subsequent revisions, were reviewed by the HARB at multiple meetings, starting with the August review. **The HARB should ensure that any outstanding concerns have been properly addressed before approving the COA.**

STAFF SUMMARY AND ANALYSIS (continued):

7. ****At the October meeting, the HARB indicated that it is extremely important to maintain proportions, measurements, and details with all of the proposed replacements: Measured architectural/shop drawings were also requested by the HARB** especially for the front door, decorative windows (like the Venetian window), and railings that were proposed for replacement; however, the applicant team requested they not be required until after the COA was approved. **The Board should decide if these types of drawings are needed to approve a COA.**

Overall, this proposed project is in a very visible and important area adjacent to the Plaza de la Constitución, and within the Town Plan National Historic Landmark (NHL) area, the St. Augustine National Register Historic District (NRHD), as well as the very sensitive Archaeology Zone IA. While an amended PUD may allow for variations to AGHP recommendations, great care should be taken that the proposed modifications and new construction, landscape, and streetscape are compatible to the existing and adjacent buildings, surrounding streetscape, the NHL, NRHD, and HP-2 Zoning District, and will be the least possible impact to existing archaeological resources.

STAFF RECOMMENDATION:

Based on a review of the AGHP, reviews and discussions by the HARB during the previous Opinion of Appropriateness and Certificate of Appropriateness hearings, and without the support of evidence to the contrary, staff finds that the HARB can take the following actions related to the existing historic building, the new buildings, site plan, landscape, hardscape, and streetscape plans, and other related features and design elements proposed in a **CERTIFICATE OF APPROPRIATENESS at 24 Cathedral Place and Charlotte Street:**

1. To CONTINUE if the Board finds that the overall design is not compatible with the AGHP and/or Manucy's *Houses of St. Augustine* and/or to allow the applicant time to provide more specifications of the proposed elements and to incorporate any revisions recommended by the HARB to the proposed new buildings fronting Charlotte and Treasury Streets, the landscape, hardscape, and streetscape plans, and the proposed rehabilitation/restoration for the existing historic buildings.

Or

2. To APPROVE if the Board finds that any outstanding details and/or concerns from the multiple reviews have been satisfactorily addressed, that the proposed project scope is compatible with the AGHP, the Manucy's *Houses of St. Augustine*, and the Secretary of the Interior's Standards for Rehabilitation #1 (Compatible new use), #2 (Retention of Distinguishing Architectural Character), #5 (Sensitive Treatment of Distinctive Features and Craftsmanship), #6 (Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence), #8 (Protection and Preservation of Significant Archaeological Resources), and #9 (Compatible Contemporary Design for New Alterations and Additions), with the following conditions(s):
    a. For details that were not called out or clearly shown on the plans, or if different manufacturers and materials were notated on the plans than is what is being approved, to be clearly identified for the proposed design elements, such as for the windows that can be administratively approvable. Otherwise, additional HARB review may be required.
    b. That any changes required by subsequent reviews, such as the City Commission for the PUD amendment approval, may need additional approvals by the HARB.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. To construct 2, 2-1/2, to 3-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing surface parking lot, related to an adaptive use project on the existing historic buildings of 22-24 Cathedral Place.
    a. Windows: simulated divided lite mahogany wood double sash windows are proposed on the 1st floor and aluminum clad sash units are proposed for the floors above. Applicant should confirm if all windows including the mahogany wood windows will be finished in white.
2. Rehabilitation of the existing historic buildings exterior and architectural features at 24 Cathedral Place, including:
    a. Replace 1/1 Aluminum window sashes with aluminum windows finished in white (specs needed)
    b. Replace paired wood paneled front doors with hardwood doors (details needed)
    c. Restore the large-scaled arched window openings at the base of the tower by replacing with a steel system to match divisions and rectangular panes of glass visible in original elevation drawings of architectural plans (details needed)
    d. Restore terra cotta details and existing concrete replacement elements, and repaint to match existing
    e. Restore and paint the exterior stucco finish material of the tower building
    f. Restore and paint the balustrade railings of the balconets/balconettes/Juliette balconies
3. Incorporate a new landscape and hardscape design into the proposed redevelopment for the project area that fronts Charlotte and Treasury Streets, including a new streetscape design for a portion of Charlotte Street
4. Confirmation is needed if there is a proposed project scope for 22 Cathedral Place

CONTEXT OF THE EXISTING HISTORIC BUILDINGS THAT ARE BEING INCORPORATED INTO THE DESIGN:

1. **24 Cathedral Place:** Facing the Plaza de la Constitución from the north side of Cathedral Place, the eight-story tall Mediterranean Revival style building is the tallest in the downtown area. Designed by architect F.A. Hollingsworth, construction began in 1926, soon after the Bridge of Lions was started, for the First National Bank of St. Augustine. After its demise with the financial bust in 1929, the building was later acquired by the Exchange Bank (1939), the Atlantic Bank (1970), the First Union National Bank (1985), and later that year to private investors.
2. **22 Cathedral Place:** Designed by Jacksonville architect, Roy Benjamin, and built starting in 1938, the existing building contains the front façade and the remaining front portion of the building that once held the ticket and foyer areas of the former Matanzas Theatre. After the adjacent bank acquired the theatre and neighboring Abstract Company properties so it could expand to the east, the atmospheric styled auditorium portion of the building, which held over 1,000 seats, was demolished around 1969 for parking spaces.

CONTEXT OF PREVIOUS HARB REVIEWS:

1. Opinion of Appropriateness (OOA) application HP2022-0039 was the first application on the proposed project, which was heard at the June 16, 2022 HARB meeting, continued by the HARB, and was subsequently heard at an August 11, 2022 special meeting, when it was also continued. Plans reviewed at these two meetings were inspired by Victorian styles that were formerly prominent in the subject area.
2. A new Opinion of Appropriateness application (HP2024-0055) was reviewed and continued on September 18, 2024 with the new buildings with Mediterranean influenced designs, repeating features from existing iconic historic buildings in the downtown, as well as at a special meeting held on January 22, 2025, before being approved at a regular HARB meeting on February 20, 2025.

PUD (Planned Unit Development) Context:

1. Because of the PUD (Planned Unit Development) component, the City Attorney advised the Planning & Zoning Board (PZB) was to fully hear the application before HARB. After a public hearing at the May 7 and June 4, 2024 Planning & Zoning Board meetings, the PZB recommended approval of the new PUD language, dated June 26, 2024, at the July 2, 2024 meeting. The PZB is responsible for making recommendations on PUDs to the City

Commission, who is responsible for adopting the PUD. **A PUD document must address how the proposed project deviates from the AGHP and zoning requirements of HP-2.** The application reviewed by PZB includes the existing and the proposed new PUD and is available at this link: https://staugustinefl.portal.civicclerk.com/event/964/files/attachment/5346.

2. At the PZB hearings noted above, **the PZB board deferred to the HARB to determine if the design's massing, scale, and heights were appropriate and made a finding that HARB should give special attention to the proposed rooftop pergola during their review. The HARB should understand how the building height was measured, as shown on the plans. or its amendment.**
3. **PUD (Planned Unit Development):** The property (PID1972000000 and a portion of 1971600000) was rezoned a Planned Unit Development (PUD) in 2013. Per City Code (Section 28-286), ***the purpose of a PUD*** **"is to provide an option, and process for the provision of unique individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow."** Further, **the PUD process is to "Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as the planned developments relationship with the existing and preferred architectural context surrounding the project."** A **"PUD is a zoning category that can be beneficially utilized** in order **to create site-specific regulations to address specific development** or topographic conditions, **historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment..."** The full Code's PUD Purpose and Intent section is in the attachments.

CITY CODES/DESIGN GUIDELINES:
ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

1. **Compatible new use**
2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
7. **Cleaning with Gentlest Possible Method**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

***Also see the attachments for pages from *The Houses of St. Augustine 1565-1821*, by Albert Manucy**

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-2 and HP-3

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in The Houses of St. Augustine 1565-1821, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. * New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below regarding pre-1821 designs for new construction.

Pre-1821 Designs for New Construction

*** Pre-1821 Site Plans**

For buildings constructed in the St. Augustine Style, the front facade is located directly on the street. If the finished floor elevation requires it, the building may be set back the width of one step. If more steps are required, they must be within the building.

The remainder of the front property line is enclosed by a wall or fence. Most properties should be completely enclosed by a wall or fence.

Buildings are usually oriented to the south or east, with the building constructed on the north or west property line. This arrangement provides both shade and a usable side yard.

On all First Spanish Period and most Second Spanish Period buildings, the entrance to the house is through a gate into the yard, loggia or porch. The door into the building itself is under the loggia or porch or faces the yard. The British introduced doors into the street facade, although in many instances the Spanish style entry was retained.

*** Pre-1821 Building Plans**
There are three basic building plan types in the St. Augustine Style. These are the Common Plan, St. Augustine Plan and the Wing Plan.

The Common Plan is a simple one or two room building used by both the Spanish and the British. Quite often, the longer dimension of the building was perpendicular to the street. This type of building grew and expanded with the fortune and family of the owner, usually in single file.

The St. Augustine Plan is an adaptation of the Common Plan to the Florida climate. A loggia or gallery, usually located on the south or east facade, provides shade and shelters doors and windows. A Common Plan building could be converted to the St. Augustine Plan by the addition of a loggia or gallery. The British retained this building plan and adapted it for several new buildings.

The Wing Plan is an expansion of a Common Plan or St. Augustine Plan building through the addition of a wing. This plan may be L-shaped or (less commonly) U-shaped. Usually, a gallery on the inside of the building connects the rooms.

In general, facades should be simple and balanced, often symmetrical, and almost devoid of decoration. There is a rhythm of solids and voids, with a greater proportion of solid wall to doors and windows.

Pre-1821 Design Considerations
In Colonial St. Augustine, the design tools of the builder were the compass and tradition. The use of T-squares, angles and grids was unknown. Proportions were often determined by circles, arcs and the tradition of the "Golden Rectangle" of classical Greece.

The Spanish building tradition - the large openings, shaded facades and covered loggias serving as outdoor rooms - reflects the need for shade and cooling breezes in the hot climates of both southern Europe and Florida. The British building tradition - chimneys, glazed windows and dormers, and direct entries - reflects the need for warmth and light in the cooler climates of northern Europe and British North America.

Due to the climate in St. Augustine, some Spanish design elements were retained and replicated by the British. Likewise, some features introduced by the British were absorbed into Second Spanish Period design.

Pre-1821 Spanish buildings exhibit different proportions than pre-1821 British buildings. This is caused by the use of different systems of measurement. The British system is based on the English foot and yard that are familiar to us today. The Spanish system is based on the *vara*, which is approximately 33.33 inches. The British

system has given us expressions of measurement such as the "ten foot pole" and "six feet under," and the common six feet high privacy fence. The Spanish equivalent, the two vara wall, is five and one-half feet high. The difference in measurements is important to consider in matters of scale and proportion. In massing and in height-to-width ratios, historically correct measurements and proportions are essential.

Wall heights of Spanish buildings can vary widely from wall heights in British buildings. While the six and one-half vara (eighteen feet, one-half inch) wall is within half an inch of a British eighteen feet high wall, the four vara (eleven feet, one inch) wall is nearly one foot off both the British ten feet and twelve feet walls.

Interior doors on Spanish buildings are commonly one vara (33.33 inches) wide, while interior doors on British buildings are commonly thirty-three inches wide. However, the next larger size British door is thirty-six inches wide, while the next larger size Spanish door is one and one-third varas (44 inches wide).

The most common street doors on Spanish buildings are one and one-half varas (50 inches) wide, while the most common street doors on British buildings are forty-two or forty-eight inches wide.

To avoid confusion, all dimensions in these guidelines are provided in inches and feet.

Post-1821 Designs for New Construction
(Applicable to portion of new building that is south of parking garage opening on Charlotte and Treasury Streets)

Post-1821 Site Plans
Commercial buildings are constructed directly on the street, in close proximity to one another, and frequently cover the entire lot.

Buildings in all of the other post-1821 styles are usually not constructed directly on the street, although the size of yards varies from style to style, from building to building in the same style, and from neighborhood to neighborhood.

Post-1821 Building Plans

St. Augustine Colonial Revival buildings are regular, rectangular or L; two to two and one-half stories.

Mediterranean Influence buildings are irregular; typically two stories.

Moorish Revival buildings are irregular; two to four stories.

Italian Renaissance buildings are regular or rectangular; two to four stories.

Spanish Colonial Revival buildings are irregular; one or two stories.

Please refer to the AGHP's individual sections on each of the above Architectural styles found in the ATTACHMENTS for more information on typical design elements.

Fences, Walls and Gates

Do...

- Retain and repair existing historic fences, walls and gates.

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Pre-1821

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used. Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible.

Post-1821

Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.

- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821
Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings. Design concepts from the 18th Century should be used for flower, vegetable and herb gardens. Foundation plantings are not appropriate.

Pre-1821 and Post-1821

Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

Wells should be masonry finished with stucco. Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

Masonry bench seating is appropriate within loggias.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Floors for loggias and galleries may be either poured coquina concrete or tabby.

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

Post-1821
Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

LIST OF ATTACHMENTS:

1. Pages from *The Houses of St. Augustine 1565-1821*, by Albert Manucy
2. Pages from the Architectural Guidelines for Historic Preservation (AGHP): Architectural Styles and Periods Section, inlcuding Colonial (First Spanish, British, and Second Spanish Periods) and Mediterranean Influence Styles
3. Staff photographs
4. Google StreetViews
5. 3-D Views
6. Florida Master Site File
7. Sanborn Maps
8. City Code Sec 28-286 PUD Purpose and Intent
9. Planning & Zoning Board (PZB) July 2, 2024 Meeting Final Order
10. HARB Meeting Minutes: August 21, September 18, and October 16 (Draft) 2025 (the November 2025 minutes were not available at the writing of this report).
11. Plan sheets from HARB's 1985 review related to work proposed for the windows and doors
12. Comparison sheets between the September, November, and December rooftop amenity deck plan and streetscape elevations showing rooftop features in context

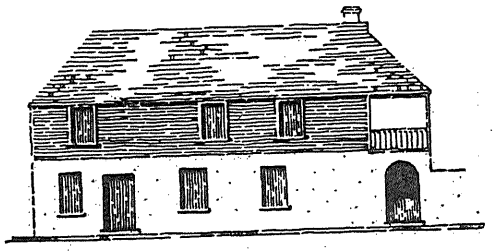
All staff report and application packets from previous hearings are available on the City's website (searchable by month) or upon request.

- **HARB meeting documents at: https://www.citystaug.com/1072/Agendas-Minutes (search by dates below)**
  (Look for 24 Cathedral Place applications)
  - **Certificate of Appropriateness Application Hearings:**
    - August 21, 2025 (1st meeting for **HP2025-0053**)
    - September 18, 2025
    - October 16, 2025
    - November 20, 2025
  - Opinion of **Appropriateness Application Hearings:**
    - June 16, 2022 (1st meeting for **HP2022-0039**)
    - August 11, 2022
    - September 18, 2024 (1st meeting for new application **HP2024-0055**)
    - January 21, 2025
    - February 20, 2025 **(HP2024-0055 APPROVED)**
- **PZB meeting documents at: https://www.citystaug.com/593/Planning-Zoning-Board-PZB**
  - May 7, 2024 (1st meeting for **PZB2024-0041**)
  - June 4, 2024
  - July 2, 2024 (APPROVED for recommendation to City Commission)

THE HOUSES OF ST. AUGUSTINE

1565–1821

Albert Manucy



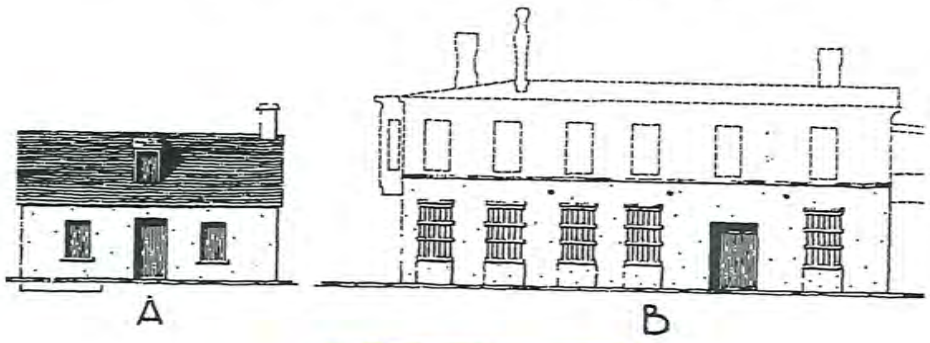
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FACADES
List of Characteristics

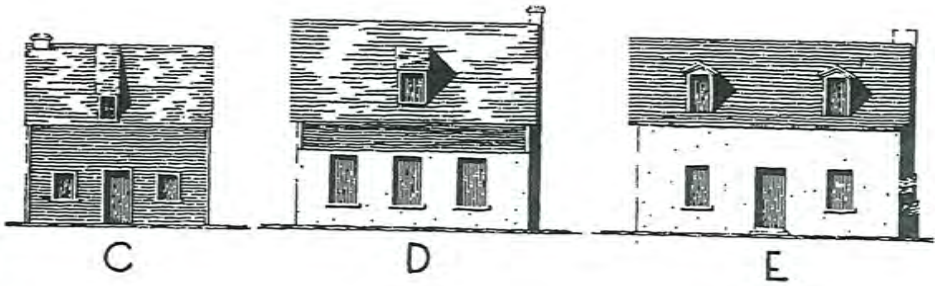
Item	Before 1700	1703-1763	British	1783-1821
Height				
1-story				
1½-story	?			
2-story				
Openings				
Main entrance via side yard	?			
Street door				
No north openings	?			
Openings all sides				
Doors large, many 2-leaf	?			
6-panel door				
Transoms				
Windows large on street, small on west				
Wooden gratings on all windows, *rejas* on street windows	?			
Inside shutters				
Outside shutters				
Half-lattice on windows	?			
Glazed casements				
Glazed double-hung sash				
Cornice				
Parapet, sometimes castellated, on flat roof	?			
Box cornice				
Narrow eave				
Features				
Posts, columns or arches (at porches, loggias, or arcades)	?			
Side porch or loggia	?			
Street balcony	?			
Outside stair				
Chimney				

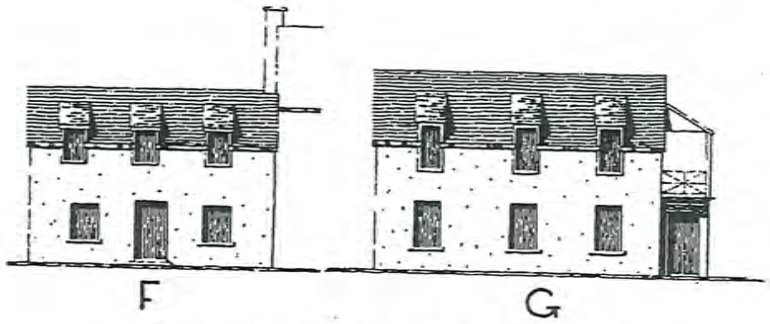
35. STREET ELEVATIONS OF EXISTING HOUSES



SINGLE-STORY TYPES

A — 57 Treasury B — 143 St. George



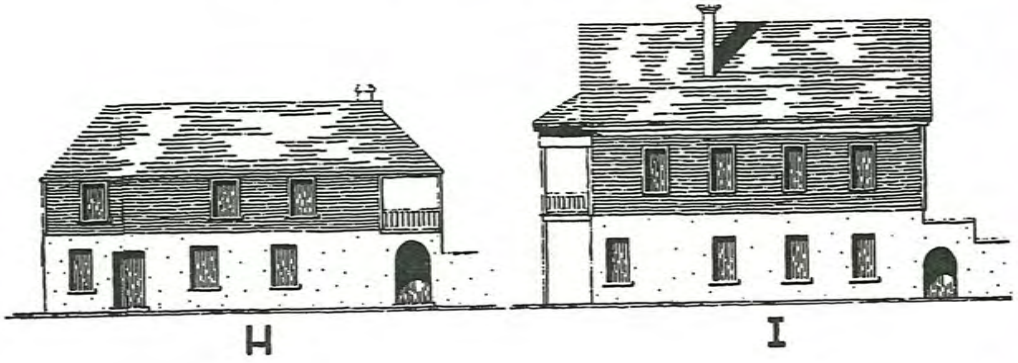


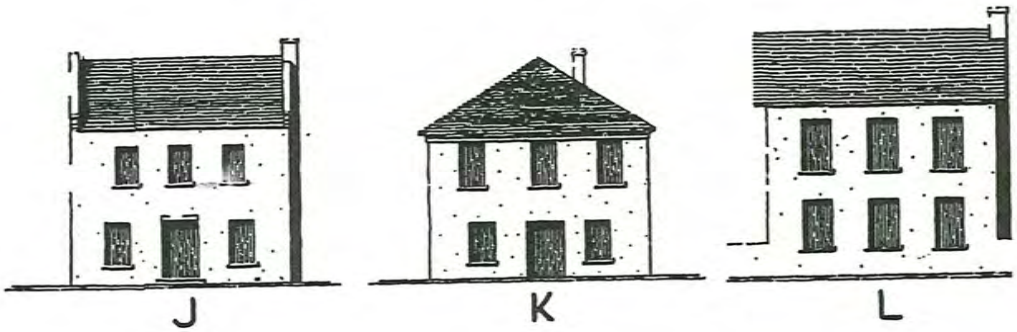
ONE-AND-A-HALF-STORY TYPES

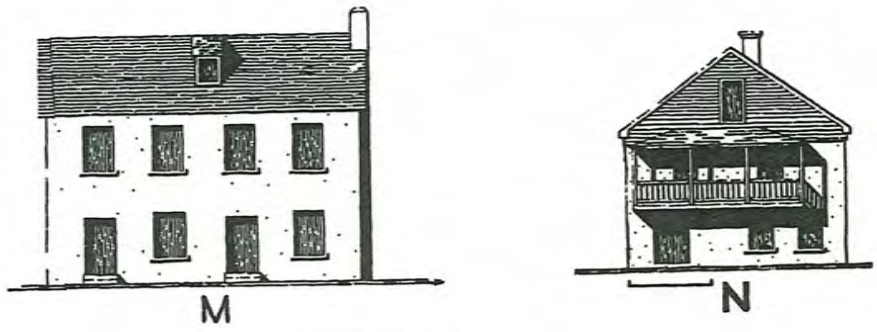
C — 14 St. George D — 46 Bridge
E — 250 St. George F — 54 St. George
G — 257 Charlotte (reconstruction)

Staff Report Packet, page 16

35. STREET ELEVATIONS OF EXISTING HOUSES



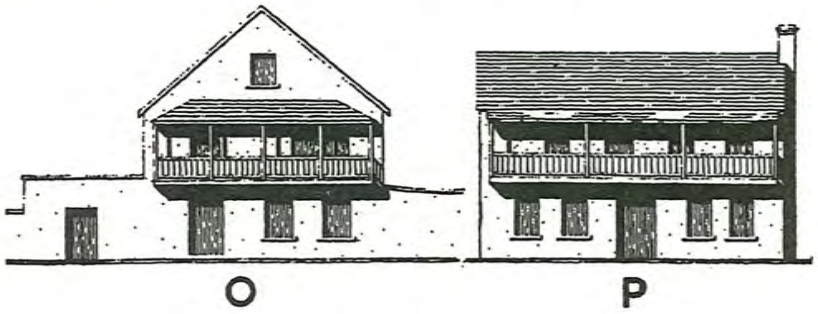




TWO-STORY TYPES

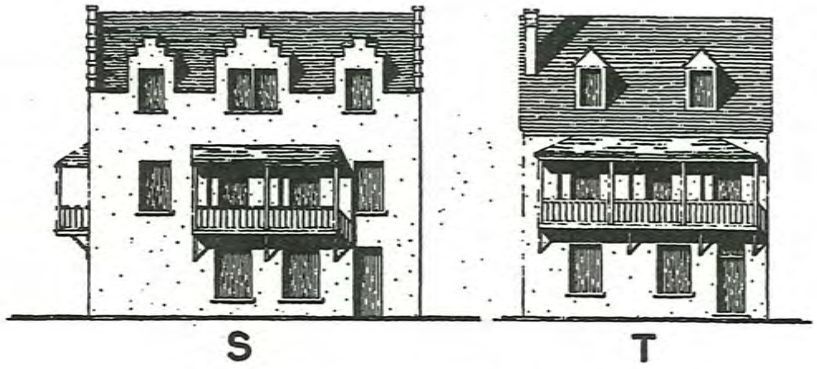
H — 14 St. Francis
I — 224 St. George
J — 42 Spanish
K — 62 Spanish
L — 45 Marine
M — 43 Marine
N — 22 St. Francis

35. STREET ELEVATIONS OF EXISTING HOUSES





TWO-STORY TYPES

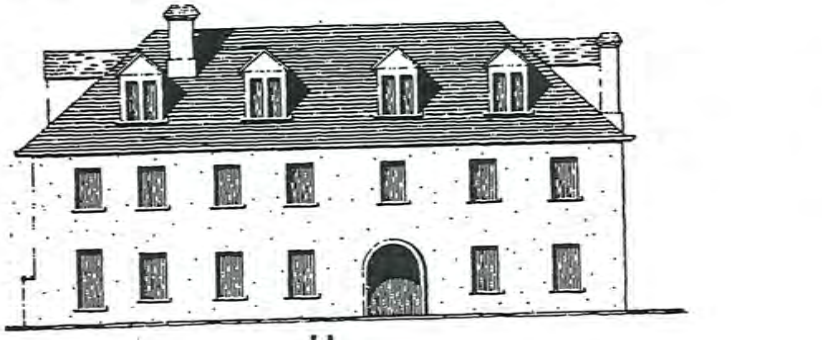


TALL TWO-STORY

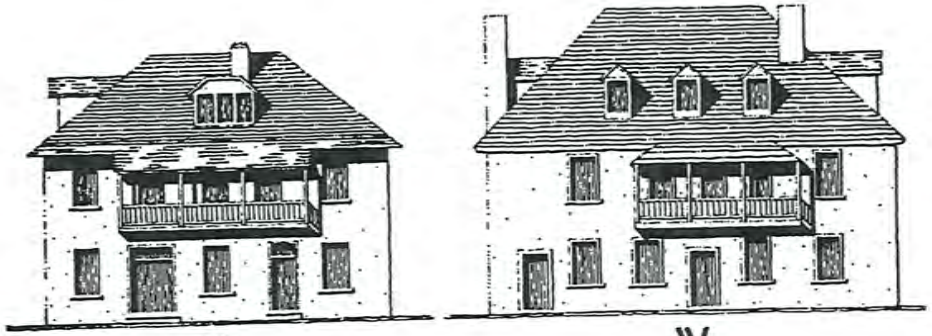
O — 32 Aviles
P — 43 St. George
Q — 56 Marine
R — 105 St. George
S — 214 St. George
T — 46 Bay (reconstruction)

Staff Report Packet, Page 17

35. STREET ELEVATIONS OF EXISTING HOUSES



U



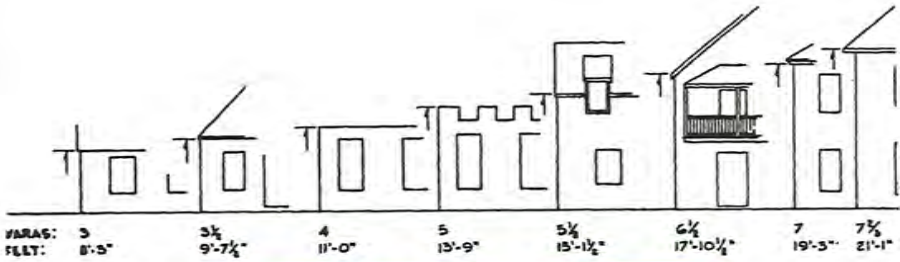
V W



X

TALL TWO-STORY

U — 12 Aviles
V — 20 Charlotte
W — 20 Aviles
X — 16 Marine



36. MASONRY WALL HEIGHTS

Though the people lived on a narrow peninsula and were further constricted by defense walls around the town, almost all their dwellings were separate and detached. There were no row houses.

Height

For the years before the 18th century, the documents have not yet set forth any data on what the house really looked like, beyond the assumptions we can make from the building materials and, if archeology is involved, from the structural remains. Probably it is true here, as in the history of architecture elsewhere, that the early houses were cramped and with small shuttered wind holes (windows) in the medieval tradition.

What effects the native Indian practices had on Spanish home-building is not fully known. The Spaniard was susceptible to native influence — demonstrably more so than the Englishman; but there is no indication that either of them adopted the round house of the Indian. Rather, they clung to the traditional European rectangular dwelling. On the other hand, certainly the Indian taught the white man a great deal about the native woods, the techniques of thatching with local materials, and perhaps even the location of clay deposits.[111]

In the matter of story heights, if there are no dimensions for the early years, we must turn to the masonry buildings of the 1700's (Fig. 36).

The following table is compiled from the 1790 tax list and existing structures.[112]

Staff Report Packet, page 18

Masonry Wall Heights (in *Varas*)[x]

HOUSE		3		4	5	5½	6½	7
WING				4	5		6½	
PATIO		3	3½	4	5			
PARTITIONS		3		4				
KITCHEN		3		4				
FENCE	2	3		4				

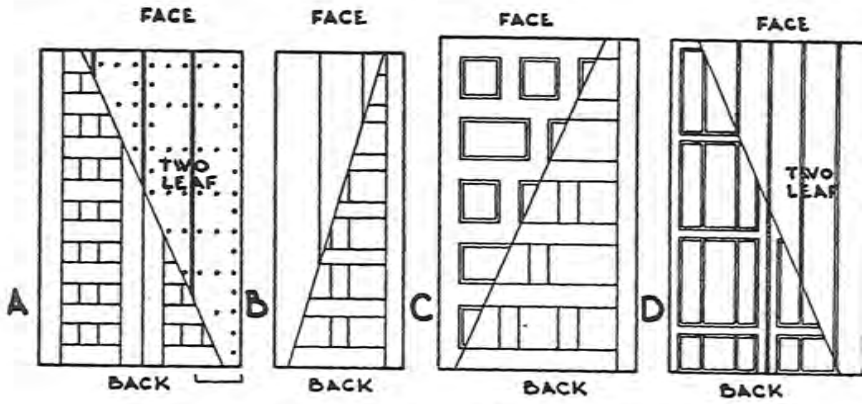
[x]*Vara* = 33 inches

Four *varas* (11 feet) seems to have been standard wall height for substantial one-story masonry buildings, three *varas* for others. Some one-story buildings had 5-*vara* walls, but these probably included parapets. Occasionally the 5-*vara* wall was listed as "two-story." Very likely it was what we call one-and-a-half, several of which were built during the British period and later. Most two-story survivals from the 18th century carry the 7-*vara* height (about 19 feet). Normally all exterior house walls were the same height, but those on flat-roofed buildings might step down in 1-*vara* steps where roof lines permitted. Similar step-downs might occur over a yard gate and fence when the gate was at one end of the façade and actually part of it.[113]

As to purely British structures: William Watson described a single-story, frame store 10 feet high, and a two-story frame house 18 feet high, both of which he built in 1779. (The store was 18x22 feet, and the house 20x32.) Watson was a carpenter and no doubt his dimensions are accurate. If on this basis the British façades seem lower than the Spanish, however, notice that our English evidence relates only to small buildings, and is painfully scant.[114]

Doors

In the street front of the houses, doors were uncommon before 1763, said Bartram. Through a gate in the high wall along the street, you came into the yard, perhaps under a porch roof, with the household entry only a few steps away in the loggia or on the porch. All extant historic houses now have a street door (and some have two!). Presumably the change in attitude toward them began with the Britisher's preference for a more direct approach to his domicile, or for business reasons.



37. TYPICAL SPANISH DOORS
Colonial Spanish doors in St. Augustine were probably like these. The planks in door "D" are tongue-and-groove and beaded both faces.

Something similar happened to the alleged Spanish practice of building the north wall solid.[115] This was sensible practice for a brasier-and-charcoal-heated household, especially since drafty shutters were the only way to close out the chill winds of winter. English fireplaces and glazed "guillotine" sash made the houses warmer and lighter, and incidentally changed the eyeless appearance of the north wall.

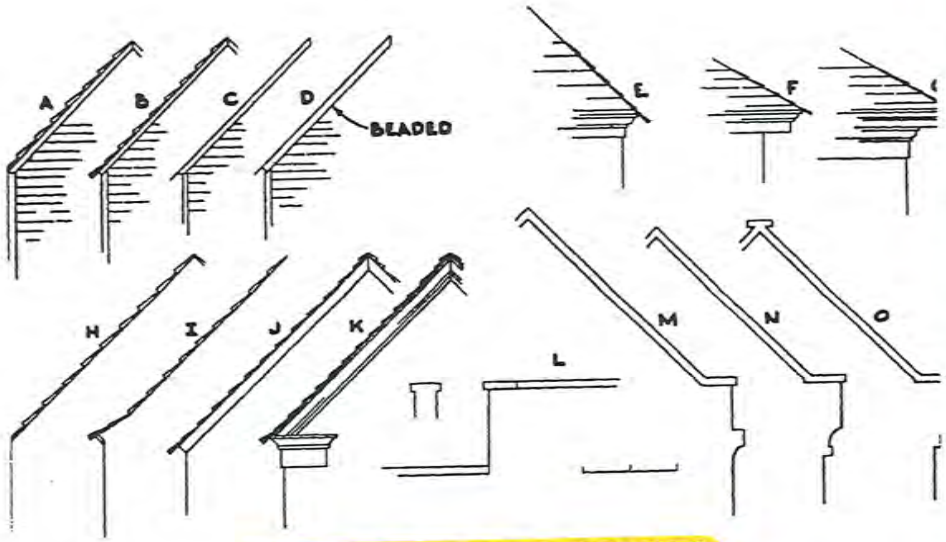
Customarily the Spanish doorway is impressive in size and austere in appearance (Fig. 37). The heaviness of the board-faced door is often obviated by making it in two leaves, only one of which is actually put to use.

Unfortunately, no Spanish doors and very few doorframes have survived. One cause of the disappearance can be laid to insect damage. The doorframe consisted of two long doorposts (jambs) set firmly into the earth or into the masonry, and connected by a lintel at the top (Fig. 38). Such construction was successful in the Caribbean where certain woods resist rot and termites indefinitely. Here it was not. English joinery replaced it with a rectangular frame which, if not actually longer lasting, was a bit easier to replace when the time came. Transoms are not common among the houses of the late 1700's and early 1800's. Those found on houses of earlier date are probably additions.

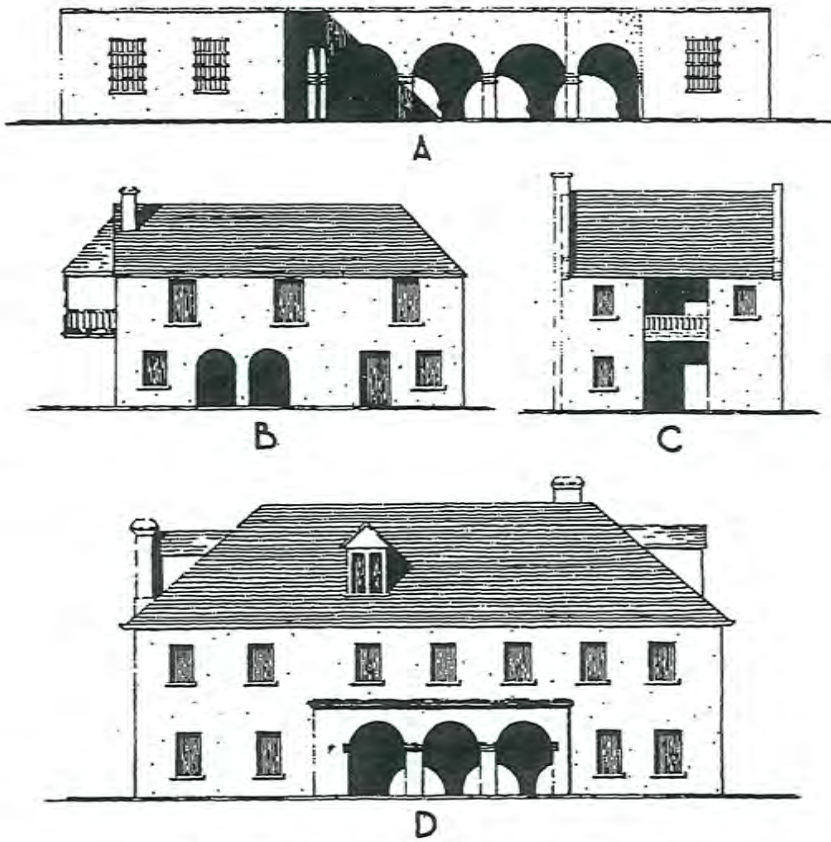
Staff Report Packet, page 19

You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]



47. GABLES, HIPS AND PARAPETS



48. TYPICAL LOGGIA ELEVATIONS

Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]

Staff Report Packet, page 20



65. FLAT-ROOFED HOUSE



Bartram is reliable in telling us that most flat-roofed houses (Fig. 65) were stone ones. The heavy roofs needed strong walls. Judging by the few known carry-overs, the *azotea* was by no means confined to the more pretentious buildings. *Azoteas* were on six common-plan houses, most of them one- or two-room buildings and only one of them two-story; two St. Augustine-plan dwellings, one of them two-story; and on three of the larger wing-plan structures, including the Treasurer's House.[146]

Other Materials

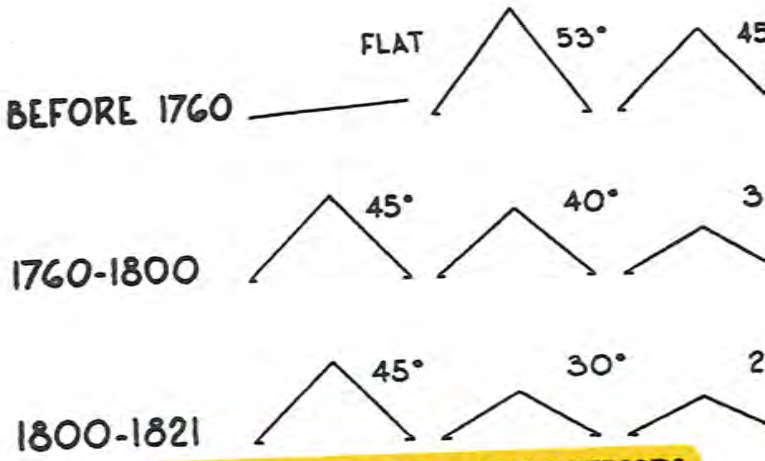
Other roof coverings were so little used that to mention them tends to give them more emphasis than they deserve.

There is no evidence that flat roofs made of planks covered with tar and sand, as known in English Georgia, ever came to St. Augustine. Neither pitch nor tar is mentioned as local roofing material. Cypress bark (*cáscara de ciprés*) was found on one lone house in 1788. No other instance is known at St. Augustine, although the Spanish had bark roofs at Apalache during the 1740's and they were also common to Indian house construction as well as to French dwellings in the Mississippi Valley.[147]

Archeology has so far found remarkably few fragments of

roofing tile — only enough to prove tha barrel (semi-circul tion) tile was present in the 17th and 18th centuries. One Da Yeats, a tiler, did some work on a St. George Street stable (presumably on other buildings) about 1780. The 1788 map reco one house with a tile (*teja*) roof. It was a single-story structure longing to the crown. Because it was not listed specifically as *azotea* type, we can infer that the covering was common barrel on a sloping roof.

Slate was used for the roof of the new church built during 1790's, as well as for part of the roof of the customs house.[149]



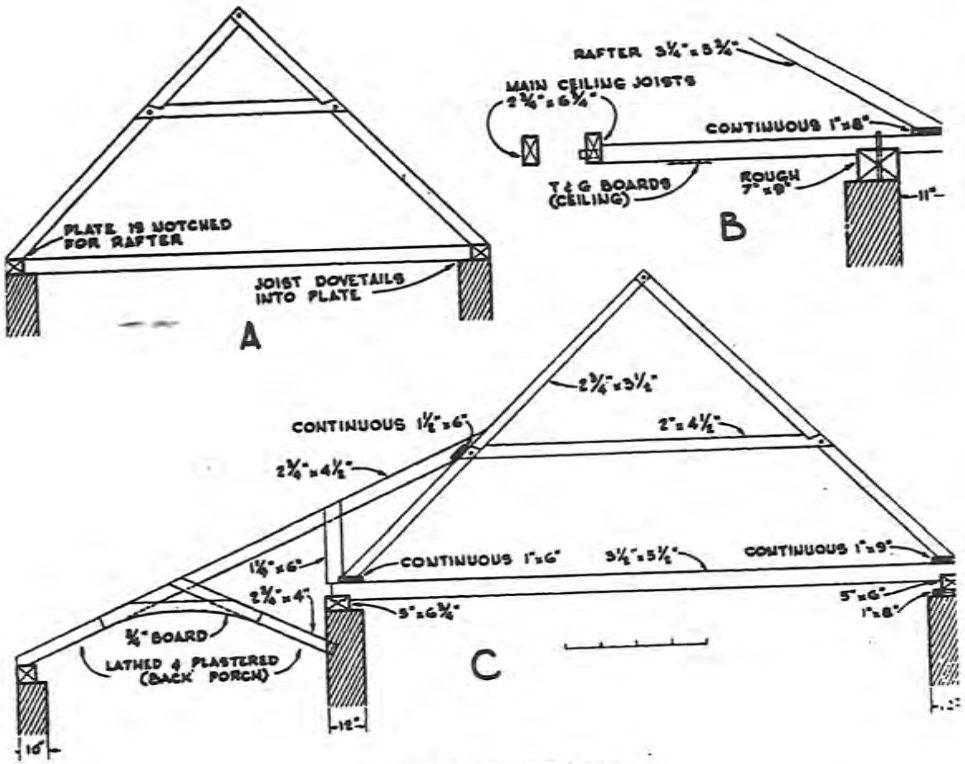
66. ROOF SLOPES OF VARIOUS PERIODS

Roof Slopes

From the small amount of pictorial evidence illustrating Spa Florida settlements, pitched roofs (Fig. 66) were not noticeably ferent from those elsewhere among the southern colonies of N America. To begin with, Indian construction would certainly fluence the Spanish builders, especially in the use of native mat unfamiliar to the Iberian newcomers. The 16th century In structures around St. Augustine had gable, hip, and beehive These were thatch, with a pitch of about 45°, except of cours the beehives. Next, the sketch map of St. Augustine in the 1 depicts boarded gables with thatch slopes pretty close to 45°.[15]

Staff Report Packet, page 21

Page 291 of 671
Page 474 of 673



67. ROOF FRAMING

The chances are that the roofs were, if anything, slightly steeper. The early artisans were still influenced by the medieval roof with its breakneck slopes. Not only was a steep roof a good watershed; it provided more headroom in the loft, which in the majority of early houses was the bedroom. Slight evidence of steep slopes at St. Augustine can indeed be found, though in a somewhat roundabout fashion. The Governor's House, pictured in a 1764 sketch, had a gabled shingle roof with 50° pitch or better; and a 53° roof was on another old dwelling. Presumably both roofs had typical pre-1760 lines.[151]

Gables were usually predominant in frontier construction because they were strong, easy to build, and provided a useful loft. As the economy of a community improved and better materials became available, roof designs became more sophisticated (Fig. 67).

Hence the 18th century in the colonies north of Florida saw common roof pitch lowered to 45°, the introduction of additional roof styles, and a growth of dormer windows from tiny vertical skylights into significant features that converted a lightless loft into a pleasant, ventilated room.

It is not surprising, then, to find that the Fatio House along with its many other signs of English joinery has a 45° hip roof with gabled dormers. Nor that the little frame house at 14 St. George Street derives its English-like character from a 47° roof and a long catslide. Though the maps say neither of these houses was built as early as the British period, the carpenters were obviously familiar with the English traditions.

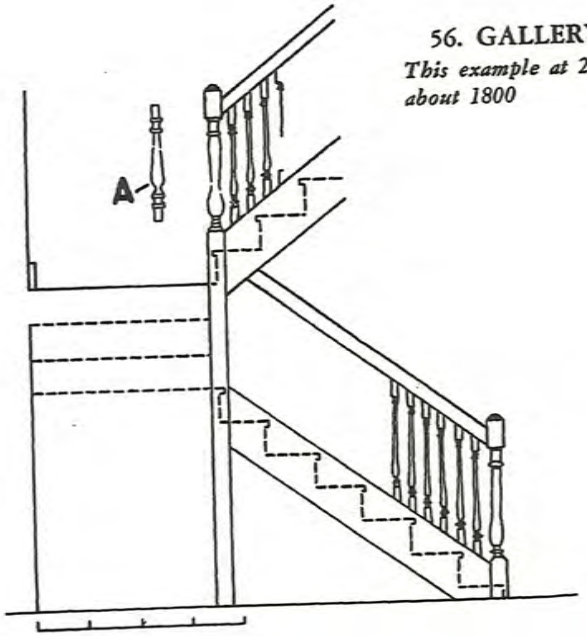
Roof slopes in other places flattened to 30° or less as the 1800's approached. The same thing happened in St. Augustine, but perhaps not until the century was well on its way. The trend toward lower roof lines as the years advanced is well illustrated at the Oldest House. Its early rafters are 47° and 44°; the ones in the last addition are 26°.

Although the coverings have to be replaced periodically, a well-maintained roof can keep its rafters for generations and thus retain its original lines. The following table illustrates a few typical roofs.

Typical Roofs[152]

PITCH	TYPE	HOUSE	EST. DATE OF ROOF LINE
53°	gable	Peña	pre-1760
50°	gable	Governor's	pre-1760
50°	gable	Biendicho	pre-1790
47°	gable-hip	Oldest House	pre-1760
47°	gable	14 St. George	pre-1821
45°	hip	Crown	pre-1788
45°	gable	Gomila	pre-1821
45°	hip	Fatio	pre-1821
42°	hip	Segui	pre-1821
40°	gable	O'Reilly	pre-1760
40°	hip	Peña	pre-1788
38°	hip	12 Aviles	pre-1821
35°	gable	Tovar	pre-1821
30°	gable	Peña kitchen	pre-1788
30°	hip	105 St. George	
26°	extension	Oldest House	post-1820

Page 292 of 671
Staff Report Packet, page 22
Page 475 of 673



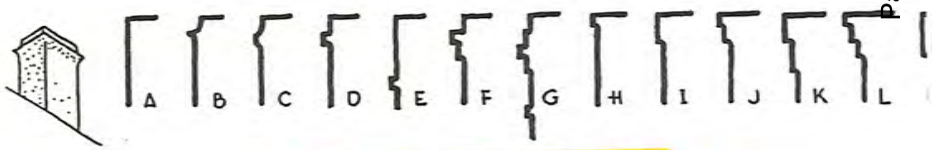
56. GALLERY STAIRWAY
This example at 20 Avilés dates from about 1800

Chimneys

The British observers made much to-do over their introduction of chimneys into a chimneyless Spanish town. In point of fact, however, at least two Spanish householders could boast chimneys in both *sala* (living room) and *cocina* (kitchen). One of these establishments was the residence of the Governor. The other was on the northwest corner of Charlotte and Treasury; its *sala* contained *two* fireplaces with glazed tile fronts.[132]

Chimneys were built both of shellstone and brick.[133] When the construction was entirely of stone, before many years it was necessary to repair the fire box with brick, due to the gradual calcining of the stone by the heat. Old photographs prove it was common practice to plaster the chimney stacks, whether of brick or stone. On sponge-like shellstone, plaster was a practical necessity for keeping water out of the house. A soaked stack meant soiled walls.

House chimneys are not massive (Fig. 57). Conventional flat moldings are sometimes absent. Stone chimneys are apt to have a beveled molding.



57. CHIMNEY MOLDINGS

Even on pre-1760 houses, chimney additions were evidently placed where the householder wanted them, rather than against a gable wall (which might have been easiest and most economical). Hence there were outside stacks, inside, and flush stacks. On existing houses, each type occurs with approximately equal frequency.

Occasionally there is a second-floor fireplace which is not part of the usual ground-to-roof masonry. In such cases the entire weight of the chimney may be supported by the floor joists.

ROOFS

Types of Roofing and their Periods of Use

(Numbers refer to names listed below)

ROOF MATERIALS	PERIODS WHEN USED			
	Before 1700	1703-1763	British	1783-1821
Palm thatch	(1) (2)	(1) (2)		(1) (2)
Straw thatch	(3)	(3)		
Shake or shingle	(8)	(8)	(9) (10)	(8) (11)
Clapboard		(6)	(7)	
Tabby slab	(4)	(5)		(4)
Tile			(14)	(13)
Cypress bark	(?)	(?)		(12)

Common Names of Roof Materials

Thatch

1. *Palma:* palm thatch
2. *Guano:* palm thatch
3. *Paja:* straw thatch

Masonry

4. *Azotea de cal:* tabby flat roof
5. *Azotea:* tabby or tile flat roof

Wood

6. *Tabla* or *tablazón:* clapboard
7. Clapboard
8. *Tejamaní:* shingle or shake
9. Shingle: shingle or shake
10. Short shingle: shingle
11. *Rajón:* shake
12. *Cáscara de ciprés:* cypress bark

Tile

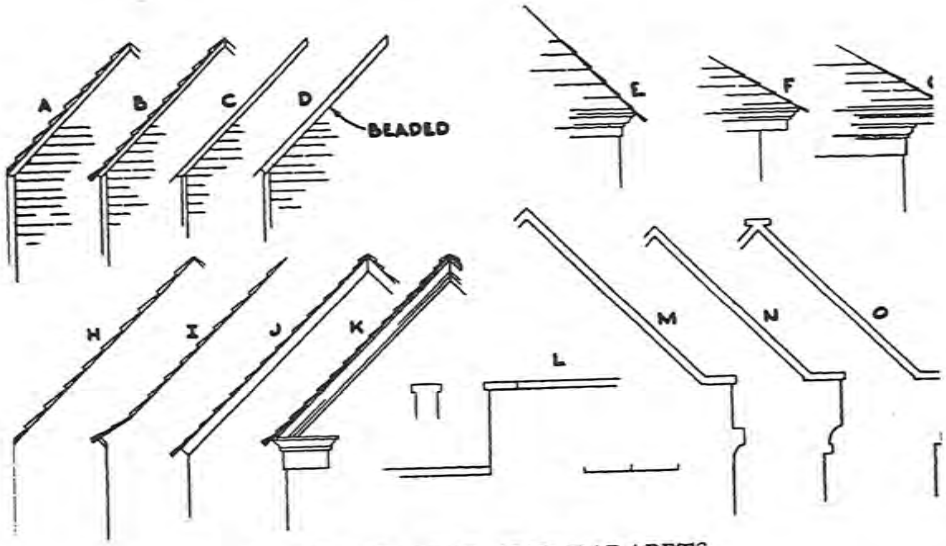
13. *Teja:* barrel tile
14. Tile: barrel tile

Staff Report Packet, page 23

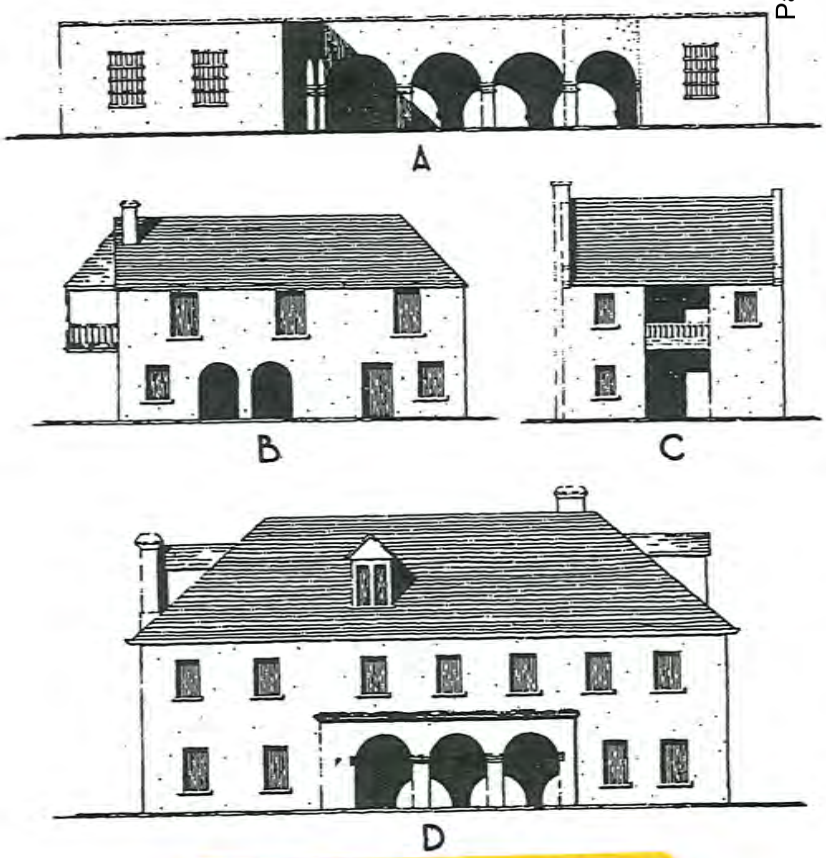
Page 293 of 671

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Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]



47. GABLES, HIPS AND PARAPETS

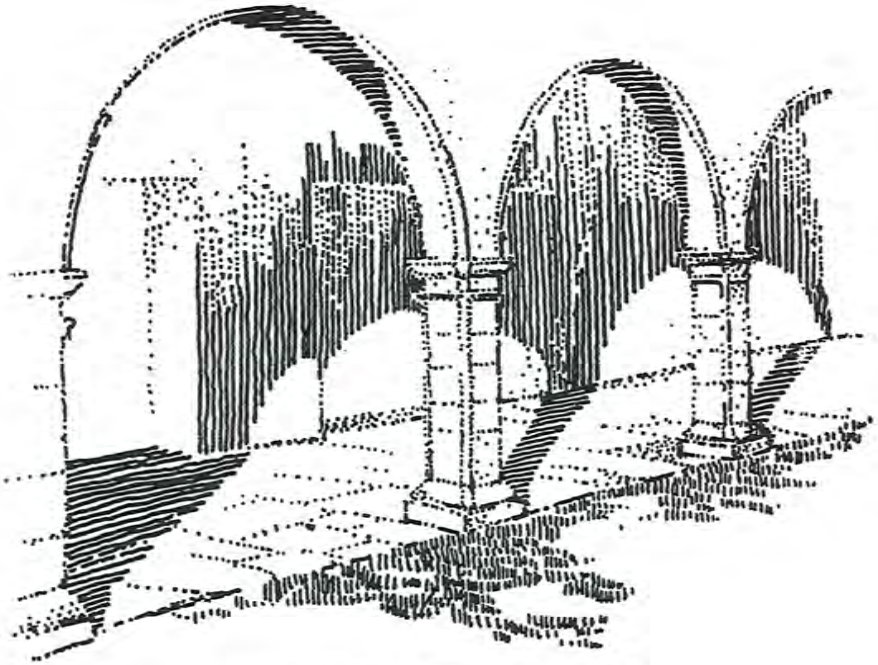


48. TYPICAL LOGGIA ELEVATIONS

Posts, Columns, Arches, and Porches

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Staff Report Packet, page 24



49. EXAMPLE OF AN ARCADE

Nevertheless, the covered gallery — whether porch, piazza or loggia, one-story or two — was a characteristic feature. It was never on the street front, but faced the side or back yard, usually giving shade against the south sun. Bartram told us the width of the typical gallery when he mentioned the 9-foot, tabby-paved walk along the house, because the walk was often the gallery floor (Fig. 55).

The row of arches or pillars supported, in the case of shingle roofs, an extension from the main roof. The posts were sometimes the same height as the house walls. Thus the structure serving in 1790 as dragoon barracks and jail boasted three pillars seven *varas* high. In other instances second floor porch posts were shortened somewhat, to avoid building more roof than the house needed. The change gives a remarkably snug and comfortable look to the building.[123]

DeBrahm, a Swiss engineer with some knowledge of the architectural orders, characterized the supports as "Tuskan Pillars or Pillasters."[124] He had in mind, of course, plain columns and absence

of decorative material. Moldings and chamfers were not absent from the work, but the relative coarseness of shellstone kept the moldings few and simple. They are neoclassic in concept. The contours were cut directly into the stone and covered with a thin coat of plaster.

As you would expect, the quality of design and workmanship varies. This fact is obvious in extant examples, where repair or renovation has not "improved" the old work. Design differences are particularly noticeable in arcades, all of which use the *arco de punto* (round arch),[125] springing from a pier that is no higher than one's head (Fig. 49). The piers are rectangular pillars, with base and capital. Some piers are massively broad and carry arches that support a second-story wall. Others are light, with thin, graceful arches. Sometimes the arrises of all elements are rounded off with a convex molding.

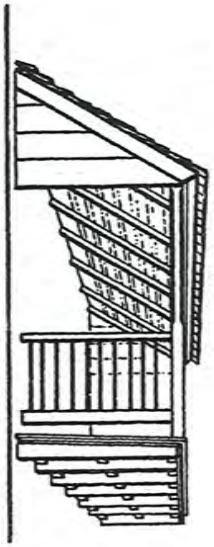
Along with many turned wooden posts that are obviously 19th century, old photographs record an occasional set of knobby, spool-like posts similar to certain Spanish lathe work. But this is not conclusive evidence for existence of the type in colonial times.

The records give the British responsibility for building at least one piazza during the 1770's; this one ran the full length of a 40-foot house and had a new room at the end of it.[126] Probably numerous others were also built, because the English, especially the exiles from Charleston, were no strangers to the pleasantness of a piazza. Some houses in later years developed second floor porches which merged with the street balcony and formed a gallery all the way around the building.

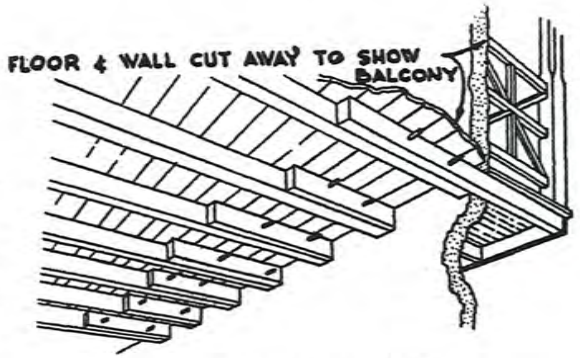
Balconies

The first document to mention balconies seems to be the record of August 25, 1713, which certified that the Governor and his lady did, upon the balconies of the official residence, fling "a large amount" of silver coins to the populace crowded into the street and patio (Fig. 11). The balcony was not often found on the yard sides of the house, since porch construction supported by posts or pillars was more practical there. But on the street side, the *balcón de la calle* (street balcony), according to 19th century photographs, seemed to sprout from almost every two-story house (Fig. 50-51). Even the Britishers built balconies.[127]

Staff Report Packet, page 25



50. TYPICAL STREET BALCONY



53. PEGGED BALCONY
(Typical of remodelling or repair)



51. A SMALL BALCONY



52. CORBELED BALCONY

Constructed upon second-floor joists (*cf.* Fig. 53) that projected through the wall of the house, balconies were about five feet wide. Bartram said they were built with corbeled beams, the upper one extending a foot or more beyond the lower (Fig. 52). The joists were "a convenient distance" apart,[128] which means they might be spaced anywhere from two to three *tercias*. On the average house, the balcony extended across most of the front, so that its roof (it was invariably roofed) protected two or more windows from sun and sudden showers. A center doorway was the usual access.

A 1787 balcony was described thus: 7 2/3 *varas* long by 1 *vara* 6 inches wide, floor to ceiling height 2 2/3 *varas* and 5 inches; roof slope 35°; 4 posts with a balustrade 34 inches high. The floor had 10 joists 2½ x 3½ inches in size and was reinforced by 4 iron brackets.[129]

No examples of Spanish balustrades remain to us. Presumably they were turned spindles, although exposure to the weather might have forced the builders to use a simpler form. Anyway, simplicity came with the years, and brought a plain but finely-proportioned balustrade, well designed from the standpoint of esthetics as well as durability (Fig. 54). The handrail was comfortably rounded on top. The baluster, square in section and slender to the point of elegance, was mortised into the handrail. The foot of the baluster, however, was notched with an inverted V, cut to fit tightly *over* a continuous matching bevel on the bottom rail. The steep bevel on this rail shed water like a roof, and there were no mortises to pocket the moisture and encourage rot.

Other types of balustrades were also used, of course, but the photographs show this kind in wide use during the 19th century.

Balcony posts are as perishable as balusters. The earliest existing ones are light rather than heavy, square in section, with chamfers above the handrail. A lamb's tongue finishes each end of the chamfer.

Stairways

Bartram's casual mention of the typical courtyard walk "with a staircase at one end to the chambers" is probably best interpreted as a stairway *(escalera)* at one end of the porch pavement (Fig. 55). Where there was a loggia, the stairway could be found off to one side of it, well covered from the weather, but still an "outside" stair. Bartram said the risers were "easy" height, with tabby steps.[130]

Page 296 of 671
Staff Report Packet, page 26
Page 479 of 673

Colonial (1565-1821)

St. Augustine has been continuously occupied since 1565. The earliest buildings were crude shelters of wood, thatch and wattle-and-daub. Later, more substantial buildings were constructed of masonry and wood. However, except for the Castillo de San Marcos, none of these buildings survived the burning of the city by the English in 1702. The primary focus of this section is therefore on buildings constructed after 1702.

First Spanish Period (1565-1763)

Spanish St. Augustine was a poor military outpost. Construction was simple, and made use of local materials, such as coquina and wood. The Spaniards lived private lives on courtyards, patios and loggias enclosed by high walls. The St. Augustine Plan is an adaptation to the Florida climate. The loggia or gallery, usually on the south or east side of the building, provided shade, and sheltered doors and unglazed windows from sun and rain. The Spanish believed the devil always came from the north; hence, openings were rare on the north side of buildings.

Buildings are constructed directly on the street. The most common site plan is for the building to be placed on the north property line, providing a sideyard or courtyard to the south. The site is enclosed by a wall or fence. Entry is first through a gate in the wall or fence opening into a loggia, porch or courtyard and then into the building. Loggias and porches, both one and two story, are used for shade and are generally on the south or east facades. These open into courtyards, sideyards and patios. Stairs, if any, are usually located at the end of the loggia.

The most common building plan is a simple rectangle. Proportions vary due to initial design constraints and to additions, but the most common width to length ratio is about 1/1.5 with a range of 1/1.0 to 1/2.5. Dimensions are measured in varas (approximately 33.33 inches) not in feet. Buildings are generally small, and are one, one and one-half or two stories.

Foundations are usually tabby or coquina. Most construction is of masonry. Some buildings are wood frame, or have masonry end walls with wood frame between. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types include flat roofs enclosed by a parapet with rain spouts (canales) projecting through the wall plane, gable and hip. Flat and gable roofs are the most common. Roofs are of Medieval design and are distinctively steep, usually pitched greater than 45°. Roof surfaces are covered with split wood shakes, shingles, or boards and thatch. Overhangs are small or non-existent.

Window and door openings are proportionately large. Windows were originally unglazed. Ground floor street windows may have projecting rejas while all other windows have banisters or lattice. All windows have interior shutters. Street doors are usually fifty inches wide, and are either single or double leaf.

Detailing includes roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain.

British Period (1764-1783)

St. Augustine was still a poor military outpost when the English arrived in 1764. The St. Augustine Style of architecture was not pleasing to the eighteenth century English, who felt that Spanish had consulted convenience more than taste. The English therefore set about altering the town to suit their tastes. Although they retained many features of Spanish Colonial architecture, the English also introduced design features based on the architecture in their northern colonies. These included street doors directly entering the building, glazed windows with exterior shutters, and chimneys. Many existing buildings were modified and expanded.

New buildings are constructed directly on the street. Street doors provide direct entry into the building. Loggias and porches, and the adjacent yards, are retained. Stairs are often moved to the inside or incorporated within the expanded building. Buildings are one to two and one-half stories.

British Period buildings are often larger than First Spanish Period buildings. The most common plan remains a simple rectangle. Width to length ratios average 1/1.5 with a range of 1/1.0 to 1/2.6. Dimensions vary from the First Spanish Period style because the British measure in feet instead of varas.

Foundations are usually tabby or coquina. Most buildings are of masonry, but wood frame construction greatly increased during this period. The most common examples are wood frame second stories and wood frame extensions of existing masonry buildings. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types are gable and hip. Roofs are usually pitched at about 45°. Dormers are used to provide light and air to the upper half story. Roof surfaces are covered with split wood shakes or shingles. Flat roofs are not used.

Door openings are reduced due to the introduction of the British six-panel door. The average door width is thirty-three inches, although thirty-six, forty-two and forty-four inch doors are used. The average door height is seven feet and is seldom less than six feet ten inches.

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on the upper floor.

Detailing consists of roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain. Balconies on First Spanish Period buildings are generally retained.

Second Spanish Period (1784-1821)

Upon their return, the Spanish retained many of the features introduced by the British including chimneys, glazed windows and exterior shutters.

Buildings are constructed directly on the street. Both courtyard doors and direct access doors are common. The site is enclosed by a wall or fence. Loggias and porches, both one and two story, are used for shade and are generally on the south or east facades. These open into courtyards, sideyards and patios. Stairs, if any, are usually located at the end of the loggia.

Buildings are larger than those of the First Spanish Period. The most common plan remained a simple rectangle, although wing additions are sometimes used. Proportions remained about the same. Width to length ratios average 1/1.5 with a range of 1/1.0 to 1/2.6. Dimensions are again measured in varas (approximately 33.33 inches) instead of feet.

Foundations are usually tabby or coquina. Most buildings are of masonry construction, with wood much less common. Buildings are one to two and one-half stories. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types are gable and hip. Roof pitches varied from 30° to 45° with the lower pitches reflecting 19th century design. Flat roofs are not used. Roof surfaces are split wood shakes or shingles, although some larger buildings use slate or barrel tile.

The average door width is thirty-three inches, although thirty-six, forty-two and forty-four inch doors are used. The average door height is seven feet and is seldom less than six feet ten inches.

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on upper floors. Exterior shutters are common. Rejas are not used.

Detailing consists of roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain. Balconies on First Spanish Period and British Period buildings were generally retained.

Mediterranean Influence Styles (1885-1940)

Mediterranean-influenced styles of architecture include **Mediterranean Baroque, Spanish Renaissance Revival, Moorish Revival, Italian Renaissance (Venetian Renaissance), Spanish Colonial Revival and Mission**. Florida's Spanish heritage and semi-tropical climate favored the use of Mediterranean designs. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s.

Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low relief carvings highlighting arches, columns, window surrounds, cornices and parapets. In St. Augustine, windows are usually tall casements or double hung sash. Fanlights are sometimes used over doors. An arch motif is common on windows, doors and porch colonnades.

The Spanish Renaissance Revival style was brought to St. Augustine by Henry Flagler, and makes extensive use of poured coquina concrete walls, red terra cotta tile roofs, complex building massing, monumental entries, towers, turrets, vertical windows and doors, galleries, loggias and balconies, intricate detailing, and rounded arches.

Buildings are not usually constructed directly on the street, although the size of yards varies.

Building plans are rectangular or irregular. Buildings are two to four stories.

Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. Exterior finishes are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick.

Windows are double hung sash five-over-five or one-over-one, or fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles and balconies are common.

Detailing includes plaster and terra cotta highlighting on arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies and balconets. Decorative carving on the facade is also common.

STAFF PHOTOGRAPHS
22-24 Cathedral Place
August 2025







At corner of Charlotte Street
and Anderson Circle:
with Cathedral Place,
the Plaza, and King Street to the south

STAFF PHOTOGRAPHS
22-24 Cathedral Place
August 2025





Looking south on Charlotte Street

STAFF PHOTOGRAPHS
22-24 Cathedral Place
August 2025

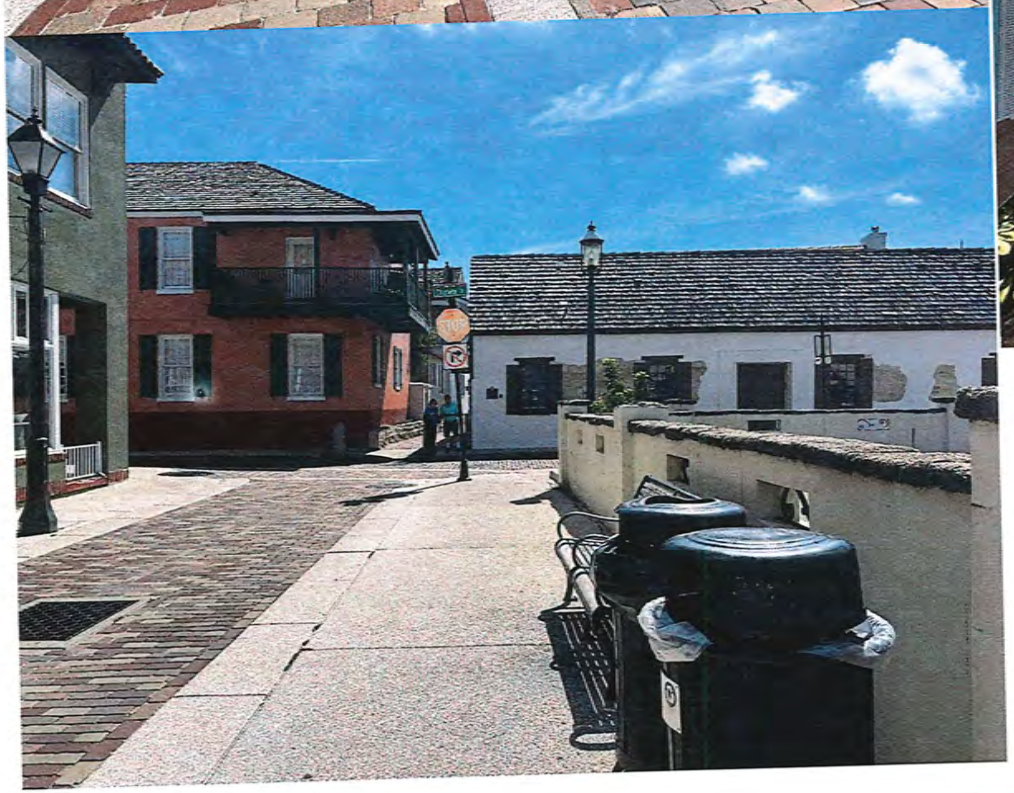


Corner of Charlotte and Treasury Streets



STAFF PHOTOGRAPHS
22-24 Cathedral Place
August 2025

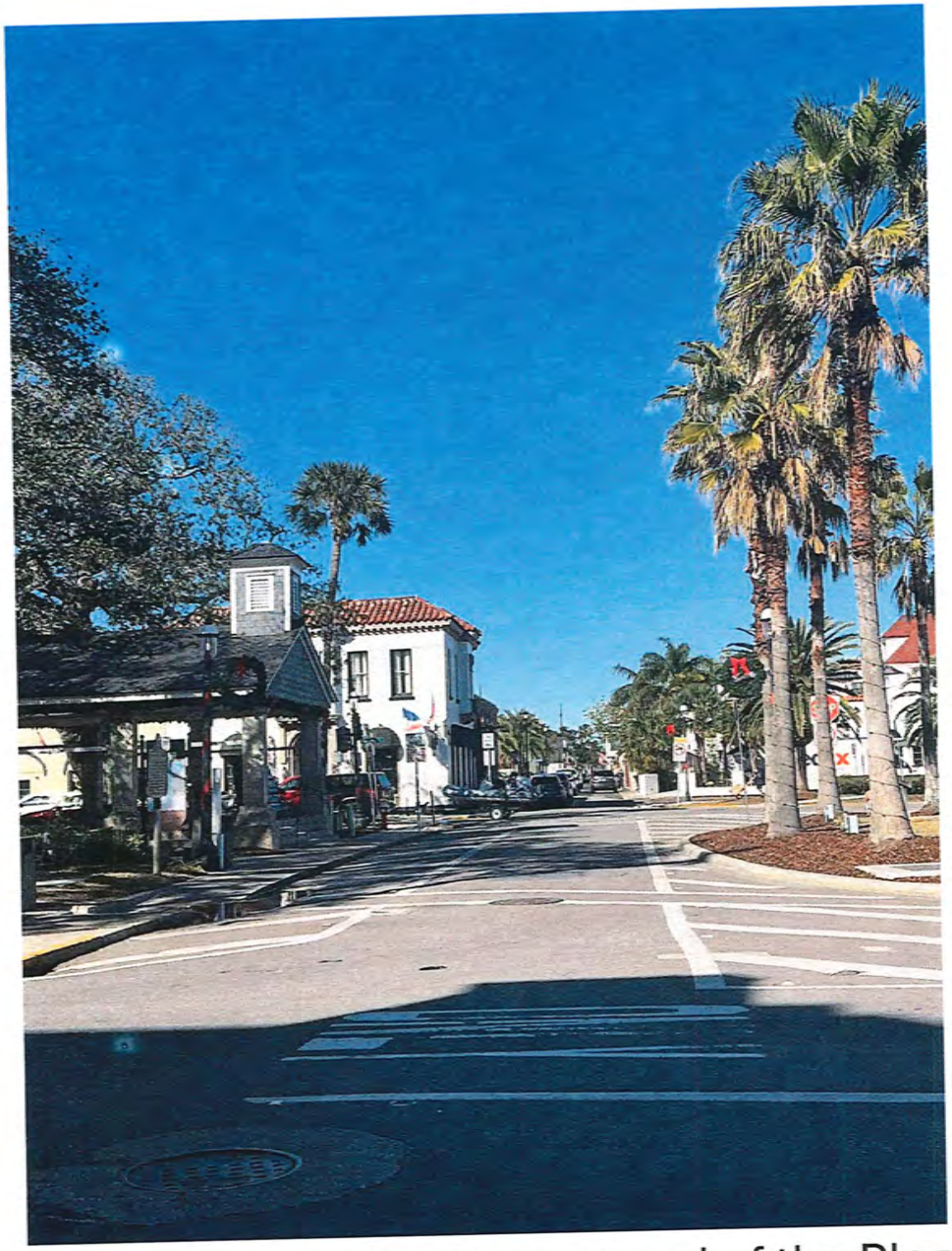


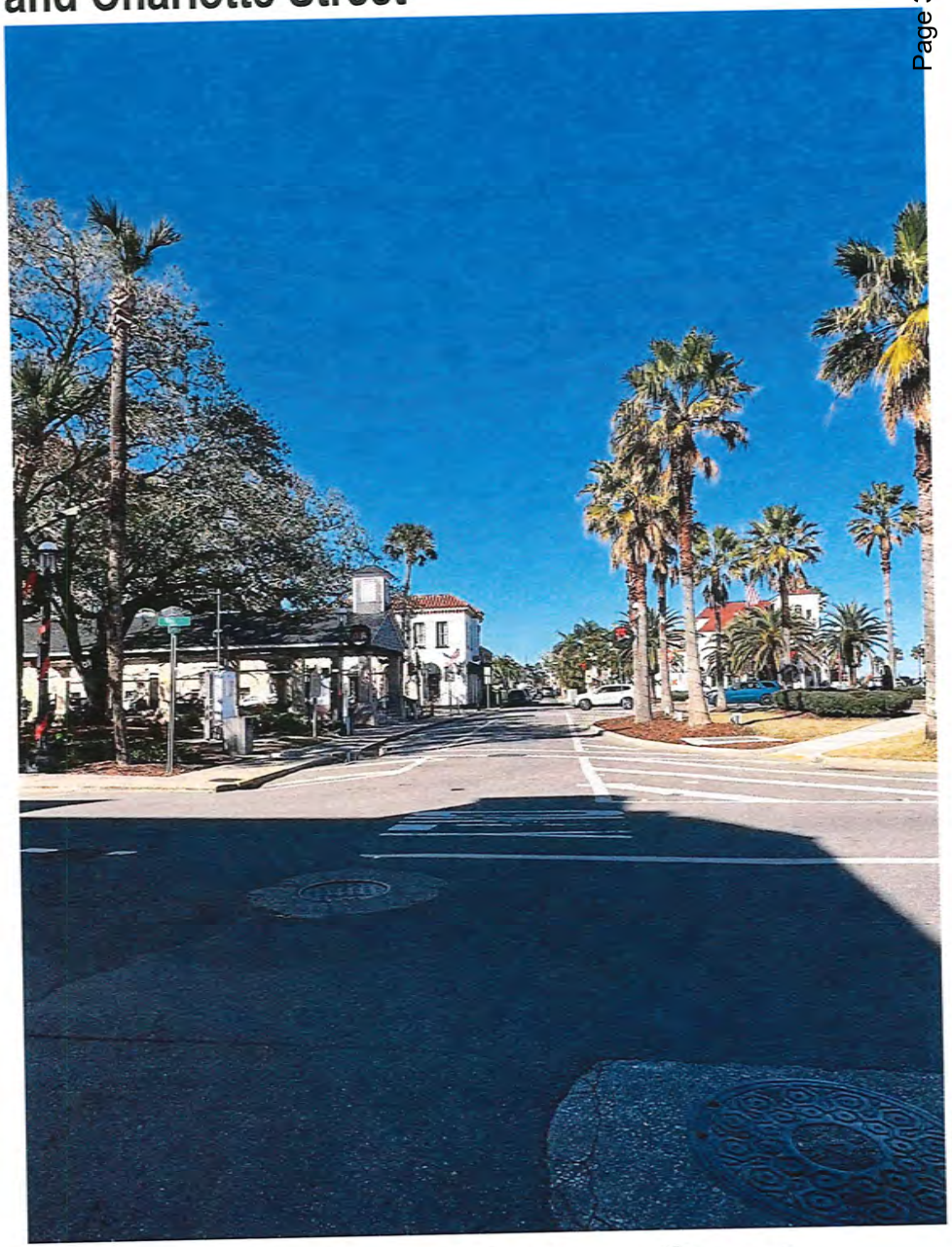




Treasury Street with similar streetscape elements to proposed plans:
central brick pavered cartway and coquina concrete walkways with flush curbs

STAFF PHOTOGRAPHS – January 2025
24 Cathedral Place and Charlotte Street





Adjacent to the east end of the Plaza, looking north along Charlotte Street

STAFF PHOTOGRAPHS – January 2025
24 Cathedral Place and Charlotte Street





Adjacent to the east end of the Plaza, near Anderson Circle, looking north along Charlotte Street

STAFF PHOTOGRAPHS – January 2025
24 Cathedral Place and Charlotte Street





Adjacent to the east end of the Plaza, near Anderson Circle, looking northwest from Charlotte Street



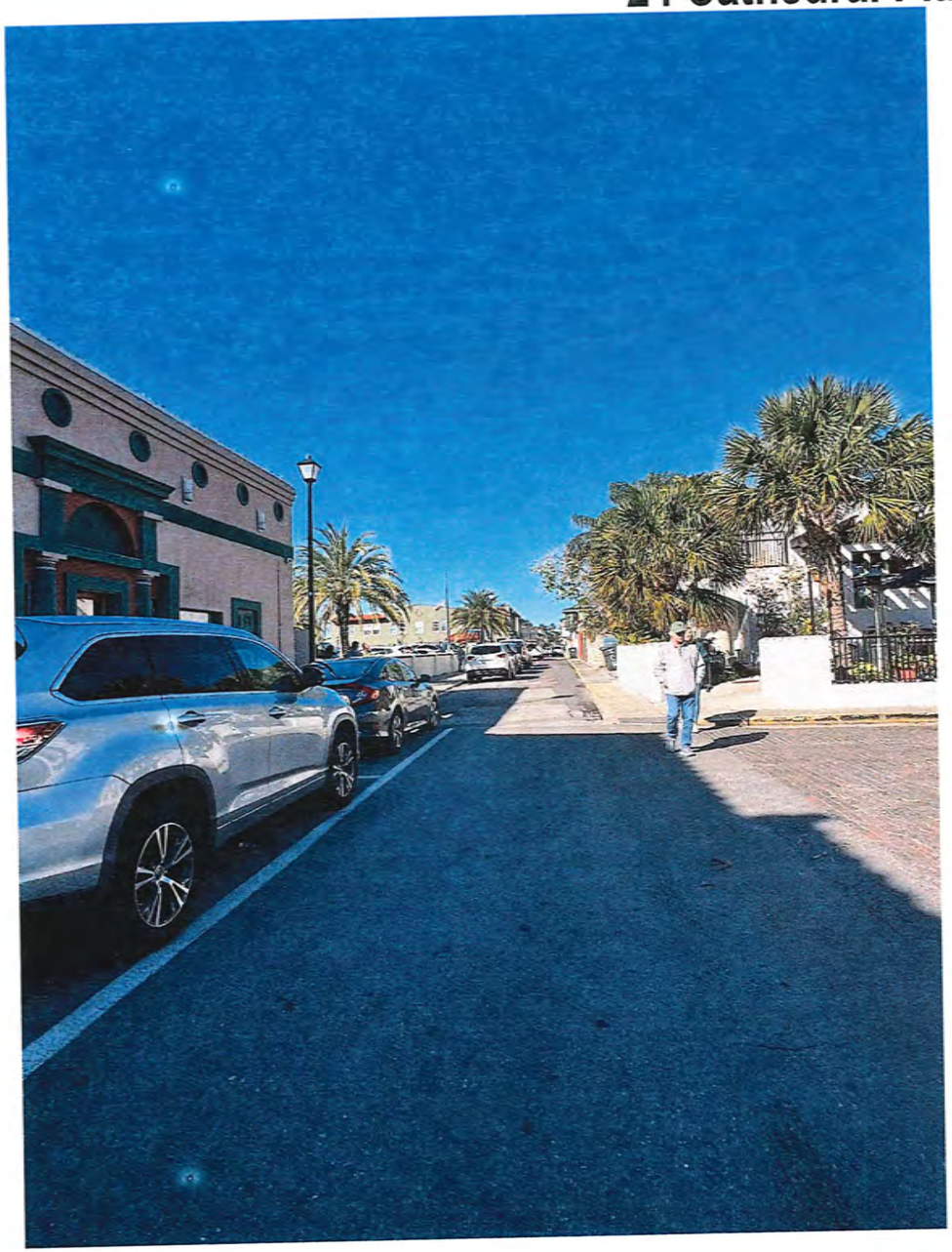




STAFF PHOTOGRAPHS
January 2025
24 Cathedral Place and Charlotte Street

Adjacent to Anderson Circle (at the corner of Cathedral Place and Charlotte Street)
and looking north and northwest o Charlotte Street

STAFF PHOTOGRAPHS– January 2025
24 Cathedral Place and Charlotte Street



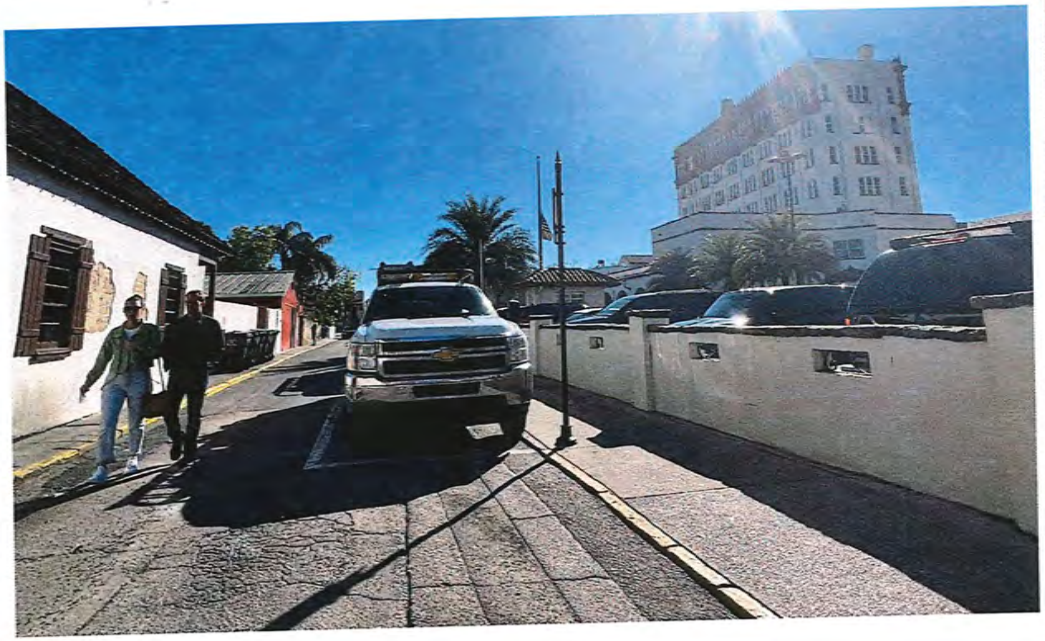


Looking north down Charlotte Street, near Anderson Circle

STAFF PHOTOGRAPHS– January 2025
24 Cathedral Place and Charlotte Street

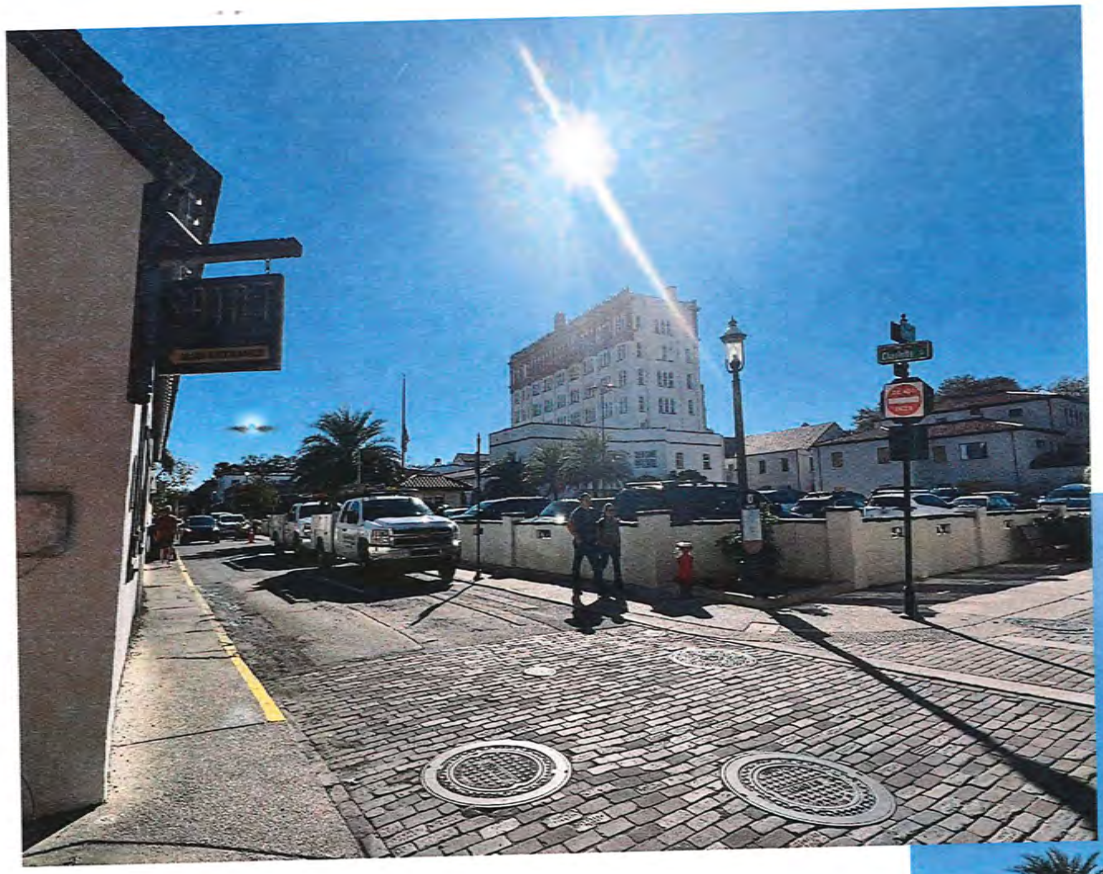






Looking north and south down
Charlotte Street,
and at the intersection
of Treasury Street

STAFF PHOTOGRAPHS – January 2025
24 Cathedral Place and Charlotte Street





Looking southwest at intersection of Charlotte and Treasury Streets

STAFF PHOTOGRAPHS – January 2025
24 Cathedral Place and Charlotte Street



Looking southwest from Treasury Street

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24 Cathedral Place and Charlotte Street

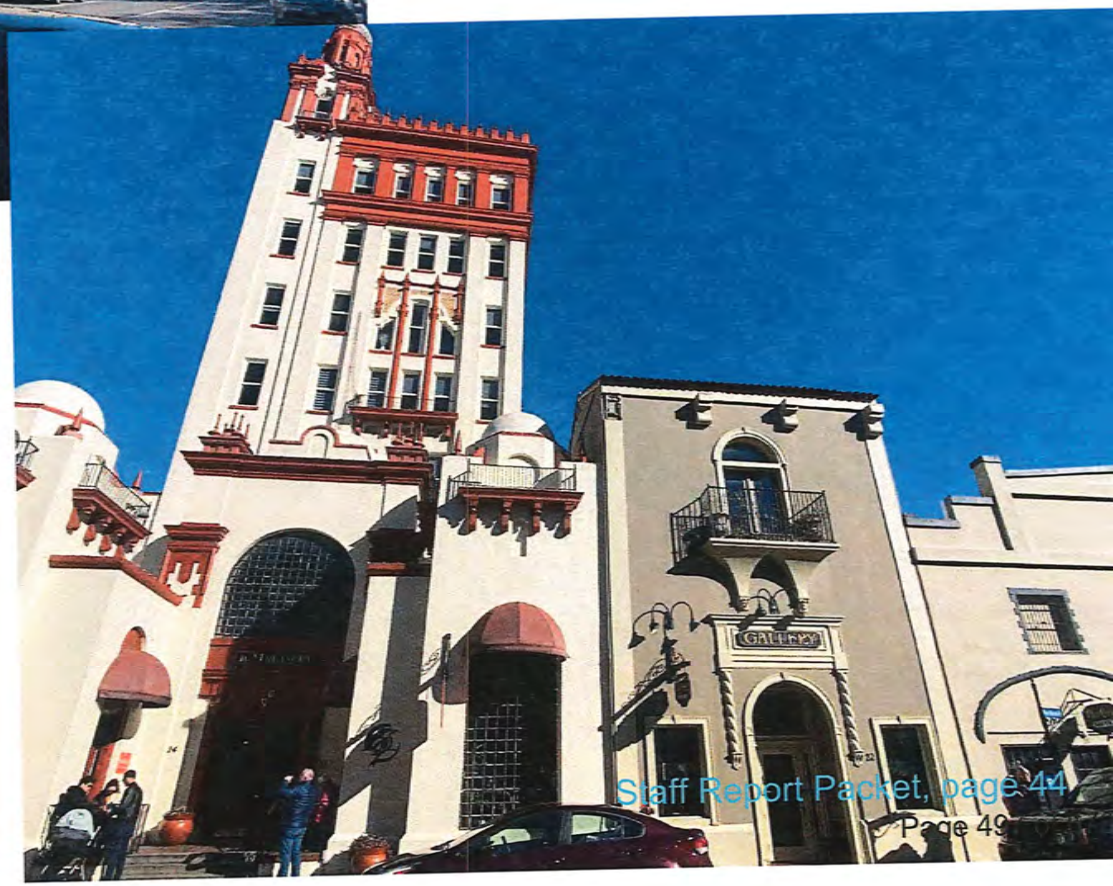


Looking southeast from Treasury Street



STAFF PHOTOGRAPHS
22-24 Cathedral Place





STAFF PHOTOGRAPHS
24 Cathedral Place

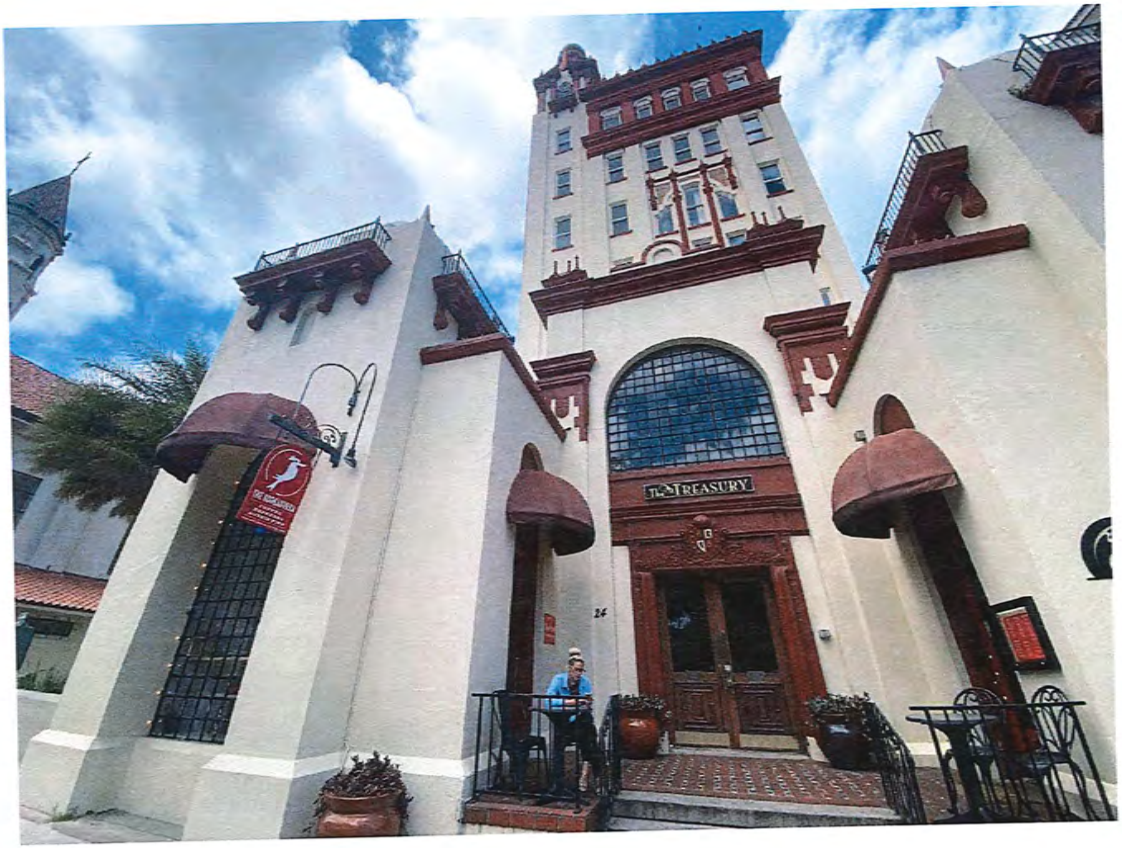




Looking north from Cathedral Place at front façade / south elevation

STAFF PHOTOGRAPHS
22-24 Cathedral Place



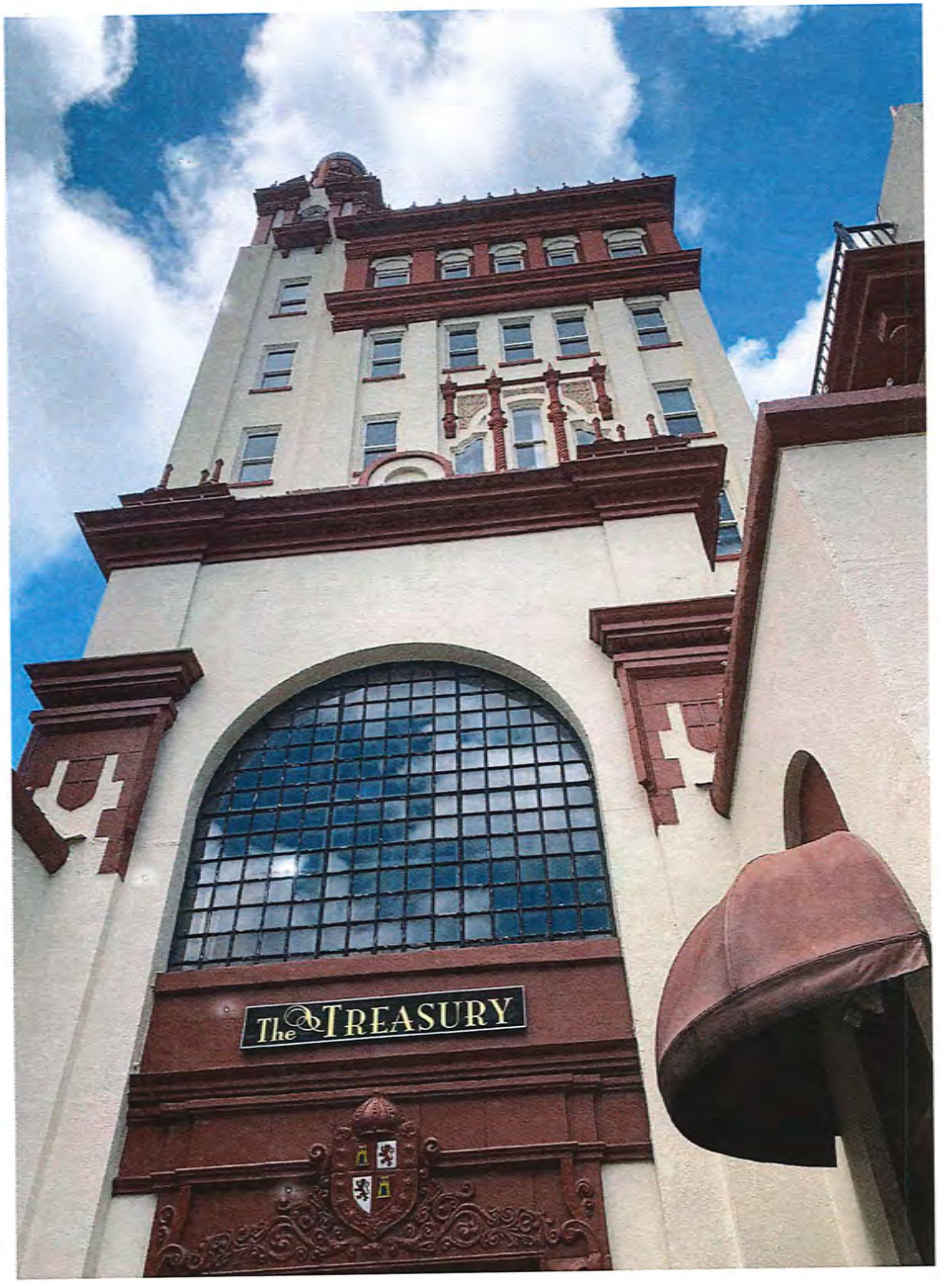


STAFF PHOTOGRAPHS
22-24 Cathedral Place





STAFF PHOTOGRAPHS
22-24 Cathedral Place



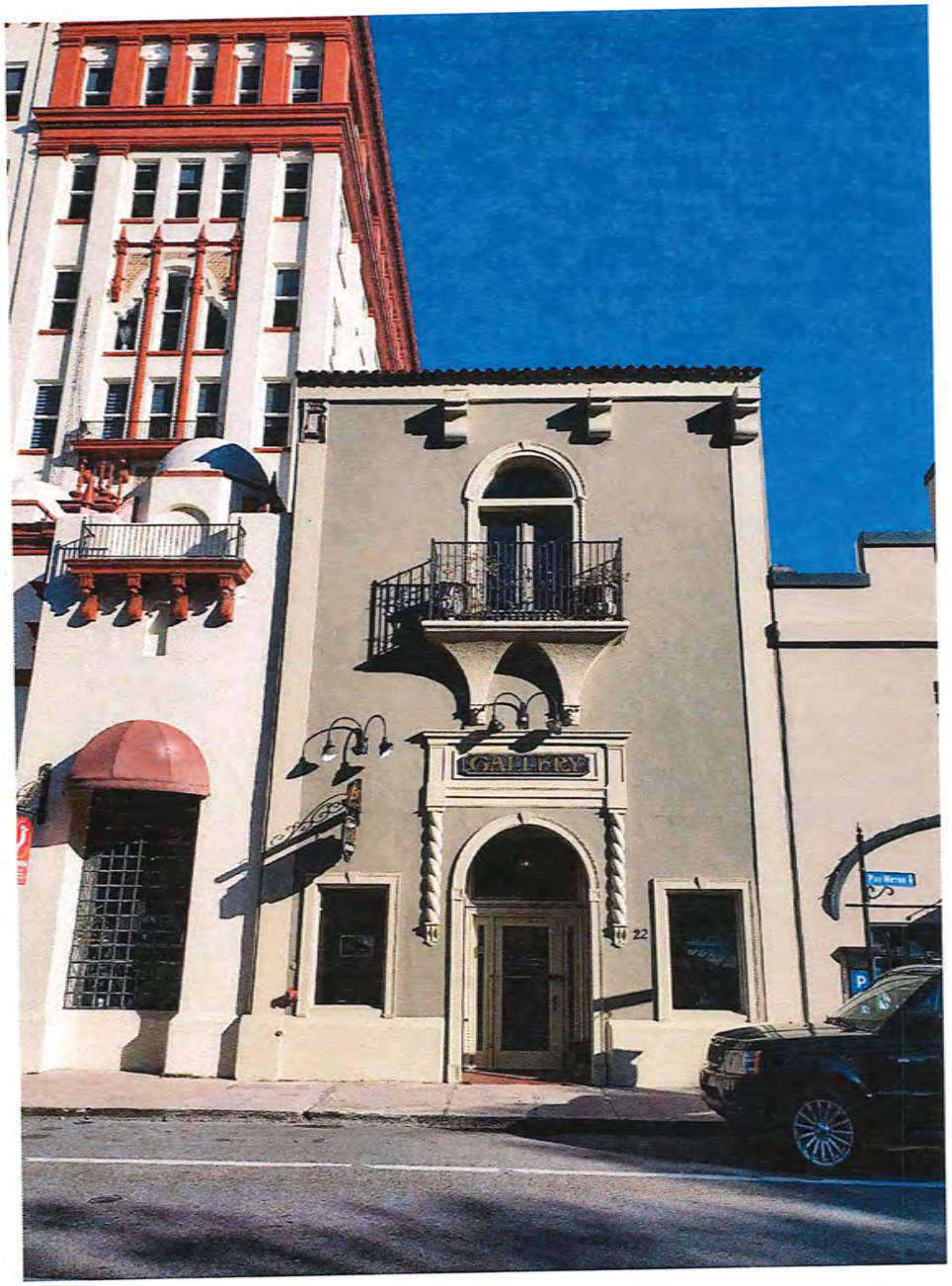


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22-24 Cathedral Place





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22-24 Cathedral Place





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22-24 Cathedral Place





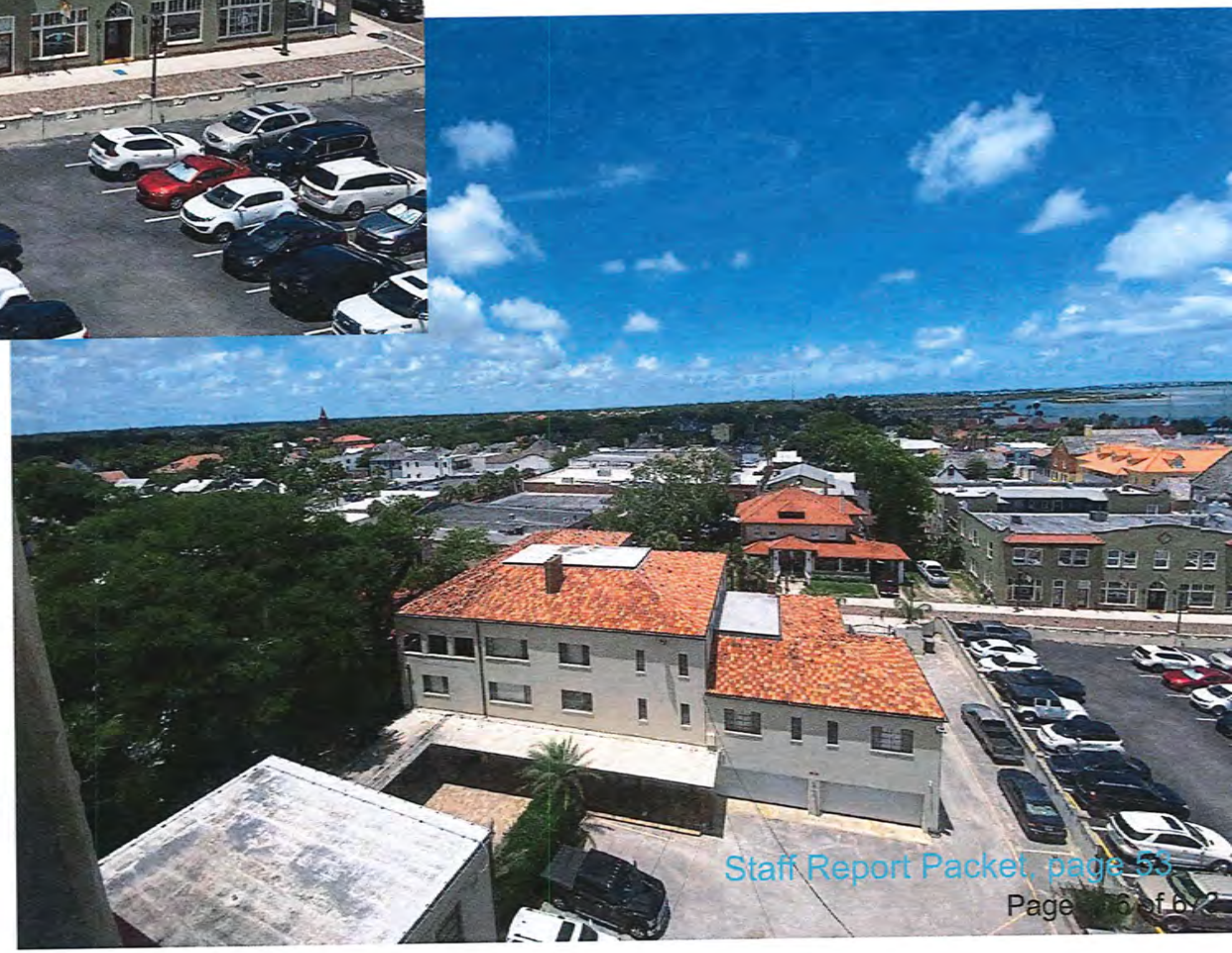
STAFF PHOTOGRAPHS
22-24 Cathedral Place





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22-24 Cathedral Place



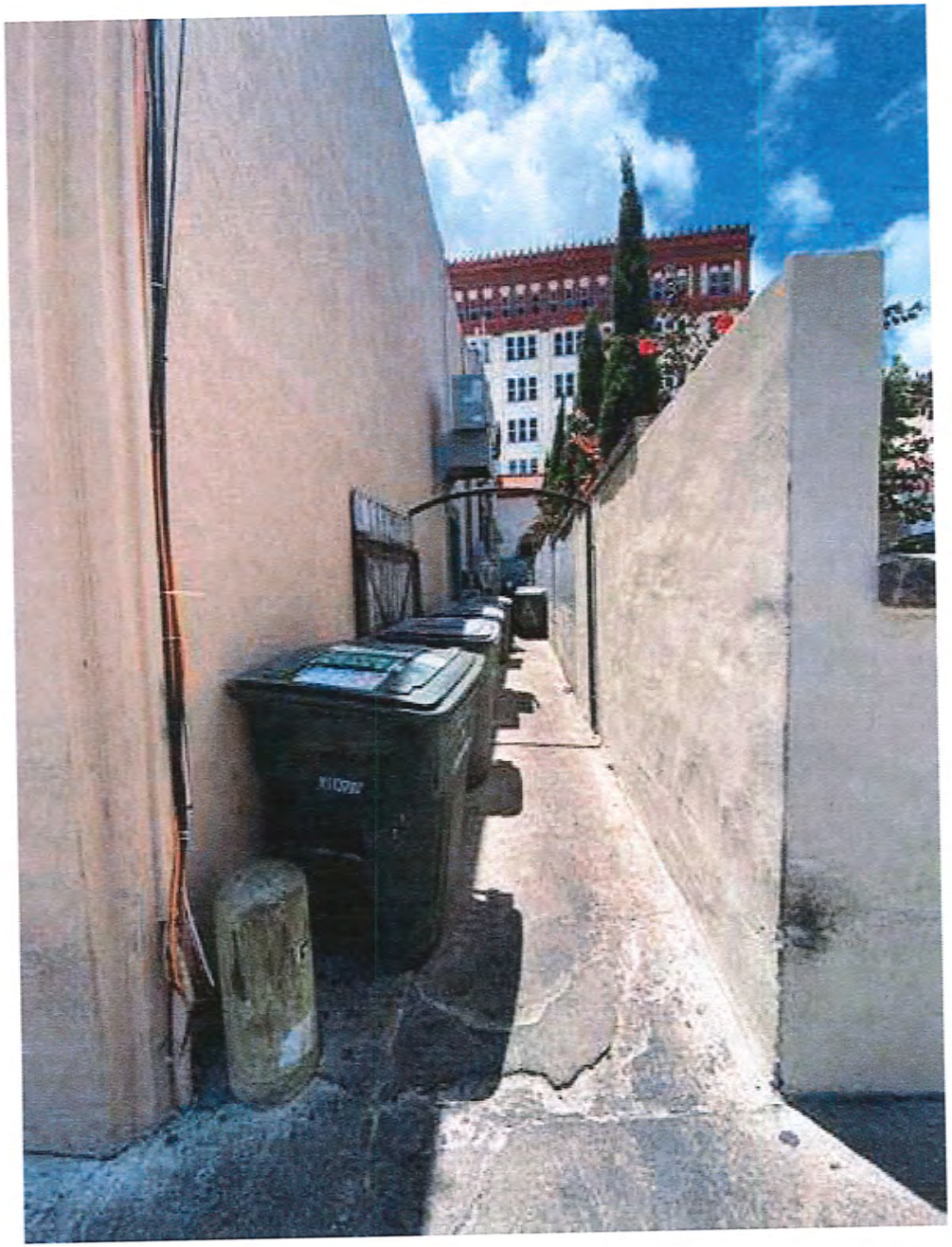


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22-24 Cathedral Place





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22-24 Cathedral Place



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22-24 Cathedral Place



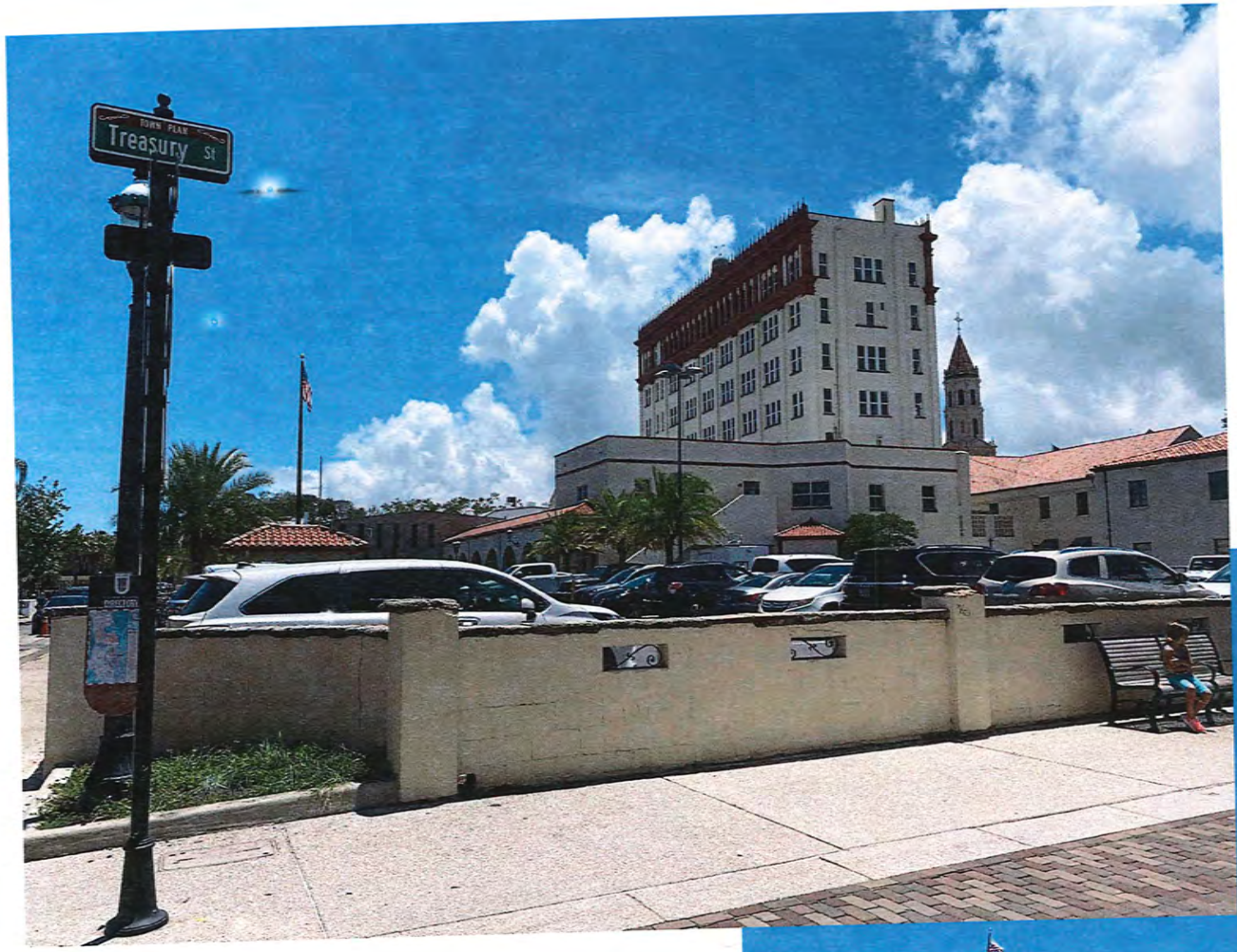


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22-24 Cathedral Place





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22-24 Cathedral Place





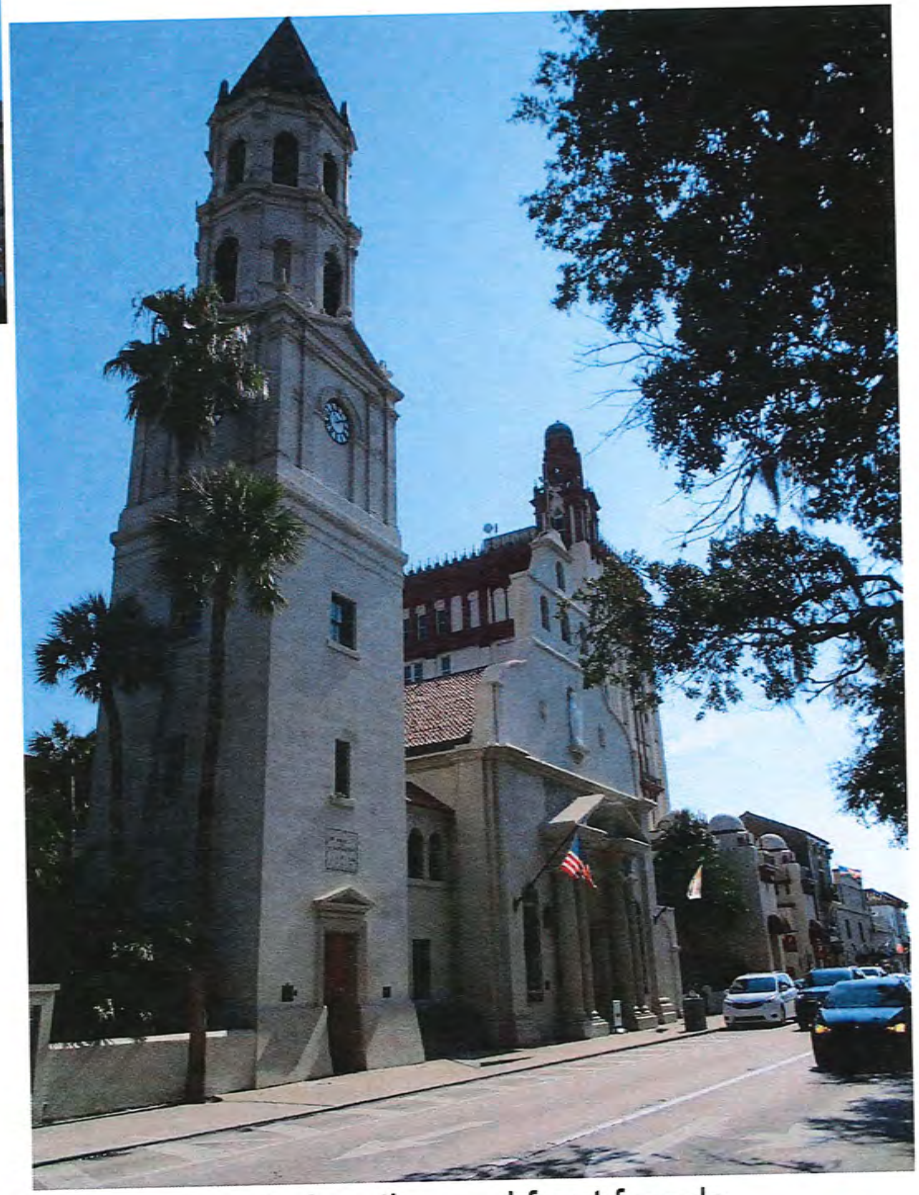
STAFF PHOTOGRAPHS
22-24 Cathedral Place





STAFF PHOTOGRAPHS
24 Cathedral Place





Looking northwest from Cathedral Place at east elevation and front facade and northeast from the Plaza

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking west and southwest at east (side) and rear elevations

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking south at rear elevation


Staff Report Packet, page 71
Page 524 of 673

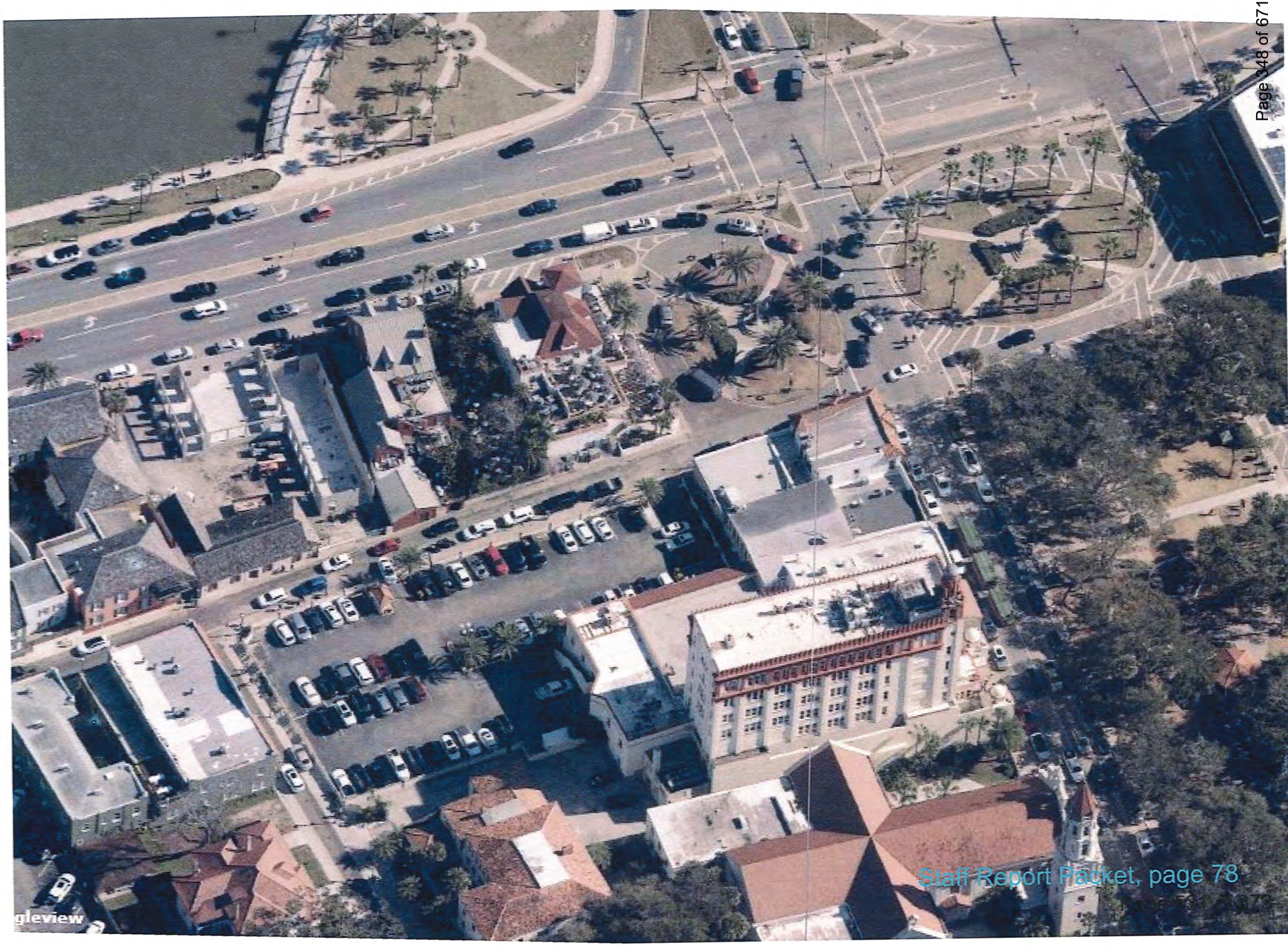

ONE WAY
ONE WAY
NOTICE
Charlotte St
Google
Image capture: Jul 2019

Treasure




agleview




gleview

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ400 1009==

Site Name: Atlantic Bank Building 830== Survey Date: 7809 820==

Address: 24-28 Cathedral Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 10 (block) West 72.8 of lots 5&6, and (lot) 868==

all 7, east 162.2 of lot 8 and east 135 feet of lot 9 (except 221/248 868==

Owner of Site: Name: Exchanged Bank of St. Augustine;

Address: P.O. Box 291

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Commercial 848== Zoning: HP-2

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 469860 (easting) 3306760 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialists);

Address: H.S.A.P.B. 818==

I. SITE DESCRIPTION

Condition of Site:

(X) Excellent 863==

( ) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

Staff Report Packet, page 79

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1927 844== Period: 20th cent. 845== Culture: American 840==

Architect: Hollingsworth, F.A., St. Augustine, FL 32084 872==

Builder: San Marco Construction Company - St. Augustine, FL 32084 874==

Style: Mediterranean Revival 964==

Plan Type: 966==

Exterior Fabrics: Stucco, cast terra cota 854==

Structural Systems: Reinforced masonry 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: 942==

Roof Type: Flay, parapet 942==

Secondary Roof Structures: Tower hoods, hip 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Flat, built up 882==

Ornament Exterior: Cast terra cota, ceramic tile, wrought iron carved brackets, pilasters, finial, broken pediment, cornices. 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 8 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces plaza and is beside cathedral. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



V. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Medicine, Commerce, Women, Law

920=:

Statement of Significance: (911==)

ARCHITECTURE

This eight-story Mediterranean Revival building at 24-28 Cathedral Place was constructed in 1927. The tall structure was designed by F. A. Hollingsworth of St. Augustine and built by San Marco Construction Company of the city. Mediterranean elements include the clay tile hoods above the first floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapet, and ceramic tile. The facade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Two of the pilasters extend from a carved-bracketed balcony. Two truncated pilasters accent the decorative tile work in the tympanum. Matching acanthus leaves decorate the base of the smaller pilasters and accent a section of the larger. A tower arises from the southwest corner. The square-block base consists of an attached bracketed balcony below an arched window bounded by spiral fluted terra cotta pilasters. The block is surrounded by corinthian pilasters, four to a side, which support a correct modillion cornice and a broken cornice and broken pediment above which is a turned spindle balustrade. The domed tower above consists of a row of corinthian columns separated by a row of arched windows. The building faces the Plaza, dominating the skyline.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the

(over)

BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; Ramon de la Cruz, "Inventari

Staff Report Packet, page 81

Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and governmental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 1870's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

This commercial building at 24-28 Cathedral Place was built

Staff Report Packet, page 82

of the St. Augustine Hotel. Since no major hotel had been erected since the construction of the Magnolia in 1848, an urgent need for new accommodations was realized by the business men of the city. The following describes the evolution of the St. Augustine Hotel:

> "To meet this need, a partnership was formed between Andrew Anderson, Frank H. Palmer, and Edward E. Vaill to erect a new, first-rate tourist house to be known as the St. Augustine Hotel. Each of the three men put up $11,000 to cover construction costs, and each would share equally in the profits, although Anderson remained a silent partner while Palmer and Vaill managed the hotel. Vaill eventually became proprietor of the St. Augustine Hotel, buying out Anderson's interest (in 1875). The fine wooden building with its carpenter's gingerbread ornamentation stood on one of the best locations in town facing the north side of the plaza and overlooking the bayfront. It immediately eclipsed the Magnolia and Florida House as the most desirable establishment in town. Yet even after its opening the local newspaper continued to argue that still more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests."(4)

Captain Edward E. Vaill had retired to St. Augustine in 1868 after a colorful and distinguished career at sea. The landmark St. Augustine Hotel beside the Plaza was destined to become his ruin. A fire in the boiler room completely destroyed the structure, consuming neighboring buildings as well. Since Henry M. Flagler was constructing his luxury hotels at the time, he suggested that Vaill erect commercial buildings on the site instead of rebuilding another hostelry. With a $38,000 loan from Flagler, Vaill built a group of concrete structures in Moorish Revival style. The investment did not prove to be a success and Vaill sold his interest back to Flagler before leaving St. Augustine for New York.(5)

The Vaill Block, as it came to be known, consisted of two two-story structures with a one-story span in between. The corner two-story portion was remodeled in the 1920's by F. A. Hollingsworth to its Mediterranean Revival appearance. A portion of the one-story section remains and has retained its commercial function. The rest of the Vaill Block has been replaced by this building and a movie theater.(6)

Sanborn Maps indicate that the two-story section of the Vail Block that occupied a portion of this site was used for "D. G. and Clo", "Off", and "Groc." Other listings include hotel supplies, hardware and paints, and plumbing. This mammoth building replaced the Vaill building and

Staff Report Packet page 83

HISTORY OF THE ATLANTIC BANK OF ST. AUGUSTINE

In 1934, a group of local business and professional men, headed by Mr. Herbert E. Wolfe, acquired the building, assets and charter of the People's Bank for Savings located at the corner of Charlotte and Cathedral Streets. The charter was immediately amended to allow commercial banking, and on October 2, 1934, The Exchange Bank of St. Augustine formally opened its doors for business in the 1,300 square feet of office space acquired in the purchase.

The working staff consisted of two active officers, and one employee. The usual services of a commercial bank of that era were rendered, including checking accounts, savings accounts paying 1% interest per annum, safe deposit boxes (a few of which are still being used in the main vault, Section A), and of course mortgage loans as well as commercial loans.

The statement of condition at the close of the first business day indicated deposits of $67,527.48. (On the bank's 20th anniversary in 1954, total deposits were $12,634,812.62.)

In 1939 the present building, formerly the First National Bank of St. Augustine, was acquired from the mortgage holder, and the offices of The Exchange Bank of St. Augustine were moved to these quarters. Because of growing pains, the addition to the north, presently housing the Installment Loan, Bookkeeping, Proof and Transit Departments, was built in 1956. Realizing the need for expanded quarters again in 1964, plans were commenced to expand in the easterly direction by acquiring the old Matanzas Theatre and Abstract Company properties, with construction of that wing completed in 1970.

Also in 1969, negotiations were commenced between The Exchange Bank of St. Augustine and the Atlantic Bancorporation for the Bancorporation to acquire the controlling ownership of this bank. Approval was granted by the regulatory authorities, and on October 5, 1970, the assets and properties of The Exchange Bank of St. Augustine were officially transferred to the Bancorporation, and the bank became the Atlantic Bank of St. Augustine.

From its humble beginning, we now have facilities with 40,000 square feet of banking house and a parking area, and have expanded our services to include Installment Loans, Certificates of Deposit, Trust Department, Drive-In Windows and a remote Motor Bank which will soon become a full-fledged branch bank. We now consider the Atlantic Bank of St. Augustine a FULL SERVICE BANK, able to handle all of the financial needs of the citizens of St. Augustine and St. Johns County. Deposits at the present time are in excess of $37,000,000.00.

We have come a long way, and are proud of our position in the community. For many years, even to our competitors, we have been and are known as THE FRIENDLY BANK. You, our employee, help us maintain that enviable reputation as you assist our customers with courtesy, efficiency and a smiling face.

HISTORY OF THE FIRST UNION BANK BUILDING

The main structure of the First Union National Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started and the building was completed in 1928.

The enormity of the structure and its lobby, were typical of the banks built during the era, the time of Florida's "BIG BOOM", of which you may have heard. The construction is entirely made of hollow tile brick over a steel frame and stucco on the outside decorative covering, with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of the historic city of St. Augustine.

The inside design with its massive marble columns and floors lends a feeling of security to the premises as a bank. The Main flooring is made of marble slabs. The round vault door was constructed by Diebold Corporation and is the original vault that was set in during construction. The door weighs approximately sixteen (16) tons, yet it is so perfectly balanced it may be easily moved with one hand. When closed, this door causes the main vault to be air-tight, water-tight and sound-proof.

The additions on the north side of the bank were constructed in 1956 and the eastern portion was added in 1970. This eastern addition was designed by Bank-Building Corporation of America, the world's largest financial buildings designer, and was constructed by the firm of Foxworth and Parker, who were local contractors.

The original owners, First National Bank of St. Augustine, occupied these quarters for only a very brief time before falling victim to the bust that followed the boom, in 1929.

During the following ten years, the building was used as a warehouse, a mercantile store and as a temporary Post Office, while the governor's Mansion was being restored, for future use as a Post Office.

Then in 1939, it was acquired by Mr. Herbert E. Wolfe, who was the owner of the Exchange Bank of St. Augustine and it again became a bank and the top floors were rented as office space. The building at that time had two elevators that were hand operated and until last year, were the only one in this area of the State of Florida that still employed Elevator Operators.

The bank name was changed to Atlantic Bank of St. Augustine after the assets and properties were acquired by Atlantic Bancorporation in 1970. It was operated under Atlantic Bank of St. Augustine until 1986. In November of 1985, First Union National Bank of North Carolina purchased the assets and properties of Atlantic Bancorporation of Florida and it became a branch of First Union National Bank of Florida - Saint Augustine Main Branch and remains so today.

In December of 1985, First Union National Bank sold the Bank Building to private investors, Howard Davis and Dr. Richard Stoval, and First Union National Bank became tenants, occuping the entire main floor and portion of second floor.

The building again experienced a face lift in 1987, using the firm of A. D. Davis Construction Company; local contractors; the facade being restored to resemble the original look of 1929. First Union National Bank remodeled their inside quarters, changing the floor plan to enable us to serve our customers in a more efficient manner. The beauty of the main lobby was not altered, it was restored and the interior painted and all the marble cleaned with a bright new look for the '80's.

We hope you enjoyed our small history of the bank and the building, we thank you for your interest shown in this gracious old building.

HISTORY OF THE ATLANTIC BANK BUILDING

The main structure of the Atlantic Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the then First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started, and the building was completed in 1928.

The enormity of the structure and its lobby were typical of a bank built during that era, the time of Florida's "Big Boom" of which you may have heard. The construction is entirely of hollow tile blocks over a steel frame, and stucco as the outside decorative covering with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of historic St. Augustine.

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During the following ten years, the building was used as a warehouse, a mercantile store, and as a temporary Post Office while the Governor's Mansion was being restored. Then in 1939, it was acquired by The Exchange Bank of St Augustine who has been the successive owner since that time.

The bank name was changed to Atlantic Bank after the assets and properties were acquired by Atlantic Bancorporation in 1970.

First Union building on 'Registry'

By DOUG SHAVER
and GREG HOYELER
Staff Writers

A 60-year-old building described as the "most monumental work" of pioneer architect F.A. Hollingsworth was rededicated during a low-key ceremony Friday afternoon.

"I've always thought St. Augustine had just the right number of skyscrapers – one," said historian David Nolan in remarks preceding the ribbon-cutting that celebrated the First Union Bank Building's addition to the National Historic Registry.

The designation coincided with a renovation of the six-story structure, which opened as the First National Bank in the 1920s.

"We've gone back and restored the common spaces and the offices to as close as we could to what they were when it was built," said architect Howard Davis during an interview before the ceremony.

Davis and Dr. Richard Stoval, partners in Davis-Stoval Ltd., purchased the building in December 1985 and began the renovation project the following spring. The project was funded by industrial revenue bonds issued by the St. Johns County Industrial Development Authority.

"The National Registry status recognizes it as a contributing factor in the history of St. Augustine," Davis said.

Nolan said the bank represented "an important chapter in the rediscovery of Spanish architecture in the United States."

He said the rediscovery in St. Augustine began with Hollingsworth's design of the Zorayda Castle here in the late 19th century. He noted that Hollingsworth also designed what is now the St. Augustine Beach city building, planned the reconstruction of the St. Francis Barracks – now the state Arsenal – after a fire in 1915, and designed other noted structures in the Oldest City before getting the commission for what came to be the city's tallest building.

Renovation of the 50,000-square-foot building included remodeling of offices and hallways throughout the six stories, replacement of roof spindles, modernizing of the heat and air-conditioning systems, and installation of a fire sprinkler system.

The parking lot behind the building also was upgraded, increasing the capacity from about 40 spaces to more than 60.

Also, the elevators were converted from manual to automatic operation.

About half of the building is leased to the First Union Bank, successor to the Atlantic Bank of Florida, which acquired it from the Exchange Bank in 1970.

The original owner, First National Bank, was a victim of the Depression in 1929. During most of the 1930s the building housed a succession of enterprises including a warehouse, mercantile store and post office.

The Exchange Bank bought the building in 1939 and stayed there until its assets were acquired by the Atlantic Bancorporation in 1970.

Now, space not occupied by the bank is being leased for offices to professionals such as lawyers, doctors and accountants.

"We think that downtown St. Augustine is something that you should be proud of and is a viable place to do business," Davis said. "The business community has to support it."

Besides Davis, Stoval and bank officials, those attending Friday's ceremony included St. Augustine Mayor Kenny Beeson, City Commissioner Vicki Sellner, County Commission chairman Larry Hartley, County Commissioner Sarah Bailey, and Mrs. H.E. Wolfe, widow of the president of the Exchange Bank.



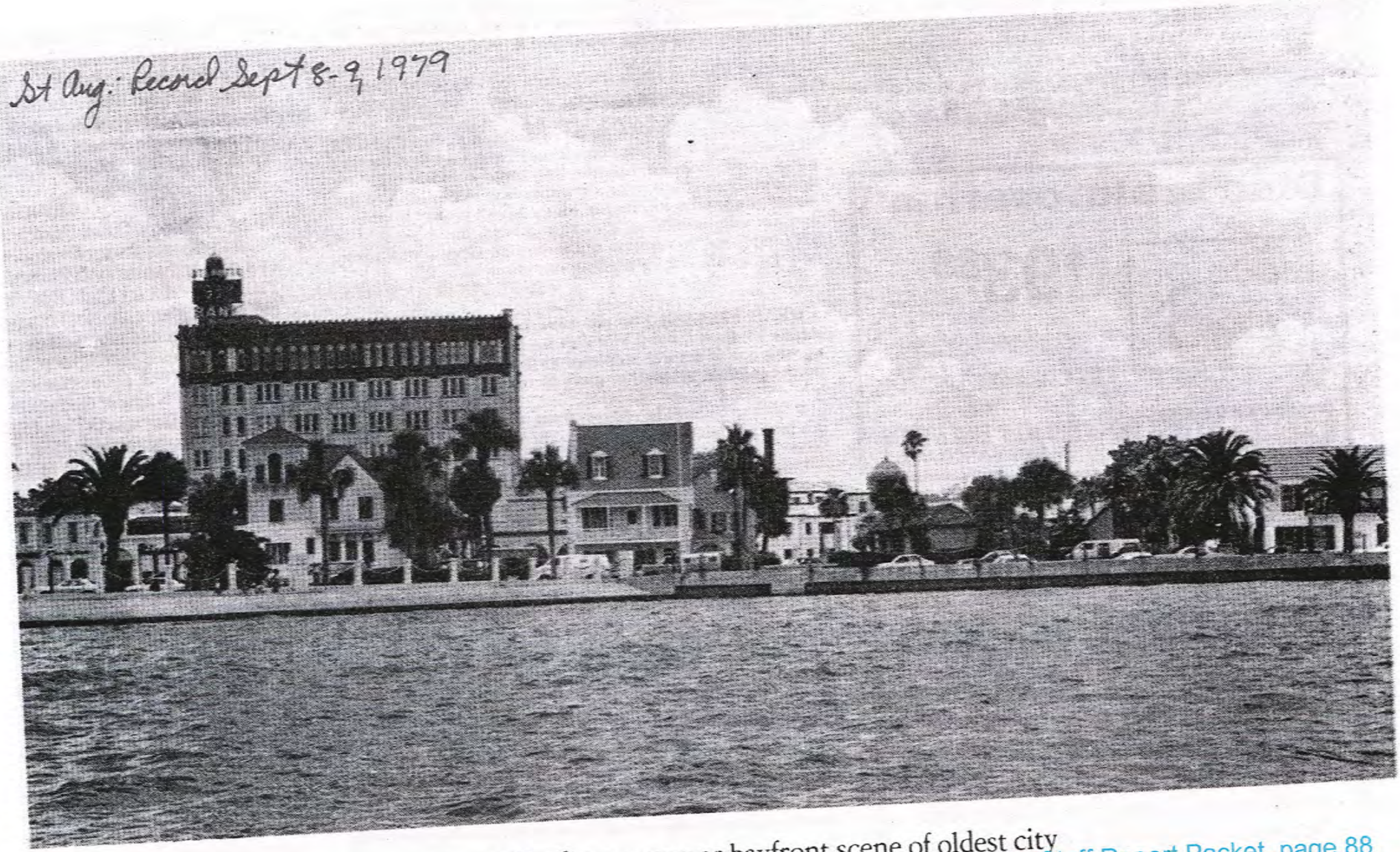
By JIM LANE, Staff

Mrs. H.E. Wolfe and Mayor Kenny Beeson cut a ceremonial ribbon at entrance to the First Union Bank Building as owners Howard Davis, left, and Richard Stoval look on.

ERROR: Smith, F.W. re Zorayda Castle or Villa Zorayda

Staff Report Packet, page 87

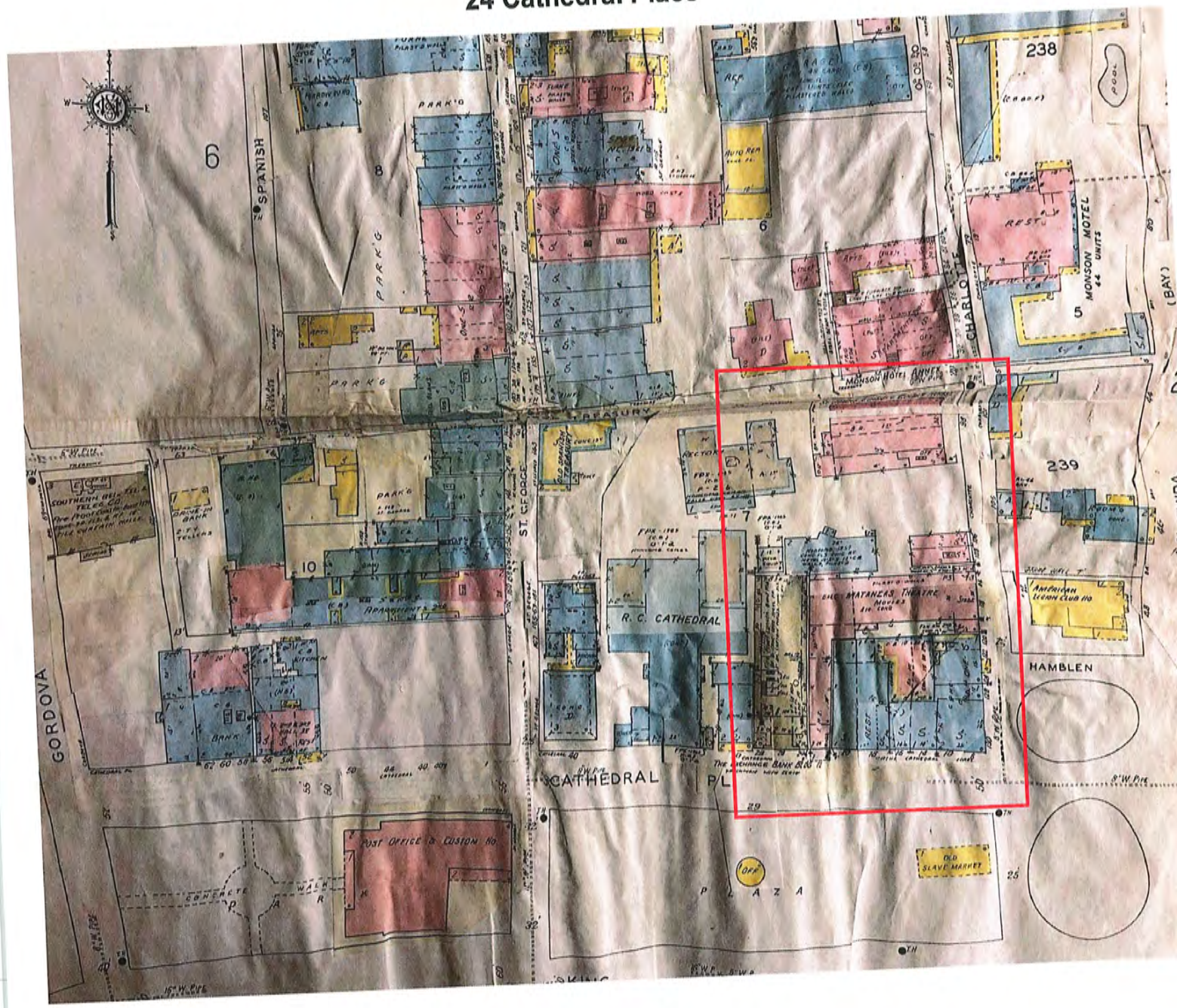
St Aug. Record Sept 8-9, 1979



Atlantic Bank towers over bayfront scene of oldest city

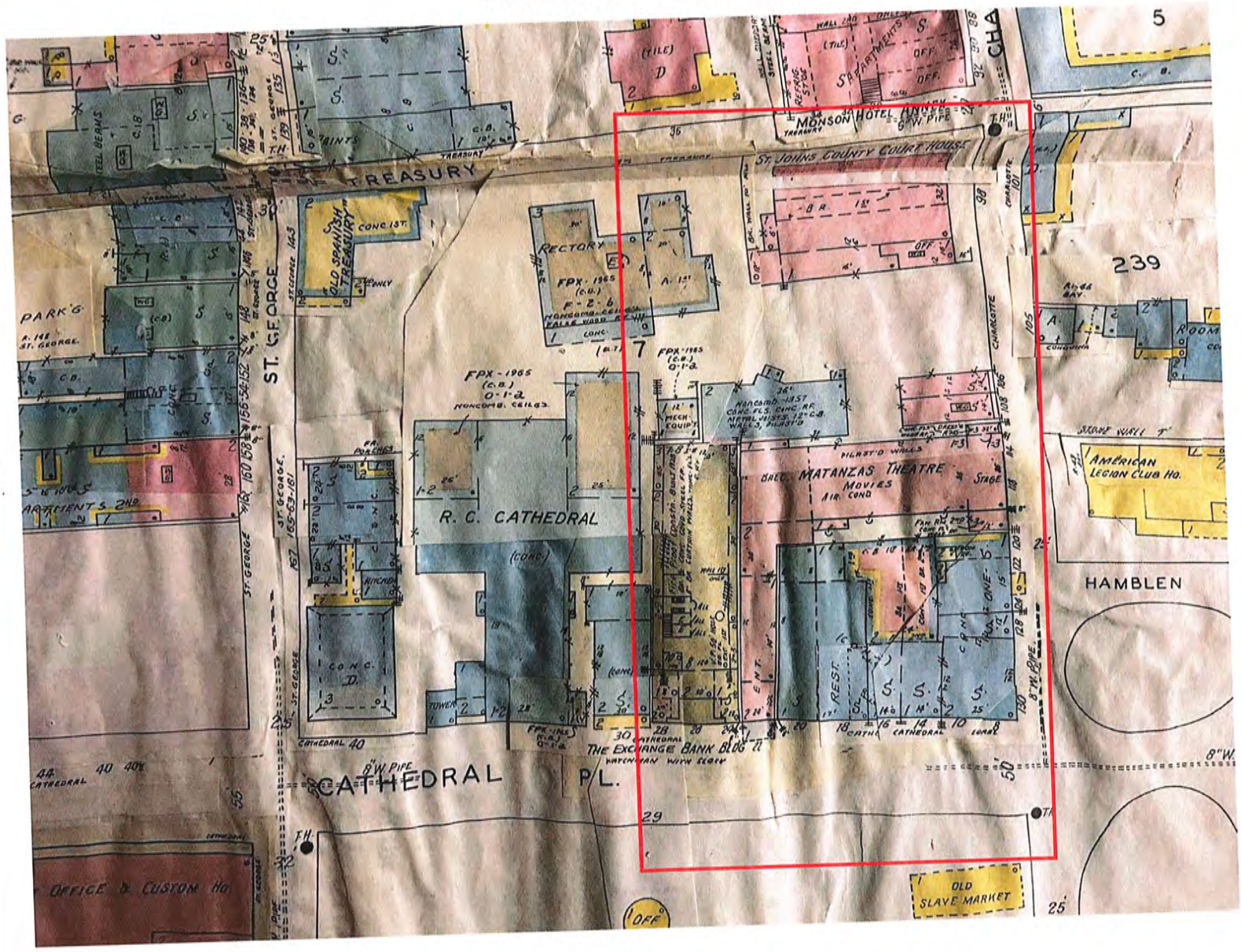
SANBORN MAPS (1930 basemap, revised to 1965)

24 Cathedral Place



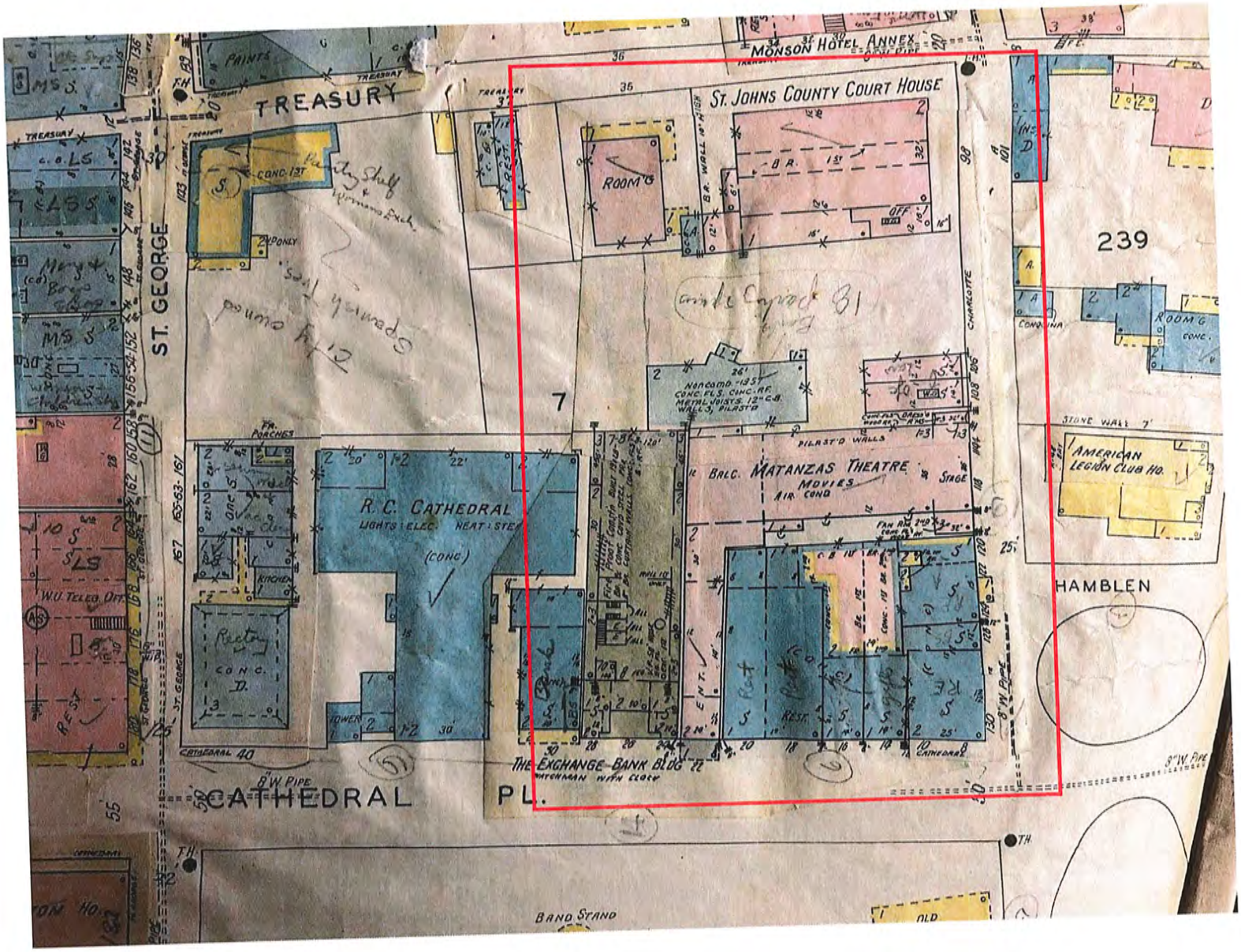
SANBORN MAPS (1930 basemap, revised to 1965)

24 Cathedral Place



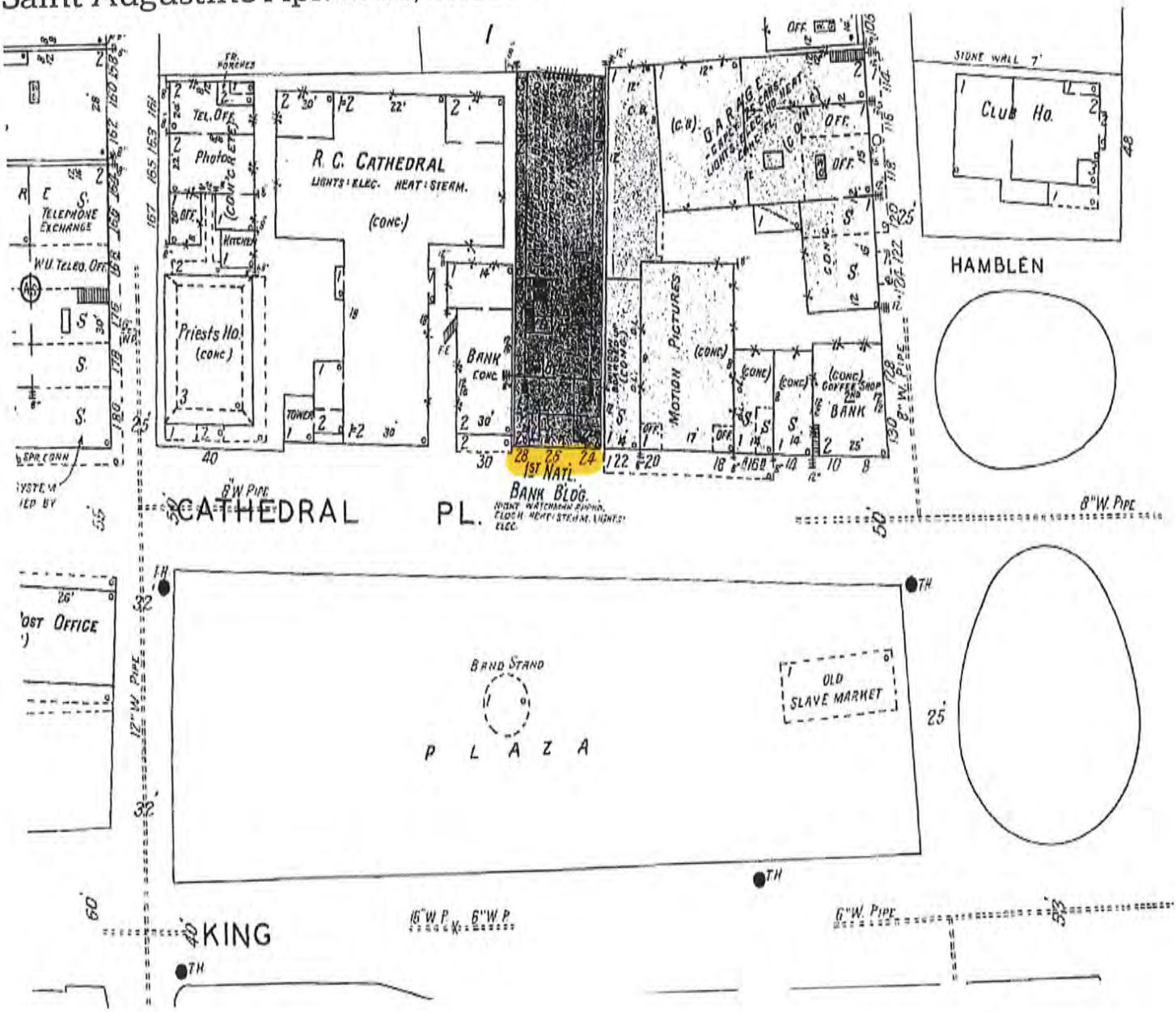
SANBORN MAPS (1930 basemap, revised to 1957)

24 Cathedral Place



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 7

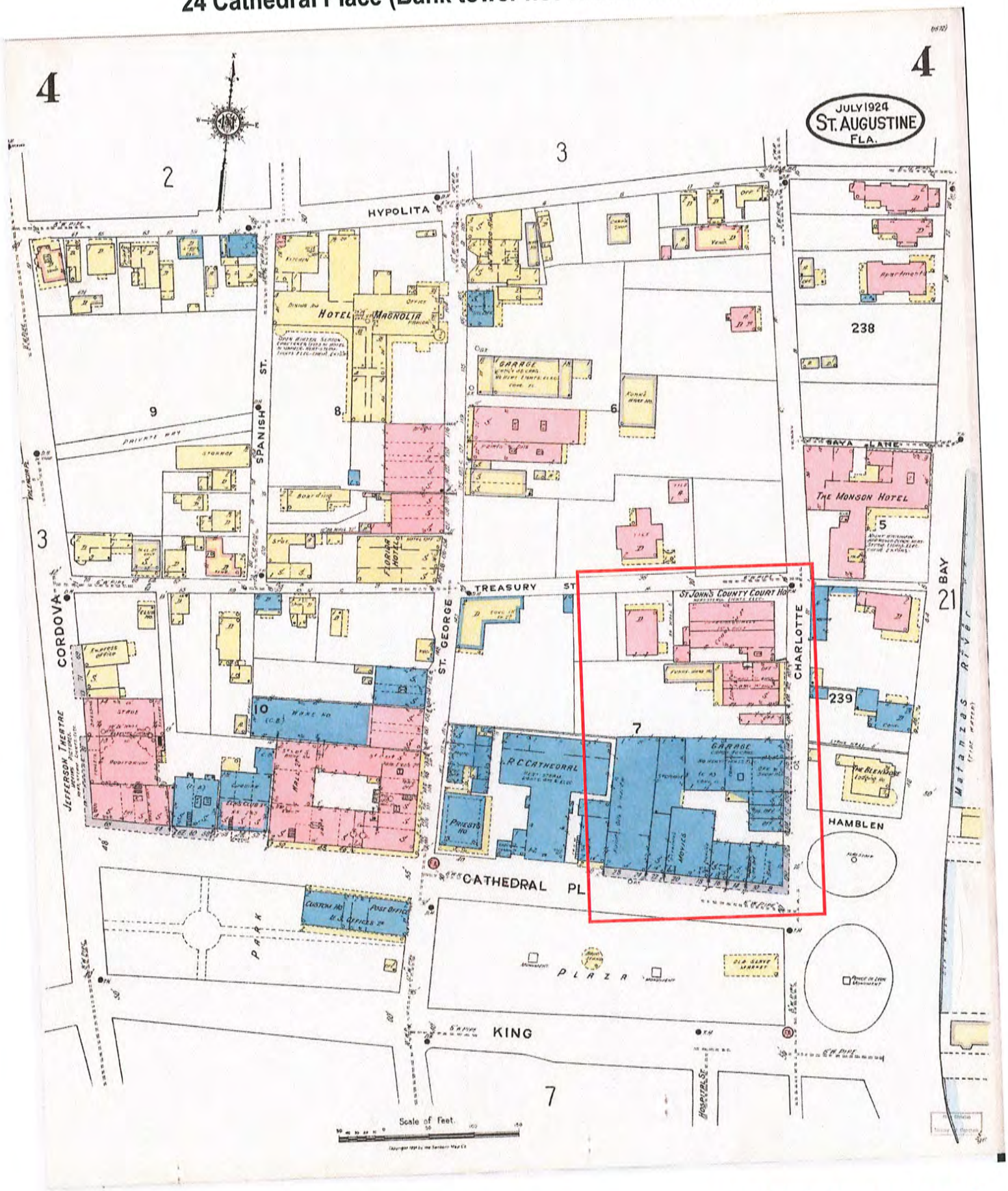


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SANBORN MAPS (1924)

24 Cathedral Place (Bank tower not shown on this map)



St. Augustine, FL City Code under DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

Sec. 28-286. Purpose and intent.

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PUD process is designed to:

(a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;

(b) Encourage a more compatible and harmonious development of contiguous lands;

(c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;

(d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;

(e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;

(f) Provide an environment of consistent character compatible with the surrounding areas; and,

(g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

The intent of a planned unit development (PUD) is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD. A PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment, or may be developed as traditional residential subdivisions of vacant land. The regulations found in this section may be generally applicable to all PUDs, while others, such as section 28-291, are intended for traditional residential or mixed use subdivisions of vacant land. Amendments to existing PUDs shall comply with the same requirements as found herein for PUD rezoning.

(Code 1964, § 33-70; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 13-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- ☐ Appeal (28-29)
- ☐ Conservation Overlay Zone Development (11-29)
- ☐ Use by Exception (28-2)
- ☐ Final Development Plan (____)
- ☐ Land Use Plan Amendment (28-30)
- ☐ Preliminary Subdivision Plat Approval (23-38)
- ☒ PUD Modification/Amendment (28-30)
- ☒ Rezoning (28-30)
- ☐ Variance (28-29)
- ☐ Other (____)

IN THE MATTER OF:

Case No.:	PZB2024-0041
Applicant:	Ellen Avery-Smith c/o Rogers Towers, P.A.
Owner:	Kasam Hospitality, Inc
Address:	24 Cathedral Pl, Saint Augustine, Florida, 32084
Parcel Number:	197160-0000; 197200-000

Re: PUD Modification/Amendment, pursuant to Section 28-30, City of St. Augustine Code, To rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD).

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON TUESDAY, JULY 2, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the Tuesday, July 2, 2024, Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a land use designation of Historic Preservation, and a zoning classification of Planned Unit Development (PUD).
4. The above-described PUD Modification/Amendment is subject to Section 28-30 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-30, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD)..

Subject to the following findings by the PZB:

- ① Modified language for "C. Proposed Development. 5. f." to be completed
- through collaboration between City staff & applicant based on Board. discussion.
- ② The HARB to give special attention to proposed rooftop pergola during their review.

Subject to the following conditions:

- Recommends approval to St. Augustine City Commission.
-
-

DONE AND ORDERED, at a public hearing on the 2nd day of July, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PZB2024-0041

REQUEST **APPROVED / DENIED / CONTINUED**

C J R

Sign Name

Charles Pappas

Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Charles Pappas, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 2nd day of July, A.D., 2024.

Michele Fudo

Notary Public, State of Florida

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
August 21, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 21, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Brad Beach, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Brad Beach, Chairperson
Linda Potter, Vice-Chairperson
Paul Weaver, III
Catherine Duncan
Gaere MacDonald

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

None

2.Approval of Minutes

MOTION

Mr. MacDonald MOVED to APPROVE the July 15, 2025 minutes with the following corrections: in the general public comments for items not on the agenda the address needed to be changed to 40 Sanford Street; for HP2025-0048 the condition for not changing the gable needed to be included. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:
AYES: MacDonald, Potter, Weaver, Duncan, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

2.Modification and approval of Agenda

Item 7.a. HP2025-0039 was administratively continued to a date uncertain.
Item 9.a. HP2025-0011 was continued administratively to September 18, 2025.

MOTION

Mr. Weaver MOVED to APPROVE the Agenda with the following changes: item 7.a being administratively continued to a future date and 9.a being continued to September 18, 2025 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Weaver, Duncan, MacDonald, Potter, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. Certificate of Appropriateness

5. (a) HP2025-0055 – Len Weeks Construction.Design.Development, L.L.C. – Applicant
J. D. Adams, LLC – Owner
136, 138, & 138A St. George Street

To reconfigure existing storefronts with new materials and design, repair existing stucco, and install awnings.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following

8. (a) HP2025-0054 – National Park Service – Applicant & Owner
1 S. Castillo Drive

To make improvements to the existing sea wall, including height increases to match the tallest portion of the wall and general repairs; to construct a new ADA boardwalk and steps to the north; and, to construct a new fee station along with associated landscape and hardscape changes throughout the property.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 1 S. Castillo Drive if the Board finds that the proposed seawall improvements, new fee booth, and hardscape modifications are consistent with the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Jackie Brower and Gordie Wilson reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

Leslee Keyes thanked Mr. Wilson for his contributions over the last many years of his service.

Public hearing was closed.

The Board discussed:

- The overall design was very good
- The ticket sale building should have wood shingles as there were no apparent fire hazards in the area
- Comfortable with the project
- The wood shingle would be nice but what was approved was fine

Mr. Weaver asked if the application was an advisory opinion or could the board make changes to the plan.

Ms. Lopez said she perceived this as a cooperative effort.

- Pleased to see that the plan was to raise the wall
- The security gate and fence were to disallow people from getting into the fort without paying
- Light fixtures would not change substantially.
- Agreed that authentic cedar shake shingle would be a better alternative
- Would any materials be reused
- The coquina was not a very good construction material
- SHPO advised that the center wall was the most important and using granite on the adjacent walls was a better idea
- Booth light fixtures should be a higher quality fixture that would last longer in the salt air environment

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0054 at 1 Castillo Drive; based on the presentation and because it had been thoroughly reviewed by the Florida SHPO and found to be in compliance with the Secretary of the Interior's Standards. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Weaver, MacDonald, Duncan, Potter, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

8. (b) HP2025-0053 – Rogers Towers, PA – Applicant
Kasam Hospitality, Inc. – Owner
24 Cathedral Place and Charlotte Street (PID 1972000000)

[2] Break 4:42 – 4:52 pm

To construct a commercial building on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot, related to an adaptive use project of the existing buildings.

Ms. Courtney read the staff report and said based on a review of the AGHP, reviews and discussions by the HARB during the previous Opinion of Appropriateness hearings, and without the support of evidence to the contrary, staff finds that the HARB can take the following actions related to the new buildings, landscape, site plan, and other related features and design elements proposed in a Certificate of Appropriateness at 24 Cathedral Place and Charlotte Street:

CONTINUE to allow the applicant to incorporate any revisions recommended by the HARB and to include the planned review of the architectural plans for the existing historic buildings and proposed new buildings fronting Charlotte and Treasury Streets.

Freemont Latimer, Mike Koppenhaufer, Les Thomas, and Ellen Avery-Smith reviewed the application focusing on the landscape plan.
Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi asked why the landscape was being discussed prior to the building being approved

Ms. Avery-Smith advised that the staff had requested that the project be broken into separate parts as it was so large. She said that the landscape would be installed as the building was constructed

Public hearing was closed.

The Board discussed:

- Would the doors to the courtyards be open for the public to experience the design
- The larger courtyards should have a tree larger than an olive tree
- The olive tree would grow to a large tree and provide shade on the sidewalk
- A well would not be appropriate historically, a fountain would be a better idea
- There were a lot of hardscapes that needed some softening of that feature
- It appeared that there would still be a wall along the street rather than an in and out flow
- Suggested a sour orange tree as an alternative to the olive tree
- The selection of the palm tree was due to the limited soil volume along the sidewalk
- Spineless Yucca, which looked like the Spanish Bayonet and Podocarpus, were not AGHP approved plants
- The bougainvillea plant had thorns and could be dangerous as well, but was easily pruned
- The hanging plants would be placed on the streetlights, which were very sturdy
- Reminded the applicant of the archeology factor in the area
- Thought lowering the walls to the courtyards would allow for better visibility for pedestrians
- Vagrancy could be a problem in the courtyards, and any changes would have to factor that in
- Making the walls less opaque could be a solution to the problem

Ms. Lopez advised that since this was private property the owner had the ability to handle certain problems on their own.

- Wanted the courtyards to be more functional
- Thought that the gates or walls to the courtyard could be iron work fences
- Interaction with the public was important
- Felt that changing the gates to metal work would be the best option

Ms. Lopez advised that having trees that dropped fruit on the sidewalk was not a good idea.

- Courtyard C had been left shallow as there would have to be a place for the utilities
- The drop off into the hotel garage was valet only

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0053 at 24 Cathedral Place and Charlotte Street to the September 18, 2025 meeting. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:
AYES: Weaver, Potter, MacDonald, Duncan, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

9. Certificate of Appropriateness – City owned property

9. (a) HP2025-0011 – CBVR Telecom Design Group and Cellco Partnership Successor in Interest to Verizon Wireless – Applicant
City of St. Augustine - Owner
Various areas within/adjacent to existing City rights-of-way within Historic Preservation Zoning Districts 1 through 5.
CONTINUED FROM MARCH 20, 2025

To install new cell antennas and related cellular equipment in proposed locations.

This item was administratively continued to the September 18, 2025 meeting. See item four.

9. (b) HP2025-0056 – Marquis Latimer + Halback, Inc – Applicant
City of St. Sugustine – Owner
Various City Properties and Rights-of-Way within Historic Preservation Zoning Districts 1 through 5 (PIDs 1960500000, 1961500001, 1960400001, 1995700000)

To install new landscape plantings.[3]

Staff does not make recommendations regarding city projects. The HARB should make a determination based on evidence provided

Jeremy Marquis reviewed the application advising that this was the first stage of the project to relandscape the city with the directive from the CRA.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi was concerned about CRA tax dollars being used for maintenance for the proposed plantings.

Public hearing was closed.

The Board discussed:

- There would be various plantings, some would be in irrigated areas and others would be more drought tolerant depending on the location
- Confirmed that this project was designed to be ready for the nights of lights season
- The selected plantings looked good
- Would like to see the garden by the VIC expanded
- Concerned that the roots of the proposed live oaks would destroy the streets
- There was some concern; however, the DOT had a system that allowed the roots to turn away from any underground pipes and the area proposed for planting had ample room for the roots to grow
- Any ground disturbance over 3 inches deep would need to have an archeological review.

MOTION

[3] 6:17 pm Mr. MacDonald left the meeting

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
September 18, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, September 18, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Brad Beach, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Brad Beach, Chairperson
Paul Weaver, III
Catherine Duncan
Gaere MacDonald
Randall Rourke (Alternate)

Absent: Linda Potter, Vice-Chairperson (Excused)

City Staff:
Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Jacob Fredriksson, Planning Manager, Planning and Zoning
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

none

3. Approval of Minutes

MOTION

Ms. Duncan MOVED to APPROVE the June 18, 2025 minutes as presented. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Duncan, Weaver, MacDonald, Rourke, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

Mr. Weaver asked how Ex parte communication should be presented in the minutes.

Ms. Lopez advised that any ex parte communication should be detailed to show what type of communication, with whom, and the nature of the communication.

Mr. Weaver and Mr. MacDonald advised that they had had a phone call with James Whitehouse regarding 24 Macaris Street prior to the August 21, 2025 meeting advising that the application would change from a full demolition request to a partial demolition with changes to reflect the concerns of the Board.

MOTION

Ms. Duncan MOVED to APPROVE the August 21, 2025 minutes with the following modification that the recording secretary review any ex parte communications and add details as necessary. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Duncan, Weaver, MacDonald, Rourke, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

however, it was designed to allow for access for emergency vehicles.

Ms. Courtney advised that the Public Works department would be working closely with this project. She also said that they were encouraging the applicant to speak with the archeology staff. She told the board that there were talks with experts regarding the repair of the outer wall.

Mr. Beach encouraged the applicant to review all the elevations of the building and look at the arches as they related to the height of the arch compared to the width as they appeared too square. He also mentioned the wrap around porches with no cover, and lastly, he wanted to see sight context renderings to include the walls around the property.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0052 at 241 St. George Street. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Weaver, MacDonald, Duncan, Rourke, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

8. (b) HP2025-0053 – Rogers Towers, PA – Applicant
Kasam Hospitality, Inc. – Owner
24 Cathedral Place and Charlotte Street (PID 197200000)
Continued from August 21, 2025

To construct commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot, related to an adaptive use project of the existing buildings.

Ms. Courtney read the staff report and said based on a review of the AGHP, reviews and discussions by the HARB during the previous Opinion of Appropriateness and Certificate of Appropriateness hearings, and without the support of evidence to the contrary, staff finds that the HARB can take the following actions related to the existing historic building, the new buildings, site plan, landscape, hardscape, and streetscape plans, and other related features and design elements proposed in s Certificate of Appropriateness at 24 Cathedral Place and Charlotte Street:

To CONTINUE to allow the applicant to provide more specifications of the proposed elements; to incorporate any revisions to the proposed new buildings fronting Charlotte and Treasury Streets and to the landscape, hardscape, and streetscape plans that are recommended by the HARB; and to include the planned review of the architectural plans showing the proposed rehabilitation/restoration for the existing historic buildings.

Mike Koppenhafer, Freemont Latimer, and Ellen Avery-Smith reviewed the application.

Ex Parte Communication: (None)

Public hearing was opened.

Leslee Keyes compared the roof garden on the Casa Monica for reference to the new proposal saying that the only place where that garden was visible was from the parking garage. She encouraged the applicant to push the pool and pergola back so it would be hidden.

Aaron Windham asked if the residents would have access to the same materials as this project. He specified the windows that had been presented, and could the same be done with ease for the residents.

[2] Break 3:19 – 3:25 pm

BJ Kalaidi was concerned with the height of the entire project and how it would affect the Historic Town Plan.

Ms. Avery-Smith reminded the board that the PZB had given their recommendation for the PUD. She reminded that this board had already approved an Opinion of Appropriateness. She stated the goal was to get the approval for the Certificate of Appropriateness so the PUD could get final approval from the City Commission.

Mr. Rourke confirmed that this application was for the new project to include the tower.

Mr. Weaver verified that the project had been broken into three separate components for approval in the end for the Certificate of Appropriateness.

Public hearing was closed.

The Board discussed:

Mr. MacDonald reminded all that in order to reduce the scale and mass of the building, the pool and the pergola had already been removed and not approved.

Ms. Duncan said that the HARB had a responsibility to maintain the historic value in this area.
Ms. Lopez reviewed the code for the specifics of Opinion of Appropriateness and Certificate of Appropriateness requirements for approval of an application.

Mr. Koppenhafer explained to the board that this application would be presented in three separate parts because of the enormity of the application.

- The copper downspouts on the building were real
- This was one of the most important views in town
- The roof pergola was not acceptable as it did not exist anywhere else in town
- She suggested that the pool be moved away from the edge of the hotel
- The balconies on the corner of Treasury and Charlotte look very good
- The windows should be wood
- The landscaping did not really need any hardscape as no one was going to be going in
- After seeing the metal gate example, preferred the wood gate
- Agreed that the pergola was problematic and it had been removed at the beginning of the discussions
- The height of the windows on the first floor were too high compared to a traditional colonial building
- Agreed that the windows should be wood to be historic
- There were window companies that had high quality windows that were wood
- The tile roof material needed to have more flair than the example that had been shown
- Auger pilings may allow for proper archeological work
- Separate the function from the visibility regarding the pergola and the pool
- The concept should be viewed as from the Bridge of Lions
- There should be a sightline study done to decide if placement should be changed
- The color of the garage was depicted as white; however, there was some flexibility available

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0053 24 Cathedral Place and Charlotte Street to the October 16, 2025 meeting. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Duncan, MacDonald, Weaver. Rourke, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
October 16, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, October 16, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Brad Beach, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Brad Beach, Chairperson
Linda Potter, Vice-Chairperson
Paul Weaver, III
Catherine Duncan
Gaere MacDonald

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

none

3. Approval of Minutes

Mr. Weaver MOVED to APPROVE the September 18, 2025 minutes with the change on page seven from sight to site. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Weaver, Duncan, MacDonald, Potter, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the Agenda as presented. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Weaver, MacDonald, Duncan, Potter, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

6. Certificate of Appropriateness

6. (a) HP2025-0065 – JVI Construction Group LLC – Applicant
La Joyawood LLC – Owner
72 Spanish Street

To replace an existing window with a new door on the north elevation facing the existing courtyard.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 72 Spanish Street if the HARB finds the proposed work, as proposed or modified by the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a Compatible Contemporary Design with the condition that all door, porch, and stair materials be wood.

Juan Othello and Craig Sommers reviewed the application.
Mr. Sommers said that there was no problem with the proposed modifications presented in the staff report.

Ex Parte Communication: none

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

The Board discussed:

Ms. Duncan said that because the applicant was changing the materials to what was recommended, the proposal was fine and the additional stairs would be fine as well. She said that because the door was on the side, it would not be visible from the streetscape. She thought that this was a good proposal

Ms. Potter confirmed that the older doors were not wood.

The other board members agreed that this was a good proposal.

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0065 at 72 Spanish Street with the only modification being that wood would be used in place of Trex and fiberglass. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Duncan, Weaver, MacDonald, Potter, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. Continued Items from the previous HARB meetings

7. (a) Certificate of Appropriateness HP2025-0053 – Rogers Towers, PA – Applicant
Kasam Hospitality, Inc. – Owner
24 Cathedral Place and Charlotte Street (PID 1972000000)
CONTINUED FROM AUGUST 21, 2025

To construct commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot, related to an adaptive use project of the existing buildings.

Ms. Courtney read the staff report and said based on a review of the AGHP, reviews and discussions by the HARB during the previous Opinion of Appropriateness and Certificate of Appropriateness hearings, and without the support of evidence to the contrary, staff finds that the HARB can take the following actions related to the existing historic building, the new buildings, site plan, landscape, and streetscape plans, and other related features and design elements proposed in a Certificate of Appropriateness at 24 Cathedral Place and Charlotte Street:

To CONTINUE to allow the applicant time to provide more specifications of the proposed elements and to incorporate any revisions recommended by the HARB to the proposed new buildings fronting Charlotte and Treasury Streets, the landscape, hardscape, and streetscape plans, and the proposed rehabilitation/restoration for the existing historic buildings.

Mike Koppenhafer, Les Thomas, Freemont Latimer, and Ellen Avery-Smith reviewed the application.

Mr. Koppenhafer began his presentation to include the buildings at 24 and 22 Cathedral Place. He gave a brief history of the uses of the building.[1]

Mr. Koppenhafer continued his presentation and provided information regarding the potential repair to the stucco and terra cotta, the windows, doors, and the roofing.

Mr. Latimer reviewed the new proposals for the gated courtyards. He showed the options for courtyards A, B and D, courtyard C was

[1] There was a brief recess from 1:27 to 1:32 pm due to a fire alarm

not gated. He said that the gate on the D courtyard had a smaller door and opening because of the need for a crash bar on the back of the gate for emergency exit.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi was opposed to this project as it would radically change the Town Plan National Historic District. She asked for confirmation of how high the new building would be in comparison with the taller building.

Mr. Beach envisioned that the top of the garage parapet would be at the bottom of the third or fourth floor windows.

Mr. MacDonald said that there was no proposal to cover any windows.

Ms. Courtney directed Ms. Kalaidi to the packet and the renderings that were provided with the view from the Bridge of Lions, and advised that there were no proposed changes to the window openings.

Mr. Koppenhafer said that there were no windows being removed and the actual rooms with windows did not exist below the fourth floor.

Mr. Weaver said that information needed to be provided on how the new construction would impact the older building.

Ms. Duncan thought that the building would not be visible from Charlotte Street once the new parking garage was constructed.
Public hearing was closed.

The Board discussed:

Mr. Koppenhafer showed a picture that demonstrated the new building would not block the windows on the fourth floor on the existing building.

Mr. Weaver told the board that there had been a previous rehabilitation of the building and there should be plans available for reference.

Ms. Courtney advised that she was looking for additional plans for the building.

The Board continued their discussion as follows:

- Wanted to see all the components on the current windows
- If the arched windows on the front of the building were metal then they should be replaced with metal.
- The windows on the upper floors were all aluminum, with single panes, and off set with a solid horizontal mullion in the middle
- The windows shown in a picture of the original building appeared to be one over one sash windows
- The proposed panes looked like the original
- Needed to replicate the original design
- Should provide a shop drawing for the windows only
- The window did not have to be operable but needed to look like sash windows
- The board would support one over one faux mullion for the higher floors and replicate what exists on the lower floors for the arched windows
- The custom window was made of a wood detail using mahogany wood
- It was important to maintain the dimension and styles
- Discussed the need for more information regarding the restoration of the terra cotta on the building
- Queried the board to see if everyone agreed that leaving the terra cotta painted was a better idea
- Trying to remove the paint could cause more damage
- Recommended an expert to evaluate the terra cotta to be sure it was terra cotta before moving forward

- There were materials available that would match the terra cotta
- Confirmed that the material for the replacement door on the front of the building would be better wood material and insulated glass
- Confirmed the railings on the balconettes would have the same material, which was painted steel, the railings would be rebuilt or restored
- Any drawings should include whether parts of the building were being replicated or restored
- The Board wanted detailed drawings

Ms. Avery-Smith respectfully requested that the board finalize the certificate of appropriateness prior to asking for shop drawings.

The Board confirmed for the applicant that an architectural drawing would suffice.

- The stucco should be evaluated by an expert to be sure that it would be lasting
- Needed to consider whether the stucco should be sealed or left natural
- The applicant should be sure to adhere to the secretary of the interior standards for rehabilitation
- The board had consensus that the proposed gate "c" would be good for courtyard "a"
- The gate for courtyard "b" needed to have more of a curve at the top, or use the gate "c"
- Confirmed the miscellaneous equipment, especially cellular equipment or racks, would be removed if possible

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0053 24 Cathedral Place and Charlotte Street to the November 20, 2025 meeting. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:
AYES: Weaver, Potter, MacDonald, Duncan, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

7. (b) Certificate of Appropriateness -City Owned Property HP2025-0011- CBVR Telecom Design Group and Cellco Partnership Successor in Interest to Verizon Wireless- Applicant
Various areas within/adjacent to existing City rights-of-way within Historic Preservation Zoning Districts 1 through 5

To install new cell antennas and related cellular equipment in proposed locations

Ms. Courtney read the staff report and said based on a review of the AGHP, the previous discussions of the HARB, and without the support of evidence to the contrary, staff finds that the board can take the following actions regarding a Certificate of Appropriateness for the proposed small cell antennas limited to the locations at the Toques Place parking lot and adjacent to 69a Cordova Street:

1. APPROVE if the board finds that the designs are compatible with the AGHP and meets the Secretary of the Interior's Standards for Rehabilitation #9 (Compatible Contemporary Design for New Alterations and Additions).

2. CONTINUE with a finding that the overall designs are not compatible with the AGHP and to allow time for the applicant to alter the existing designs or placement, as recommended by the HARB.

Christopher Milnes and Courtney Barnard reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

[2] Break 2:59 – 3:06 pm

From: Julie Courtney
To: Kanti Patel; Les Thomas; Mike Koppenhafer
Subject: Notes from Plan sheets with window or door info: for 24 Cathedral Place c. 1980s Rehab
Date: Thursday, October 30, 2025 4:48:00 PM
Attachments: 24CathedralPl-7_2ndFloorPlan.tif
image002.png
image003.png
image004.png
24CathedralPl-8_3rdFloorPlan.tif
24CathedralPl-13_ElevationEAST.tif
24CathedralPl-14_ElevationNORTH.tif
24CathedralPl-15_ElevationWEST.tif
24CathedralPl-16_ElevationNORTH&SOUTHwEntry&WindowDetails.tif
24CathedralPl-3_1stFloorPlan.tif

Hello again,
I am forwarding the sheets that have Info specific to the doors and windows. We may need to look through and make sure there were no other details mentioned. But the Special Notes that are on each of the footprint plans makes me question when the windows were replaced, because all of the noted reference them as being fixed, not replaced.
Also, there is a reference to what we can possible assume are the front doors:

- #18: Clean and polish existing copper clad storm doors

Under the notes of all the floor plan sheets (emailed previously), under Special Notes:

- #5: "Remove existing window glazing and re-glaze window"
- #8: Secure sash and seal sash edges. Paint exterior of Windows (See detail 2, A-5). (SHEET A-5 is attached as 7_ 2nd Floor Plan)
- #9: Make repairs necessary to provide soft operation of window and window latches (See Detail A; Sheet A-5) (SHEET A-5 is attached as 7_ 2nd Floor Plan)
- #13: Replace broken glass
- #14: Remove window film
- #18: Clean and polish existing copper clad storm doors

Thanks,
Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

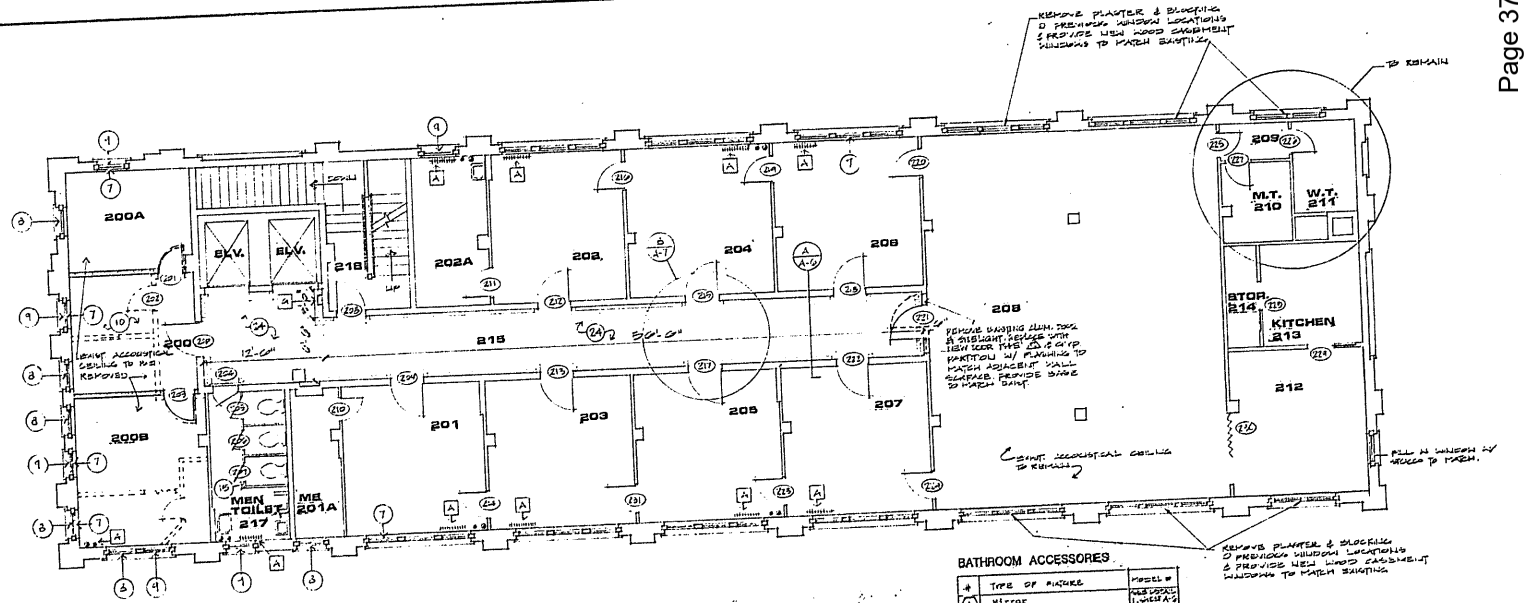
Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written

GENERAL NOTES:

- A. Remove existing radiators and selected heating lines.
- B. Remove any existing window treatment and associated hardware on all windows.
- C. Provide new mini-blinds at all windows.
- D. All tile and hard-surface floors to include base which will remain shall be stripped, cleaned, and sealed.
- E. All surfaces to be painted/refinished as per finish schedule and specifications.
- F. Repair all loose or damaged plaster.
- G. Clean & polish brass or wall signs @ all floor levels.
- H. Refinish/refurbish all toilet partitions, hardware & hardware as necessary.
- I. All loose or damaged tile shall be repaired/replaced.

SPECIAL NOTES:

1. Clean and refinish wood surfaces in lobby ceiling and mezzanine bottom to match existing. Apply 2 coats of urethane. (see specifications)
2. Replace missing or damaged tile base.
3. Remove existing door frame and repair any damage.
4. Repair wall tile.
5. Remove existing window glazing and re-glaze window.
6. Remove existing plaster ceiling.
7. Remove A/C units from windows.
8. Secure hand & seal hand rails & repaint. Estimate of amount. (see detail 7/A-6)
9. Make repairs necessary to provide soft operation of window and window latches. (See detail, sheet A-5)
10. Remove acoustical ceiling and repair any damaged or loose plaster above. (see specifications)
11. Repair any damaged, loose or splintered wood in this area.
12. Remove shelving or trim not related to original design.
13. Replace broken glass.
14. Remove window film.
15. Repair marble toilet partitions.
16. Replace trim and/or base in this area to match original.
17. Remove paneling and repair any damaged plasterer wall condition. (see specifications)
18. Clean & polish furniture copper. Flag mark doors.
19. Replace missing 4'-0" wood wainscoating and refinish to match existing.
20. Remove existing boiler and all associated piping, valves, wiring etc. Cap supply lines flush with wall surface. Provide clean cut at floor drain and leave flush with finish floor.
21. Remove existing scale and restore original stair location.
22. Provide pay phone at existing radiator recess.
23. Remove glass window frame and restore magazine stand to original condition.
24. Provide new bordered carpet at lobby. Install carpet as per detail.

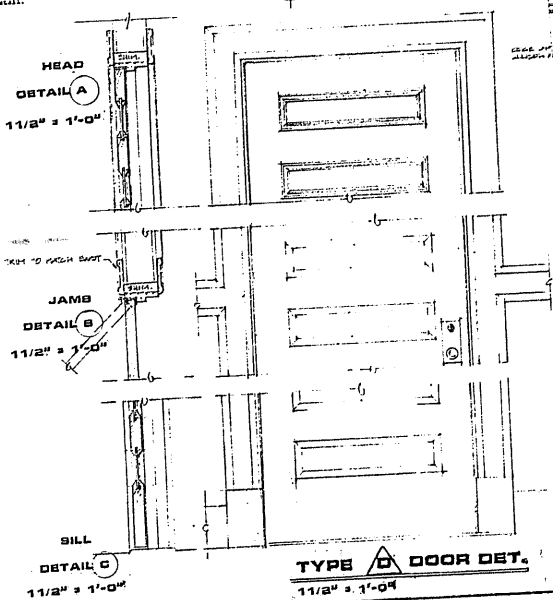


SECOND FLOOR PLAN

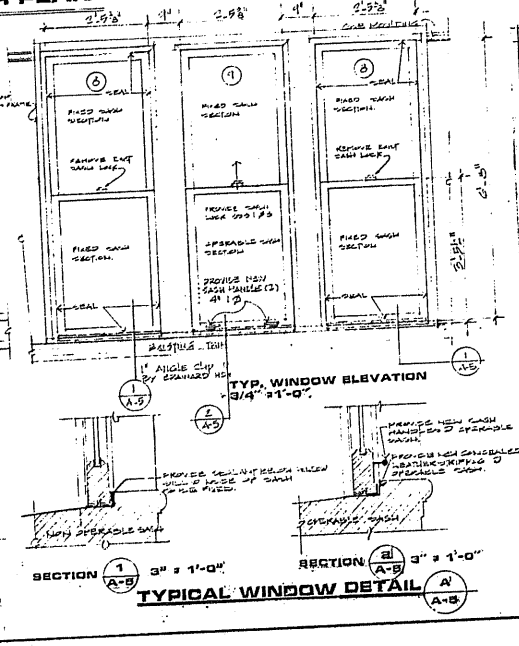
3/16" = 1'-0"

BATHROOM ACCESSORIES

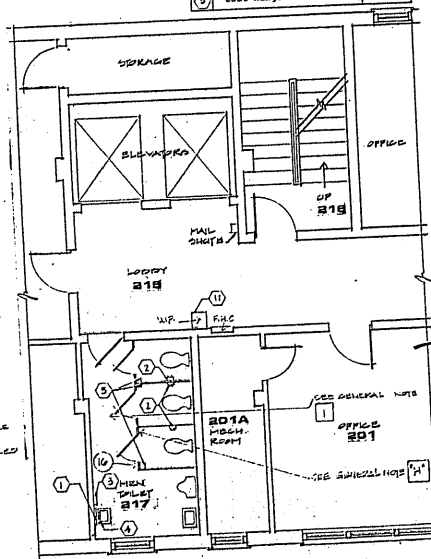
#	TYPE OF FIXTURE	MODEL #
1	Mirror	GLASS OPNG. 1.MIRR A-5
2	Toilet Paper Dispenser	BOBRICK B-264
3	Paper Towel Dispenser	TOWNECK C-262
4	Soap Dispenser	BOBRICK B-822
5	Coat Hanger	



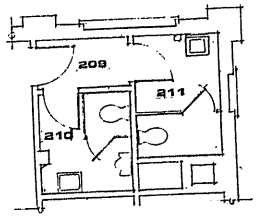
TYPE D DOOR DET.
11/2" = 1'-0"



TYPICAL WINDOW DETAIL A-5



BATHROOM LAYOUT
1/4" = 1'-0"



BATHROOM 210
1/4" = 1'-0"

24 CATHEDRAL PL
85-0464
7 OF 43

LEGEND

- H.W. RADIATOR TO BE REMOVED
- 2" PIPING LINE TO BE REMOV'D.
- 1" PIPING LINE TO BE REMOV'D.
- EXISTING PARTITIONING TO BE REMOV'D.
- NEW PARTITIONING

RENOVATION OF THE ATLANTIC BANK BLDG
SECOND FLOOR PLAN

HOWARD DAVIS ASSOCIATES ARCHITECTS
56 Alberta St. Suite 250 St.Augustine, Florida 32084 (904) 824-0473

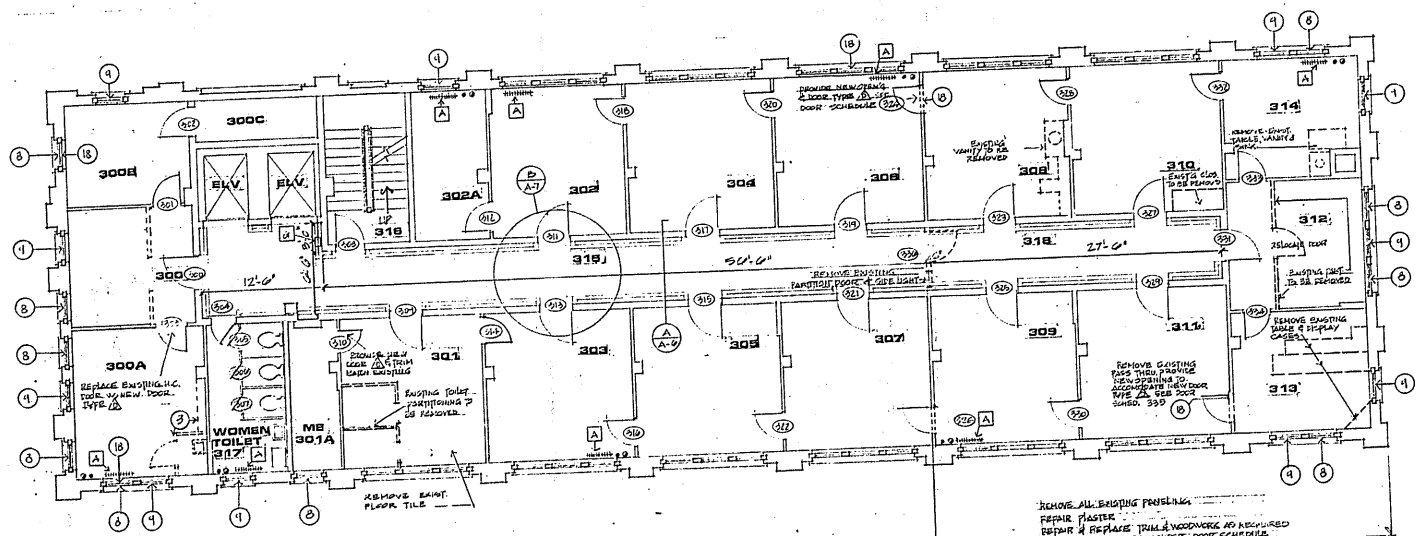
Job No : 8803	Revisions :	Sheet :	Drawing No :
Issued :			
Dsnd By : BADJ		Of	A-5
Chkd By :	Printed : JUL 2 4 1985		

GENERAL NOTES:

A. Remove existing radiators and related heating lines.
B. Remove any existing window treatment and associated hardware on all windows.
C. Provide new mini-blinds at all windows.
D. All tile and hard-surface floors to include base which will remain shall be stripped, cleaned, and sealed.
E. All surfaces to be painted/refinished as per finish schedule and specifications.
F. Repair all loose or damaged plaster.
G. CLEAN & POLISH BRASS OF WALL SCONCE IN ALL FLOOR LOBBIES.
H. Refinish/rechrome all toilet partitions, HINGES & HARDWARE AS REQUIRED.
I. All loose or damaged tile shall be repaired/replaced.

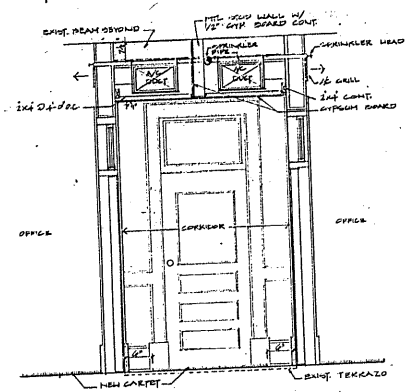
SPECIAL NOTES:

1. Clean and REFINISH wood surfaces in lobby ceiling and wainscoting bottom to match existing. Apply 2 coats of urethane. (SEE SPECIFICATIONS)
2. Replace missing or damaged tile base.
3. Remove existing door frame and repair any damage.
4. Repair wall tile.
5. Remove existing window glazing and re-glaze window.
6. Remove existing plaster ceiling.
7. Remove A/C units from windows.
8. Secure window to be fixed. Window to be caulked to be airtight. (See detail A, sheet A-9)
9. Make repairs necessary to provide soft operation of window and window latches. (See detail A, sheet A-9)
10. Remove acoustical ceiling and repair any damaged or loose plaster above. (SEE SPECIFICATIONS)
11. Repair any damaged, loose or splintered wood in this area.
12. Remove shelving or trim not related to original design.
13. Replace broken glass.
14. Remove window film.
15. Repair marble toilet partitions.
16. Replace trim and/or base in this area to match original.
17. Remove panelling and repair any damaged plaster. (SEE SPECIFICATIONS)
18. Refurbish existing copper-clad doors.
19. Replace missing 4'-0" wood wainscoating and refinish to match existing.
20. Remove existing boiler and all associated piping, valves, wiring etc. Cap supply lines flush with wall surface. Provide clean out at floor drain, and leave flush with finish floor.
21. Remove existing stair and restore original stair location.
22. Provide pay phone at existing radiator recess.
23. Remove glass window frame and restore magazine stand to original condition.
24. Provide new bordered carpet at lobby. Install carpet as per detail.



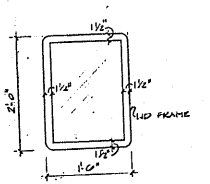
THIRD FLOOR PLAN

3/16" = 1'-0"



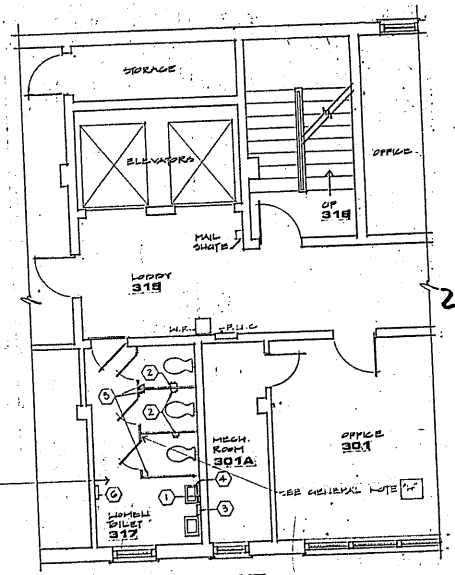
A/A-8 CORRIDOR SECTION DETAIL

1/2" = 1'-0"



1/A-8 MIRROR DETAIL

1" = 1'-0"



BATHROOM LAYOUT

1/4" = 1'-0"

BATHROOM ACCESSORIES

#	TYPE OF FIXTURE	MODEL#
1	Mirror	SEE DETAIL 1/A-8
2	Toilet Paper Dispenser	GRADY 0244
3	Paper Towel Dispenser	GRACO 15-602
4	Soap Dispenser	GRACO 15-652
5	Coat Hanger	BOBRICK 15-270
6	SANITARY NAPKIN DISPENSER	BOBRICK 15-270

24 CATHEDRAL PL.
85-0464
8 OF 43

LEGEND

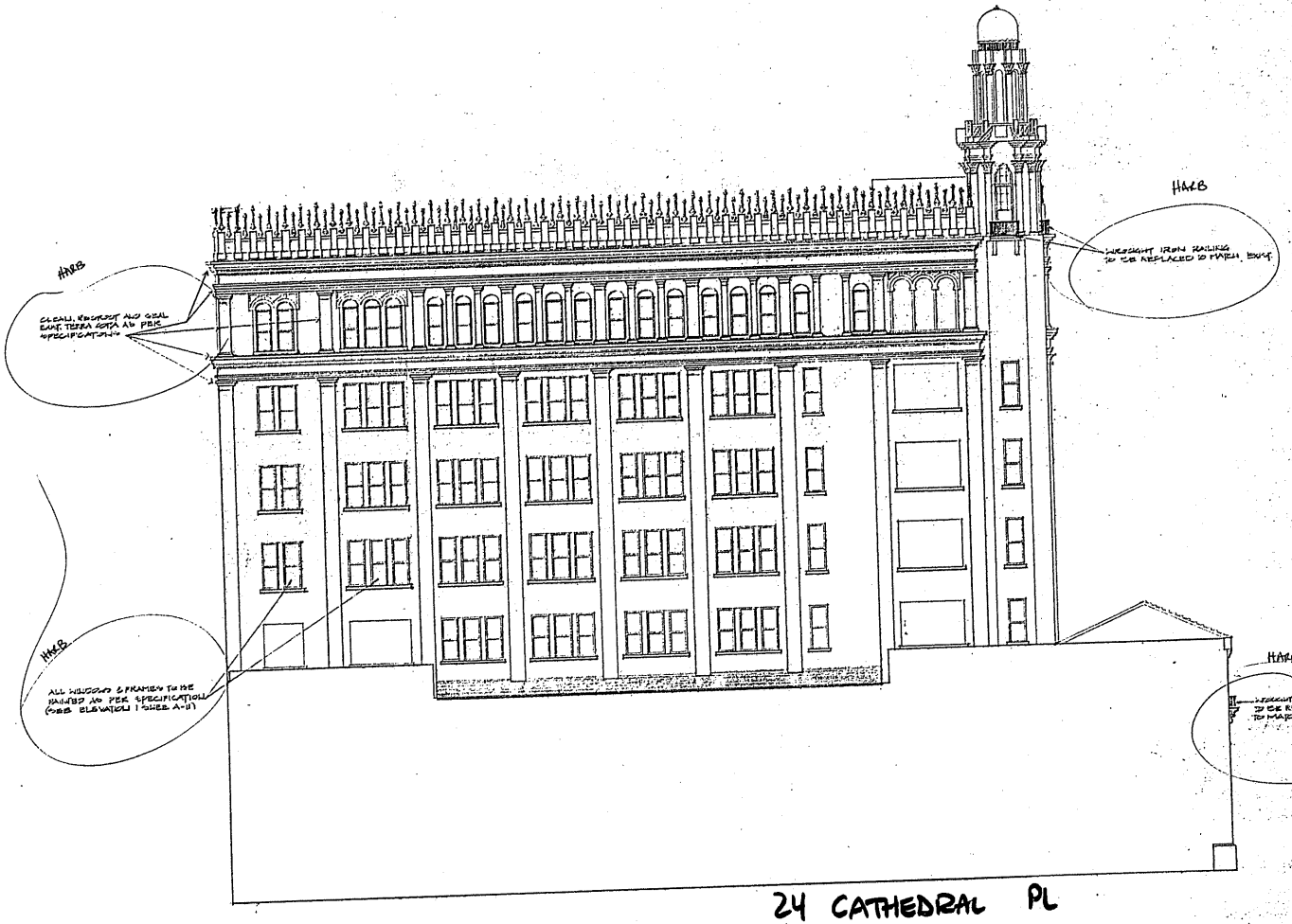
- H.W. RADIATOR TO BE REMOVED
- 2" FREEZER LINE TO BE REMOVED
- 1" RETURN LINE TO BE REMOVED
- EXISTING PARTITIONS TO BE REMOVED

RENOVATION OF THE ATLANTIC BANK BLDG

THIRD FLOOR PLAN.

HOWARD DAVIS ASSOCIATES ARCHITECTS
66 Ribeira St. Suite 250 St. Augustine, Florida 32084 (904) 824-0478

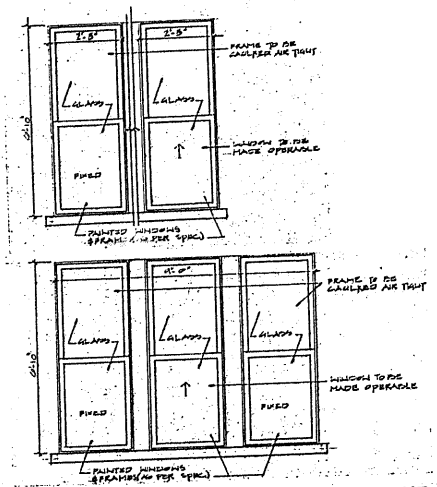
Job No: 8803	Revisions:	Sheet: 01	Drawing No: A-6
Issued:			
Drawn By: D.A.S.	Printed: JUL 24 '85		
Checked By:			



EAST ELEVATION

1/8" = 1'-0"

24 CATHEDRAL PL
85-0464
13 OF 43



1/A-11 TYPICAL WINDOW ELEVATIONS

1/2" = 1'-0"

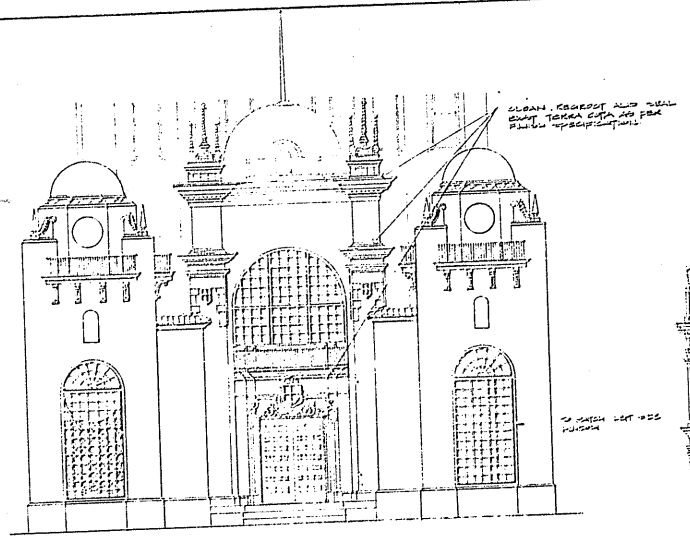
NOTE: FIXED & OPERABLE WINDOWS ARE INDICATED ON FLOOR PLAN DRAWINGS.

RENOVATION OF THE ATLANTIC BANK BLDG

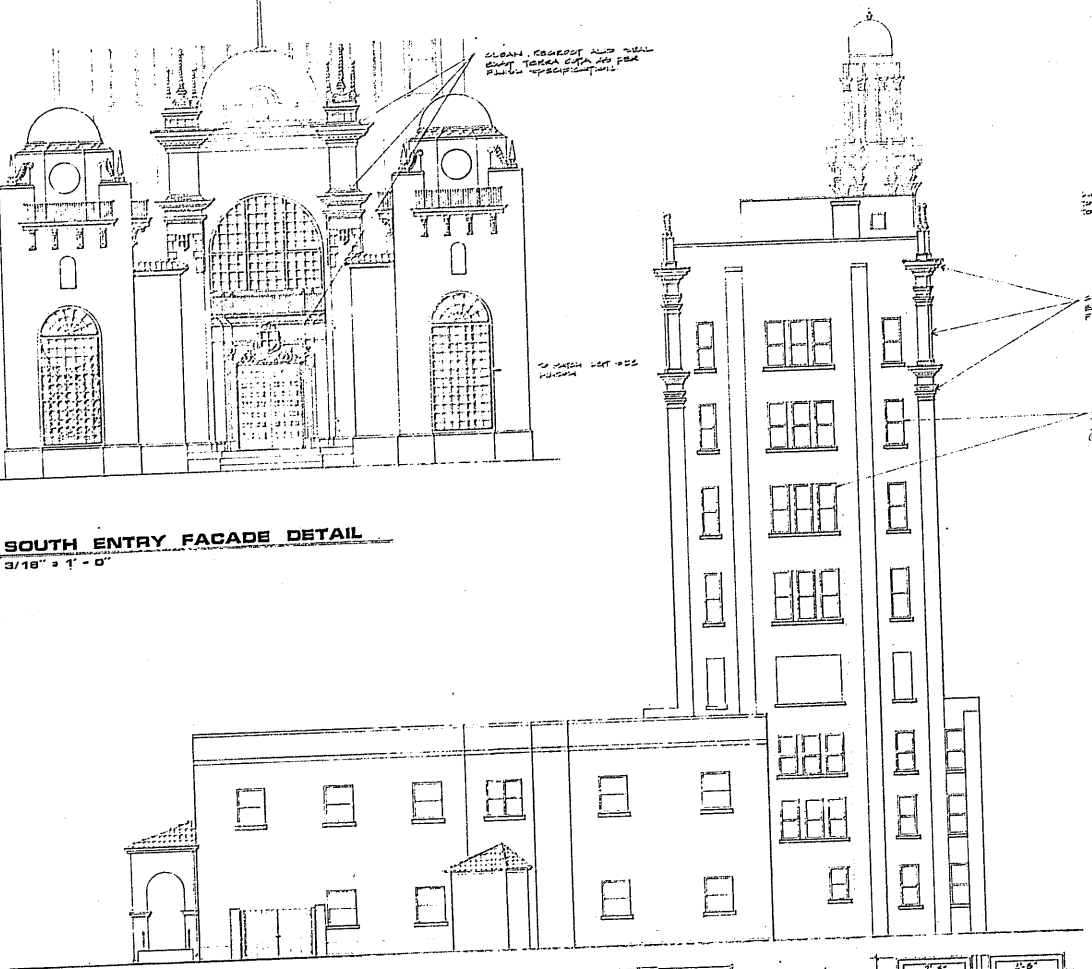
ELEVATION

HOWARD DAVIS ASSOCIATES ARCHITECTS
48 Alberta St. Suite 250 St. Augustine, Florida 32084 (904) 824-0471

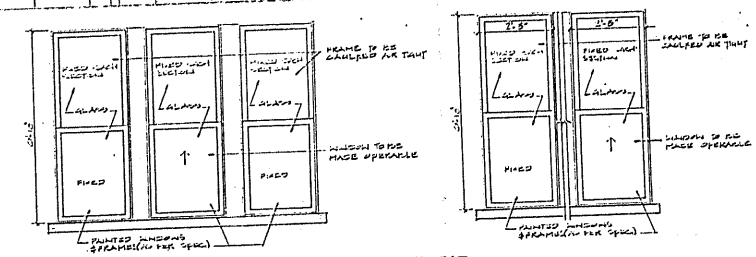
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Issued:		of	A-11
Drawn By: I.B.A.			
Checked By:	Printed: 2 4 1988		



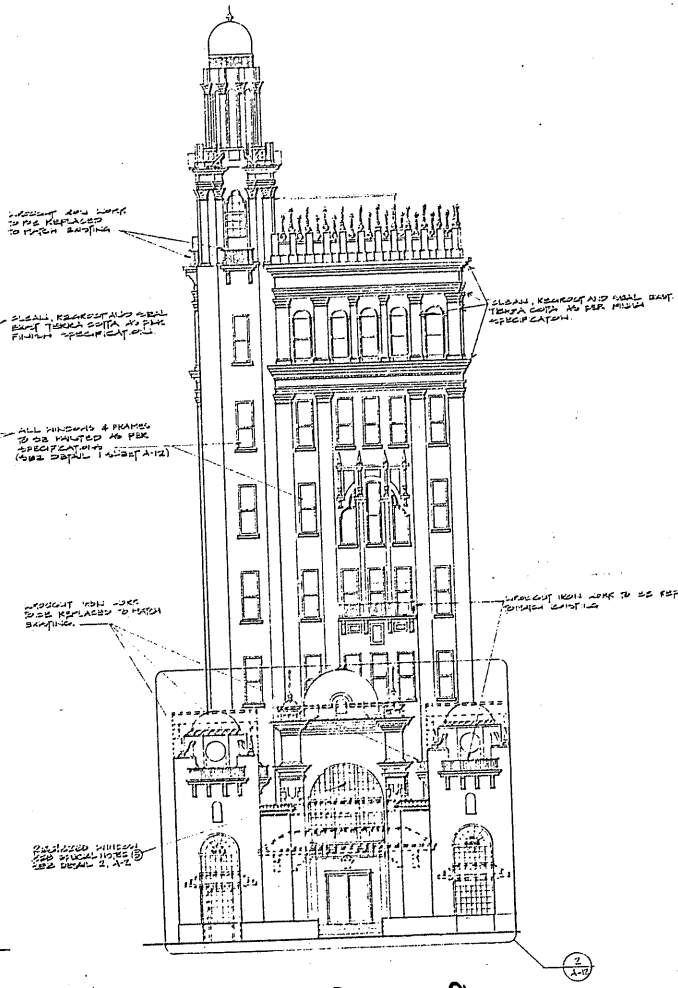
2 / A-12 SOUTH ENTRY FACADE DETAIL
3/16" = 1'-0"



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



1 / A-12 EXTERIOR WINDOW ELEVATIONS
1/2" = 1'-0"



24 CATHEDRAL PL
85-0464
SOUTH ELEVATION
1/8" = 1'-0"

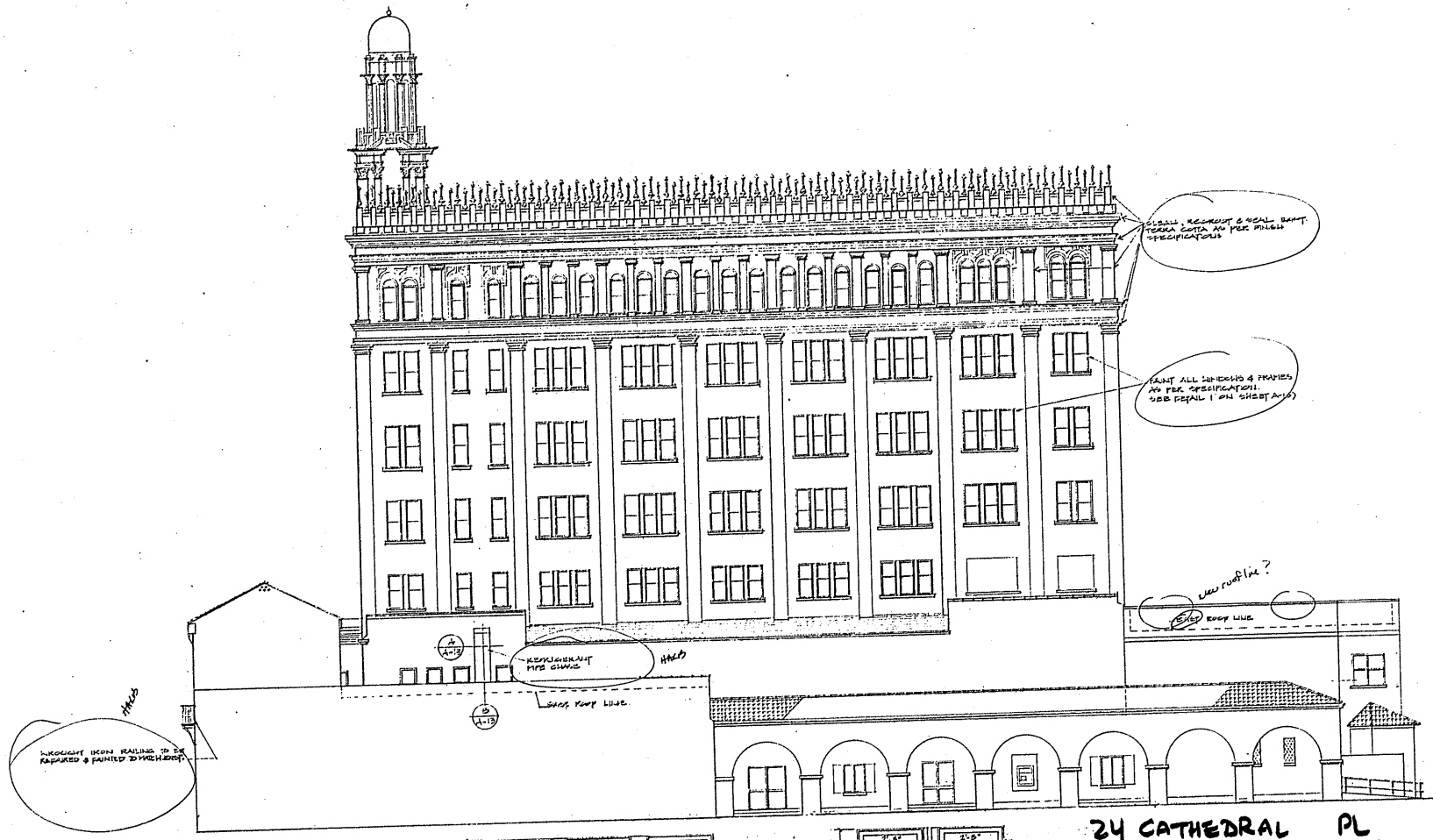
14 OF 43

RECEIVED
SEP 04 1985
Planning/Building Dept.

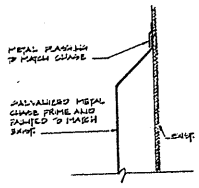
RENOVATION OF THE ATLANTIC BANK BLDG
ELEVATIONS

HOWARD DAVIS ASSOCIATES ARCHITECTS
88 Ribera St. Suite 250 St. Augustine, Florida 32084 (904) 824-0471

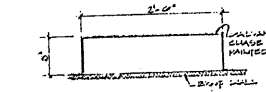
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Issued:			
Drawn By: HDA			
Checked By:	Printed SEP. 04 1985		



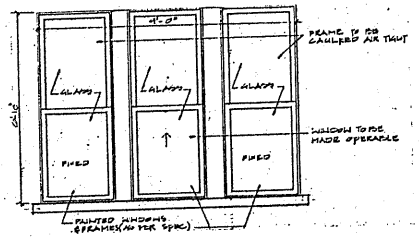
WEST ELEVATION
1/8" = 1'-0"



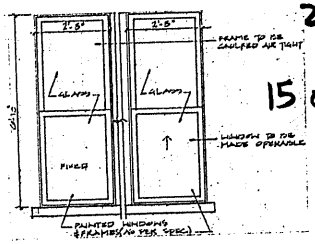
B / A-13 **CHASE DETAIL**
1" = 1' - 0"



A / A-13 **CHASE DETAIL**
1" = 1' - 0"



1 / A-13 **TYPICAL WINDOW ELEVATION**
1/2" = 1' - 0"



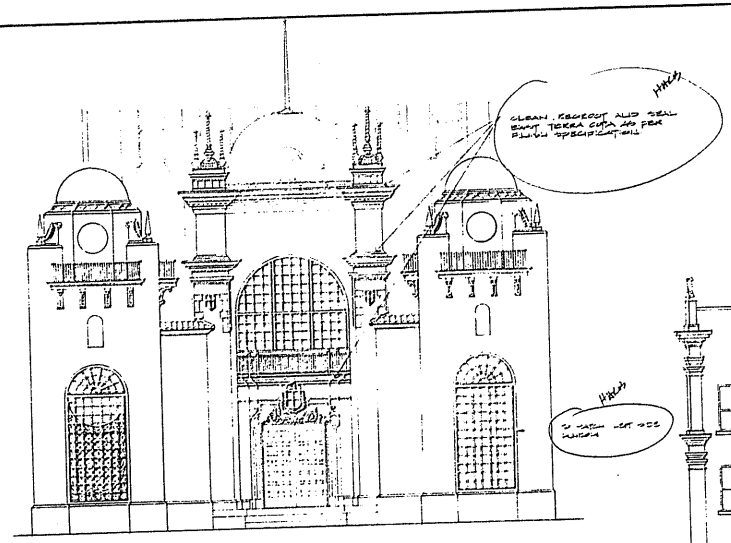
24 CATHEDRAL PL
85-0464
15 OF 43

NOTE: FIXED & OPERABLE WINDOWS ARE INDICATED ON FLOOR PLAN DRAWINGS.

RENOVATION OF THE ATLANTIC BANK BLDG
ELEVATION

HOWARD DAVIS ASSOCIATES ARCHITECTS
88 Ribeira St. Suite 250 St. Augustine, Florida 32084 (904) 824-0471

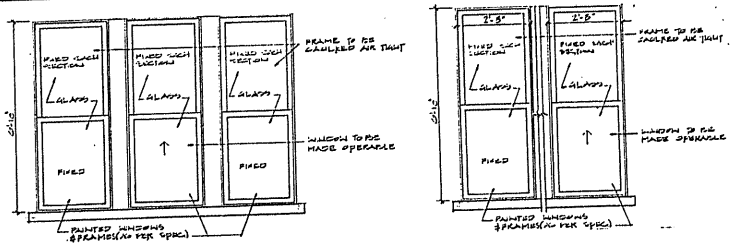
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Drawn By : D.A.			
Checked By :	Plotted :		



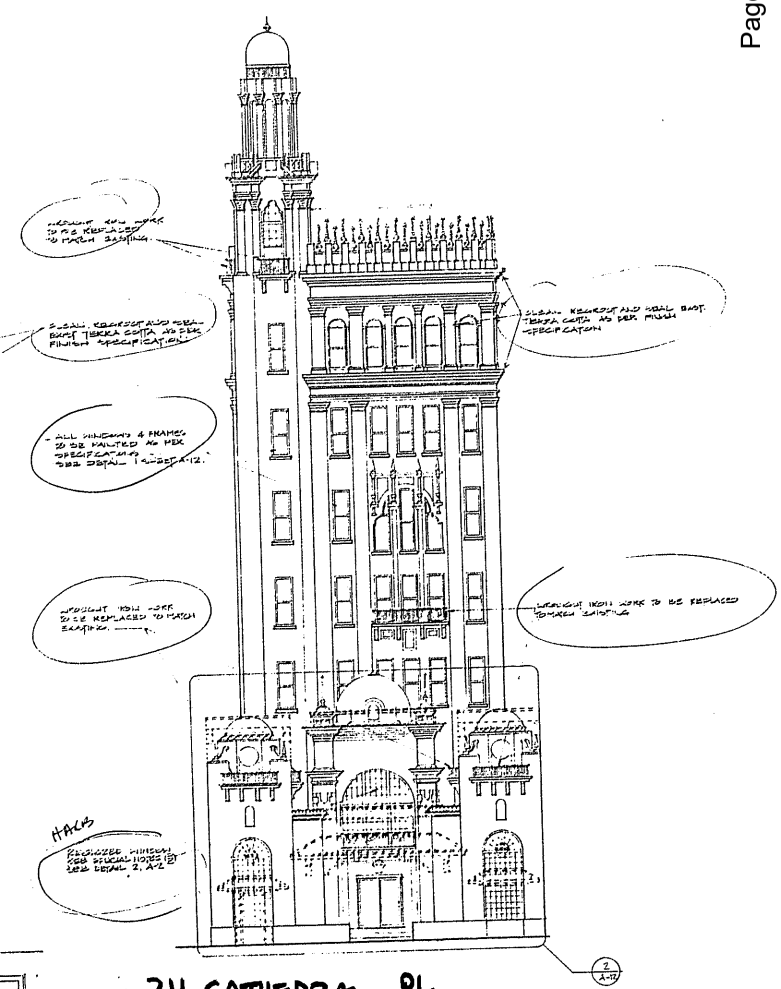
2 A-12 **SOUTH ENTRY FACADE DETAIL**
3/16" = 1'-0"



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



1 A-12 **EXTERIOR WINDOW ELEVATIONS**
1/2" = 1'-0"



24 CATHEDRAL PL
85-0464

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

16 OF 43

NOTE: FIXED & OPERABLE WINDOWS ARE INDICATED ON FLOOR PLAN DRAWINGS.

RENOVATION OF THE ATLANTIC BANK BLDG

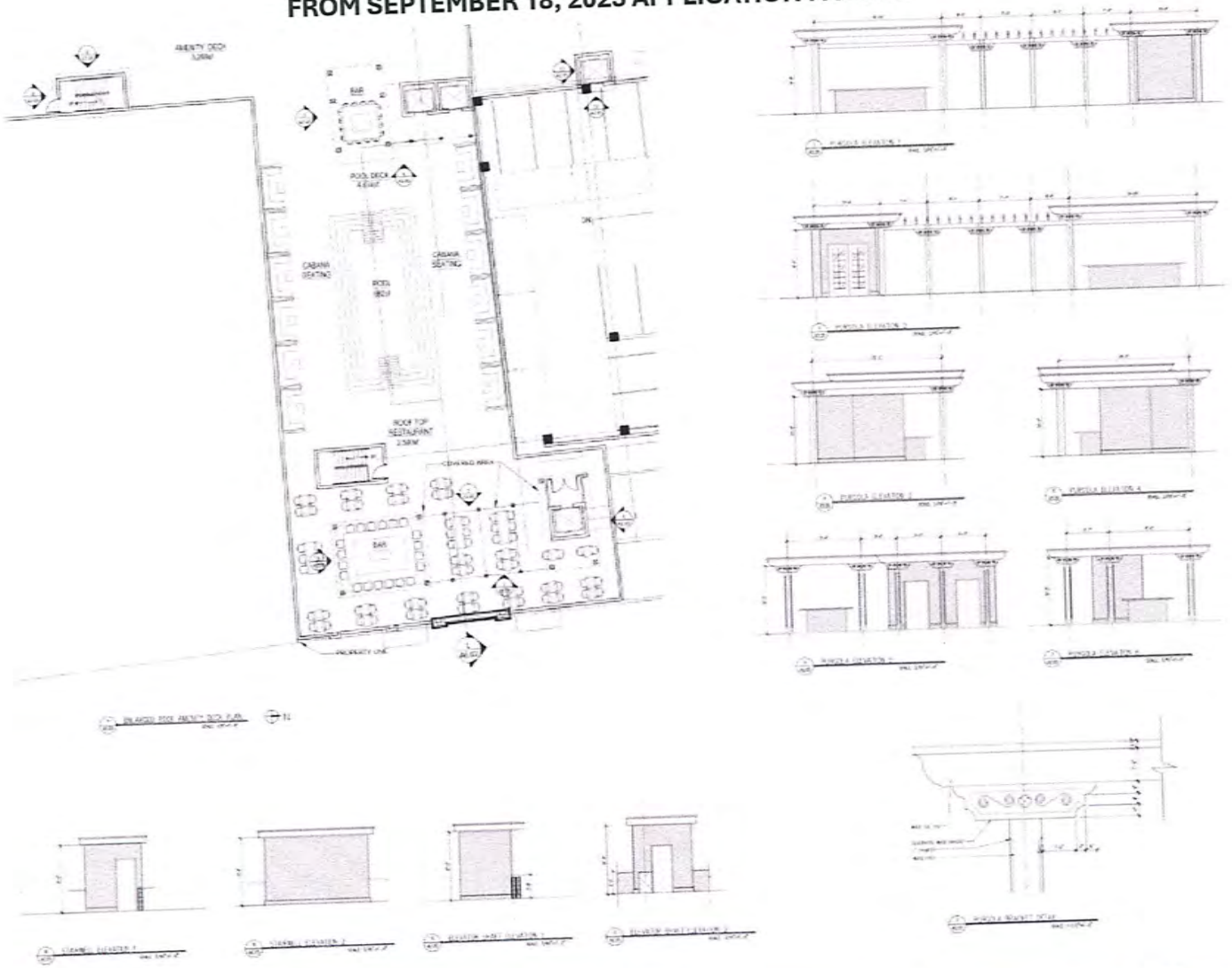
ELEVATIONS

HOWARD DAVIS ASSOCIATES ARCHITECTS
99 Ribeira St. Suite 230 St. Augustine, Florida 32084 (904) 824-0475

Job No.: 8803	Revisions:	Sheet:	Drawing No.:
Issued:		of	A-12
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Checked By:	Printed:		

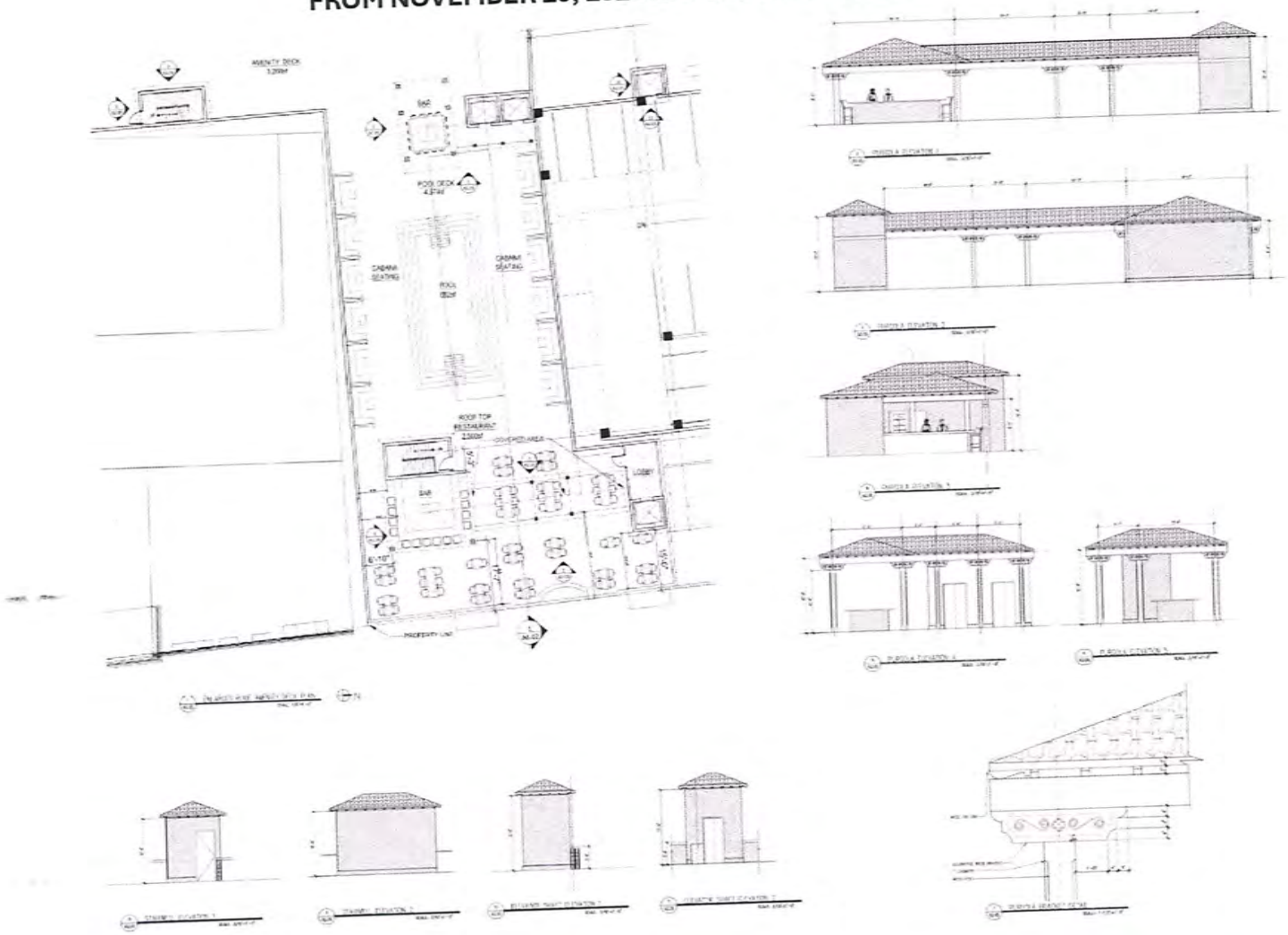
COMPARISON OF ROOFTOP PLANS REVIEWED BY THE HARB:
FROM SEPTEMBER 18, 2025 APPLICATION PACKET

Received September 4, 2025
Planning & Building Department

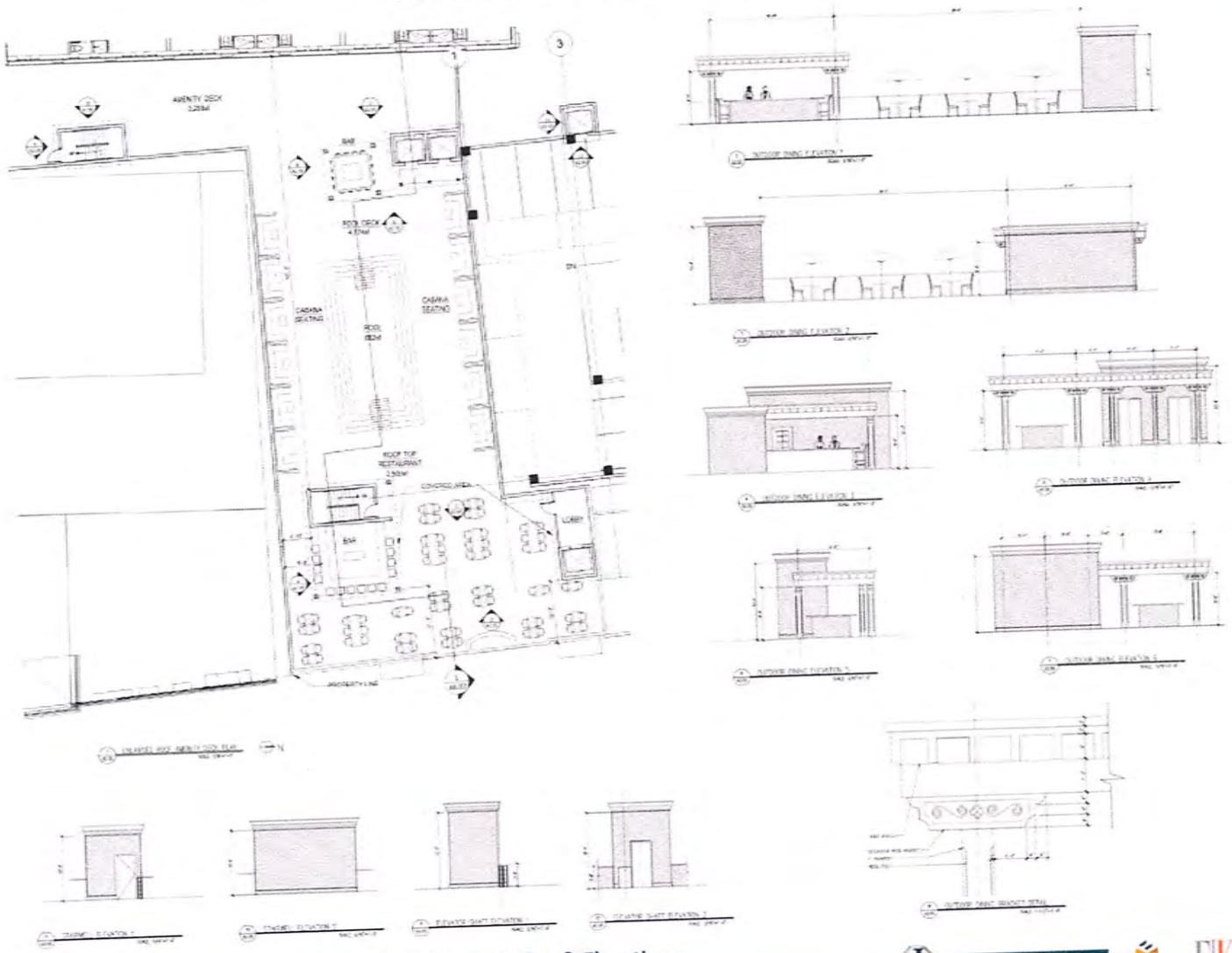


FROM NOVEMBER 20, 2025 APPLICATION PACKET

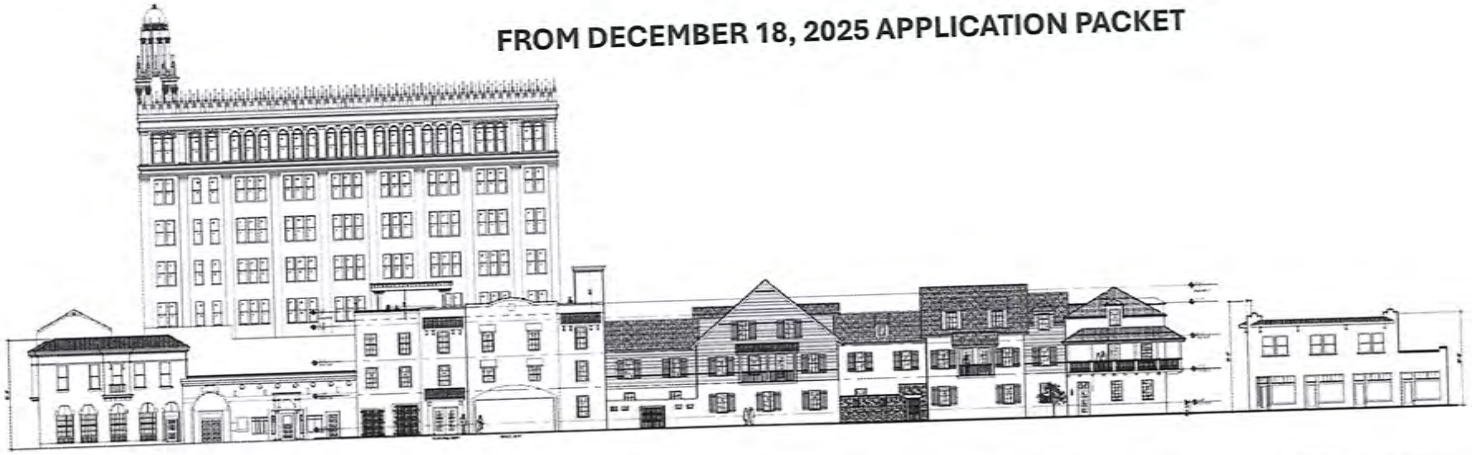
Received November 10, 2025
Planning and Building Dept



FROM DECEMBER 18, 2025 APPLICATION PACKET



FROM DECEMBER 18, 2025 APPLICATION PACKET



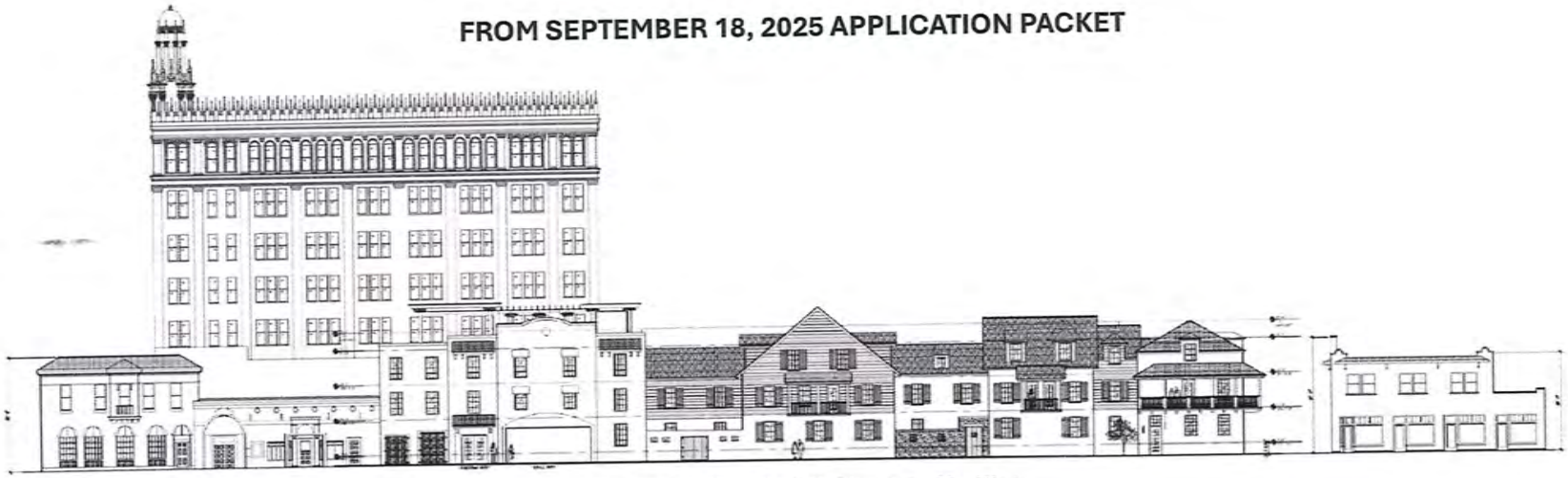
Context Elevation Along Charlotte Street – Looking West

FROM NOVEMBER 20, 2025 APPLICATION PACKET



Context Elevation Along Charlotte Street – Looking West

FROM SEPTEMBER 18, 2025 APPLICATION PACKET



Context Elevation Along Charlotte Street – Looking West

ADDITIONAL MATERIALS RECEIVED FOR DECEMBER 18, 2025 HARB MEETING

HP2025-0053
24 Cathedral Place and Charlotte Street
(PIDs 1971600000 and 197200000)

SUBMITTED BY APPLICANT

Received December 8, 2025
Planning and Building Dept.

24 Cathedral Place
(The Exchange Hotel)
Historical Architecture Review Board

Seeking a Certificate of Appropriateness

HARB | December 18, 2025











The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

12.18.2025

JALARAM HOTELS, INC

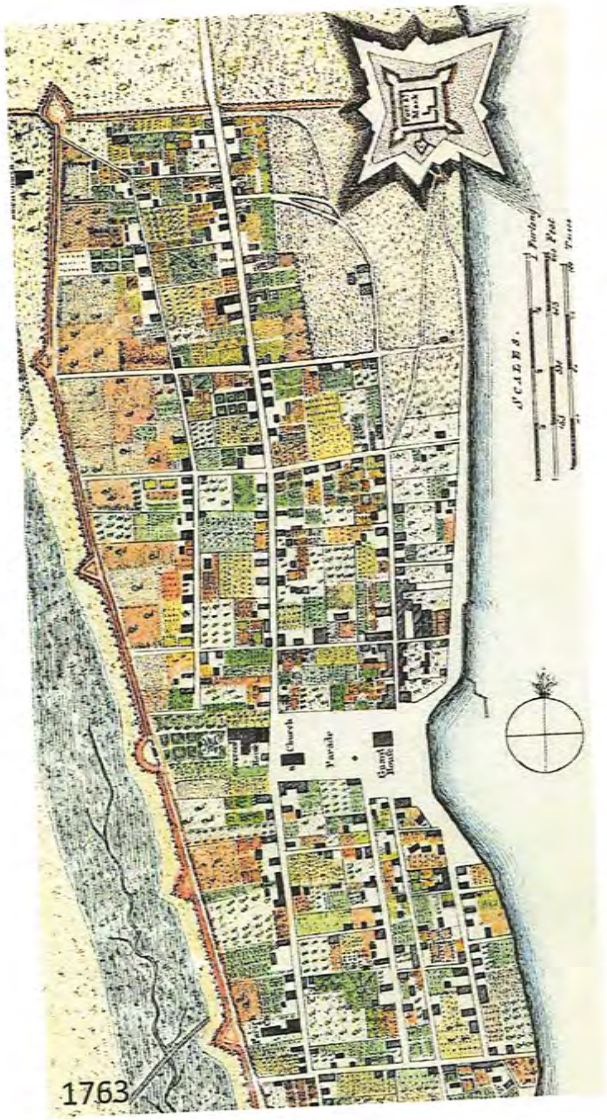
ROGERS | TOWERS

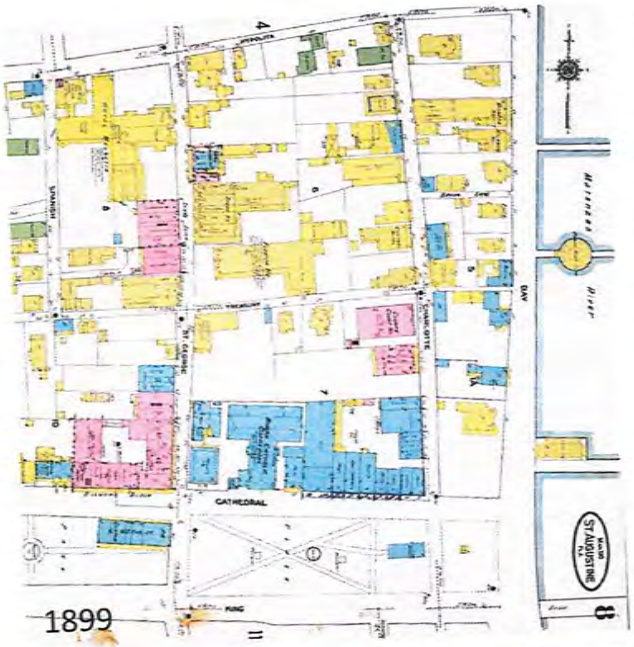
MAVERICK ENGINEERING

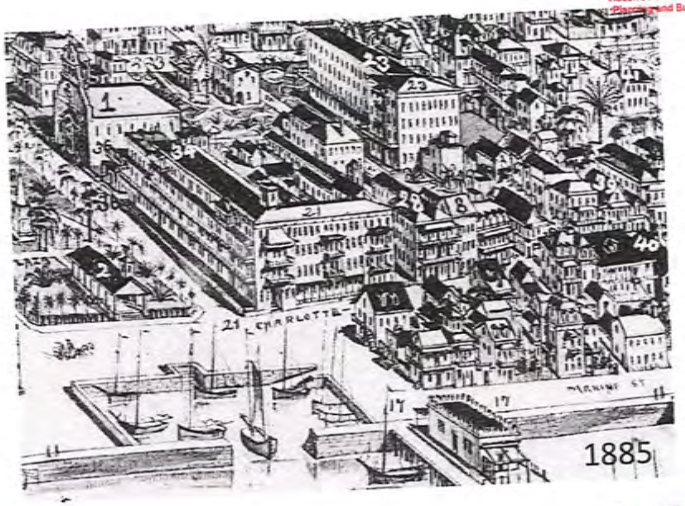
FTK

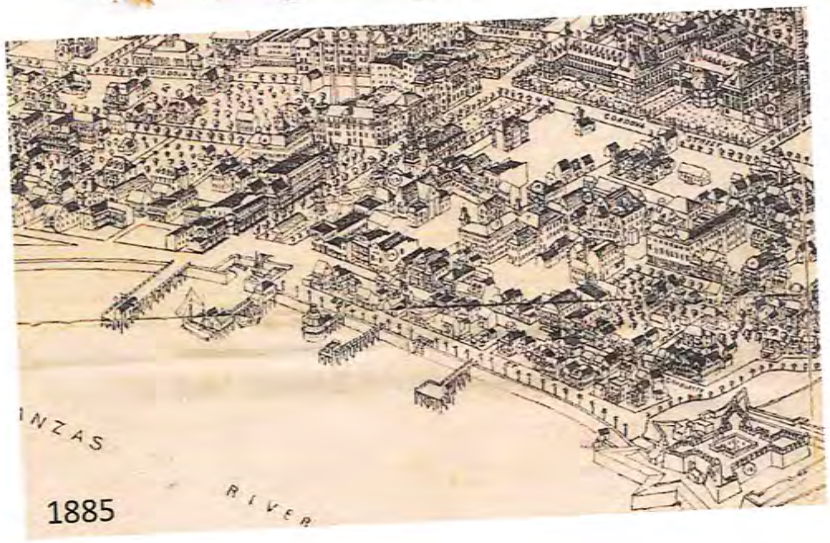
Marquis Latimer + Hal
LANDSCAPE ARCHITECTURE - PL

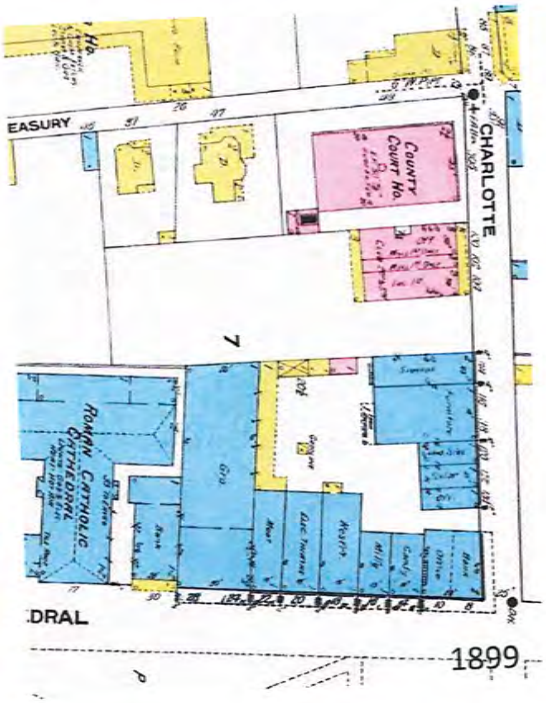
Received December 2025
Planning and Building Dept.











Received December 2025
Planning and Building Dept.





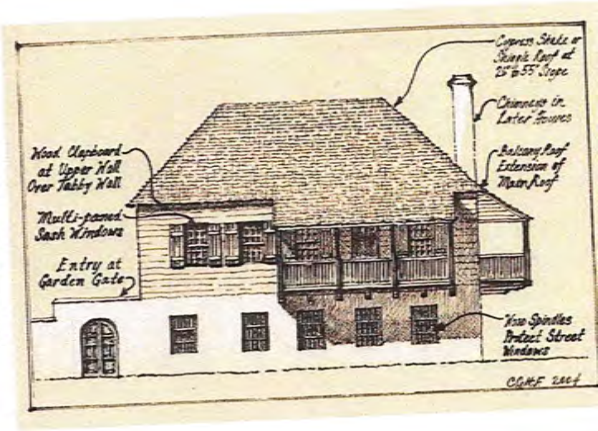




















Received December 2025
Planning and Building Dept.









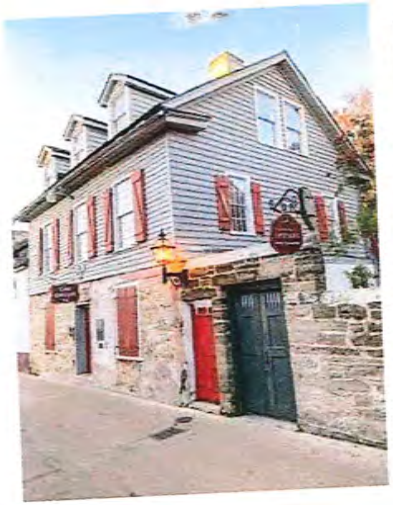




















The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Historical References
ARCHITECTURE

12.18.2025

JALARAM HOTELS, INC

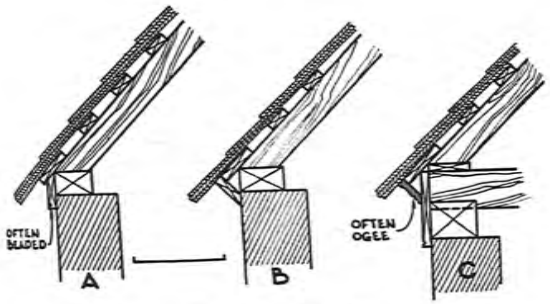
ROGERS | TOWERS

MAVERICK ENGINEERING

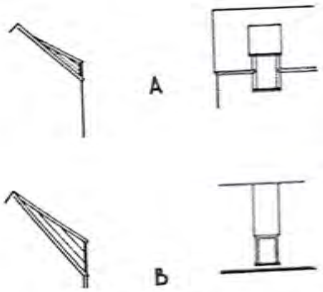
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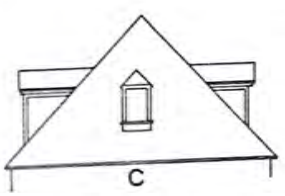
Marquis Latimer + Ha
LANDSCAPE ARCHITECTURE -

Received December 8, 2025
Planning and Building Dept.

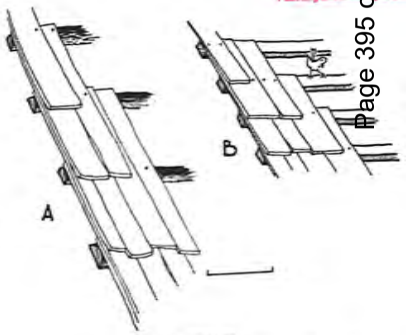


46. TYPICAL EAVES

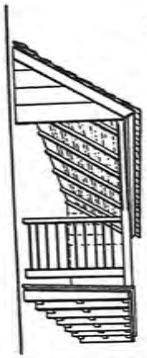




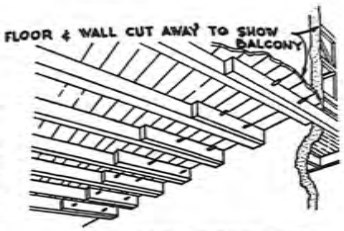
71. DORMERS



60. SHINGLES
A — Shakes
B — Short Shingles



50. TYPICAL STREET BALCONY



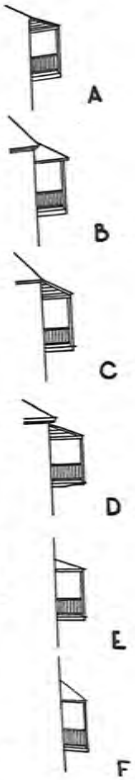
53. PEGGED BALCONY
(Typical of remodelling or repair)

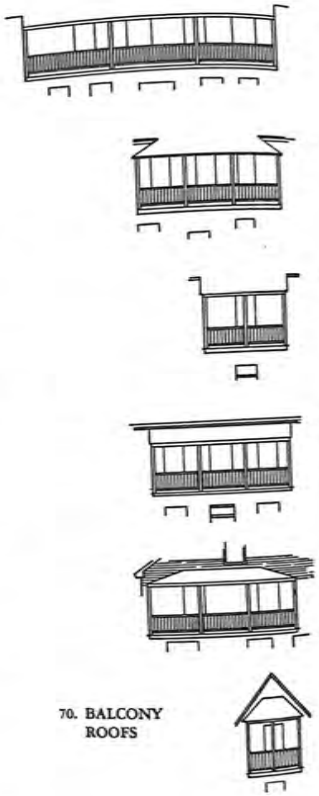


51. A SMALL BALCONY

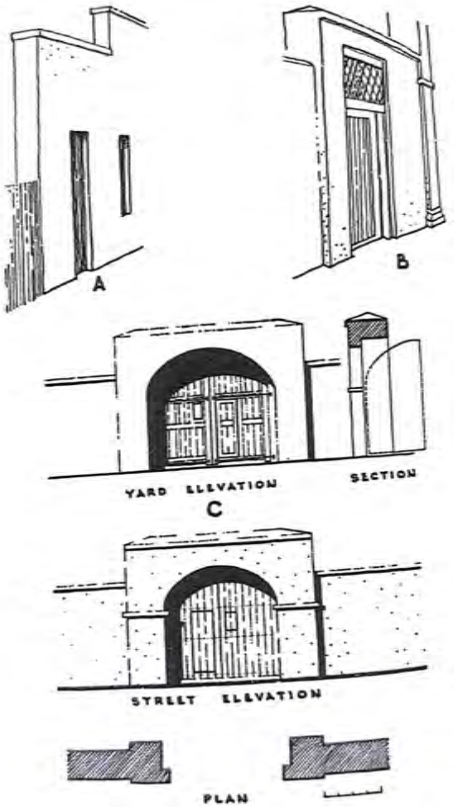


52. CORBELED BALCONY

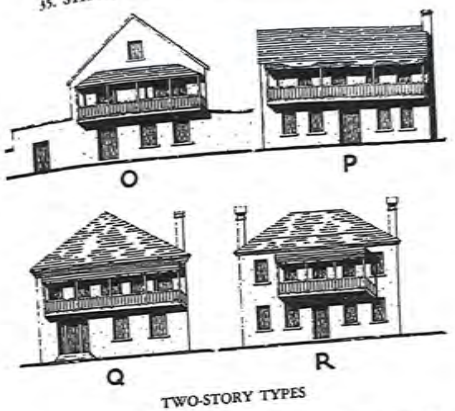




70. BALCONY ROOFS



35. STREET ELEVATIONS OF EXISTING HOUSES

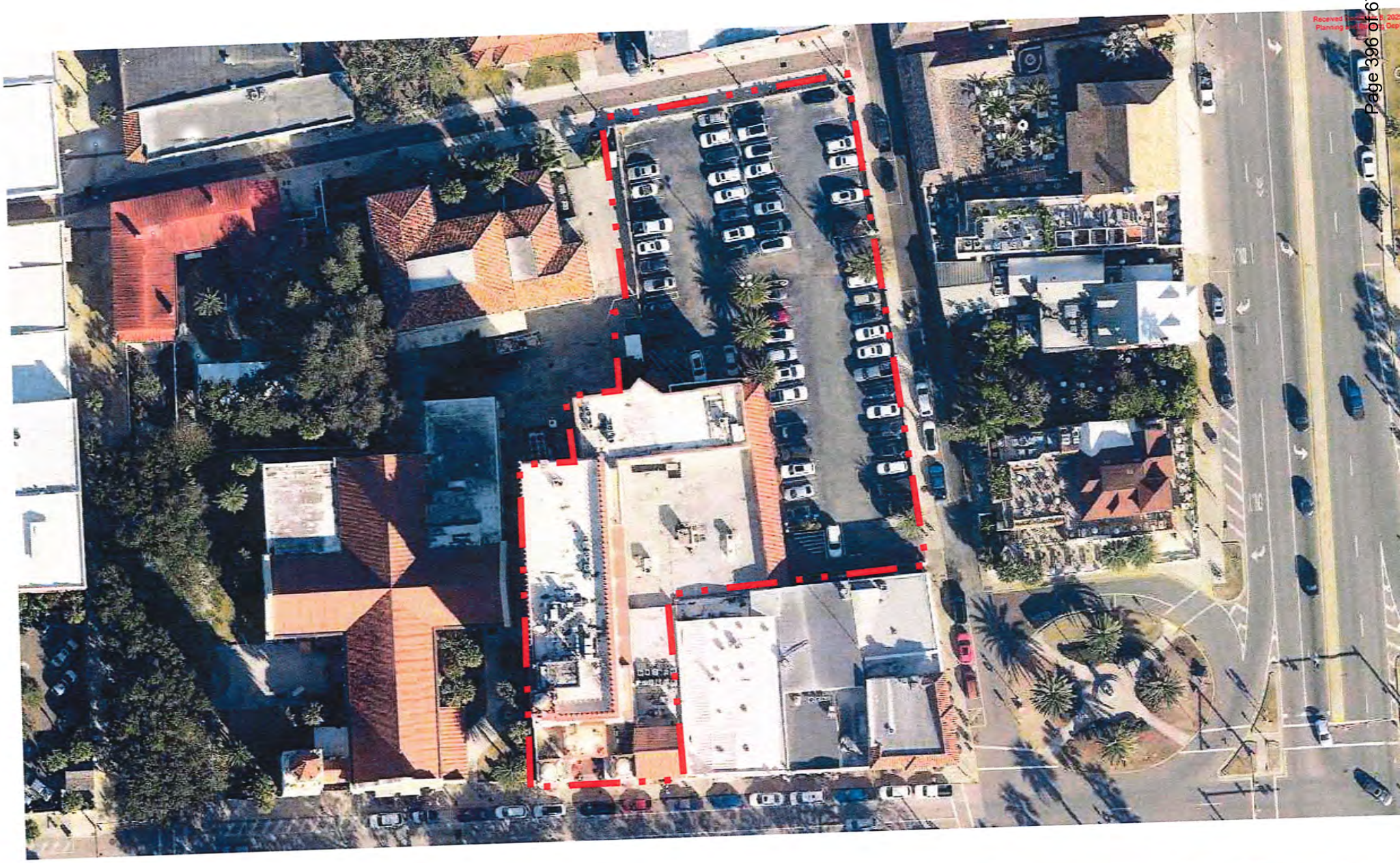


TWO-STORY TYPES

TALL TWO-STORY

O — 32 Aviles
P — 43 St. George
Q — 56 Marine
R — 105 St. George
S — 214 St. George
T — 46 Bay (reconstruction)

77



The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Existing Conditions

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LANDSCAPE ARCHITECTURE





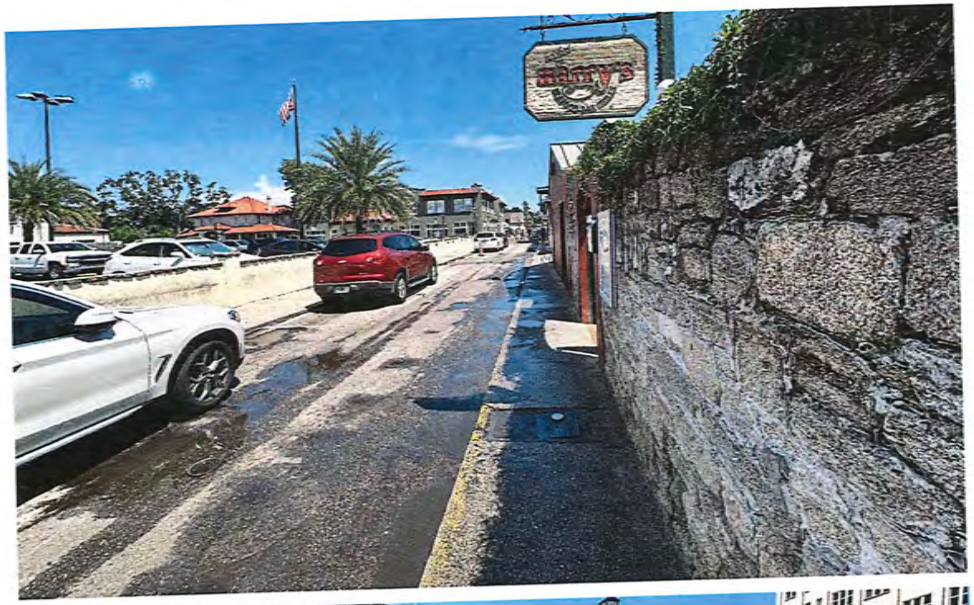

FDC





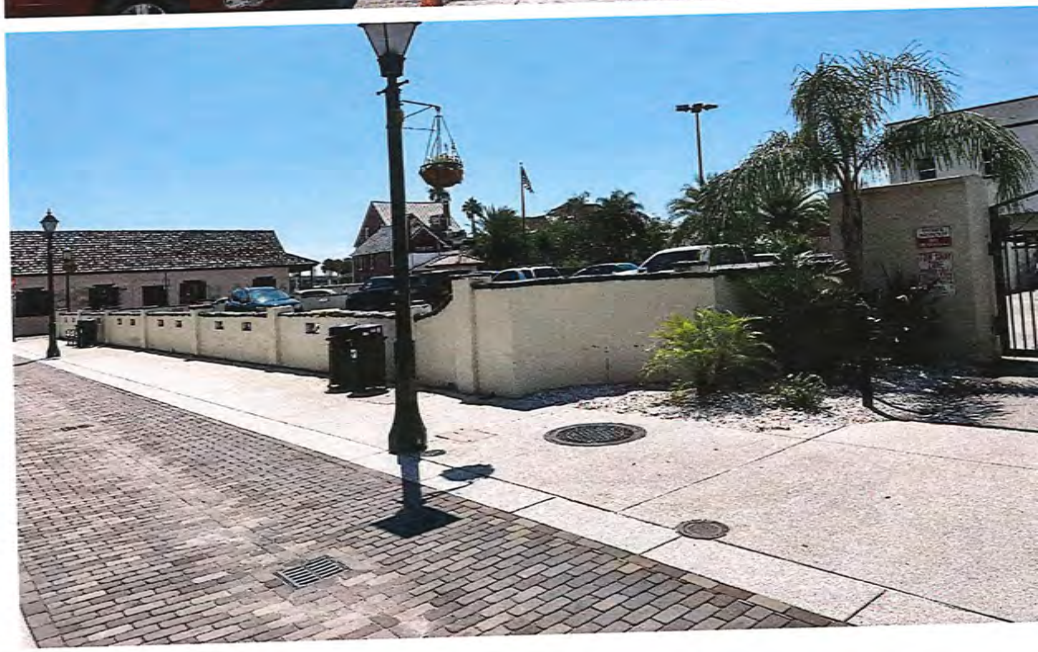


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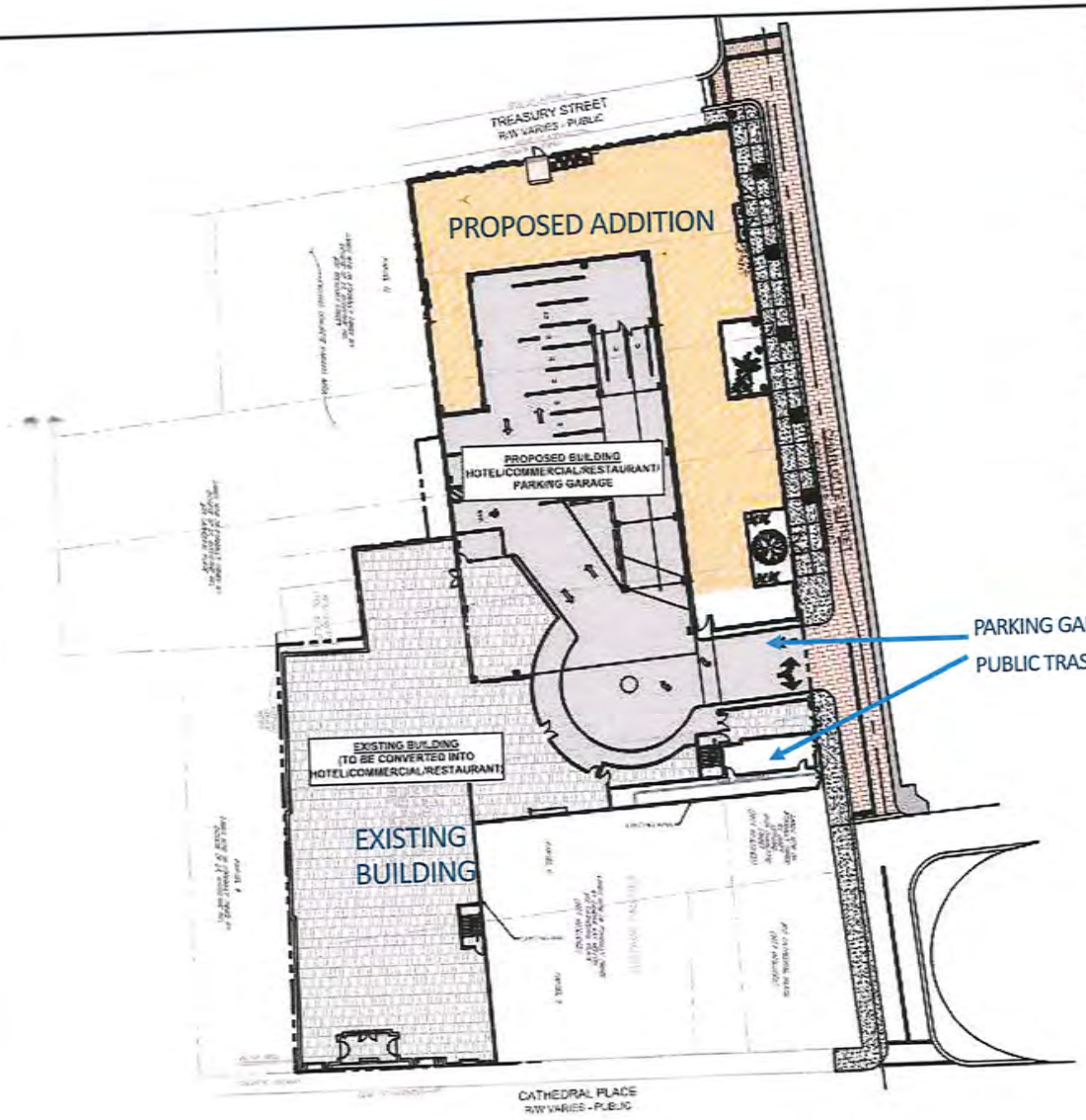








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HATCH LEGEND	
	PAVERS
	CONCRETE
	EXISTING BUILDING
	PARKING GARAGE
	PROPOSED ROOMS

SITE DATA TABLE		
TOTAL PROJECT AREA	41,842 SF	0.96 AC
NUMBER OF HOTEL ROOMS		120 (MAX.)
COMMERCIAL/RESTAURANT AREA		70,000 SF (MAX.)
PARKING SPACES PROVIDED		160 (MAX.)
ZONING		PUD
PARCEL NUMBER(S)		197160 0000, 197200 0000
911 ADDRESS		24 CATHEDRAL PL
FEMA PANEL NUMBER		12109C0318J
FLOOD ZONE		AE

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-8687

REVISIONS

SITE PLAN
THE EXCHANGE HOTEL
CITY OF ST. AUGUSTINE

1
OF 1

The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Overview Plan

12.18.2025

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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Overview Plan with Context

12.18.2025

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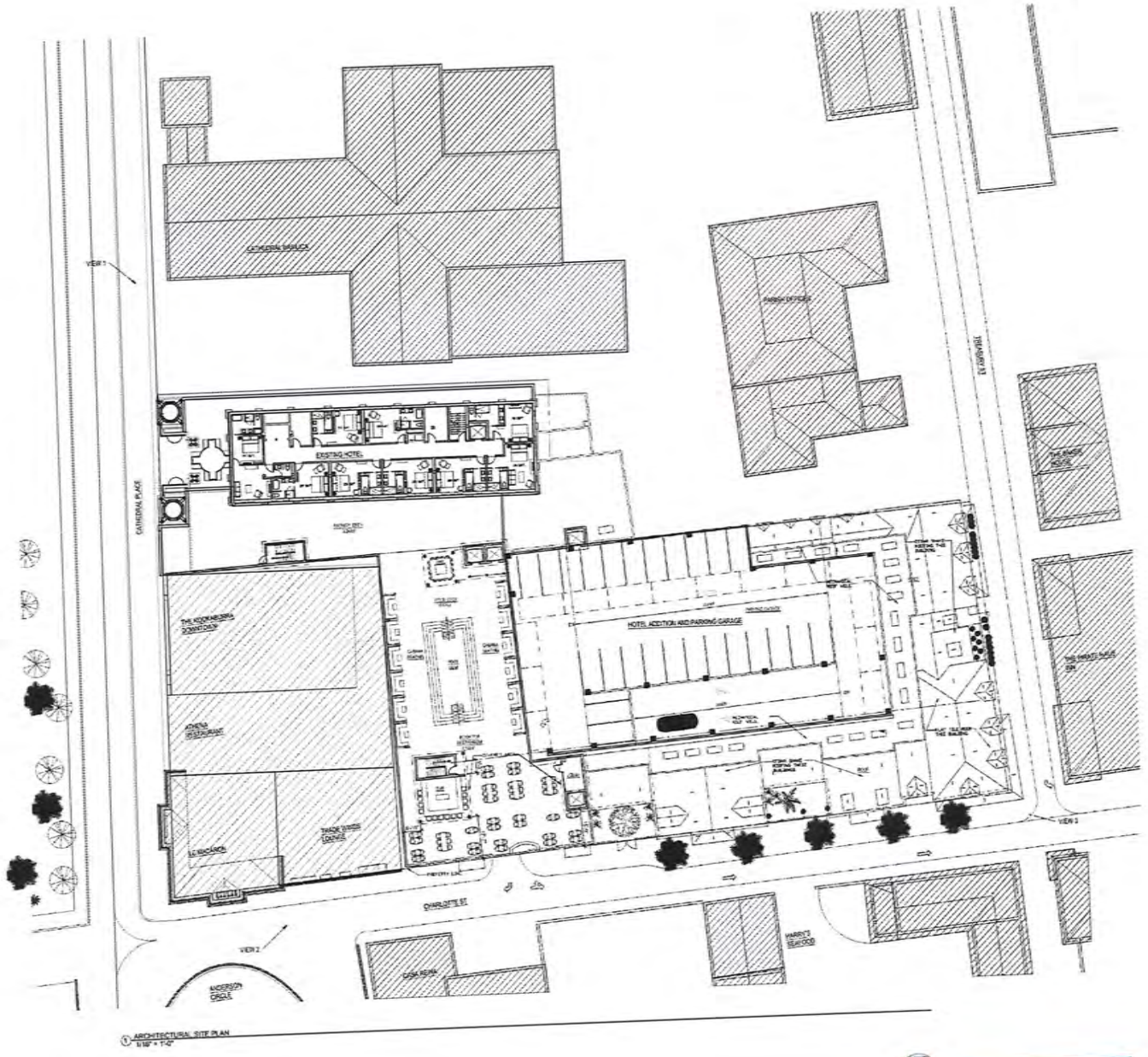
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① ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

The Exchange Hotel — **Site Plan** — 12.18.2025

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

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LANDSCAPE ARCHITECTURE

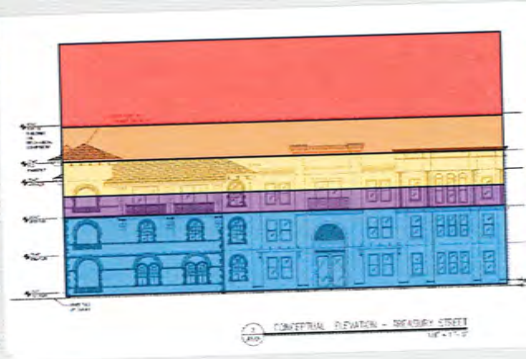
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APPROXIMATE BUILDING HEIGHTS

Heights are approximated from Google Earth; May 3, 2024

- 45' +
- 35' -45'+ *6% Above 35'*
- 25'-35'
- 20'-25'
- < 20'



Treasury Street Elevation

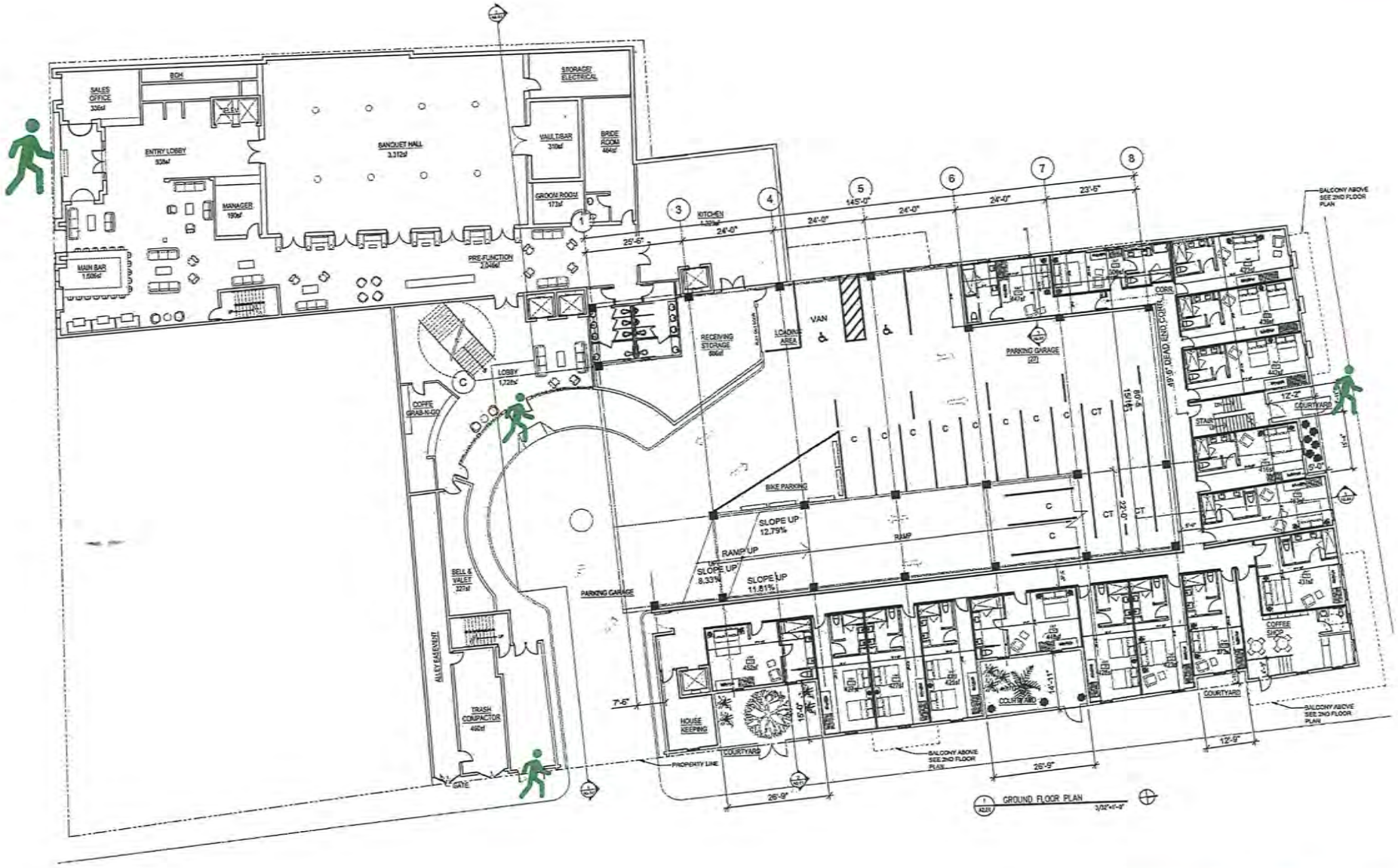
The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Overview Plan with Context - After

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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Ground Floor Plan

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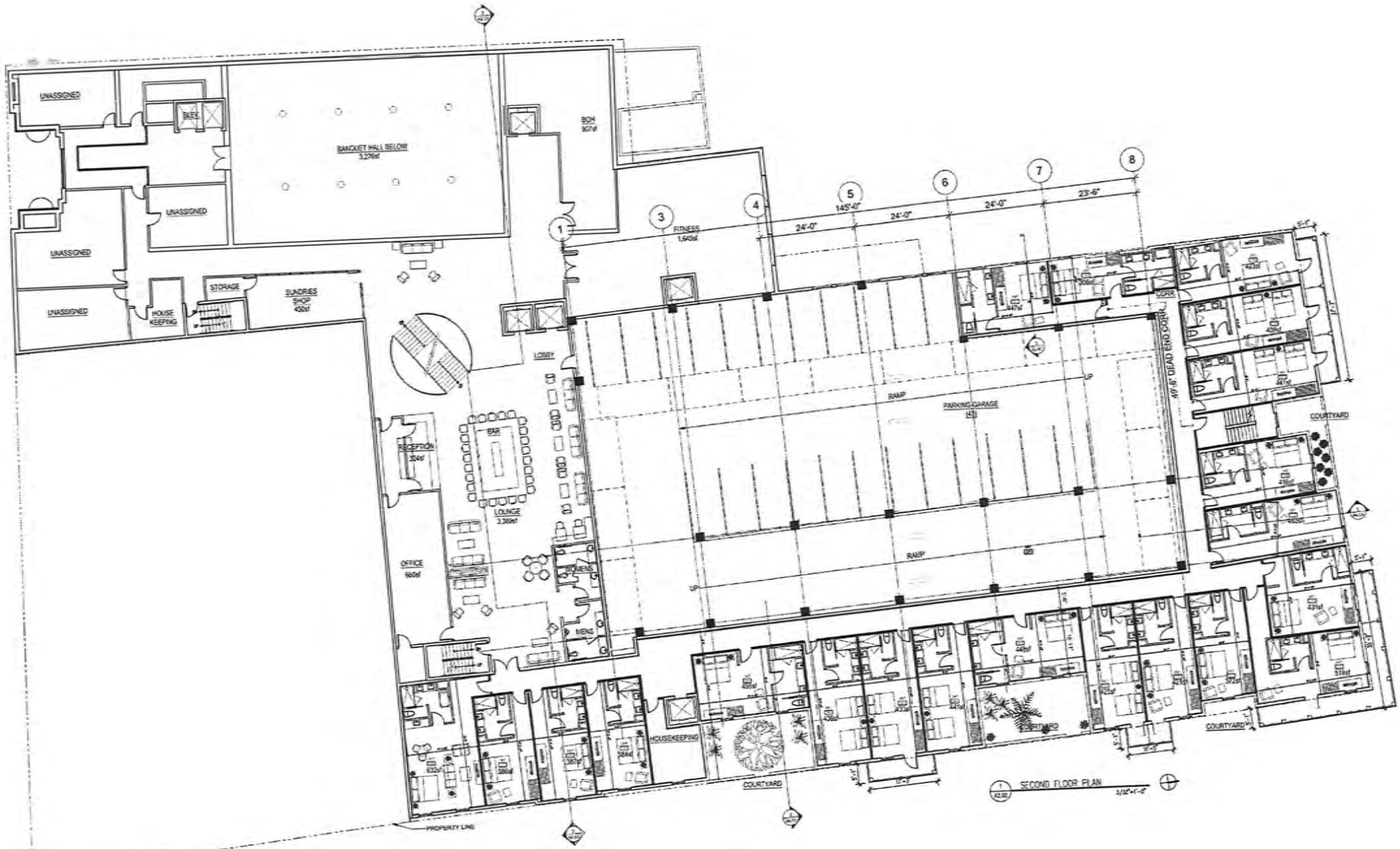
ROGERS TOWERS

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The Exchange Hotel

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ML+H Project No. 23.21.0

2nd Floor Plan

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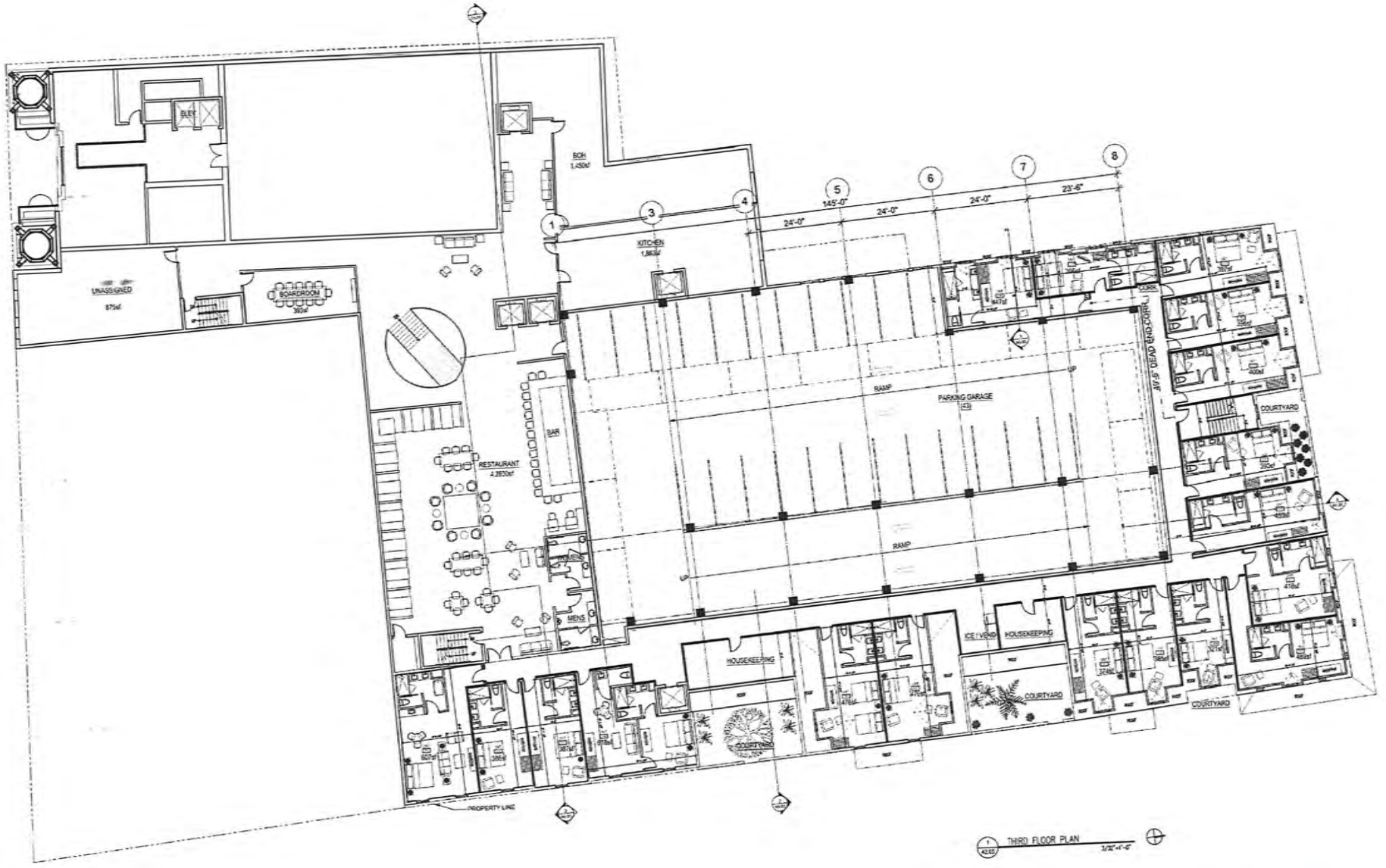
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MAVERICK ENGINEERING

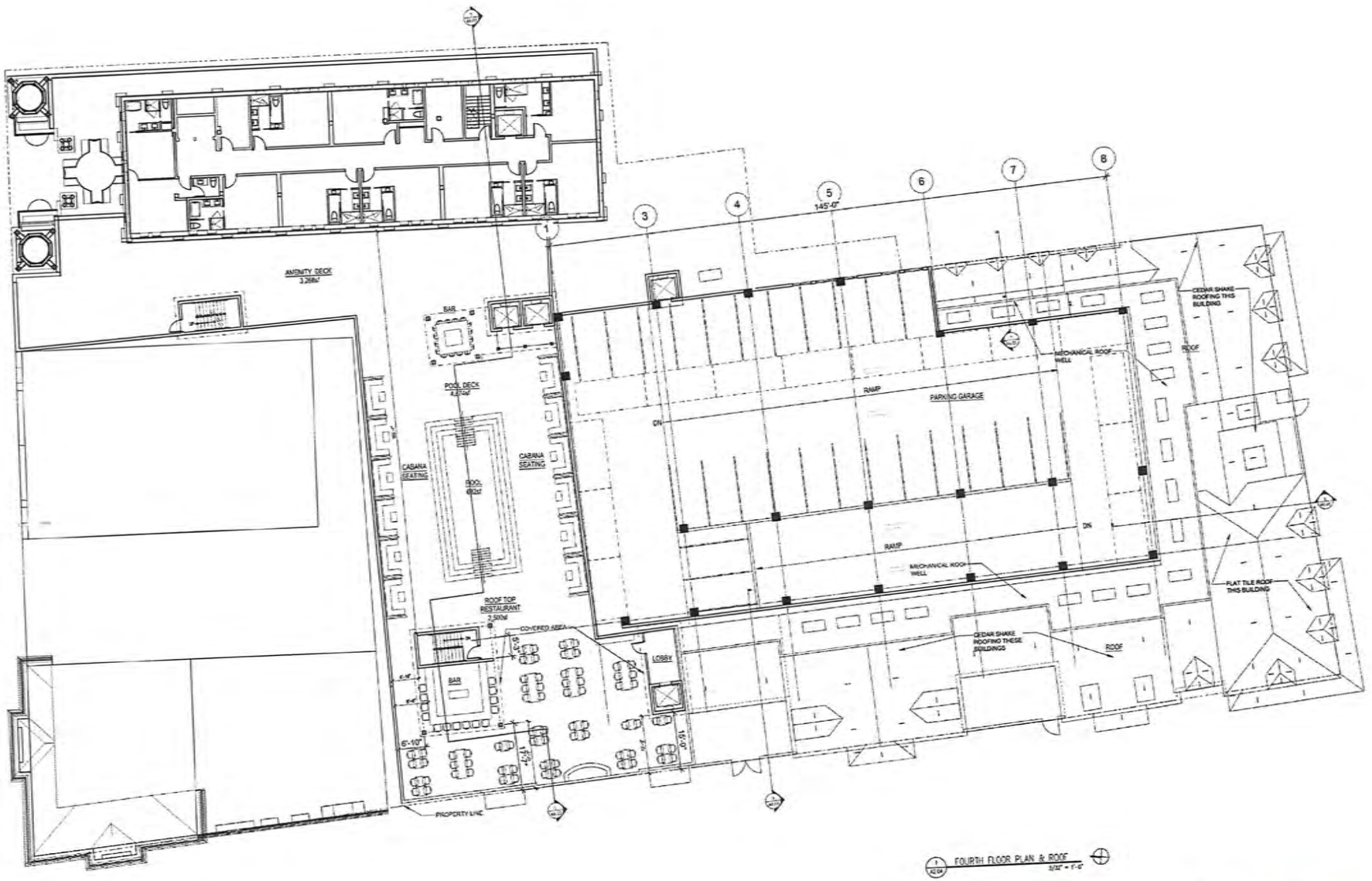
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1 FOURTH FLOOR PLAN & ROOF
3/32" = 1'-0"



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
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Roof Plan

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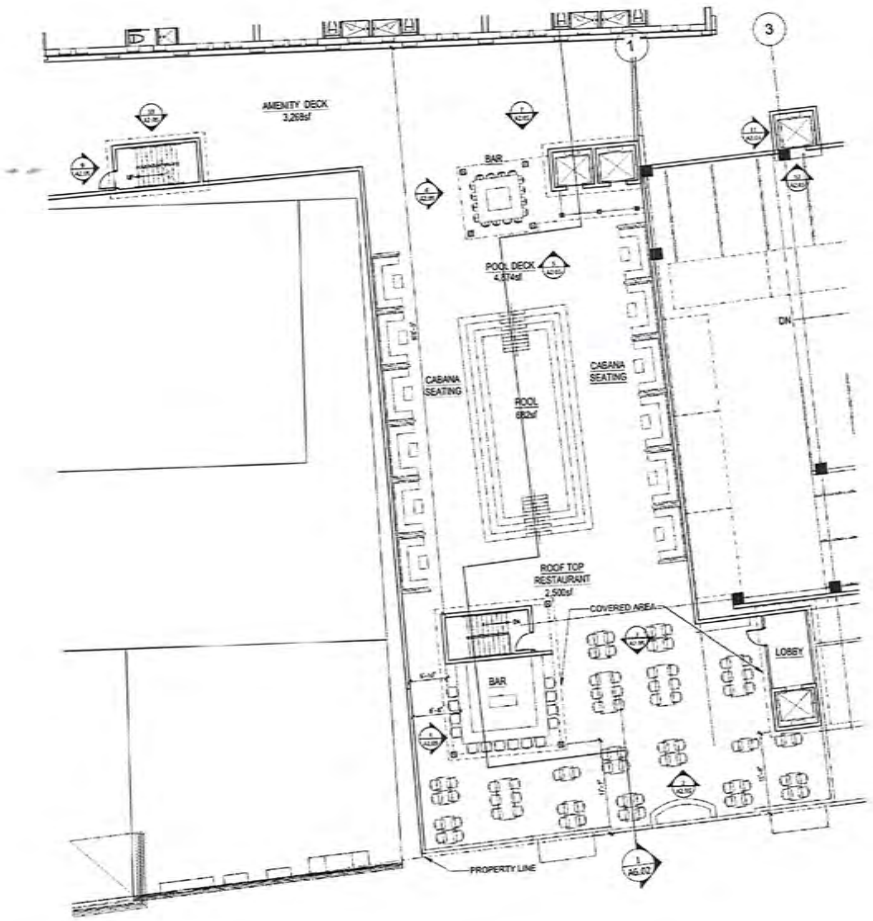
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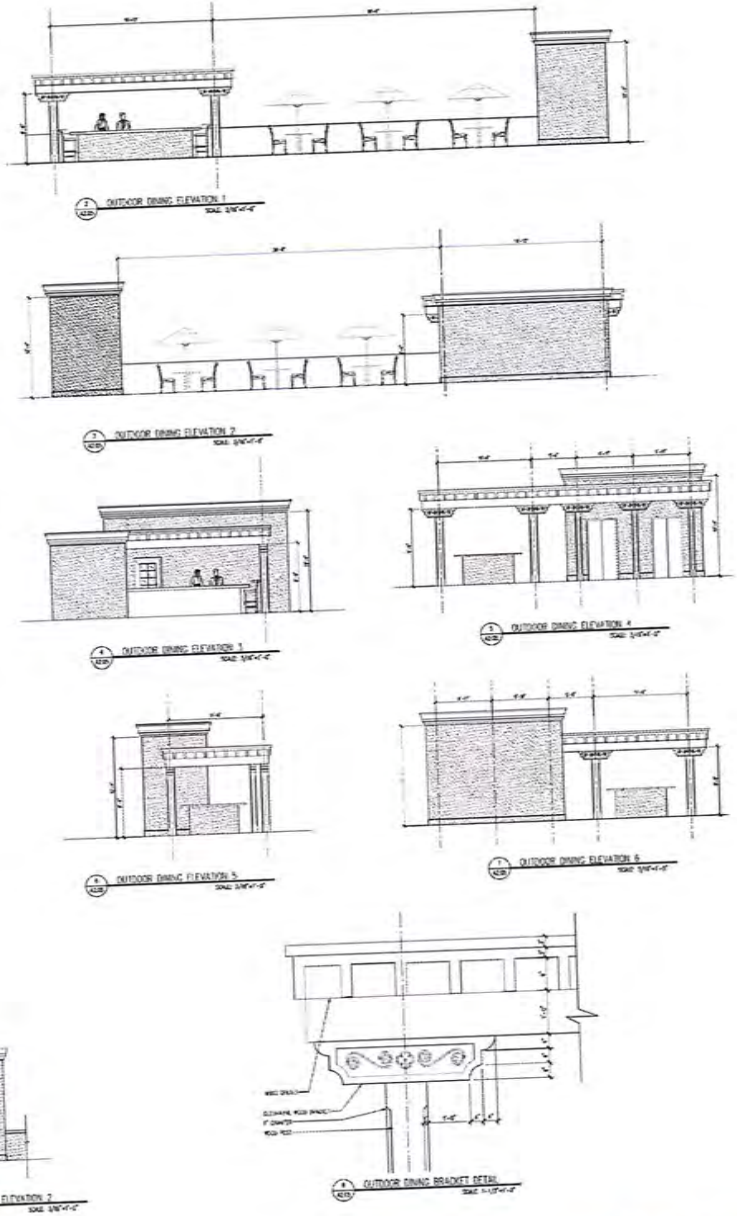
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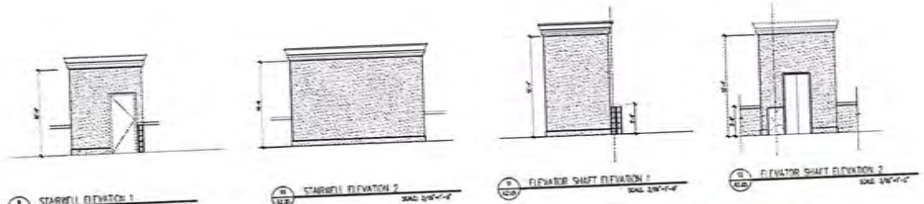
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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
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Enlarged Amenity Deck Plan & Elevations

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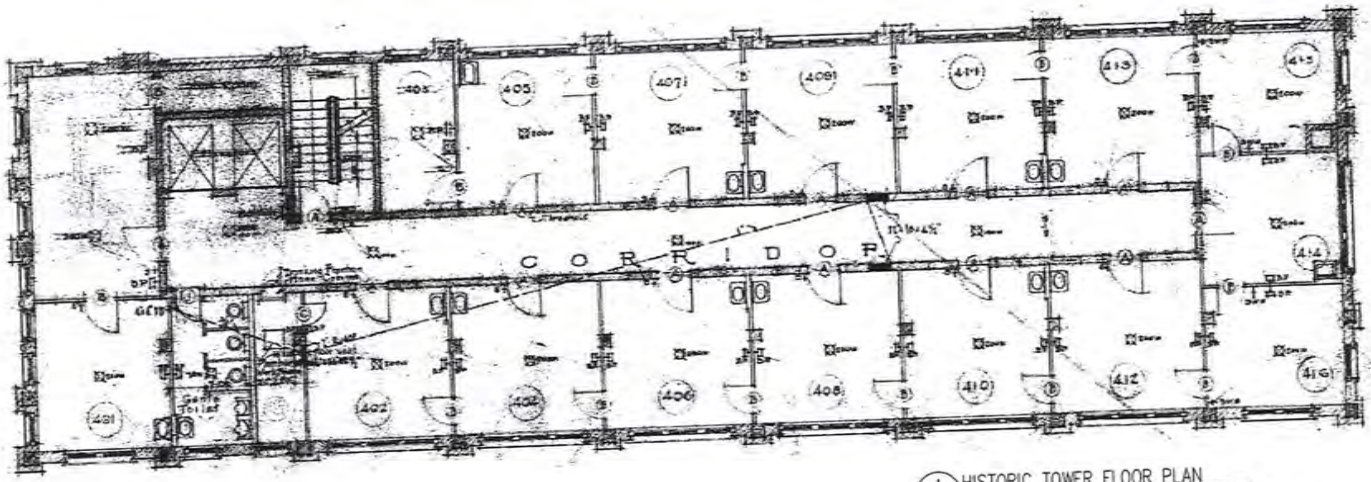
ROGERS | TOWERS

MAVERICK ENGINEERING

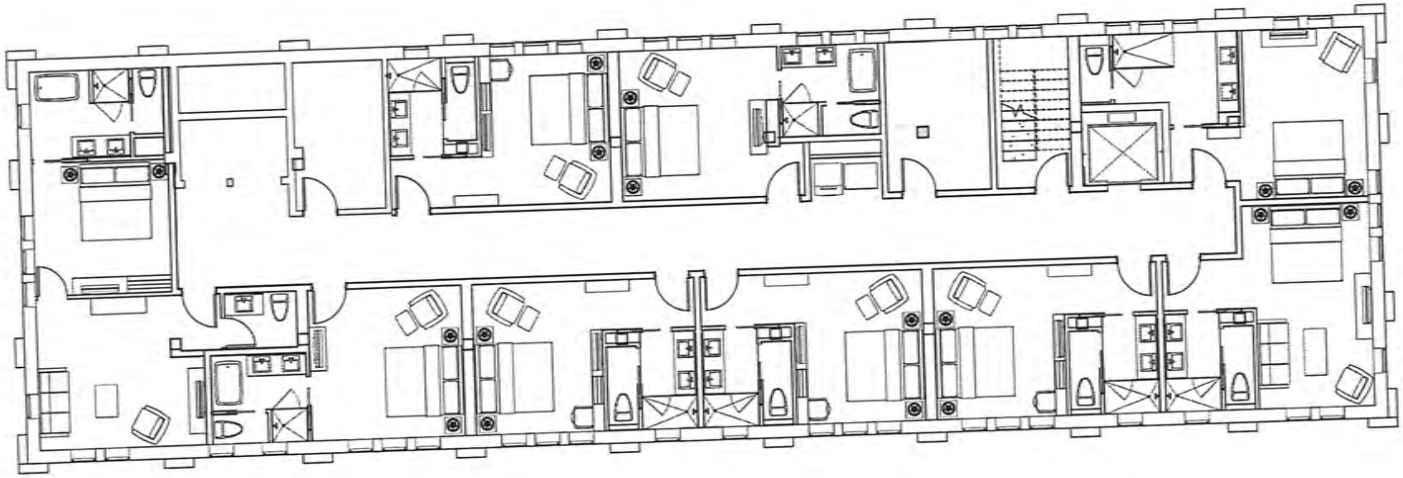
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1 A2.05 HISTORIC TOWER FLOOR PLAN
3/16"=1'-0"



2 A2.05 PROPOSED TOWER FLOOR PLAN
3/16"=1'-0"

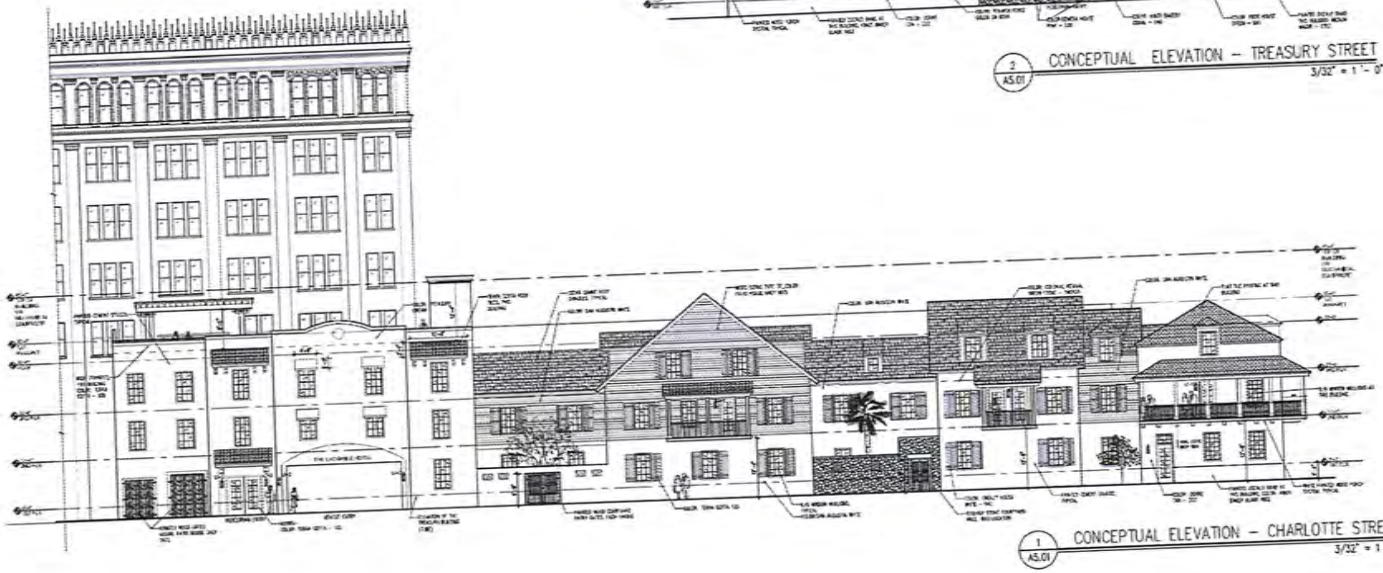
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3 A5.01 CONCEPTUAL WEST ELEVATION
3/32" = 1'-0"



2 A5.01 CONCEPTUAL ELEVATION – TREASURY STREET
3/32" = 1'-0"



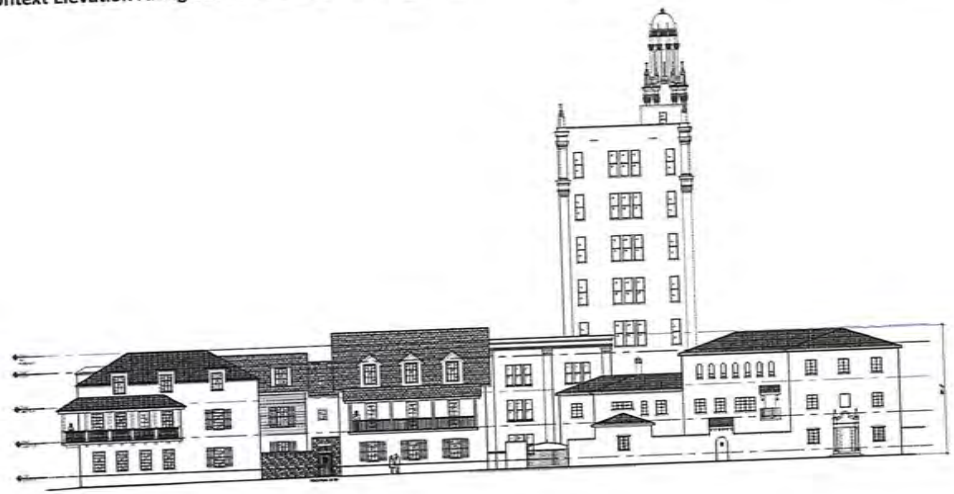
1 A5.01 CONCEPTUAL ELEVATION – CHARLOTTE STREET
3/32" = 1'-0"

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1 A5.02 CONTEXT ELEVATION – CHARLOTTE STREET
1/16" = 1'-0"

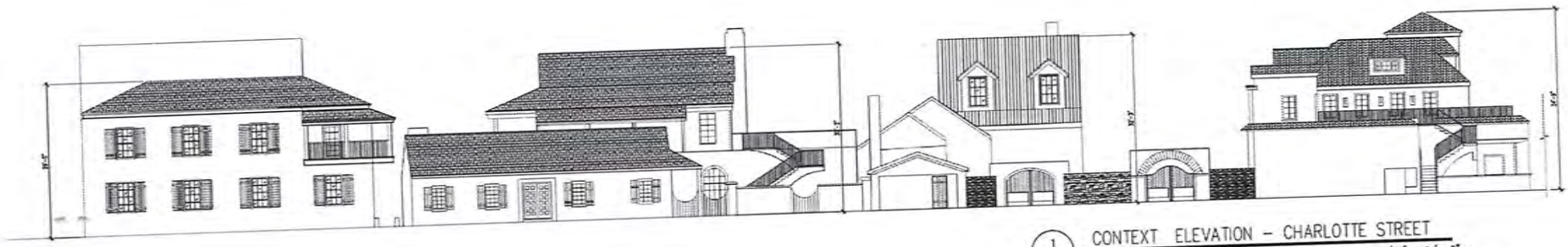
Context Elevation Along Charlotte Street – Looking West



2 A5.02 CONTEXT ELEVATION – TREASURY STREET
1/16" = 1'-0"

Context Elevation Along Treasury Street – Looking South

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1 A5.01 CONTEXT ELEVATION – CHARLOTTE STREET
3/32" = 1'-0"



2 A5.01 CONTEXT ELEVATION – TREASURY STREET
3/32" = 1'-0"

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3 AS.01 CONCEPTUAL WEST ELEVATION
3/32" = 1'-0"



2 AS.01 CONCEPTUAL ELEVATION – TREASURY STREET
3/32" = 1'-0"



1 AS.01 CONCEPTUAL ELEVATION – CHARLOTTE STREET
3/32" = 1'-0"



The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Color Elevations

12.18.2025

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ROGERS TOWERS

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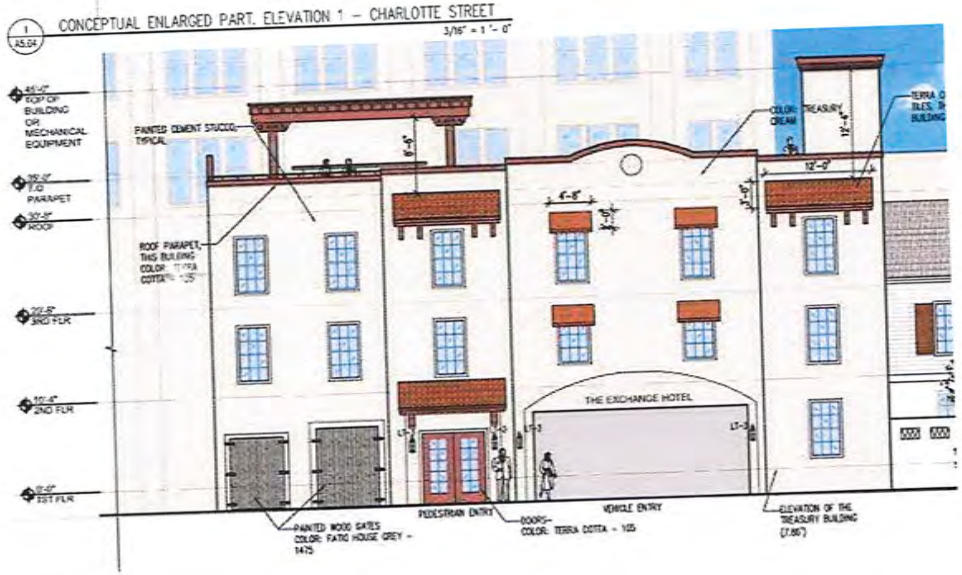
FK

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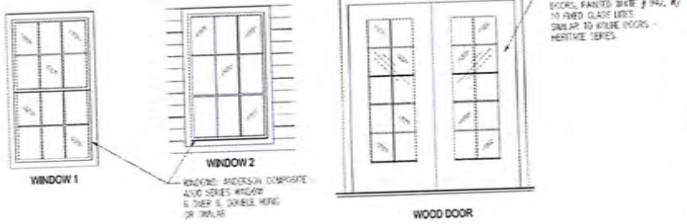
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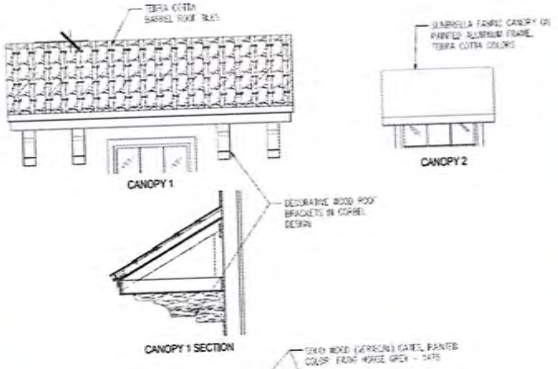


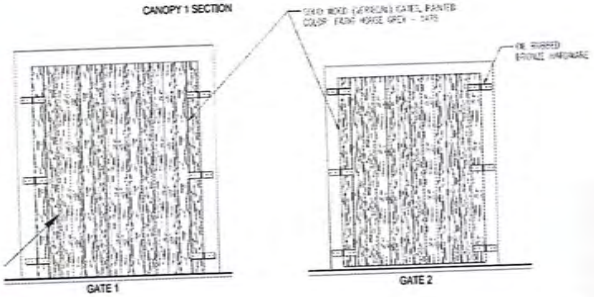
1 A5.04 CONCEPTUAL ENLARGED PART. ELEVATION 1 – CHARLOTTE STREET 3/16" = 1'-0"



2 A5.04 CONCEPTUAL ENLARGED PART. ELEVATION 1 – CHARLOTTE STREET















White Stucco - Typical





Door Hardware

San Augustin White
Pure White

Terra Cotta
105

Fatio House Grey
1475



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Partial Enlarged Elevation

12.18.2025

JALARAM HOTELS, INC

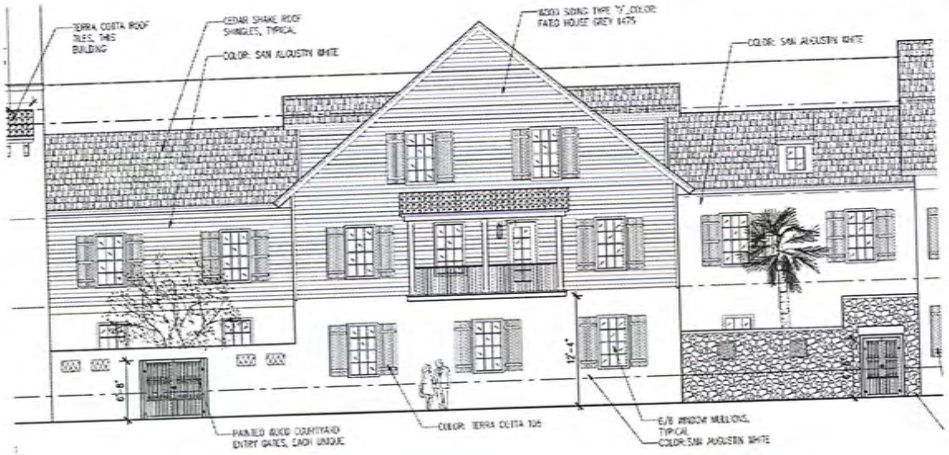
ROGERS TOWERS

MAVERICK ENGINEERING

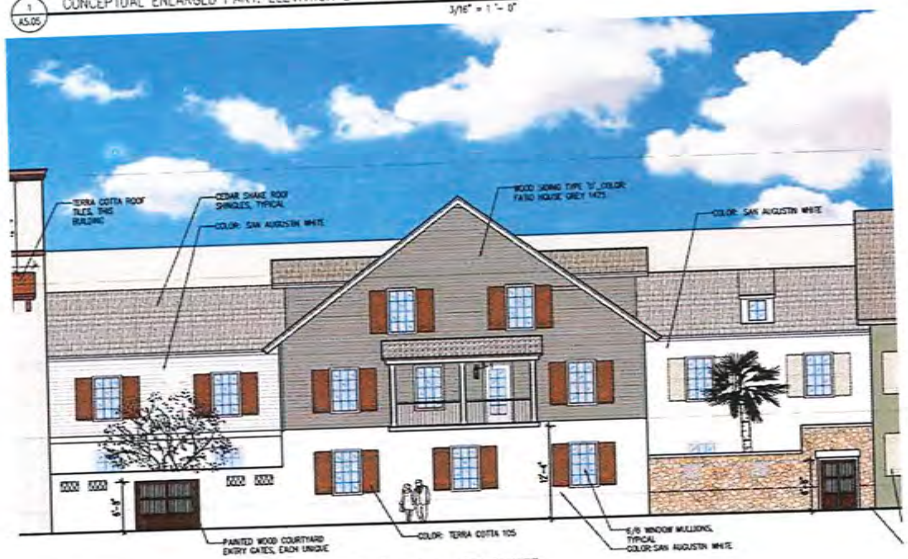
FK

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LANDSCAPE ARCHITECTURE · PL

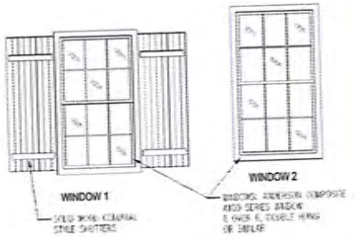
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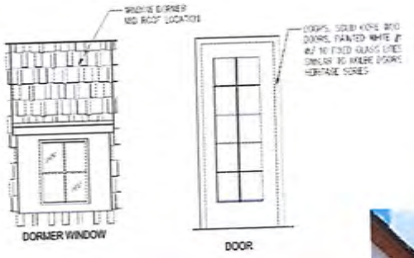


1 A5.05 CONCEPTUAL ENLARGED PART. ELEVATION 2 – CHARLOTTE STREET
3/16" = 1'-0"

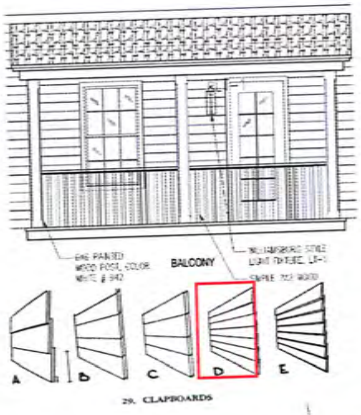


2 A5.05 CONCEPTUAL ENLARGED PART. ELEVATION 2 – CHARLOTTE STREET
3/16" = 1'-0"











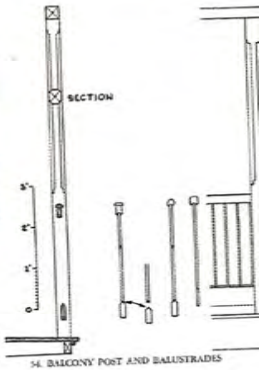

Dormer Window




Cedar Shake - Typical


Shutter Dog


Shutters






Terra Cotta
105


Fatio House Grey
1475



San Augustin White
Pure White



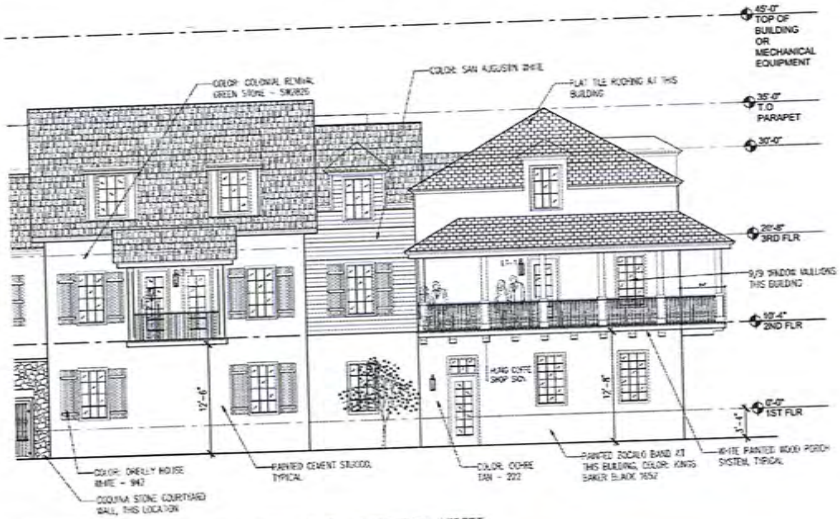
The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Partial Enlarged Elevation

12.18.2025

JALARAM HOTELS, INC.
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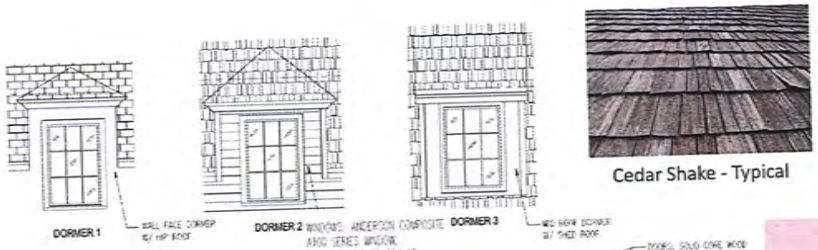
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1 A5.06 CONCEPTUAL ENLARGED PART. ELEVATION 3 – CHARLOTTE STREET
3/16" = 1'-0"

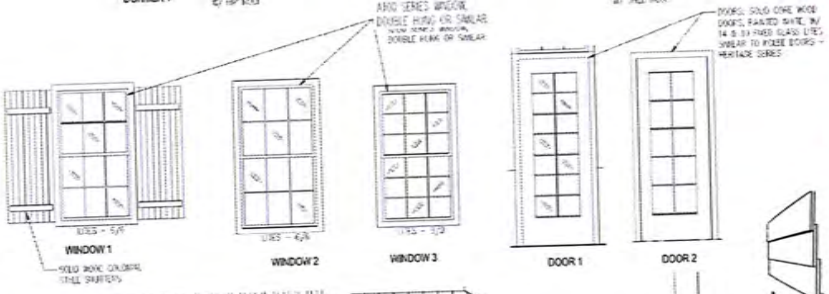


2 A5.06 CONCEPTUAL ENLARGED PART. ELEVATION 3 – CHARLOTTE STREET
3/16" = 1'-0"

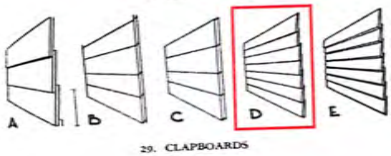


Cedar Shake - Typical

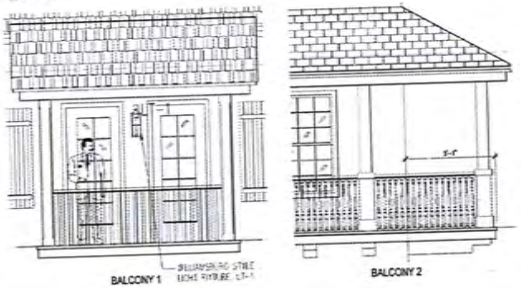

Shutters

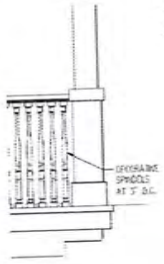



Shutter Dog

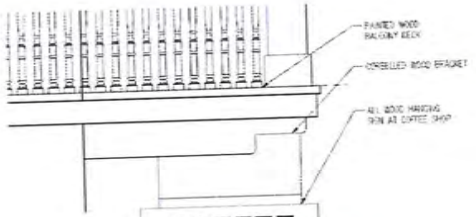


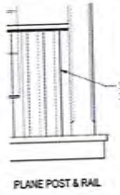
29. CLAPBOARDS



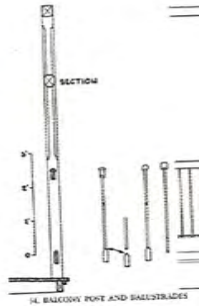

DECORATIVE POST & RAIL


White Stucco - Typical




PLANE POST & RAIL


Door Hardware



Colonial Revival Green Stone SW 2826

O'Reilly House White 942

Ochre Tan 222

King's Bakery Black 1652

San Augustin White Pure White



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Partial Enlarged Elevation

12.18.2025

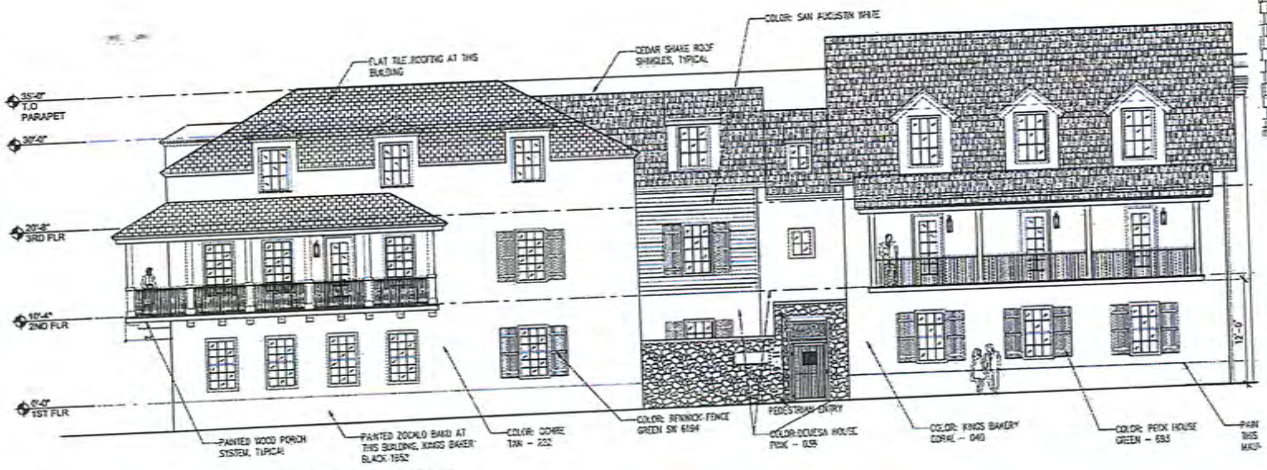
JALARAM HOTELS, INC.

ROGERS TOWERS

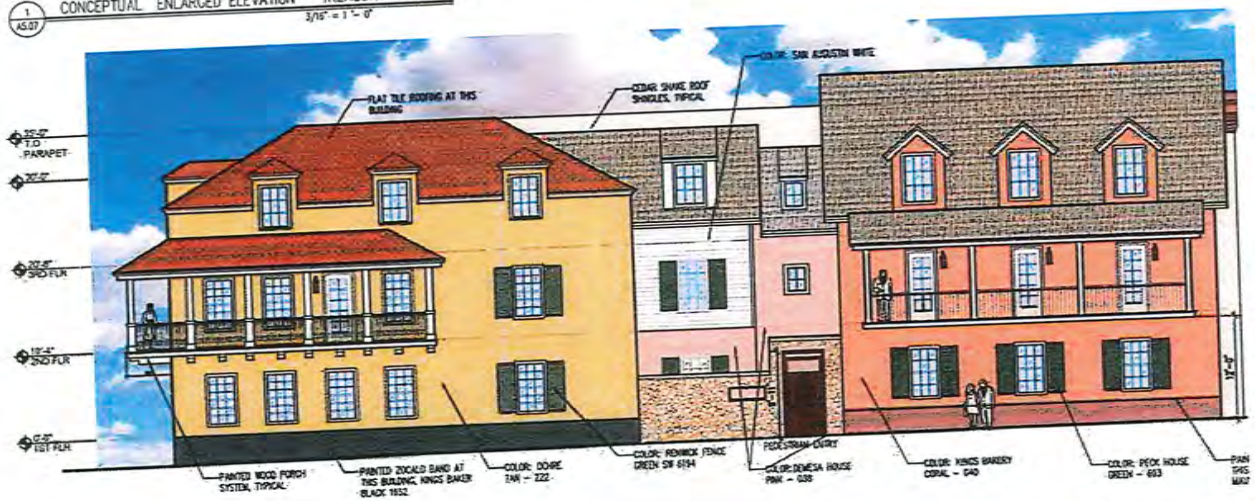
MAVERICK ENGINEERING

FK

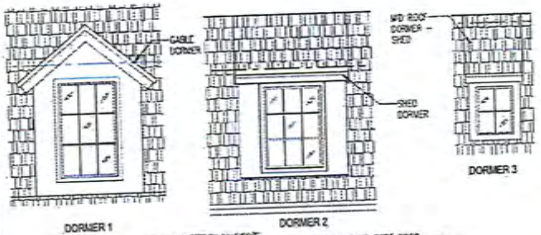
Marquis Latimer + Hal
LANDSCAPE ARCHITECTURE

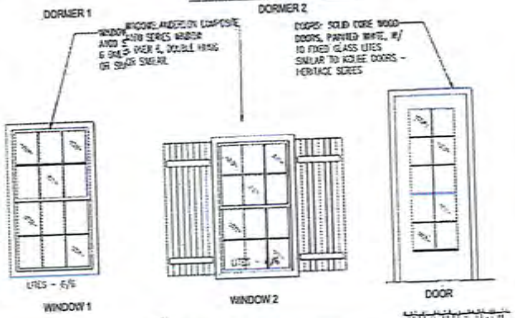


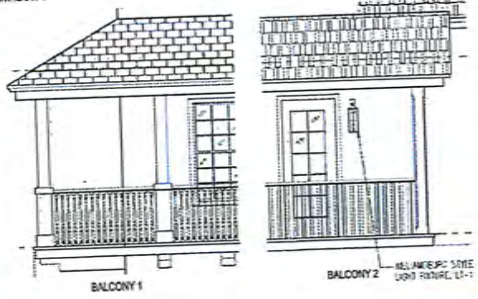
1 A5.07 CONCEPTUAL ENLARGED ELEVATION – TREASURY STREET
3/16" = 1'-0"



2 A5.07 CONCEPTUAL ENLARGED ELEVATION – TREASURY STREET
3/16" = 1'-0"







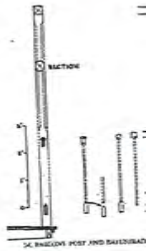

Shutter Dog


Door Hardware



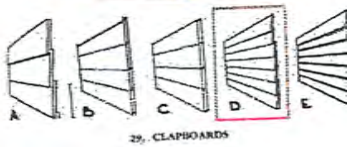

Cedar Shake - Typ


Shutters




White Stucco - Ty





DeMesa House Pink 038 | Ochre Tan 222 | Renwick Fence Green (Match: Basil – SW 6194) | King's Bakery Black 1652 | Peck House Green 693 | Medium Mauve 1257 | King's Bakery Coral 040

The Exchange Hotel

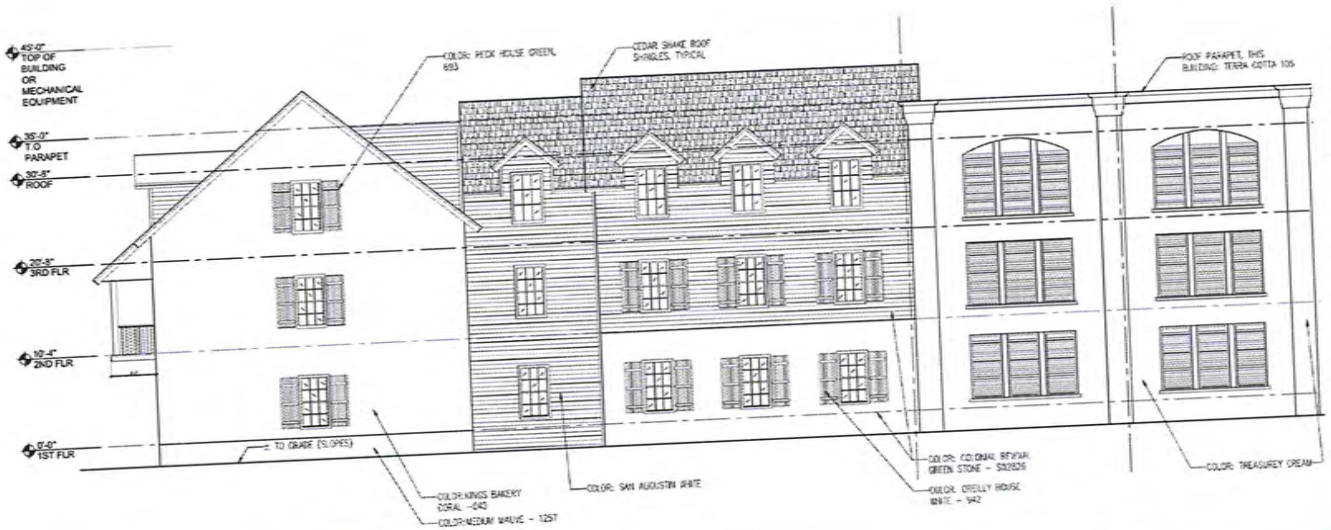
Partial Enlarged Elevation

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

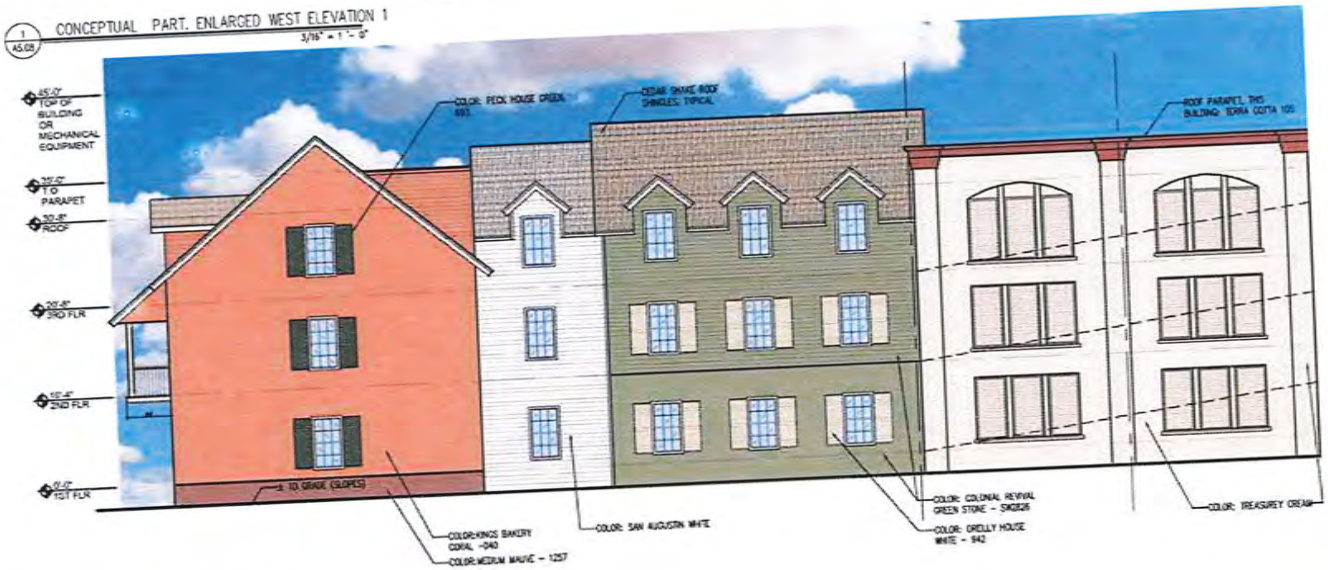
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ROGERS TOWERS
MAVERICK ENGINEERING
FK
Marquis Latimer + H LANDSCAPE ARCHITECTURE

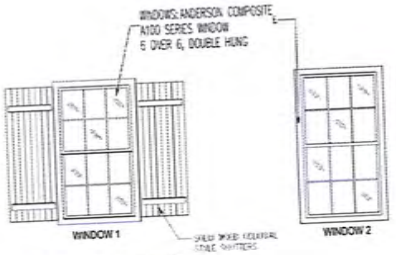
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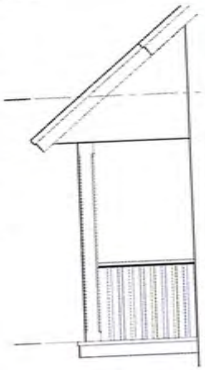
1 A5.08 CONCEPTUAL PART. ENLARGED WEST ELEVATION 1
3/16" = 1'-0"



2 A5.08 CONCEPTUAL PART. ENLARGED WEST ELEVATION 1
3/16" = 1'-0"





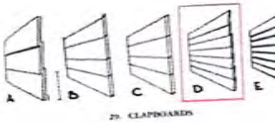








Cedar Shake - Typical





Shutters

Colonial Revival Green Stone SW 2826

San Augustin White Pure White



Shutter Dog

King's Bakery Coral 040

Medium Mauve 1257

Term Cotta 105

Treasury Cream



White Stucco - Typical



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Partial Enlarged Elevation

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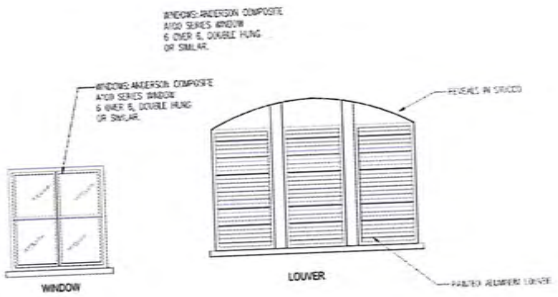
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1 A5.05 CONCEPTUAL PART. ENLARGED WEST ELEVATION 2
3/16" = 1'-0"



2 A5.05 CONCEPTUAL PART. ENLARGED WEST ELEVATION 2
3/16" = 1'-0"





Colonial Revival
Green Stone
SW 2826



Terra Cotta
105

Treasury Cream

O'Reilly House White
942



The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Partial Enlarged Elevation

12.18.2025

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ROGERS | TOWERS

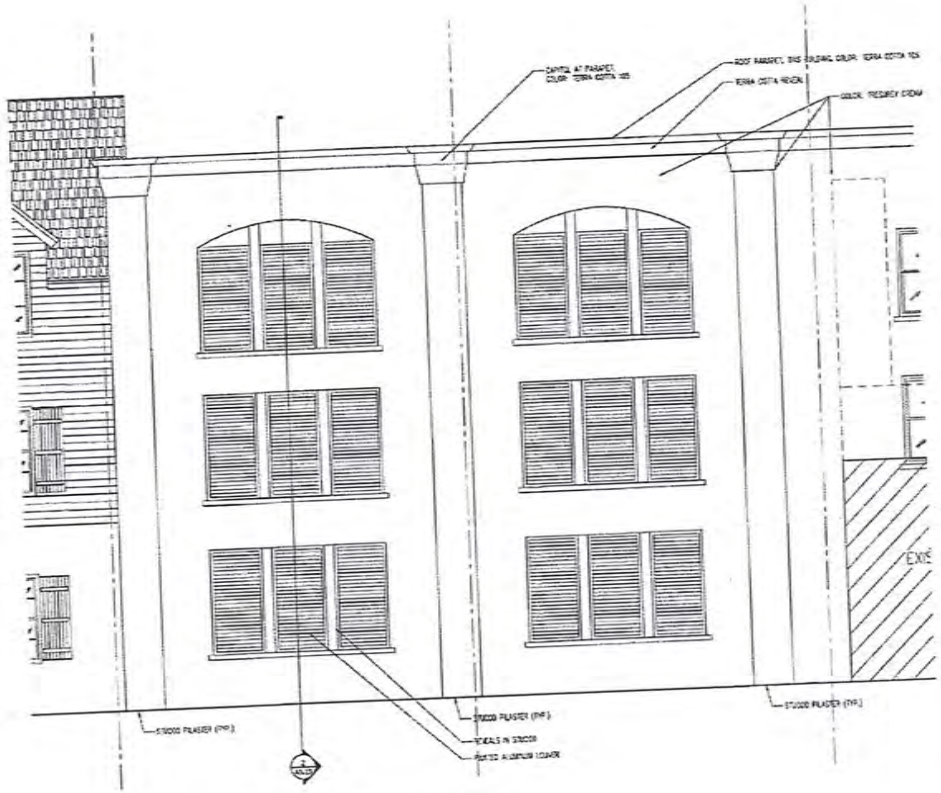
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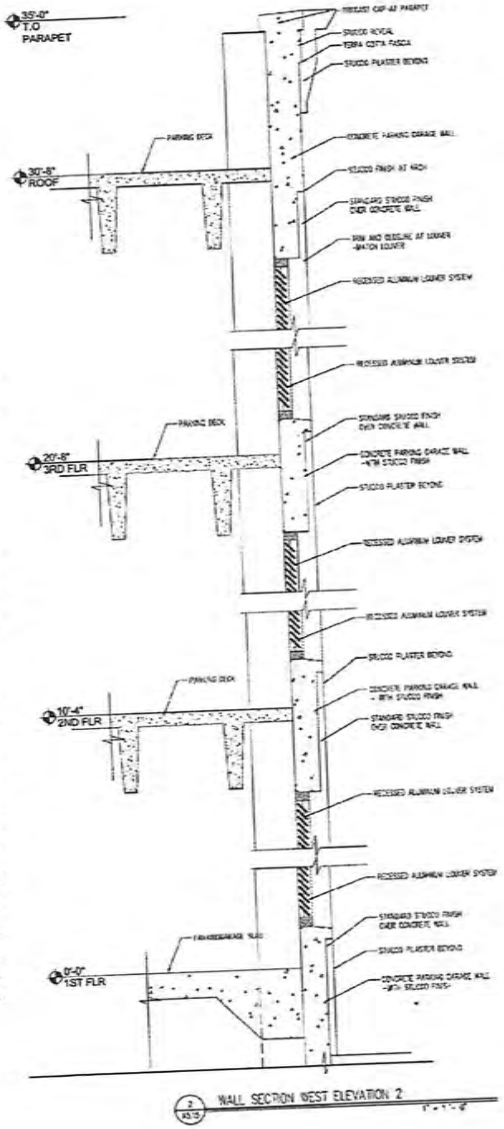
Marquis Latimer + Ha
LANDSCAPE ARCHITECTURE - PL
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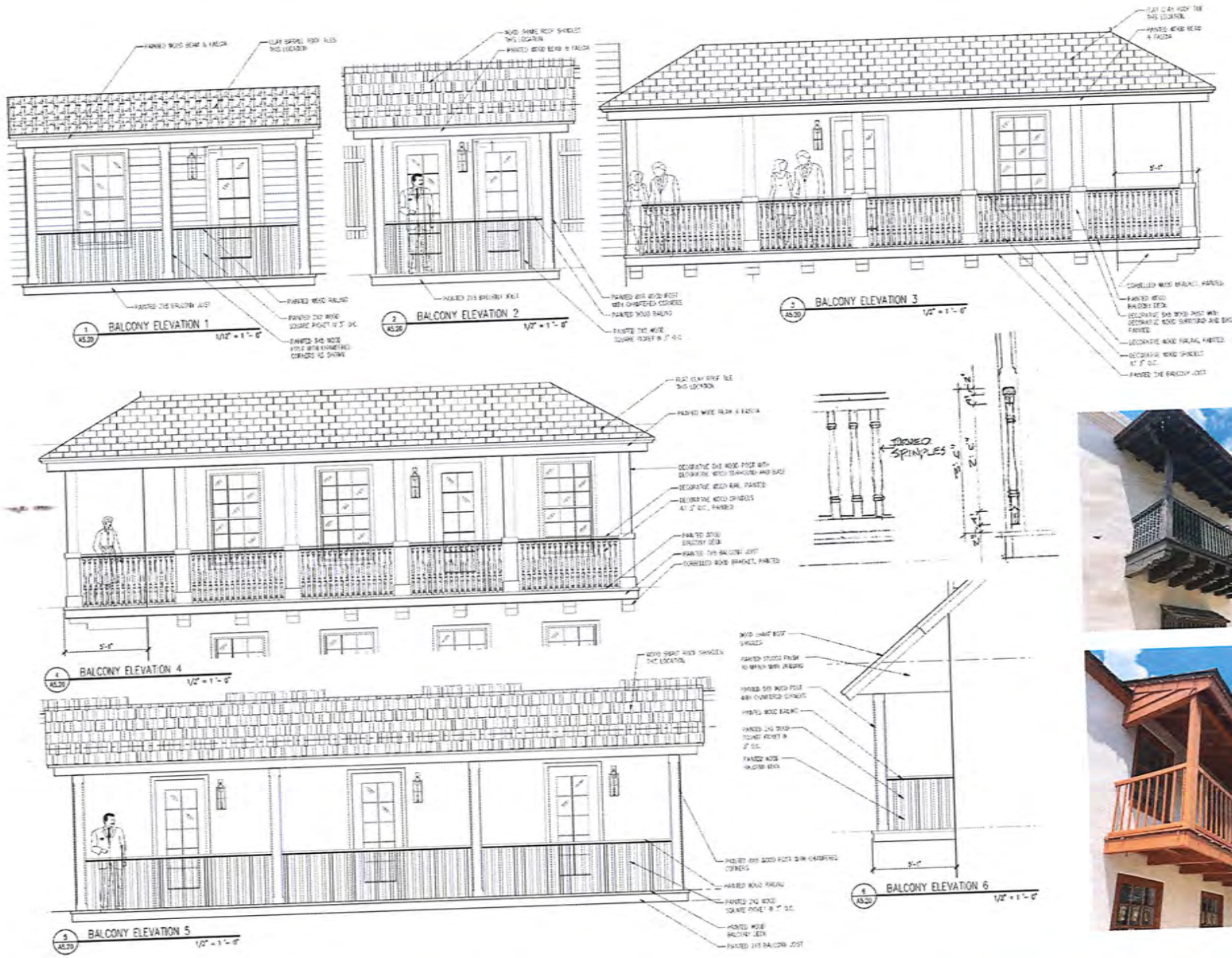


1 A3.13 ENLARGED PART. ENLARGED WEST ELEVATION 2
3/8" = 1'-0"



2 A3.13 WALL SECTION WEST ELEVATION 2
1" = 1'-0"

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The Exchange Hotel — **Rendering**

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The Exchange Hotel

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Rendering

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24 Cathedral Place, St. Augustine, Florida
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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Rendering

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The Exchange Hotel

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The Exchange Hotel — **Rendering**

24 Cathedral Place, St. Augustine, Florida
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Rendering

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The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Rendering

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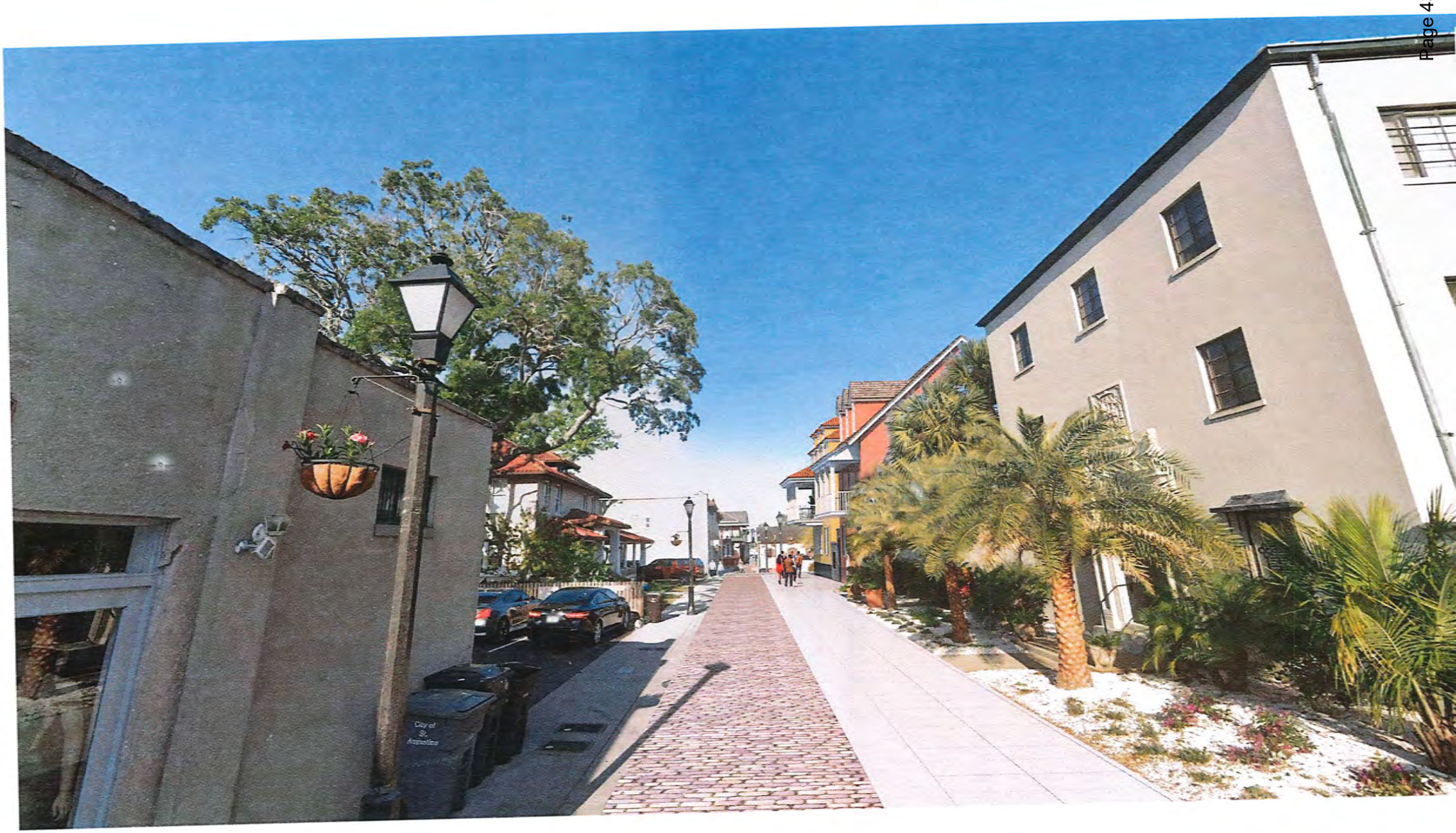
ROGERS | TOWERS

MAVERICK ENGINEERING

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LANDSCAPE ARCHITECTURE · PLA

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The Exchange Hotel — **Rendering**

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

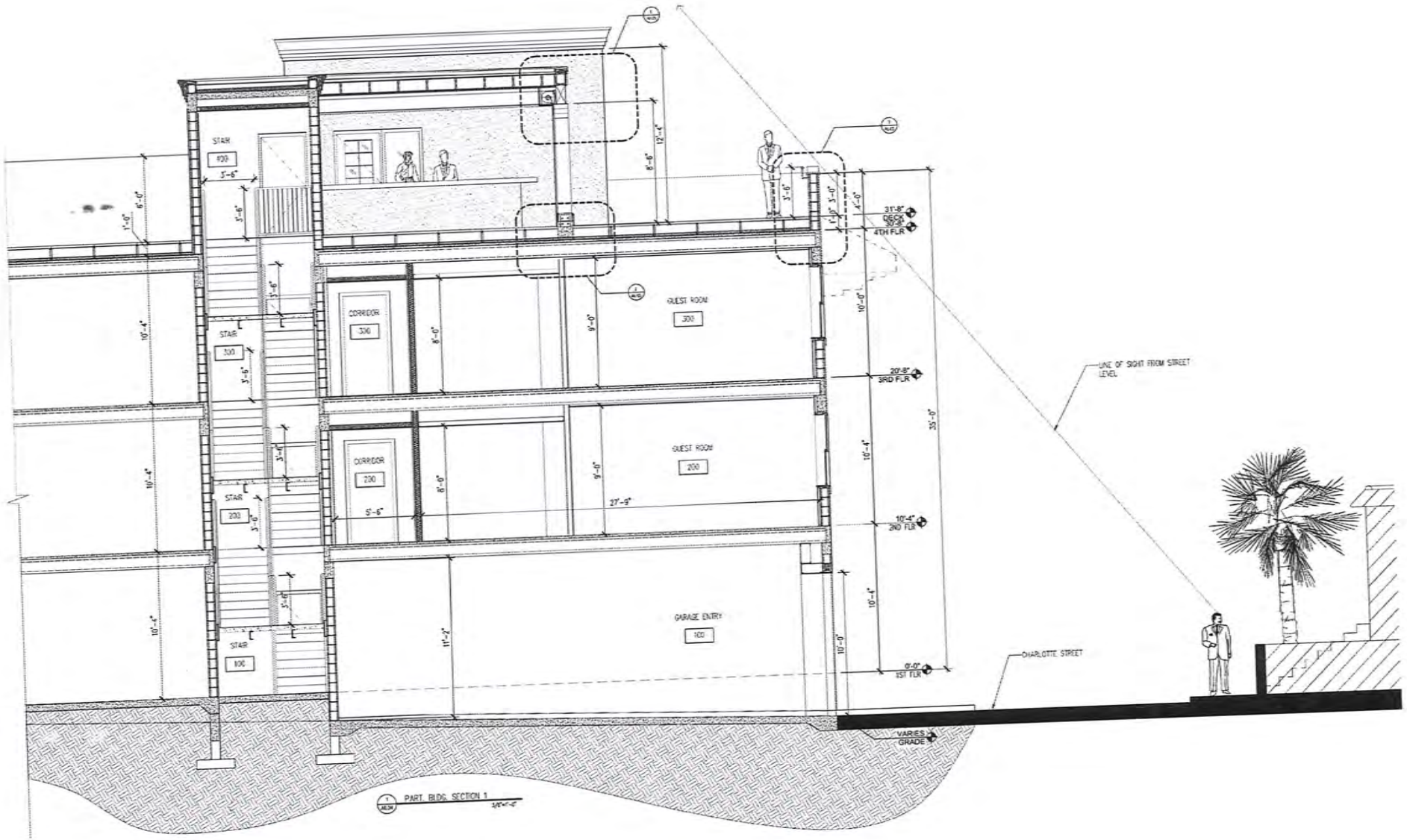
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LANDSCAPE ARCHITECTURE - PLA

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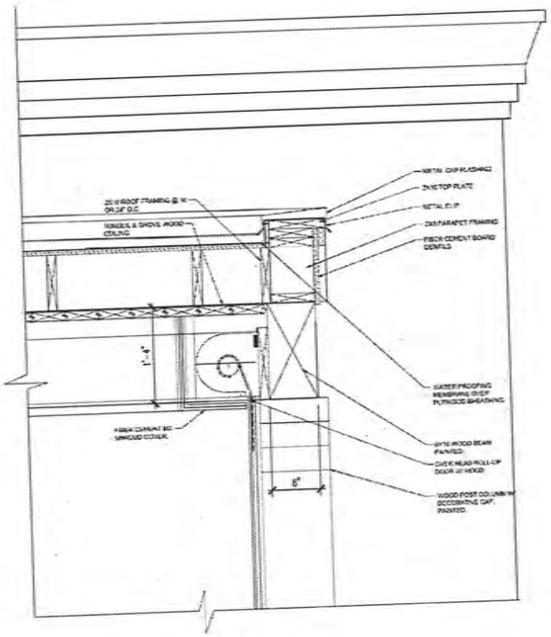
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

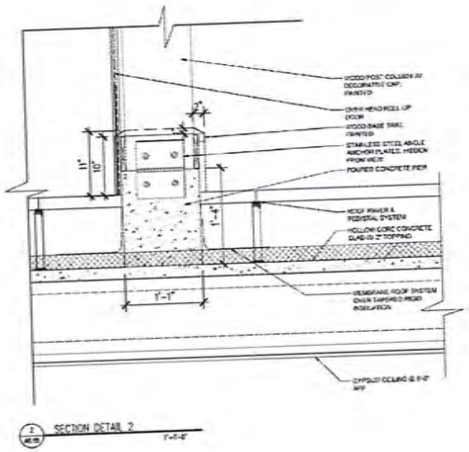
Building Sections

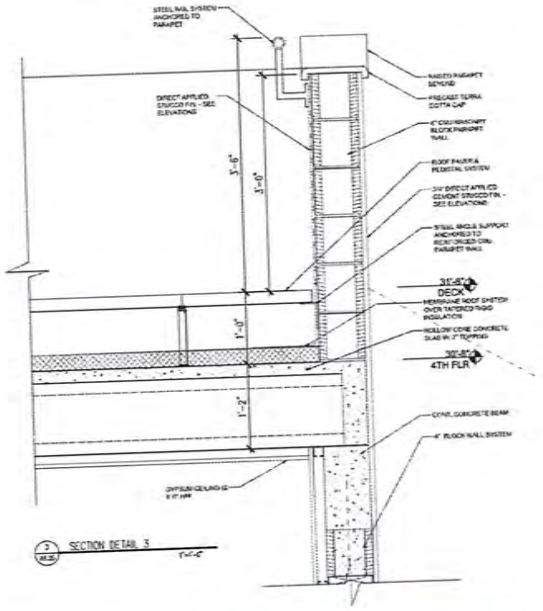
12.18.2025

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ROGERS TOWERS
MAVERICK ENGINEERING
FK
Marquis Latimer + Halt
LANDSCAPE ARCHITECTURE · PLA

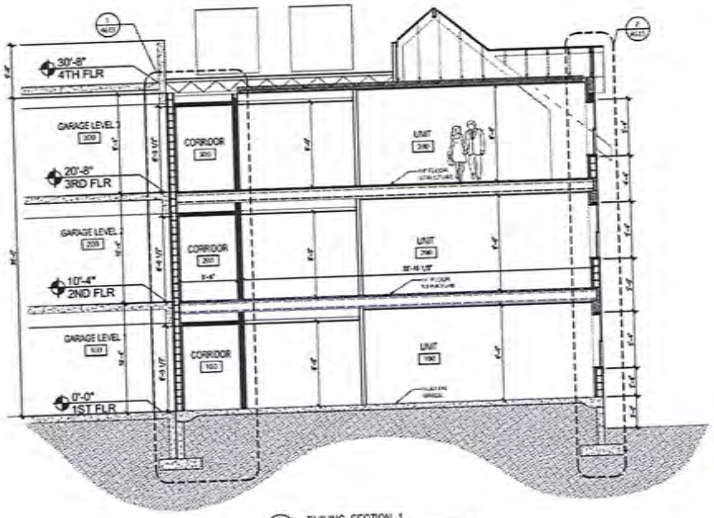
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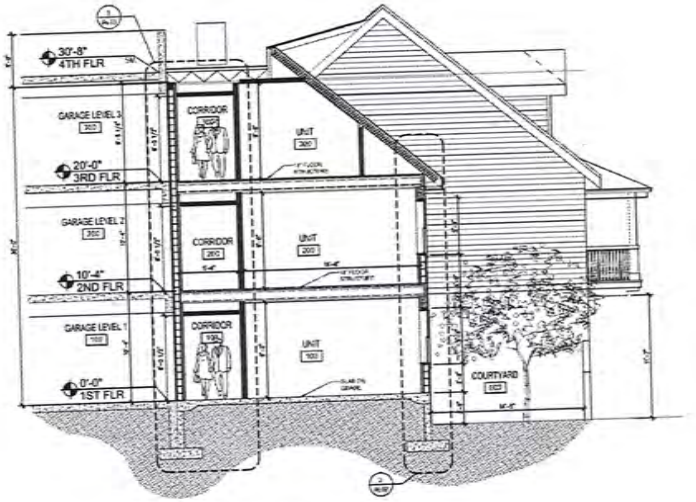




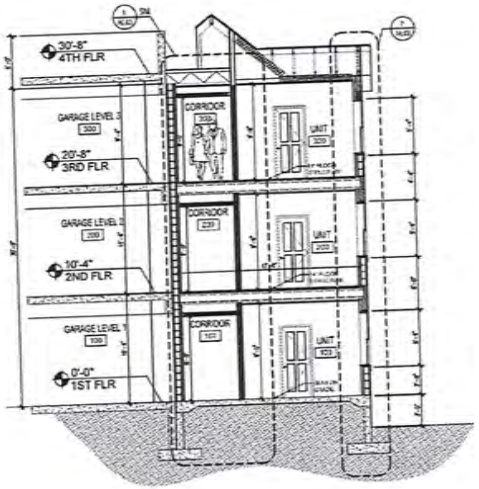
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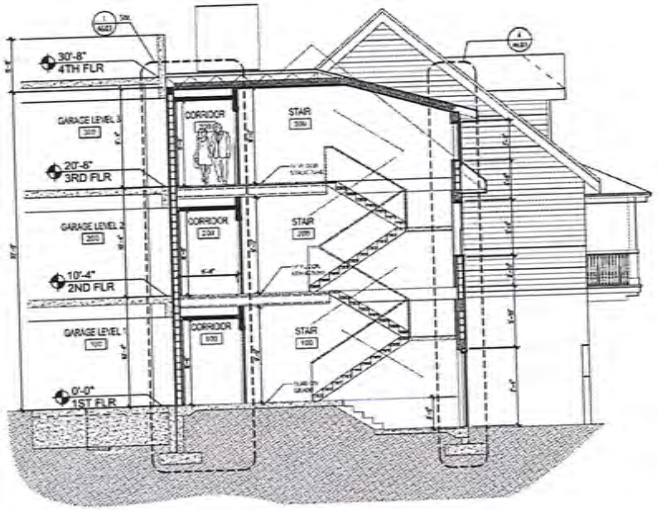
1 A6.01 BUILING SECTION 1 3/16"=1'-0"



2 A6.01 BUILING SECTION 2 3/16"=1'-0"

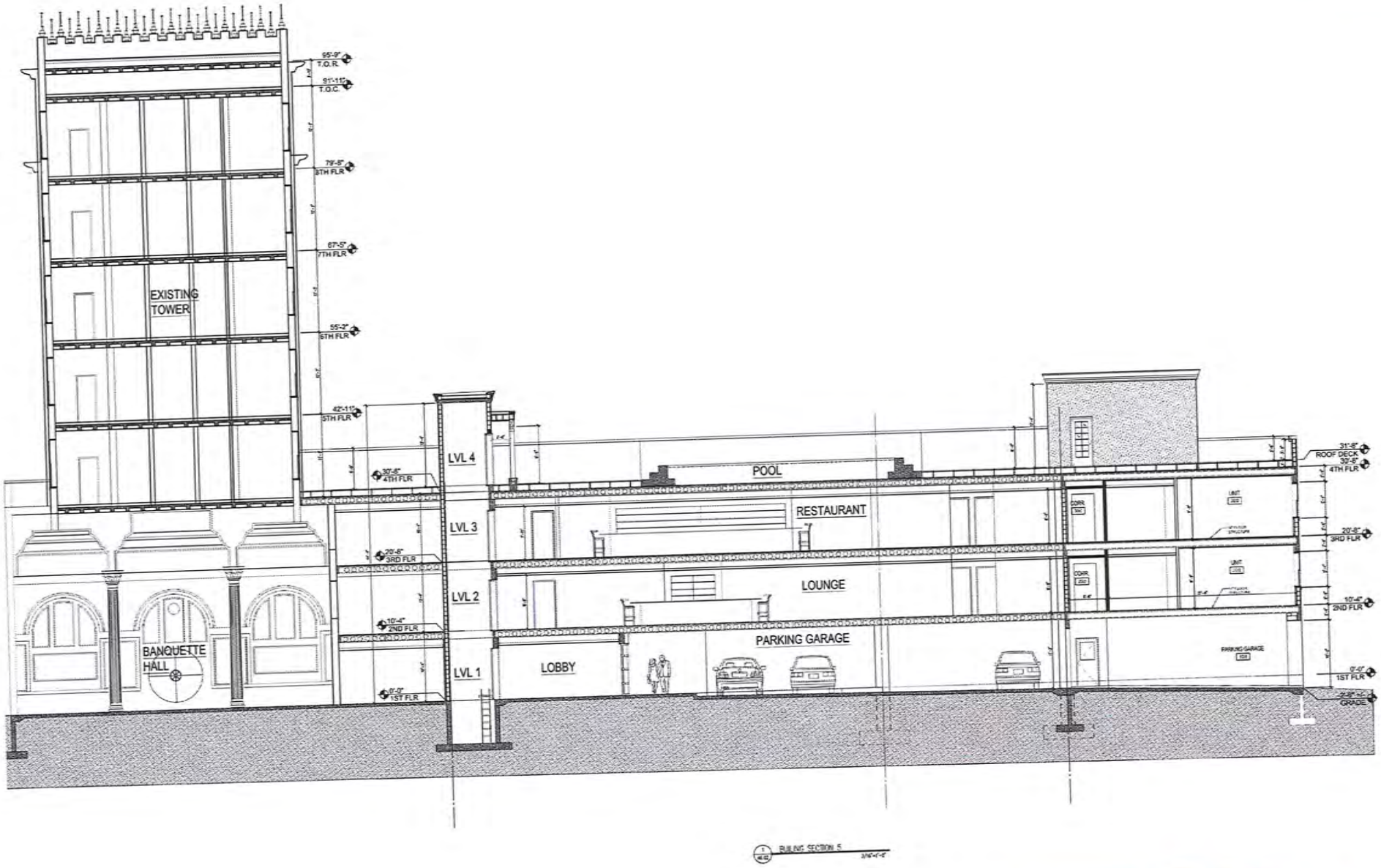


3 A6.01 BUILING SECTION 3 3/16"=1'-0"



4 A6.01 BUILING SECTION 4 3/16"=1'-0"

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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Building Sections

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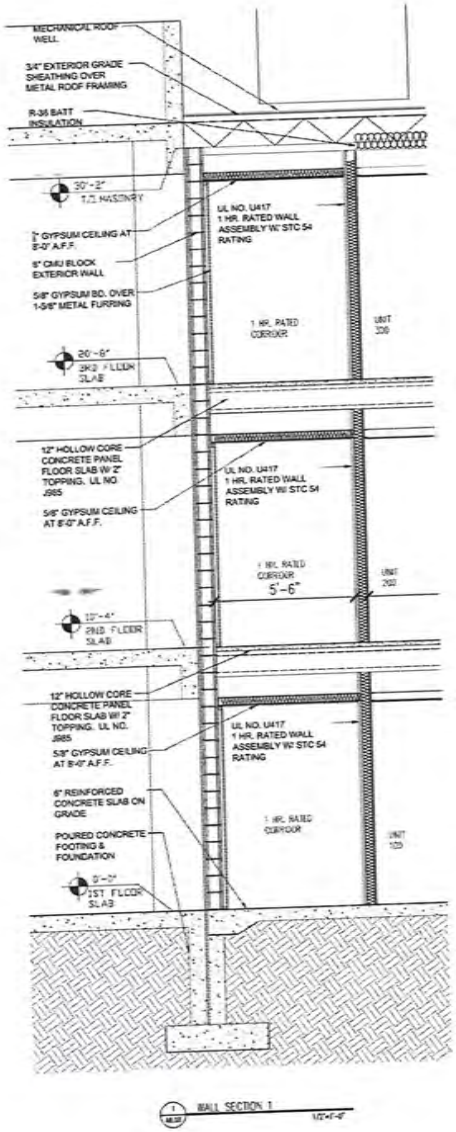
ROGERS TOWERS

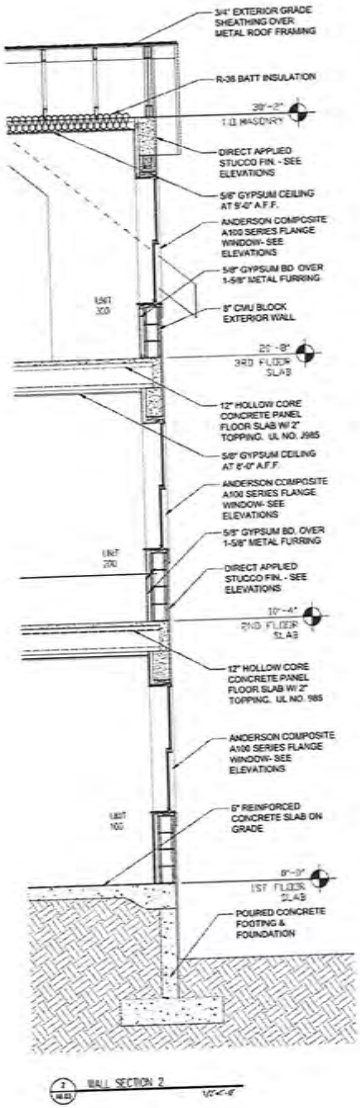
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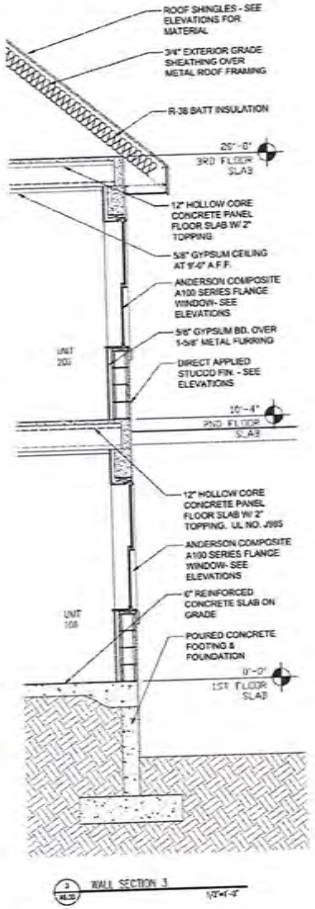
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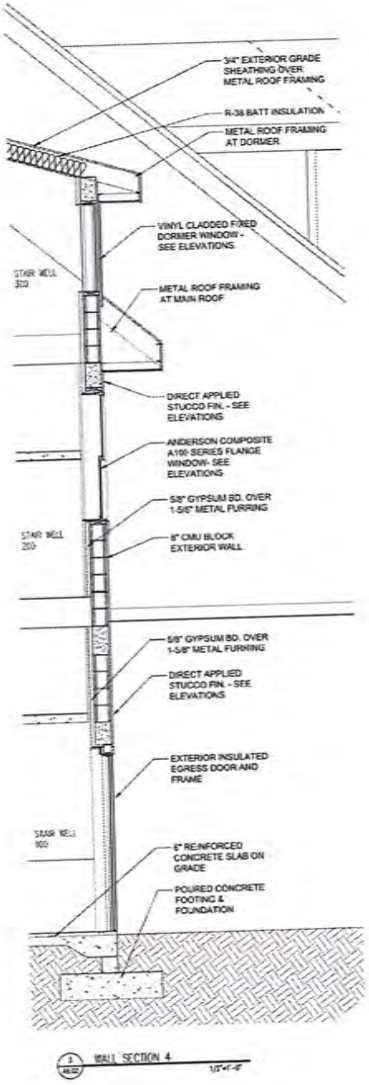
Marquis Latimer + Halb
LANDSCAPE ARCHITECTURE - PLA

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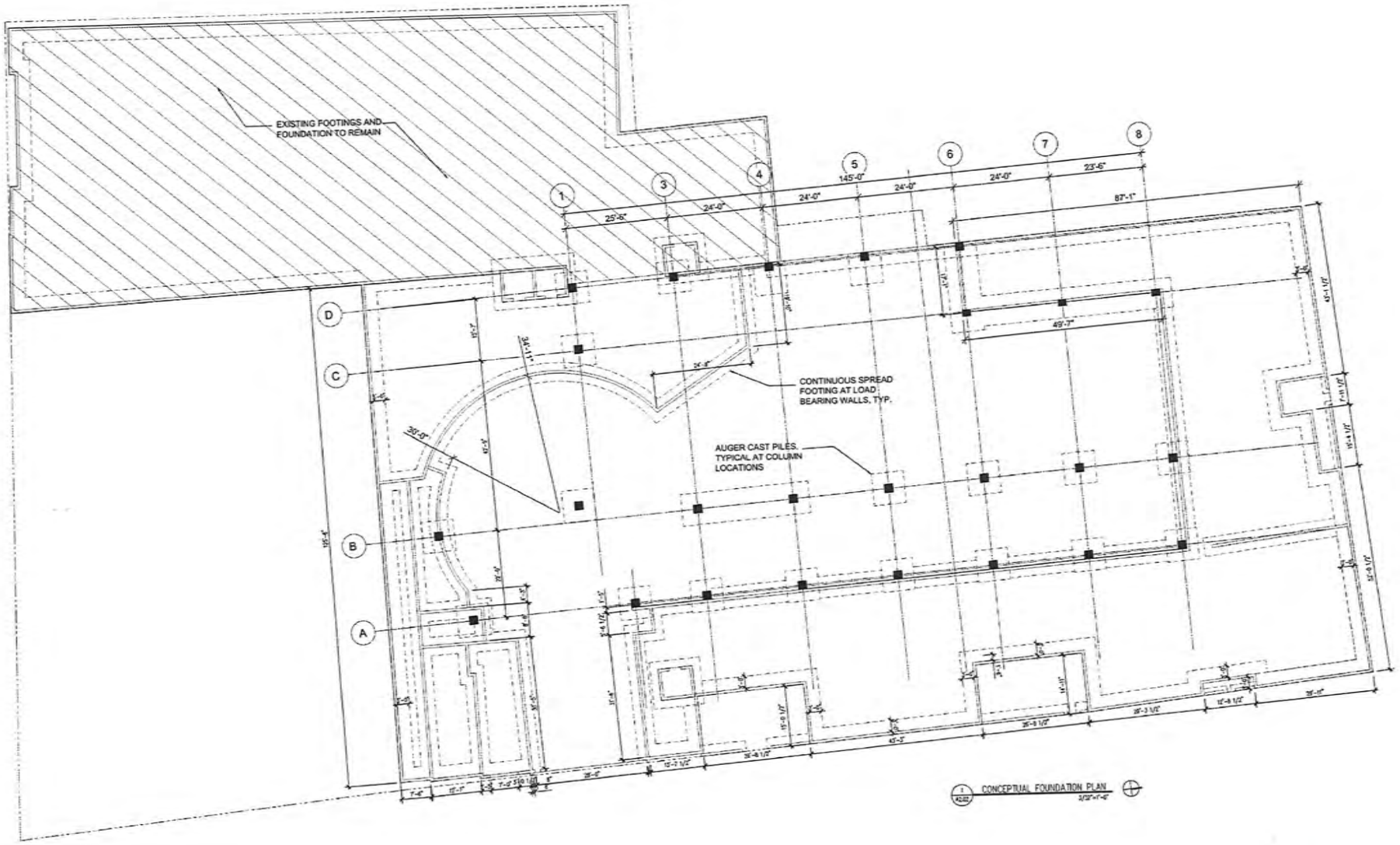








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Ochre Tan
222

Fatio House Grey
1475

Renwick Fence Green
(Match: Basil – SW 6194)

King's Bakery Black
1652

Peck House Green
693

King's Bakery Coral
040

Colonial Revival
Green Stone
SW 2826

San Augustin White
Pure White

Medium Mauve
1257

Terra Cotta
105



Weathered Cedar Shake - Typical



Tile to Match Hanke Hall



O'Reilly House White
942

Treasury Cream

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1927: CONSTRUCTION COMPLETED









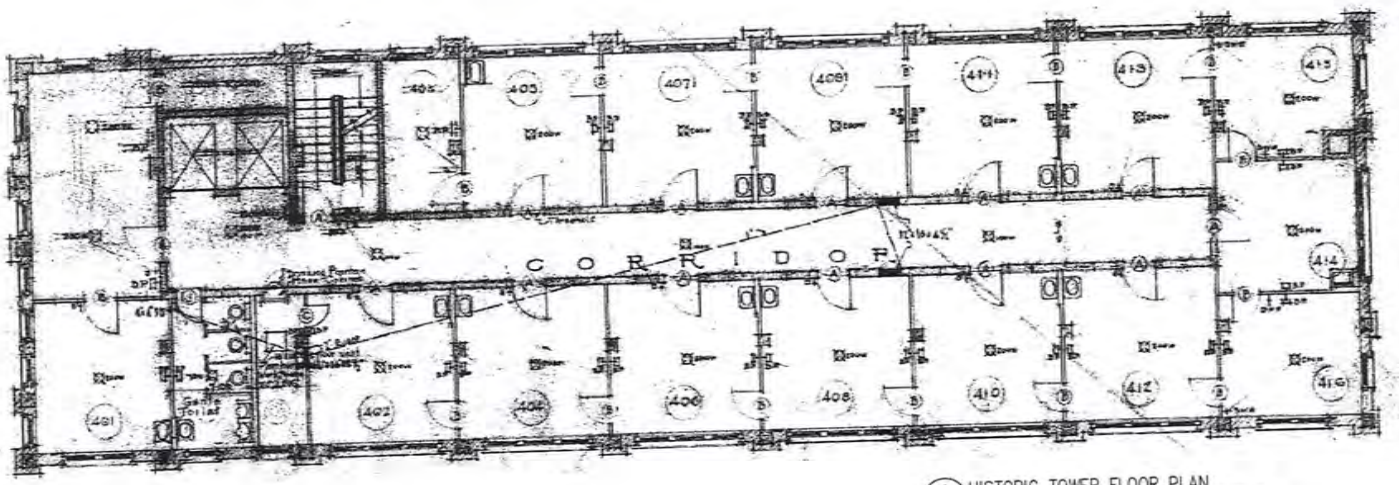




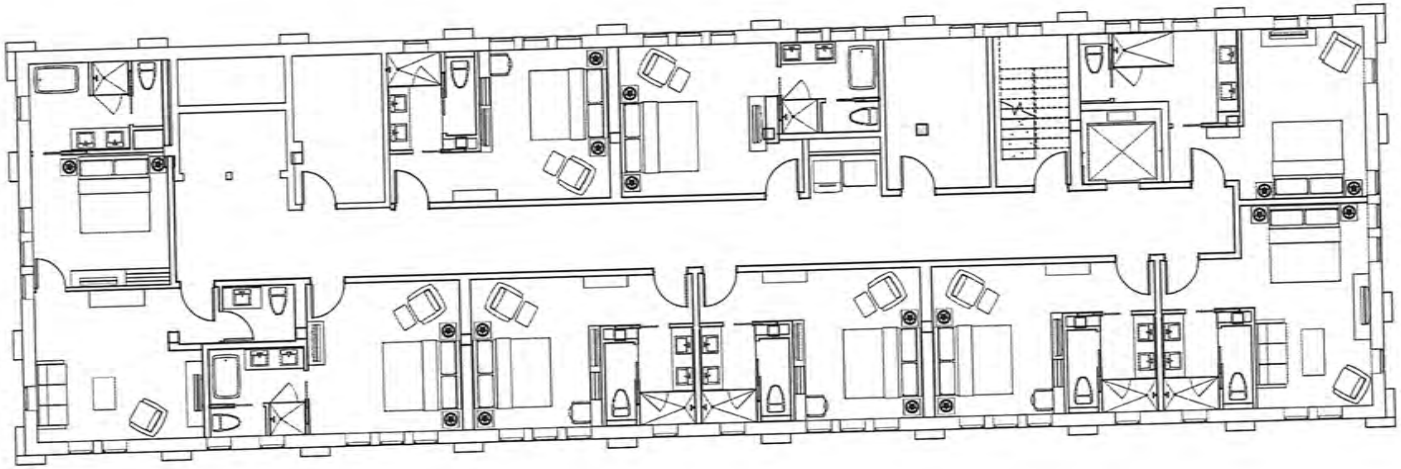




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1 A2.05 HISTORIC TOWER FLOOR PLAN
3/16"=1'-0"



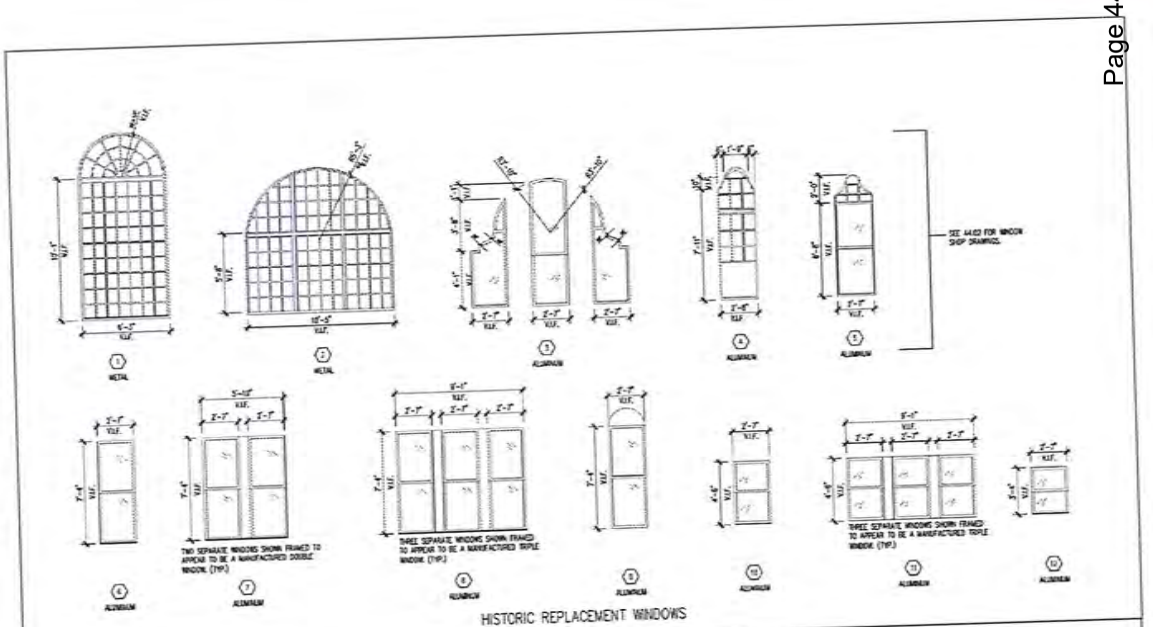
2 A2.05 PROPOSED TOWER FLOOR PLAN
3/16"=1'-0"

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REPLACEMENT WINDOW SCHEDULE

(V.I.F.) = VERIFY IN FIELD

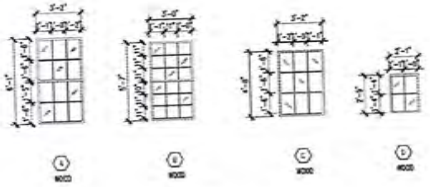
MARK	WIDTH (V.I.F.)	HEIGHT (V.I.F.)	MATERIAL	TYPE	AGE	FINISH	CURRENT CONDITION	REMARKS
1	6'-3"	13'-3"	METAL	FIXED	ORIGINAL	-	GOOD	CUSTOM WINDOW SIZE
2	10'-5"	10'-11"	METAL	FIXED	ORIGINAL	-	GOOD	CUSTOM WINDOW SIZE
3	2'-7"	VARIES	ALUMINUM	FIXED	ORIGINAL	-	GOOD	CUSTOM WINDOW SIZE
4	2'-7"	VARIES	ALUMINUM	FIXED	ORIGINAL	-	GOOD	CUSTOM WINDOW SIZE
5	3'-0"	2'-7"	ALUMINUM	FIXED	ORIGINAL	-	GOOD	CUSTOM WINDOW SIZE
6	2'-7"	7'-4"	ALUMINUM	ONE SINGLE HUNG	30 YRS. +/-	WHITE - COMP.	GOOD	CUSTOM WINDOW SIZE
7	5'-10"	7'-4"	ALUMINUM	TWO SINGLE HUNG	30 YRS. +/-	WHITE - COMP.	GOOD	CUSTOM WINDOW SIZE
8	9'-1"	7'-4"	ALUMINUM	THREE SINGLE HUNG	30 YRS. +/-	WHITE - COMP.	GOOD	CUSTOM WINDOW SIZE
9	2'-7"	7'-4"	ALUMINUM	ONE SINGLE HUNG	30 YRS. +/-	WHITE - COMP.	GOOD	CUSTOM WINDOW SIZE
10	2'-7"	4'-6"	ALUMINUM	ONE SINGLE HUNG	30 YRS. +/-	WHITE - COMP.	GOOD	CUSTOM WINDOW SIZE
11	9'-1"	4'-6"	ALUMINUM	THREE SINGLE HUNG	30 YRS. +/-	WHITE - COMP.	GOOD	CUSTOM WINDOW SIZE
12	2'-7"	3'-4"	ALUMINUM	THREE SINGLE HUNG	30 YRS. +/-	WHITE - COMP.	GOOD	CUSTOM WINDOW SIZE



HISTORIC REPLACEMENT WINDOWS

NEW WINDOW SCHEDULE

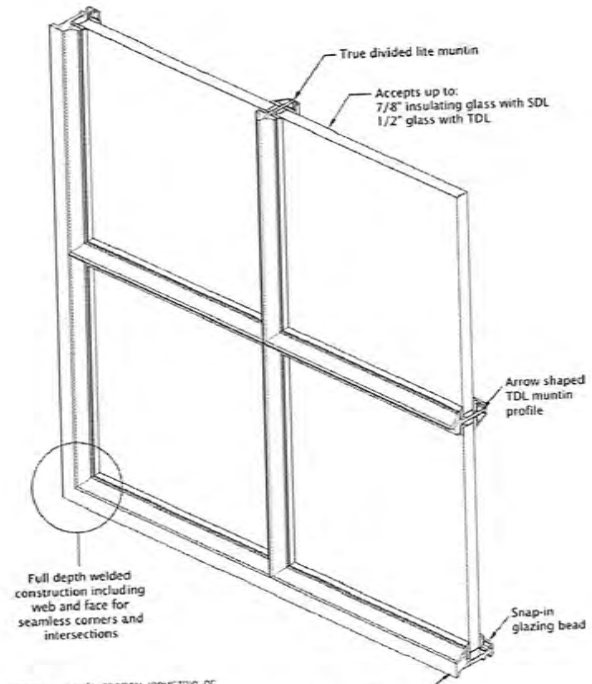
MARK	WIDTH	HEIGHT	MATERIAL	TYPE	HEAD	JAMB	SILL	REMARKS
A	3'-2"	6'-1"	WOOD	ONE SINGLE HUNG	-	-	-	CUSTOM WINDOW SIZE
B	3'-2"	5'-7"	WOOD	ONE SINGLE HUNG	-	-	-	CUSTOM WINDOW SIZE
C	3'-2"	4'-8"	WOOD	FIXED	-	-	-	CUSTOM WINDOW SIZE
D	2'-1"	2'-9"	WOOD	FIXED	-	-	-	CUSTOM WINDOW SIZE



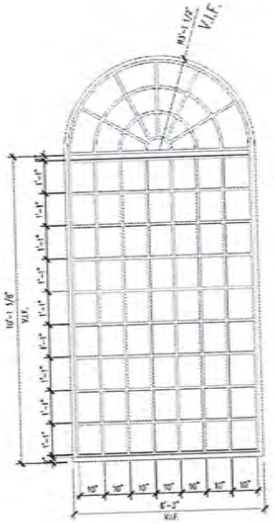
NEW WINDOWS

NOTES:
1. ALL EXISTING WINDOWS IN THE HISTORIC TOWER ARE TO BE REPLACED, MATCH EXISTING SIZE FOR SIZE, AND BE INSULATED GLASS, LOW E & IMPACT RATED (MEETING FLORIDA ENERGY CODE AND PRODUCT APPROVAL).
2. ALL NEW WINDOWS SHALL BE SINGLE HUNG OR FIXED WITH INTEGRAL LIGHTS (MULLIONS).
3. ALL FIRST FLOOR WINDOWS SHALL BE FULL WOOD CONSTRUCTION WITH ALL UPPER FLOOR WINDOWS BEING ALUMINUM CLAD WOOD WINDOWS. (COLOR: WHITE).
4. ALL EXTERIOR GLAZING SHALL MEET A 'U' VALUE OF 0.30 AND A SHGC VALUE OF 0.25.
5. ALL WINDOWS SHALL COMPLY WITH FBC 2023 TEMPERING REQUIREMENTS AND SHALL SUPERCEDE ANY NOTES IN THE DRAWINGS.

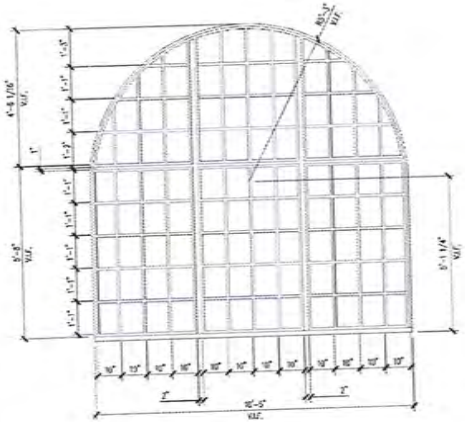
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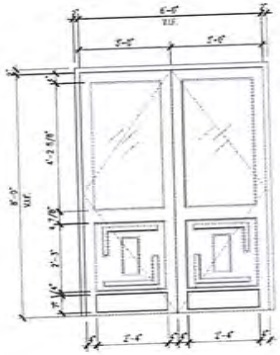
MANUFACTURER'S SECTION ISOMETRIC OF STEEL WINDOW SYSTEM



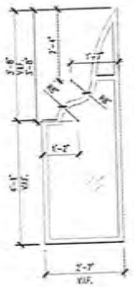
1 STEEL REPLACEMENT WINDOW SYSTEM, MATCH EXISTING SIZE, PROFILE AND DIVIDED LITES NEW WINDOW SHALL BE 1" INSULATED LOW 'E' & IMPACT RATED.

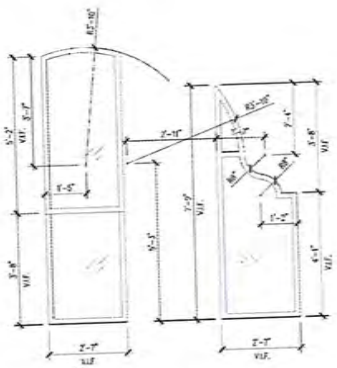


2 STEEL REPLACEMENT WINDOW SYSTEM, MATCH EXISTING SIZE, PROFILE AND DIVIDED LITES NEW WINDOW SHALL BE 1" INSULATED LOW 'E' & IMPACT RATED.

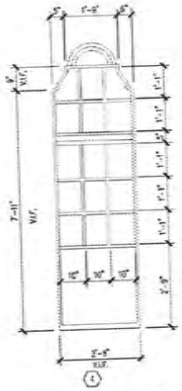


TYPE 1
HARD WOOD REPLACEMENT DOOR AND FRAME SYSTEM, MATCH EXISTING SIZE, PROFILE AND DETAILS. NEW WINDOW SHALL BE 1" INSULATED LOW 'E' & IMPACT RATED.

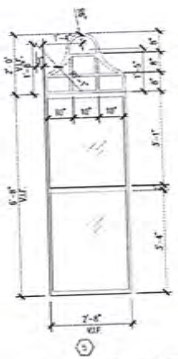




3 ALUMINUM & HARD WOOD WINDOW SYSTEM, MATCH EXISTING SIZE, PROFILE AND DIVIDED LITES SIZES. NEW WINDOW SHALL BE 1" INSULATED LOW 'E' & IMPACT RESISTANT (TYP.)



4 ALUMINUM & HARD WOOD WINDOW SYSTEM, MATCH EXISTING SIZE, PROFILE AND DIVIDED LITES SIZES. NEW WINDOW SHALL BE 1" INSULATED LOW 'E' & IMPACT RESISTANT. (TYP.)



5 ALUMINUM & HARD WOOD WINDOW SYSTEM, MATCH EXISTING SIZE, PROFILE AND DIVIDED LITES SIZES. NEW WINDOW SHALL BE 1" INSULATED LOW 'E' & IMPACT RESISTANT. (TYP.)

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AESTHETICS

Gone are the days of compromise. Kawneer 8400TL Thermal Windows return design versatility to the architect, whether it's for new or remodel construction, while still efficiently satisfying the needs of building owners. A variety of exterior pannings and interior trims are available. And with a 4" frame depth, the window takes on a whole new dimension. The 8400TL series window easily accommodates a glass infill thickness of 1/4", 9/16", or 1". In fixed windows, an infill thickness of up to 1-1/2" is available.

To maintain historic authenticity, sash profiles on 8400TL Thermal Windows are available with a beveled face or by using a muntin grid system that replicates exterior putty glazing, making them ideal for remodel or new construction. The hardware used in the operation of the 8400TL series meets the challenge of any task required. For its appearance and durability, high-quality cast white bronze sweep locks are standard. Optional automatic sash locks are also available.



PERFORMANCE

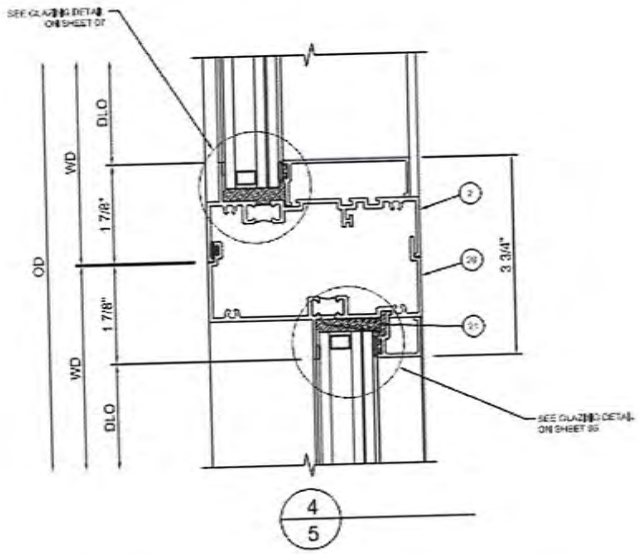
High performance is not an option in the 8400TL series, it's the standard.

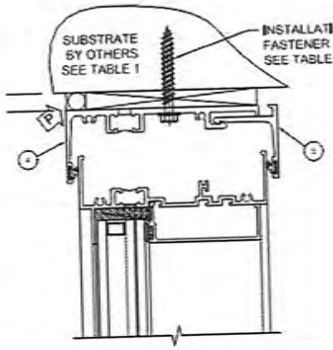
Kawneer thermal breaks deliver. That's why we made them standard in every frame and sash of the 8400TL series. Using a combination of the Kawneer IsoLock™ pour and debridge process, each break or separation is mechanically attached by lancing or preconditioning the thermal pockets. The 8400TL series has superior reduction of thermal transmittance and increased condensation resistance. The IsoLock™ thermal break virtually eliminates shrinkage and prevents loss of adhesion. To uphold expected performance levels, the standard recommendation on 8400TL Thermal Windows is factory glazed.

To ensure a strong, weathertight joint, the sashes are assembled with stainless steel screws in coped and butt-type construction. The top and bottom sash stiles run through with interlocking meeting rails, which are double weather-stripped. For easy opening, continuous sash lifts are standard along with block and tackle balances for simple operation. The 8400TL series is ideal for extra-heavy-duty applications when added strength and security are critical.

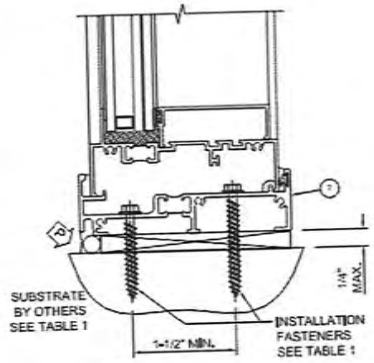
CLASS AND GRADES

Fixed	AW-PG100-FW
Single Hung	AW-PG70-H
Double Hung	H-AW70
Horizontal Slider (XX or XOX) Horizontal Slider (OXO)	HS-AW70 HS-AW40





TYP. RECEPTOR ANCHORAGE HEAD/JAMB

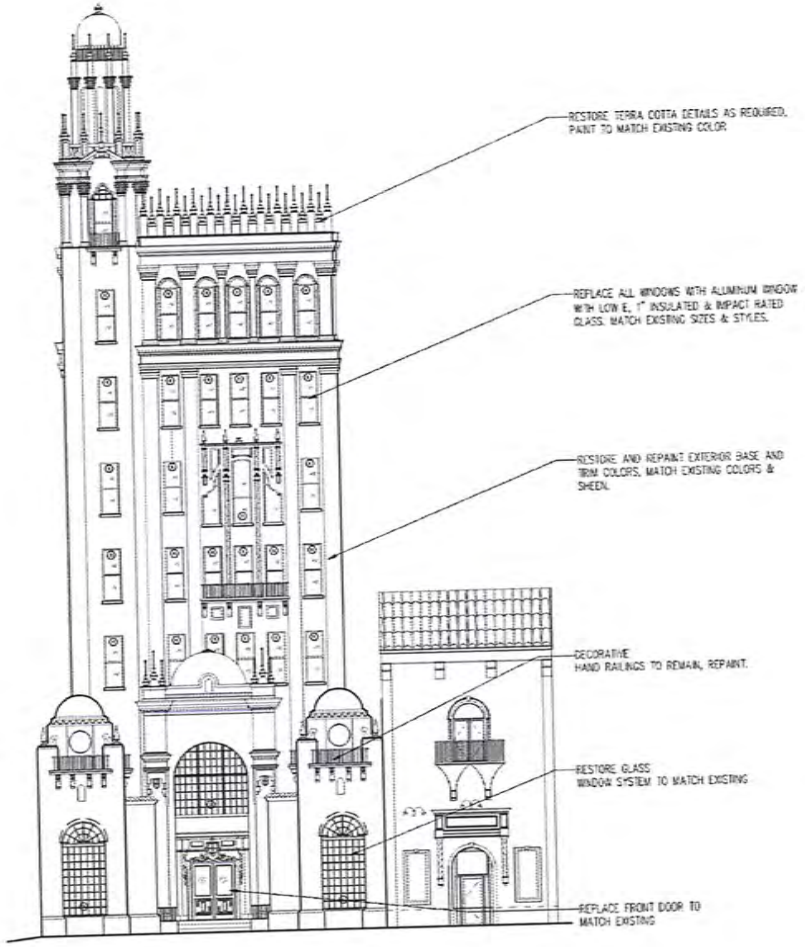


TYP. SUBSILL ANCHORAGE
(TWO ANCHORS PER LOCATION)

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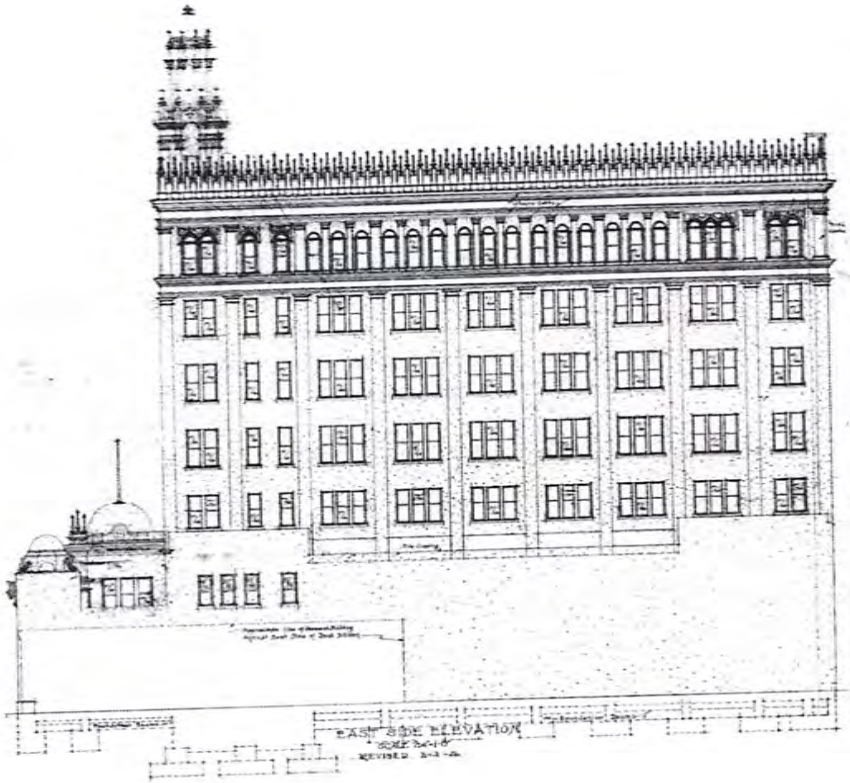


1 A5.10 HISTORIC TOWER FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

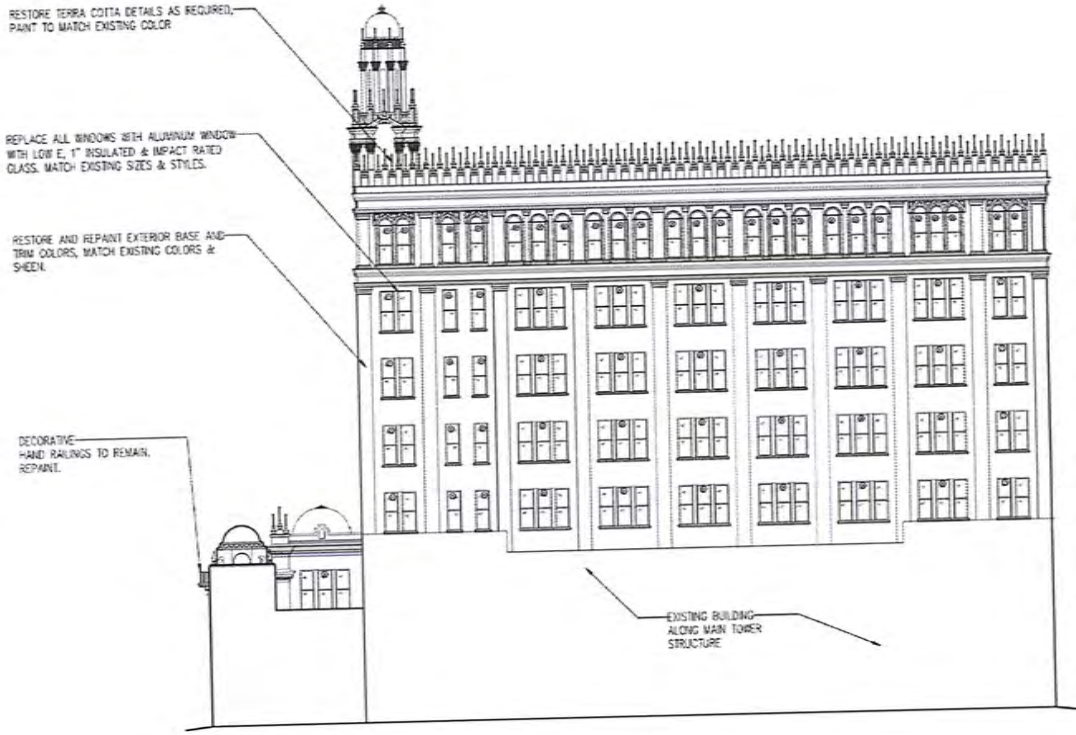


2 A5.10 PROPOSED TOWER FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

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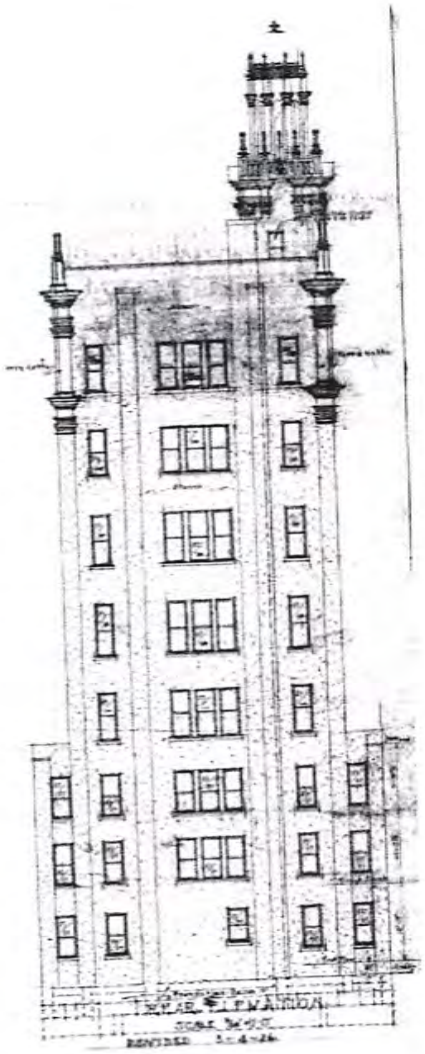


1 A5.12 EXISTING TOWER (EAST) ELEVATION
3/32" = 1'-0"

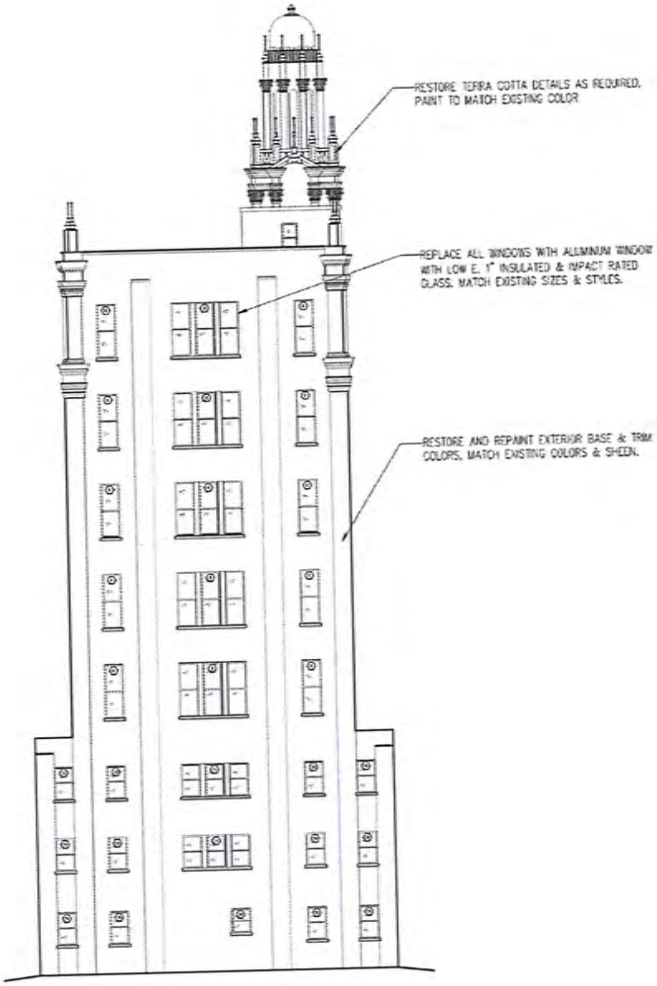


2 A5.12 NEW TOWER (EAST) ELEVATION
3/32" = 1'-0"

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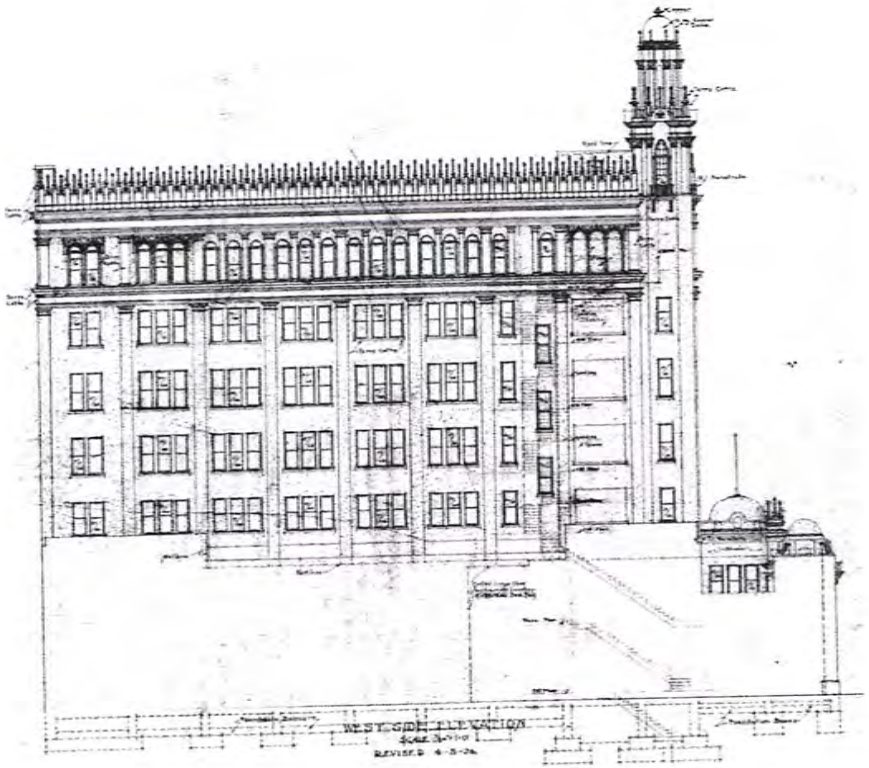


1 A5.11 EXISTING TOWER (NORTH) REAR ELEVATION
1/8" = 1'-0"

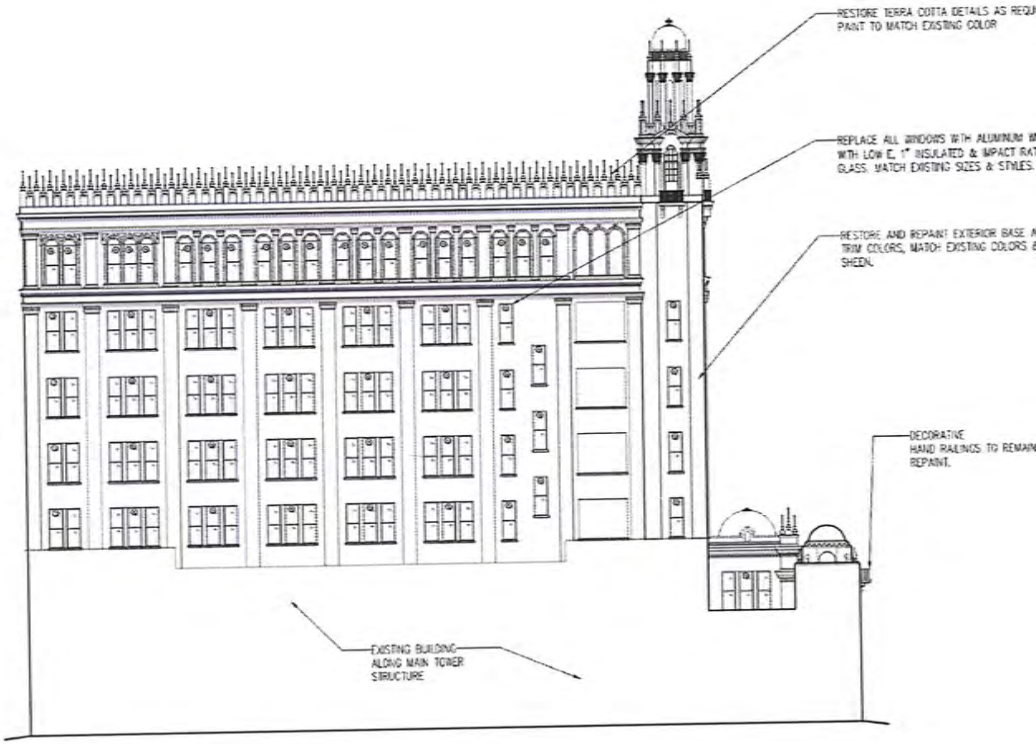


2 A5.11 NEW TOWER (NORTH) REAR ELEVATION
1/8" = 1'-0"

Received December 8, 202
Planning and Building Dep

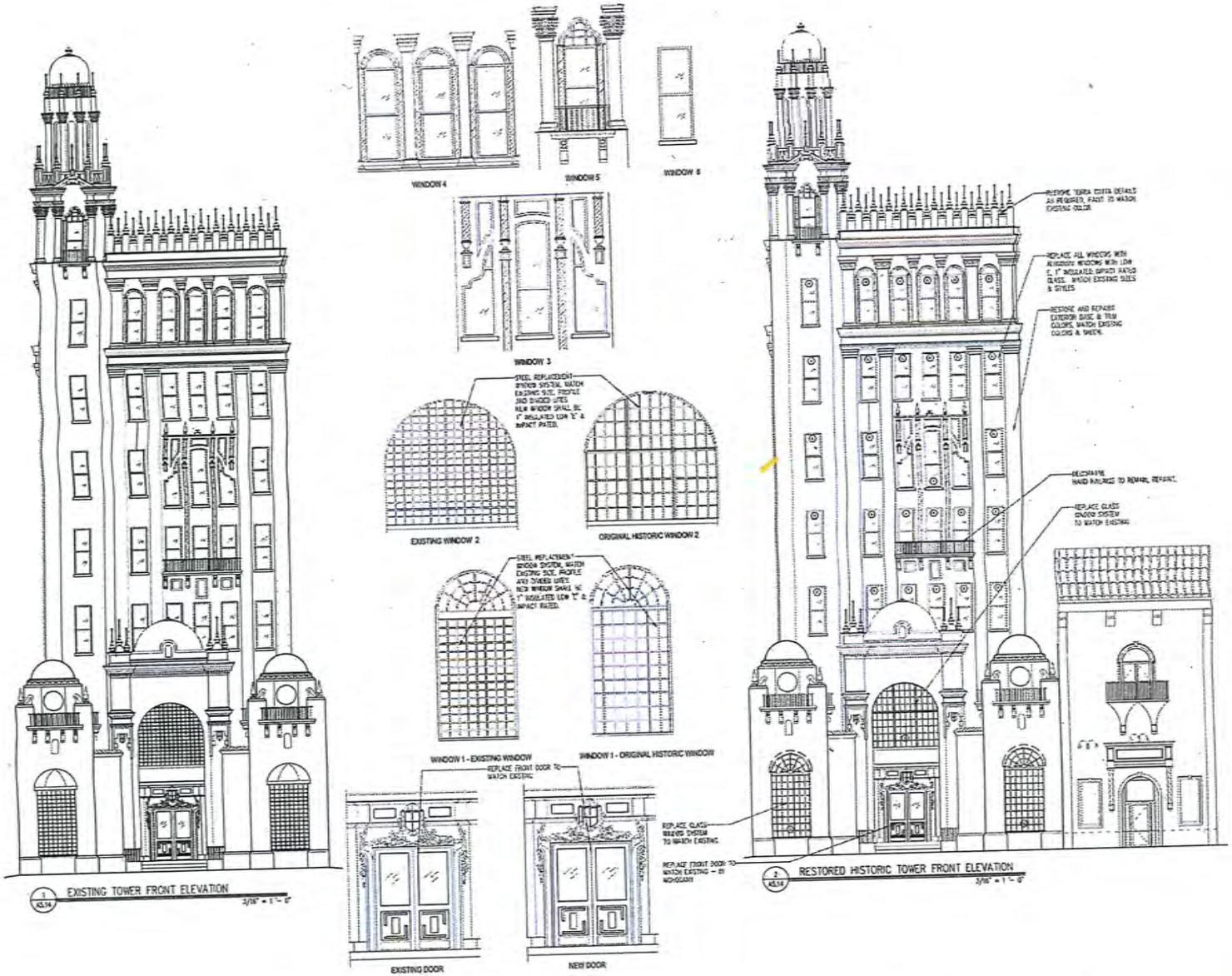


1 / A5.13 EXISTING TOWER (WEST) ELEVATION
3/32" = 1'-0"



2 / A5.13 NEW TOWER (WEST) ELEVATION
3/32" = 1'-0"

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LT-1
PROPOSED LIGHT AT GUEST ROOM BALCONIES
Manufacturer: Bevolo
Style: Williamsburg
Size: 12"H x 8.75" W x 7.5" D
Color: Black

LT-2
PROPOSED LIGHT ENTRANCES
Manufacturer: Bevolo
Style: Williamsburg
Size: 18"H x 8.75" W x 7.5" D
Color: Black

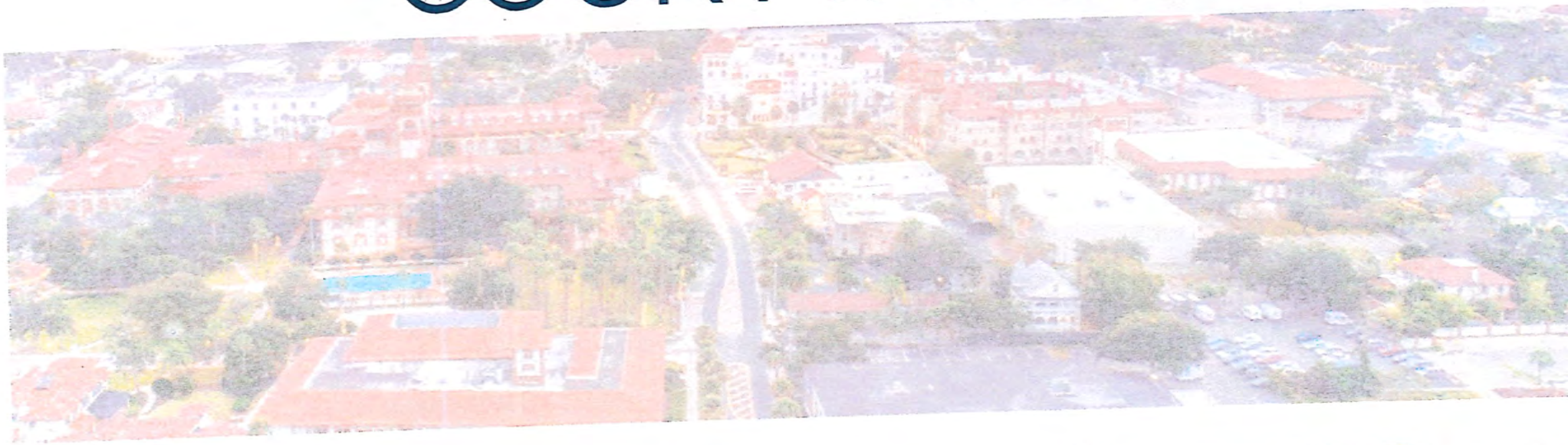


LT-3
PROPOSED LIGHT AT MEDITERRANEAN PORTION
Manufacturer: Bevolo
Style: Signature Series, Italianate Original
Size: 27"H x 12.5"W x 12.5" D
Color Black

*Note: All exterior lighting shall have a Kelvin temperature of 3000.

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STREETSCAPE + COURTYARDS



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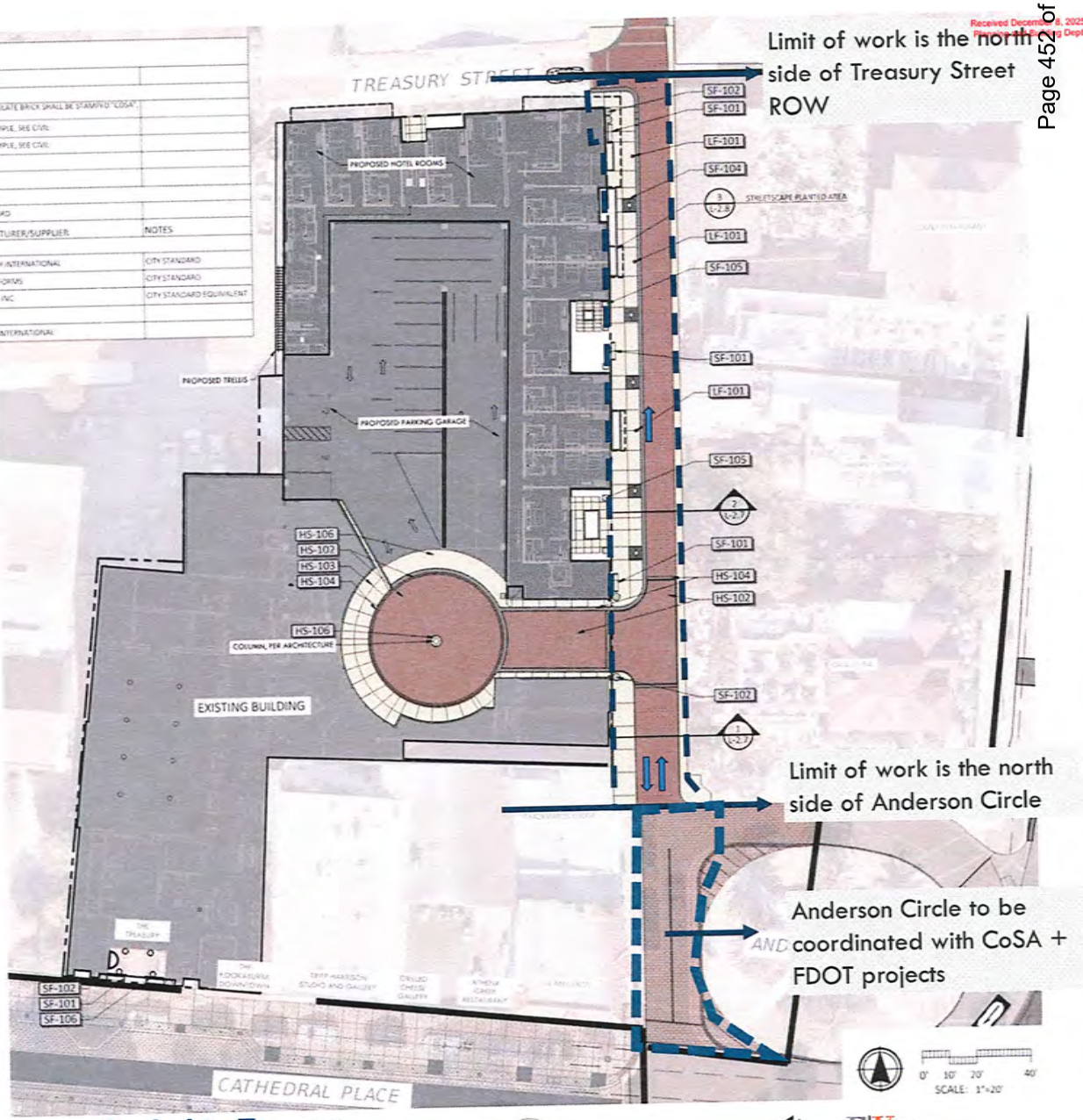
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HARDSCAPE SCHEDULE					
	HS-102	BRICK PAVING	CUSTOM ST. AUGUSTINE BLEND	WHITACRE GREER	25% OF CHOCOLATE BRICK SHALL BE STAMPED "COSA" SEE CIVIL
	HS-103	COQUINA CONCRETE SIDEWALK	NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	HS-104	COQUINA CONCRETE FLUSH CURB	NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	HS-106	COQUINA CONCRETE DRIVEWAY			
SYMBOL	CODE	DESCRIPTION	DESCRIPTION	FINISH/COLOR	NOTES
LIGHT FIXTURE SCHEDULE					
○	LF-101	LIGHT POLE	CONIC POLE W/ACORN FIXTURE	BLACK	CITY STANDARD
SYMBOL	CODE	DESCRIPTION	DESCRIPTION	COLOR/FINISH	MANUFACTURER/SUPPLIER NOTES
SITE FURNITURE SCHEDULE					
	SF-101	BENCH		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL CITY STANDARD
○	SF-102	LITTER + RECYCLE RECEPTACLES		BLACK POWDER COAT	LANDSCAPEFORMS CITY STANDARD
■	SF-104	5' X 5' TREE GRATE	6018-2 STARBURST TREE GRATE	CAST ALUMINUM W/ BLACK POWDER COAT	IRONSMITH, INC CITY STANDARD EQUIVALENT
□	SF-105	PLANT POT	SQUARE WOOD EXTERIOR WITH PLASTIC INNER LINING	NATURAL WOOD TONE	
○	SF-106	TERRACOTTA PLANTERS	CASUSAGO ROUND PLANTER,28"X25"	TERRACOTTA	CAMPANIA INTERNATIONAL

STREETSCAPE IMPROVEMENTS NOTES:

1. ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION PER THE NOTES.
2. IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT

The Streetscape from Anderson Circle to Treasury Street will be funded and completed in conjunction with the construction of the new hotel.



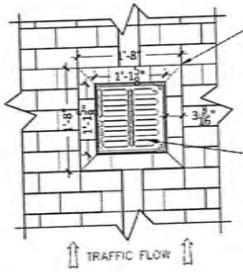
The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Streetscape Plan - Cathedral to Treasury
STREETSCAPE + SITE

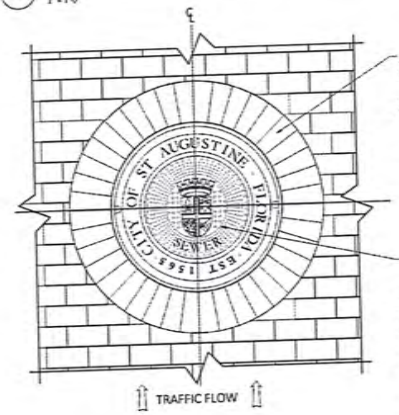
JALARAM HOTELS, INC. · ROGERS TOWERS · MAVERICK ENGINEERING · FK · Marquis Latimer + Halb LANDSCAPE ARCHITECTURE · PLAN

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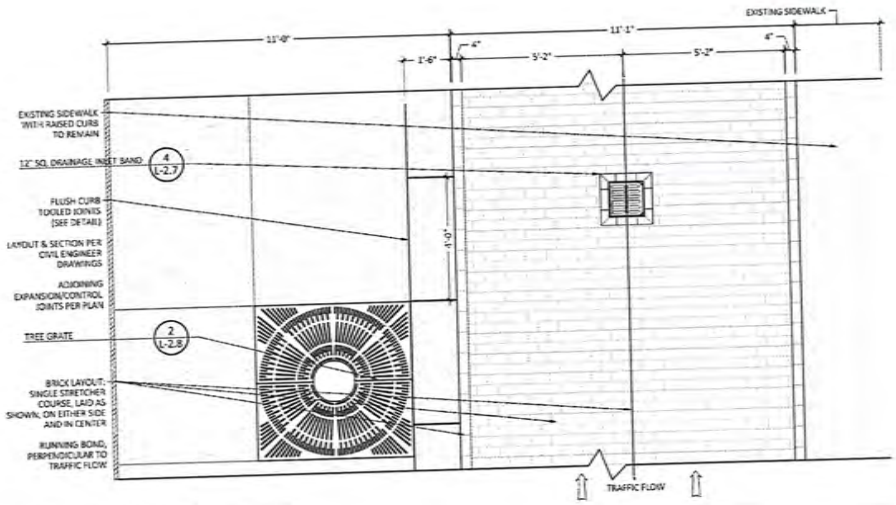
Matches the DID Improvements seen on updated streets downtown



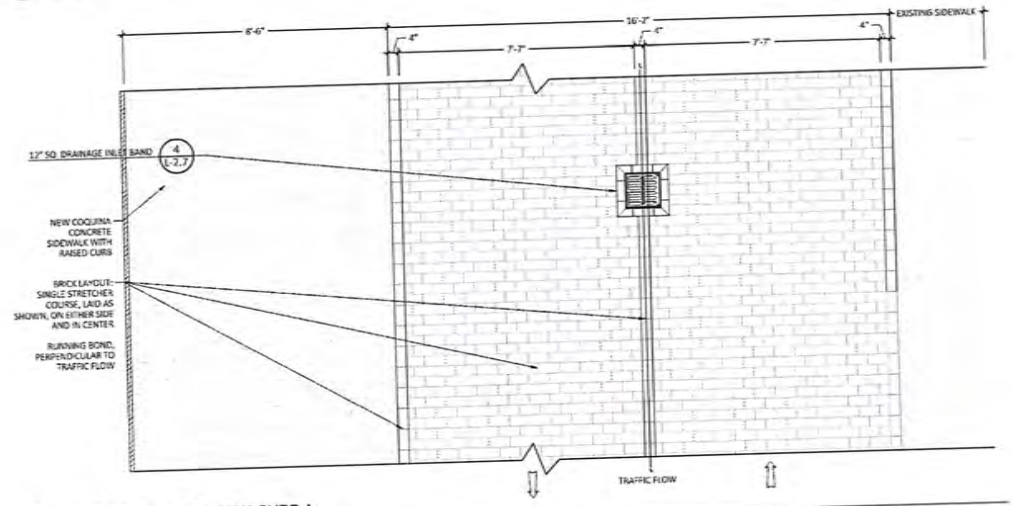
4 12" SQ. DRAINAGE INLET BAND
1" = 1'-0"



3 MANHOLE BRICK BAND
1/2" = 1'-0"



2 BRICK CARTWAY - FLUSH CURB B
1/2" = 1'-0"



1 BRICK CARTWAY - FLUSH CURB A
1/2" = 1'-0"

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LIGHTS



BENCHES + SITE FURNITURE



SYLVESTER PALM



STREETSCAPE:
Clay Bricks,
Whitacre Greer
"St. Augustine Blend"

The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Streetscape Materials
STREETSCAPE + SITE

JALARAM HOTELS, INC
ROGERS TOWERS
MAVERICK ENGINEERING
FK
Marquis Latimer + Halb
LANDSCAPE ARCHITECTURE · PLA

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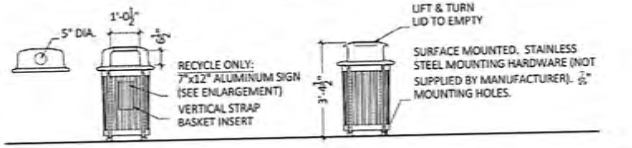
Bigbelly Receptacles being added in King Street Design and currently found in Plaza de la Constitucion





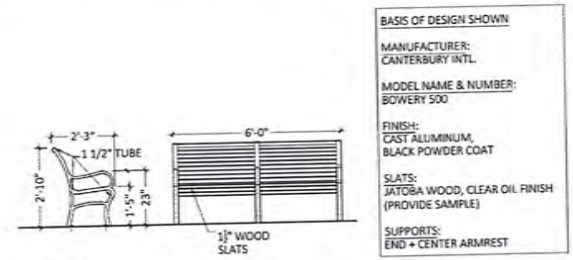
6 TRASH RECEPTACLE - BIG BELLY



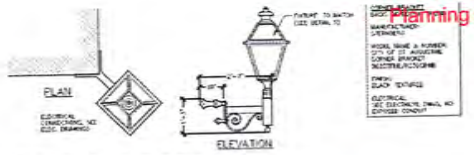


5 LITTER + RECYCLE RECEPTACLES

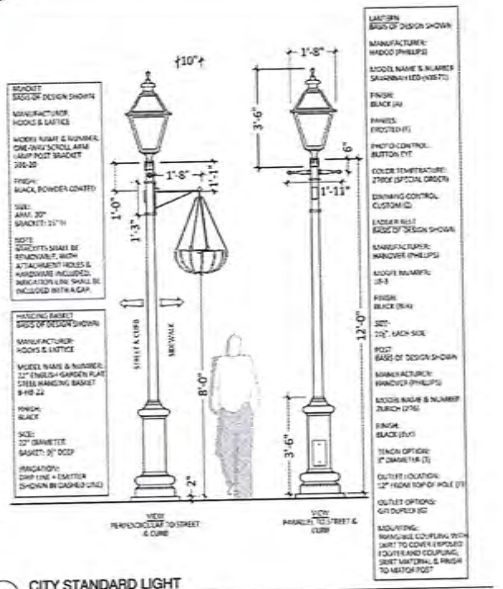
City Standard for Streetscape articles



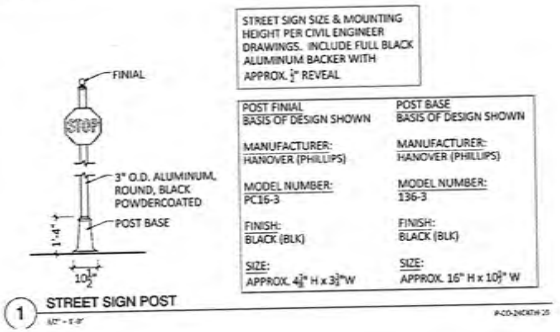
4 BENCH



3 CORNER MOUNT LIGHT BRACKET



2 CITY STANDARD LIGHT



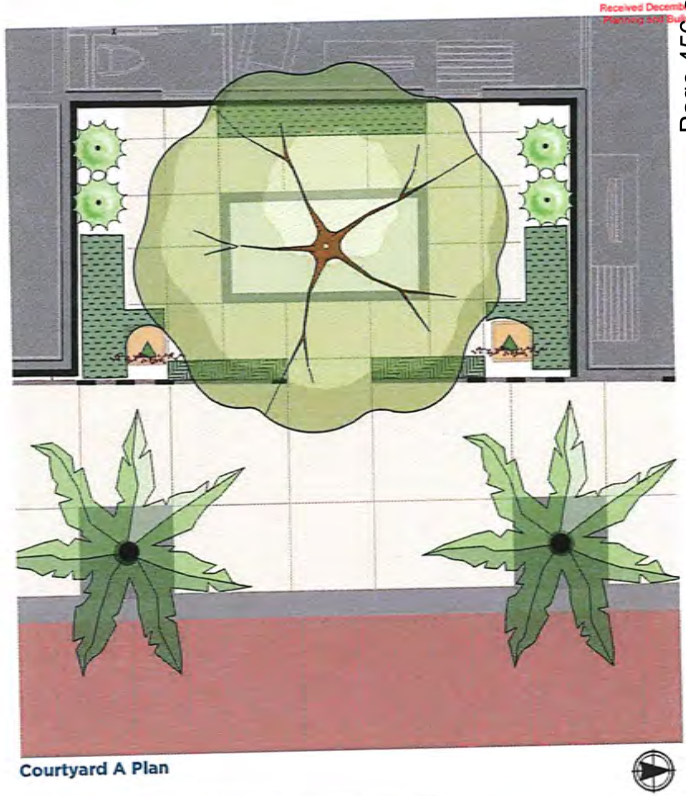
1 STREET SIGN POST

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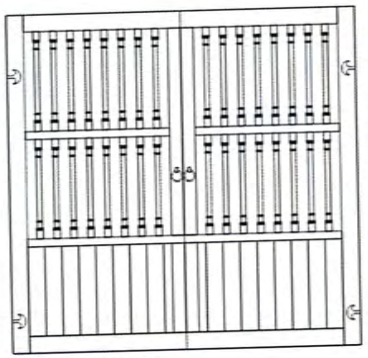
UPDATE: Wrought Iron Gate.



Courtyard A Elevation



Courtyard A Plan







Reja Inspired Gate

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CS	CITRUS X AURANTIUM 'SEVILLE' / SEVILLE SOUR ORANGE
	CU	COCCOLOBA UVIFERA / SEA GRAPE
	OH	OLEA EUROPAEA 'SWANHILL' / SWANHILL OLIVE
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER
	Ei	ENTEROLOBIUM CONTORTISILIQUUM / TUBAIBA
	Jw	JASMINUM MULTIFLORUM / DOWNY JASMINE
	Ne	NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER
	Ve	VERBENA CANADENSIS / ROSE VERBENA
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUB AREAS		
	Ag	AGAVE ATTENUATA / FOXTAIL AGAVE
	Ha2	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
	Mc	MUHLENBERGIA CAPILLARIS / PINK MUHLY

- AGHP Approved
- Native to Florida
- Florida Friendly

Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Menorcan settlers circa 1750

The Exchange Hotel **COURTYARD A**

24 Cathedral Place, St. Augustine, Florida
ML+H Project No 23.21.0

JALARAM HOTELS, INC. ROGERS TOWERS MAVERICK ENGINEERING FK Marquis Latimer + Halb LANDSCAPE ARCHITECTURE - PLAN

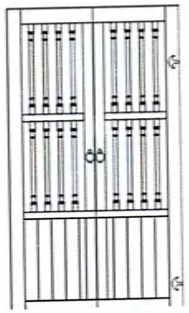
Received December 8, 202
Planning and Building Dep



Courtyard B Elevation



Courtyard B Plan



Reja Inspired Gate





PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CS	CITRUS X AURANTIUM 'SEVILLE' / SEVILLE SOUR ORANGE
	Cu	SUCCOLOBA UVIFERA / SEA GRAPE
	Ond	OLEA EUROPAEA 'BOND MAYLOR' / MAJESTY WILD OLIVE
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER
	Ch	CHITES HOOGDELI / FORTNIGHT LILY
	Ser	SERMELIA PATENS 'COMPACTA' / DWARF FINGERFISH
	Vd	VIBURNUM DAVIDII 'DWARF WALTERS' / DWARF WALKERS VIBURNUM
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUB AREAS		
	Ev	EUROPE SAUSCAN 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF
	Mv2	MYRSINE GUIANENSIS 'MYRSI PINK' / SWAMP CLUSTER
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE

- AGHP Approved
- Native to Florida
- Florida Friendly

Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Menorcan settlers circa 1750

The Exchange Hotel **COURTYARD B**

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

JALARAM HOTELS, INC. ROGERS TOWERS MAVERICK ENGINEERING FK Marquis Latimer + Halb LANDSCAPE ARCHITECTURE - PLAN

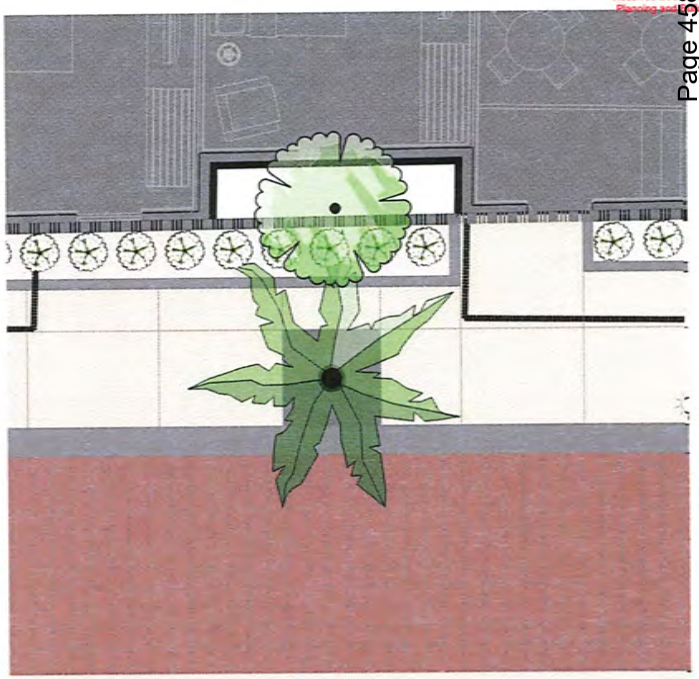
Application Packet_pe

Received Dec

UPDATE: Wooden fence and gate removed. Planter extended and Seagrape planted in courtyard.



Courtyard C Elevation



Courtyard C Plan

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CS	CITRUS X AURANTIUM 'SEVILLE' / SEVILLE SOUR ORANGE
	CV	COCCOLOBA UVIFERA / SEA GRAPE
	OM	OLEA EUROPAEA 'WILSONII-LO' / 'MONTGOMERY' OLIVE
	PS	PHOENIX SILVESTRIS / WILD DATE PALM
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER
	Ch	DIETES IRIOIDES / FORTNIGHT LILY
	Ec	EUPHORBIA PULCHERRIMA 'COMPACTA' / DWARF FIREBUSH
	Vd	VIBURNUM ODORATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM
	Yw	YUCCA GLORIOSA 'WEAVER'S' / GIANT YUCCA
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUB AREAS		
	Ag	AGAVE ANGUSTIFOLIA 'VARIEGATA' / VARIEGATED CENTURY PLANT
	Mc2	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MUHLY GRASS
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE

AGHP Approved

Native to Florida

Florida Friendly

Historic precedenc
Planted at the
Turnbull Plantation
(New Smyrna) by
Minorcan settlers
circa 1750

The Exchange Hotel **COURTYARD C**

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

JALARAM HOTELS, INC.

ROGERS TOWERS

MAVERICK ENGINEERING

FK

Marquis Latimer + Halb
LANDSCAPE ARCHITECTURE - PLAN

Received December 8, 2025
Planning and Building Dept.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY
	Hc	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
	Vd	VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUB AREAS		
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF
	Ns2	NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE

- AGHP Approved
- Native to Florida
- Florida Friendly
- Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Minorcan settlers circa 1750


DIETES GRANDIFLORA | WILD IRIS


LIRIOPE MUSCARI 'EVERGREEN GIANT' | EVERGREEN GIANT LILYTURF


VIBURNUM OBOVATUM 'DWARF WALTERS' | DWARF WALTERS VIBURNUM


PODOCARPUS MACROPHYLLUS | YEW PINE


NERIUM OLEANDER 'PETITE PINK' | DWARF OLEANDER


HAMELIA PATENS 'COMPACTA' | DWARF FIREBU


OLEA EUROPAEA 'MANZANILLO' | MANZANILLO OLIVE


PHOENIX SYLVESTRIS | WILD DATE PALM


YUCCA ELEPHANTIPES | GIANT YUCCA


BOUGANVILLEA GLABRA | PAPER FLOWER

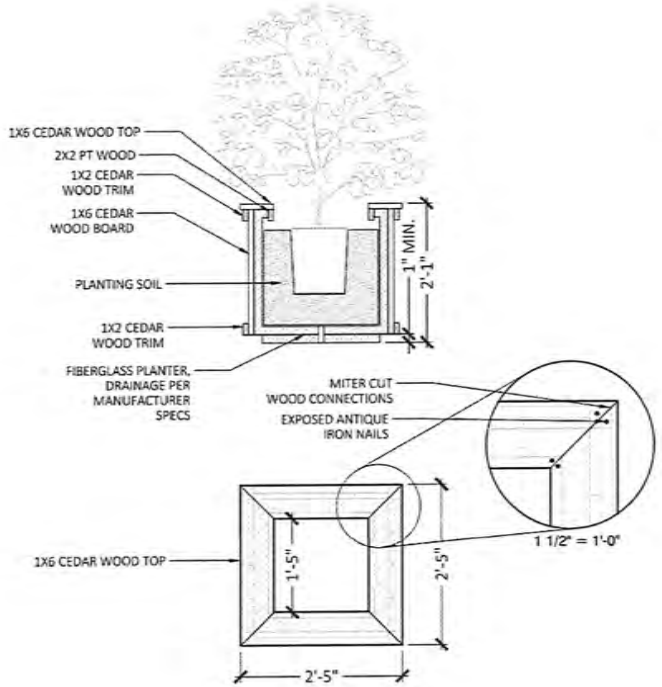


The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

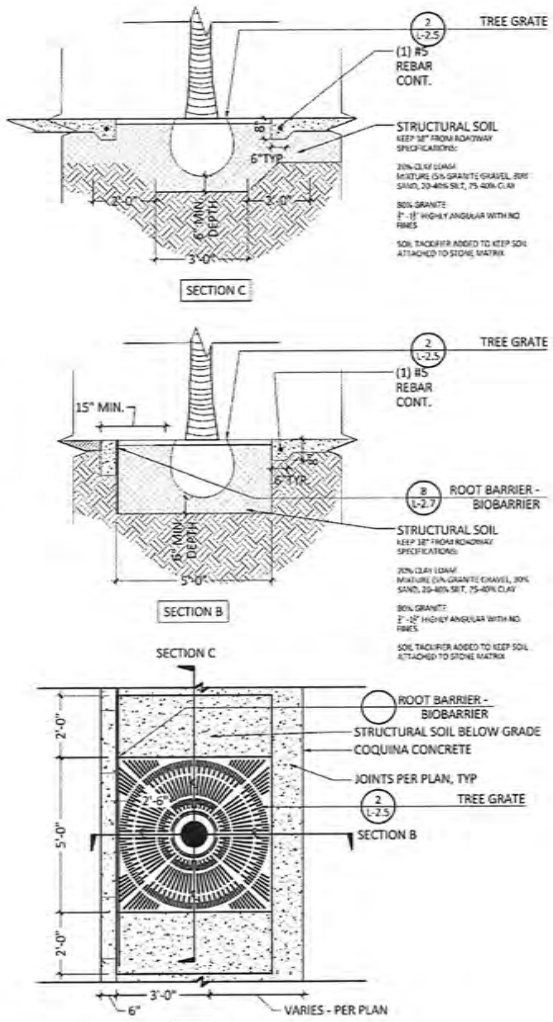
Streetscape Plan - Cathedral to Treasury
STREETSCAPE + SITE

JALARAM HOTELS, INC | ROGERS TOWERS | MAVERICK ENGINEERING | FK | Marquis Latimer + Halb LANDSCAPE ARCHITECTURE · PLA

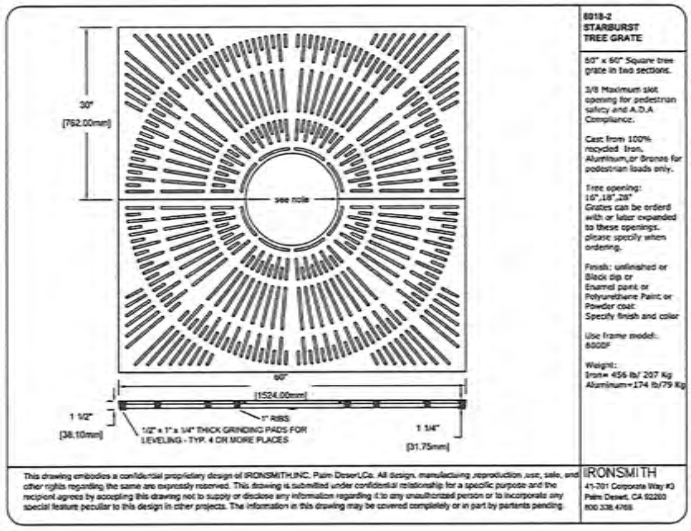
Received December 8, 2025
Planning and Building Dept.



7 SQUARE WOOD HERB PLANTER
3/4" = 1'-0" P-CO-24CATH-01

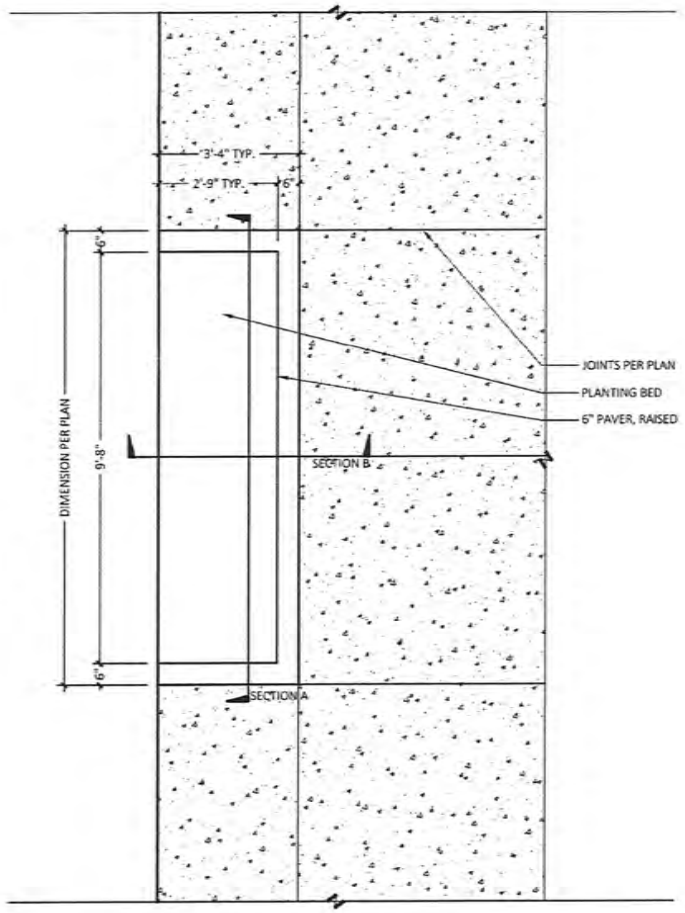


1 PALM WITH STRUCTURAL SOILS
1/2" = 1'-0" P-CO-24CATH-57



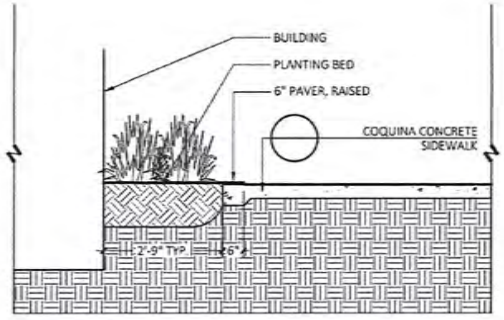
2 TREE GRATE
1" = 1" F-CO-24CATH

Received December 8, 2025
Planning and Building Dept.

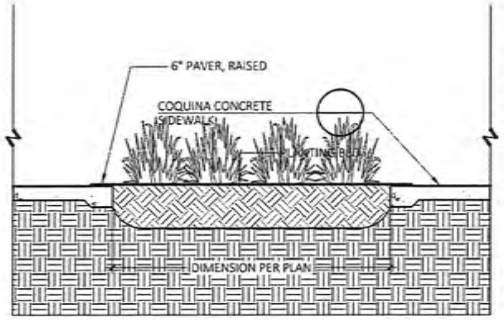


2 STREETSCAPE PLANTED AREA

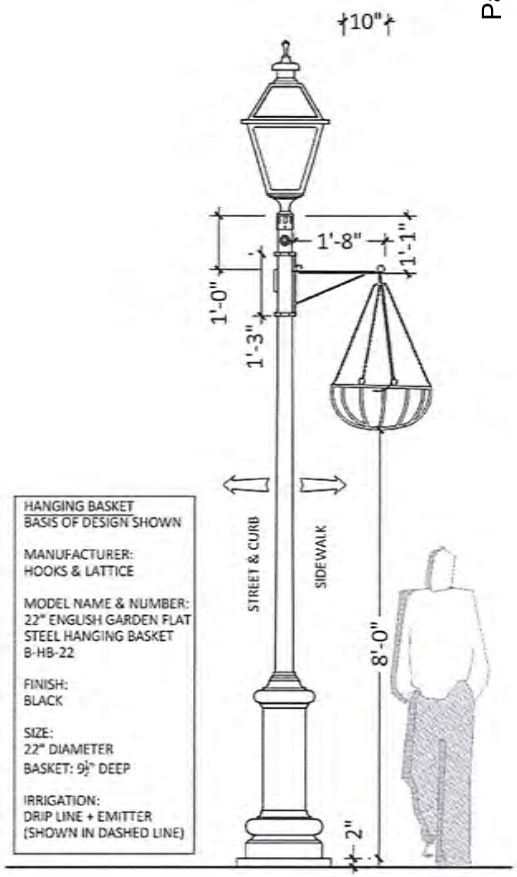
1/2" = 1'-0"



SECTION B



SECTION A



VIEW
PERPENDICULAR TO STREET
& CURB

2 CITY STANDARD LIGHT

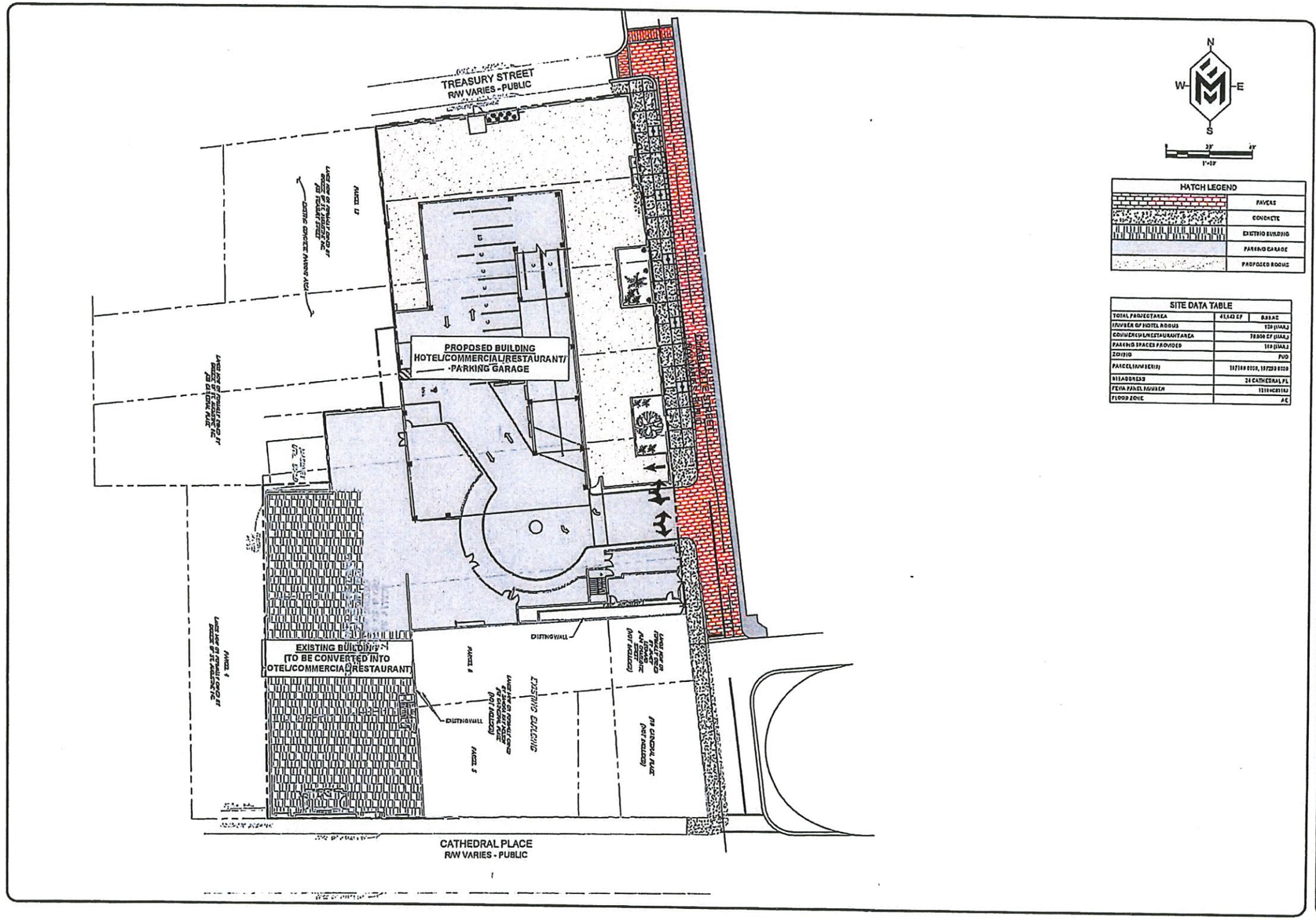
1/2" = 1'-0"

P-CO-

PUBLIC BENEFITS

- Publicly Available Parking
- Trash Compactor **for area businesses**
- Charlotte Street Streetscape + Landscape + Utilities
- Maintain and protect Historic "The Exchange" 24 Cathedral Structure
- Increased **tax revenue**

Larger Scale Attachments



MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DATE	DESCRIPTION
1	XX/XX/XX	XXX
2	XX/XX/XX	XXX
3	XX/XX/XX	XXX
4	XX/XX/XX	XXX
5	XX/XX/XX	XXX
6	XX/XX/XX	XXX

DRAWING: XX
DESIGNER: JHC
CHECKED BY: JHC
DATE: 9/27/2021
PROJECT #: 2243

SITE PLAN

THE EXCHANGE HOTEL
CITY OF ST. AUGUSTINE
FLAGLER COUNTY, FLORIDA

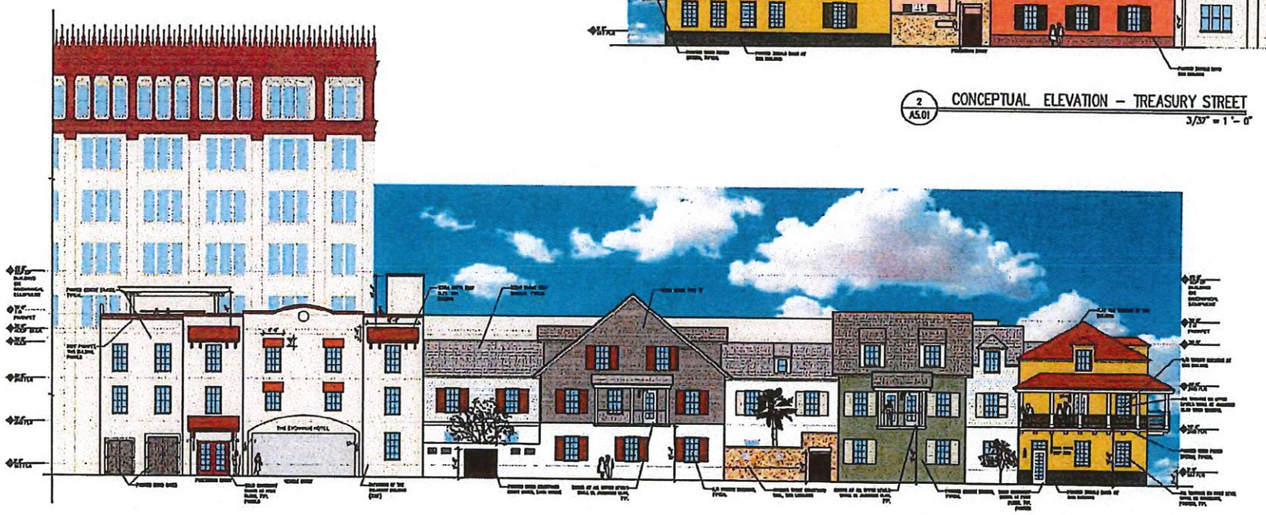
1
OF 1



3 A5.01 CONCEPTUAL WEST ELEVATION
3/32" = 1'-0"



2 A5.01 CONCEPTUAL ELEVATION – TREASURY STREET
3/32" = 1'-0"



1 A5.01 CONCEPTUAL ELEVATION – CHARLOTTE STREET
3/32" = 1'-0"

FISHER | KOPPENHAFER
ARCHITECTURE | INTERIOR DESIGN
1104 Cypress Green Drive
St. Augustine, Florida 32086
Voice: 904.347.8877
Fax: 904.347.8878
Cypress & Colonial Chamber ASSOCIATES

THE EXCHANGE HOTEL
24 CATHEDRAL
22 & 24 CATHEDRAL PL.
ST. AUGUSTINE, FL. 32084

REVISIONS:

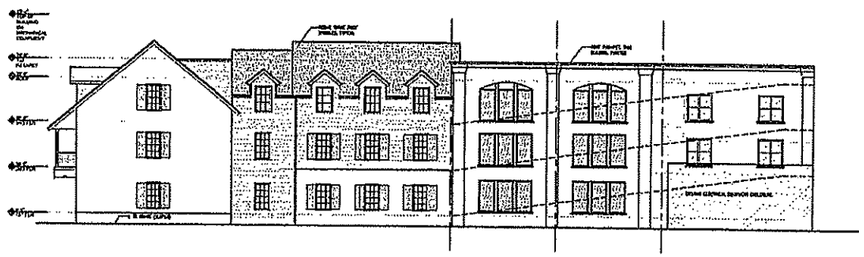
DATE: 08/29/25

ELEVATIONS

PROJECT NO.: 2022-06

A5.01

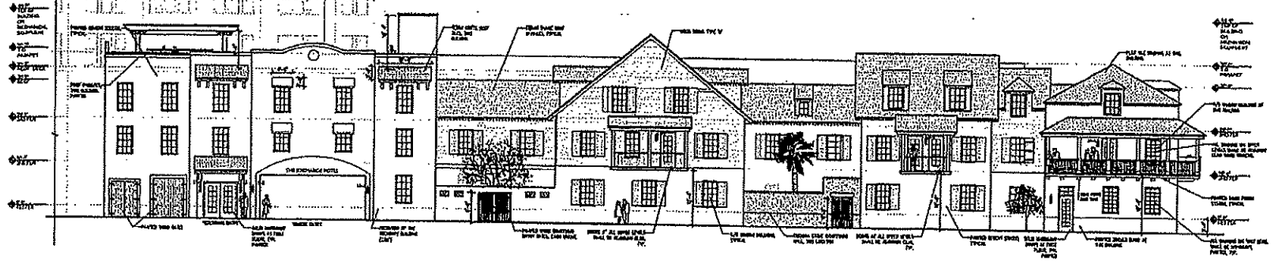
SUBMISSION TITLE



3 A5.01 CONCEPTUAL WEST ELEVATION
3/32" = 1'-0"



2 A5.01 CONCEPTUAL ELEVATION – TREASURY STREET
3/32" = 1'-0"



1 A5.01 CONCEPTUAL ELEVATION – CHARLOTTE STREET
3/32" = 1'-0"

FISHER KOPPENHAFER
ARCHITECTURE | INTERIOR DESIGN

THE EXCHANGE HOTEL
24 CATHEDRAL

22 & 24 CATHEDRAL PL
ST AUGUSTINE, FL 32084

REVISIONS:

DATE: 08/29/25

ELEVATIONS

PROJECT NO: 2021-00

A5.01

SUBMISSION TITLE

Thursday, February 13, 2025

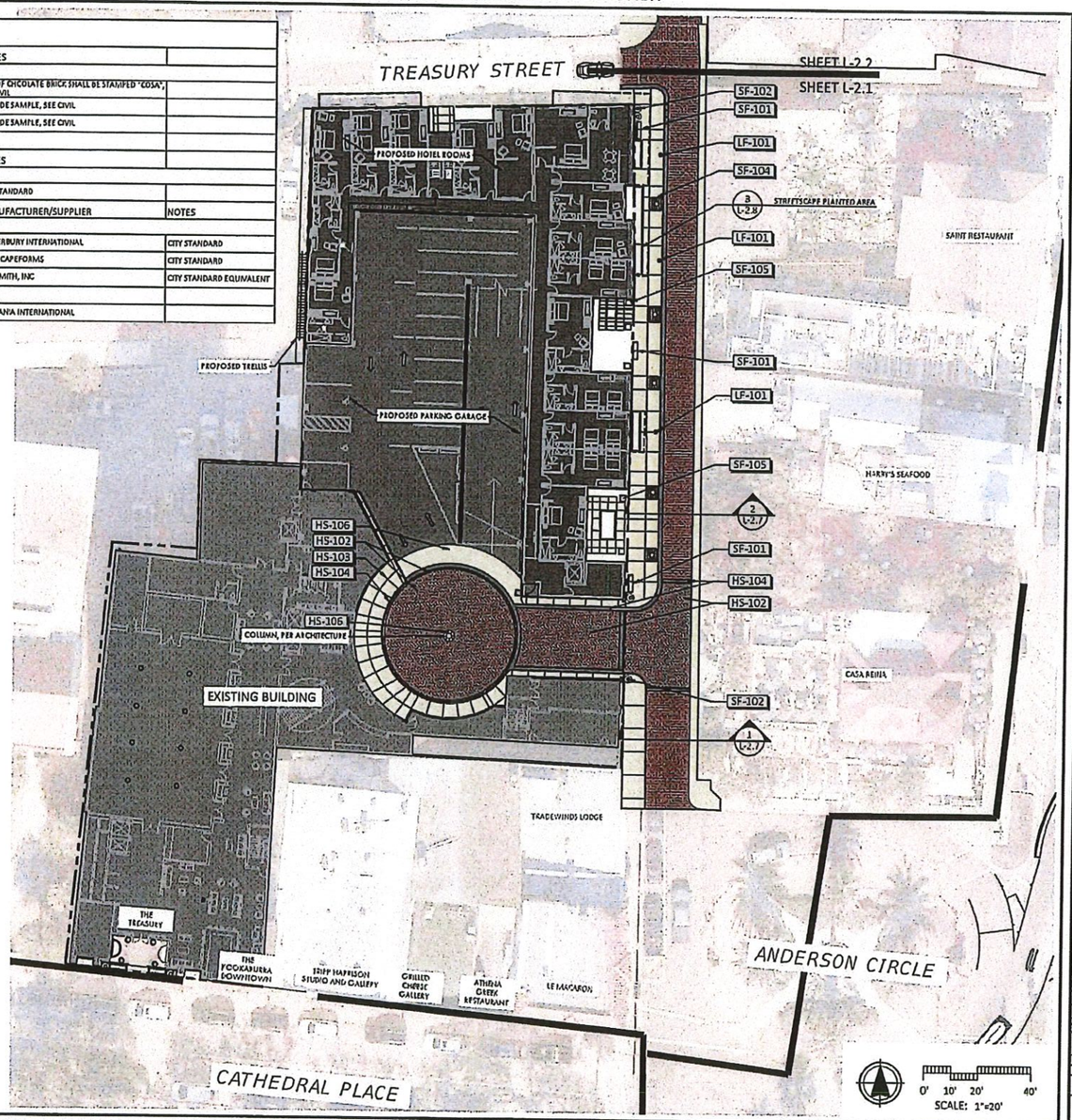
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REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES	
HARDSCAPE SCHEDULE						
	HS-102	BRICK PAVING	CUSTOM ST. AUGUSTINE BLEND	WHITACRE GREER	25% OF CHOCOLATE BRICK SHALL BE STAMPED "COSA", SEE CIVIL	
	HS-103	COQUINA CONCRETE SIDEWALK	NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL	
	HS-104	COQUINA CONCRETE FLUSH CURB	NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL	
	HS-106	COQUINA CONCRETE DRIVEWAY				
SYMBOL	CODE	DESCRIPTION	DESCRIPTION	FINISH/COLOR	NOTES	
LIGHT FIXTURE SCHEDULE						
✲	LF-101	LIGHT POLE	CONC. POLE W/ACORN FIXTURE	BLACK	CITY STANDARD	
SYMBOL	CODE	DESCRIPTION	DESCRIPTION	COLOR/FINISH	MANUFACTURER/SUPPLIER	NOTES
SITE FURNITURE SCHEDULE						
	SF-101	BENCH		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
◎	SF-102	LITTER + RECYCLE RECEPTACLES		BLACK POWDER COAT	LANDSCAPEFORMS	CITY STANDARD
▪	SF-104	5'X5' TREE GRATE	6018-2 STARBURST TREE GRATE	CAST ALUMINUM W/ BLACK POWDERCOAT	IRONSMITH, INC	CITY STANDARD EQUIVALENT
□	SF-105	PLANT POT	SQUARE WOOD EXTERIOR WITH PLASTIC INNER LINING	NATURAL WOOD TONE		
○	SF-106	TERRACOTTA PLANTERS	CASUSAGO ROUND PLANTER;28"X25"	TERRACOTTA	CAMPANA INTERNATIONAL	

STREETSCAPE IMPROVEMENTS NOTES:

1. ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION FO THE HOTEL.
2. IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT



ML+H
Historic Latimer + Hasbach, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
PH: 904 825 6747 www.hasbach.com
LA 6667318 LC 26000236

Fernando Latimer, FLA
Lic. # LA6667318

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
HARDSCAPE PLAN

NO.	DESCRIPTION	DATE
	HARB SUBMITTAL	09.18.25
	HARB SUBMITTAL	07.23.25
	HARB SUBMITTAL	05.19.25
	FDI SUBMITTAL	04.21.25
	FDI SUBMITTAL	03.03.25

SCALE: AS NOTED
PRIME PROJECT #:
ML+H PROJECT #: 22-19

DRAWING NO.: L-2.1

C:\Users\fernando\Documents\Latimer + Hasbach, Architects - Fernando's Projects\2025\2219 21 Cathedral\05 CAD\2219_HARDSCAPE.dwg

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

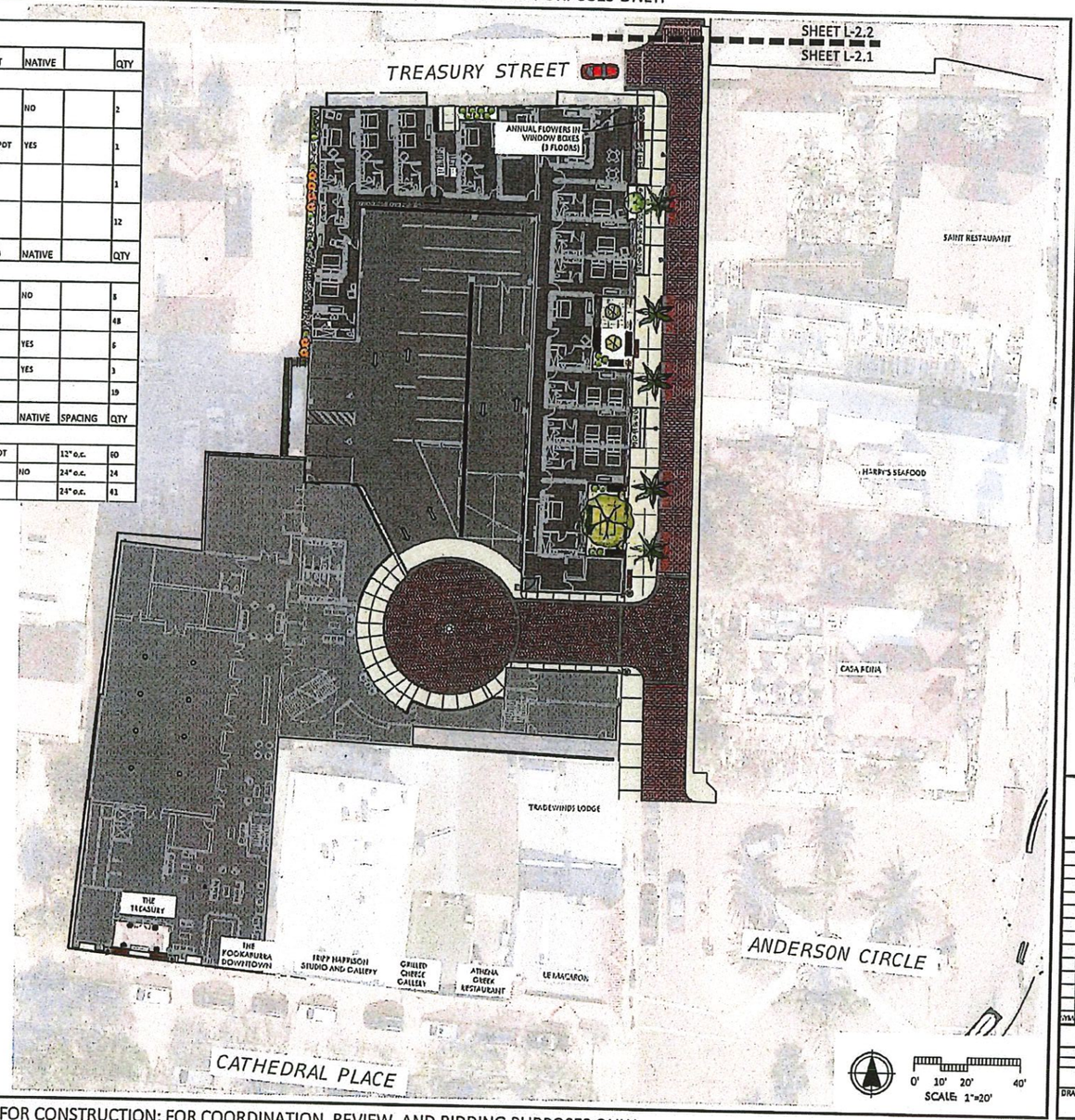
Wednesday, February 11, 2026

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	CS	CITRUS X AURANTIUM 'SEVILLE' / SEVILLE SOUR ORANGE	B&B, ROOT PLUS GROWERS	4"	8' MIN.	NO		2
	CU	COCCOLOBA UVIFERA / SEA GRAPE	B&B	3" STD.	FULL IN POT	YES		1
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE	670 GAL, SPECIMEN					1
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	15" MIN.	10' CT			12
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		QTY
SHRUBS								
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER	30 GAL	3' TRELLIS		NO		5
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY	3 GAL					48
	Hc	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH	7 GAL	FULL IN POT	2-3'	YES		6
	Vd	VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM	3 GAL	18"	18"	YES		3
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA	7 GAL	5'	3'			19
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY
SHRUB AREAS								
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF	B&B	FULL IN POT	FULL IN POT		12" o.c.	60
	Ns2	NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER	3 GAL	18"	18"	NO	24" o.c.	24
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE	7 GAL	36"	18"		24" o.c.	41

STREETSCAPE IMPROVEMENTS NOTES:

1. ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION FO THE HOTEL.
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ML+H
Marques Latimer + Hobson, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
PH: (904) 824-6747 www.mlhtech.com
LA#0667110 Qualified

Terrence Latimer, PLA
Lic.# LA0667216
DRAWN BY

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
LANDSCAPE PLAN

	DESCRIPTION	DATE
	HARB SUBMITTAL	09.18.25
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
	POA SUBMITTAL	09.11.24
	POA SUBMITTAL	03.01.24

DATE: AUG 15
PRIME PROJECT #:
MLHH PROJECT #: 22-219

DRAWING NO.: L-3.1

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NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: April 2, 2026

RE: Ordinance 2026-09 – Second Reading – Public Hearing Required
Vacate Right of Way, 81 Magnolia Drive
April 13, 2026, City Commission Meeting

This is the second reading for Ordinance 2026-09 to vacate right of way at 81 Magnolia Drive (PID 1583200000). The portion of right of way to be vacated is located between lots 4, 5, 6, and lots 7, 8, 9. Please find attached draft Ordinance No. 2026-09 for second reading.

Please let me know if you have any questions regarding this agenda item.

Stephen L. Slaughter, P.E.
Utilities & Public Works Director

Attachments: Draft Ordinance 2026-09
Copy: Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, PE, Assistant City Manager



81 Magnolia Drive, Right of Way between Lots 4, 5, 6, and Lots 7, 8, 9.

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, VACATING, DISCONTINUING AND ABANDONING THAT CERTAIN PORTION OF AN UN-NAMED, UNOPENED ALLEYWAY LOCATED WITHIN THE CITY LIMITS OF ST. AUGUSTINE ON PROPERTY KNOWN AS 81 MAGNOLIA DRIVE, PORTIONS OF LOT(S) 4, 5, 6, 7, 8, and 9, BLOCK A, CAPO'S ADDITION, ANASTASIA, LOCATED WITHIN THE CITY LIMITS OF ST. AUGUSTINE AND MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances and resolutions by municipalities; and

WHEREAS, Section 12.03 of the Charter Laws of the City of St. Augustine, provides a procedure for vacating streets;

NOW THEREFORE, BE IT ORDAINED by the City Commission for the City of St. Augustine, Florida, as follows:

Section 1. Vacation. That the following described portion of the public street, avenue or road in the City of St. Augustine, Florida, more particularly described as follows: A PORTION OF AN UNOPENED ALLEYWAY ON PROPERTY KNOWN AS 81 MAGNOLIA DRIVE LOCATED BETWEEN LOTS 4, 5, 6 & 7, 8, 9, OF BLOCK A, 1-19 CAPO'S ADDITION, ANASTASIA be, and the same is hereby, vacated, discontinued and abandoned and is hereby declared no longer to be a public street, avenue or road of the City of St. Augustine, Florida.

Section 2. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 4. Inclusion in the Code. It is the intention of the City Commission that the provisions of this ordinance shall become and be made part of the Code of the City of St. Augustine and that the sections of this ordinance may be renumbered or re-lettered and the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 5. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, on the _____ day of _____, 20__.

_____
Mayor-Commissioner

ATTEST:

_____
City Clerk

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: April 2, 2026

RE: Ordinance 2026-13 – First Reading
Vacate Right of Way, 3560 N. Ponce De Leon Blvd, Prado Ave.
April 13, 2026, City Commission Meeting

On March 23, 2026, the commission directed staff to move forward with drafting an ordinance to vacate right of way at 3560 N. Ponce De Leon Blvd (PID 1501700000). The portion of Prado Ave. right of way to be vacated is located between PID 1501700000 and PID 1643400000. Please find attached for first reading draft Ordinance No. 2026-13.

Please let me know if you have any questions regarding this agenda item.

Stephen L. Slaughter, P.E.
Utilities & Public Works Director

Attachments: Draft Ordinance 2026-13
Copy: Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, PE, Assistant City Manager

ORDINANCE NO. 2026–13

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, VACATING, DISCONTINUING AND ABANDONING THAT CERTAIN PORTION OF PRADO AVENUE LOCATED WITHIN THE CITY LIMITS OF ST. AUGUSTINE AND MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances and resolutions by municipalities; and

WHEREAS, Section 12.03 of the Charter Laws of the City of St. Augustine, provides a procedure for vacating streets;

NOW THEREFORE, BE IT ORDAINED by the City Commission for the City of St. Augustine, Florida, as follows:

Section 1. Vacation. That the following described portion of the public street, avenue or road in the City of St. Augustine, Florida, more particularly described as follows:

DESCRIPTION

A PORTION OF PRADO AVENUE AS DEPICTED ON THE PLAT OF UNIT ONE OF SARATOGA LAKE AS RECORDED IN MAP BOOK 3, PAGE 136 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 10, BLOCK 6 OF SAID UNIT ONE OF SARATOGA LAKE; THENCE NORTH 62 DEGREES 13 MINUTES 24 SECONDS EAST, ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF RAMBLA STREET, AS DEPICTED ON SAID PLAT, A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID PRADO AVENUE, AS IT CURRENTLY EXISTS; THENCE SOUTH 27 DEGREES 50 MINUTES 02 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF PRADO AVENUE, A DISTANCE OF 174.95 FEET TO THE NORTHERLY LINE OF PREVIOUSLY VACATED PRADO AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE(S) 1572 OF SAID PUBLIC RECORDS; THENCE SOUTH 62 DEGREES 09 MINUTES 58 SECONDS WEST, ALONG SAID NORTHERLY LINE OF SAID VACATED PRADO AVENUE, A DISTANCE OF 50.00 FEET TO THE EASTERLY LINE OF SAID BLOCK 6; THENCE NORTH 27 DEGREES 50 MINUTES 02 SECONDS WEST, ALONG SAID EASTERLY LINE OF SAID BLOCK 6, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 0.201 ACRES MORE OR LESS.

be, and the same is hereby, vacated, discontinued and abandoned and is hereby declared no longer to be a public street, avenue or road of the City of St. Augustine, Florida.

Section 2. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 4. Inclusion in the Code. It is the intention of the City Commission that the provisions of this ordinance shall become and be made part of the Code of the City of St. Augustine and that the sections of this ordinance may be renumbered or relettered and the word ordinance may be changed to section, article or other such appropriate word or

phrase in order to accomplish such intentions.

Section 5. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(5), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, on the _____day of _____, 20__.

_____
Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

_____
Darlene Galambos, City Clerk

224



CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

Business Impact Estimate Form

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

Proposed Ordinance Title/Reference:

Ordinance No.

ORDINANCE NO. 2026 - 13

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, VACATING, DISCONTINUING AND ABANDONING THAT CERTAIN PORTION OF PRADO AVENUE LOCATED WITHIN THE CITY LIMITS OF ST. AUGUSTINE AND MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Applicable Exemptions:

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

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

Business Impact Estimate:

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

   This ordinance is for the vacating of an unimproved right of way. Adoption of this ordinance serves a public purpose, benefiting the public health, safety, morals and welfare.

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

   None

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

   None

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

   This draft ordinance is the result of an approved petition to vacate right of way.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: March 30, 2026

RE: **RESOLUTION 2026-08: PLANNING DEPT. PROCEDURES FOR PROCESSING APPLICATIONS**

Please find enclosed Resolution 2026-08 which clarifies the procedures that the City's Planning Department will follow while SB 180 is under litigation and potentially subject to further amendment.

Please place Resolution 2026-08 on the regular City Commission agenda for adoption on April 13, 2026.

Thank you.

Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Darlene Galambos, City Clerk *(with original)*

Agenda Title:

Resolution 2026-08: Clarifies the planning procedures of processing applications.

RESOLUTION 2026-08

A RESOLUTION OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA PROVIDING FOR PROCEDURES THE CITY'S PLANNING DEPARTMENT WILL FOLLOW WHILE SENATE BILL 180 IS UNDER LITIGATION AND POTENTIALLY SUBJECT TO FURTHER AMENDMENT.

WHEREAS, The Florida legislature adopted Senate Bill 180 during the 2025 legislative session, and it has since been incorporated into statute at F.S. § 252.422, (hereinafter referred to as Session Law 2025-190 or the "Act"); and

WHEAREAS, the Act was intended to remove unnecessary bureaucratic hurdles towards rebuilding after a hurricane, but it may instead have created confusion over necessary procedural planning steps at the local level and caused conflicting statutory requirements regarding land development and comprehensive planning; and

WHEREAS, the Act was the subject of a "glitch bill" in the 2026 legislative session (SB 840) intending to modify and clarify the intent and standard of review for necessary local planning action; and

WHEREAS, the Act is also the subject of pending litigation in 1000 Friends of Florida v. Kelly, which seeks to invalidate it based on Florida procedural and constitutional grounds; and

WHEREAS, in light of the uncertainty caused by the Act, the continuing litigation, and the likelihood of a new "glitch bill" in the 2027 legislative session, the City of St. Augustine wishes to provide administrative guidance of its procedures.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of St. Augustine, Florida:

Section 1: City planning staff will continue to process property owner applications consistent with all legally enforceable regulations at the time of processing.

Section 2: City planning staff, with assistance from the City Attorney, and guidance from the City Manager, will continue to review planning actions for compliance with the Act, any judicial review of the Act, and any amendments to the Act.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this _____ day of _____, 2026.

ATTEST:

_____
Darlene Galambos, City Clerk
(Seal)

CITY OF ST. AUGUSTINE, FLORIDA

_____
Nancy Sikes-Kline, Mayor-Commissioner

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: April 13, 2026

RE: Request to review the Model Land Company National Register Historic District nomination update finalized draft

Within the City of St. Augustine, there are seven (7) neighborhoods that have been designated over the years as historic districts to the National Register of Historic Places. From south to north, these include the Lincolnville (1991), St. Augustine (1970), Model Land Company (1983), North City (2009), Abbott Tract (1983), Nelmar Terrace (2011), and Fullerwood Park Residential (2010) Historic Districts.

Importance of the Historic District Updates: Despite the many changes to the neighborhoods that represent these districts over the years after being designated, the designations had not been updated. In 2019, the City was awarded a federal grant related to Hurricane Irma that was administered by the Florida Division of Historic Resources (DHR). Three updates to our older seven National Register Historic Districts in St. Augustine were undertaken, including Abbott Tract, Model Land Company, and Lincolnville. The Abbott Tract National Register Historic District was reviewed in 2024 by the HARB (June 20), the City Commission (July 22), and the State National Register Review Board in August, before being officially accepted by the National Park Service in November 2024.

An update draft for the Model Land Company National Register Historic District (NRHD) was placed on the City's website on October 10, 2025 and reviewed at the Historic Architectural Review Board (HARB) October 16 meeting. At that meeting, the HARB made a motion that was unanimously approved to support this update moving forward. Per the request of the HARB, staff notified the property owners of buildings that are listed as *newly* contributing with this update, so they are aware of this potential change in status. **With the update, there are fifty-five (55) newly contributing buildings.**

Reasons to update the Model Land Company NRHD nomination include the following:

- to expand the period of significance, modifying from 1838-1930 to 1838-1968;
- to expand the boundary slightly to include the entire Ketterlinus Elementary School campus;
- and to bring the inventory up to date with the currently existing above-ground resources and document any alterations and new infill within the district.

A quick reference of what has changed with the attached update is on page 3 of this memo for key stats, which are also found in the document's Summary (Section 7 pages 35-46 provides a detailed breakdown).

Benefits to Being Designated: St. Augustine values our rich historic resources and this proposed update to the Model Land Company National Register Historic District helps to reflect how the neighborhood evolved and evaluates the existing buildings in the neighborhood now. Some of the benefits to being a contributing resource, and in some cases a potentially eligible property, include:

- Locally, HARB approved rehabilitation projects to contributing properties may also be eligible for the City and County's Ad Valorem Tax Exemption.
- Approved rehabilitation projects to contributing buildings that are income-producing may be eligible for the 20% Federal Rehabilitation Income Tax Credit**.**
- Some designated properties may also be eligible for certain exemptions to required FEMA or State building code requirements (only with official approvals) and preservation related grants.
- The National Register is the nation's inventory of historic places and the designation is honorary at the federal level. The only federal oversight is when a federally funded or permitted project will have a potential impact on the designated or potentially eligible historic resource, the impact must be considered and sometimes mitigated.

Next Steps: The next planned step for the revised update is a review by the State National Register Review Board (SNRRB) at their upcoming public meeting, scheduled May 7, 2026 in Tallahassee. A link will be provided in advance of the meeting date if anyone wishes to join online. If the nomination is voted by the SNRRB to recommend the approval to the State Historic Preservation Officer (SHPO), the SHPO makes the final determination if the proposed National Register nomination update will be forwarded for review at the National Park Service and official acceptance by the Keeper of the National Register of Historic Places in Washington, D.C.

City Commission and Public Review is Requested:
Please place the Model Land Company Historic District update on the City Commission's regular agenda, to ensure Commissioners and the public have additional opportunity to review and offer feedback before the State's May 7th meeting. Public comment and the City Commission's feedback and/or support is invited and will be passed along to the DHR.

Please find attached the summarized changes made with this update, a map showing the location of the city's historic districts listed on the National Register of Historic Places, excerpts from the National Register Bulletin to help answer more questions on how districts are evaluated, a letter from the State's Division of Historic Resources (DHR) requesting review of the update, and the Model Land Company National Register Historic District update finalized draft.

I am available if you have any questions. Thank you for your continued support of our city's wonderfully unique and special historic and cultural resources!

Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283

Key Changes to the Model Land Company Historic District National Register Update:
From the update document's SUMMARY Section (Continuation Sheets Section 7, Pages 1-2)

The Model Land District is a mixed use, but primarily residential, neighborhood located west of the St. Augustine colonial city, a National Historic Landmark. The district encompasses all or parts of 20 city blocks. The district has had relatively few changes and minimal alterations since 1935 and the 1983 nomination.

The Model Land Company Historic District was listed in the National Register of Historic Places in 1983:

- Is significant at the local level for a period of 1839-1930:
  - Under Criterion C: for **Architecture**
  - Under Criterion A (Property is associated with events that have made a significant contribution to the broad patterns of our history) in the areas of: **Archaeology, Agriculture, Commerce, Community Planning and Development, Education, Exploration and Settlement, Military, Politics and Government, and Religion.**
- The district also encompasses three individually listed resources: Markland, Grace United Methodist Church, and Hotel Ponce de Leon, which was also designated as a National Historic Landmark in 2006 for its significance to Architecture and Engineering for a period of 1885-1888.

This Additional Documentation and Boundary Increase makes several changes to the initial listing:

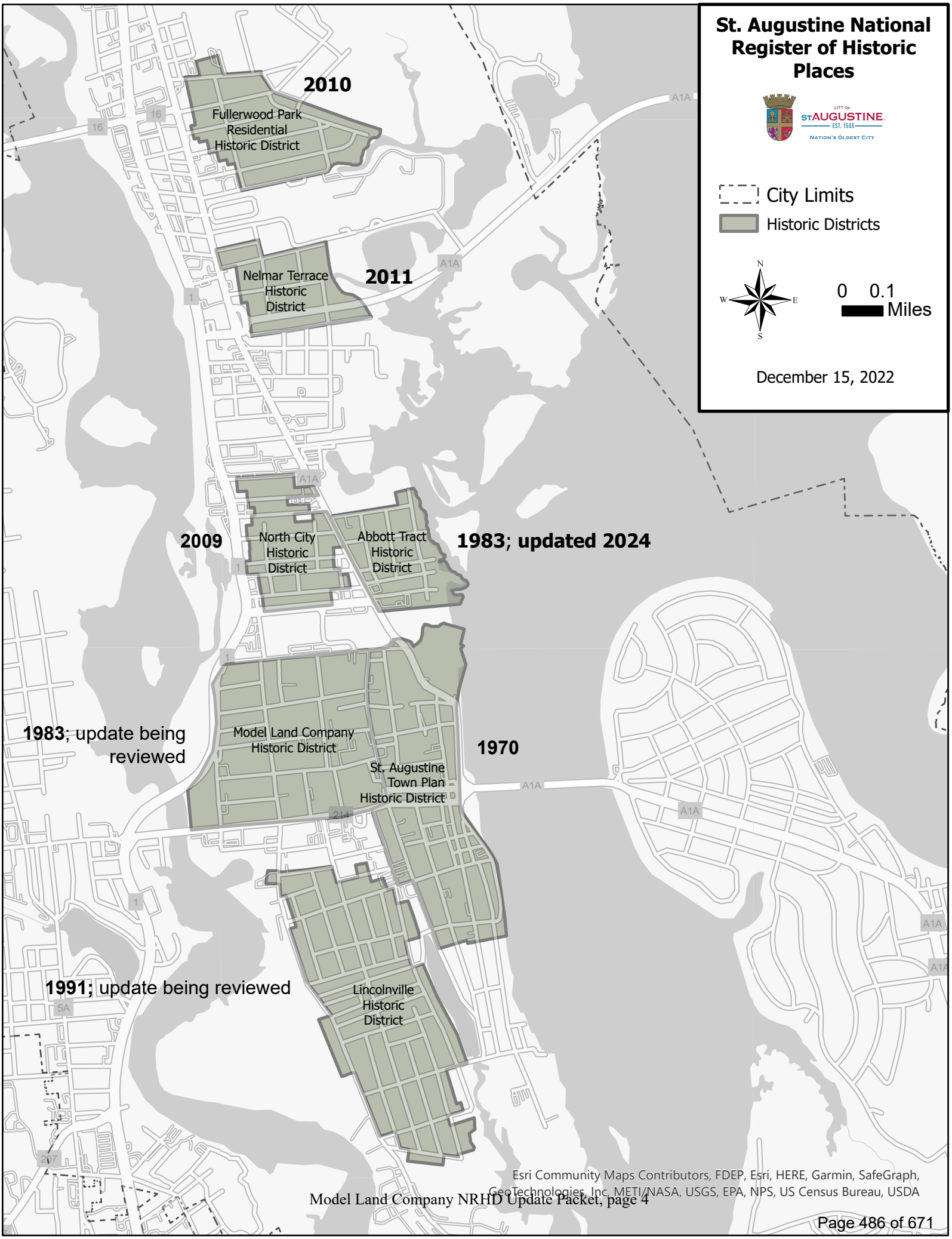
- The update expands the period of significance from 1839-1930 to 1839-1968, to capture the entirety of the community's historic development.
  - The new end date is marked by the conversion of Hotel Ponce de Leon to Flagler College and the termination of the Florida East Coast Railway (FEC) passenger service in 1968, which together mark Model Land's transition from tourism hub to college town.
- **The northern boundary of Model Land is expanded slightly to the north to encapsulate two contributing school buildings that are historically associated with the community:** Orange Street School and the Ketterlinus Gymnasium
- This **update provides additional historic context to support the expanded period of significance and boundaries.**
- The areas of significance that Model Land is already listed under are not being changed and thus are not addressed in this documentation.

This Additional Documentation also updates the resource count and documents alterations and new infill within the district:**

- The **1983 nomination included:** Total of 302 resources, consisting of 238 contributing resources and 64 noncontributing resources.
- **This update includes a total of 458 resources: 319 contributing resources and 139 non-contributing resources** (90 are outside the period of significance and 49 lack integrity).
- **153 buildings are newly recorded in the inventory and 60 have changed contributing/non-contributing status.** Most of the additional buildings are auxiliary buildings, such as sheds and detached garages, which were not counted in the original nomination.
- **44 buildings have been demolished since the 1983 listing**, including the YMCA building (59 Valencia Street), Felix de Crano house (44 Sevilla Street), and Walter B. Fraser house (29 Valencia).
- In addition, the Mediterranean Revival **Ketterlinus School (1924) was destroyed by a devastating fire in 1981.**

**Please note: Section 7, Pages 35-46 of the attached draft provide a detailed breakdown of each address within the Model Land Historic District, noting if the building was listed as contributing or noncontributing in the original 1983 nomination, if the same building is contributing or noncontributing in the attached 2025 update, and the reason if the status changed.

(See attached finalized draft for full update text, maps, and photographs)


St. Augustine National Register of Historic Places
City Limits
Historic Districts
0 0.1
Miles
December 15, 2022
2010
Fullerwood Park Residential Historic District
2011
Nelmar Terrace Historic District
2009
North City Historic District
Abbott Tract Historic District
1983; updated 2024
1983; update being reviewed
Model Land Company Historic District
1970
St. Augustine Town Plan Historic District
1991; update being reviewed
Lincolnville Historic District
A1A
16
1
214
5A
207
Esri Community Maps Contributors, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources

U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Apply the National Register Criteria for Evaluation









II. THE NATIONAL REGISTER CRITERIA FOR EVALUATION

CRITERIA FOR EVALUATION:[3]

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS:

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.

[3]The Criteria for Evaluation are found in the *Code of Federal Regulations, Title 36, Part 60*, and are reprinted here in full.

III. HOW TO USE THIS BULLETIN TO EVALUATE A PROPERTY

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- **Being associated with an important historic context** *and*
- **Retaining historic integrity of those features necessary to convey its significance.**

Information about the property based on physical examination and documentary research is necessary to evaluate a property's eligibility for the National Register. Evaluation of a property is most efficiently made when following this sequence:

1. Categorize the property (Part IV). A property must be classified as a district, site, building, structure, or object for inclusion in the National Register.
2. **Determine which prehistoric or historic context(s) the property represents** (Part V). A property must possess significance in American history, architecture, archeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.
3. Determine whether the property is significant under the National Register Criteria (Part VI). This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.
4. Determine if the property represents a type usually excluded from the National Register (Part VII). If so, determine if it meets any of the Criteria Considerations.
5. Determine whether the property retains integrity (Part VIII). Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

If, after completing these steps, the property appears to qualify for the National Register, the next step is to prepare a written nomination. (Refer to *National Register Bulletin: How to Complete the National Register Registration Form.*)

OBJECT

The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

Small objects not designed for a specific location are normally not eligible. Such works include transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place.

Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a museum are inappropriate for listing in the National Register.

Examples of objects include:

boundary marker
fountain
milepost
monument
scupture
statuary

SITE

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

A site can possess associative significance or information potential or both, and can be significant under any or all of the four criteria. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate.

A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research. Generally, though, the National Register excludes from the definition of "site" natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality's subsequent economic development. While they may have been "avenues of exploration," the features most appropriate to document this significance are the properties built in association with the waterways.

Examples of sites include:

battlefield
campsite
cemeteries significant for information potential or historic association
ceremonial site
designed landscape
habitation site
natural feature (such as a rock formation) having cultural significance
petroglyph
rock carving
rock shelter
ruins of a building or structure
shipwreck
trail
village site

DISTRICT

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

CONCENTRATION, LINKAGE, & CONTINUITY OF FEATURES

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

SIGNIFICANCE

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

TYPES OF FEATURES

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

GEOGRAPHICAL BOUNDARIES

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

DISCONTIGUOUS DISTRICTS

A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by nonsignificant areas. A discontiguous district is most appropriate where:

- Elements are spatially discrete;
- Space between the elements is not related to the significance of the district; and
- Visual continuity is not a factor in the significance.

In addition, a canal can be treated as a discontiguous district when the system consists of man-made sections of canal interspersed with sections of river navigation. For scattered archeological properties, a discontiguous district is appropriate when the deposits are related to each other through cultural affiliation, period of use, or site type.

It is not appropriate to use the discontiguous district format to include an isolated resource or small group of resources which were once connected to the district, but have since been separated either through demolition or new construction. For example, do not use the discontiguous district format to nominate individual buildings of a downtown commerical district that have become isolated through demolition.

Examples of districts iE,[;lude:

business districts
canal systems
groups of habitation sites
college campuses
estates and farms with large acreage/ numerous properties
industrial complexes
irrigation systems
residential areas
rural villages
transportation networks
rural historic districts



Ordeman-Shaw Historic District, *Montgomery, Montgomery County, Alabama. Historic districts derive their identity from the interrationship of their resources. Part of the defining characteristics of this 19th century residential district in Montgomery, Alabama, is found in the rhythmic pattern of the rows of decorative porches. (Frank L. Thiermonge, III)*

VI. HOW TO IDENTIFY THE TYPE OF SIGNIFICANCE OF A PROPERTY

INTRODUCTION

When evaluated within its historic context, a property must be shown to be significant for *one or more of the four Criteria for Evaluation - A, B, C, or D* (listed earlier in *Part II*). The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential.

The basis for judging a property's significance and, ultimately, its eligibility under the Criteria is *historic context*. The use of historic context allows a property to be properly evaluated in a nearly infinite number of capacities. For instance, Criterion C: Design/Construction can accommodate properties representing construction types that are unusual or widely practiced, that are innovative or traditional, that are "high style" or vernacular, that are the work of a famous architect or an unknown master craftsman. *The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its historic context.*

After identifying the relevant historic context(s) with which the property is associated, the four Criteria are applied to the property. Within the scope of the historic context, the National Register Criteria define the kind of significance that the properties represent.

For example, within the context of "19th Century Gunpowder Production in the Brandywine Valley," Criterion A would apply to those properties associated with important events in the founding and development of the industry. Criterion B would apply to those properties associated with persons who are significant in the founding of the industry or associated with important inventions related to gunpowder manufacturing. Criterion C would apply to those buildings, structures, or objects whose architectural form or style reflect important design qualities integral to the industry. And Criterion D would apply to properties that can convey information important in our understanding of this industrial process. If a property qualifies under more than one of the Criteria, its significance under each should be considered, if possible, in order to identify all aspects of its historical value.

NATIONAL REGISTER CRITERIA FOR EVALUATION*

The National Register Criteria recognize different types of values embodied in districts, sites, buildings, structures, and objects. These values fall into the following categories:

Associative value (Criteria A and B): Properties significant for their association or linkage to events (Criterion A) or persons (Criterion B) important in the past.

Design or Construction value (Criterion C): Properties significant as representatives of the manmade expression of culture or technology.

Information value (Criterion D): Properties significant for their ability to yield important information about prehistory or history.

*For a complete listing of the Criteria for Evaluation, refer to Part II of this bulletin.

March 6, 2026

Ms. Julie Courtney
Historic Preservation Officer
P.O. Box 210
St. Augustine, Florida 32085-0210

Re: Model Land Company Historic District Additional Documentation and Boundary Increase (SJ02462)

Dear Ms. Courtney:

A Florida National Register Nomination Amended Proposal for the above referenced property has been prepared by the State Historic Preservation Office. We solicit your review and recommendation concerning eligibility in accordance with the procedures established by the National Historic Preservation Act, as amended (54 U.S.C. 302504), which created the basis for the participation of Certified Local Governments in the Florida National Register of Historic Places nomination process. We are updating the Model Land Company Historic District with a boundary increase. The nomination was originally listed on August 2, 1983.

According to the Act, before properties within the jurisdiction of the certified local government may be considered by the State to be included on the National Register through an amendment, the State Historic Preservation Officer shall notify the owners within the expanded boundary area, the applicable chief local elected official, and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such properties meets the eligibility criteria. Within sixty days of the notice from the State Historic Preservation Officer, the chief local elected official shall transmit the report of the commission and their recommendation to the State Historic Preservation Officer. If no such report and recommendation are received within sixty days, the State shall proceed with the process of amending the nomination.

If either the preservation agency or the chief local elected official supports the property nomination's amendment, the proposal will be scheduled for consideration by the Florida National Register Review Board. We have scheduled the Additional Documentation for the above property for consideration by the Florida National Register Review Board at their May 7, 2026 meeting.

If both the commission and the chief local elected official recommend that a property nomination not be amended in the National Register, the State Historic Preservation Officer shall take no further action,

unless within thirty days of the receipt of such recommendation by the State Historic Preservation Officer an appeal is filed with the State. Any party may file an appeal with the State Historic Preservation Officer. If the State Historic Preservation Officer, after hearing the appeal, determines that the property is eligible, she shall proceed with the nomination process. The State Historic Preservation Officer shall include any reports and recommendations from any party along with the nomination submitted to the Keeper of the Register. To recommend the amended nomination as not eligible for an amendment, please send a letter to the State Historic Preservation Office explaining why you believe it fails to meet National Register eligibility.

We look forward to your recommendation and comments regarding this property. If we can be of any further assistance to you, please do not hesitate to contact me at Kyra.Lucas@dos.fl.gov or 850-245-6339.

Sincerely,

Dr. Kyra Lucas
Survey & Registration Supervisor
Bureau of Historic Preservation

KNL/hae

Enclosures

OMB Control No. 1024-0018
expiration date 03/31/2026

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a).

1. Name of Property

Historic name: Model Land Company Historic District (Additional Documentation and Boundary Increase)

Other names/site number: SJ02462

Name of Related Multiple Property Listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Bounded by King, Cordova, and Orange Streets, U.S. 1, and the San Sebastian River ☐ not for publication

City or town: St. Augustine ☐ vicinity

State: Florida County: St. Johns Zip Code: 32084

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Applicable National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

- ☐ entered in the National Register
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register
  - ☐ See continuation sheet.
- ☐ removed from the National Register.
- ☐ other, (explain)

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- ☒ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only **one** box.)

- ☐ buildings
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include any previously listed resources in the count.)

Contributing	Noncontributing	
319	139	buildings
2	1	sites
4	23	structures
1	0	objects
310	127	total

Number of contributing resources previously listed in the National Register:

238

6. Function or Use

Historic Functions (Enter categories from instructions)	**Current Functions** (Enter categories from instructions)
DOMESTIC: Single Dwelling	DOMESTIC: Single Dwelling
DOMESTIC: Hotel	EDUCATION: College
RELIGION: Religious Facility	RELIGION: Religious Facility
COMMERCE/TRADE: Business	COMMERCE/TRADE: Business
FUNERARY: Cemetery	FUNERARY: Cemetery

7. Description

Architectural Classification
(Enter categories from instructions)

- OTHER: Frame Vernacular
- OTHER: Bungalow
- OTHER: Florida Cracker
- OTHER: Masonry Vernacular
- LATE 19TH & EARLY 20TH C. REVIVALS: Colonial Revival
- LATE 19TH & EARLY 20TH C. REVIVALS: Mediterranean Revival
- LATE VICTORIAN: Folk Victorian
- See Continuation Sheets

Materials
(Enter categories from instructions)

- foundation: CONCRETE
- walls: WOOD
- STUCCO
- BRICK
- roof: SYNTHETICS; METAL
- other:

Narrative Description
(On continuation sheets, describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance
(Enter categories from instructions)
ARCHEOLOGY: Historic; INDUSTRY
AGRICULTURE; MILITARY
ARCHITECTURE; POLITICS/GOVERNMENT
COMMERCE; RELIGION
COMMUNITY PLANNING AND DEVELOPMENT
EDUCATION; TRANSPORTATION
EXPLORATION/SETTLEMENT

Period of Significance
1839-1968

Significant Dates
1903

Significant Person
(Complete only if Criterion B is marked)
N/A

Cultural Affiliation
N/A

Architect/Builder
Carrère and Hastings
Hollingsworth, Francis A.

Narrative Statement of Significance
(On continuation sheets, provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations. For the Narrative Statement of Significance, provide at least one paragraph for each area of significance.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
☐ preliminary determination of individual listing (36 CFR 67) has been requested
☒ previously listed in the National Register
☒ previously determined eligible by the National Register
☒ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey
#
☐ recorded by Historic American Engineering Record
☐ recorded by Historic American Landscape Survey

Primary location of additional data:
☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☒ Other
Name of Repository:
St. Augustine Historical Society
#
#

10. Geographical Data

Acreage of Property 108

Latitude/Longitude Coordinates
Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude:		1. Longitude:	
2. Latitude:		2. Longitude:	
3. Latitude:		3. Longitude:	
4. Latitude:		4. Longitude:	

☐ See continuation sheet

-Or-

UTM References
Datum: (indicated on USGS map) ☐ NAD 1927 ☒ NAD 1983

1. Zone:		Easting:	Northing:	
2. Zone:		Easting:	Northing:	
3. Zone:		Easting:	Northing:	
4. Zone:		Easting:	Northing:	

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title: Meghan Browning, Meagan Scott, Lillian Rae Shropshire
Organization: Terracon Consultants, Inc. & Historic Property Associates, Inc.
Street & Number: 8001 Baymeadows Way, Suite 1
City: Jacksonville State: Florida Zip Code: 32256
Email: Meghan.Browning@terracon.com Telephone: (904) 900-6494 Date: October 24, 2024

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location **-or-** an equivalent scaled map that indicates the property's location and latitude/longitude or UTM coordinates.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Photographs

Clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Each photograph must be numbered in the order they are referenced in the manuscript, and that number must correspond to the photograph number on the photo log.

Additional items
(check with the SHPO or FPO for any additional items)

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

ARCHITECTURAL CLASSIFICATION

LATE VICTORIAN: Gothic Revival
LATE VICTORIAN: Italian Renaissance Revival
LATE VICTORIAN: Queen Anne
LATE VICTORIAN: Richardsonian Romanesque
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Craftsman
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie
LATE 19TH & EARLY 20TH CENTURY REVIVALS: Greek Revival
LATE 19TH & EARLY 20TH CENTURY REVIVALS: Mission
LATE 19TH & EARLY 20TH CENTURY REVIVALS: Neo-Classical Revival
MODERN MOVEMENT: Mid-Century Modern
MODERN MOVEMENT: Minimal Traditional
MODERN MOVEMENT: Ranch

SUMMARY

The Model Land District is a mixed use, but primarily residential, neighborhood located west of the St. Augustine colonial city, a National Historic Landmark. The district encompasses all or parts of 20 city blocks. The architectural integrity and physical condition of the historic building stock is generally good. It is well maintained and has an active neighborhood association which advocates with the City of St. Augustine on planning, zoning, land use and historic preservation issues. The district has had relatively few changes and minimal alterations since 1935 and the 1983 nomination. In September 2017, Hurricane Irma made landfall in the southwest portion of Florida, resulting in flooding throughout St. Augustine, including Model Land; the district emerged relatively unscathed from the disaster.

The Model Land Company Historic District was listed in the National Register of Historic Places in 1983. It is significant at the local level for a period of 1839-1930 under Criterion C: Architecture and under Criterion A in the areas of: Archaeology, Agriculture, Commerce, Community Planning and Development, Education, Exploration and Settlement, Military, Politics and Government, and Religion. It included a total of 302 resources—64 noncontributing resources and 238 contributing. The district also encompasses three individually listed resources: Markland, Grace United Methodist Church, and Hotel Ponce de Leon. Markland was listed in 1978 for state level significance under Criterion A in the areas of Agriculture and Social History and under Criterion C: Architecture, for a period of 1839. Grace United Methodist Church was listed in 1979 for national significance under Criterion A in the areas of Community Planning and Development and Social History and under Criterion C: Architecture, for a period of 1887. Hotel Ponce de Leon was listed in 1975 for national significance under Criterion A in the areas of Art, Commerce, and Social History and under Criterion C: Architecture, for a period of

1887. Hotel Ponce de Leon was designated as a National Historic Landmark in 2006 for its significance to Architecture and Engineering, for a period of 1885-1888.

This Additional Documentation and Boundary Increase makes several changes to the initial listing. This update expands the period of significance from 1839-1930 to 1839-1968, to capture the entirety of the community's historic development. The new end date is marked by the conversion of Hotel Ponce de Leon to Flagler College and the termination of the Florida East Coast Railway (FEC) passenger service in 1968, which together mark Model Land's transition from tourism hub to college town. The northern boundary of Model Land is expanded slightly to the north to encapsulate two contributing school buildings that are historically associated with the community—Orange Street School and the Ketterlinus Gymnasium—as well as two noncontributing structures—a modern parking lot and a replica of colonial-era fortification.[1] This update provides additional historic context to support the expanded period of significance and boundaries. The areas of significance that Model Land is already listed under are not being changed and thus are not addressed in this documentation.

This Additional Documentation also updates the resource count and documents alterations and new infill within the district. The 1983 nomination included a total of 302 resources, consisting of 64 noncontributing resources and 238 contributing resources. This update includes a total of 458 resources: 319 contributing resources and 139 non-contributing resources (90 are outside the period of significance and 49 lack integrity). 153 buildings are newly recorded in the inventory and 60 have changed contributing/non-contributing status. Most of the additional buildings are auxiliary buildings, such as sheds and detached garages, which were not counted in the original nomination. Several are extant historic buildings that were missing from the original nomination's inventory list, map, or both for unknown reasons. Some buildings have been reclassified stylistically to reflect more nuanced understandings of architectural styles and their histories. 44 buildings have been demolished since listing, including the YMCA building (59 Valencia Street), Felix de Crano house (44 Sevilla Street), and Walter B. Fraser house (29 Valencia Street). In addition, the Mediterranean Revival Ketterlinus School (1924) was destroyed by a devastating fire in 1981. While not shown in the boundary map, the building was included in the 1983 inventory as contributing.

[1] The Ketterlinus School Office Building (1965) and Gymnasium (1950) were not of historic age during initial listing. It is unclear why Orange Street School (1911) was not included in the district boundaries. The entire parcel encompasses an archeological site of the Cubo Line, an 18th century Spanish colonial earthwork fortification, which is marked by a ca.2000 replica of the Santo Domingo Redoubt, at the corner of Orange and Cordova Streets.

153 buildings are newly recorded in the inventory and 60 have changed contributing/non-contributing status. Most of the additional buildings are auxiliary buildings, such as sheds and detached garages, which were not counted in the original nomination. Several are extant historic buildings that were missing from the original nomination's inventory list, map, or both for unknown reasons.

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Almeria Street			
59B	1930	Contributing on Map	Contributing
61B	1946	Contributing on Map	Contributing
65B	1980	Not Depicted	Not Contributing
65C	1993	Built after 1983	Not Contributing
66B	N/A	Contributing on Map	Contributing
67	1917	Contributing	Not Contributing
68B	N/A	Contributing on Map	Contributing
69B	1990	Built after 1983	Not Contributing
70	1917	Not Contributing	Contributing
70B	1993	Built after 1983	Not Contributing
73	1919	Not Depicted	Contributing
73B	N/A	Not Depicted	Not Contributing
75B	N/A	Not Depicted	Not Contributing
76B	N/A	Contributing on Map	Contributing
79B	2018	Built after 1983	Not Contributing
Carrera Street			
8B	N/A	Not Depicted	Not Contributing
10B	2005	Built after 1983	Not Contributing
12	1950	Not Contributing	Contributing
36B	1924	Contributing on Map	Contributing
38B	2016	Built after 1983	Not Contributing
41	2021	Built after 1983	Not Contributing
41B	2021	Built after 1983	Not Contributing
42B	1983	Built after 1983	Not Contributing
46B	1917	Contributing on Map	Contributing
49 ½B	1980	Not Contributing on Map	Not Contributing
50	1894	Not Contributing	Contributing
51	1947	Not Contributing on Map	Not Contributing
53	1958	Not Contributing	Contributing
55	1950	Not Contributing	Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Carrera Street (cont'd)			
55B	1950	Not Contributing	Contributing
55C	1950	Not Contributing	Contributing
58B	1960	Contributing on Map	Contributing
62B	1980	Not Depicted	Not Contributing
63B	1992	Built after 1983	Not Contributing
67B	2005	Built after 1983	Not Contributing
71B	1950	Not Depicted	Contributing
Cordova Street			
14B	1855	Contributing on Map	Contributing
16B	1924	Contributing on Map	Contributing
26B	1904	Not Contributing on Map	Not Contributing
30B	1971	Not Contributing on Map	Not Contributing
32	1989	Built after 1983	Not Contributing
32B	1989	Built after 1983	Not Contributing
38B	2000	Built after 1983	Not Contributing
King Street			
74B	1915	Not Depicted	Contributing
74C	1990	Built after 1983	Not Contributing
74D	N/A	Not Depicted	Not Contributing
74E	N/A	Not Depicted	Not Contributing
118D	N/A	Not Depicted	Not Contributing
128B	N/A	Not Depicted	Not Contributing
134B	1930	Contributing on Map	Contributing
136B	1960	Contributing on Map	Not Contributing
138B	1910	Contributing on Map	Contributing
142	1930	Contributing	Not Contributing
Lemon Street			
58B	2017	Built after 1983	Not Contributing
65	1917	Contributing	Not Contributing
66B	1935	Contributing	Not Contributing
67B	1924	Contributing on Map	Contributing
68B	N/A	Not Depicted	Not Contributing
69B	1930	Contributing on Map	Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Lemon Street (cont'd)			
71B	1954	Not Depicted	Contributing
74B	1965	Contributing on Map	Contributing
75B	1930	Contributing on Map	Contributing
Malaga Street			
1E	2017	Built after 1983	Not Contributing
1F	1993	Built after 1983	Not Contributing
100	2004	Built after 1983	Not Contributing
101B	2002	Built after 1983	Not Contributing
136	1960	Not Depicted	Not Contributing
Markland Place			
21	2005	Built after 1983	Not Contributing
110	1949	Not Contributing	Contributing
138	1950	Not Contributing	Contributing
138B	1980	Not Depicted	Not Contributing
138C	2011	Built after 1983	Not Contributing
140	1954	Not Contributing	Contributing
Mulvey Street			
6B	1960	Not Contributing	Contributing
Orange Street			
31	1886	Not Depicted	Contributing
40	1911	Not Depicted	Contributing
40B	1950	Not Depicted	Contributing
40C	1999	Built after 1983	Not Contributing
40D	N/A	Not Depicted	Not Contributing
47B	1950	Not Contributing on Map	Not Contributing
61B	1910	Contributing on Map	Contributing
67	1965	Not Contributing	Contributing
67B	1975	Not Contributing on Map	Not Contributing
67C	1971	Not Contributing on Map	Not Contributing
67D	1960	Not Depicted	Not Contributing
67E	1993	Built after 1983	Not Contributing
73	2003	Built after 1983	Not Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Orange Street (cont'd)			
83	1924	Not Contributing	Contributing
93	1984	Built after 1983	Not Contributing
99	1899	Contributing	Not Contributing
Oviedo Street			
132	1945	Not Contributing	Contributing
133B	1930	Contributing on Map	Contributing
134	1954	Not Contributing	Contributing
135B	1970	Contributing	Not Contributing
136B	1924	Contributing	Not Contributing
137B	1935	Contributing on Map	Contributing
140	1941	Not Contributing	Contributing
141	1950	Not Contributing	Contributing
144	1924	Contributing	Not Contributing
145 ½	1930	Contributing	Not Contributing
146	1946	Not Contributing	Contributing
146B	1946	Not Contributing	Contributing
N Ponce de Leon Boulevard (US 1)			
208B	1964	Not Contributing	Contributing
400	2007	Built after 1983	Contributing
510	1960	Not Contributing	Contributing
Riberia Street			
5	1910	Contributing	Not Contributing
7	1941	Not Contributing	Contributing
7B	1946	Not Contributing	Contributing
14B	2000	Built after 1983	Not Contributing
15B	1930	Contributing on Map	Contributing
23	1951	Not Contributing	Contributing
26B	N/A	Not Depicted	Not Contributing
27B	1983	Built after 1983	Not Contributing
28	1920	Not Contributing	Contributing
28B	1920	Not Contributing	Contributing
30B	N/A	Not Depicted	Not Contributing
50B	1951	Not Contributing	Contributing
55B	1951	Not Contributing	Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Riberia Street (cont'd)			
56	1955	Not Contributing	Contributing
58	1962	Not Contributing	Contributing
69	2012	Built after 1983	Not Contributing
69B	2012	Built after 1983	Not Contributing
71	2006	Built after 1983	Not Contributing
71B	2006	Built after 1983	Not Contributing
74	1925	Not Depicted	Contributing
74B	2000	Built after 1983	Not Contributing
73-75	2006	Built after 1983	Not Contributing
Saragossa Street			
6B	1989	Built after 1983	Not Contributing
8B	1924	Contributing on Map	Contributing
10B	2018	Built after 1983	Not Contributing
11B	1980	Not Depicted	Not Contributing
12B	1971	Not Depicted	Not Contributing
13B	N/A	Contributing on Map	Contributing
14B	2024	Built after 1983	Not Contributing
16B	1991	Built after 1983	Not Contributing
17B	1980	Not Depicted	Not Contributing
18B	1924	Contributing on Map	Contributing
19B	N/A	Contributing on Map	Contributing
21B	1917	Contributing on Map	Contributing
28B	N/A	Not Depicted	Not Contributing
29	1924	Not Contributing	Contributing
32B	N/A	Not Depicted	Not Contributing
37B	N/A	Not Depicted	Not Contributing
38	1924	Not Contributing on Map	Not Contributing
39B	2007	Built after 1983	Not Contributing
41B	2010	Built after 1983	Not Contributing
42 ½	1914	Contributing on Map	Contributing
50B	1949	Not Depicted	Contributing
56	1960	Not Contributing	Contributing
58B	1983	Built after 1983	Not Contributing
60B	2016	Built after 1983	Not Contributing
62B	2002	Built after 1983	Not Contributing
63B	1979	Not Contributing on Map	Not Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Saragossa Street (cont'd)			
65B	1930	Contributing on Map	Contributing
67B	1960	Contributing on Map	Contributing
68B	1993	Built after 1983	Not Contributing
69B	1924	Contributing on Map	Contributing
72B	1970	Contributing on Map	Contributing
75B	1930	Contributing on Map	Contributing
77B	1983	Built after 1983	Not Contributing
Sevilla Street			
1B	2008	Built after 1983	Not Contributing
1D	N/A	Not Depicted	Not Contributing
9	1900	Contributing	Not Contributing
9B	2019	Built after 1983	Not Contributing
10B	N/A	Contributing on Map	Contributing
12B	1924	Not Contributing	Contributing
14B	2009	Built after 1983	Not Contributing
15B	1915	Contributing on Map	Contributing
18	2016	Built after 1983	Not Contributing
18B	2016	Built after 1983	Not Contributing
21B	N/A	Contributing on Map	Contributing
22B	2018	Built after 1983	Not Contributing
22C	2018	Built after 1983	Not Contributing
23B	1994	Built after 1983	Not Contributing
23C	N/A	Not Depicted	Not Contributing
24B	1980	Not Depicted	Not Contributing
27B	1952	Not Contributing	Contributing
27D	N/A	Not Depicted	Not Contributing
28	1964	Not Contributing	Contributing
44	1996	Built after 1983	Not Contributing
48B	1930	Contributing	Not Contributing
48C	1995	Built after 1983	Not Contributing
50	2007	Built after 1983	Not Contributing
Valencia Street			
6B	1904	Not Contributing	Contributing
6C	1935	Not Contributing	Contributing
10	1987	Built after 1983	Not Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Valencia Street (cont'd)			
20B	1981	Not Depicted	Not Contributing
38	1955	Not Contributing	Contributing
38B	1960	Not Depicted	Not Contributing
39B	1980	Not Depicted	Not Contributing
41	1957	Not Depicted	Contributing
42B	2008	Built after 1983	Not Contributing
43	2004	Built after 1983	Not Contributing
43B	2004	Built after 1983	Not Contributing
45	1952	Not Contributing	Contributing
45B	N/A	Not Depicted	Not Contributing
46	1951	Not Contributing	Contributing
46B	1951	Not Contributing	Contributing
48	1955	Not Contributing	Contributing
49	1954	Not Contributing	Contributing
50	1951	Not Contributing	Contributing
50B	1951	Not Contributing	Contributing
56	1954	Not Contributing	Contributing
59	1983	Built after 1983	Not Contributing
59B	1983	Built after 1983	Not Contributing
62 ½	1950	Not Contributing	Not Contributing
67	1927	Contributing	Not Contributing
68B	2011	Built after 1983	Not Contributing
69B	1922	Contributing on Map	Contributing
71	1971	Not Contributing on Map	Not Contributing
71B	1971	Not Depicted	Not Contributing
72B	1960	Not Contributing on Map	Not Contributing
73B	1930	Contributing on Map	Contributing

44 buildings have been demolished since listing, including the YMCA building (59 Valencia Street), Felix de Crano house (44 Sevilla Street), and Walter B. Fraser house (29 Valencia Street).

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Almeria Street			
70B	N/A	Not Contributing	Demolished
72B	N/A	Contributing	Demolished
Carrera Street			
9B	N/A	Not Depicted	Demolished
10B	N/A	Contributing	Demolished
10C	N/A	Contributing	Demolished
15	N/A	Contributing	Demolished
34	N/A	Not Contributing	Demolished
41	N/A	Not Contributing	Demolished
Cordova Street			
36 ½	N/A	Contributing	Demolished
128B	N/A	Contributing	Demolished
Lemon Street			
61B	N/A	Not Contributing	Demolished
Malaga Street			
100	N/A	Not Contributing	Demolished
Markland Place			
80B	N/A	Contributing	Demolished
Mulvey Street			
10 ½	N/A	Contributing	Demolished
Orange Street			
47C	N/A	Not Contributing	Demolished
75[2]	1925	Not Depicted	Demolished

[2] 75 Orange Street has since been assigned to an extant house listed in the Section 7 inventory. The Ketterlinus Junior High School located at 75 Orange Street is listed in the original nomination's inventory but was not depicted in the district map and has since been demolished.

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
76	N/A	Contributing	Demolished
99B	N/A	Contributing	Demolished
Riberia Street			
10 ½	N/A	Contributing	Demolished
14B	N/A	Contributing	Demolished
32	N/A	Contributing	Demolished
32B	N/A	Contributing	Demolished
68	N/A	Contributing	Demolished
76	N/A	Contributing	Demolished
78B	N/A	Contributing	Demolished
Saragossa Street			
10 ½	N/A	Contributing	Demolished
14B	N/A	Contributing	Demolished
70B	N/A	Contributing	Demolished
74	1925	Contributing	Demolished
74B	1925	Contributing	Demolished
76	1904	Contributing	Demolished
78	1899	Contributing	Demolished
Sevilla Street			
8B	N/A	Contributing	Demolished
9C	N/A	Contributing	Demolished
16B	N/A	Contributing	Demolished
26	N/A	Contributing	Demolished
32B	N/A	Contributing	Demolished
44	N/A	Contributing	Demolished
44B	N/A	Not Contributing	Demolished
Valencia Street			
6D	N/A	Not Contributing	Demolished
18	N/A	Contributing	Demolished
29	N/A	Contributing	Demolished
29B	N/A	Contributing	Demolished
59	N/A	Contributing	Demolished

SETTING

The Model Land Company Historic District, just west of downtown St. Augustine, is a densely developed historic residential neighborhood with more modern commercial areas along its fringes on King Street to the south and US 1 (also known as N Ponce De Leon Boulevard) to the west, as well as a collection of buildings associated with Flagler College gathered around the former Hotel Ponce de Leon in the southeast corner of the district.

The district is punctuated by large, open spaces, including formal landscaping associated with large estates, such as Markland. Flagler College has retained several historic green spaces, such as the courtyards of Hotel Ponce De Leon, and developed newer open quad spaces, surface parking lots, and tennis courts on the surrounding blocks. Additionally, there is one public park, Railroad Park, in the southwest corner of the district (Photo 1). The Tolomato Cemetery, the Spanish cemetery established by Father Pedro Camps in 1777 to serve his Minorcan flock, is located on the west side of Cordova Street between Orange and Saragossa Streets. Houses within the district tend to have private driveways, though street parking is available and used often throughout the neighborhood. Some park on their front lawns and some businesses have parking lots. Fencing throughout the district varies, including garden walls constructed of wood, concrete block, and poured concrete (Photo 2 and Photo 3). Part of the attractiveness of the area is its mature stands of trees, particularly live oaks. Formal landscapes are associated with the larger properties, while smaller residential lots tend to be landscaped with mature and young trees, manicured shrubs, and small gardens.

Concentrated development of the area occurred primarily during the late nineteenth and early twentieth centuries. Interior streets generally date to the late nineteenth century when Henry Flagler plated the Model Land Company Subdivision. After filling in Maria Sanchez Creek and the marshes of the San Sebastian River, Flagler laid out brick paved streets, bordered by brick sidewalks, and gave them Spanish names: Valencia, Carrera, Saragossa, Sevilla, Riberia, and Malaga Streets. Portions of Oviedo, Sevilla, and Valencia Streets have retained these brick features while the remaining historic streets have been black topped (Photos 4-6). Model Land developed organically as Flagler began creating a winter destination for wealthy northerners, with space for working class housing located adjacent to his hotel and railway systems. There were three distinctive periods that constitute the complete development of Model Land, which are reflected in the building stock.

Initial development, from 1885-1903, was concentrated in the southern half of the district, which contains larger buildings located on larger lots. These buildings date from the earliest phase of development, when Flagler and the Model Land Company catered to wealthier purchasers (Photos 7 and 8). Formal landscaping, such as the grand courtyards of Hotel Ponce de Leon, is common on these larger estates. This area contains the oldest home in the district, Markland (1839) and many landmark buildings, such as the Hotel Ponce de Leon, Grace United Methodist Church, Ancient City Baptist Church, and Flagler Memorial Church. The northern portion of the district was also being developed at

this time, though Flagler and Model Land had less direct influence in those areas, resulting in lots that are approximately half the width of those to the south and are typically more modest, although they do display a variety of styles and some fine detailing (Photos 9 and 10). Both of the community's historic schools—Orange Street and Ketterlinus—are located in this northern area (Photos 11 and 12).

The second period of growth was from 1904-1929, which was concentrated in the western portion of the district. Flagler stepped down from direct management of Model Land as his other development projects drew him farther south, leaving the agents of the Model Land Company in charge. In order to "maximize lot sales to the incoming railroad employees, the [Model Land] Company divided the originally large western tier of blocks" into smaller lots, creating Lemon, Almeria, Oviedo and Mulvey streets.[3] Development increased tremendously after WWI through the mid-1920s. Houses in this area were predominately sold to FEC employees and those working in other railroad related industries and are much more modest than those to the east. Homes are mostly one to one-and-a-half-story Frame Vernacular houses in a variety of popular forms, such as Bungalows. The four-story Chicago style commercial office complex of the Florida East Coast (FEC) Railway on Malaga Street dominates the area.

The final period of growth was from 1930-1965, which was marked by the redevelopment of Kirkside and the expansion of US 1. Kirkside was Henry Flagler's personal residence in Model Land. It was a large estate in the southeastern portion of the community, across the street from Flagler Memorial Church. In 1950, the house was demolished and the property was subdivided into lots similar in size to the nearby parcels from the turn of the century (Photos 13-15). These buildings reflect popular mid-century residential styles, including Ranches. Several lots in Blocks A-F on the western edge of the Model Land Company were demolished or relocated to facilitate the construction of U.S. 1 and post-World War II saw the development of the areas few remaining open lots. Between 1946 and 1960, the railroad yard west of Malaga Street was removed and US 1 widened and realigned. The use and orientation of some of the buildings near US 1 have changed in response to this (Photo 16). Ketterlinus Elementary School (67 Orange Street) was constructed in 1960 and replaced the 1925 school on the same property. The earlier school building was a two-story Mediterranean Revival building. The 1960 building is a single story and features marblecrete and a sawtooth roof.[4]

[3] Scardaville and Paarlberg, "Model Land Company Historic District," section 8-3.
[4] The 1925 building was destroyed by a fire in 1981. Records are unclear if the 1960 structure was an addition to the earlier building or an independent building. Robert W. Harper, "SJ01535: Ketterlinus Junior High," FMSF form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2007); David Nolan, *The Houses of St. Augustine*, (Sarasota: Pineapple Press, 1984), 59; Scardaville and Paarlberg, "Model Land Company Historic District," section 8-3; Aerial Photography, St. Augustine, DQE-6-211, (January 9, 1952); Aerial Photography, St. Augustine, CZA-3AA-95, (May 14, 1960); Sanborn Fire Insurance Company, "Sanborn Fire Insurance Map," (St. Augustine: Sanborn Fire Insurance Company, 1946).

NARRATIVE DESCRIPTION

The district contains over two hundred historic residences, including three buildings individually listed in the National Register: Markland (NRHP 1978), Hotel Ponce de Leon (NRHP 1975, NHL 2006), and Grace United Methodist Church and Rectory (NRHP 1979). Beyond the landmark Hotel Ponce de Leon and major churches, the predominant architectural styles within the district include Bungalow, Folk Victorian, and Frame Vernacular, followed by Craftsman, Colonial Revival, Masonry Vernacular, Mediterranean Revival, and Ranch. The remaining building stock includes a diverse assortment of architectural styles in small numbers, such as Prairie, Queen Anne, Richardsonian Romanesque, Beaux Arts, and Mid-Century Modern, and Shotgun, Florida Cracker, and Foursquare type residential buildings. Overwhelmingly, buildings in the district are in good condition and have retained their integrity. The statement from the 1983 nomination remains true: "the architecture in the Model Land Co. tract represents the finest collection of late nineteenth and early twentieth century buildings in St. Augustine, a reflection of early developmental schemes and the social composition of the neighborhood's early inhabitants."[5] The period of significance end date has been expanded from 1930 to 1968, to encompass the final stage of growth in the district during the mid-century. All the historic districts in St. Augustine include post-World War II historic buildings, and Model Land is no exception, containing 56 buildings constructed between 1945 and 1968.

CONTRIBUTING BUILDINGS

Bungalow

The Billiard House, 125 Markland Place (1901), (Photo 17)

Constructed between 1899 and 1901, The Billiard House was built by Dr. Andrew Anderson to host close associates of himself and Henry Flagler. Now known as the Markland Cottage, it provided a space for pastimes such as billiards and wagers.[6] The small, single-story Bungalow is now associated with Flagler College in collaboration with Florida Public Archaeology Network. It has since been restored to its 1901 appearance completed with a marble bathroom, Majolica-tiled fireplace and imported sycamore wainscotting, doors, columns, and times. The billiards table has also been retained and restored. The building's exterior has a shingled pagoda roof with sloping eaves and a recessed porch supported by square columns, with a simple wood railing and wood shingle exterior. The façade is symmetrical, featuring a centered, panel wood door surmounted by a transom window. The entrance is flanked by 1/1 windows with louvered shutters, which also feature on the side elevations. The porch steps are small wood steps without a railing. The foundation consists of brick piers with lattice infill.

[5] Scardaville and Paarlberg, "Model Land Company Historic District," section 7-1.
[6] Ann Colby, *Wicked St. Augustine*, (The History Press, Charleston, 2020).

41 Saragossa Street (1914) (Photo 18)

This building is a one-and-a-half story Bungalow with a metal hipped roof and several hipped dormers. The front porch has been screened-in and sits under a metal half hip extension, supported by square metal columns with a weatherboard knee-wall. The entrance is a centrally located multi-light wood door, accessed via stucco concrete steps. The house has paired 1/1 sash windows on the façade and in the dormers. There is a shed extension on the western elevation overlooking the patio, which features a tall wood fence, a pool, and a hipped shed. The house itself has a moderate setback with a landscaped yard and several palms. It is bordered by a wood picket fence.

68 Lemon Street (ca.1920)

This building is a single-story Bungalow with a front-facing metal gable featuring exposed rafter tails, beams, and stickwork in the gable end. The full-length porch is recessed under the gable, which is supported by square wood posts and paneled posts, with a shingled knee-wall. The entrance is central on the façade and consists of a multi-light door, flanked on either side by single 1/1 sash windows. The steps to the porch are concrete with concrete knee walls. The remaining windows are single and paired 1/1 sash windows. Ancillary features include a moderate setback with an unmanicured grassy lawn and a gabled shed at the rear of the structure.

37 Saragossa Street (1916)

This building is a one-and-a-half story Bungalow with a metal hip roof and two interior brick chimneys, with a centered shed dormer on the façade. The front porch is enclosed with a hip extension over the front concrete steps and main entrance, supported by thin, turned posts. A small sliver of the front porch has been retained and has a turned porch railing. The entrance is centered on the façade under the extension and features a paneled door with a multilight fixed window, flanked by multilight sidelight windows. The building also has single and paired 2/2 sash windows and single 4/4 sash windows, as well as tripartite fixed windows in the dormer. The building has a shallow setback with a manicured front yard.

Folk Victorian

44 Carrera Street (1904)

This two-story Folk Victorian residence with a front-facing metal gable roof sits on brick piers. There is a hip roof over the building's wrap around porch. The exterior is beaded weatherboard. The porch has square piers with decorative brackets and a square railing. The porch on the eastern elevation has been screened in. The entrance is an off-center wood door located on the asymmetric façade with a single

panel and a fixed light window. The windows are single and paired 2/2 replacements. There is an attic vent in the gable end and an internal brick chimney at the gable peak.

138 King Street (1920), (Photo 19)

This one-and-a-half story Folk Victorian residence has a steeply pitched metal intersecting gable roof and a single-story porch under a half-hipped extension supported by Tuscan columns. It sits on concrete block piers separated by a simple wood railing. The porch is partially enclosed on the eastern elevation. The entrance is a centered multi-light fixed window door with a small wood stoop; the rest of the porch is accessed via tiled steps flanked by tiled knee-walls. The house has single, paired, and tripartite 8/8 6/6 sash windows with single 6/6 windows in the gable ends. The house is on concrete block piers with concrete block infill.

55 Orange Street (1899)

This building is a 2.5 story Folk Victorian residence with a front-facing asphalt shingle cross gable roof and a two story wrap around open porch. The exterior is beaded weatherboard, and the porch has exposed and boxed rafter tails, square wood supports with brackets, decorative wood cornices, and wood spindle railing. The eastern elevation on the second floor of the porch has been enclosed, though it does not overall impact the historic massing of the structure and uses sympathetic materials. The entrance to the building is off-center and obscured by a metal storm door with a large single pane window. There is a divided transom window above it. The house has single 2/2 wood sash windows and a small replacement 1/1 sash window. There is a decorative faux louvered wood attic vent in the gable end and one internal brick chimney. The foundation is concrete piers.

63 Orange Street (1894)

The building is a two-story Folk Victorian residence with a metal hipped roof, along with a hipped dormer on the façade as well as an interior brick chimney, and a four square layout. The building has a front porch and second story balcony under a shed extension supported by wooden turned posts with a simple wood railing. The façade is symmetrical with a centered double door entrance consisting of wood panel doors with fixed multi-light windows with two transom windows above. There is a similar paneled wood door on the second story balcony with a transom and fixed window. The rest of the fenestration consists of single paired multilight over one wood sash windows with paired 2/2 sash windows on the dormer. The building sits on masonry piers and has multiple rear additions not visible from the right of way.

Frame Vernacular

9 Riberia Street (1910), (Photo 20)

This building is a multi-family two-story Frame Vernacular building with a front facing gable roof and horizontal weatherboard siding. The house has an off-center entry porch on the facade under a gable extension with exposed rafter tails, supported by square posts. The porch is wooden with wood steps and a simple wood railing. The main entrance is a paneled door with a single fixed window. There is a secondary entrance on the southern elevation, a wooden entry porch under a shed extension supported by square posts, with a wood railing. The door on this elevation is a contemporary six panel door. The building has single 3/1 wood sash windows. The building itself rests on brick piers with wood lattice infill.

52 Carrera Street (1894)

Constructed in 1894, this house is a two-story multi-dwelling building with a metal hipped roof and a stucco exterior. It has multiple entrances, including a central recessed door on the main façade, featuring a cloth awning and tile steps flanked by lion statues, and two entrances on the eastern elevation, one of which is on the second floor and accessed via stucco steps with metal handrails. The building's main feature is its single 1/1 sash windows with louvered awnings and peaked surrounds. The apartment has an attached two-car garage with a flat roof and stucco exterior, as well as a large, paved parking area. The building sits on a corner lot with a moderate setback and grassy lawn, with a tiled walkway and a metal fence. There is a pagoda at the rear of the building and a wood deck.

6 St. Andrews Court (1927)

This house is a two-story building with a metal overhanging hipped roof featuring exposed rafters and a weatherboard exterior fabric. The first floor is a storage area/garage with double doors, which sits adjacent to the main entrance, a three panel door with a fixed window and a metal security door. The second floor has overhanging eaves and knee braces, as well as a full-length porch with metal fencing and a set of wood stairs leading toward the rear of the house. The house has single 2/2 sash windows. Ancillary features include a minimal setback with a short concrete platform and a small backyard with a chain-link fence.

Craftsman

128 King Street (ca.1914)

This house is a two-story Craftsman style building featuring a steeply pitched side-facing catslide roof with a full-length recessed front porch, supported by square stucco columns with a stucco knee wall. The roof has a centered gable dormer with knee-braces, exposed rafter tails and two square shuttered windows. It also has shingled siding, which extends to the other gable ends. The remainder of the exterior fabric is horizontal vinyl siding. The house's façade is symmetrical, with a centered entrance consisting of a paneled multi-light door flanked by paneled sidelights and a centered set of stairs with curving, stucco knee walls. The remaining windows are 1/1 replacement vinyl windows. Other features include two interior stuccoed chimneys at either gable end, and a moderate setback with an iron fence along the parcel boundary.

76 Lemon Street (ca.1920), (Photo 21)

This building is a single-story Craftsman featuring a front-facing gable roof with exposed rafter tails, as well as a gabled bay window on the façade with shingles in the gable end. The porch is recessed under the roof with a gable extension on the eastern elevation, supported by square wood posts with a simple wood fence. The entrance is parallel to the street and is not visible from the right of way. The concrete steps are centered and have a simple wood railing. The building has 1/1 windows, with the bay window featuring rosette panels beneath its tripartite windows. Ancillary features include a moderate setback with a grassy lawn and several mature trees.

34 Saragossa Street (1922)

This building is a one-and-a-half story Craftsman with a cross-gabled roof and multiple gabled dormers with braces. It has horizontal vinyl siding, and a partial-length porch recessed under the gable with stone piers and battered columns. Both sides of the porch have been enclosed to accommodate multiple entry ways for the Bed & Breakfast. The main entrance is centrally located and consists of a multi-light door flanked by multi-light side lights, with the other two entrances being parallel to the street going into the enclosed portions of the porch. The building has single and paired 1/1 sash windows, as well as a floor to ceiling multilight and a multi-light clerestory window on the façade. The house sits on concrete block piers with lattice infill. There is a wooden fire escape on the eastern elevation. Ancillary features include a moderate setback with a landscaped garden and rear parking.

Florida Cracker

70 Lemon Street (ca.1920), (Photo 22)

This building is a single story Florida Cracker style residence with a front-facing gable roof, a frame structure, and a shingled exterior fabric, with horizontal wood siding in the gable end. The building has an open entry porch under a hipped extension supported by battered columns, accessed by centered wood steps flanked by wooden knee walls. The entrance is off-center on the façade and is a wooden door with a multi-light fixed window. The fenestration consists of single 1/1 sash windows. The building is on concrete block piers with lattice in-fill.

145 Oviedo Street (1924)

This building is a 1.5-story Florida Cracker style residence with medium pitched hip roof and single shed dormer with paired louvered openings. The structural system is wood frame with a horizontal wood sided weatherboard exterior. The building has an open wrap-around porch under a hipped roof supported by square wooden columns, with centered wood steps with wood handrails. The entrance is centered on the main façade. The building has single 1/1 sash windows. The house sits on piers with a concrete block infill.

9 Saragossa Street (1888)

The building is a 1.5-story Florida Cracker style residence with a front-facing metal gable roof and multiple gabled additions at the rear of the building. The structural system is wood frame with a horizontal weatherboard exterior with wood shingles in the gable end. The building has a hipped wrap around porch supported by battered Tuscan columns with a simple wood railing. The wood porch steps are located at the corner of the building. The house has several entrances, including a side entrance with a screened in door on the eastern elevation, and two off-center entrances on the façade surmounted by transom windows. The building has single and paired 2/2 wood sash windows with paired 3/1 wood sash windows in the gable end with a pointed attic vent above. The building is on piers with lattice infill.

Colonial Revival

Ingraham House, 32 Sevilla Street (1894), (Photo 23)

The Ingraham House has been identified as “the finest surviving example of [the Colonial Revival] style in St. Augustine,” and was built by the firm of McGuire and McDonald, who were responsible for a

number of other buildings throughout the district.[7] It was built for James E. Ingraham (1830-1924), head of the land department at the FEC; he also worked with Henry Sanford, a prominent Central Florida developer, and with Henry B. Plant, a developer on the west coast of the state. Much of the Colonial Revival detailing is classically inspired. The house is three stories with a hipped and gambrel roof with asphalt shingles. The exterior is beaded weatherboard. The porch is attached and raised with a veranda above. It has doric column and rectangular support posts, a denticulated cornice, heavy entablature, and masonry steps with thin metal handrails. The house has single and paired 6/3 and 6/6 original wood windows and a 3/3 pointed arched window. The entrance is an off-center wood panel door with divided sidelights and a fanlight. There is a turret at the north façade. The house has three internal chimneys. Currently, the house in undergoing a rehabilitation with a FY 2025 Special Category Grant from the Bureau of Historic Preservation.

27 Riberia Street (1894)

This building is a two-story Colonial Revival residence with a low-pitched asphalt shingle hip roof with a hip extension over its wrap-around porch. The porch has classical columns and CMU stairs bisected by a metal handrail. The façade is symmetric, and the exterior is wood siding. The entrance is a centered double door with fixed light windows and recessed panels as well as a two light transom window flanked by pilasters. The house has single 2/2 wood sash windows with paired French doors on the facade. The foundation is piers, though the material is obscured.

Masonry Vernacular

Old City Bible Church, 132 Oviedo Street (1945), (Photo 24)

The former Old City Bible Church is a single-story building with a front-facing asphalt shingle gable roof. The building features smooth concrete block in a running bond. It has a symmetric façade with a centered gable extension on a masonry stoop supported by square support posts. The front door is a set of four panel double doors with two fixed windows. The building itself has single 3/1 sash windows separated by molded concrete pilasters. The church also has a parapet with multiple weepholes at its peak.

[7] Davenport-Jacobs, Patricia, "SJ02167," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020).

Mediterranean Revival

144 King Street (1924)

This building is a mixed use two-part Mediterranean Revival commercial building with shops on the first floor and residences on the second. The exterior is stucco. The roof is flat with parapets with knee braces at each corner. Between these are shed roof insets with barrel tile roof material. There are incised second story balconies centered on the eastern and western elevations. There are three entrances, a central hollow core panel door recessed in a stucco arch, a recessed commercial door to the left of the arch and a commercial door flush with the structure to the right of the arch. The building has replacement single and paired 1/1 sash windows and fixed picture windows on the first floor, all set in arched stucco surrounds with eyebrows with keystones. The foundation is poured concrete footing.

Anderson Cottage, 48 Sevilla Street (1885), (Photo 25)

This building is currently used as an alumni relations center for Flagler College. The house was originally a wood-frame winter cottage on the Markland property before the land was sold by Dr. Andrew Anderson, Jr., to Henry Flagler. The building was then moved from its previous location on King Street to its current footprint on Sevilla Street. In the 1920s, architect Fred Hendrich modified the building into its current Mediterranean Revival form. The two-story house has a hip roof with barrel tiles and a coquina and stucco exterior. The house is asymmetrical and there are multiple low-pitched hip roofs with overhang, towers with quoining and brackets and complex stepped massing. The main entrance is perpendicular to the street on the southern elevation with a simple stone pedimented surround. There is a deep open concrete porch on the same elevation with a fabric awning supported by round columns. The building has 1/1, 4/1, 6/1, and 8/1 wood sash windows with wood and stepped stucco sills. Some have decorative shutters, and some are arched with decorative ironwork. The foundation is continuous concrete.

Venetian Renaissance Revival

Flagler Memorial Presbyterian Church, 36 Sevilla Street (1890), (Photo 26)

A third Carrère and Hasting design is the Flagler Memorial Presbyterian Church, which has an elaborate exterior design. Through its architectural style and its Latin cross plan, it takes its inspiration from St. Mark's Cathedral in Venice, and its design is considered Venetian Renaissance Revival, although it draws on a mix of Moorish, Baroque, Spanish, and Italian styles. It incorporates motifs from the Romanesque and Baroque architecture. The church features a steeply pitched gable roof, and a three bay Venetian Style entrance arcade set within a monumental, incised arch. Above the arcade is a large rose window. The arcade extends one bay on either side of the nave, connecting hexagonal towers with

Baroque detailing. According to architectural historians, the church is among the first large scale mass concrete structures since Roman times. The blue-tinted concrete exterior is broken by structural piers and deeply inset, narrow vertical windows. The ornamentation is cream colored terra cotta. Topping the church is a tall cupola with an immense semicircular dome 120-feet high. The dome is supported by a solid cylindrical drum, buttressed by an exterior hexagonal shell featuring a Moorish arcade and corner piers with paired columns and pinnacles. The columns and arches in the cupola are constructed of red terra-cotta which draw a visual contrast with the stark concrete walls. While inspired by traditional Renaissance ecclesiastical architecture, the interior of the church has an Akron Plan associated with late nineteenth Presbyterian worship. The Akron Plan (two spaces that open towards the speaker) interior resulted in a reorientation of the entrance away from the southern façade to the east façade, where the transept becomes the nave. The apse was configured into an area for Sunday school, a fundamental functional space of Presbyterian and other Protestant churches of the period. Presbyterian practice is further integrated through the emphasis on creedal texts in the stained-glass windows, the imageless walls and dome, and the transformation of the western transept into an apse sanctuary with a lectern, baptismal font, choir screen and pulpit. The result is a unique synthesis of Presbyterian and Byzantine architecture and interior design.[8]

Ranch

58 Riberia Street (1962), (Photo 27)

This house is a single-story Ranch style building with a hip roof and flat roof overhang covering the porch. The exterior fabric is concrete block, with a continuous concrete block foundation. The front entrance is covered under the flat roof extension and consists of a partial length porch with wrought iron porch supports and railing. The front door is a paneled wood door with a sliding three-paned window on either side. Other windows are unornamented single 1/1 sash windows. On the west end of the primary façade is an attached garage. Ancillary features include a paved driveway and a manicured lawn with minimal foliage.

[8] Patricia Davenport-Jacobs, "SJ00084: Flagler Memorial Presbyterian Church," Historical Structure Form (Tallahassee: Division of Historical Resources, Florida Master Site File, 2020); Edward N. Akin, "Flagler Memorial Presbyterian Church," National Register of Historic Places Registration Form (Washington D.C.: Department of the Interior, National Park Service, 1974), section 8; Kate Lemos, et al., *Carrere & Hastings, Architects*, (New York: Acanthus Press, 2006), 177; Karen Harvey, "Despite Massive Renovations, Historic Church Remains Open," *St. Augustine Record*, Jan. 27 2019; Timothy J. Johnson, "Presbyterian Wine in Byzantine Wineskins: Reflections on Henry Flagler Memorial Church," *El Escribano* 49 (2021), 91-92, 103-104.

141 Oviedo Street (1950), (Photo 28)

This building is a single-story linear Ranch style building with a medium pitch hip roof with asphalt shingles and overhanging eaves. A single chimney is located in the interior of the roof. The building is clad in brick and painted. The main entry is a multi-panel wood door behind a metal screen door located off center on the main façade under a small, shed extension with concrete-block supports with decorative cutouts. Windows are asymmetrically located and consist of single, paired, and grouped 1/1 and 2/2 sash windows with brick sills. Under the main roof on the west elevation is a semi-detached single car carport with brick supports.

Mid-Century Modern

Ketterlinus Elementary School Main Office Building, 67 Orange Street (ca.1965), (Photo 29)

The Ketterlinus School is a sprawling school comprised of five separate buildings in the Modernist style, designed by St. Augustine architect Craig Thorn. Thorn designed the Lewis Auditorium for Flagler College and assisted with multiple restoration projects on campus. Two buildings on the Ketterlinus campus are considered to be contributing to the district, with a construction date of 1965 with mid-century design elements. The first building is the main office building, which features a sawtooth roof with overhanging eaves. The main entry is located on a recessed façade, perpendicular to the road under the main roof. The windows consist of vertical floor to ceiling three light fixed windows with matching silver downspouts between each window. It is attached to a similar, adjacent noncontributing building via an enclosed walkway with a sawtooth roof. The second contributing building is the building at the rear of the campus facing Mulvey Street, currently housing the Champion Church. It is a single story stucco building with a flat roof and several entrances, as well as an open walkway. The building has a centrally stepped flat roof.

50 Valencia Street (1951), (Photo 30)

This is a one-story Mid-Century Modern residence with a gable-on-hip roof with asphalt shingles. Its asymmetric façade is covered in stucco siding. The overhang roof acts as a cover for the front porch and simple single entryway supported by a patterned wrought iron column. There are paired and single 1/1 aluminum windows. At the rear south façade, there is a paved driveway that leads to a detached garage.

Minimal Traditional

12 Carrera Street (1950)

This building is a single-story gable and wing roof Minimal Traditional style building with a medium pitch hip roof with minimal eaves and interior brick chimney. The building exterior consists of concrete block and cement-fiber. The main entry is located slightly off-center on the recessed façade flanked by glass-block sidelights. Windows and paired 3/1 wood sash with faux shutters. Adjacent to the main entry, a square fixed window is flanked by 3/1 wood sash windows. The rear of the building is a two-story addition with a hip roof.

7 Riberia Street (1941), (Photo 31)

This building is a single-story side-gable Minimal Traditional style building with minimal eaves and façade and rear brick chimney. The main building façade is slightly projected. The main entry is off center, recessed under the main roof behind the enclosed porch. Windows consist of single 6/1 sash windows with faux shutters. located off center on a recessed façade under the main roof. A two car garage with side-facing gable roof and similar features to the main building is located to the rear of the property.

Queen Anne

Ponce de Leon Cottage, 9 Carrera Street (1888), (Photo 32)

The Ponce de Leon Cottage is a massive two-and-one-half story building designed in the Queen Anne style. Built by the firm of McGuire and McDonald in 1888, it was constructed "for Henry Flagler and designed to serve as a cottage connected" with the Hotel Ponce de Leon.[9] (No longer extant was a twin building at 7 Carrera Street, also built by McGuire and McDonald, who were responsible for the construction of the hotel.) The cottage has an irregular massing with a wrap-around veranda and a large amount of jigsaw decorative detailing. It's two and a half stories with a hipped roof mass with a front gable projection on the front and exposed rafter tails. It has a wood siding and singles in the gable end and below the roofline. The windows are 4/2 and 2/2 sash with functional louvered wood shutters and wood surrounds. The main entrance is centrally located under the front gable addition, with a wood door with a single pain half-light. There are three internal chimneys.

[9] Patricia Davenport-Jacobs, "SJ00327: Ponce de Leon Cottage," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020).

61 Orange Street (1894)

This building is a 2.5 story Queen Anne residence with a front-facing metal cross-gable roof and a wrap-around porch under a hip extension. The exterior is wood siding with wood shingles in the gable end. The porch is open with exposed rafter tails and a wooden decorative cornice, brackets, spindle supports, and a wood railing. There is a small second floor balcony over the front door under a gable extension with a wood siding knee wall. The entrance is an off-center historic wood door with a light window flanked by sidelights. The sidelights are above wood panels. The front door also has a divided transom light. The house has single and paired wood 1/1 and single 2/2 sash windows. The house has an internal brick chimney at the gable peak and sits on brick piers. There is another entrance at the rear of the building, the northern elevation, under a shed extension.

28 Saragossa Street (1891)

This building is a 2.5 story Queen Anne residence with a gable on hip asphalt shingle roof. The exterior is beaded weatherboard with wood shingles in the stacked gable ends. The porch is an open wrap-around porch with wood spindle supports with brackets and wood railing. There is a second story balcony on the east elevation with similar detailing. The front door is off-center on the façade under a gable extension. It is obscured by a screen-in door. The building has single, paired, and grouped 1/1 sash windows and a wooden multi-light bay window on the façade. There is a stained-glass window in one gable end, and a fixed semi-circular window in the other. The foundation is concrete block with breezeblock infill.

Prairie

66 Almeria Street (1918)

This building is a two-story low-pitched hip roof with wide overhangs, exposed rafter tails, and hip roof dormer and louvered opening. The exterior is horizontal wood siding, with a recessed full width one-story porch under the second story. The porch is accessible by a single bay off center entry with masonry steps and knee walls. The porch consists of wood square railings and masonry posts with square wood supports. Windows consists of single, paired, and grouped 1/1 sash windows. The foundation consists of masonry piers enclosed with lattice.

16 Riberia Street (1927), (Photo 33)

This building is a two-story Prairie style building with a Four-Square form. The building has a low-pitch gable-on-hip roof, overhanging eaves, a gable peak, and metal roof material. The building is composed of masonry stone exterior with the second floor enclosed with wood siding and grouped 1/1 sash

windows. Additional windows are single and paired 1/1 sash windows. The main entry is centrally located, with stone steps and knee walls under a gable extension roof. Paired decorative panel glass doors are located slightly off center on the main recessed façade under the second story overhang.

74 Riberia Street (1925), (Photo 34)

This building is a 2.5-story Prairie style building with a hip roof, hip dormer, interior brick chimney, and overhanging eaves with decorative rafters. The main entry is located off center on the recessed portion of the façade under the first story hip roof. The wood panel door is flanked by decorative side lights. The building is asymmetrical in form and is clad in smooth stucco. The windows are single and paired 4/1 prairie style wood sash and are asymmetrically located along the façade.

Spanish Renaissance Revival

Grace United Methodist Church, 8 Carrera Street (1887), (Photo 35)

Grace United Methodist Church, another Carrère and Hastings design, was completed in 1887. It is a more restrained example of the style than the Hotel Ponce de Leon.[10] The main façade on Carrera Street is weathered grey concrete with a shallow hipped roof surfaced with clay tiles. An Early Renaissance three-bay arched portico and a round inset window with elaborate dental moldings are features of the main façade. On the west side of the building is a simple campanile topped by a conical spire surfaced with clay tile and decorated with elaborate terra cotta ornamentation. It was listed in the National Register in 1979.

Hotel Ponce de Leon/Flagler College, 74 King Street (1887), (Photo 36)

The Spanish Renaissance Revival style Hotel Ponce de Leon is the anchor of the district. It was recognized as a National Historic Landmark in 2006 for its architecture and is among the most architecturally significant historic buildings in Florida (it was listed in the National Register in 1975). Designed by Carrère and Hastings, built by McGuire and McDonald, and completed in 1887, Hotel Ponce de Leon is a thoroughly integrated composition, incorporating high quality landscape, exterior and interior design. According to explorer Dr. David Fairchild in 1939, Ponce de Leon and nearby hotel Alcazar "created quite a stir, as they were the first noteworthy examples of Spanish architecture in the eastern States." The entrance to the building is through a 150-foot square formal courtyard surrounded by two L-shaped four-story guestroom wings. The wings extend from either end of the main five-story block, which is capped by a roof top solarium and a central dome. Two square towers are located at the corners of the courtyard. The towers are capped by observation balconies and steep cone-shaped roofs.

[10] Dan G. Deibler, "Grace United Methodist Church," National Register of Historic Places Registration Form, (Washington, D.C.: Department of the Interior, National Park Service, 1979), section 8-1.

At ground level, an arched red brick loggia extends around three sides of the courtyard. The loggia is broken by entryways into the hotel which are framed by Georgian red brick and terra cotta ornamentation. At the second-floor level, a second loggia runs parallel to the one at the first-floor level. At the entrance to the courtyard on King Street is an open arcade of Georgian red brick with an arched entry featuring a ceremonial portcullis. The King Street facades of the two guestroom wings feature overhanging wooden loggias at the third-floor level. Throughout the building red brick is used as decorative surrounds and horizontal string courses are used to relieve the extensive areas of weathered gray coquina concrete. On the rear side of the hotel, a wing of three stories extends along the building's central axis. This wing contains the main dining room of the hotel which is discernable by enclosed semi-circular verandahs. Ground level port cocheres on either side of the dining room separate it from the main hotel on its south side and the five story back of the house service block on the north. Completing the complex is an enclosed loading yard where the hotel's Edison Power Plant was located. The final building in the complex is a verandah faced structure with palm posts which housed storage on the first floor and studios for artists on the second.[11]

Greek Revival

Markland, 102 King Street (1842), (Photo 37)

Markland is two and a half stories tall with a front-facing gable roof intersected with two parallel gables extending west. The gable ends have wood shingle trim and jigsaw details. The exterior is clad in stucco and wood shingles, covering brick and the original coquina, which is a historic alteration to the building's design and thus does not impact its integrity.[12] The building's characteristic two-story porch has fluted Ionic columns supporting the gabled roof and spans the entire south and east façades. The main façade has five bays, three of which are in the original eastern portion of the house. The windows are 1/1 double hung with sandstone sills and lintels. The double door entrance is composed of single light panel doors flanked by sidelights and a transom sash of stained glass. There is a semi-circular bay on the first floor as well as a large triple window with Tuscan columns and a plain balustrade. The west façade has an irregular fenestration. The gables on this façade have fanlights. Between these gables is a two-story bay window. The north end of the west facade has a small porch with plain columns and a plain balustrade. The building was listed in the National Register in 1978.

[11] Thomas Graham, "Hotel Ponce de Leon," National Register of Historic Places Registration Form, (Washington D.C.: Department of the Interior, National Park Service, 1975); Thomas Graham, "Hotel Ponce de Leon," National Historic Landmark Nomination, (Washington D.C.: Department of the Interior, National Park Service, 2006), 207; Davenport-Jacobs, "SJ00327;" David Fairchild, *The World Was My Garden*, (New York: Scribners, 1939), 110-111.
[12] Monroe, "Markland," section 7-1.

Gothic Revival

First United Methodist Church, 118 King Street (1917), (Photo 38)

Constructed between 1910 and 1917 and designed by Jacksonville architect Wilbur Bert Talley, the United Methodist Church is the only pure example of the Gothic Revival Style in the Model Land Company District.[13] Gothic Revival was a style frequently associated with American churches during the late nineteenth and early twentieth centuries.[14] The church has heavy brick construction, that is now painted, with faux buttresses; corner tower with crenellated parapet; and steeply pitched, parapeted gable roof. It has lancet arched openings and arched windows with stained glass. The main entrance is under a flat extension with a parapet and archways. The front door is a simple pair of wooden doors that sits at the right-most corner of the structure. The main church is connected via a brick platform to a building at its rear, a two-story brick building with a gabled roof with a parapet and a symmetric fenestration with single 6/6 replacement windows. This building has an alternate entrance facing Riberia Street, a 6-panel wood door flanked by sidelight windows.

Church of Jesus Christ Latter-Day Saints, 58 Saragossa Street (1930)

Constructed in 1930, the Church of Jesus Christ Latter-Day Saints is Carpenter Gothic building currently used as a single story residence with a front-facing gable roof and wood sided exterior. It has a two-story tower centered on its façade and is missing its steeple. The front door, centered on the tower, is a two-panel double door flanked by two pointed gothic windows. There is another gothic window above the façade's gable extension, on the second story of the tower, as well as on all elevations. The building has exposed rafter tails.

Richardsonian Romanesque

Ancient City Baptist Church, 27 Sevilla Street (1895), (Photo 39)

The Ancient City Baptist Church was built in 1895 for a cost of $15,000 on land donated by Henry Flagler.[15] The church is a three-story building with a painted brick exterior. It is multi-gabled, with some conical roofs. The building's main entrance is a three-story tower with a cone-shaped roof at the

[13] Patricia Davenport-Jacobs, "SJ01032: First United Methodist Church," Historical Structure Form, (Tallahassee: Division of Historical Resources, Florida Master Site File, 2020); Wayne Wood, *Jacksonville's Architectural Heritage: Landmarks for the Future*, (Gainesville: University Press of Florida, 1989), 13.
[14] Christopher S. Hunter, "Influences of African American Religious Practices on the Architecture of Early African American Church Buildings 1842-1917," PhD Dissertation, (College Station: Texas A&M University, 2018).
[15] Patricia Davenport-Jacobs, "SJ00336: Ancient City Baptist Church," Hisotrical Structure Form, (Tallahassee: Division of Histroical Resources, Florida Master Site File, 2020).

intersection of Carrera Street and Sevilla Street. There is a smaller, matching turret on the opposite side of the church. The front door is a set of double doors with a single window and a rounded transom window. The windows on the structure vary, with many stained-glass windows, some framed in oval openings. Others are tall rectangular windows. Some of the windows in the gable-end on the southern façade are covered from the interior. Also located on this church's campus, are two non-historic buildings attached to the rear of the church's historic body through a tower-shaped hyphen.

Chicago Style

Florida East Coast Railway Offices, 1 Malaga Street (1924), (Photo 40)

The Florida East Coast (FEC) Railroad Offices is a massive four-story, three building complex. Designed by St. Augustine architect F.A. Hollingsworth, the FEC offices feature struck stucco at the first floor and a symmetric façade. The three wings are connected by single story walkway at the rear of the structures with a flat parapet roof with Italianate overhanging eaves. The FEC buildings are separated by small courtyards. From the road, the parapet has a decorative medallion with "Florida East Coast Railway" and "Flagler System" with an engraving of a train. The first floor of the FEC buildings are stucco. Beaux Arts style brick pilasters with ornamental capitals and a decorative cornice accent the buildings as do the decorative brick, tilework, and quoins around the first-floor windows. The windows on the first floor are single 1/1 sash windows flanked by fixed windows. Above these windows are divided fixed windows in the shape of an arch. The upper floors have paired 1/1 sash windows. Each building has a centered aluminum and glass door surrounded by a divided fixed arched window.

Neoclassical

Kirkside Apartments, 55 Riberia Street (1954), (Photo 41)

One of the major post-World War contributing resources in the district, the Kirkside Apartment building was designed in the Colonial Revival style by local architect F.A. Hollingsworth. The apartment is a two-story building with a gable-on-hip roof and asphalt shingles. The exterior is stucco. The building has a large portico with a prominent pediment, fluted columns, and a denticulated cornice. The columns were repurposed from Kirkside, Henry Flagler's mansion which was demolished in 1950. There are multiple entrances, both on the first and second stories. The second story entries are accessed by a double staircase under the pediment. The windows are paired 2/2 metal windows with and without shutters, and 1/1 windows with tracery and sidelights. There is a four-car garage at the rear of the apartment complex.

CONTRIBUTING SITES

Tolomato Cemetery (Photo 42)

Tolomato Cemetery is located at 14 Cordova Street and was used as a cemetery from the 18th century until 1884. The cemetery spans approximately one acre and is bordered by a concrete knee wall and an iron fence. There are a variety of headstones and small mausoleums, with a small mortuary chapel located at the center. The cemetery was established by Father Pedro Camps in 1777 to serve his Minorcan flock and includes burials from the First Spanish Period through its use as a cemetery during the British and Second Spanish Periods, and through Florida's territorial and early Statehood period. The cemetery consists of 218 recorded burials, with the earliest death date being 1725 and the latest 1892.

101 Malaga Street

The park at 101 Malaga Street is located on a corner lot in front of the St. Augustine Fire Department. It has a paved walkway, a water fountain feature and a large bell. Within the park there are various types of trees and greenery. The park is lined by concrete posts and iron light features.

CONTRIBUTING OBJECT

Henry M. Flagler Statue (Photo 43)

Erected by The National Railway Historical Society on February 23, 1959, this statue of Henry M. Flagler was placed in front of the Ponce de Leon Hotel in recognition of Flagler's achievements in railroad development in the State of Florida and its overseas extension to Key West. The statue is at the intersection of King Street and Granada Street; It consists of a bronze statue of Flagler himself on a bronze podium with a name plate, sitting on a concrete platform.

NONCONTRIBUTING BUILDINGS

45 Carrera Street (1952), (Photo 44)

The house at 45 Carrera Street is a single-story Masonry Vernacular residence with an overhanging metal hipped roof, an interior brick chimney, and a stucco exterior. The fenestration has been altered and is asymmetrical with an off-center door featuring a large, fixed window, flanked by paired, tall casement windows. There is another paired casement window on the façade with paneled shutters. The house has a hipped addition at the rear, obscured from the right-of-way. It sits on a large lot with a deep setback with manicured landscaping, as well as a long driveway extending toward the rear of the property. A

stone knee wall has been added around the porch and a tall concrete wall on the east of the property obscures the backyard.

51 Carrera Street (1947), (Photo 45)

This is a two-story Neo-Classical Revival residence that is not contributing to the district due to alterations. It has a hipped roof with asphalt shingles and a stucco exterior. It has an attached full width two-story portico with a flat extension with a cornice, supported by battered columns. It has single, paired, and grouped 6/6 replacement sash windows, as well as original multipaned stained glass windows. It has two entrances, one under the portico and one on the side, covered by a fabric awning on a masonry stoop. The façade used to face Riberia Street and has since been altered to be on the northern elevation facing Carrera Street.

30 Cordova Street (1930)

The house at 30 Cordova Street is a two and a half story Folk Victorian residence that is not contributing to the district due to alterations. The house has a front-facing metal gable roof with boxed eaves and returns. It has a two-story hip addition and an exterior brick chimney. The first story is concrete block, with the second floor being a frame building with a vinyl sided exterior. The building has metal, single, paired, and grouped 1/1 sash windows with decorative shutters. The front entrance is at the side of the enclosed porch and has a metal door with a louvered jalousie window. The porch is covered by a shed extension.

130 King Street (ca.1917)

The main building is a Bungalow/Folk style building with a side facing gable, gable front dormer with 1/9 sash windows, sheet metal roof material, horizontal wood siding and additional sash and fixed windows. However, a concrete-block main façade addition with a flat roof, centrally located commercial door, and large rectangular single pane commercial windows was added in 1971. While commercial buildings are located along King Street, this addition is an alteration to the streetscape and does not fit within the feeling of this portion of the commercial corridor within the Model Land Historic District.

Ketterlinus Elementary School, Buildings B, C, D, and E, 67 Orange Street (1971-1993), (Photos 46)

The Ketterlinus School is a sprawling school comprised of five separate buildings, designed by St. Augustine architect Craig Thorn. Thorn designed the Lewis Auditorium for Flagler College and assisted with multiple restoration projects on campus. The school campus takes up a large parcel in the northern part of Model Land. Two of the buildings are considered contributing as they fall within the period of significance, the main office fronting Orange Street and the building facing Mulvey Street behind the

playground, currently housing the Champion Church.The remaining buildings were constructed after the period of significance, 1971 and 1993. These buildings, one fronting Orange Street to the west of the main office building, has a flat roof, pebbledash exterior with vertical full length windows and masonry pilasters. The main entry is recessed from the main façade on the western side of the building, consisting of paired glass pane doors and is attached to the contemporary main office building via a hyphen with sawtooth roof. The two-story rear building, behind the main office building, was also constructed in 1971. It consists of a flat roof, exposed rafter tails and symmetrical fenestration with floor to ceiling vertical windows on all facades. A small, gabled 1993 modular building is located behind the Orange Street buildings, adjacent to the playground. Additional features of the campus include a playground and basketball courts, and a curving, open walkway separating the car-lane from the school. The car lane is a small loop with another playground at its center.

99 Orange Street (ca.1899)

This building is a two-story Prairie style building with a Four-Square form. The building has a low-pitch gable-on-hip roof, overhanging eaves, a gable peak, and metal roof material. The building is composed of masonry stone exterior with the first and second story porches enclosed with wood siding and recently replaced slider windows. The main entry is centrally located and is a contemporary metal door with sidelights and stone steps and knee walls under a gable extension roof. In 2024, the exterior siding and stone supports were stuccoed over, and the previously mentioned windows were replaced. Additional windows are single and paired 1/1 sash windows.

71 Valencia Street (1971)

The house is a single-story ranch with a side-facing gable roof and a small, enclosed porch under a front-facing gable extension. The house was built outside the period of significance and so is not contributing to the district due to age. Both roofs have asphalt shingles. The exterior is brick. The windows are single and paired 1/1 replacement sash windows with shutters. The entrance is off-center with a modern metal and glass door with sidelights.

ALTERATIONS

The district contains 458 historic resources, 319 of which contribute to its significance. The remaining 139 resources are noncontributing because they lack integrity due to unsympathetic alterations, were constructed after 1968, or are auxiliary buildings of an unknown age due to a lack of records. In general, overall district alterations have been minimal and many of the buildings throughout the district display their distinct original detailing, including prominent porches and decorative woodwork and details. Contributing buildings with these alterations typically retain other character defining features, such as massing, footprint, fenestration, and other details. The most common alterations within the district are

typical of historic residential buildings, such as porch modifications, replacement of historic windows and the addition of non-historic windows, and the construction of rear additions. These changes are sympathetic to the original historic fabric of the buildings. Most of the buildings were likely roofed with wood shingles, which were banned in 1916 as a fire hazard.[16] This is a historic change to many of residential buildings within the city. Currently, nearly all the buildings in the district are roofed in sheet metal or synthetic (asphalt or composition) shingles.

The district largely remains the same as presented in the 1983 nomination. The area surrounding the Hotel Ponce de Leon has seen changes, particularly on the block to the north, which currently hosts a large dormitory (1987) and parking lots belonging to both the college and Grace United Methodist Church (located north directly across Carrera Street). Following the 1983 nomination, the 1907 Mediterranean Revival YMCA building at the corner of Valencia and Riberia Streets (59 Valencia Street) was demolished for the Flagler College tennis courts. This construction also necessitated the demolition of 68 Ribera, a 1924 Colonial Revival building.

Model Land Company Historic District remained relatively unchanged until the 1950s with the dualization of US 1 and the demolition of Kirkside.[17] Beyond the micro building boom that happened on the former Kirkside property in the following decade, demolition and construction in the district has remained relatively limited. The mid-century buildings on Valencia Street, due to their stylized architecture representative of the time are contributing to this updated nomination. With its transition from large lots and refined buildings in the south to more modest worker housing in the north, the district still embodies the change in development approach over the decades. The mid-century construction further exemplifies the historic development of the district.

In September 2017, Hurricane Irma made landfall in the southwest portion of Florida and created "momentous storm surge flooding along the northeastern coast of the state, where a maximum to three to five feet on inundation above ground level occurred from Cape Canaveral northward to the Florida-Georgia border."[18] The storm surge sensor on the Matanzas River in St. Augustine recorded a water level of 6.65 feet NAVD88, and the United States Geological Survey (USGS) recorded high water marks of two to four feet above ground level in the St. Augustine vicinity.[19] Within Model Land, the majority of the damage in the district is along Cordova Street. A total of two non-demolition building permits were issued for buildings within the Model Land Historic District: 41 Carrera Street's detached

[16] Carl Shiver, "Lincolnville Historic District," National Register of Historic Places Registration Form, (Washington D.C.: Department of the Interior, National Park Service, 1991), section 7-4.
[17] Scardaville and Paarlberg, "Model Land Company Historic District," section 8-3.
[18] John P. Cangialosi, Andrew S. Latto, and Robbie Berg, "Hurricane Irma (AL112017)," National Hurricane Center Tropical Cyclone Report, (June 30, 2018 update), 10.
[19] Cangialosi, Latto, and Berg, "Hurricane Irma," 10.

garage and 50 Saragossa Street. Both permits were issued due to roof damage. As of the district resurvey, 41 Carrera has been demolished.

INTEGRITY

The Model Land Historic District has retained its integrity of location, design, setting, materials, workmanship, feeling, and association. The location of the neighborhood is as it was historically, within its historic boundaries to the north of King Street and to the east of North Ponce De Leon Boulevard. The design of the district remains through the layout of each subdivision that makes up the whole of the historic district. The original brick streets remain in some areas as do the historic names of the streets. The brick streets are retained in portions of Oviedo, Sevilla, and Valencia Streets, as well as smaller portions leading from Malaga Street. Though the remaining streets were blacktopped when the automobile reached prominence, this does not overall take away from the character of the streetscapes.

Along with this, the arrangement of the streets are as they were when they were laid, however, changes to the street grid occurred mainly between 1914 and 1930, the second expansionary phase in the Model Land Co. area. Responding to a need for modest working-class homes, developers of the tract divided the blocks in the western section (Blocks A-F, G1, G2) with new streets (Lemon, Almeria, Oviedo, and Mulvey) and replatted the new blocks into smaller lots. The dualization of U.S. 1 in the mid-1950s brought the last major change to the grid in the tract as several lots at the western end of Blocks A-F were lost to the enlarged highway. These changes are historic changes to the neighborhood and do not overall impact the integrity of the district.

The materials within the district also retain integrity; historic materials such as poured concrete, coquina, and brick remain throughout the district. The workmanship of the district is also retained through the preservation of these historic materials. Details such as jigsaw brackets and shingle placement further accentuate the craftsmanship of the historic structures in Model Land. As the original design, setting, materials, and workmanship of the district are retained, as is the historic feeling of Model Land. Many of the streets within the district remain narrow, as they would have before the introduction of the automobile, and the historic structures have been carefully preserved.

Modern intrusions are minimal and sympathetic to the historic feeling of the neighborhood. Further, the association of the district to figures such as Henry Flagler and the architects Carrère and Hastings remain. Many of the contributing homes related to Flagler's activities in the area retain high levels of integrity; the Hotel Ponce de Leon, for example, takes up a massive footprint within the area and can be seen from the streets of the district. The Flagler Memorial Presbyterian Church has a similar landmark effect which gives Model Land its historic feeling and association.

INVENTORY

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Almeria Street							
59	1927	Bungalow	Residential	C	C	Retains Integrity	SJ00131
59B	1930	Frame Vernacular	Storage	C	C	Retains Integrity	N/A
60	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00132
61	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00133
61B	1946	Frame Vernacular	Garage	N/A	C	Retains Integrity	N/A
62	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00134
65	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00135
65B	1980	No Style	Garage	N/A	NC	Outside POS	N/A
65C	1993	No Style	Storage	N/A	NC	Outside POS	N/A
66	1918	Prairie	Residential	C	C	Retains Integrity	SJ00136
66B	N/A	Frame Vernacular	Storage	C	C	Retains Integrity	N/A
67	1917	Frame Vernacular	Residential	C	NC	Lacks Integrity	SJ00137
68	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00138
68B	N/A	No Style	Garage	C	C	Retains Integrity	N/A
69	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00139
69B	1990	No Style	Storage	N/A	NC	Outside POS	N/A
70	1917	Bungalow	Residential	NC	C	Retains Integrity	SJ00140
70B	1993	No Style	Garage	N/A	NC	Outside POS	N/A
72	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00142
73	1919	Bungalow	Residential	N/A	C	Retains Integrity	SJ00141
73B	2021	No Style	Storage	N/A	NC	Outside POS	N/A
74	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00143
75	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00144
75B	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
76	1920	Bungalow	Residential	C	C	Retains Integrity	SJ00145
76B	N/A	No Style	Storage	C	C	Retains Integrity	N/A
77	1920	Bungalow	Residential	C	C	Retains Integrity	SJ00146
79	1915	Bungalow	Residential	C	C	Retains Integrity	SJ00147
79B	2018	No Style	Storage	N/A	NC	Outside POS	N/A
Carrera Street							
8	1887	Spanish Revival	Religious	C	C	Retains Integrity	SJ00086
8B	N/A	N/A	Parking Lot	N/A	NC	Lacks Integrity	N/A
9	1888	Queen Anne	Educational	C	C	Retains Integrity	SJ00327
10	1917	Colonial Revival	Residential	C	C	Retains Integrity	SJ00328
10B	2005	No Style	Storage	N/A	NC	Outside POS	N/A
12	1950	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07194
14	1924	Bungalow	Residential	C	C	Retains Integrity	SJ00329
16	1924	Bungalow	Residential	C	C	Retains Integrity	SJ00331
16B	1924	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ00335
16 ½	1924	Bungalow	Residential	C	C	Retains Integrity	SJ00333
18	1907	Folk Victorian	Residential	C	C	Retains Integrity	SJ00334
18B	1930	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ07195

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Carrera Street (cont'd)							
36	1904	Colonial Revival	Residential	C	C	Retains Integrity	SJ00337
36B	1924	Frame Vernacular	Residential	C	C	Retains Integrity	N/A
38	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ00338
38B	2016	No Style	Garage	N/A	NC	Outside POS	N/A
40	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ00339
40B	1904	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00340
41	2021	No Style	Residential	N/A	NC	Outside POS	SJ06660
41B	2021	No Style	Garage	N/A	NC	Outside POS	N/A
42	1906	Folk Victorian	Residential	C	C	Retains Integrity	SJ00341
42B	1983	No Style	Storage	N/A	NC	Outside POS	N/A
44	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ00342
45	1952	Masonry Vernacular	Residential	NC	NC	Lacks Integrity	SJ07213
46	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ00343
46B	1917	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
49	1978	No Style	Residential	NC	NC	Outside POS	N/A
49 ½	1980	No Style	Residential	NC	NC	Outside POS	N/A
49½B	1980	No Style	Residential	NC	NC	Outside POS	N/A
50	1894	Folk Victorian	Residential	NC	C	Retains Integrity	SJ00344
51	1947	Neoclassical	Residential	NC	NC	Lacks Integrity	SJ07214
52	1894	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00345
53	1958	Ranch	Residential	NC	C	Retains Integrity	SJ07215
54	1914	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00346
54B	1914	Folk Victorian	Residential	C	C	Retains Integrity	SJ00347
55	1950	Colonial Revival	Residential	NC	C	Retains Integrity	SJ07217
55B	1950	Colonial Revival	Residential	NC	C	Retains Integrity	SJ07218
55C	1950	Colonial Revival	Residential	NC	C	Retains Integrity	SJ07216
56	1914	Folk Victorian	Residential	C	C	Retains Integrity	SJ00348
56B	1914	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00349
58	1914	Bungalow	Residential	C	C	Retains Integrity	SJ00350
58B	1960	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
60	1922	Bungalow	Residential	C	C	Retains Integrity	SJ00351
60B	1924	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00352
62	1917	Folk Victorian	Residential	C	C	Retains Integrity	SJ00353
62B	1980	Frame Vernacular	Residential	N/A	NC	Outside POS	N/A
63	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ00354
63B	1992	No Style	Residential	N/A	NC	Outside POS	N/A
64	1922	Bungalow	Residential	C	C	Retains Integrity	SJ00390
64B	1922	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00391
67	1894	Craftsman	Residential	C	C	Retains Integrity	SJ00392
67B	2005	No Style	Garage	N/A	NC	Outside POS	N/A
71	1894	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00393
71B	1950	Frame Vernacular	Residential	N/A	C	Retains Integrity	SJ07219

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Cordova Street							
6	1924	Bungalow	Commercial	C	C	Retains Integrity	SJ00672
14	N/A	N/A	Cemetery	C	C	Retains Integrity	SJ02469
14B	1855	Greek Revival	Religious	C	C	Retains Integrity	SJ06637
16	1914	Folk Victorian	Residential	C	C	Retains Integrity	SJ00675
16B	1924	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
18	1916	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00677
20	1910	Mediterranean Revival	Commercial	C	C	Retains Integrity	SJ00678
26	1904	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00680
26B	1904	Frame Vernacular	Commercial	NC	NC	Lacks Integrity	SJ02086
28	1969	No Style	Commercial	NC	NC	Lacks Integrity	SJ07196
30	1930	Folk Victorian	Residential	NC	NC	Lacks Integrity	SJ00681
30B	1971	No Style	Garage	NC	NC	Lacks Integrity	N/A
32	1989	No Style	Residential	N/A	NC	Outside POS	N/A
32B	1989	No Style	Residential	N/A	NC	Outside POS	N/A
34	1907	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00682
36	1904	Bungalow	Residential	C	C	Retains Integrity	SJ00683
38	1904	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00685
38B	2000	No Style	Residential	N/A	NC	Outside POS	N/A
King Street							
74	1887	Spanish Revival	Educational	C	C	Retains Integrity	SJ00080
74B	1915	N/A	Statue	N/A	C	Retains Integrity	SJ0008A
74C	1990	N/A	Gazebo	N/A	NC	Outside POS	N/A
74D	N/A	N/A	Parking Lot	N/A	NC	Lacks Integrity	N/A
74E	N/A	N/A	Parking Lot	N/A	NC	Lacks Integrity	N/A
102	1839	Greek Revival	Educational	C	C	Retains Integrity	SJ00083
118	1917	Gothic Revival	Religious	C	C	Retains Integrity	SJ01032
118B	1917	Masonry Vernacular	Religious	C	C	Retains Integrity	SJ01031
118C	1917	Colonial Revival	Religious	C	C	Retains Integrity	SJ01806
118D	N/A	No Style	Parking Lot	N/A	NC	Lacks Integrity	N/A
124	1924	Folk Victorian	Commercial	C	C	Retains Integrity	SJ01033
128	1914	Craftsman	Residential	C	C	Retains Integrity	SJ01034
128B[20]	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
130	1917	Craftsman	Commercial	NC	NC	Lacks Integrity	SJ01036
132	1914	Prairie	Residential	C	C	Retains Integrity	SJ01038
134	1924	Prairie	Commercial	C	C	Retains Integrity	SJ01040
134B	1930	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ07222
136	1917	Bungalow	Residential	C	C	Retains Integrity	SJ01041
136B	1960	No Style	Garage	C	NC	Lacks Integrity	N/A
138	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ07223

[20] 128B King Street in the 'Resources with Changed Listing Status' is noted as having been demolished. 128B King Street in this inventory is new, having been built after the 1983 National Register Nomination.

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
King Street (cont'd)							
138B	1910	Frame Vernacular	Residential	C	C	Retains Integrity	N/A
142	1930	Masonry Vernacular	Commercial	C	NC	Lacks Integrity	SJ01045
144	1924	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ01046
144B	1917	Bungalow	Residential	C	C	Retains Integrity	SJ01047
146	1966	No Style	Commercial	NC	NC	Lacks Integrity	SJ07224
Lemon Street							
58	1924	Bungalow	Residential	C	C	Retains Integrity	SJ01087
58B	2017	No Style	Garage	N/A	NC	Outside POS	N/A
60	1927	Bungalow	Residential	C	C	Retains Integrity	SJ01088
61	1979	No Style	Residential	NC	NC	Outside POS	N/A
62	1927	Craftsman	Residential	C	C	Retains Integrity	SJ01089
63	1925	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ01090
64	1925	Bungalow	Residential	C	C	Retains Integrity	SJ01091
65	1917	Bungalow	Residential	C	NC	Lacks Integrity	SJ01092
66	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01093
66B	1935	Frame Vernacular	Residential	C	NC	Lacks Integrity	SJ07197
67	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01094
67B	1924	Frame Vernacular	Residential	C	C	Retains Integrity	N/A
68	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01095
68B	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
69	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01096
69B	1930	Frame Vernacular	Storage	C	C	Retains Integrity	N/A
70	1920	Florida Cracker	Residential	C	C	Retains Integrity	SJ01097
71	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01098
71B	1954	Masonry Vernacular	Residential	N/A	C	Retains Integrity	SJ06495
72	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01099
74	1921	Bungalow	Residential	C	C	Retains Integrity	SJ01100
74B	1965	Masonry Vernacular	Garage	C	C	Retains Integrity	N/A
75	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01101
75B	1930	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ06489
76	1920	Craftsman	Residential	C	C	Retains Integrity	SJ01102
77	1916	Bungalow	Residential	C	C	Retains Integrity	SJ01103
78	1923	Bungalow	Commercial	C	C	Retains Integrity	SJ01104
Malaga Street							
1	1923	Chicago	Educational	C	C	Retains Integrity	SJ01263
1B	1923	Chicago	Educational	C	C	Retains Integrity	SJ01263
1C	1923	Chicago	Educational	C	C	Retains Integrity	SJ01263
1D	1924	Masonry Vernacular	Storage	C	C	Retains Integrity	SJ01264
1E	2017	No Style	Garage	N/A	NC	Outside POS	N/A
1F	1993	No Style	Storage	N/A	NC	Outside POS	N/A
100	2004	No Style	Commercial	N/A	NC	Outside POS	N/A
101	1899	N/A	Park	C	C	Retains Integrity	N/A

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Malaga Street (cont'd)							
101B	2002	No Style	Government/Civic	N/A	NC	Outside POS	N/A
136	1960	Masonry Vernacular	Commercial	N/A	NC	Lacks Integrity	SJ07225
150	1981	No Style	Commercial	NC	NC	Outside POS	N/A
170	1973	No Style	Commercial	NC	NC	Outside POS	SJ07226
200	1981	No Style	Commercial	NC	NC	Outside POS	N/A
Markland Place							
21	2005	No Style	Educational	N/A	NC	Outside POS	N/A
80	1907	Spanish Revival	Residential	C	C	Retains Integrity	SJ01030
98	1976	Mid-Century Modern	Residential	NC	NC	Outside POS	N/A
110	1949	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07227
125	1904	Bungalow	Educational	C	C	Retains Integrity	SJ0083A
138	1950	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07228
138B	1980	No Style	Residential	N/A	NC	Outside POS	N/A
138C	2011	No Style	Residential	N/A	NC	Outside POS	N/A
140	1954	Ranch	Residential	NC	C	Retains Integrity	SJ07229
Mulvey Street							
2	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01397
4	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01398
6	1924	Bungalow	Residential	C	C	Retains Integrity	SJ01399
6B	1960	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
8	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01400
10	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01401
12	1927	Bungalow	Residential	C	C	Retains Integrity	SJ01403
12B	1927	Frame Vernacular	Residential	C	C	Retains Integrity	SJ01404
16[21]	1885	Folk Victorian	Residential	C	C	Retains Integrity	SJ01405
38	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01406
Orange Street							
31	1886	Italianate	Commercial	C	C	Retains Integrity	SJ01527
40	1911	Neoclassical	Educational	N/A	C	Retains Integrity	SJ01528
40B	1950	Mid-Century Modern	Educational	N/A	C	Retains Integrity	SJ07212
40C	1999	N/A	Site[22]	N/A	NC	Outside POS	SJ05590
40D	N/A	N/A	Parking Lot	N/A	NC	Lacks Integrity	N/A
47	1938	Neoclassical	Educational	C	C	Retains Integrity	SJ01529
47B	1950	Masonry Vernacular	Storage	NC	NC	Lacks Integrity	N/A
51	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ01530
55	1899	Folk Victorian	Residential	C	C	Retains Integrity	SJ01531

[21] 16 Mulvey and 38 Mulvey were previously incorrectly listed at 16 Orange and 38 Orange.
[22] 40C Orange Street is a reconstruction of the Santo Domingo Redoubt located along the Cubo Line. This was a known archaeological site that was discontinuously active from 1738-1835. This site is a reconstruction of the redoubt as it was in 1808 and was completed in the 2000s.

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Orange Street (cont'd)							
57	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ01532
61	1894	Queen Anne	Residential	C	C	Retains Integrity	SJ01533
61B	1910	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
63	1894	Folk Victorian	Commercial	C	C	Retains Integrity	SJ01534
67	1965	Mid-Century Modern	Educational	NC	C	Retains Integrity	SJ07211
67B	1971	Mid-Century Modern	Educational	NC	NC	Outside POS	SJ07211
67C	1971	Mid-Century Modern	Educational	NC	NC	Outside POS	SJ07211
67D	1960	Other	Educational	N/A	NC	Outside POS	N/A
67E	1993	No Style	Storage	N/A	NC	Outside POS	N/A
73	2003	No Style	Residential	N/A	NC	Outside POS	N/A
75[23]	1905	Bungalow	Residential	C	C	Retains Integrity	SJ07199
77	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ01538
79	1900	Folk Victorian	Residential	C	C	Retains Integrity	SJ01539
83	1924	Masonry Vernacular	Commercial	NC	C	Retains Integrity	SJ01541
93	1984	No Style	Commercial	N/A	NC	Outside POS	N/A
97	1900	Folk Victorian	Commercial	C	C	Retains Integrity	SJ06485
99	1899	Prairie	Commercial	C	NC	Lacks Integrity	SJ01542
101	1882	Folk Victorian	Commercial	C	C	Retains Integrity	SJ01543
Oviedo Street							
131	1917	Craftsman	Residential	C	C	Retains Integrity	SJ01573
132	1945	Masonry Vernacular	Residential	NC	C	Retains Integrity	SJ07230
133	1924	Craftsman	Residential	C	C	Retains Integrity	SJ01574
133B	1930	Bungalow	Residential	C	C	Retains Integrity	SJ07231
134	1954	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07232
135	1930	Craftsman	Residential	C	C	Retains Integrity	SJ01575
135B	1970	Frame Vernacular	Residential	C	NC	Lacks Integrity	N/A
136	1924	Craftsman	Residential	C	C	Retains Integrity	SJ01576
136B	1924	Frame Vernacular	Storage	C	NC	Lacks Integrity	SJ07233
137	1917	Folk Victorian	Residential	C	C	Retains Integrity	SJ01577
137B	1935	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ07234
140	1941	Bungalow	Residential	NC	C	Retains Integrity	SJ07235
140B	1930	No Style	Residential	C	C	Retains Integrity	SJ01578
141	1950	Ranch	Residential	NC	C	Retains Integrity	SJ07236
144	1924	Folk Victorian	Residential	C	NC	Lacks Integrity	SJ01580
145	1924	Florida Cracker	Residential	C	C	Retains Integrity	SJ01579
145 ½	1930	Masonry Vernacular	Residential	C	NC	Lacks Integrity	SJ07237
146	1946	Bungalow	Residential	NC	C	Retains Integrity	SJ07238
146B	1946	Masonry Vernacular	Residential	NC	C	Retains Integrity	N/A

[23] In the original 1984 National Register nomination, this building was incorrectly recorded as 76B Orange Street. This building's correct address is 75 Orange Street.

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Oviedo Street (cont'd)							
148	1973	One-Part Commercial Block	Commercial	NC	NC	Outside POS	SJ07239
N Ponce de Leon Boulevard (US 1)							
112	1973	One-Part Commercial Block	Commercial	NC	NC	Outside POS	SJ07203
208	1950	Folk Victorian	Commercial	NC	NC	Lacks Integrity	SJ05482
208B	1964	Mid-Century Modern	Commercial	NC	C	Retains Integrity	SJ05483
400	2007	No Style	Commercial	N/A	C	Outside POS	N/A
510	1960	Masonry Vernacular	Commercial	NC	C	Retains Integrity	SJ05484
606	1894	Masonry Vernacular	Commercial	C	C	Retains Integrity	SJ01544
Riberia Street							
5	1910	Shotgun	Residential	C	NC	Lacks Integrity	SJ01540
7	1941	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07200
7B	1946	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
9	1910	Frame Vernacular	Residential	C	C	Retains Integrity	SJ01791
11	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ01792
14	1924	Bungalow	Residential	C	C	Retains Integrity	SJ01793
14B	2000	No Style	Garage	N/A	NC	Outside POS	N/A
15	1910	Frame Vernacular	Residential	C	C	Retains Integrity	SJ01794
15B	1930	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
16	1927	Prairie	Residential	C	C	Retains Integrity	SJ01795
18	1924	Bungalow	Residential	C	C	Retains Integrity	SJ01796
19	1940	Frame Vernacular	Commercial	C	C	Retains Integrity	SJ01797
20	1930	Bungalow	Residential	C	C	Retains Integrity	SJ01798
23	1951	Ranch	Residential	NC	C	Retains Integrity	SJ07201
24	1910	Bungalow	Residential	C	C	Retains Integrity	SJ01799
25	1890	Folk Victorian	Residential	C	C	Retains Integrity	SJ07202
26	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ01801
26B	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
27	1894	Colonial Revival	Residential	C	C	Retains Integrity	SJ01802
27B	1983	No Style	Garage	N/A	NC	Outside POS	N/A
28	1920	Frame Vernacular	Residential	NC	C	Retains Integrity	SJ01803
28B	1920	Frame Vernacular	Residential	NC	C	Retains Integrity	SJ07193
30	1925	Bungalow	Residential	C	C	Retains Integrity	SJ07207
30B	N/A	Frame Vernacular	Storage	N/A	NC	Lacks Integrity	N/A
55	1954	Neoclassical	Residential	C	C	Retains Integrity	SJ01804
55B	1951	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
56	1955	Ranch	Residential	NC	C	Retains Integrity	SJ07240
58	1962	Ranch	Residential	NC	C	Retains Integrity	SJ07241
69	2012	No Style	Residential	N/A	NC	Outside POS	N/A
69B	2012	No Style	Garage	N/A	NC	Outside POS	N/A
71	2006	No Style	Residential	N/A	NC	Outside POS	N/A

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Riberia Street (cont'd)							
71B	2006	No Style	Storage	N/A	NC	Outside POS	N/A
74	1925	Prairie	Educational	N/A	C	Retains Integrity	SJ01808
74B	2000	No Style	Storage	N/A	NC	Outside POS	N/A
73-75	2006	No Style	Parking Lot	N/A	NC	Outside POS	N/A
78	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01807
Saragossa Street							
5	1904	Queen Anne	Residential	C	C	Retains Integrity	SJ02087
5B	1904	No Style	Storage	C	C	Retains Integrity	N/A
6	1911	Folk Victorian	Residential	C	C	Retains Integrity	SJ02088
6B	1989	No Style	Residential	N/A	NC	Outside POS	N/A
7	1924	Prairie	Residential	C	C	Retains Integrity	SJ02089
8	1911	Folk Victorian	Residential	C	C	Retains Integrity	SJ02090
8B	1924	Frame Vernacular	Residential	C	C	Retains Integrity	SJ07204
9	1904	Florida Cracker	Residential	C	C	Retains Integrity	SJ02091
10	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02092
10B	2018	No Style	Storage	N/A	NC	Outside POS	N/A
11	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ02093
11B	1980	No Style	Garage	N/A	NC	Outside POS	N/A
12	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02094
12B	1971	Masonry Vernacular	Garage	N/A	NC	Outside POS	N/A
13	1885	Folk Victorian	Residential	C	C	Retains Integrity	SJ02095
13B	N/A	Frame Vernacular	Storage	C	C	Retains Integrity	N/A
14	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02096
14B	2024	No Style	N/A	N/A	NC	Outside POS	N/A
15	1907	Folk Victorian	Residential	C	C	Retains Integrity	SJ02097
16	1925	Craftsman	Residential	C	C	Retains Integrity	SJ02098
16B	1991	No Style	Residential	N/A	NC	Outside POS	N/A
17	1907	Folk Victorian	Residential	C	C	Retains Integrity	SJ02099
17B	1980	No Style	Garage	N/A	NC	Outside POS	N/A
18	1914	Mission	Residential	C	C	Retains Integrity	SJ02100
18B	1924	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
19	1917	Craftsman	Residential	C	C	Retains Integrity	SJ02101
19B	N/A	No Style	Storage	C	C	Retains Integrity	N/A
20	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02102
21	1917	Colonial Revival	Residential	C	C	Retains Integrity	SJ02103
21B	1917	Frame Vernacular	Storage	C	C	Retains Integrity`	N/A
24	1914	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ02105
28	1891	Queen Anne	Residential	C	C	Retains Integrity	SJ02106
28B	N/A	Frame Vernacular	Garage	N/A	NC	Lacks Integrity	N/A
29	1924	Bungalow	Residential	NC	C	Retains Integrity	SJ02107
31	1914	Folk Victorian	Residential	C	C	Retains Integrity	SJ02108
32	1904	Queen Anne	Residential	C	C	Retains Integrity	SJ02109
32B	N/A	No Style	Garage	N/A	NC	Lacks Integrity	N/A

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Saragossa Street (cont'd)							
34	1922	Craftsman	Commercial	C	C	Retains Integrity	SJ02110
35	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02111
36	1930	Prairie	Residential	C	C	Retains Integrity	SJ02112
37	1916	Bungalow	Residential	C	C	Retains Integrity	SJ02113
37B	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
38	1924	Frame Vernacular	Residential	NC	NC	Lacks Integrity	SJ02114
39	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02115
39B	2007	No Style	Residential	N/A	NC	Outside POS	N/A
40	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02116
41	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02117
41B	2010	No Style	Gazebo	N/A	NC	Outside POS	N/A
42	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02118
42 ½	1914	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ02119
45	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02120
45B	1914	Frame Vernacular	Residential	C	C	Retains Integrity	SJ02121
50	1930	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ02122
50B	1949	Frame Vernacular	Residential	N/A	NC	Lacks Integrity	SJ07206
56	1960	Ranch	Residential	NC	C	Retains Integrity	SJ07208
58	1930	Gothic Revival	Residential	C	C	Retains Integrity	SJ02123
58B	1983	No Style	Religious	N/A	NC	Outside POS	N/A
59	1969	Ranch	Residential	NC	NC	Outside POS	SJ07205
60	1916	Florida Cracker	Residential	C	C	Retains Integrity	SJ02124
60B	2016	No Style	Residential	N/A	NC	Outside POS	N/A
62	1904	Bungalow	Residential	C	C	Retains Integrity	SJ02125
62B	2002	No Style	Residential	N/A	NC	Outside POS	N/A
63	1918	Bungalow	Residential	C	C	Retains Integrity	SJ02126
63B	1979	No Style	Residential	NC	NC	Outside POS	N/A
65	1920	Bungalow	Residential	C	C	Retains Integrity	SJ02127
65B	1930	Frame Vernacular	Storage	C	C	Retains Integrity	N/A
65 ½	1920	Bungalow	Residential	C	C	Retains Integrity	SJ02128
66	1910	Bungalow	Residential	C	C	Retains Integrity	SJ02129
67	1916	Folk Victorian	Residential	C	C	Retains Integrity	SJ02130
67B	1960	Masonry Vernacular	Garage	C	C	Retains Integrity	N/A
68	1888	Florida Cracker	Residential	C	C	Retains Integrity	SJ02131
68B	1993	No Style	Storage	N/A	NC	Outside POS	N/A
69	1927	Craftsman	Residential	C	C	Retains Integrity	SJ02132
69B	1924	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
70	1888	Florida Cracker	Residential	C	C	Retains Integrity	SJ02133
72	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02134
72B	1970	Masonry Vernacular	Garage	C	C	Retains Integrity	SJ06488
75	1917	Bungalow	Residential	C	C	Retains Integrity	SJ02136
75B	1930	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
77	1916	Bungalow	Commercial	C	C	Retains Integrity	SJ02138
77B	1983	No Style	Garage	NC	NC	Outside POS	N/A

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Sevilla Street							
1	1917	Bungalow	Residential	C	C	Retains Integrity	SJ02146
1B[24]	2008	No Style	Storage	N/A	NC	Outside POS	N/A
1C	1924	Bungalow	Residential	C	C	Retains Integrity	SJ02147
1D	N/A	No Style	Garage	N/A	NC	Lacks Integrity	N/A
5	1922	Folk Victorian	Residential	C	C	Retains Integrity	SJ02148
8	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02149
9	1900	Folk Victorian	Residential	C	NC	Lacks Integrity	SJ02150
9B	2019	No Style	Garage	N/A	NC	Outside POS	N/A
10	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ02151
10B	N/A	No Style	Garage	C	C	Retains Integrity	N/A
11	1927	Neoclassical	Residential	C	C	Retains Integrity	SJ02152
11 ½	1927	Folk Victorian	Residential	C	C	Retains Integrity	SJ02153
12	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ02154
12B	1924	Frame Vernacular	Garage	NC	C	Retains Integrity	N/A
14	1894	Folk Victorian	Commercial	C	C	Retains Integrity	SJ02155
14B	2009	No Style	Residential	N/A	NC	Outside POS	N/A
15	1927	Bungalow	Residential	C	C	Retains Integrity	SJ02156
15B	1915	Frame Vernacular	Residential	C	C	Retains Integrity	N/A
16	1911	Folk Victorian	Residential	C	C	Retains Integrity	SJ02157
17	1923	Bungalow	Residential	C	C	Retains Integrity	SJ02158
18	2016	No Style	Residential	N/A	NC	Outside POS	N/A
18B	2016	No Style	Garage	N/A	NC	Outside POS	N/A
19	1922	Colonial Revival	Residential	C	C	Retains Integrity	SJ02104
20	1903	Queen Anne	Residential	C	C	Retains Integrity	SJ02159
20B	1930	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
21	1916	Prairie	Residential	C	C	Retains Integrity	SJ02160
21B	N/A	No Style	Garage	C	C	Retains Integrity	N/A
22	1907	Folk Victorian	Residential	C	C	Retains Integrity	SJ02161
22B	2018	No Style	Residential	N/A	NC	Outside POS	N/A
22C	2018	No Style	Garage	N/A	NC	Outside POS	N/A
23	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02162
23B	1994	No Style	Residential	N/A	NC	Outside POS	N/A
23C	N/A	No Style	Garage	N/A	NC	Lacks Integrity	N/A
24	1910	Colonial Revival	Residential	C	C	Retains Integrity	SJ02163
24B	1980	No Style	Garage	N/A	NC	Outside POS	N/A
25	1922	Craftsman	Residential	C	C	Retains Integrity	SJ02164
27	1895	Richardsonian Romanesque	Religious	C	C	Retains Integrity	SJ00336
27B	1952	Masonry Vernacular	Religious	NC	C	Retains Integrity	SJ07209

[24] 1B and 1D were previously depicted as contributing resource on the 1983 map; Those historic buildings have since been demolished and replaced with non-historic resources. 1C Sevilla was previously incorrectly listed at 3 Sevilla. 1D Sevilla was previously incorrectly listed as 3B; It was listed as a contributing but altered resource on the original nomination's map, which it remains.

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Sevilla Street (cont'd)							
27C	1895	Colonial Revival	Commercial	C	C	Retains Integrity	SJ02166
27D	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
28	1964	Mid-Century Modern	Religious	NC	C	Retains Integrity	SJ07210
32	1894	Colonial Revival	Religious	C	C	Retains Integrity	SJ02167
33	1899	Colonial Revival	Residential	C	C	Retains Integrity	SJ02168
34	1890	Venetian Renaissance Revival	Religious	C	C	Retains Integrity	SJ02169
36	1890	Venetian Renaissance Revival	Religious	C	C	Retains Integrity	SJ00084
44	1996	No Style	Educational	N/A	NC	Outside POS	N/A
48	1885	Mediterranean Revival	Commercial	C	C	Retains Integrity	SJ02171
48B	1930	Mediterranean Revival	Garage	C	NC	Lacks Integrity	SJ02172
48C	1995	No Style	Commercial	N/A	NC	Outside POS	N/A
50	2007	No Style	Educational	N/A	NC	Outside POS	N/A
St. Andrews Court							
1	1911	Bungalow	Residential	C	C	Retains Integrity	SJ01850
2	1911	Bungalow	Residential	C	C	Retains Integrity	SJ01851
3	1911	Florida Cracker	Residential	C	C	Retains Integrity	SJ01852
4	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ01853
6	1927	Frame Vernacular	Residential	C	C	Retains Integrity	SJ01854
7	1927	Bungalow	Residential	C	C	Retains Integrity	SJ01855
8	1927	Bungalow	Residential	C	C	Retains Integrity	SJ01856
10	1910	Mixed	Residential	C	C	Retains Integrity	SJ01857
Valencia Street							
2	1960	Other	Commercial	NC	NC	Lacks Integrity	SJ07242
6	1898	Colonial Revival	Educational	C	C	Retains Integrity	SJ02293
6B	1904	Other	Educational	NC	C	Retains Integrity	SJ04861
6C	1935	Other	Educational	NC	C	Retains Integrity	SJ07220
10	1987	No Style	Educational	N/A	NC	Outside POS	N/A
20[25]	1891	Folk Victorian	Educational	C	C	Retains Integrity	SJ02295
20B	1981	No Style	Storage	N/A	NC	Outside POS	N/A
33	1899	Folk Victorian	Residential	C	C	Retains Integrity	SJ02297
35	1930	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ02298
35B	1930	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ02455
38	1955	Mediterranean Revival	Residential	NC	C	Retains Integrity	SJ07243
38B	1960	No Style	Residential	N/A	NC	Lacks Integrity	N/A
39	1904	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ02299
39B	1980	No Style	Garage	N/A	NC	Outside POS	N/A
41	1957	Ranch	Residential	NC	C	Retains Integrity	SJ07244
42	1955	Ranch	Residential	C	C	Retains Integrity	SJ07245

[25] 20 Valencia and 20B Valencia were previously incorrectly listed as 30 Valencia and 30B Valencia.

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Valencia Street (cont'd)							
42B	2008	No Style	Garage	N/A	NC	Outside POS	N/A
43	2004	No Style	Residential	N/A	NC	Outside POS	N/A
43B	2004	No Style	Garage	N/A	NC	Outside POS	N/A
45	1952	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07246
45B	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
46	1951	Colonial Revival	Residential	NC	C	Retains Integrity	SJ06538
46B	1951	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
48	1955	Neoclassical	Residential	NC	C	Retains Integrity	SJ07247
49	1954	Mid-Century Modern	Residential	NC	C	Retains Integrity	SJ07248
50	1951	Mid-Century Modern	Residential	NC	C	Retains Integrity	SJ07249
50B	1951	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
56	1954	Ranch	Residential	NC	C	Retains Integrity	SJ07250
59	1983	No Style	Educational	N/A	NC	Outside POS	N/A
59B	1983	No Style	Educational	N/A	NC	Outside POS	N/A
62	1924	Bungalow	Residential	C	C	Retains Integrity	SJ02301
62 ½	1950	Masonry Vernacular	Residential	NC	NC	Lacks Integrity	SJ07251
64	1899	Colonial Revival	Residential	C	C	Retains Integrity	SJ02302
65	1950	Ranch	Residential	NC	NC	Lacks Integrity	SJ07252
67	1927	Colonial Revival	Residential	C	NC	Lacks Integrity	SJ02303
68	1899	Craftsman	Residential	C	C	Retains Integrity	SJ02304
68B	2011	No Style	Garage	N/A	NC	Retains Integrity	N/A
69	1922	Bungalow	Residential	C	C	Retains Integrity	SJ02305
69B	1922	Masonry Vernacular	Garage	C	C	Retains Integrity	N/A
71	1971	Ranch	Residential	NC	NC	Outside POS	SJ07253
71B	1971	Masonry Vernacular	Garage	N/A	NC	Outside POS	N/A
72	1899	Folk Victorian	Residential	C	C	Retains Integrity	SJ02306
72B	1960	Masonry Vernacular	Garage	NC	NC	Lacks Integrity	N/A
73	1927	Bungalow	Residential	C	C	Retains Integrity	SJ02307
73B	1930	Frame Vernacular	Garage	C	C	Retains Integrity	N/A

SUMMARY

The Model Land Company Historic District was listed in the National Register on August 2, 1983, for its local significance under Criterion A, in the areas of Archaeology, Agriculture, Commerce, Community Planning and Development, Education, Exploration and Settlement, Military, Politics and Government, and Religion, and under Criterion C: Architecture, for a period of 1839-1938. The neighborhood was designed to provide upscale housing and amenities for wealthy White seasonal vacationers, though it was soon permanent home to many of St. Augustine's local elite and working-class residents. There was a brief hiatus in construction during the Great Depression, before the neighborhood finished filling out the residential areas and transformed its western edge into a vibrant commercial corridor in the 1950s. This Additional Documentation expands the period of significance to 1968 to acknowledge how the district's significance to Community Planning and Architecture extended into the post-WWII era, a transformative period in St. Augustine and Florida's historical development. The Boundary Increase expands the northern boundary of the district to encompass two historic school buildings that are historically associated with Education in the community.

The neighborhood embodies mid-century suburban development within the core of St. Augustine, demonstrating how the community evolved with the times while maintaining its connections to its historic pass. It also embodies the evolution of tourism in the city, as the industry transitioned from catering to wealthy, elite northerners, who traveled by rail and stayed for the winter season, to middle-class families from across the country, traveling via the rapidly expanding network of highways and interstates for one-two week budget-friendly vacations. The mid-century building stock, comprised of Minimal Traditional, Ranch, and Mid-Century Modern houses and Vernacular and Mid-Century Modern commercial properties, physically embodies and visually communicates those historical trends, as expressed in the modernist architectural aesthetics of the era.

HISTORIC CONTEXT

Early Development

St. Augustine was established by Spanish colonizers in 1565 and development centered on the Matanzas River to the east. To protect vital shipping routes and secure Spanish sovereignty from English colonizers to the north, a series of wood forts formed the northern edge of the community before being replaced by a permanent stone fortification, Castillo San Marcos (1672-95). At that time, orange groves were the principal crop in the land surrounding the colonial city, including the area that would become Model Land. In 1702, Governor James Moore of South Carolina attacked and destroyed St. Augustine. Following the attack, the Spanish developed a well-designed, earthen work defense perimeter, north, south, and west of the colonial city, called the Cubo Line. Completed in 1704, the Cubo Line ran parallel to present-day Orange Street, extending from Castillo de Marcos west to San Sebastian River, dividing

St. Augustine and its hinterlands from the north. The western defense perimeter, the Rosario Line, extended from the Cubo Line at the current intersection of Orange and Cordova Streets, south to San Salvador Street where it continued at a ninety-degree angle to Matanzas Bay.[26]

The would-be Model Land area continued to be used for orange groves and truck crops through the British Period (1763-1784). The first formal development in the area that would become Model Land was the establishment of Tolomato Cemetery in 1777. The nearby settlement of New Smyrna was home English colonizer Dr. Turnball's indigo plantation, where a large group of Minorcan immigrants worked as indentured servants. The Minorcans abandoned the plantation and resettled in St. Augustine in 1777. Father Pedro Camps, their pastor, established the Tolomato Cemetery on the site of a former Franciscan mission, Nuestra Señora de Guadalupe de Tolomato, which sought to convert Gaule Indians of Georgia to Catholicism before it was sacked during the 1702 British invasion. The cemetery is the oldest historic property in Model Land and represents "a cross-section of life in St. Augustine. The last internment occurred in 1884, when the city prohibited burials within city limits for health concerns.[27]

Upon the return of the Spanish in 1784, there were six parcels of land which continued to be used for agriculture. In the early 19th century, around a dozen houses were constructed near modern-day Orange Street, three of which were relatively large structures: the Sunnyside House (one of the first hotels constructed outside the colonial city), Ball Place, and Markland. The Anderson family owned Markland, as well as the southern portion of the district, where they operated a large orange grove from 1821-1845. Dr. Andrew Anderson Sr. was a prominent New York physician before going into real estate development in St. Augustine. He purchased 20 acres of orange groves, which his wife, Clarissa Cochran Fairbanks Anderson, named Markland. Dr. Anderson began work on Markland's famed Greek Revival estate in 1839 but died shortly after, leaving Ms. Anderson to supervise construction, which was complete in 1842. Viewed from St. Augustine's downtown plaza, Markland stood out prominently among the orange groves and became a popular destination for winter tourists.[28]

[26] A ca. 2000 reconstruction of a defensive earthwork, known as the Santo Domingo Redoubt, at the corner of Orange and Cordova Streets marks the Cubo Line archaeological site. William R. Adams, Robert H. Steinbach, Michael C. Scardaville, David Nolan, and Paul L. Weaver, "Historic Sites and Buildings Survey of St. Augustine, Florida," (St. Augustine: St. Augustine Preservation Board, 1980), ufdcimages.uflib.ufl.edu/IR/00/00/02/06/00001/caswell.pdf, 21; William R. Adams, *St. Augustine and St. Johns County: A Historical Guide*, (Sarasota: Pineapple Press, 2009), 63; Carl D. Halbert, "Archaeology of the Santo Domingo Redoubt," *St. Augustine Archaeological Association* 14, no. 4 (December 1999), 6.

[27] Jennifer Edwards, "State's Oldest Planned Cemetery Opens Gates," *St. Augustine Record*, Nov. 22, 2010; "A Brief History of Tolomato Cemetery," Tolomato Cemetery Preservation Association, accessed October 2024, http://www.tolomatocemetery.com/history.html.

[28] Augustus Koch, *Bird's Eye View of St. Augustine, Florida*, Map, 1894, (St. Augustine, Governor's House Library, Map Collection, GH0002); Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 51-52.; Scardaville and Paarlberg, "Model Land Company Historic District", section 8, page 1; Monroe, "Markland," section 8, page 1; Benjamin Clements, Plan of the City of St. Augustine, Map, 1834, (St. Augustine, Governor's House Library, Map Collection,

Henry Flagler and the Development of Florida's East Coast

Henry M. Flagler arrived in St. Augustine in 1885 and was actively engaged in the development of the community until his disinvestment of the Model Land Company in 1903. Flagler had earned his fortune as a leading partner in John D. Rockefeller's Standard Oil Company, which produced 95% of US oil, making Flagler one of the nation's wealthiest industrialists. Flagler and his second wife came to St. Augustine for their honeymoon in the winter of 1885. Flagler was captivated by the history and architecture of the city, noting it "was the most unusual place I have ever seen." Flagler envisioned transforming St. Augustine into a winter Newport—a southern counterpoint to the summer resort for the nation's wealthy elite in Newport, Rhode Island—catering to a "class of people who are not sick, but come to enjoy the climate, have plenty of money, but could find no satisfactory way of spending it." Flagler began planning his transformation of the city. In the late 19th century, Florida "was a virtual wilderness during this period and remained on the fringes of early railroad activity," without a significant trunk line or regional network and existing lines serving primarily the large ports of Jacksonville, Pensacola, and Tampa. To incentivize railroad development, the State of Florida offered 3,840 acres for purchase for every one mile of railroad development and increased the amount to 8,000 acres per mile or railroad south of Daytona. In December 1885, Flagler purchased a controlling interest in his first railroad, the Jacksonville, St. Augustine, and Halifax River Railway, which connected St. Augustine to Jacksonville. The line was renamed the Florida East Coast Railroad (FEC) to express Flagler's ambitious goal of extending the line down the full length of Florida's eastern seaboard, while using surrounding lands to develop new resort towns and agricultural communities along the way. [29]

Model Land Company

Flagler created a Land Department within the FEC to manage, promote, and sell Flagler's extensive property holdings in Florida. Flager amassed just over two million acres as he extended the FEC south, reaching Miami in 1896 and finally Key West in 1912. However, the majority of his landholdings were acquired though financial partnerships with other Florida corporations. In 1896, Flagler closed the Land Department and incorporated Model Land Company as a stand-alone development corporation to manage all his properties, including location-specific subsidies, such as Fort Dallas Land Company (Miami), Perrine Grant Land Company (Perrine), and Chuluota Land Company (Orlando-Kissimmee

GH0002); Thomas Graham, *The Awakening of St. Augustine: The Anderson Family and the Oldest City, 1821-1924* (St. Augustine: St. Augustine Historical Society, 1978), 27.

[29] Hewitt et al., *Carrere & Hastings, Architects,* 62-63; Graham, "Hotel Ponce de Leon," 15-16; Lisanne Renner, "Feelings of Gilt, Grandeur Abound at Henry Flagler's Flagship Hotel," *Orlando Sentinel*, Nov. 22, 1987; Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 3; Susan R. Braden, *The Architecture of Leisure: The Florida Resort Hotels of Henry Flagler and Henry Plant*, (Gainesville: University Press of Florida, 2017), 23; Sarah McDonald, Meghan Powell, Patricia Davenport-Jacobs, and Brent M Handley, "Cultural Resource Assessment Survey for LJA Rail Bridge Replacement over San Sebastian River," (St. Johns County: LJA Rail, LLC, July 2020), 23-24, 28; Alfred Chandler, *The Railroads: The Nation's First Big Business*, (New York: Harcourt, Brace & World, Inc., 1965).

area). Model Land Company was headquartered in St. Augustine, with former Land Department head James E. Ingraham serving as its first president, and employed local agents at its major developments. Model Land and the FEC worked in tandem to build communities along the railroad line to increase revenue from both freight and passengers. While residential and community development were the core of Flagler's development scheme, most acres were developed for agricultural purposes. Every settler had "to bring in everything he uses and send out everything he produces over my [FEC] railroad," representing approximately $300 in annual profits per settler. Model Land Company used a wide array of tactics to promote development and settlement of new cities, by which the company significantly impacted the economic, agricultural, political, and social development of Florida, particularly in transforming the southernmost part of the state "from a subtropical frontier to a modern civilization."[30]

Model Land Company suffered during the Great Depression, as both residential and agricultural development screeched to a halt and most of their lands that were well-suited for farming in South Florida had already been sold. Business conditions improved with Florida's post-WWII development boom and through the 1950s the company was primarily concerned with its developments in Miami. The Model Land Company remained in St. Augustine and managed land until its demise in 1967.[31]

Model Land Subdivision[32]

In February 1885, Dr. Andrew Anderson Jr., inheritor of the Markland, approached Flager about investing in St. Augustine, offering a large portion of his estate for purchase. Anderson was a respected physician, businessman, and local politician, helping Flager ingratiate himself amongst the city's elite and arrange land sales. From 1885 to 1889, Anderson and Flagler assembled approximately forty acres along the railroad line to increase revenue from both freight and passenger services, forming the Model Land Company Subdivision. The Model Land Company would repeat these community planning and land marketing strategies in its other FEC communities in the following decades, such as those in Palm Beach and Miami. In the late 19th and 20th centuries, developers such as Flagler and D.P. "Doc" Davis of nearby Davis Shores drained and infilled swamps and wetlands across the state. The Model Land Subdivision required considerable preparation before construction, resulting in the filling of Maria Sanchez Creek and the marshes west of Riberia Street and the installation of St. Augustine's first storm water drainage system. The infill increased Flagler's landholdings by a third. Flagler then laid out brick paved streets and sidewalks, with Spanish names in reference St. Augustine's Spanish colonial heritage.

[30] Braden, *The Architecture of Leisure*, 25; William E. Brown and Karen Hudson, "Henry Flagler and the Model Land Company," *Tequesta* 56 (1996), 47-55; H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood," *El Escribano* 16 (1979).
[31] Brown and Hudson, "Henry Flagler and the Model Land Company," 56, 69; Frank J. Pepper, "Letter to William Kenan, Jr.," Jan. 21, 1944, (University of Miami, Model Land Company Records, Box 96, Folder 1703, Special File 1703).
[32] For clarity, this nomination will use the phrase "Model Land" or "Model Land Subdivision" to reference the historic neighborhood and historic district, and "Model Land Company" to reference the real estate development corporation.

By 1895, the western marshes had become the local terminus of the FEC yards, a rail station and park. The core of the Model Land Subdivision was in the southeast portion of the district just north of Markland and Hotel Ponce de Leon and comprised of large blocks with large lots designed for upscale, spacious seasonal residences, along with several churches and Flagler's personal residence, Kirkside. Notable seasonal residents include entrepreneur and developer Michael Cox Spades (33 Sevilla Street), hotelier O.D. Seavey (20 Valencia Street), former Secretary of War General John M. Scofield (20 Valencia Street), and Model Land Company president James E. Ingraham (32 Sevilla Street). The surrounding areas have more modestly sized lots and styled homes.[33]

Flagler envisioned a grand hotel as the centerpiece of the new community, drawing new visitors to the ancient city. To make room for the enormous building, Flagler relocated Sunnyside House and Ball Place. Flagler commissioned fledgling New York architect Thomas Hastings to design his grand new hotel. Completed in 1887, Hotel Ponce de Leon became the centerpiece of the Model Land Subdivision and Flagler's vast hotel, railroad, and real estate empire. Flagler quickly followed Hotel Ponce de Leon with a flurry of new construction in short succession, including the Flagler Memorial Presbyterian Church, Grace Methodist Church and Rectory, and Kirkside, all in Model Land, as well as the Alcazar Hotel, just south of the district. Flagler gifted land for the Ancient City Baptist Church, a buff brick building designed in the Romanesque Revival style, completing a trio of religious edifices. In 1903, Flagler conveyed his remaining thirty-seven acres of undeveloped land in Model Land to the Model Land Company, as his focus shifted to South Florida.[34]

Model Land in the Early 20th Century

In the early 20th century, Model Land Company moved away from catering to wealthy winter vacationers and concentrated sales on local workers, particularly FEC employees. Development focused on filling out the western portion of the district with small lots for housing railroad employees and prominently features the FEC headquarters office complex, which was designed by local architect F.A Hollingsworth in 1914. In 1916, St. Augustine was connected to the Atlantic Highway—which ran from Calasis, Maine, to Miami, Florida—just west of the district, parallel to the FEC line, and was known

[33] Scardaville and Paarlberg, "Model Land Company Historic District," section 8, pages 1-3; Hewitt et al., *Carrere & Hastings, Architects*, 62; Graham, *The Awakening of St. Augustine,* 168-169; Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida;" Brown and Hudson, "Henry Flagler and the Model Land Company," 47; Nolan, *The Houses of St. Augustine*, 59; Thomas Graham, "St. Augustine Enters the Modern Era, 1877-1941," in *Oldest City: The History of St. Augustine*, ed. Susan Richbourg Parker (St. Augustine: St. Augustine Histroical Society, 2019), 199-222; H. Wellge, *View of the City of St. Augustine,* Map, 1885, Brockton: Norris, Wellge, and Swift; Patricia Davenport-Jacobs, "SJ02168: 33 Sevilla Street," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020); Patricia Davenport-Jacobs, "SJ02295: Seavey Cottage/Union General's House," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020).

[34] Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 54, 61; Monroe, "Markland;" Hewitt et al., *Carrere & Hastings, Architects*, 62; Graham, *The Awakening of St. Augustine*, 168-169.

locally as the Dixie Highway. In the 1920s, the auto route was extensively redeveloped as modern-day US Highway 1, which would become a major transportation corridor during the mid-twentieth century. The Model Land portion of US 1 was reconstructed in 1927. Land sales continued at a healthy clip until Model Land Company finished initial development of the area in the late 1920s. By 1930, the area west of Malaga Street contained a variety of rail-related buildings, including the passenger station, baggage room, offices, warehouses, carpenter shop, and a small park with a fountain, now called Railroad Park. Several modest hotels were constructed in this section to cater to railroad passengers, such as the nonextant Terminal Hotel. In 1910, St. Augustine High and Grade School was opened at 40 Orange Street with an initial enrollment of 400 students grades 1-12. As Model Land grew rapidly, the school quickly hit capacity. In 1924, Elizabeth Bushnell Warden Ketterlinus donated land at 67 Orange Street, on the opposite side of the road from the original school, for a new Mediterranean Revival school building designed by local architect F. A. Hollingswoth. St. Augustine Elementary remained in the first school building, while St. Augustine High moved into the new one, which was renamed Elizabeth Ketterlinus High School in 1928. At the time, Ketterlinus was the city's only high school and a landmark in the community.[35]

St. Augustine, like communities throughout the state, prospered during the Florida Land Boom of the early 1920s. Real estate values rose dramatically. In virtually every community in the state, new subdivisions were platted and recorded, lots were sold and re-sold, and new buildings were constructed. St. Augustine reached a population of 18,000 and saw the creation of new residential neighrbodhoods to the north and west of the city's colonial-era core, such as North City and Fullerwod. The Florida Land Boom peaked in 1925, and in the following years the state's economy sharply declined due to congested transit lines, the horrifically deadly hurricanes of 1926 and 1928, and over-valued, wildly speculative real estate promotions. The real estate market crash plunged the state into an economic depression prior to the national Great Depression, beginning in 1929. Florida preempted federal deposit protections with the Banking Act of 1931, which limited customer withdrawals and directed banks to call enough loans to cover obligations, but banks continued to fail across the state. Florida sharply cut state spending and attempted to raise revenues through additional sales and gambling taxes. However, Florida's constitution prohibits bonded indebtedness, barring emergency borrowing and severely limiting the state's eligibility for federal grants and loans, which typically required matching funds. With such limited state funds, relief efforts were funded almost entirely by municipal and county governments until federal New Deal programs were implemented in the mid-1930s. During the Depression, St. Augustine remained relatively

[35] Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 54-55; Scardaville and Paarlberg, "Model Land Company Historic District," section 8, page 3; "Sanborn Fire Insurance Map," (St. Augustine: Sanborn Fire Insurance Company, 1930), sheet 22; "About Our School;" "History of Ketterlinus, St. Augustine High Schools," *St. Augustine Record*, Sep 4, 2010; McDonald, et al., "Cultural Resource Assessment Survey for LJA Rail Bridge Replacement over San Sebastian River," 49; Monica Rowland, "Menendez versus Mickey: A Study of Heritage Tourism in Florida," PhD dissertation, (Tampa: University of South Florida, 2006), 71.

stable, compared to the new boom towns and major urban centers, but real estate development in the area slowed dramatically.[36]

Model Land Company suffered during the Great Depression. Capitalizing on the prosperous land boom, its companion FEC issued a second mortgage to extend and improve its line, but with the decline in demand from the Depression, FEC failed to meet its operating costs and fell into receivership in 1931. After a protracted legal battle, FEC was finally purchased by the St. Joe Paper Company in 1960. As such, Model Land Company could no longer depend on FEC expansion for its own expansion. By then, Model Land Company already depleted their land holdings in South Florida while both residential and agricultural development screeched to a halt across the state. Construction in the Model Land Subdivision ceased in 1930 and would not begin again until 1938, when St. Augustine began its slow economic recovery.[37]

Model Land in the Mid-20th Century

Though federal, state, and local governments made valiant attempts to provide relief to their citizens and revitalize their economies, it was WWII that pulled America out of the Great Depression. War mobilization drove production demand sky high while dramatically transforming the American landscape with new military bases, industrial centers, and defense infrastructure. Florida's year-round mild climate, extensive coastlines, and large expanses of underdeveloped, cheap land made the state a magnet for new military installations. By the war's end, the Sunshine State was home to 172 installations, ranging from massive complexes live Eglin Army Airfield in Pensacola to small, rural facilities like Sopchoppy Bombing Range. While the ancient Castillo de San Marcos remained the city's only military fortification, hosting Coast Guard basic training during the war, St. Augustine was none-the-less transformed by the influx of thousands of military recruits. Many of the city's grand hotels, such as Hotel Ponce de Leon and the Alcazar, were converted for use as barracks. The majestic lobbies and public spaces of Hotel Ponce de Leon were retained, while the individual rooms were stripped down to house as many as 2,500 recruits at a time. During their off time, these recruits, as well as GI tourists from nearby bases in Jacksonville, Mayport, and rural Clay County, helped refuel the local tourism economy, spending money at local bars, restaurants, entertainment venues, and tourist attractions.[38]

[36] William Rogers, "The Great Depression," in *The History of Florida*, ed. Michael Gannon, (Tallahassee: University Press of Florida, 2013), 313-315, 318-321, 326-330; Patricia Davenport and Paul Weaver, "St. Augustine Inventory: St. Augustine National Register Historic District Survey Report," (Tallahassee: Division of Historical Resources, Florida Master Site File, 2016), 4.25.
[37] Scardaville and Paarlberg, "Model Land Company Historic District," section 8, page 3; Alexander R. Stoesen, "Road from Receivership: Claude Pepper, the DuPont Trust, and the Florida East Coast Railway," *Florida Historical Qurterly* 52, no. 2 (October 1973), 132-136.
[38] Braden, *The Architecture of Leisure*, 198-199; Graham, "St. Augustine Enters the Modern Era," 210; Nowlin Klyne, "Historian Shares Stories About Florida in WWII," *The Intercom* 34, no. 8 (Cape Canaveral: Military Officers Association of

The post-WWII era was a watershed moment for Florida, as Americans experiencing post-war prosperity flooded into the state, fueling mass development, highway expansion, and a booming tourist economy. During the war, millions of military personnel and civilians were introduced to Florida on military bases or through war-preparedness industries and relocated or retired to the state to take advantage of the mild climate and scenic environs. From 1945-1950, the US population grew 15%, but Florida far exceeded the national average with a 46% increase in population, with 2.75 million residents in 1950. Dramatic in-migration continued throughout the mid-century and by 1960 4.9 million people called Florida home. At the same time, Americans everywhere were experiencing a period of economic prosperity and, tired of the privations of depression and war, sought to spend their money on consumer goods and experiences, driving massive growth in Florida's agricultural, industrial, and tourist economies. Annual tourism nearly doubled between 1940 and 1950, from 2.8 million to 5 million, resulting in an 80% increase in earnings across the state's transportation, trade, and services industries during that period. Annual tourism doubled again over the next decade, reaching 10 million in 1960. Tourists traversed the Sunshine State via her seemingly ever-expanding system of roads and highways, which surpassed railroads as the primary means of long-distance travel. The huge influx of both permanent residents and short-term sojourners fueled a second state-wide building boom with the construction of innumerable new houses, businesses, communal and civic resources, and tourism-related resources. While tourists were first attracted to Florida's natural resources, particularly its famed beaches, lakes, and waterways, the mid-century saw the development of new road-side tourist attractions and amenities that catered specifically to auto travelers.[39]

St. Augustine was well-poised to capitalize on the booming auto tourism industry of the mid-century. The Ancient City is recognized as Florida's first tourism town, attracting boat travelers as early as the 1830s to take advantage of the healing qualities of the sea air, then a common prescription for a variety of ailments. Flagler's development schemes of the 1890s transformed the city's tourist allure from health spa to winter playground, offering a variety of amenities and amusements that capitalized on St. Augustine's Spanish heritage and fantastical legends, such as the St. Augustine Alligator Farm (1893) and Foutain of Youth Park (1904). The advent of the automobile again transformed St. Augustine's tourism economy, opening visitation to a wide swath of middle-class travelers and expanding tourism beyond the city's Spanish colonial core. By the 1920s, US Highway 1, which forms the western edge of Model Land, made St. Augustine a regular destination and stop-along for Florida's so-called "Tin Can Tourists," who traversed the state by road and stayed at road-side camps and auto lodges. When the post-war boom revived tourist travel in the mid-century, St. Augustine already had a robust tourist infrastructure in place with its many hotels and famed attractions, while its location on US 1 made it an

America, Cape Canaveral Chapter, 2011); Gary M. Mormino, "World War II," in *The History of Florida*, ed. Michael Gannon (Tallahassee: University Press of Florida, 2013), 332-335; "Florida in World War II," Castillo de San Marcos, National Park Service, accessed October 2024, https://www.nps.gov/casa/learn/historyculture/florida-in-world-war-ii.htm.

[39] Atlas of Florida, 127, 130, 133, 208-211; Stronge, The Sunshine Economy, 154-157, 160-162; Rowland, "Menendez versus Mickey," 35-36

easily accessible destination and convenient over-night stop for sojourners heading farther south. St. Augustine expanded its successful model of heritage tourism bolstered by modern amenities and family-friendly recreational activities during the mid-century with the construction of numerous roadside hotels and motels, swimming pools, golf courses, and shopping centers, all encircling the colonial city. St. Augustine saw its permanent population grow as well, as people moved to the city as part of the general migration to Florida and to take advantage of the economic opportunities created by tourism and development efforts. The city expanded further north and west, while its oldest neighborhoods faced redevelopment pressures.[40]

Model Land is emblematic of these changes, as the community sought to embrace modern tourism development while retaining its unique early-20th century residential character. In 1957, US Highway 1 was widened to four lanes and realigned south of Model Land. Several homes were demolished or relocated to make room for the highway expansion. A small commercial corridor developed along the east side of the highway, with restaurants, shopping centers, gas stations, auto shops, and other roadside amenities that catered to motorists. The commercial corridor contains a mix of masonry, Commercial Vernacular buildings and early-20th century residences converted for commercial use. As tourism demand grew, several of the large homes across Model Land converted for use as small hotels and bed-and-breakfasts, while the older, grander hotels saw stiff competition from the new class of economical, family-oriented roadside hotels and motels. In this way, the pared-down rooms of Hotel Ponce de Leon fit the consumer tastes and economic considerations of auto tourists well, while offering a unique peak into the splendor of railroad-era travel. St. Augustine's population growth impacted Model Land as well, resulting in the infill in the last remaining empty lots in the 1950s and the redevelopment of schools to accommodate a growing student body. Flager's former estate, Kirkside, was demolished in 1949, the lot was subdivided, and 34 new homes were constructed in its place. The new buildings reflect popular mid-century styles, such as Ranch and Mid-Century Modern. Pieces of Kirkside were recycled throughout Model Land—most notably, the two-story columns of the original house from the front entrance to Kirkside Apartments at 55 Riberia Street. In 1950, Ketterlinus High School received a new gymnasium, but the student body quickly outgrew the campus. A new St. Augustine High School was constructed in 1959, approximately three miles north of Model Land on the opposite side of the San Sebastian River, and Ketterlinus was downgraded to Ketterlinus Junior High in 1960. Ketterlinus received a new administrative building in 1965 and classroom building in 1971, representing the last major new development in Model Land.[41]

[40] Rowland, "Menendez versus Mickey," 66-76; Jessica Baker, "St. Augsutine: Historic Street, Modern Wheels," August 2025, https://storymaps.arcgis.com/stories/8edd5d13692b41dd8be6dea1bdf6393f.

[41] Scardaville and Paarlberg, "Model Land Company Historic District," section 8-3; McDonald, et al. "Cultural Resource Assessment Survey for LJA Rail Bridge Replacement over San Sebastian River," 49; Nolan, *Houses of St. Augustine*, 58; "About Our School;" "History of Ketterlinus, St. Augustine High Schools."

In 1964, St. Augustine and Hotel Ponce de Leon garnered national attention as the site of major Civil Rights demonstrations. Vital to the mid-century expansion of local tourism was the restoration and preservation of the colonial city. By 1935, only 35 of St. Augustine's approximate 300 colonial-era buildings remained standing. The St. Augustine Historical Society began local preservation efforts in 1918, with the purchase of the one of the oldest houses, the Gonzalez-Alvarez House, but it was the desire to capture more tourists that spurred city-wide preservation efforts. City leadership began planning for the St. Augustine's 400th birthday in 1965 in the 1950s with an archaeologically-driven reconstruction of a 1740s village in the heart of the city's colonial core, dubbed "San Augustin Antigua," and now known as Colonial Spanish Quarter. Several other colonial era landmarks were restored during this time as well, including the City Gates and Castillo de San Marcos. As psrt of the build-up to the celebrations, Hotel Ponce de Leon hosted a ceremony in March 1963, in which the Quadricentennial Commission was sworn in by sitting Vice President Lyndon B. Johnson. St. Augustine enforced strict racial segregation of all its public facilities and Hotel Ponce de Leon served only White customers. Hoping to take advantage of the national attention on the quadricentennial, local activists under the leadership of Dr. Robert Hayling, protested the ceremony. This captured the attention of Martin Luther King Jr. and the Southern Christian Leadership Conference (SCLC), who then chose to use St. Augustine for their 1964 campaign to pressure for the desegregation of public accommodations. The SCLC, in conjunction with local activists, staged marches, sit-ins, and wade-ins at a variety of popular White-only tourists spots, including American Beach and Hotel Ponce de Leon, over several months. There were numerous incidents of violent retaliation against Civil Rights activists, including the infamous Monson Motor Lodge swim-in, during which motel manager James Brock poured muriatic acid on swimmers, and the bombing and burning of buildings throughout Black sections of St. Augustine. News coverage and photos of the events in St. Augustine circulated nationally, garnishing support for the national Civil Rights Movement. Tourism in the city plummeted as people feared getting caught in the violence. The passage of the Civil Rights Act of 1964 ended the SCLC-led protests, though locally tensions remained high and the fight for equality continued.[42]

The 1960s proved tumultuous for Model Land and marked the closing chapter of the community's historic role in St. Augustine's transportation and tourism sectors. While freight services remained profitable, FEC passenger services were in serious decline, unable to compete with air and auto travel. Raise negotiations between unionized FEC employees and the company's notoriously obdurate new owner, Ed Ball of the St. Joe Paper Company, devolved, resulting in a fourteen-year strike (1963-1977). One of the longest labor disputes in US history, the strikes were marked by violence against strikers and destruction of rail lines and other infrastructure. Ball ultimately ended all passenger services in 1968, thus closing St. Augustine to passenger rail travel. The passenger station on Malaga Street was eventually demolished and the FEC office buildings were converted for use as student dormitories. The development of Interstate-95 in the 1960s and 1970s, whose north-south route ran approximately five

[42] Rowland, "Menendez versus Mickey," 74-76; Jessica Baker, "Where We Gathered: Community Spaces in West Augustine," August 2025, https://storymaps.arcgis.com/stories/386134203efd4b919be675f140fef7d1.

miles west of St. Augustine, allowed auto travelers to completely by-pass the city, significantly lessening tourist traffic through Model Land. While St. Augustine continued to be a popular tourist destination, it no longer captured passers-by on the highway. Hotel Ponce de Leon saw a decline in visitors and finally closed in 1967. The following year, it was purchased by the newly established Flagler College and retrofitted for use as student dormitories in 1975. The building's use as a college fundamentally changes its relationship to Model Land and helped re-trench the community as primarily residential in character, by attracting students and faculty to live in the neighborhood full-time. Many larger homes were converted for use as rental or student housing, such as 138 King Street, 42 Saragossa Street, and 16 Mulvey Street. Flager College purchased many of the grand residences to serve as offices, such as 74 Riberia Street, the Seavey Cottage, the Ponce de Leon Cottage, Markland, and 48 Sevilla Street. Most of the little non-historic development in Model Land is associated with the college, such as the construction of parking lots and tennis courts.[43]

Comparative Context

Model Land was just the first of Flagler's residential developments in Florida. Unlike his work in St. Augustine, however, his later developments relied less on acquiring and selling land. In 1894, Flagler extended his railroad further south to Palm Beach and built the Hotel Royal Poinciana on the shores of Lake Worth. Like the relationship between the Hotel Ponce de Leon and the Model Land neighborhood, Flagler created a neighborhood for hotel staff near the Royal Poinciana: the "worker city" of West Palm Beach. Flagler laid the city out in 1893, naming the streets after native plants, such as Banyan, Clematis, Lantana, Myrtle, Narcissus, Rosemary, and Tamarind. In 1894, the area Flagler developed was incorporated into the City of Palm Beach. In Palm Beach, he constructed two grand hotels, the Royal Poinciana (1894; listed in the National Register in 2015) and the Breakers (1925; listed in the National Register in 1973). Flagler's winter residence, Whitehall, designed by the architects Carrere and Hastings in 1902, is located in West Palm Beach. It was added to the National Register of Historic Places in 1972 and designated a National Historic Landmark in 2000. While he did have relatively extensive holdings in the town – he donated land for what is today the Royal Poinciana Chapel (1896) and established a golf course between the two hotels – the town's first real estate development was not until 1910 and Flagler had no recorded involvement with it, or any later developments. Moreover, the Spanish-influenced architectural design of the Hotel Ponce de Leon and Grace United Methodist Church, along

[43] Weaver, "From Winter Newport To Spanish Williamsburg," 227; Burton Altman, "'In the Public Interest?' Ed Ball and the FEC Railway War," *The Florida Historical Quarterly* 64, no. 1 (1985), 32, 35-40; "Hotel Ponce de Leon Becomes Flagler College," Flagler College, Accessed October 2024, https://www.flagler.edu/about/our-history/hotel-ponce-de-leon-becomes-flagler-college; Graham, "Hotel Ponce de Leon," 12-13, 24.

with the neighboring Alcazar and Casa Monica Hotels, was not employed by Flagler in his resort hotels built in the 1890s.[44]

Flagler's involvement in Miami is perhaps the most comparable to that in St. Augustine. Flagler's railroad reached Biscayne Bay by 1896, following a bid by the "Mother of Miami" Julia Tuttle and the Brickell family; they convince Flagler to extend his rail south after a disastrous freeze in 1894 virtually wiped out the agricultural industry in north Florida. Flagler dredged a channel, built streets, instituted the first water and power systems, and funded the town's first newspaper, the Metropolis. Flagler was given land by a number of local landholders and although he did not develop all the land himself, he commissioned a great number of buildings for the FEC, for his employees, and for the community of Miami. Flagler's grand Hotel Royal Palm opened in 1897. During construction of the hotel, Flagler noticed that many of his workers were living in "crudely constructed tents" nearby. To remedy this, Flagler ordered housing to be built for the working class of what would officially become the City of Miami in July of 1896. The buildings, referred to as the "Royal Palm Cottages," were in the same style as many of the homes located in Model Land; they were balloon frame structures in the Folk Victorian style painted in what the locals called "Flagler yellow." There were roughly thirty Royal Palm Cottages built in downtown Miami, though only one remains in Fort Dallas Park at 60 Southeast 4th Street, which was placed on the National Register of Historic Places in 1989. Flagler also constructed depots, storage structures, office buildings, and even a hospital for his railroad employees. For the city of Miami, he financed churches, commercial buildings, and an exhibition space known as the Horticultural Hall (1903). Although the FEC continued to be headquartered in St. Augustine, many Flagler employees settled in Miami. In fact, most of Miami's early developers and businessmen maintained ties with Flagler through the FEC. In 1895, when Miami boasted a population of 2,000 people, roughly half of them worked for Flagler.[45]

HISTORIC SIGNIFICANCE

Criterion A: Community Planning and Development

The Model Land Company Historic District is locally significant under Criterion A: Community Planning and Development for a period of 1839-1968. The beginning point of the period of significance is defined by the construction of Markland in 1839, the Anderson family home which embodies the pre-Flagler era of development. The owner of Markland, Andrew Anderson Jr., was a close associate of

[44] "Henry Flagler Biography," Henry Morrison Flagler Museum, accessed April 2024, https://flaglermuseum.us/history/flagler-biography; "History," Westpalmbeach.com, accessed April 2024, https://www.westpalmbeach.com/history/.
[45] Braden *The Architecture of Leisure*, 230-231; Brown and Hudson, "Henry Flagler and the Model Land Company," 67-69; "Henry Flagler Biography;" Casey Piket, "Flagler's Royal Palm Cottages in Downtown Miami," Miami History, May 20, 2016, https://www.miami-history.com/p/flaglers-royal-palm-cottages-in-downtown-miami?utm_source=publication-search.

Henry Flagler and helped him acquire land in the district. The initial vision for the area was as an upscale seasonal neighborhood for wealthy white vacationers, though the neighborhood soon became the permanent home to many of St. Augustine's local elite and working-class residents. There was a brief hiatus in construction due to the Great Depression, before the neighborhood finished filling out the residential areas and transformed its western edge into a vibrant commercial corridor in the 1950s. The neighborhood embodies mid-century suburban development within the core of St. Augustine, demonstrating how the community evolved with times while maintaining its connections to its historic pass. It also embodies the evolution of tourism in the city, as the industry transitioned from catering to wealthy, elite northerners, who traveled by rail and stayed for the winter season, to middle-class families from across the country, traveling via the rapidly expanding network of highways and interstates for one-two week budget-friendly vacations.

ARCHITECTURAL CONTEXT

Model Land was listed under Criterion C: Architecture for the significance of its collection of late nineteenth and early twentieth century buildings, which reflects the early developmental schemes and social composition of the neighborhood's early inhabitants. The initial stage of development began with the platting of lots and laying roads in 1885 and continued until the collapse of Florida's real estate market in the mid-1920s. Model Land is characterized by a wide variety of residential architectural styles, including nationally popular styles, such as Queen Anne and Craftsman, and locally originating styles, such as Florida Cracker and Mediterranean Revival. Houses range from the extraordinarily grand winter estates of the wealthy to the modest Bungalows of FEC employees. Model Land is also home to several landmark buildings of exceptional architectural significance, such as its three churches and Hotel Ponce de Leon.

The mid-20th century represents a second wave of significant development in the community and continues those earlier architectural themes of reflecting developmental patterns and the evolving social composition of the residents. Construction on the remaining undeveloped lots began again in 1939 and continued throughout WWII. Post-war prosperity caused a boom in both residential and tourism development across the nation and at a particularly fevered pace in Florida, which proved transformative for St. Augustine. While Model Land had long been the first stop for tourists entering St. Augustine via the FEC, the golden age of auto tourism (1927-1965) more fully enmeshed Model Land in the city's tourism industry. The last few undeveloped lots were built on at this time, while the widening of US-1 and demolition of Kirkside created a unique opportunity for Model Land to engage in the development craze sweeping the city without wide-scale demolition of older buildings. Running parallel to the railroad through Model Land, US-1 brought travelers directly into the neighborhood, where the newly developed commercial corridor along the highway attracted motorists to stop for food and shopping. Several small hotels also opened during this time and several houses converted for use as over-night accommodations, such as bed-and-breakfasts. The commercial corridor is characterized by Commercial

Vernacular or Mid-Century Modern buildings, though a few businesses converted prominent former residences for commercial use. The residential mid-century building stock is concentrated on the former Kirkside estate lands, with a few other examples scattered across the neighborhood, and is composed of nationally popular residential styles of the era, predominantly Minimal Traditional, Ranch, and Mid-Century Modern, with a handful of modern iterations of older styles, most notably the Colonial Revival Kirkside Apartments.

Frame Vernacular

Frame Vernacular refers to wood-framed buildings constructed by lay builders and contractors, often the homeowner, that do not strictly adhere to a defined architectural style, though builders often borrowed freely from popular local and national styles. Prior to the railroad, Frame Vernacular buildings were almost exclusively informed by their local architectural context and locally available building materials. The railroad gave local builders access to a seemingly endless variety of mass-produced building materials and publications from across the country, resulting in the first truly national styles and a staggering array of building designs. Frame Vernacular buildings do not have a discreet set of characteristics they necessarily adhere to, though those in Model Land share some common features. Most rest on piers of brick or concrete block, though poured concrete slab predominated after WWII. Roofs were generally gable, hip, or pyramidal and often clad in metal or synthetic shingles. Some exhibit more complex roof forms with dormers and cross-gables. Brick chimneys are common. Windows are typically double-hung with either wood or metal sash, though pane sizes enlarged over time, particularly post-war when exceptionally large picture windows and glass walls came into vogue. Porches on the front, side, or rear of the house are nearly universal. Frame Vernacular also includes sheds and outbuildings constructed for utility purposes with no ornamentation.

Masonry Vernacular

Masonry Vernacular refers to structural masonry buildings constructed by lay builders and contractors, often the homeowner, that do not strictly adhere to a defined architectural style, though builders often borrowed freely from popular local and national styles. Masonry Vernacular was uncommon in the area prior to the railroad but rose in popularity with the availability of concrete and concrete block. Masonry Vernacular became wildly popular post-WWII, as concrete was an inexpensive, durable, and highly flexible building material—perfect for meeting the needs of mass-housing production and modernist aesthetics. Like Frame Vernacular, Masonry Vernacular is not defined by a finite set of characteristics. In Model Land, Masonry Vernacular tend to have low-pitched roofs, clad in shingles or metal. The buildings are typically clad in stucco, though masonry veneers such as brick, stone, and rough-faced concrete are also popular. In many cases, multiple types of masonry, and even wood, claddings are selectively used across buildings to accent fenestration and provide interest through a variety of material shapes, textures, and colors. Windows are typically double-hung metal sash, though pane sizes enlarged

over time, particularly post-war when exceptionally large picture windows and glass walls came into vogue. Front and back porches are universal and are often incised underneath the main roof line.

Minimal Traditional

Evolving out of the Depression Era, Minimal Traditional houses represent restraint and economy without being austere. Primarily used for residential construction, the forms are compact and simple L-shaped, or rectangular with a shallow projecting cross gable roof with a low to moderate pitch and little to no eave. Facades are finished with wood siding, smooth stucco, brick, asbestos, or masonry veneers with varied windows that include casement, picture, and multi-pane or one-over-one sash windows arranged asymmetrically. There is little architectural ornamentation. The Minimal Traditional style buildings found in Model Land are representative of the time, having minimal features, but incrementally having details that would allow for the transition to compact Ranch style buildings. Examples include the buildings located at 12 Carrera Street (1950), 138 Markland Street (1950), and 7 Riberia Street (1941).

Ranch

While the Ranch style was a California design from the 1930s, it did not reach widespread use until the post-WWII period of the 1950s when it became the most popular form for residential construction. Most obvious characteristics include the wide, horizontal emphasis from the broad roof line and rectangular or L-shaped plan, picture window detail, asymmetry, and simple front entry which can be more detailed with aluminum porch supports and a multi-paneled wood door. Chimney features or slightly offset roofs accentuate the overall roof line, with attached carports, breezeways, or garages. Early iterations of the Ranch (sometimes called Ranchettes or Early, Minimal, or Compact Ranches) were typically smaller with less detailing, but still feature the strong horizontals and other characteristics of the later, more refined iteration of the style.[46] Examples include the buildings located at 53 Carrera Street, 56 (Photo 49) and 58 Riberia Street, 56 and 59 Saragossa Streets.

Mid-Century Modern

Mid-Century Modern architecture dates from the post-World War II era and is an amalgamation of various modernist movements. Buildings were usually constructed of concrete block or other masonry units with slab foundations; common features include low-pitched gable or flat roofs with medium to wide overhanging eaves, slanted bean pole supports, smooth stucco exterior, and awning or jalousie windows. Eventually, windows became a key feature as they became larger and more prominent, such as trapezoidal windows in gable ends or window walls of single pane fixed glass. Another characteristic

[46] Davenport-Jacobs, Powell, and Scott, "Hurricane Irma Historic Resource Mitigation & Survey Update Report," 53; McAlester, *A Field Guide to American Houses,* 597-603.

often used with this style is decorative grilles or ornamental masonry elements incorporated into the front porch or exterior carport wall and commonly referred to as concrete screen or "breeze" block. The style has a refined simplicity and is seen in residential structures in Florida communities.[47] Examples include the Ketterlinus Elementary School buildings and one of the Ancient City Baptist buildings at 28 Sevilla Street.

Architects

Carrère and Hastings

John M. Carrère (1858-1911) and Thomas Hastings (1860-1929) met while studying at the Ecole des Beaux Arts in Paris. Upon their return to the United States in the early 1880s, they worked at the office of McKim, Meade and White, then America's most prestigious architectural firm. They were mentored by McKim and White and maintained good relations with the principals even after they left to form their own practice. Carrère and Hasting's first major client was Henry Morrison Flagler, a parishioner of Hastings's father who was a Presbyterian minister. Flagler initially hired the firm in a limited capacity but, impressed with their talent and knowledge of historic architecture, gave them the commission for his grand hotel, the Ponce de Leon, in 1885. Carrère and Hastings pioneered the Spanish Renaissance Revival style in Florida through their design of the Hotel Ponce de Leon. Carrère and Hastings proved masters of both the plan, a key principle of their Ecole de Beaux Arts training, and the use of poured concrete, an innovative building material. They adapted their design to St. Augustine's unique Spanish history and local building tradition to produce a Spanish Renaissance hotel which became world renown and established a national reputation of the firm. Carrère and Hastings continued to work with Henry Flagler and designed Kirkside, the Alcazar Hotel, and Grace United Methodist Church, and Whitehall, Henry Flagler's mansion in Palm Beach. The firm continued to win high-profile projects in relatively quick succession, including Carrère serving as chief architect of the Buffalo 1891 Pan-American Exposition; the design for the New York Public Library (1911); New York Metropolitan Opera House; U.S. Senate Office Building; and "the Manhattan Bridge approaches and triumphal archway (1916)."[48]

Francis A. Hollingsworth

A native of Virginia, Francis A. Hollingsworth (1885-1974) originally came to St. Augustine to work for the FEC Railway in 1915 before opening his own office in 1922. He was a prolific local architect and has been credited, along with Fred Henderich, "for much of St. Augustine's appearance in the 1920s."

[47] Davenport-Jacobs, Powell, and Scott, "Hurricane Irma Historic Resource Mitigation & Survey Update Report," 51; McAlester, *A Field Guide to American Houses,* 629-635, 646.
[48] Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 134-135; Deibler, "Grace United Methodist Church," section 8- 1; Graham, "Hotel Ponce de Leon;" Nolan, *Houses of St. Augustine*, 50, 58-59; "Carrere and Hastings;" Renner, "Feelings of Gilt, Grandeur Abound at Henry Flagler's Flagship Hotel."

Some of his projects include the 1924 addition to The Record Building (listed in the National Register in 2006), the Jewish Synagogue at 163 Cordova Street, and the Atlantic Bank Building (24 Cathedral Place), the city's only skyscraper. In the Model Land Company Historic District, he designed the original (ca.1924) Ketterlinus School, FEC Railroad offices at 1 Malaga Street, Kirkside Apartments at 55 Riberia Street (1954), and his own house at 46 Valencia Street (1951).[49]

ARCHITECTURAL SIGNIFICANCE

The Model Land Company Historic District embodies a wide range of architectural styles and range from the palatial Spanish Renaissance Revival Hotel Ponce de Leon to modest bungalows for local FEC employees. Its development represents the evolution from Henry Flagler's plan for a wealthy enclave for wintering elites to the Model Land Company's focus on the local working class, and finally to mid-century development indicative of its time. This evolution has imparted the district with a distinct feeling and clear visual representation of the changing development focus across the first half of the 20th century. Expanding the period of significance to 1968 allows the district to fully encompass its developmental history and recognizes the architectural significance of the often-overlooked mid-century styles to the character of the community. The district contains a high concentration of contributing buildings and retains a high degree of architectural integrity, linkage, and continuity.

[49] Patricia Davenport-Jacobs, "SJ01804: 55 Riberia Street," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020); Patricia Davenport-Jacobs, "SJ06538: 46 Valencia Street," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020); Jessica O'Reilly, "Villa del Lago: 157 Washington Street," *St. Augustine Social*, Sep. 25, 2018. www.staugustinesocial.com/villa-del-lago-157-washington-street/; Beth Rogero Bowen and St. Augustine Historical Society, *St. Augustine in the Roaring Twenties*, 7-8.

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UTM POINTS

A: 17R 469681 3306888
B: 17R 469706 3307531
C: 17R 469280 3307519
D: 17R 469204 3307512
E: 17R 469063 3307475
F: 17R 469016 3307386
G: 17R 468862 3306946
H: 17R 468893 3306779
I: 17R 469570 3306853

VERBAL BOUNDARY DESCRIPTION

BEGINNING: At a point (A) marking the NE corner of King Street and Cordova Street; proceed, NORTHWARD: following the east curb line of Cordova Street approximately 2,000 feet to Orange Street; thence, EASTWARD: following the northern right-of-way of Orange Street approximately 400 feet to the western right-of-way of S Castillo Drive at point (B); thence WESTWARD: following the northern property boundary of parcel no. 1961600000 approximately 2,100 feet to the east curb line of US 1 at point (E); thence, SOUTHWARD & WESTWARD: along the east curb line of U.S. 1 to point (G) where it intersects with the low tide mark of the San Sebastian River; thence, SOUTHWARD: along the low tide mark of said River to the southern right-of-way of King Street (H); thence, EASTWARD: following the southern right-of-way of King Street to the point of beginning (A).

BOUNDARY JUSTIFICATION

District boundaries were delineated to encompass the greatest extent of resources identified as contributing to the development of Model Land Company Historic District during the period of significance (1839-1968). The small parcel (no. 1961600000) north of Orange Street, between S Castillo Drive and US 1, is the section that is being added in the Boundary Increase.

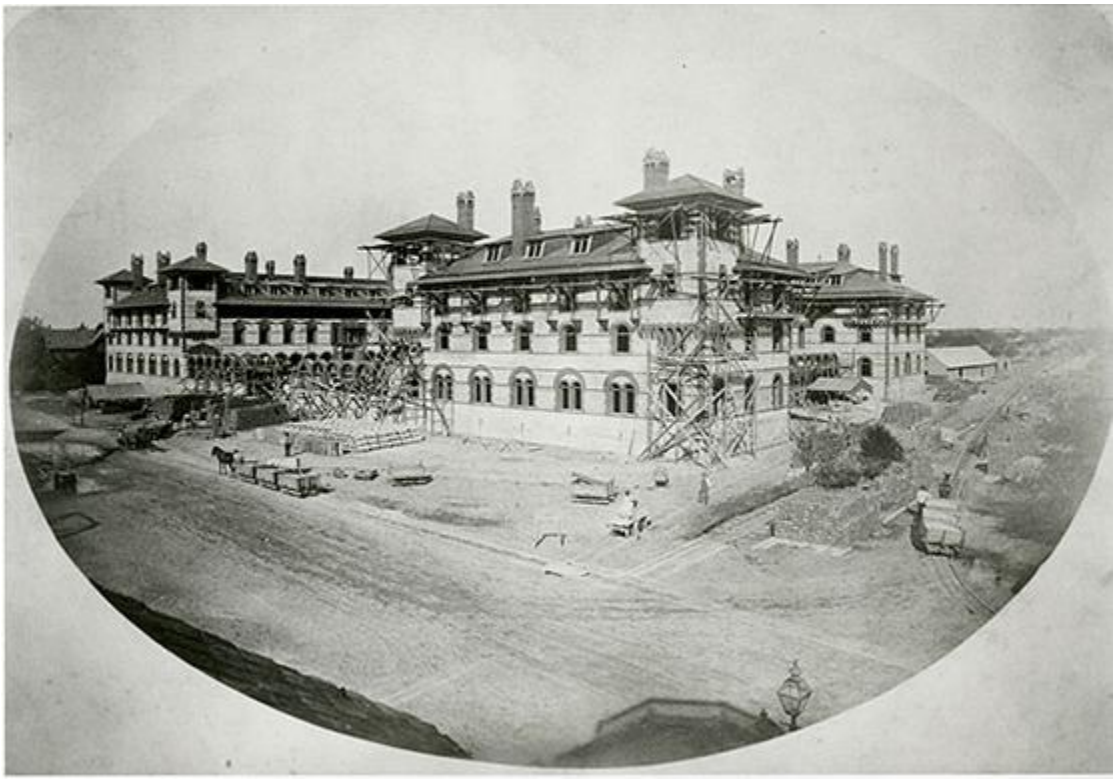
ADDITIONAL DOCUMENTATION (Figures, Plans, Historic Photos)



St. Augustine Harbor Chart, 1862. Courtesy of NOAA Office of Coast Survey, nauticalcharts.noaa.gov.



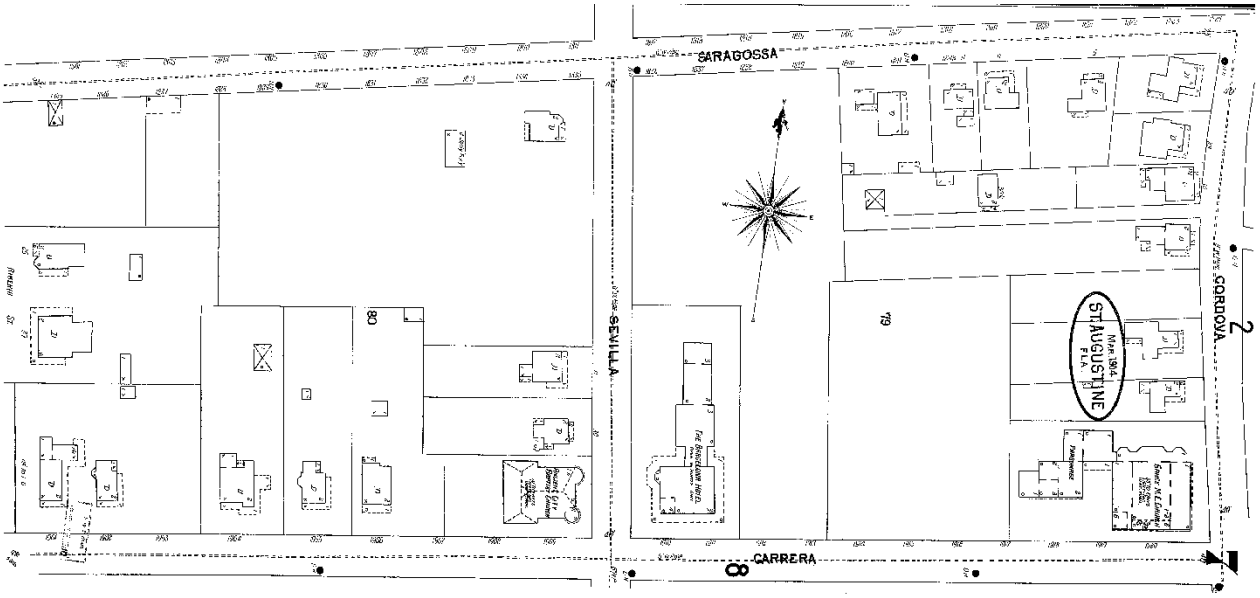
A stylized map depicting developed lots in Model Land (1885) from a bird's eye view of St. Augustine, Florida. Image courtesy State Library of Florida Map Collection.

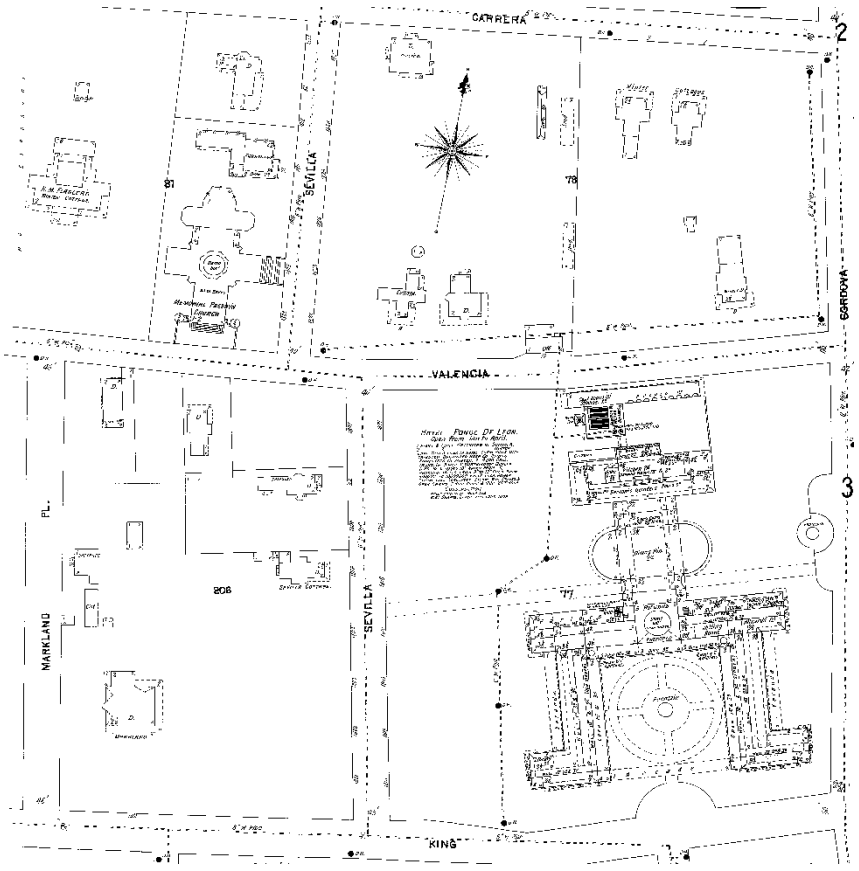


Hotel Ponce de Leon under construction, 1886. Image courtesy of Flagler College Archives.

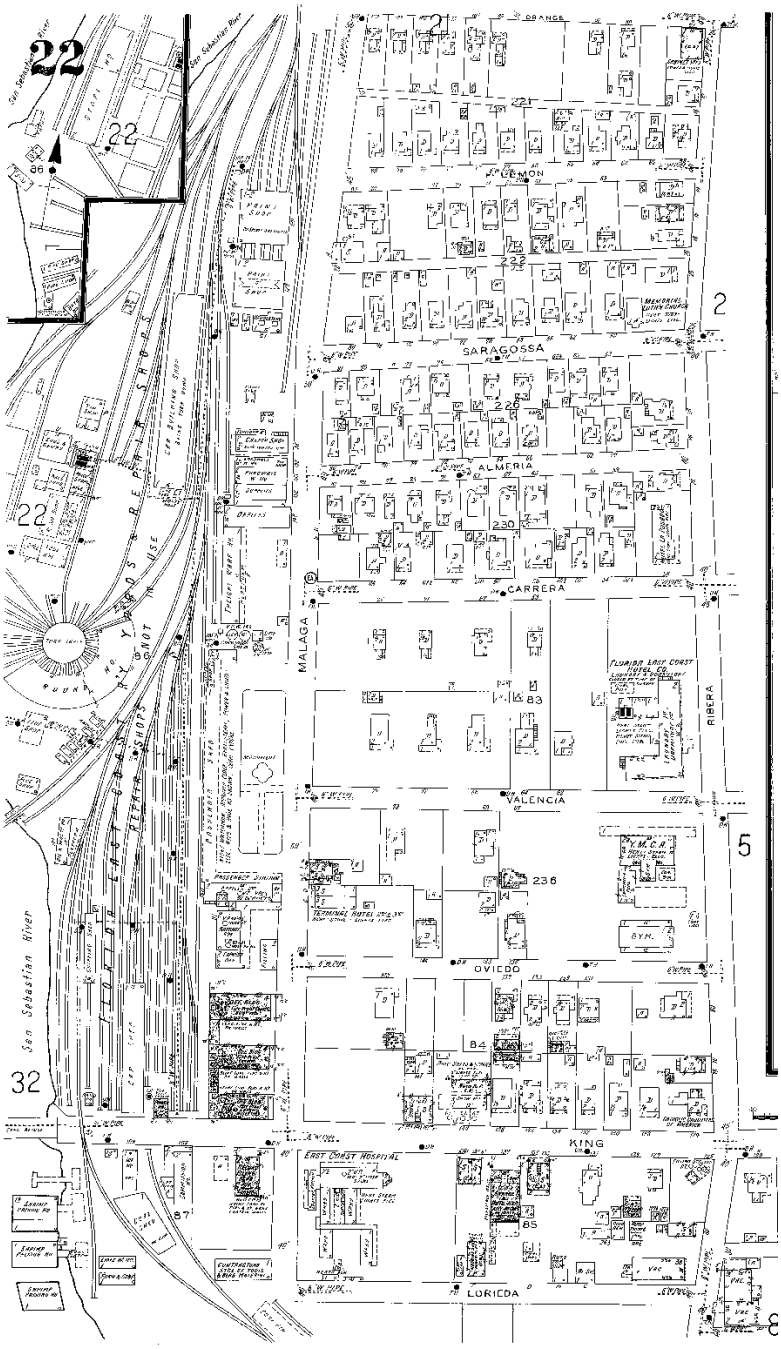


Kirkside, Henry Flagler's house, in ca. 1892. Image courtesy *Palm Beach Social Diary*.





Excerpts from the 1904 Sanborn Map (sheet 7, above, and 8, right). Based on the maps, this represents most of the construction in the district up to this point.



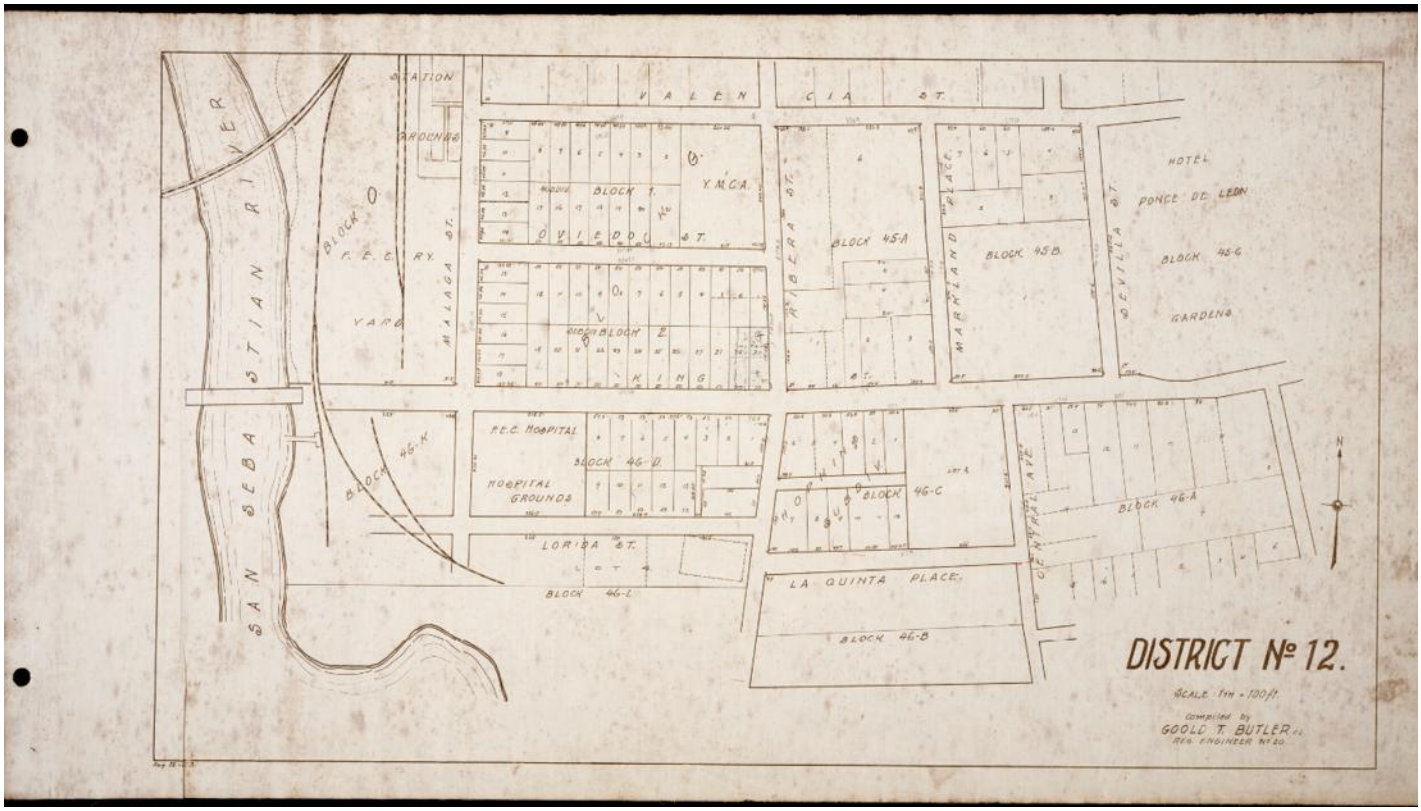
An excerpt from the 1946 Sanborn Map (sheet 22), showing the FEC Railroad yard.



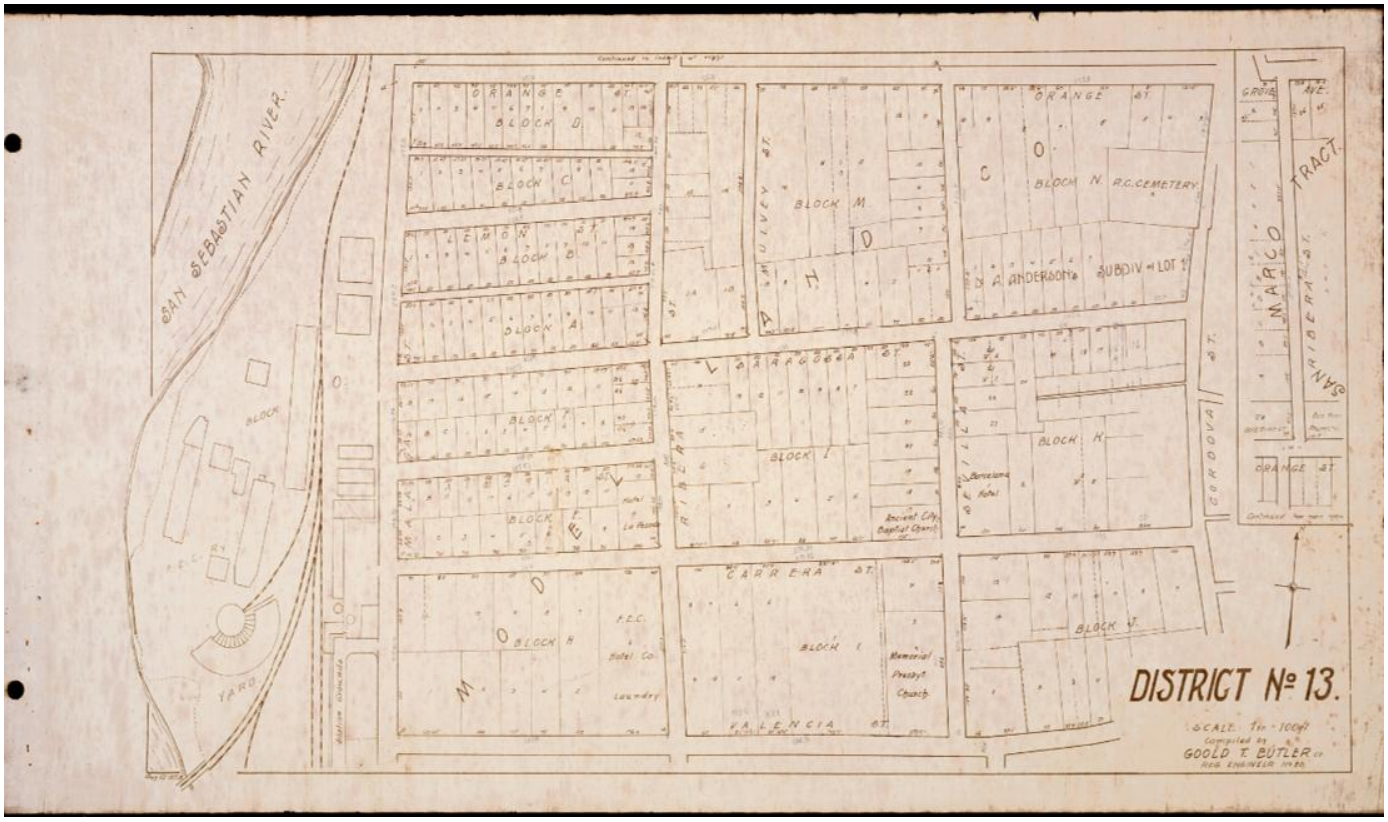
An excerpt from the University of Florida Digital Collections (aerial photography: Florida); January 9, 1952, flight DQE-6-211. Hybrid Reference Layer overlayed for spatial identification.



An excerpt from the University of Florida Digital Collections (aerial photography: Florida); May 14, 1960, flight CZA-3AA-95. Hybrid Reference Layer overlayed for spatial identification. Note the new construction of US 1 along the western boundary of the district.



Official Plat Map of District No.12 of the Model Land Company, 1923, by Gould T. Butler



Official Plat Map of District No.13 of the Model Land Company, 1923, by Gould T. Butler

United States Department of the Interior
National Park Service

Model Land Company Historic District (Additional Documentation and Boundary Increase)
Name of Property

St. Johns, Florida
County and State

N/A
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Photos Page 79

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered, and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Property Name: Model Land Company Historic District
City or Vicinity: St. Augustine County: St. Johns State: FL
Photographer: Various Date Photographed: Various

Verification that photos over a year old are a true representation of the existing building or district

Description of photograph(s) and number, including description of view indicating direction of camera:

1. Railroad Park, facing west. The fountain in the middle ground was commissioned by Flagler in ca. 1889. Meghan Browning, April 29, 2024.
2. 42 Saragossa Street, facing northeast. Meghan Browning, April 29, 2024.
3. 33 Sevilla Street, facing southeast. BHP Staff, December 10, 2025.
4. The intersection of Malaga and Valencia Streets, facing east. Meghan Browning, April 29, 2024.
5. Valencia Street, facing east. Meghan Browning, photographer; April 29, 2024.
6. Sevilla Street at Saragossa intersection, facing south. Meghan Browning, April 29, 2024.
7. 63 Orange Street, facing south. Lillian Rae Shropshire, April 29, 2024.
8. Wiley Hall, located at 6 Valencia Street, facing northeast. Meghan Browning, April 29, 2024.
9. Lemon Street, facing southwest. BHP Staff, December 10, 2025.
10. 8 Mulvey Street, facing west. Meghan Browning, April 29, 2024.
11. Orange Street School, located at 40 Orange Street, facing east. BHP staff, December 10, 2025.
12. Ketterlinus Gymnasium, located at 40 Orange Street, facing east. BHP staff, December 10, 2025.
13. 56 Valencia Street, facing north. Also visible is the Flagler-era brick street and brick-lined sidewalk. Meghan Browning, April 29, 2024.
14. 42 Valencia Street, facing north. BHP staff, December 10, 2025.
15. 46-48 Valencia Street, facing northwest. BHP staff, December 10, 2025.
16. 78 Lemon Street, facing northwest. BHP staff, December 10, 2025.
17. The Billiard House, 125 Markland Place, facing northeast. 2024.
18. 41 Saragossa Street, facing south. BHP staff, December 10, 2025.
19. 138 King Street, facing northwest. Meghan Browning, April 29, 2024.
20. 9-15 Riberia Street, facing southwest. BHP staff, December 10, 2025.
21. 76 Lemon Street, facing north. BHP staff, December 10, 2025.

22. 70 Lemon Street, facing north. BHP staff, December 10, 2025.
23. The Ingraham House at 32 Sevilla Street, facing west. BHP staff, December 10, 2025.
24. The former Old City Bible Church at 132 Oviedo Street, facing north. Meghan Browning, April 29, 2024.
25. Anderson Cottage at 48 Sevilla Street, facing north. Meagan Scott, October 30, 2020.
26. Flagler Memorial Presbyterian Church at 36 Sevilla Street, facing south. BHP staff, December 10, 2025.
27. 58 Riberia Street, facing north. BHP staff, December 10, 2025.
28. 141 Oviedo Street, facing south. Althea Wunderler-Selby, October 30, 2020.
29. Ketterlinus Elementary School, facing south. BHP staff, December 10, 2025.
30. 50 Valencia Street, facing northwest. BHP staff, December 10, 2025.
31. 7 Riberia Street, facing east. Althea Wunderler-Selby, December 15, 2020.
32. Ponce de Leon Cottage at 9 Carrera Street, facing south. BHP staff, December 10, 2025.
33. 16 Riberia Street, facing south. BHP staff, December 10, 2025.
34. 74 Riberia Street, facing west. Meghan Browning, April 29, 2024.
35. Grace United Methodist Church at 8 Carrera Street, facing west. BHP staff, December 10, 2025.
36. Hotel Ponce de Leon at 74 King Street, facing north. BHP staff, December 10, 2025.
37. Markland, at 102 King Street, facing northeast. Lillian Rae Shropshire, April 29, 2024.
38. First United Methodist Church, 118 King Street, facing north. Lillian Rae Shropshire, April 29, 2024.
39. Ancient City Baptist Church, 27 Sevilla Street, facing west. BHP staff, December 10, 2025.
40. FEC Railroad offices at 1 Malaga Street, facing northwest. Meghan Browning, April 29, 2024.
41. Kirkside Apartments at 55 Riberia Street, facing northeast. BHP staff, December 10, 2025.
42. Tolomato Cemetery, facing southwest. Lillian Rae Shropshire, April 29, 2024.
43. Henry M. Flagler Statue, facing northwest. Lillian Rae Shropshire, April 29, 2024
44. 45 Carrera Street, facing south. BHP staff, December 10, 2025.
45. 51 Carrera Street, facing west. BHP staff, December 10, 2025.
46. Ketterlinus School at 67 Orange Street, facing south. BHP staff, December 10, 2025.



Model Land

St. Augustine, St. Johns County

Bounded by King, Cordova, and Orange Streets, U.S. 1, and the San Sebastian River

Date: November 20, 2025

Scale: 1:3,000

Datum: WSGS 1984

Legend

- 1983 Boundary
- 2025 Boundary
- Contributing
- Not Contributing
- Points

UTM Points:

17R 469016 3307386
17R 469063 3307475
17R 469204 3307512
17R 469706 3307531
17R 469280 3307519
17R 469681 3306888
17R 469570 3306853
17R 468893 3306779
17R 468862 3306946

0 65 130 260 390 520 Meters

0 62.5 125 250 375 500 Yards

N

Prepared by: Meghan Browning, Terracon; Hope Evans, Florida Division of Historical Resources
Source: St Johns County, Maxar, Microsoft



Model Land

St. Augustine, St. Johns County

Bounded by King, Cordova, and Orange Streets, U.S. 1, and the San Sebastian River

Date: November 20, 2025

Scale: 1:3,000

Datum: WSGS 1984

Legend

- 1983 Boundary
- 2025 Boundary
- Contributing,Building
- Contributing,Object
- Contributing,Site
- Contributing,Structure
- Not Contributing,Building
- Not Contributing,Site
- Not Contributing,Structure

UTM Points:

17R 469016 3307386
17R 469063 3307475
17R 469204 3307512
17R 469706 3307531
17R 469280 3307519
17R 469681 3306888
17R 469570 3306853
17R 468893 3306779
17R 468862 3306946

0 65 130 260 390 520 Meters

0 62.5 125 250 375 500 Yards

N

Prepared by: Meghan Browning, Terracon; Hope Evans, Florida Division of Historical Resources
Source: St Johns County, Maxar, Microsoft



Model Land

St. Augustine, St. Johns County

Bounded by King, Cordova, and Orange Streets, U.S. 1, and the San Sebastian River

Date: November 20, 2025

Scale: 1:10,000

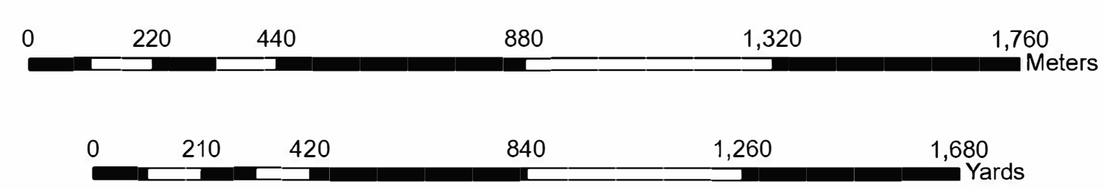
Datum: WSGS 1984

Legend

- 2025 Boundary
- NationalRegister

UTM Points:

17R 469016 3307386
17R 469063 3307475
17R 469204 3307512
17R 469706 3307531
17R 469280 3307519
17R 469681 3306888
17R 469570 3306853
17R 468893 3306779
17R 468862 3306946





Prepared by: Meghan Browning, Terracon; Hope Evans, Florida Division of Historical Resources
Source: St Johns County, Maxar, Microsoft

LARGER SCALED PHOTOS ARE AVAILABLE UPON REQUEST.

LABELED PHOTO SHEETS WILL BE ADDED

PER NATIONAL PARK SERVICE STANDARDS BY THE

DIVISION OF HISOTRICAL RESOURCES.






SPEED LIMIT
20
















St. Johns County
School District
ADMINISTRATIVE BUILDING
40 Orange Street


GYMNASIUM








TATTOO
OPEN


















TRANS
FORM
ATIVE














THOMPSON HALL






Public Parking


Granada St
King St



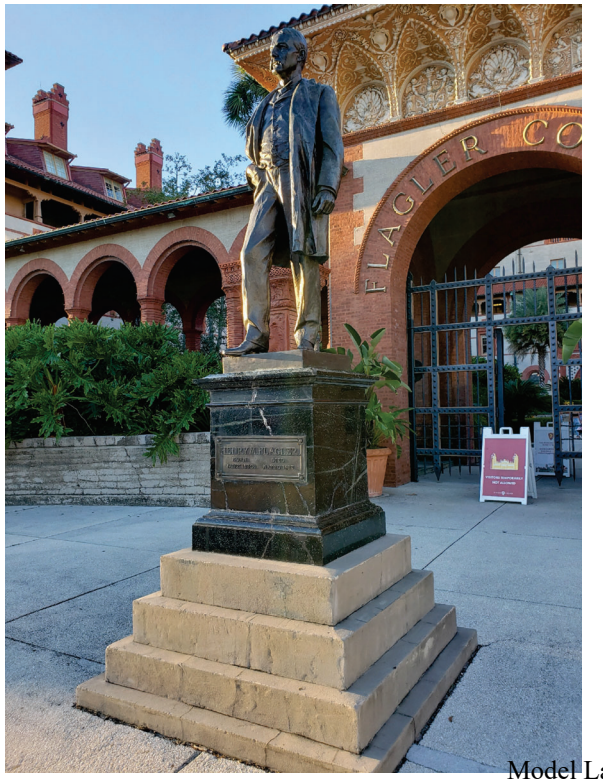











FLAGLER







CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: David Birchim, AICP
City Manager

DATE: April 2, 2026

RE: Staff Report and Presentations Item for April 13, 2026, City Commission Meeting
Consideration to Revert Granada Lot to Paid Parking

Please find the attached presentation outlining the current and proposed use of the city owned parking lot located on Granada Street. During the 2025 Nights of Lights Season, staff made substantial changes to traffic maintenance, mobility, and parking in the Historic Downtown Area. The implementation of a Workforce Parking Program modified the use at the Granada Parking Lot. Staff are asking for consideration for the lot to be reverted to its original use of workforce and paid parking.

I am available for any questions you may have. I may be reached by phone at 904.209.4254 or via email at jperkins@citystaug.com.

Jaime D. Perkins
Director, Community Services

Attachments: Granada Lot Presentation

Copy: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, PE, Assistant City Manager
Isabelle Lopez, City Attorney

CITY OF ST AUGUSTINE EST. 1565

Granada Lot

Current and Proposed Use Presentation and Discussion

April 13, 2026

Jaime D. Perkins, MPA
Director, Community Services

Granada Parking Lot (Current Use)

- Current Use is a mix of Work Force permit parking and City Hall /Lightner Building employees
- No pay to park option
- Work Force Permit Holders Mon-Fri from 6pm-6am
  All day Sat.; All day Sun
- 2 permit holders as of 3/30/26
- 84 spaces available in the parking lot
- Loss of potential revenue

Work Force Parking Program



Granada Parking Lot (Proposed Use)

- Proposed use would be a hybrid mix of City Hall / Lightner Building employees, Pay to Park, and Work Force parking during peak seasons
- City Hall / Lightner Building employees Mon-Fri from 6am-6pm
- Pay by Plate
  Mon-Fri 6pm-9pm ; Sat 8am-9pm; Sun 1pm-9pm
- Permit Holders Mon-Fri from 6pm-6am
  All day Sat.; All day Sun
- Possible revenue recovered *(using the Resident Discount Rate multiplier)*
  - (Mon-Fri) 84 spaces * 3 hrs. * 5 days * 52 weeks * $.50 = $37,760.00
  - (Sat) 84 spaces * 13 hrs. *1 day * 52 weeks * $.50 = $28,392.00
  - (Sun) 84 spaces * 8 hrs. * 1 day * 52 weeks * $.50 = $17,472.00

$83,624

Permit Parking / Pay Option



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice Mayor, and City Commissioners

DATE: April 2, 2026

RE: **2026 END OF LEGISLATIVE SESSION UPDATE**

Please find enclosed a spreadsheet detailing the bills within the Florida House and Senate that our office has been tracking that were passed during the 2026 Legislative Session.

Please place this spreadsheet on the agenda for the April 13, 2026 City Commission meeting under Items by City Attorney for information only.

Thank you,

Isabelle C. Lopez
City Attorney

xc: David Birchim, City Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager

LAW ENFORCEMENT / FIREFIGHTERS

SB 156	**Criminal Offenses Against Law Enforcement Officers and Other Personnel**	**Leek**	Citing this act as the "Officer Jason Raynor Act"; revising a prohibition on the use or threatened use of force to resist arrest or detention; providing for enhanced punishment for manslaughter when committed against specified officers; revising provisions concerning assault or battery upon specified officers and other personnel; revising a provision concerning resisting, obstructing, or opposing specified officers or legally authorized persons, etc.	Filed 10/09/25; Referred to Criminal Justice; Appropriations Committee on Criminal and Civil Justice; Rules, 10/21/25; On Committee agenda-Criminal Justice, 11/10/25; On Committee agenda-Criminal Justice, 12/01/25; In Appropriations Committee on Criminal and Civil Justice, 12/09/25; On Committee agenda-Appropriations Committee on Criminal and Civil Justice, 01/09/26; Introduced, 01/13/26; Pending reference review under Rule 4.7(2) - (Committee Substitute); In Rules, 01/16/26; On Committee agenda-Rules, 01/22/26; CS by Appropriations Committee on Criminal and Civil Justice read 1st time, 01/23/26; Placed on Calendar, on 2nd reading; Placed on Special Order Calendar, 01/27/26; Read 2nd time; Read 3rd time; Immediately certified; In Messages, 01/29/26; Referred to House Calendar; Added to Special Order Calendar; 1st Reading (Committee Substitute 1), 03/10/26; Read 2nd time; Added to Third Reading Calendar; Read 3rd time, 03/11/26; Ordered enrolled, 03/17/26.	Favorable by Criminal Justice; YEAS 5 NAYS 1,12/09/25; CS by Appropriations Committee on Criminal and Civil Justice; YEAS 6 NAYS 1, 01/14/26; Favorable by- Rules; YEAS 19 NAYS 3, 01/27/26; CS passed; YEAS 31 NAYS 4, 01/29/26; CS passed; YEAS 103, NAYS 8, 03/11/26.
SB 168	**Public Nuisances**	**Truenow**	Revising the list of places that may be declared a public nuisance to include the site of a gambling house; revising provisions relating to the assessment and collection of fines for public nuisances; deleting a limit on the total amount of fines that may be imposed on a public nuisance, etc.	Filed 10/14/25; Referred to Criminal Justice; Community Affairs; Rules, 11/03/25; On Committee agenda-Criminal Justice, 12/01/25; In Community Affairs, 12/09/25; Introduced, 01/13/26; On Committee agenda-Community Affairs, 01/15/26; In Rules, 01/20/26; On Committee agenda-Rules, 01/22/26; Placed on Calendar, on 2nd reading; Placed on Special Order Calendar, 01/27/26; Read 2nd time; Read 3rd time; Immediately certified; In Messages, 01/29/26; Referred to House Calendar; Added to Special Order Calendar; 1st Reading (Original Filed Version), 03/10/26; Added to Third Reading Calendar; Read 2nd time; Read 3rd time, 03/11/26; Ordered enrolled, 03/17/26.	Favorable by Criminal Justice; YEAS 6 NAYS 0, 12/09/25; Favorable by Community Affairs; YEAS 8 NAYS 0, 01/20/26; Favorable by- Rules; YEAS 22 NAYS 0, 01/27/26; Passed; YEAS 35 NAYS 0, 01/29/26; Passed; YEAS 112, NAYS 0, 03/11/26.
HB 277	**Violent Criminal Offenses**	**Tendrich**	Requires emergency communications state plan to include system to flag specified addresses; requires emergency medical technicians, paramedics, & firefighters to have training in domestic violence, dating violence, & strangulation; authorizes & requires court to order electronic monitoring in domestic & dating violence cases; authorizes certain persons to participate in domestic violence diversion program; provides requirements for such program; revises information law enforcement officer must provide to victim of alleged incident of domestic or dating violence; requires, if lethality assessment is performed, law enforcement officer or designated liaison to follow up with victim in a certain manner within specified amount of time; requires certain law enforcement officers to have their body camera turned on & recording when investigating allegation of domestic & dating violence; revises petitions for injunctions for domestic & dating violence; provides enhancement penalties for violation of injunction for protection against domestic & dating violence; increases dollar amounts for relocation assistance for victims of domestic violence.	Filed 10/28/25; Referred to Criminal Justice Subcommittee; Referred to Civil Justice & Claims Subcommittee; Referred to Justice Budget Subcommittee; Referred to Judiciary Committee; In Criminal Justice Subcommittee, 11/04/25; 1st Reading (Original Filed Version), 01/13/26; PCS added to Criminal Justice Subcommittee agenda, 01/27/26; Favorable with CS by Criminal Justice Subcommittee, 01/28/26; Reported out of Criminal Justice Subcommittee; CS Filed; Laid on Table under Rule 7.18(a); 1st Reading (Committee Substitute 1), 01/29/26; In Justice Budget Subcommittee; Referred to Justice Budget Subcommittee; Referred to Judiciary Committee, 01/30/26; Added to Justice Budget Subcommittee agenda, 02/12/26; Favorable by Justice Budget Subcommittee; Reported out of Justice Budget Subcommittee; In Judiciary Committee, 02/16/26; PCS added to Judiciary Committee agenda, 02/24/26; Favorable with CS by Judiciary Committee; Reported out of Judiciary Committee; CS Filed; Laid on Table under Rule 7.18(a); Referred to House Calendar; Added to Special Order Calendar; 1st Reading (Committee Substitute 2), 02/26/26; Read 2nd time; Added to Third Reading Calendar; Read 3rd time; In Messages; Referred to Rules; Received, 03/04/26; Placed on Calendar, on 2nd reading; Read 2nd time; Withdrawn from Rules; Substituted for CS/CS/SB 682; Read 3rd time; In Messages; Ordered enrolled, 03/09/26.	CS passed as amended; YEAS 112, NAYS 0, 03/04/26; CS passed; YEAS 37 NAYS 0, 03/09/26.

PUBLIC WORKS / UTILITIES

HB 589	**Onsite Sewage Treatment and Disposal System Permits**	**Nix**	Prohibits municipality or political subdivision of state from requiring owners & builders of certain residences to receive construction permits from DEP as condition of issuing building or plumbing permits; requires such owners & builders to provide certain proof to municipality or political subdivision.	Filed 12/02/25; In Natural Resources & Disasters Subcommittee; Referred to Natural Resources & Disasters Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to State Affairs Committee, 12/12/25; 1st Reading (Original Filed Version), 01/13/26; Added to Natural Resources & Disasters Subcommittee agenda, 01/15/26; Favorable with CS by Natural Resources & Disasters Subcommittee; Reported out of Natural Resources & Disasters Subcommittee, 01/20/26; CS Filed; Laid on Table under Rule 7.18(a); 1st Reading (Committee Substitute 1), 01/21/26; In Intergovernmental Affairs Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to State Affairs Committee, 01/22/26; Added to Intergovernmental Affairs Subcommittee agenda, 01/27/26; Favorable with CS by Intergovernmental Affairs Subcommittee; Reported out of Intergovernmental Affairs Subcommittee; CS Filed; Laid on Table under Rule 7.18(a); 1st Reading (Committee Substitute 2), 01/28/26; In State Affairs Committee; Referred to State Affairs Committee, 01/29/26; Added to State Affairs Committee agenda, 02/06/26; Favorable with CS by State Affairs Committee; Reported out of State Affairs Committee; CS Filed; Laid on Table under Rule 7.18(a); 1st Reading (Committee Substitute 3), 02/10/26; Added to Second Reading Calendar; Referred to House Calendar, 02/11/26; Added to Special Order Calendar, 02/19/26; Added to Third Reading Calendar; Read 2nd time; Read 3rd time; In Messages; Referred to Rules, 02/25/26; Received, 02/26/26; Placed on Calendar, on 2nd reading; Read 2nd time; Withdrawn from Rules; Substituted for CS/CS/SB 698; Read 3rd time; In Messages; Added to Senate Message List, 03/11/26; Ordered engrossed, then enrolled, 03/12/26.	CS passed; YEAS 113, NAYS 0, 02/25/26; CS passed as amended; YEAS 38 NAYS 0, 03/11/26; CS passed as amended; YEAS 109, NAYS 0, 03/12/26.

SB 848	**Stormwater Treatment**	**Truenow**	Defining the terms "compensating stormwater treatment" and "total land area"; requiring compensating stormwater treatment to comply with certain provisions unless certain circumstances exist; authorizing entities to apply for a water quality enhancement area provisional permit under certain circumstances; authorizing mitigation measures or enhancement credits intended to address certain impacts to be generated by third parties and sold and transferred to environmental resource permit applicants pursuant to specified provisions, etc.	Filed 12/10/25; Referred to Environment and Natural Resources; Community Affairs; Rules,12/16/25; On Committee agenda-Environment and Natural Resources, 01/08/26; Introduced, 01/13/26; Pending reference review under Rule 4.7(2) - (Committee Substitute); CS by Environment and Natural Resources read 1st time, 01/14/26; In Community Affairs, 01/16/26; On Committee agenda-Community Affairs, 02/05/26; In Rules, 02/10/26; On Committee agenda-Rules, 02/12/26; Pending reference review -under Rule 4.7(2) - (Committee Substitute); Placed on Calendar, on 2nd reading; CS/CS by Rules read 1st time, 02/19/26; Placed on Special Order Calendar, 02/23/26; Read 2nd time; Amendment(s) adopted (598430); Read 3rd time; Immediately certified; In Messages, 02/26/26; Referred to House Calendar; Added to Special Order Calendar; 1st Reading (Engrossed 1), 03/10/26; Read 2nd time; Added to Third Reading Calendar; Read 3rd time, 03/11/26; Ordered enrolled, 03/17/26.	CS by Environment and Natural Resources; YEAS 3 NAYS 0, 01/13/26; Favorable by Community Affairs; YEAS 8 NAYS 0, 02/10/26; CS/CS by- Rules; YEAS 23 NAYS 0, 02/17/26; CS passed as amended; YEAS 38 NAYS 0, 02/26/26; CS passed; YEAS 112, NAYS 0, 03/11/26.
HB 441	**Conservation Lands**	**Kendall; Tant**	Requires Division of State Lands to publish certain information on its website before Acquisition & Restoration Council or Board of Trustees of Internal Improvement Trust Fund meets to review proposed sale of conservation lands; requires that certain parcels proposed for exchange be appraised in accordance with certain criteria; removes provisions requiring division to submit certain requests to Acquisition & Restoration Council for review; removes provisions requiring division to provide certain recommendations to board of trustees; requires division to publish certain information on its website before council or board of trustees meets to review proposed land exchange; requires division to submit certain requests to council for review & requiring council to provide recommendations to division in certain circumstances; requires division to provide certain recommendations to board of trustees in certain circumstances; requires governing board of water management district to publish certain information on its website before meeting to review proposed sale or exchange of certain lands.	Filed 11/18/25; Referred to Natural Resources & Disasters Subcommittee; Referred to Agriculture & Natural Resources Budget Subcommittee; Referred to State Affairs Committee; In Natural Resources & Disasters Subcommittee, 11/24/25; Added to Natural Resources & Disasters Subcommittee agenda, 01/09/26; Favorable with CS by Natural Resources & Disasters Subcommittee; 1st Reading (Original Filed Version); Reported out of Natural Resources & Disasters Subcommittee, 01/13/26; Laid on Table under Rule 7.18(a); CS Filed, 01/14/26; 1st Reading (Committee Substitute 1), 01/15/26; Referred to Agriculture & Natural Resources Budget Subcommittee; Referred to State Affairs Committee; In Agriculture & Natural Resources Budget Subcommittee, 01/16/26; Added to Agriculture & Natural Resources Budget Subcommittee agenda, 01/27/26; Favorable by Agriculture & Natural Resources Budget Subcommittee; Reported out of Agriculture & Natural Resources Budget Subcommittee; In State Affairs Committee, 01/28/26; PCS added to State Affairs Committee agenda, 01/30/26; Favorable by State Affairs Committee; Reported out of State Affairs Committee; Added to Second Reading Calendar; Released to House Calendar, 02/03/26; Added to Special Order Calendar, 02/10/26; Added to Third Reading Calendar; Read 2nd time; Read 3rd time; In Messages, 02/17/26; Referred to Rules; Received, 02/18/26; Placed on Calendar, on 2nd reading; Read 2nd time; Read 3rd time; Withdrawn from Rules; Substituted for CS/SB 546; Immediately certified; In Messages; Ordered enrolled, 02/26/26.	CS passed; YEAS 109, NAYS 0, 02/17/26; CS passed; YEAS 37 NAYS 0, 02/26/26.
HB 1019	**Perfluoroalkyl and Polyfluoroalkyl Substances**	**Conerly; Blanco**	Prohibits, beginning on specified date, certain use & sale, purchase, or distribution of aqueous film-forming foam; requires, beginning on specified date, certain entities to submit aqueous film-forming foam inventories & disposal plans to DEP; prohibits, beginning on specified date, possession & use of aqueous film-forming foam; authorizes DEP to administer certain grants or cost share programs; provides penalties & injunctive relief; requires certain public entities disposing of domestic wastewater biosolids and treated effluent to quarterly conduct specified samplings & submit results to DEP.	Filed 0/1/05/26; Referred to Natural Resources & Disasters Subcommittee; Referred to Agriculture & Natural Resources Budget Subcommittee; Referred to State Affairs Committee; In Natural Resources & Disasters Subcommittee, 01/12/26; 1st Reading (Original Filed Version), 01/13/26; Added to Natural Resources & Disasters Subcommittee agenda, 01/26/26; Favorable with CS by Natural Resources & Disasters Subcommittee, 01/28/26; Reported out of Natural Resources & Disasters Subcommittee; Laid on Table under Rule 7.18(a); CS Filed; 1st Reading (Committee Substitute 1), 01/29/26; Referred to Agriculture & Natural Resources Budget Subcommittee; Referred to State Affairs Committee; In Agriculture & Natural Resources Budget Subcommittee, 01/30/26; Added to Agriculture & Natural Resources Budget Subcommittee agenda, 02/02/26; Favorable by Agriculture & Natural Resources Budget Subcommittee; Reported out of Agriculture & Natural Resources Budget Subcommittee; In State Affairs Committee, 02/04/26; Added to State Affairs Committee agenda, 02/13/26; Favorable with CS by State Affairs Committee; Reported out of State Affairs Committee; CS Filed; Laid on Table under Rule 7.18(a), 02/17/26; 1st Reading (Committee Substitute 2), 02/18/26; Added to Second Reading Calendar; Referred to House Calendar, 02/19/26; Added to Special Order Calendar, 02/19/26; Read 2nd time; Added to Third Reading Calendar; Read 3rd time; In Messages; Referred to Rules, 02/25/26; Received, 02/26/26; Placed on Calendar, on 2nd reading; Read 2nd time; Withdrawn from Rules; Substituted for CS/CS/SB 1230; Read 3rd time; In Messages, 03/04/26; Added to Senate Message List; Ordered engrossed, then enrolled, 03/12/26.	CS passed; YEAS 113, NAYS 0, 02/25/26; CS passed as amended; YEAS 37 NAYS 0, 03/04/26; CS passed as amended; YEAS 107, NAYS 0, 03/12/26.

GOVERNMENT

HB 145	**Suits Against the Government**	**McFarland**	Increases statutory limits on liability for tort claims against state & its agencies & subdivisions; authorizes subdivision of state to settle claim in excess of statutory limit without legislative action regardless of insurance coverage limits; prohibits insurance policy from conditioning benefits on enactment of claim bill; specifies that limitations in effect on date claim accrues apply to that claim; revises period within which certain claims must be presented; revises exceptions relating to instituting tort claims against state or agencies or subdivisions; revises period after which failure of certain entities to make final disposition of claim shall be deemed final denial of claim for certain purposes; revises statute of limitations for tort claims against state or agencies or subdivisions & exceptions thereto.	Filed 10/10/25; Referred to Civil Justice & Claims Subcommittee; Referred to Budget Committee; Referred to Judiciary Committee; In Civil Justice & Claims Subcommittee, 10/21/25; Added to Civil Justice & Claims Subcommittee agenda, 10/29/25; Favorable by Civil Justice & Claims Subcommittee, 11/05/25; Reported out of Civil Justice & Claims Subcommittee; In Budget Committee, 11/13/25; Added to Budget Committee agenda, 11/24/25; Favorable by Budget Committee; Reported out of Budget Committee; In Judiciary Committee, 12/03/25; Added to Judiciary Committee agenda, 12/04/25; Favorable by Judiciary Committee; Reported out of Judiciary Committee; Released to House Calendar, 12/11/25; Bill added to Special Order Calendar, 01/12/26; 1st Reading (Original Filed Version), 01/13/26; Added to Third Reading Calendar; Read 2nd time; Read 3rd time; In Messages, 01/15/26; Referred to Rules, 01/16/26; Received, 01/23/26; Placed on Calendar, on 2nd reading; Read 2nd time; Withdrawn from Rules; Substituted for CS/SB 1366; Read 3rd time; In Messages, 03/10/26; Added to Senate Message List; Ordered engrossed, then enrolled, 03/12/26.	Passed; YEAS 104, NAYS 7, 01/15/26; Passed as amended; YEAS 36 NAYS 0, 03/10/26; Passed as amended; YEAS 108, NAYS 1, 03/12/26.

SB 290	**Department of Agriculture and Consumer Services**	**Truenow**	Prohibiting counties and municipalities, respectively, from enacting or enforcing any law that restricts or prohibits the use of gasoline-powered farm equipment or gasoline-powered landscape equipment or that distinguishes such equipment from any other equipment under certain circumstances; requiring the Acquisition and Restoration Council to determine whether certain surplused lands are suitable for bona fide agricultural purposes; establishing the Food Animal Veterinary Medicine Loan Repayment Program; revising the Florida Forest Service powers, authority, and duties; authorizing the Forest Service to manage the Welaka Training Center; establishing the Farmers Feeding Florida Program for specified purposes; limiting the number of incorporated state fair associations per county; prohibiting the possession, manufacture, sale, importation, distribution, or use of a signal jamming device, etc.	Filed 10/24/25; Referred to Agriculture; Fiscal Policy; Rules, 11/17/25; On Committee agenda-Agriculture, 11/24/25; Pending reference review under Rule 4.7(2) - (Committee Substitute), 12/04/25; In Fiscal Policy, 12/05/25; On Committee agenda-Fiscal Policy, 01/09/26; Introduced; CS by Agriculture read 1st time -SJ 126, 01/13/26; Pending reference review under Rule 4.7(2) - (Committee Substitute), 01/15/26; In Rules, 01/16/26; On Committee agenda-Rules, 01/22/26; CS/CS by Fiscal Policy read 1st time, 01/23/26; On Committee agenda-Rules, 02/05/26; Pending reference review -under Rule 4.7(2) - (Committee Substitute); Placed on Calendar, on 2nd reading, 02/12/26; Placed on Special Order Calendar, 02/17/26; CS/CS/CS by Rules read 1st time, 02/18/26; Read 2nd time; Read 3rd time; Immediately certified; In Messages, 02/19/26; Referred to House Calendar; Added to Special Order Calendar; 1st Reading (Engrossed 1), 02/26/26; Read 2nd time; Substituted for CS/CS/HB 433; Added to Third Reading Calendar; Read 3rd time; Ordered enrolled, 03/03/26; Signed by Officers and presented to Governor, 03/16/26; Approved by Governor; Chapter No. 2026-3, 03/24/26.	CS by Agriculture; YEAS 4 NAYS 0, 12/02/25; CS/CS by Fiscal Policy; YEAS 17 NAYS 3, 01/14/26; Rules; YEAS 24 NAYS 0, 02/10/26; Amendment(s) adopted (753210, 906600); CS passed as amended; YEAS 38 NAYS 0, 02/19/26; CS passed; YEAS 94, NAYS 10, 03/03/26.
SB 1074	**One-cent Piece**	**Gaetz**	Requiring dealers to round to the nearest nickel in certain circumstances; providing procedures for such rounding; requiring that the tax due on rounded transactions be calculated on the price before rounding; providing that rounding to the nearest nickel is not a deceptive and unfair trade practice in certain circumstances, etc.	Filed 01/05/26; Referred to Commerce and Tourism; Finance and Tax; Appropriations, 01/12/26; Introduced, 01/13/26; On Committee agenda-Commerce and Tourism, 01/16/26; In Finance and Tax, 01/21/26; On Committee agenda-Finance and Tax, 02/09/26; Pending reference review under Rule 4.7(2) - (Committee Substitute); In Appropriations; On Committee agenda-Appropriations, 02/13/26; CS by Finance and Tax read 1st time, 02/18/26; Placed on Calendar, on 2nd reading, 02/19/26; Placed on Special Order Calendar, 02/23/26; Read 2nd time; Read 3rd time; Immediately certified; In Messages, 02/26/26; Referred to House Calendar; Added to Special Order Calendar; 1st Reading (Committee Substitute 1), 03/09/26; Read 2nd time; Added to Third Reading Calendar; Read 3rd time, 03/10/26; Ordered enrolled, 03/17/26.	Favorable by Commerce and Tourism; YEAS 10 NAYS 0, 01/21/26; CS by Finance and Tax; YEAS 6 NAYS 0, 02/12/26; Favorable by- Appropriations; YEAS 18 NAYS 0, 02/18/26; CS passed; YEAS 36 NAYS 0, 02/26/26; CS passed; YEAS 111, NAYS 1, 03/10/26.
HB 925	**Clerks of Court**	**Trabulsy; Rayner; Yarkosky**	Requires clerk to retain certain funds or deposit funds into fine & forfeiture fund; authorizes Florida Clerks of Court Operations Corporation, on behalf of clerks, to submit request for reimbursement to reimburse clerks for filing certain petitions, orders, appeals, & summons; increases fee for filing certain petitions, orders, appeals, & summons; authorizes clerk to be reimbursed for certain fees & charges; increases percentage of certain penalties that must be deposited into fine & forfeiture fund & decreases percentage of certain penalties that must be paid to municipality.	Filed 12/29/25; Referred to Civil Justice & Claims Subcommittee; Referred to Justice Budget Subcommittee; Referred to Judiciary Committee; In Civil Justice & Claims Subcommittee, 01/12/26; 1st Reading (Original Filed Version), 01/13/26; Added to Civil Justice & Claims Subcommittee agenda, 01/30/26; Favorable with CS by Civil Justice & Claims Subcommittee, 02/03/26; Reported out of Civil Justice & Claims Subcommittee; CS Filed; Laid on Table under Rule 7.18(a); 1st Reading (Committee Substitute 1), 02/04/26; in Justice Budget Subcommittee; Referred to Justice Budget Subcommittee; Referred to Judiciary Committee, 02/06/26; Added to Justice Budget Subcommittee agenda, 02/12/26; Favorable by Justice Budget Subcommittee; Reported out of Justice Budget Subcommittee; In Judiciary Committee, 02/16/26; Added to Judiciary Committee agenda, 02/20/26; Favorable by Judiciary Committee; Reported out of Judiciary Committee; Added to Second Reading Calendar; Released to House Calendar, 02/24/26; Added to Special Order Calendar, 02/26/26; Added to Third Reading Calendar; Read 2nd time; Read 3rd time; In Messages; Referred to Rules; Received, 03/04/26; Placed on Calendar, on 2nd reading; Read 2nd time; Withdrawn from Rules; Substituted for CS/CS/SB 532; Read 3rd time; In Messages, 03/11/26; Added to Senate Message List; Ordered engrossed, then enrolled, 03/12/26.	CS passed; YEAS 111, NAYS 1, 03/04/26; CS passed as amended; YEAS 38 NAYS 0, 03/11/26; CS passed as amended; YEAS 101, NAYS 5, 03/12/26.
HB 1217	**Prohibited Governmental Policies Regulating Greenhouse Gas Emissions**	**Snyder**	Prohibits governmental entities from adopting certain net zero policies; prohibits governmental entities from using government funds in any manner that supports, implements, or advances certain net zero policies; prohibits governmental entities from imposing tax, fee, penalty, charge, offset, or assessment to advance certain net zero policies; requires each governmental entity to annually submit to Department of Revenue certain affidavit; prohibits governmental entities from implementing, administering, or enforcing certain programs.	Filed 01/08/26; 1st Reading (Original Filed Version), 01/13/26; Referred to Economic Infrastructure Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to Commerce Committee; In Economic Infrastructure Subcommittee, 01/15/26; Added to Economic Infrastructure Subcommittee agenda, 02/02/26; Favorable by Economic Infrastructure Subcommittee; Reported out of Economic Infrastructure Subcommittee; In Intergovernmental Affairs Subcommittee, 02/04/26 Added to Intergovernmental Affairs Subcommittee agenda, 02/10/26; Favorable by Intergovernmental Affairs Subcommittee, 02/12/26; Added to Commerce Committee agenda, 02/20/26; Favorable with CS by Commerce Committee; Reported out of Commerce Committee; CS Filed; Laid on Table under Rule 7.18(a); Referred to House Calendar; 1st Reading (Committee Substitute 1); Added to Second Reading Calendar, 02/25/26; Added to Special Order Calendar, 03/02/26; Read 2nd time; Added to Third Reading Calendar; Read 3rd time; In Messages; Referred to Rules; Received, 03/05/26; Placed on Calendar, on 2nd reading; Read 2nd time; Withdrawn from Rules; Substituted for CS/SB 7046; Read 3rd time; In Messages; Ordered enrolled, 03/11/26.	CS passed; YEAS 80, NAYS 29, 03/05/26; CS passed; YEAS 24 NAYS 12, 03/11/26.

HB 1134	**Official Actions of Local Governments**	**Yarborough**	Prohibiting counties and municipalities, respectively, from funding or promoting or taking official action as it relates to diversity, equity, and inclusion; providing that certain ordinances, resolutions, rules, regulations, programs, and policies are void; providing that a county commissioner, a member of the governing body of a municipality, or any other county or municipal official acting in an official capacity who violates certain provisions commits misfeasance or malfeasance in office, etc.	Filed 01/05/26; Referred to Community Affairs; Judiciary; Rules, 01/12/26; Introduced, 01/13/26; On Committee agenda-Community Affairs, 01/29/26; In Judiciary, 02/04/26; On Committee agenda-Judiciary, 02/05/26; Pending reference review under Rule 4.7(2) - (Committee Substitute), 02/11/26; In Rules; On Committee agenda-Rules, 02/12/26; Pending reference review -under Rule 4.7(2) - (Committee Substitute); CS by Judiciary read 1st time, 02/18/26; Placed on Calendar, on 2nd reading; CS/CS by Rules read 1st time, 02/19/26; Placed on Special Order Calendar, 03/03/26; Read 2nd time; Read 3rd time, 03/04/26; In Messages, 03/05/26; Referred to House Calendar; Added to Special Order Calendar; 1st Reading (Engrossed 1), 03/09/26; Read 2nd time; Added to Third Reading Calendar; Read 3rd time, 03/10/26; Ordered enrolled, 03/17/26.	Favorable by Community Affairs; YEAS 6 NAYS 2, 02/03/26; CS by Judiciary; YEAS 8 NAYS 3, 02/10/26; CS/CS by- Rules; YEAS 19 NAYS 5, 02/17/26; CS passed as amended; YEAS 25 NAYS 11, 03/04/26; CS passed; YEAS 77, NAYS 37, 03/10/26.
SB 1296	**Public Employees Relations Commission**	**Martin**	Authorizing subpoenas to be served by certified mail, return receipt requested, or by personal service; revising application requirements for employee organization registration and renewal of registration; specifying the criteria by which the commission determines the method and timing of elections; providing that a petition to clarify the composition of a bargaining unit may be filed with the commission under certain circumstances; providing that implementation of appropriations from the Legislature which are specifically directed to be disbursed as salaries for employees of local governments are considered a financial urgency; authorizing certain public employers, public employees, and employee organizations, or combinations thereof, to file certain charges with the commission, etc.	Filed 01/07/26; Referred to Governmental Oversight and Accountability; Appropriations Committee on Agriculture, Environment, and General Government; Fiscal Policy, 01/12/26; Introduced, 01/13/26; On Committee agenda-Governmental Oversight and Accountability, 02/06/26; Original reference(s) removed: Appropriations Committee on Agriculture, Environment, and General Government; Remaining references corrected to Fiscal Policy, 02/17/26; CS by Governmental Oversight and Accountability read 1st time, 02/18/26; Pending reference review -under Rule 4.7(2) - (Committee Substitute); CS/CS by Fiscal Policy read 1st time, 03/03/26; Read 2nd time -SJ 616; Placed on 3rd reading -SJ 619, 03/05/26; Read 3rd time -SJ 682; In Messages, 03/06/26; 1st Reading (Engrossed 1), 03/10/26; Read 2nd time; Added to Third Reading Calendar; Read 3rd time, 03/11/26; Ordered enrolled, 03/17/26;	CS by Governmental Oversight and Accountability; YEAS 6 NAYS 3, 02/11/26; CS/CS by- Fiscal Policy; YEAS 10 NAYS 8, 03/02/26; CS passed as amended; YEAS 20 NAYS 14 -SJ 682, 03/06/26; CS passed; YEAS 73, NAYS 37, 03/11/26.
HB 1329	**Local Government Spending**	**Benarroch; Kendall**	Revises length of time tentative budgets & final budgets must be posted on county, municipality, & special district websites; requires county budget officer & governing body of municipality to perform certain exercise before final adoption of budget; revises length of time public hearing for amendment to county budget must be advertised; revises length of time adopted amendment must be posted on county, municipality, & special district websites; requires posting of proposed amendment to meet certain requirements.	Filed 01/09/26; 1st Reading (Original Filed Version), 01/13/26; Referred to Intergovernmental Affairs Subcommittee; Referred to State Administration Budget Subcommittee; Referred to State Affairs Committee; In Intergovernmental Affairs Subcommittee, 01/15/26; PCS added to Intergovernmental Affairs Subcommittee agenda, 02/03/26; Favorable with CS by Intergovernmental Affairs Subcommittee; Reported out of Intergovernmental Affairs Subcommittee, 02/05/26; Laid on Table under Rule 7.18(a); CS Filed, 02/06/26; In State Administration Budget Subcommittee; Referred to State Administration Budget Subcommittee; Referred to State Affairs Committee; 1st Reading (Committee Substitute 1), 02/09/26; Added to State Administration Budget Subcommittee agenda, 02/10/26; Favorable by State Administration Budget Subcommittee; Reported out of State Administration Budget Subcommittee; In State Affairs Committee, 02/12/26; Added to State Affairs Committee agenda, 02/24/26; Favorable with CS by State Affairs Committee; Reported out of State Affairs Committee; CS Filed; Laid on Table under Rule 7.18(a); Referred to House Calendar; Added to Special Order Calendar; 1st Reading (Committee Substitute 2), 02/26/26; Read 2nd time; Added to Third Reading Calendar; Read 3rd time; In Messages; Referred to Rules; Received, 03/04/26; Placed on Calendar, on 2nd reading; Read 2nd time; Withdrawn from Rules; Substituted for CS/CS/CS/SB 1566; Read 3rd time; In Messages, 03/06/26; Added to Senate Message List, 03/12/26; Ordered engrossed, then enrolled, 03/12/26.	CS passed as amended; YEAS 82, NAYS 28, 03/04/26; CS passed as amended; YEAS 34 NAYS 0, 03/06/26; CS passed as amended; YEAS 87, NAYS 19, 03/12/26.
LAND USE					
HB 399	**Land Use and Development Regulations**	**Borrero**	Requires amount of application fees associated with development permits or orders to reasonably relate to certain costs; requires public schools interlocal agreements to address reasonable access to certain public easements & public rights-of-way; requires local governments to administratively approve applications for minor special exceptions or variances submitted by large destination resorts; requires local government comprehensive plans & land development regulations to include factors for assessing compatibility of certain residential uses; requires land development regulations to incorporate measures for mitigating or minimizing potential incompatibility; authorizes placement of certain residential manufactured buildings on lots in recreational vehicle parks; requires off-site constructed residential dwellings to be permitted as of right in certain zoning districts; requires OPPAGA to conduct specified study; requires office to submit results of study to Legislature by specified date.	Filed 11/12/25; Referred to Intergovernmental Affairs Subcommittee; Referred to Housing, Agriculture & Tourism Subcommittee; Referred to State Affairs Committee; In Intergovernmental Affairs Subcommittee, 11/18/25; 1st Reading (Original Filed Version), 01/13/26; PCS added to Intergovernmental Affairs Subcommittee agenda, 01/26/26; Favorable with CS by Intergovernmental Affairs Subcommittee; Reported out of Intergovernmental Affairs Subcommittee; Laid on Table under Rule 7.18(a); CS Filed; 1st Reading (Committee Substitute 1), 01/28/26; Referred to Housing, Agriculture & Tourism Subcommittee; Referred to State Affairs Committee; In Housing, Agriculture & Tourism Subcommittee, 01/29/26; Added to Housing, Agriculture & Tourism Subcommittee agenda, 02/03/26; Favorable with CS by Housing, Agriculture & Tourism Subcommittee; Reported out of Housing, Agriculture & Tourism Subcommittee; Laid on Table under Rule 7.18(a); CS Filed; 1st Reading (Committee Substitute 2), 02/05/26; Referred to State Affairs Committee; In State Affairs Committee, 02/06/26; Added to State Affairs Committee agenda, 02/20/26; Favorable with CS by State Affairs Committee, 02/24/26; Reported out of State Affairs Committee; Laid on Table under Rule 7.18(a); CS Filed; Referred to House Calendar; 1st Reading (Committee Substitute 3), 02/25/26; Added to Second Reading Calendar; Added to Special Order Calendar, 02/26/26; Read 2nd time; Added to Third Reading Calendar; Read 3rd time; In Messages; Referred to Rules; Received, 03/03/26; Placed on Calendar, on 2nd reading; Read 2nd time; Withdrawn from Rules; Substituted for CS/CS/SB 208; Read 3rd time; In Messages; Added to Senate Message List; Ordered engrossed, then enrolled; In Messages, 03/13/26; Signed by Officers and presented to Governor, 03/18/26; Approved by Governor, 03/27/26; Chapter No. 2026-7, 03/30/26.	CS passed as amended; YEAS 71, NAYS 38, 03/03/26; CS passed as amended; YEAS 27 NAYS 11; CS passed as amended; YEAS 73, NAYS 27, 03/13/26.

SB 686	**Agricultural Enclaves**	**McClain**	Authorizing owners of certain parcels to apply to the governing body of the local government for certification of such parcels as agricultural enclaves; requiring the local government to provide to the applicant a certain report within a specified timeframe; prohibiting a local government from enacting or enforcing certain laws or regulations, etc.	Filed 12/01/25; Referred to Community Affairs; Judiciary; Rules, 12/16/25; Introduced, 01/13/26; On Committee agenda-Community Affairs, 01/15/26; Pending reference review under Rule 4.7(2) - (Committee Substitute), 01/22/26; In Judiciary; CS by Community Affairs read 1st time, 01/23/26; On Committee agenda-Judiciary, 02/05/26; Pending reference review under Rule 4.7(2) - (Committee Substitute); CS/CS by Judiciary read 1st time, 02/11/26; In Rules, 02/12/26; On Committee agenda-Rules, 02/19/26; Placed on Special Order Calendar, 02/23/26; Pending reference review -under Rule 4.7(2) - (Committee Substitute); Placed on Calendar, on 2nd reading; Placed on Special Order Calendar; CS/CS/CS by Rules read 1st time, 02/25/26; Read 2nd time; Read 3rd time; Immediately certified; In Messages, 02/26/26; Referred to House Calendar; Added to Special Order Calendar; 1st Reading (Committee Substitute 3), 03/10/26; Added to Third Reading Calendar; Read 2nd time; Read 3rd time, 03/11/26; Ordered enrolled, 03/17/26.	CS by Community Affairs; YEAS 8 NAYS 0, 01/20/26; CS/CS by Judiciary; YEAS 11 NAYS 0, 02/10/26; CS/CS/CS by- Rules; YEAS 23 NAYS 0, 02/24/26; CS passed; YEAS 34 NAYS 2, 02/26/26; CS passed; YEAS 90, NAYS 20, 03/11/26.
SB 302	**Coastal Resiliency**	**Garcia; Avila; Sharief**	Prohibiting the Board of Trustees of the Internal Improvement Trust Fund from approving the dredging or filling of the submerged lands of the Terra Ceia Aquatic Preserve unless such dredging and filling occurs for certain reasons; authorizing certain dredging and filling of submerged lands and placement of certain shorelines and seawalls within the Biscayne Bay Aquatic Preserve; authorizing the erection of certain structures within aquatic preserves; requiring the Department of Environmental Protection, by a specified date, to develop guidelines and standards for nature-based methods to address coastal resiliency and to adopt rules, subject to legislative ratification, for a statewide permitting process for such coastal resiliency, etc.	Filed 10/28/25; Referred to Environment and Natural Resources; Appropriations Committee on Agriculture, Environment, and General Government; Fiscal Policy, 11/17/25; On Committee agenda-Environment and Natural Resources, 11/24/25; Pending reference review under Rule 4.7(2) - (Committee Substitute), 12/04/25; In Appropriations Committee on Agriculture, Environment, and General Government, 12/05/25; Introduced; CS by Environment and Natural Resources read 1st time, 01/13/26; On Committee agenda-Appropriations Committee on Agriculture, Environment, and General Government, 01/30/26; Pending reference review under Rule 4.7(2) - (Committee Substitute); In Fiscal Policy, 02/06/26; On Committee agenda-Fiscal Policy, 02/09/26; CS/CS by Appropriations Committee on Agriculture, Environment, and General Government read 1st time, 02/10/26; Placed on Calendar, on 2nd reading, 02/12/26; Placed on Special Order Calendar, 02/17/26; Read 2nd time -SJ 341; Amendment(s) adopted (117522) -SJ 341; Read 3rd time -SJ 342; Immediately certified -SJ 356; In Messages, 02/19/26; Referred to House Calendar; Added to Special Order Calendar; 1st Reading (Engrossed 1), 03/05/26; 1st Reading (Engrossed 1); Added to Third Reading Calendar; Read 2nd time; Read 3rd time, 03/09/26; Ordered enrolled, 03/17/26; Signed by Officers and presented to Governor, 03/18/26; Approved by Governor, 03/19/26; Chapter No. 2026-1, 03/20/26.	CS by Environment and Natural Resources; YEAS 6 NAYS 0, 12/02/25; CS/CS by Appropriations Committee on Agriculture, Environment, and General Government; YEAS 11 NAYS 0, 02/04/26; Favorable by- Fiscal Policy; YEAS 19 NAYS 0, 02/12/26; CS passed as amended; YEAS 38 NAYS 0 -SJ 342, 02/19/26; CS passed; YEAS 109, NAYS 0, 03/09/26.
BUILDING / PERMITTING					
HB 803	**Building Permits and Inspections**	**Trabulsy**	Revises provisions relating to building code inspection services provided by private provider & private provider firms, including agreement requirements, permit fees, administrative fees, responsibilities of private providers, permitting & inspection documents & reports, timeframes for issuing permits, authority of local building official, notices of incomplete forms, duly authorized representatives, authority of private providers acting as local building official, emergency inspection services, creation of certain forms, systems of registration, audits, immunity, civil causes of action, posting of permits on specified websites, & adoption of a uniformed permitting system.	Filed 12/17/25; Referred to Industries & Professional Activities Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to Commerce Committee; In Industries & Professional Activities Subcommittee, 01/05/26; 1st Reading (Original Filed Version), 01/13/26; Added to Industries & Professional Activities Subcommittee agenda, 01/15/26; Favorable with CS by Industries & Professional Activities Subcommittee, 01/20/26; Reported out of Industries & Professional Activities Subcommittee; - CS Filed; Laid on Table under Rule 7.18(a); 1st Reading (Committee Substitute 1), 01/21/26; In Intergovernmental Affairs Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to Commerce Committee, 01/22/26; Added to Intergovernmental Affairs Subcommittee agenda, 02/03/26; Favorable by Intergovernmental Affairs Subcommittee; Reported out of Intergovernmental Affairs Subcommittee; In Commerce Committee, 02/05/26; Added to Commerce Committee agenda, 02/16/26; Favorable with CS by Commerce Committee, 02/18/26Reported out of Commerce Committee; Referred to House Calendar; CS Filed; Laid on Table under Rule 7.18(a); Added to Special Order Calendar; 1st Reading (Committee Substitute 2), 02/19/26; Read 2nd time; Amendment 725319 adopted; Added to Third Reading Calendar; Read 3rd time; In Messages; Referred to Rules, 02/25/26; Received, 02/26/26; Placed on Calendar, on 2nd reading; Read 2nd time; Withdrawn from Rules; Substituted for CS/CS/SB 1234; Read 3rd time; In Messages, 03/05/26; In Messages, 03/10/26; Added to Senate Message List; Ordered engrossed, then enrolled, 03/12/26.	CS passed as amended; YEAS 114, NAYS 0, 02/25/26; CS passed as amended; YEAS 37 NAYS 0, 03/05/26; CS passed as amended; YEAS 109, NAYS 0, 03/12/26.
HOUSING					

HB 1389	**Affordable Housing**	**Redondo; Nix**	Authorizes multifamily & mixed-use residential uses as allowable uses for specified property; provides requirements for certain proposed developments; prohibits counties & municipalities from having certain restrictions or requiring certain setbacks; requires adoption of certain ordinances relating to accessory dwelling units; prohibits such ordinances from including certain requirements; provides exception to certain local governments; removes requirement for specified affidavit in building permit application; prohibits owners of certain property from being denied homestead exemption; requires certain accessory dwelling units to be assessed & taxed separately; authorizes applicants for certain proposed developments to proceed under certain provisions of law; requires counties & municipalities to allow certain applicants to submit revised applications, written requests, or notices of intent; provides that specified provisions of law relating to proposed developments do not apply to airport zoning regulations unless approved by governing body; authorizes local governments to provide certain incentives to landowners who donate property to provide affordable housing for military families; prohibits certain discriminatory practices based on financing of development for affordable housing; waiving state's sovereign immunity for certain causes of action; requires OPPAGA to evaluate certain methods to stimulate construction & use of tiny homes for specified purpose & submit to Legislature certain report.	Filed 01/09/26; 1st Reading (Original Filed Version), 01/13/26; Referred to Housing, Agriculture & Tourism Subcommittee; Referred to Intergovernmental Affairs Subcommittee; Referred to Commerce Committee; In Housing, Agriculture & Tourism Subcommittee, 01/15/26; Added to Housing, Agriculture & Tourism Subcommittee agenda, 02/09/26; Favorable with CS by Housing, Agriculture & Tourism Subcommittee, 02/11/26; Reported out of Housing, Agriculture & Tourism Subcommittee; Laid on Table under Rule 7.18(a); CS Filed, 02/12/26; Referred to Intergovernmental Affairs Subcommittee; Referred to Commerce Committee; In Intergovernmental Affairs Subcommittee; 1st Reading (Committee Substitute 1), Added to Intergovernmental Affairs Subcommittee agenda, 02/16/26; Favorable by Intergovernmental Affairs Subcommittee; Reported out of Intergovernmental Affairs Subcommittee; In Commerce Committee, Added to Commerce Committee agenda, 02/20/26; Favorable with CS by Commerce Committee, 02/24/26; Reported out of Commerce Committee; Laid on Table under Rule 7.18(a); CS Filed; Referred to House Calendar; 1st Reading (Committee Substitute 2), 02/25/26; Added to Second Reading Calendar; Added to Special Order Calendar, 02/26/26; Read 2nd time; Added to Third Reading Calendar; Read 3rd time; In Messages; Referred to Rules; Received, 03/04/26; Withdrawn from Rules; Placed on Calendar, on 2nd reading; Substituted for SB 1548; Read 2nd time; Read 3rd time; In Messages, 03/06/26; Added to Senate Message List; In returning messages, 03/12/26; In Messages; Ordered enrolled; Ordered engrossed, then enrolled, 03/13/26.	CS passed; YEAS 76, NAYS 29, 03/04/26; CS passed as amended; YEAS 34 NAYS 0, 03/06/26; CS passed as amended; YEAS 98, NAYS 4, 03/12/26; CS passed; YEAS 35 NAYS 0, 03/13/26.
SB 962	**Affordable Housing**	**Bradley**	Revising the definitions of certain land use categories for which certain residential development may be authorized to exclude farms and farm operations and uses associated therewith, etc.	Filed 12/18/25; Referred to Community Affairs; Agriculture; Rules, 01/07/26; Introduced, 01/13/26; On Committee agenda-Community Affairs, 01/22/26; In Agriculture, 01/28/26; On Committee agenda-Agriculture, 01/29/26; In Rules, 02/03/26; On Committee agenda-Rules, 02/05/26; On Committee agenda-Rules, 02/12/26; Placed on Calendar, on 2nd reading; Placed on Special Order Calendar, 02/18/26; Read 2nd time -SJ 348; Read 3rd time -SJ 348; Immediately certified -SJ 356; In Messages, 02/19/26; Referred to House Calendar; Added to Special Order Calendar; 1st Reading (Engrossed 1), 03/10/26; Added to Third Reading Calendar; Read 2nd time; Read 3rd time, 03/11/26, Ordered enrolled, 03/17/26.	Favorable by Community Affairs; YEAS 8 NAYS 0, 01/27/26; Favorable by Agriculture; YEAS 4 NAYS 0, 02/03/26; Favorable by- Rules; YEAS 24 NAYS 0, 02/17/26; Passed as amended; YEAS 38 NAYS 0 -SJ 348, 02/19/26; Passed; YEAS 109, NAYS 2, 03/11/26.
PARKING / MOBILITY					
SB 382	**Electric Bicycles**	**Truenow**	Providing requirements for the operation of electric bicycles; prohibiting the operation of an electric bicycle above a certain speed under certain circumstances; creating the Electric Bicycle Safety Task Force adjunct to the Department of Highway Safety and Motor Vehicles; requiring the Florida Highway Patrol and each police department and sheriff's office to maintain a certain list, beginning on a certain date, etc.	Filed 11/04/25; Referred to Transportation; Appropriations Committee on Transportation, Tourism, and Economic Development; Fiscal Policy, 11/17/25; Introduced, 01/13/26; On Committee agenda-Transportation, 01/15/26; Pending reference review under Rule 4.7(2) - (Committee Substitute), 01/21/26; In Appropriations Committee on Transportation, Tourism, and Economic Development; CS by Transportation read 1st time, 01/22/26; On Committee agenda-- Appropriations Committee on Transportation, Tourism, and Economic Development, 01/23/26; In Fiscal Policy, 01/28/26; On Committee agenda-Fiscal Policy, 02/02/26; Placed on Calendar, on 2nd reading, 02/04/26; Placed on Special Order Calendar, 02/23/26; Read 2nd time; Read 3rd time; Immediately certified; In Messages, 02/25/26; Referred to House Calendar; Added to Special Order Calendar; 1st Reading (Engrossed 1), 03/05/26; 1st Reading (Engrossed 1); Read 2nd time; Added to Third Reading Calendar; Read 3rd time, 03/09/26; Ordered enrolled, 03/17/26.	CS by Transportation; YEAS 8 NAYS 0, 01/20/26; Favorable by Appropriations Committee on Transportation, Tourism, and Economic Development; YEAS 14 NAYS 0, 01/28/26; Favorable by- Fiscal Policy; YEAS 15 NAYS 0, 02/04/26; CS passed as amended; YEAS 37 NAYS 0, 02/25/26; CS passed; YEAS 112, NAYS 0, 03/09/26.

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: Mayor and Commissioners

DATE: April 2, 2026

RE: Request for Appointment to Fill Two (2) Term Expirations – Lincolnville Redevelopment Area Steering Committee (LCRA)

Notification was previously given regarding the term expirations of two positions on the LCRA which will expire April 30, 2026.

Advertising requesting applications was placed in the St. Augustine Record and posted on the City's website. Applications were received from the following qualified applicants:

- Kenneth A. McClain, Sr. (Current LCRA Member)
- Gail R. Eubanks
- Aaron Jockers
- Eamon Doran

Attached are applications received, in addition to the current LCRA roster, Board profile and responsibilities.

Darlene Galambos
City Clerk

Attachments: Application

xc: (LCRA) Clerk's File

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE LCRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the Lincolnville Community Redevelopment Area (LCRA) Steering Committee.

1. APPLICANT: Kenneth A McClain sr
2. RESIDENCE: 81 Bridge st
3. BUSINESS OWNED: _____
4. PROPERTY OWNED: _____
5. MAILING ADDRESS PREFERRED: P.O. Box 912
6. PHONE NUMBER: 904-671-2279
7. EMAIL ADDRESS: Kenmcclain32@Gmail.com

CRITERIA FOR THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee By-Laws, Article 4, Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the Lincolnville CRA, have established a business within the boundaries of the Lincolnville CRA, own real property within the boundaries of the Lincolnville CRA, or are otherwise a stakeholder within the Lincolnville CRA. The Steering Committee values a diverse board that is inclusive of various community stakeholders, such as but not limited to, members of non-profit organizations, churches, schools, or museums within the Lincolnville CRA.

8. Please check those criteria that apply to you:

- ☐ Primary Resident
- ☐ Business Owner
- ☐ Property Owner
- ☑ Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the Lincolnville CRA:

Board member LCRA
President Board member St. Johns County Partnership

10. If affiliated with an organization, church, school, museum, or other entity in Lincolnville, please explain your role there:

Lincolnville museum
St. Paul ame church

11. **Please attach a cover letter elaborating your desire to serve on the LCRA Steering committee, connection with the Lincolnville community, and ability to meet the time commitments necessary.** Currently serving 1st term

12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revision to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

Specific Instructions: The two questions below are designed to identify your ethnicity and race. **Regardless of your answer to question 1, go to question 2.**
Question 1. Are you Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race) ☐Yes ☐ No
Question 2: Please select the racial category or categories with which you most closely identify by checking the appropriate box. Check as many as apply: ☐American Indian or Alaska Native ☐Asian ☑Black or African American ☐Native Hawaiian or Other Pacific Islander ☐White

13. SIGNATURE OF APPLICANT _____ DATE 25 March 2026

14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, http://www.ethics.state.fl.us/, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.

KAM
Initials



City of St. Augustine
PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA BOUNDARIES

SHEET 1 of 1

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE LCRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the Lincolnville Community Redevelopment Area (LCRA) Steering Committee.

1. APPLICANT: Gail R. Eubanks
2. RESIDENCE: 57 TIMOGA TRAIL
3. BUSINESS OWNED: _____
4. PROPERTY OWNED: _____
5. MAILING ADDRESS PREFERRED: Same as above
6. PHONE NUMBER: 904-228-9989
7. EMAIL ADDRESS: greubanks@aol.com

CRITERIA FOR THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee By-Laws, Article 4, Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the Lincolnville CRA, have established a business within the boundaries of the Lincolnville CRA, own real property within the boundaries of the Lincolnville CRA, or are otherwise a stakeholder within the Lincolnville CRA. The Steering Committee values a diverse board that is inclusive of various community stakeholders, such as but not limited to, members of non-profit organizations, churches, schools, or museums within the Lincolnville CRA.

8. Please check those criteria that apply to you:

- ☐ Primary Resident
- ☐ Business Owner
- ☐ Property Owner
- ☒ Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the Lincolnville CRA:

See ATTACHED

10. If affiliated with an organization, church, school, museum, or other entity in Lincolnville, please explain your role there:

_____

_____

_____

_____

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_____

11. **Please attach a cover letter elaborating your desire to serve on the LCRA Steering committee, connection with the Lincolnville community, and ability to meet the time commitments necessary.**

12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revision to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

Specific Instructions: The two questions below are designed to identify your ethnicity and race. **Regardless of your answer to question 1, go to question 2.**
Question 1. Are you Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race) ☐Yes ☐ No
Question 2: Please select the racial category or categories with which you most closely identify by checking the appropriate box. Check as many as apply: ☐American Indian or Alaska Native ☐Asian ☒Black or African American ☐Native Hawaiian or Other Pacific Islander ☐White

13. SIGNATURE OF APPLICANT Gail R. Eubanks DATE 3/27/26

14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, http://www.ethics.state.fl.us/, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.

_____
Initials

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE LCRA STEERING COMMITTEE
The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on
the Lincolnville Community Redevelopment Area (LCRA) Steering Committee.
1. **APPLICANT**: _Gail R. Eubanks_____
2. **RESIDENCE:**__57 Timoga Trail, St Augustine, Fl._____
3. **BUSINESS OWNED:**

_____

4. **PROPERTY OWNED:**

_____

5. **MAILING ADDRESS PREFERRED:** _____above address__
6. **PHONE NUMBER:** ___904-228-9989_____
7. EMAIL ADDRESS: __greubanks@aol.com_____

CRITERIA FOR THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:
Steering Committee By-Laws, Article 4, Membership:
Preference shall be given to members who have established their primary residence within the boundaries of the Lincolnville CRA, have established a business within the boundaries of the Lincolnville CRA, own real property within the boundaries of the Lincolnville CRA, or are otherwise a stakeholder within the Lincolnville CRA. The Steering Committee values a diverse board that is inclusive of various community stakeholders, such as but not limited to, members of non-profit organizations, churches, schools, or museums within the Lincolnville CRA.

8. **Please check those criteria that apply to you:**
☐ **Primary Resident**
☐ **Business Owner**
☐ **Property Owner**
xx☐ Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the Lincolnville CRA

__I was born at the old Flagler hospital on Marine St. and raised in Lincolnville. I graduated from St Augustine High School. I joined the military after graduating high school. Though I

moved away my immediate family remained. My father (Eubanks) and mother's (Hancock) family moved to St Augustine in the 1900's as well. There were so many family members from one end of Palmo St. now Twine St. to the other end of the street. My father Clifton Eubanks was always an entrepreneur. He owned several businesses, selling ice from the old ice plant to the local community. He owned the wood lot near Duero St. selling wood to the community. He built and owned properties on Palmo St. and other locations in Lincolnville, However, these properties are no longer there. My mother cleaned houses and worked at the old Buckingham Smith nursing home and the senior citizens home on Marine St. I also worked at the second Buckingham Smith location while a student in High School. My parents worked hard instilled in my brothers and sisters (there were nine children) a sense of pride and integrity. I remember Lincolnville as a small quaint community with trees, narrow streets, with many churches and businesses and a way of life that I will always treasure. There was a close-knit community of neighbors and family. While there have been positive changes to the community it remains the quaint enclave of neighbors and churches. I am proud to say the Palmo Church of God building is still there and our home across the street from the church is still there. Fortunately, there is a history and lore of Lincolnville before the 1900's. The Victorian architecture, and orange groves that used to exist during early Lincolnville's growth and flourishing community. _I moved back to St. Augustine almost three years ago to come back home and have been involved in the community of Lincolnville.

10. If affiliated with an organization, church, school, museum, or other entity in Lincolnville, please explain your role there:

_Lincolnville Museum and Cultural Center, silver member. Palmo St. New Life church, member.__Supporter of Ft Mose, LHPRS, supporter. Elks Rest Lodge, supporter._____

11. Please attach a cover letter elaborating your desire to serve on the LCRA Steering committee, connection with the Lincolnville community, and ability to meet the time commitments necessary.

12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revision to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status,

Specific Instructions: The two questions below are designed to identify your ethnicity and race.

Regardless of your answer to question 1, go to question 2.

Question 1. Are you Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race) ☐Yes **x☐x No**

Question 2: Please select the racial category or categories with which you most closely identify by checking the appropriate box. Check as many as apply:

☐American Indian or Alaska Native

☐Asian

xx☐Black or African American

☐Native Hawaiian or Other Pacific Islander

☐White

13. SIGNATURE OF APPLICANT

Gail R. Galambos _____DATE__March 27, 2026_____

14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the
public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, http://www.ethics.state.fl.us/, The
Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.

GRE
Initials

Cover letter LCRA Gail R. Eubanks

I am writing to express my strong interest in being considered for appointment to the LCRA Steering Committee for the City of St Augustine. I have a strong background in public service, policy implementation, program administration and community engagement. I am confident that my expertise and passion align seamlessly with the committee's mission. I am eager to apply my skills to support the committee in making thoughtful and transparent decisions for the city.

My Master's Degree in Public Administration from the University of North Florida, my experience as a retired educator and my service as a Veteran of the United States Army has equipped me with a solid foundation to make informed decisions, offer valuable insights, and contribute meaningfully to the growth and legacy of Lincolnville.

My goal is to be a part of the LCRA. Lincolnville has been an integral part of the Eubanks family history dating back to the 1920's when my parents moved from Aiken, South Carolina. My father Clifton Eubanks was a property owner and built several homes in Lincolnville, and my mother Georgia Hancock Eubanks was a saint. In addition, my brother Gerald Eubanks was a lifelong resident, a retired educator, community leader, actor (Cross and Sword, the Passion Play), a historian and organizer.

Throughout my career, I have led collaborative teams, facilitated public meetings, worked with diverse stakeholders to develop and implement programs that met educational and community goals. My professional journey has afforded me a deep understanding of bringing individuals together, along with the ability to provide strategic guidance to individuals communities in need. As a committee member of the LCRA, I aim to leverage this expertise to ensure the LCRA mission and planning are accessible to all, fostering a sustainable and thriving community.

My leadership, communication and public administration training provided me clarity in understanding municipal processes, regulatory frameworks and budgetary considerations. In addition, allowing me to collaborate effectively with diverse stakeholders and drive positive change. I am enthusiastic about the opportunity to contribute my knowledge and energy to the LCRA, and eager to actively participate in advancing vital objectives.

Thank you for considering my application. I look forward to the possibility of discussing my contributions to LCRA. Please find my attached application for your review.

Sincerely,

Gail R. Eubanks

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE LCRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the Lincolnville Community Redevelopment Area (LCRA) Steering Committee.

1. APPLICANT: Aaron Jockers
2. RESIDENCE: 920 oak Ridge Rd
3. BUSINESS OWNED: Legacy Carriage, ST Augustine Trolley
4. PROPERTY OWNED: _____
5. MAILING ADDRESS PREFERRED: 5 Palm Row ST AUG 32084
6. PHONE NUMBER: (904) 392-8552
7. EMAIL ADDRESS: aaron@satrans fer.com

CRITERIA FOR THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee By-Laws, Article 4, Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the Lincolnville CRA, have established a business within the boundaries of the Lincolnville CRA, own real property within the boundaries of the Lincolnville CRA, or are otherwise a stakeholder within the Lincolnville CRA. The Steering Committee values a diverse board that is inclusive of various community stakeholders, such as but not limited to, members of non-profit organizations, churches, schools, or museums within the Lincolnville CRA.

8. Please check those criteria that apply to you:

- ☐ Primary Resident
- ■ Business Owner
- ☐ Property Owner
- ☐ Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the Lincolnville CRA:

10. If affiliated with an organization, church, school, museum, or other entity in Lincolnville, please explain your role there:

I also work with Ponte Tours, based out of Lincolnville.

11. **Please attach a cover letter elaborating your desire to serve on the LCRA Steering committee, connection with the Lincolnville community, and ability to meet the time commitments necessary.**

12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revision to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

Specific Instructions: The two questions below are designed to identify your ethnicity and race. **Regardless of your answer to question 1, go to question 2.**
Question 1. Are you Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race) ☒ Yes ☐ No
Question 2: Please select the racial category or categories with which you most closely identify by checking the appropriate box. Check as many as apply: ☐ American Indian or Alaska Native ☐ Asian ☐ Black or African American ☐ Native Hawaiian or Other Pacific Islander ☒ White

13. SIGNATURE OF APPLICANT

_____ DATE 4-1-26

14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, http://www.ethics.state.fl.us/, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.

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Initials



City of St. Augustine
PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA BOUNDARIES

SHEET 1 of 1

RECEIVED
4-1-26
12:27pm

Application to the LCRA Steering Committee

Hello, my name is Aaron Jockers. I have owned and operated businesses in Saint Augustine and Lincolnville for 17 years. I own A Legacy Carriage LLC, based out of Lincolnville as well as Saint Augustine Transfer Company, a tourism company and one of the most recognizable brands in our city's history.

As a member of the Steering Committee, I would bring nearly two decades of work and understanding with the residents and businesses of Lincolnville. I have made many friends and associates within this historic community and feel I have a unique and comprehensive understanding of the needs and wants of the citizenry and an appropriate outlook for the future. I understand a collective focus on all things including infrastructure, projects and ambitions of our community.

Lincolnville has been an important part of my career. I have supported the Lincolnville Museum for years, and worked alongside local businesses such as The Corner Market and Panda Tours for years. I give tours of Lincolnville with special respect to their origin following the Civil War and up to and including our vast Civil Rights history and how these events affect America today. I look forward to continuing to advocate for this great district, and can only learn from our local citizens and institutions to provide the most accurate and interesting aspects of our culture to tourists and the public I can.

I have read and understand the responsibilities of this position and can assure I will have no problem living up to my appointment and time requirements. I'm excited to do more within the community and dedicate myself to uplifting Lincolnville in concert with our residents, businesses and history. As Saint Augustine has been my home for 27 years, I know this opportunity will only expand my knowledge and love for this particular community and the nation's oldest city, as I live and function as part of my favorite place to work and live.

Thank you for your consideration.



Aaron Jockers

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO THE LCRA STEERING COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on the Lincolnville Community Redevelopment Area (LCRA) Steering Committee.

1. APPLICANT: EamonDoran
2. RESIDENCE: 156 Martin Luther King Avenue, Lincolnville Saint Augustine Florida
3. BUSINESS OWNED: N/A
4. PROPERTY OWNED: N/A
5. MAILING ADDRESS PREFERRED: 156 Martin Luther King Avenue, Lincolnville Saint Augustine Florida
6. PHONE NUMBER: 551-777-324
7. EMAIL ADDRESS: eamondoran@yahoo.com

CRITERIA FOR THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA STEERING COMMITTEE:

Steering Committee By-Laws, Article 4, Membership:

Preference shall be given to members who have established their primary residence within the boundaries of the Lincolnville CRA, have established a business within the boundaries of the Lincolnville CRA, own real property within the boundaries of the Lincolnville CRA, or are otherwise a stakeholder within the Lincolnville CRA. The Steering Committee values a diverse board that is inclusive of various community stakeholders, such as but not limited to, members of non-profit organizations, churches, schools, or museums within the Lincolnville CRA.

8. Please check those criteria that apply to you:

- ☒ Primary Resident
- ☐ Business Owner
- ☐ Property Owner
- ☐ Other Stakeholder

9. If identifying as "Other Stakeholder", please explain your stake in the Lincolnville CRA:

10. If affiliated with an organization, church, school, museum, or other entity in Lincolnville, please explain your role there:

_____

_____

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_____

11. **Please attach a cover letter elaborating your desire to serve on the LCRA Steering committee, connection with the Lincolnville community, and ability to meet the time commitments necessary.**

12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revision to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

Specific Instructions: The two questions below are designed to identify your ethnicity and race. **Regardless of your answer to question 1, go to question 2.**
Question 1. Are you Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race) ☐Yes ☐ No
Question 2: Please select the racial category or categories with which you most closely identify by checking the appropriate box. Check as many as apply: ☐American Indian or Alaska Native ☐Asian ☐Black or African American ☐Native Hawaiian or Other Pacific Islander ☒White

13. SIGNATURE OF APPLICANT

_____DATE_____

14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that if appointed, the appointee may be required by the State of Florida to file financial disclosure forms upon appointment, each year thereafter, and upon termination of appointment. The appointee may also be required to comply with other statutory disclosures, including gift disclosures and client disclosures, as required by the Florida Commission on Ethics. Questions regarding your compliance with Florida Ethics laws should be directed to the Florida Commission on Ethics at 850-488-7864, http://www.ethics.state.fl.us/, The Florida Commission on Ethics, P. O. Drawer 15709, Tallahassee, FL 32317-5709. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085.

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Initials



City of St. Augustine PLANNING AND BUILDING DEPARTMENT P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065	LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA BOUNDARIES	SHEET 1 of 1

Elyse Wiemann

From: eamon doran <eamondoran@yahoo.com>
Sent: Wednesday, April 1, 2026 4:08 PM
To: St. Augustine City Clerk
Subject: LCRA Steering Committee application
Attachments: Eamon Doran LCRA-Steering-Committee-Application-PDF.pdf; Elizabeth Merwin LoR for Eamon Doran LCRA.pdf; Gail Wisler LoR for Eamon Doran LCRA Application.pdf

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

Saint Augustine City Clerk
LCRA Steering Committee Application

To whom it may concern.

My name is Eamon Doran. I am a resident at 156 Martin Luther King Avenue in Lincolnville, Saint Augustine, 32084.

I am tendering my application for a position on the Lincolnville Community Redevelopment Area steering committee.

I relocated to the Lincolnville neighborhood in St. Augustine in December 2023, and I have quickly developed a deep appreciation for its rich history, strong sense of community, and unique character.

As a new resident, I am eager to become more actively involved in supporting the continued growth and vitality of Lincolnville. I believe that thoughtful, community-driven initiatives can enhance quality of life while preserving the neighborhood's cultural heritage.

I have a personal history of social activism over the years through my volunteer efforts with Literacy Volunteers of America and as a Peace Corps Volunteer in the Central Asian country of the Kyrgyz Republic.

Professionally, I was on the planning board in the town in which I grew up called Edgewater, NJ back in the 1980's. I also bring experience working on community development initiatives through my time overseas with USAID, where I supported an Urban Institute local self-government project. In that role, I contributed to programs that incorporated public-private partnerships and grant funding mechanisms to strengthen local communities. This experience gave me a practical understanding of how collaborative planning, stakeholder engagement, and targeted investment can produce meaningful and sustainable neighborhood improvements.

Through my profession, I have had the opportunity to live in some other great, historic cities in the United States, such as Providence, R.I., Wilmington, Delaware, Minneapolis, MN and Portland, Oregon. Living in these different cities has exposed me to some wondering city planning ideas.

Since moving to Lincolnville, I have made it a priority to immerse myself in the neighborhood. I often ride my bicycle through the area, observing the eclectic housing stock and the ongoing improvements residents are making to their homes. This firsthand perspective has deepened my appreciation for both the opportunities and challenges facing the community.

On any given day, you can find me checking on some of the at-risk residents in Lincolnville to ensure their health and safety especially during the very cold winter nights this year, buying and distributing food for the homeless, greeting new neighbors and offering help to neighbors if they are doing yard work, home DIY projects.

If selected to serve, I would be excited to contribute ideas and collaborate with fellow residents and stakeholders. I understand that the purpose of the Lincolnville CRA is to address conditions of blight while promoting physical revitalization and economic growth, all while preserving the historic character and cultural heritage of the neighborhood. I am particularly inspired by the Steering Committee's mission to balance redevelopment with protecting the qualities that make Lincolnville unique, including its architecture, history, and diversity.

I am committed to listening to residents, respecting the neighborhood's history, and working collaboratively to advance thoughtful, inclusive redevelopment. It would be an honor to contribute my time, perspective, and experience to the Lincolnville CRA Steering Committee.

Please see attached my formal application and some letters of recommendations from Gail Wisler and Dr. Elizabeth Merwin in support of my candidacy.

Please let me know if you have any further questions or need additional information from me.

Best regards,

Eamon Doran
156 Martin Luther King Avenue
Lincolnville, Saint Augustine
Florida 32084

This letter is to express my support for Eamon Doran as a member of the Lincolnville CRA Steering Committee.

Eamon purchased a historic home in Lincolnville, which also displays one of the Freedom Trail markers in his front yard. On any given day Eamon can be seen riding his bicycle around Lincolnville. He always says hello and often stops to speak with his neighbors.

I believe Eamon deeply supports the rich history of Lincolnville and will represent the neighborhood well as a CRA Steering Committee member.

Respectfully,

Dr. Elizabeth Merwin
168 M L King Ave

letter of support for Eamon Doran; LCRA steering committee

From: Gail Wisler (gcwisler25@gmail.com)

To: jccollins@citystaug.com

Date: Thursday, March 26, 2026 at 02:29 PM EDT

To whom it may concern:
We are happy to write a letter of support for Mr. Eamon Doran for a seat on the LCRA steering committee. We have known Eamon since he moved to Lincolnville in 2023, into the historic home of Ms. Janie Price, the first African American nurse in St. John's County. My husband and I have been pleased to see his interest in maintaining Janie's home and realizing its significance in our community.

Eamon's altruistic efforts are demonstrated by his past experiences in Literacy Volunteers of America and as a Peace Corps Volunteer in the Central Asian country of the Kyrgyz Republic. He also has been involved in community development efforts in the several U.S. cities where he has lived and internationally through USAID. These efforts require effective people skills to work and live in such diverse environments and cultures.

When he arrived, Eamon quickly got settled in his home and started meeting many of our residents and showing concern for those who are less fortunate. We see him riding his bike throughout the community, interacting with the residents and visitors. And in our recent severe weather, also checking to see that some of our less fortunate residents have a safe and warm place to stay.

We enthusiastically support Eamon for this position and are excited to see our new resident call Lincolnville home! I believe he will have a positive and lasting impact on our neighborhood.

Sincerely
Gail Wisler and Bill Brown.

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: Mayor and Commissioners

DATE: March 30, 2026

RE: Request for one (1) appointment to the Historic Architectural Review Board (HARB) and one (1) appointment for an alternate.

Notification was previously given regarding two (2) term expirations on HARB, both of which expired on March 28, 2026.

Requests for applications were placed in the St. Augustine Record and posted on the City's website.

Attached is the application received from Michael C. Blake to fill the term vacancy and the application received from Paul Weaver to serve as an alternate, in addition to the current roster, board profile and responsibilities.

I respectfully request that consideration be given to appointing this applicant.

Darlene Galambos
City Clerk

Attachments: Applications

xc: Clerk's Office

CITY OF ST. AUGUSTINE

APPLICATION REQUESTING APPOINTMENT TO CITY BOARD/COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on a City of St. Augustine board or committee

1. APPLICANT Michael C. Blake
2. RESIDENCE (address) 4450 Putnam Ave. Jacksonville, FL 32207 PHONE 904-708-0826
3. BUSINESS OWNED (Address) 904 Margaret St. Jax, FL 32204 PHONE 904-594-4994
4. PROPERTY OWNED (Address) _____
5. MAILING ADDRESS PREFERRED 904 Margaret St., Jacksonville, FL 32204
6. E-mail Address mblake@blakearch.com
7. BOARD DESIRED H.A.R.B.
8. OCCUPATION (include resume if available) Architect
9. PROFESSIONAL QUALIFICATIONS: (you are encouraged to submit a cover letter)
   See attached cover letter and resume.
10. OTHER COMMENTS OR INFORMATION

11. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revisions to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

Specific Instructions: The two questions below are designed to identify your ethnicity and race. **Regardless of your answer to question 1, go to question 2.**	
Question 1. Are You Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.) Yes ✓ No	
Question 2. Please select the racial category or categories with which you most closely identify by placing an "X" in the appropriate box. Check as many as apply.	
RACIAL CATEGORY (Check as many as apply)	
___American Indian or Alaska Native ____ ___Asian ___Black or African American ___Native Hawaiian or Other Pacific Islander ✓White	

12. SIGNATURE OF APPLICANT

Michael C. Blake DATE 3·20·2026

13. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that, if appointed, it is required by the State of Florida to file a financial disclosure Form 1 with the Supervisor of Elections, St. Johns County, within thirty (30) days of appointment, and each year thereafter, covering the term of appointment and to file Form 1-F upon departure from the board. Submit applications to Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, FL 32085

MCB
Initial

QUALIFICATIONS FOR PLANNING AND ZONING BOARD (PZB):
Authorization: Chapter 28, Zoning, Code of the City of St. Augustine, Art II, Div. II. Section 28-57
Amended 4.14.2003, Ordinance 2003-14.

Qualifications: All members of the planning and zoning board shall reside in the city and shall hold no government office nor receive any salary or compensation for their services to the board herein created. No member shall be appointed for more than two 2 consecutive full terms.

Please check those qualifications that apply to you:

- ☐ Architect, Florida registered
- ☐ Planner, member APA or AICP
- ☐ Real Estate broker, with County occupational license
- ☐ Educator, college level
- ☐ Engineer, Florida registered
- ☐ Landscape architect Florida registered
- ☐ Preservation organization officer
- ☐ Environmental or land use organization officer
- ☐ Attorney, Florida Bar
- ☐ Merchant/business person, City occupational license
- ☐ Contractor, City contractor's license

QUALIFICATIONS FOR HISTORIC ARCHITECTURAL REVIEW BOARD (HARB):
Authorization: Code of Ordinances, Chapter 28, Article II, Division 3 and Ordinance 2005-15.

Qualifications: All members of the historic architectural review board shall hold no government office nor receive any salary or compensation for their services to the board herein created. While preference shall be given to current city residents, the city commission may appoint a non-resident upon a finding that such non-resident is uniquely qualified. No member shall be appointed for more than two (2) consecutive full terms. Alternates shall be appointed for a three (3) year term. Alternates shall have previously served as regular members and shall comply with all local and state requirements of office. Alternates will only be called upon to participate and vote at meetings in the event of an anticipated lack of quorum or bare minimum quorum of the regular members.
Persons who have demonstrated special interest, experience or knowledge in history, architecture or related disciplines who do not have a professional degree in any of the fields set forth in this section may be appointed by the city commission when persons with such degrees are not available for appointment, or when such appointment is determined to be in the best interest of the city.

Please check those qualifications that apply to you:

- ☐ History or related fields
- ☐ Archaeology
- ☐ Architectural history
- ☑ Historic architecture
- ☐ Art history
- ☐ Former HARB member
- ☐ Other

Michael Blake
ARCHITECTS

Michael Blake Architects, LLC
904 Margaret Street
Jacksonville, FL 32204
904.594.4994

Michael C. Blake, AIA



Position: President of Michael Blake Architects LLC (MBA) – An architecture firm specializing in the design of historic preservation / adaptive reuse, industrial, educational, business, and tenant improvement projects. Our commitment is to provide committed service to the client and community.

Registration: Florida: No. AR 96125 & Georgia: No. 015654

Work Experience:

Michael Blake Architects LLC 2025-present
Responsibility includes design, management, leadership, and supervision of all projects

Lane Architecture, P.A. 2019-2025
Responsibility includes design, management, leadership, and overall supervision of historic restoration projects

Kenneth Smith Architects, Inc. *2006-2018*
Specialized in building documentation and construction documents

Education: Bachelor of Architecture, Louisiana Tech University 2003

Design Awards: As a part of Kenneth Smith Architects, Inc., he participated in all projects since 2006 including: 12 area Lighthouse Restorations or Reconstruction, Tovar House Restorations, Llambias House Restorations, Trinity Church Restorations, Memorial Presbyterian Church Restorations. For Flagler College the conversion of 3 FEC Railroad Office Towers to dormitories, Crisp Ellert Art Museum Addition, new Hanke Hall Admissions Building, new Pollard Hall Classroom Buildings, Markland Cottage Rehabilitation, 65 & 66 Cuna Street Renovations. With Lane Architecture, he was project architect for the three year restorations and building system upgrades at Flagler College's Ponce Hall (Henry Falgler Hotel now used for dormitories, dining hall, and administrative offices located at 74 King St in St. Augustine, FL) and the conversion of Gander Mountain to Bozard Lincoln Showroom, Service Bays, Daycare, & Ford's Garage Restaurant. With Michael Blake Architects, we are designing restorations to Ancient City Baptist church in St. Augustine with a focus at the Entry tower and the completion of a feasibility study to relocate the St. Johns River Lighthouse from Naval Station Mayport to a site adjacent to the St Johns River near the ferry crossing. The lighthouse is listed on the National Registry of Historic Places and 2025 Florida Trust for Historic Preservation's, 11 to save list. The team includes ICC Commonwealth - who have moved several lighthouses, Atlantic Engineering Services, & Emerio Design. The Mayport Lighthouse Association is requesting approvals for hopeful future relocation, restorations, and opening for public access.

Michael Blake
ARCHITECTS

Michael Blake Architects, LLC
904 Margaret Street,
Jacksonville, FL 32204
904.594.4994

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

March 20, 2026

To whom it may concern.

Please accept this letter of interest, resume, and application for the Historic Architectural Review Board. For the last twenty years, I have been fortunate to have ongoing architectural work at many significant properties in St. Augustine and surrounding areas. I have lived in many historic towns and understand the value of maintaining their character. This experience could be beneficial to this board.

Through high school, I lived in Natchez, MS, an historic river port town, home to the Natchez Indians where French Fort Rosalie was established in 1716 atop the Mississippi River bluffs to guard the end of the Natchez Trace that parallels the river and provides the path back home after goods were floated to market. It has been under the flags of the French, British, Spanish, and with each influence remaining similar to St. Augustine. Natchez celebrates yearly balloon races and the pilgrimage to area plantation homes spared by the Civil War.

College Summers for me were spent in Havelock NC, located on a coastal marsh and home to Marine Corps Air Station Cherry Point. There I worked for a general contractor on many utility infrastructure projects on local rivers, marshes, and the base. After graduation from Louisiana Tech University School of Architecture in 2003, I worked in Baton Rouge, LA designing and constructing custom homes and experienced the changes brought on by Hurricane Katrina. After six months of restoration work in New Orleans as part of the construction crew, I needed to pursue licensure and joined Kenneth Smith Architects, Inc. in 2006.

Ken worked with Herschel E. Shepard, who was a founder of the Florida Trust for Historic Preservation. One of their early restoration projects was the historic capital in Tallahassee. Drawings from that project are used for the cover of the current Florida Building Code. At KSA this history was felt daily and we worked on lighthouse and area restorations documenting historic structures, designing restorations and code required upgrades, we are familiar with oversight approvals, working with specialty contractors, and engineers. Ken retired and I joined Lane Architecture for several years as a project architect where we recently completed restorations and building system upgrades to Flagler College's Ponce Hall. A documentary has been made for this project. Last year I launched my current firm and we have completed a feasibility study to relocate the St. Johns River Lighthouse from Naval Station Mayport to a site near the ferry crossing. The lighthouse made the 2025 Florida Trust for Historic Preservation's 11 to Save List and is also on the National Registry of Historic Places.

I have ongoing projects and opportunities to continue to serve the area and would be honored to use my experience to contribute to St. Augustine.

Thank you.

Michael C. Blake, AIA
President

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO CITY BOARD/COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on a City of St. Augustine board or committee. All applications must include a cover letter and resume.

1. APPLICANT NAME Paul Weaver
2. BOARD/COMMITTEE DESIRED H HARB
3. RESIDENCE *(Address)* 5 Milton Street
4. PHONE 904 347-6090 E-MAIL hpa007@aol.com
5. BUSINESS OWNED *(Address)* Historic Property Associates, Inc.
6. BUSINESS PHONE 9043476090 E-MAIL hpa007@aol.com
7. PROPERTY OWNED *(Address)* 3-5 Milton Street
8. PREFERRED MAILING ADDRESS P.O. Box 1002
9. OCCUPATION *(**include resume**)* Historian
10. PROFESSIONAL QUALIFICATIONS *(**submit a cover letter**)* please see attached
11. OTHER COMMENTS OR INFORMATION previous service on HARB beginning in 2003
12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revisions to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

Specific Instructions: The two questions below are designed to identify your ethnicity and race. **Regardless of your answer to question 1, go to question 2**.
Question 1. Are You Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.) ____**Yes** | X **No**
Question 2. Please select the racial category or categories with which you most closely identify by placing an "X" in the appropriate box.
RACIAL CATEGORY *(Check as many as apply)* _____American Indian or Alaska Native | _____Asian | _____ Native Hawaiian or Other Pacific Islander _____Black or African American | X White

13. SIGNATURE OF APPLICANT
Paul Weaver DATE 04/01/2026
14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that, if appointed, it is required by the State of Florida to file a financial disclosure Form 1 with the Florida Commission on Ethics, within thirty (30) days of appointment, and each year thereafter, covering the term of appointment and to file Form 1-F upon departure from the board. Submit applications to: Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, Florida 32085.

PLW
Initial

QUALIFICATIONS FOR PLANNING AND ZONING BOARD (PZB):

Authorization: Code of Ordinances, Chapter 28, Article II, Division 2.

Qualifications: All members of the Planning and Zoning Board shall reside in the city and shall hold no government office nor receive any salary or compensation for their services to the board herein created. No member shall be appointed for more than two (2) consecutive full terms.

Please check those qualifications that apply to you:

- ☐ Architect, Florida registered
- ☐ Planner, member APA or AICP
- ☐ Real Estate Broker, w/ County occupational license
- ☐ Educator, college level
- ☐ Engineer, Florida registered
- ☐ Merchant/Businessperson, City occupational license
- ☐ Preservation Organization Officer
- ☐ Environmental or Land Use Organization Officer
- ☐ Attorney, Florida Bar
- ☐ Landscape Architect, Florida registered
- ☐ Contractor, City contractor's license

QUALIFICATIONS FOR HISTORIC ARCHITECTURAL REVIEW BOARD (HARB):

Authorization: Code of Ordinances, Chapter 28, Article II, Division 3.

Qualifications: All members of the Historic Architectural Review Board shall hold no government office nor receive any salary or compensation for their services to the board herein created. While preference shall be given to current city residents, the city commission may appoint a non-resident upon a finding that such non-resident is uniquely qualified. No member shall be appointed for more than two (2) consecutive full terms. Alternates shall be appointed for a three (3) year term. Alternates shall have previously served as regular members and shall comply with all local and state requirements of office. Alternates will only be called upon to participate and vote at meetings in the event of an anticipated lack of quorum or bare minimum quorum of the regular members.

Persons who have demonstrated special interest, experience or knowledge in history, architecture or related disciplines who do not have a professional degree in any of the fields set forth in this section may be appointed by the city commission when persons with such degrees are not available for appointment, or when such appointment is determined to be in the best interest of the city.

Please check those qualifications that apply to you:

- ☑ History or related fields
- ☐ Archaeology
- ☑ Architectural History
- ☐ Historic Architecture
- ☐ Art History
- ☑ Former HARB Member
- ☐ Other

QUALIFICATIONS FOR CORRIDOR REVIEW COMMITTEE (CRC):

Authorization: Code of Ordinances, Chapter 28, Article II, Division 5.

Qualifications: All members of the Corridor Review Committee shall hold no government office nor receive any salary or compensation for their services to the board herein created. The initial appointment of members shall be as follows: two (2) members of the board as established herein shall be appointed for a term of three (3) years; two (2) members for a term of two (2) years; and one (1) for a term of one (1) year. Thereafter all members shall be appointed for a three (3) year term. Two (2) seats on the board shall be designated for a licensed, or retired, architect or landscape architect with preference given to those who are city residents or whose business is located within the city; and three (3) seats for property owners or tenants of properties located within the respective entry corridors: Anastasia Boulevard, San Marco Avenue, and King Street. The members of the CRC shall meet as needed, as an ad hoc committee meeting noticed by the City Clerk and shall meet at least annually to elect one (1) of its members as chairperson and one (1) as vice-chair.

Please check those qualifications that apply to you:

- ☐ Architect, Florida licensed or retired
- ☐ Landscape Architect, Florida licensed or retired
- ☐ Owner of property located within Entry Corridor
- ☐ Tenant of property located within Entry Corridor

HISTORIC PROPERTY ASSOCIATES.



Paul (at right) was honored with the City of St. Augustine's De Aviles Award in 2023 for service to the City of St. Augustine.

Exceeds qualifications in History and Architectural History for the Secretary of the Interior's Standards

Education

M.A. (1986) University of Florida/Latin American History/ Historic Preservation
B.A. (1976) University of Florida in American History

PAUL L. WEAVER
HPA President, Principal Consultant

QUALIFICATIONS SUMMARY

Paul Weaver is qualified as a historian and architectural historian under United States National Park Service professional qualification standards. He has amassed over 40 years of experience in historic preservation, including administering the National Register program in Florida for the Florida Department State, Division of Historical Resources from 1982 to 1984. There he reviewed and prepared nominations for individual and district nominations throughout the State of Florida. As a private consultant, Mr. Weaver has an unmatched record of listing properties in the National Register of Historic Places. He routinely appears before the Florida Historical Commission which reviews National Register nominations at the state level.

Member, Vice-Chair and Chair, Historic Architectural Review Board, City of St. Augustine, Florida (2003-current): Responsible for review of development projects in the City of St. Augustine's Historic Preservation Zoning Districts. Board responsibilities further include review of demolitions, ad valorem exemption applications, preservation planning documents, and National Register nominations under the National Park Service's Certified Local Government (CLG) Program. Measures undertaken during tenure include revised demolition ordinance for historic buildings and procedures for dealing with condemned/abandoned buildings in the Lincolnville Historic District.

Consultant, Vice-President & President/Owner, Historic Property Associates (1980-current): Professional preservation consultant responsible for documenting, describing, evaluating, and interpreting historic properties throughout the Southeast. Conducted site specific research and prepared reports for a wide range of historic properties; National Register of Historic Places nominations; preservation planning documents, including state model guidelines; federal and state compliance review reports; and grant applications; continuing education instructor for architects, planners, and interior designers; tax certification applications, preservation planning documents, and state and federal grant applications for community education, survey and planning, and acquisition and development projects.

Historian, Historic St. Augustine Preservation Board (1986-1987): Conducted research and prepared historical manuscripts and publications for preservation program focusing on St. Augustine's Hispanic past. Research on major Spanish documentary collections at the University of Florida, Gainesville, and at St. Augustine.

Consultant, Historic St. Augustine Preservation Board (1984-1986): Directed the definitive survey of St. Johns County, Florida, including all historical research, photography, architectural description, and preparation of all phases of the final report.

Historic Site Specialist, Florida Department of State (1982-1984): Administered National Register program, processed nominations, evaluated survey grant applications, reviewed tax credit applications and determinations of eligibility, supervised state funded surveys, provided technical assistance to the public, reviewed development projects for compliance with state and federal preservation law.

Historic Site Specialist, Historic St. Augustine Preservation Board (1978-1980): Participated in the definitive survey of St. Augustine, Florida, including historical research and preparation of the final report.

SELECTED PROJECTS

Paul has prepared National Register nominations including:

- St. Augustine Town Plan, Lincolnville, North City, Fullerwood, Nelmar Terrace, and the St. Augustine Alligator Farm historic districts
- St. Johns County Jail
- Constitution Obelisk
- St. Augustine City Waterworks
- St. Augustine Miniature Golf Course
- Fernandina Beach National Register Historic District boundary expansion
- Original Town of Fernandina (Old Town)
- John Denham Palmer House (Oxley-Heard Funeral Home)
- Merrick-Simmons House (reviewer)

Mr. Weaver worked in cooperation with the Amelia Island Fernandina Restoration Foundation on the Old Town Fernandina National Register nomination

Since 2023 he has successfully listed the following National Register properties in Florida:

- Imperial Towers Apartments, Titusville, Brevard County (2023)
- Ryburn Apartments, Vero Beach, Indian River County, (2024)
- The Lodge and Hut, Summer Haven, St. Johns County (2024)
- O'Brien Estate, Moultrie, St. Johns County, Florida, (2024)

Pending nominations currently under review include the Lincoln Park Historic District, Stuart, Florida and the Saint Paul A.M.E Church, Apalachicola.

March 31, 2026

Ms. Darlene Galambos
City Clerk
City of St. A
PO Box 1002
St. Augustine, FL, 32085

Re: Alternate Board member HARB

Dear Darlene,

Please accept this cover letter and attached application to serve as an Alternate Board member for the Historic Architectural Review Board (HARB).

Also thank you and your staff for your support throughout my years on HARB. The clerk's office has always been very professional and responsive to any records requests from myself and other HARB members during my tenure. I particularly appreciate you and Mari putting together the history of my years on HARB going back to 2003!

I look forward to working with your office and the HARB staff in the future if my application as an alternate is accepted.

Sincerely yours,

Paul/Paul L Weaver, III

Paul L. Weaver, President
Historic Property Associates, Inc.

C: Mari Lopes
Julie Courtney
Candice Seymour

Attachments:

HARB Application
Resume

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: Mayor and City Commissioners

DATE: March 31, 2026

RE: Reminder: Open Positions on Boards and Committees

Below is a list of Boards and Committees indicating current vacancies or upcoming term expirations. Your assistance in identifying and encouraging qualified candidates to apply is greatly appreciated.

- **Corridor Review Committee**
  [One (1) Term Expired - 3/28/26]

- **Historic Architectural Review Board**
  [One (1) Regular and One (1) Alternate Terms Expired - 3/28/26]

- **Lincolnville Community Redevelopment Area Steering Committee**
  [Two (2) Terms Expiring 4/30/2026]

- **Planning and Zoning Board**
  [One (1) Vacancy Expiring 9/30/2028]

Advertisements requesting applications for the above-referenced vacancy were published in the St. Augustine Record and posted on the City's website.

Sincerely,

Darlene Galambos

Darlene Galambos
City Clerk

xc: Clerk's Office

P R O C L A M A T I O N

***WHEREAS**, the Department of Defense has consistently acknowledged the vital role of military children and youth; and*

***WHEREAS,** these resilient young individuals demonstrate unwavering commitment, adaptability, and courage in the face of unique challenges; and*

***WHEREAS**, military children contribute significantly to the strength and resilience of our military families and communities; and*

***WHEREAS,** their sacrifices often go unnoticed, yet they play an essential role in supporting the Army's mission; and*

***WHEREAS,** the Month of the Military Child provides an opportunity to celebrate their achievements, honor their past, cherish the present, and shape a brighter future.*

***NOW, THEREFORE**, the City Commission of the City of St. Augustine does hereby proclaim the month of **April 2026**, as the **Month of the Military Child** in St. Augustine; and encourages citizens to recognize and appreciate the contributions of military children and youth, and we commit to providing them with quality care and positive youth development, and to observe the month with appropriate programs, ceremonies, and activities.*

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

_____

Nancy Sikes-Kline, Mayor

2026-15

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: March 30, 2026

RE: **SATISFACTION AND RELEASE OF UTILITY MORTGAGE – 111 MASTERS DRIVE**

Enclosed is a Satisfaction and Release of Mortgage for 111 Masters Drive, regarding the Unit Connection Fee Mortgage and Promissory Note executed between the City of St. Augustine and Bill Lazar, St. Johns Housing Partnership, Inc. The mortgage was recorded in the Public Records of St. Johns County on November 4, 2022. Copies of the Unit Connection Fee Mortgage and Promissory Note are enclosed as well for reference.

Please place this Release and Satisfaction of Mortgage on the consent agenda for consideration and execution at the April 13, 2026 City Commission meeting.

Please contact me if you have any questions or comments. Thank you.

Isabelle C. Lopez
City Attorney

/sl
Attachment

xc: Darlene Galambos, City Clerk (with original)

This instrument was prepared under the supervision and direction of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085

SATISFACTION AND
RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

THE CITY OF ST. AUGUSTINE, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is P.O. Box 210, St. Augustine, Florida, 32085-0210 (hereinafter referred to as "Mortgagee"), in consideration of the covenants and agreements set forth hereinafter, hereby releases **BILL LAZAR, ST. JOHNS HOUSING PARTNERSHIP, INC.**, whose address was 525 West King Street, St. Augustine, Florida 32084, its heirs, assigns or successors in title (hereinafter referred to as "Mortgagor"), from the Mortgage entitled, "Unit Connection Fee Mortgage," executed between the parties and dated September 26, 2022, recorded at Official Records Book 5660, Page 906, of the Public Records of St. Johns County, Florida, and relating to that certain lot, parcel or piece of land situated in the City of St. Augustine, St. Johns County, Florida, described in **Exhibit "A"** attached hereto and incorporated herein, and more commonly known as 111 Masters Drive, St. Augustine, Florida 32084.

Mortgagee hereby releases said Mortgagor from any obligations created by or existing by virtue of said Mortgage and the Promissory Note relating thereto recorded at Official Record Book 5660, Page 906, of the Public Records of St. Johns County, Florida, and such obligations related to said documents have been fully performed and are therefore satisfied.

IN WITNESS WHEREOF, this Satisfaction and Release of Mortgage has been duly signed and executed by the Mortgagee, this _____ day of _____, 2026.

ATTEST:

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

_____
Darlene Galambos, City Clerk

(S E A L)

By:_____
Nancy Sikes-Kline, Mayor-Commissioner

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, by means of [_] physical presence or [_] online notarization, **Nancy Sikes-Kline**, who is personally known to me, who is the person who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____, 2026.

_____

Notary Public, State of Florida

(S E A L)

EXHIBIT "A"

LEGAL DESCRIPTION: LOTS 103 AND 105, BLOCK 59-F, RAVENSWOOD SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL ID NUMBER: 110170-0000

LOCATION ADDRESS: 111 MASTERS DRIVE, ST. AUGUSTINE, FLORIDA 32084

Instr #2022102411 BK: 5660 PG: 906, Filed & Recorded: 11/4/2022 10:20 AM #Pgs:7
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $61.00 Doc M: $70.35 Int. Tax $40.03

UNIT CONNECTION FEE
MORTGAGE

THIS MORTGAGE, by and between, **Bill Lazar, St. Johns Housing Partnership, Inc** whose address is 111 Masters Drive St. Augustine, FL. 32084 (hereinafter called "Mortgagor") and **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized under the laws of the State of Florida, whose address is P.O. Box 210, Attention Financial Services Dept., St. Augustine, Florida, 32085 (hereinafter called "Mortgagee").

WITNESSETH that for good and valuable consideration, and also in consideration of the Mortgagee's deferment of certain water and/or sewer unit connection fees owed by the Mortgagor to the Mortgagee as evidenced by the Unit Connection Fee Promissory Note hereinafter described, the said Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee all that certain piece, parcel or tract of land of which the said Mortgagor is now seized and possessed and in actual possession, situate in the county of St. Johns and state of Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all structures and improvements now and hereafter on said land, and the fixtures attached thereto.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all the estate, right, title, interest, homestead, separate estate, possession, claim and demand whatsoever, as well in law as in equity, of the said Mortgagor in and to the same, and every part thereof, unto the said Mortgagee, in fee simple.

And the Mortgagor hereby covenants with the Mortgagee that it is indefeasibly seized of said land in fee simple; that it has full power and lawful right to convey the same in fee simple as aforesaid; and that said Mortgagor will make such further assurances to prove the fee simple title to said land to said Mortgagee as may be reasonably required.

Provided always, and these presents are executed and delivered upon the following conditions, to-wit:

The Mortgagor agrees to timely pay the Mortgagee, or order, the payments described in the copy of the Unit Connection Fee Promissory Note attached hereto as Exhibit "B" in the manner and at the times described therein.

And shall duly, promptly and fully perform, discharge, execute, effect, complete and comply with and abide by each and every of the stipulations, agreements, conditions, and covenants of said Promissory Note and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

And the Mortgagor further covenants as follows:

BK: 5660 PG: 907

1. That it will pay all and singular the costs, charges and expenses, including reasonable attorney's fees, and costs of abstracts of title, incurred or paid at any time by the Mortgagee because of the failure on the part of the Mortgagor promptly and fully to perform the agreements and covenants of said Promissory Note and this mortgage, and said costs, charges and expenses shall be immediately due and payable and shall be secured by the lien of this mortgage.

2. That (a) in the event of any breach of this mortgage or any mortgage superior or junior hereto or default on the part of the Mortgagor under this or any other mortgage encumbering the property mortgaged hereby, or (b) in the event that any of said sums of money herein referred to be not promptly and fully paid without demand or notice, or (c) in the event that each and every of the stipulations, agreements, conditions and covenants of said note and this mortgage are not promptly and fully performed, then in either or any such event, the said aggregate sum mentioned in said note then remaining unpaid, with interest accrued to that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of said Mortgagee, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such day, anything in said note or in this mortgage to the contrary notwithstanding; and thereupon or thereafter, at the option of said Mortgagee, without notice or demand, suit at law or in equity May be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee May foreclose this mortgage, as to the amount so declared due and payable, and the said premises shall be sold to satisfy and pay the same, together with costs, expenses and allowances.

3. That the Mortgagee will make monthly payments in the amount of $380.14 for 60 Months, with the first payment due October 15, 2022.

IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal, this _____.

Signed, sealed and delivered in the presence of:

Teresa M Snoddy
Witness

Printed Name: Teresa M Snoddy

BY: _____

(Name) Bill Lazar, St. Johns Housing Partnership, Inc
(Address) 111 Masters Drive
St. Augustine, FL. 32084
(Telephone) (904) 824-0902

Sue-Gibbons
Witness

Printed Name: Susan Gibbons

BK: 5660 PG: 908

*** NOTARY CERTIFICATION APPEARS ON THE FOLLOWING PAGE ***

FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

STATE OF Florida
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Bill Lazar, St. Johns Housing Partnership, Inc,** by means of [_] physical presence or [_] online notarization, who is personally known to me or who has produced Fl Drivers License as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 9/26/22.

Kaitlyn Arbuckle
Notary Public, State of Florida

KAITLYN ARBUCKLE
Notary Public - State of Florida
Commission # HH 132944
My Comm. Expires May 23, 2025
Bonded through National Notary Assn.

COPY

BK: 5660 PG: 909

Exhibit "A"

LEGAL DESCRIPTION

Parcel ID Number: 110170-0000

LOTS 103 AND 105, BLOCK 59-F, RAVENSWOOD SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

COPY

BK: 5660 PG: 910

UNIT CONNECTION FEE
PROMISSORY NOTE

APPLICANT(S) NAME: Bill Lazar, St. Johns Housing Partnership, Inc
ADDRESS: 111 Masters Drive
St. Augustine, FL. 32084

$20,017.28 St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at 111 Masters Drive Augustine, FL. 32084, the undersigned, jointly and severally, promises to pay to the order of **CITY OF ST. AUGUSTINE, P.O. Box 210, St. Augustine, Florida, 32085**, or elsewhere as the holder hereof may from time to time require, the principal sum of **20,017.28 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **5.26 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **380.14 Dollars**, commencing on **October 15, 2022,** and continuing the same date each and every month thereafter until paid in full, said installments to be applied first to interest and the balance to principal.

The maker(s) hereof waives presentment for payment and demand. Time is of the essence hereof. It is expressly agreed that if this Note or any part or installment thereof be not paid within ten (10) days after the same becomes due and payable, anything herein to the contrary notwithstanding, the maker(s) hereof understands that all unpaid sums shall immediately be due and payable at once, without notice or demand, together with all costs of collection, including reasonable attorney's fees, whether suit be filed or not.

The maker(s) hereof may prepay any part of the principal sum hereof in any amount at any time, but any such prepayment shall not relieve the maker(s) hereof from making payment of the installment then due nor any subsequent installment provided hereby, unless at the time of such prepayment the maker(s) hereof pays all sums hereon.

Any waiver of the right to exercise any option by the holder hereof shall not constitute a waiver of the right to exercise said option at any future time.

All notices, demand, presentment, dishonor, and requirements under any law of Florida are hereby expressly waived.

Note: Fl. Stat. 159.17 – Lien of services charges – any municipality issuing revenue bonds hereunder shall have a lien on all lands or premises served by any water system, sewer system or gas system for all service charges for such facilities until paid, which liens shall be prior to all other liens on such lands or premises except the lien of state, county and municipal taxes and shall be on a parity with the lien of such state, county and municipal taxes. Such liens, when delinquent for more than 30 days, may be foreclosed by such municipality in the manner provided by the laws of Florida for the foreclosure of mortgages on real property.

Exhibit "B"

This Note is secured by and subject to the terms of a mortgage (or a letter of credit) of even date herewith.

Signed, sealed, and delivered **dated as of** _____, in the presence of:

Teresa M Snoddy
Witness
Printed Name: Teresa M Snoddy

Susan Gddens
Witness
Printed Name: Susan Gddens

BY: _____
(Name) Bill Lazar, St. Johns Housing Partnership, Inc
(Address) 111 Masters Drive
St. Augustine, FL. 32084
(Telephone) (904) 824-0902

BK: 5660 PG: 912

FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

STATE OF Florida

COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Bill Lazar, St. Johns Housing Partnership, Inc** by means of [_] physical presence or [_] online notarization, who is personally known to me or who has produced Fl Driver's License as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 9/26/22.

Kaitlyn Arbuckle
Notary Public, State of Florida

KAITLYN ARBUCKLE
Notary Public - State of Florida
Commission # HH 132944
My Comm. Expires May 23, 2025
Bonded through National Notary Assn.

Copy

City of St.Augustine
Customer Service
50 Bridge Street
St. Augustine, FL 32084
(904) 825-1037

03/19/2026 10:09AM Elise H.
006039-0003

TAP ACCOUNTS
ST JOHNS HOUSING PARTNERSHIP INC
55173
2026 Item: 1780972
Balance due: $0.00
Balance unpaid: $0.00

UTILITY CONNECTION - INTEREST	$20,669.11
UTILITY CONNECTION - PRINCIPAL	$0.00
	$20,669.11

Subtotal	**$20,669.11**
Total	**$20,669.11**
CHECK [redacted]	$20,669.11
Change due	**$0.00**

Paid by: ST JOHNS HOUSING PARTNERSHIP INC

Thank you for your payment.
Online payments can be made at:
https://cityofstaugustinefl.municipalonlinepayments.com/cityofstaugustinefl/utilities

CUSTOMER COPY

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: March 30, 2026

RE: **SATISFACTION AND RELEASE OF UTILITY MORTGAGE – 135 AND 137 THEODORE STREET**

Enclosed is a Satisfaction and Release of Mortgage for 135 Theodore Street and 137 Theodore Street, regarding the Unit Connection Fee Mortgage and Promissory Note executed between the City of St. Augustine and St. Johns Housing Partnership, Inc. The mortgage was recorded in the Public Records of St. Johns County on February 16, 2024. Copies of the Unit Connection Fee Mortgage and Promissory Note are enclosed as well for reference.

Please place this Release and Satisfaction of Mortgage on the consent agenda for consideration and execution at the April 13, 2026 City Commission meeting.

Please contact me if you have any questions or comments. Thank you.

Isabelle C. Lopez
City Attorney

/sl
Attachment

xc: Darlene Galambos, City Clerk (with original)

This instrument was prepared under the supervision and direction of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085

SATISFACTION AND
RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

THE CITY OF ST. AUGUSTINE, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is P.O. Box 210, St. Augustine, Florida, 32085-0210 (hereinafter referred to as "Mortgagee"), in consideration of the covenants and agreements set forth hereinafter, hereby releases **ST. JOHNS HOUSING PARTNERSHIP, INC.**, whose address was 525 West King Street, St. Augustine, Florida 32084, its heirs, assigns or successors in title (hereinafter referred to as "Mortgagor"), from the Mortgage entitled, "Unit Connection Fee Mortgage," executed between the parties and dated February 8, 2024, recorded at Official Records Book 5901, Page 1072, of the Public Records of St. Johns County, Florida, and relating to that certain lot, parcel or piece of land situated in the City of St. Augustine, St. Johns County, Florida, described in **Exhibit "A"** attached hereto and incorporated herein, and more commonly known as 135 Theodore Street, St. Augustine, Florida 32084 and 137 Theodore Street, St. Augustine, Florida 32084.

Mortgagee hereby releases said Mortgagor from any obligations created by or existing by virtue of said Mortgage and the Promissory Note relating thereto recorded at Official Record Book 5901, Page 1072, of the Public Records of St. Johns County, Florida, and such obligations related to said documents have been fully performed and are therefore satisfied.

IN WITNESS WHEREOF, this Satisfaction and Release of Mortgage has been duly signed and executed by the Mortgagee, this _____ day of _____, 2026.

ATTEST:

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

_____
Darlene Galambos, City Clerk

By:_____
Nancy Sikes-Kline, Mayor-Commissioner

(S E A L)

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, by means of [_] physical presence or [_] online notarization, **Nancy Sikes-Kline**, who is personally known to me, who is the person who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____, 2026.

_____

Notary Public, State of Florida

(S E A L)

EXHIBIT "A"

LEGAL DESCRIPTION: LOTS 103 AND 105, BLOCK 59-F, RAVENSWOOD SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL ID NUMBER: 110170-0000

LOCATION ADDRESS: 135 THEODORE STREET, ST. AUGUSTINE, FLORIDA 32084
137 THEODORE STREET, ST. AUGUSTINE, FLORIDA 32084

Instr #2024011994 BK: 5901 PG: 1072, File[illegible] Recorded: 2/16/2024 4:17 PM #Pgs:7
Brandon J. Patty,Clerk of the Circuit Court [illegible]d County Comptroller St. JohnsCounty FL [illegible]ording $61.00

UNIT CONNECTION FEE
MORTGAGE

THIS MORTGAGE, by and between, **St. Johns Housing Partnership whose** address is 525 West King Street St. Augustine, FL. 32086 (hereinafter called "Mortgagor") and **CITY OF ST. AUGUSTINE, FLORIDA,** a municipal corporation organized under the laws of the State of Florida, whose address is P.O. Box 210, Attention Financial Services Dept., St. Augustine, Florida, 32085 (hereinafter called "Mortgagee").

WITNESSETH that for good and valuable consideration, and also in consideration of the Mortgagee's deferment of certain water and/or sewer unit connection fees owed by the Mortgagor to the Mortgagee as evidenced by the Unit Connection Fee Promissory Note hereinafter described, the said Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee all that certain piece, parcel or tract of land of which the said Mortgagor is now seized and possessed and in actual possession, situate in the county of St. Johns and state of Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all structures and improvements now and hereafter on said land, and the fixtures attached thereto.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all the estate, right, title, interest, homestead, separate estate, possession, claim and demand whatsoever, as well in law as in equity, of the said Mortgagor in and to the same, and every part thereof, unto the said Mortgagee, in fee simple.

And the Mortgagor hereby covenants with the Mortgagee that it is indefeasibly seized of said land in fee simple; that it has full power and lawful right to convey the same in fee simple as aforesaid; and that said Mortgagor will make such further assurances to prove the fee simple title to said land to said Mortgagee as may be reasonably required.

Provided always, and these presents are executed and delivered upon the following conditions, to-wit:

The Mortgagor agrees to timely pay the Mortgagee, or order, the payments described in the copy of the Unit Connection Fee Promissory Note attached hereto as Exhibit "B" in the manner and at the times described therein.

And shall duly, promptly and fully perform, discharge, execute, effect, complete and comply with and abide by each and every of the stipulations, agreements, conditions, and covenants of said Promissory Note and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

And the Mortgagor further covenants as follows:

1. That it will pay all and singular the costs, charges and expenses, including reasonable attorney's fees, and costs of abstracts of title, incurred or paid at any time by the Mortgagee because of the failure on the part of the Mortgagor promptly and fully to perform the agreements and covenants of said Promissory Note and this mortgage, and said costs, charges and expenses shall be immediately due and payable and shall be secured by the lien of this mortgage.

2. That (a) in the event of any breach of this mortgage or any mortgage superior or junior hereto or default on the part of the Mortgagor under this or any other mortgage encumbering the property mortgaged hereby, or (b) in the event that any of said sums of money herein referred to be not promptly and fully paid without demand or notice, or (c) in the event that each and every of the stipulations, agreements, conditions and covenants of said note and this mortgage are not promptly and fully performed, then in either or any such event, the said aggregate sum mentioned in said note then remaining unpaid, with interest accrued to that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of said Mortgagee, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such day, anything in said note or in this mortgage to the contrary notwithstanding; and thereupon or thereafter, at the option of said Mortgagee, without notice or demand, suit at law or in equity May be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee May foreclose this mortgage, as to the amount so declared due and payable, and the said premises shall be sold to satisfy and pay the same, together with costs, expenses, and allowances.

3. That the Mortgagee will make monthly payments in the amount of $292.97 for 120 Months, with the first payment due March 15, 2024.

IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal, this 8th day of February 2024

Signed, sealed, and delivered in the presence of:

Witness

Printed Name: Sarah Bakker

Witness

Printed Name: Laura Morse

BY:

(Name) Bill Lazar
St. Johns Housing Partnership
(Address) 525 W. King Street
St. Augustine, FL. 32086
(Telephone) 904- 824- 0902

*** * * NOTARY CERTIFICATION APPEARS ON THE FOLLOWING PAGE * * ***

FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

STATE OF Florida
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Bill Lazar, St. Johns Housing Partnership,** by means of [✓] physical presence or [ ] online notarization, who is personally known to me or who has produced FL Drivers Lisense as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 8th day of February 2024

Notary Public, State of Florida

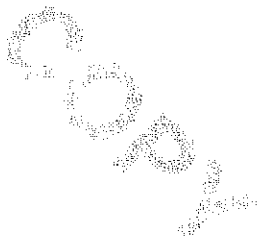
ALINE LAURIA
MY COMMISSION # HH 383863
EXPIRES: February 16, 2027

Exhibit "A"

LEGAL DESCRIPTION

Parcel ID Number: 110170-0000

LOTS 103 AND 105, BLOCK 59-F, RAVENSWOOD SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1, PAGE 116 OF THE PUBLIC RECORDS



UNIT CONNECTION FEE
PROMISSORY NOTE

APPLICANT(S) NAME: Bill Lazar, St. Johns Housing Partnership
ADDRESS: 525 West King Street
St. Augustine, FL. 32086

$23,557.78 St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at **135 and 137 Theodore Street St. Augustine, FL. 32084**, the undersigned, jointly and severally, promises to pay to the order of **CITY OF ST. AUGUSTINE, P.O. Box 210, St. Augustine, Florida, 32085**, or elsewhere as the holder hereof may from time to time require, the principal sum of **23,557.78 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **8.57 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **292.97 Dollars**, commencing on **March 15, 2024,** and continuing on the same date each and every month thereafter until paid in full, said installments to be applied first to interest and the balance to principal.

The maker(s) hereof waives presentment for payment and demand. Time is of the essence hereof. It is expressly agreed that if this Note or any part or installment thereof be not paid within ten (10) days after the same becomes due and payable, anything herein to the contrary notwithstanding, the maker(s) hereof understands that all unpaid sums shall immediately be due and payable at once, without notice or demand, together with all costs of collection, including reasonable attorney's fees, whether suit be filed or not.

The maker(s) hereof may prepay any part of the principal sum hereof in any amount at any time, but any such prepayment shall not relieve the maker(s) hereof from making payment of the installment then due nor any subsequent installment provided hereby, unless at the time of such prepayment the maker(s) hereof pays all sums hereon.

Any waiver of the right to exercise any option by the holder hereof shall not constitute a waiver of the right to exercise said option at any future time.

All notices, demand, presentment, dishonor and requirements under any law of Florida are hereby expressly waived.

Note: Fl. Stat. 159.17 – Lien of services charges – any municipality issuing revenue bonds hereunder shall have a lien on all lands or premises served by any water system, sewer system or gas system for all service charges for such facilities until paid, which liens shall be prior to all other liens on such lands or premises except the lien of state, county and municipal taxes and shall be on a parity with the lien of such state, county and municipal taxes. Such liens, when delinquent for more than 30 days, may be foreclosed by such municipality in the manner provided by the laws of Florida for the foreclosure of mortgages on real property.

Exhibit "B"

This Note is secured by and subject to the terms of a mortgage (or a letter of credit) of even date herewith.

Signed, sealed and delivered **dated as of** February 8th 2024, in the presence of:

Witness
Printed Name: Sarah Palmer

Witness
~~Printed~~ Name: Laura Morse

BY:

(Name) Bill Lazar
(Address) 525 West King Street
St. Augustine, FL. 32086
(Telephone) 904- 824-0902

FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

STATE OF Florida

COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Bill Lazar, St. Johns Housing Partnership ,** by means of [✓] physical presence or [_] online notarization, who is personally known to me or who has produced Fl Drivers License as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 8th day of February 2024

ALINE LAURIA
MY COMMISSION # HH 363663
EXPIRES: February 16, 2027

Notary Public, State of Florida

City of St.Augustine
Customer Service
50 Bridge Street
St. Augustine, FL 32084
(904) 825-1037

03/19/2026 10:09AM Elise H.
006039-0003

TAP ACCOUNTS
ST JOHNS HOUSING PARTNERSHIP INC
55173
2026 Item: 1780972
Balance due: $0.00
Balance unpaid: $0.00

UTILITY CONNECTION - INTEREST	$20,669.11
UTILITY CONNECTION - PRINCIPAL	$0.00
	$20,669.11
Subtotal	**$20,669.11**
Total	**$20,669.11**
CHECK [redacted]	$20,669.11
Change due	**$0.00**

Paid by: ST JOHNS HOUSING PARTNERSHIP INC

Thank you for your payment.
Online payments can be made at:
https://cityofstaugustinefl.municipalonlinepayments.com/cityofstaugustinefl/utilities

CUSTOMER COPY

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: David Birchim, AICP
City Manager

DATE: April 13, 2026

RE: 2026 City Commission Citizenship Awards

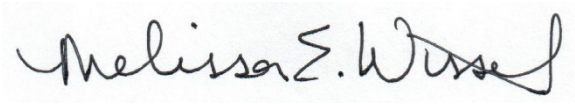
The students listed below will be awarded the 2026 City Commission Citizenship Awards. Each student will receive a certificate, a lapel pin, and a stipend check for $500.00. Both students reside within the City of St. Augustine.

Gretta Millard – Grade 12
St. Augustine High School

Amelia Drysdale – Grade 12
St. Augustine High School

These candidates were submitted by St. Johns County School District according to the rules set forth in Resolution 2024-42. Upon their approval, the award ceremony will be included on April 28, 2026, during the Special Presentations, Recognitions, and Proclamations section of the regularly scheduled City Commission Meeting.

Respectfully,



Melissa Wissel
Communications Director

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

Name of Student Nominee: Greta Millard

School of Record: Saint Augustine High School

City: Zip: 32080 ☒ Yes, I live in the City Limits of St. Augustine

Nominating Volunteer Organization: Saint Augustine High School

Person making nomination: Dean Joseph Gregos

Email address: joseph.gregos@stjohns.k12.fl.us

Phone: 904-547-8829

Description of CHARACTER COUNTS! Recognition:

Greta models trustworthiness through her numerous club participation and respect with her leadership roles in her church, lacrosse team, and Link Crew.

Extracurricular activities, service to the community, school, church or volunteer activity:

She is a Youth Elder of Memorial Presbyterian Church, an active member of NHS, Interact Club, and Psychology club as well as an SAHS Link Crew leader.

Additional information, such as higher education/employment plans after graduation:

After graduation, she will be attending Embry-Riddle Aeronautical University to study Aerospace Engineering and Spanish.

To Whom It May Concern,

It is with great enthusiasm that I recommend Greta Millard for the City of St. Augustine Citizenship Nomination. Greta is an exceptional student who exemplifies the qualities of leadership, service, and integrity that this recognition seeks to honor.

Academically, Greta is a strong and dedicated student who consistently demonstrates a commitment to excellence in her coursework. She approaches her studies with focus, responsibility, and a genuine desire to learn. However, what truly distinguishes Greta is the impact she makes beyond the classroom.

Greta is a highly engaged and valued member of the St. Augustine High School community. She is actively involved in several organizations, including Psychology Club, National Honor Society, Interact Club, and Link Crew, where she serves as a leader supporting and mentoring younger students as they transition into high school. In addition, Greta demonstrates exceptional leadership as the captain of the girls lacrosse team, where she leads by example, promotes teamwork, and encourages a positive and inclusive team culture.

Beyond school, Greta continues to make a meaningful impact in the community. She serves as a Youth Elder at Memorial Presbyterian Church, demonstrating her commitment to leadership, service, and character development in both school and faith-based settings. Her ability to balance these responsibilities speaks to her maturity, time management, and dedication to serving others.

In addition to her involvement, Greta has demonstrated an outstanding commitment to service, completing 277 volunteer hours throughout the St. Augustine community with a variety of local organizations. Through these experiences, she has shown compassion, reliability, and a sincere dedication to helping others. Whether assisting with community events, supporting local programs, or giving her time to those in need, Greta consistently goes above and beyond to make a difference.

Greta Millard truly embodies the spirit of citizenship. Her academic dedication, leadership roles, and extensive community involvement make her an outstanding candidate for this nomination. I am confident that she will continue to positively impact those around her and represent the values of St. Augustine with pride.

Please feel free to contact me if you need any additional information.

Sincerely,
Mr. Earl Brown
St. Augustine High

Travis Brown - Principal
Carla Brown, Earl Brown, and Twila Needham – Assistant Principals
904-547-8530

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

Name of Student Nominee: Amelia Drysdale

School of Record: Saint Augustine High School

City: Zip: 32084 ☒ Yes, I live in the City Limits of St. Augustine

Nominating Volunteer Organization: Saint Augustine High School

Person making nomination: Dean Joseph Gregos

Email address: joseph.gregos@stjohns.k12.fl.us

Phone: 904-547-8829

Description of CHARACTER COUNTS! Recognition:

Amelia exemplifies citizenship through her ongoing support with local community service and responsibility through her involvement with athletics and marine corps training.

Extracurricular activities, service to the community, school, church or volunteer activity:

She is an active member of NHS, founded the School's gardening club, and participates in the MLK neighborhood cleanup, local food drives, and Varsity Softball.

Additional information, such as higher education/employment plans after graduation:

She hopes to pursue a career in technology and security systems with the U.S. Coast Guard Academy or a Florida State college.

Dear Selection Committee,

I am honored to recommend Amelia Drysdale for the City of St. Augustine Citizenship Nomination. Amelia is an outstanding student who exemplifies the qualities of leadership, service, and character that this recognition seeks to celebrate. Not only is she a strong academic performer, but she is also deeply committed to making a positive impact within the St. Augustine High School community and beyond.

Amelia has demonstrated an exceptional dedication to service, accumulating over 219 volunteer hours through her work with various organizations throughout St. Augustine. Whether assisting with local outreach initiatives, supporting community events, or contributing to service-based programs, she consistently approaches each opportunity with enthusiasm, reliability, and a genuine desire to help others. Her involvement in National Honor Society and participation in food drives further reflect her commitment to serving those in need and giving back to her community.

In addition to her service, Amelia is a natural leader and innovator. She founded the school's first gardening club, creating opportunities for students to engage in sustainability efforts and hands-on learning while fostering a sense of community. Her leadership extends to athletics as well, where she is a dedicated member of the varsity softball team. Outside of school, Amelia enjoys running, swimming, and surfing; activities that highlight her active lifestyle and determination.

Amelia's participation in Marine Corps training speaks to her discipline, resilience, and willingness to challenge herself. She consistently seeks opportunities to grow, both personally and as a leader, and she carries herself with integrity and respect in all that she does.

Amelia Drysdale is a remarkable young individual whose contributions to her school and community are both meaningful and lasting. I wholeheartedly recommend her for the City of St. Augustine Citizenship Nomination and am confident she will continue to make a positive difference wherever she goes.

Sincerely,

Earl Brown
St. Augustine High School

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: David Birchim
City Manager

DATE: April 2, 2026

RE: Memorandum of Understanding

The attached is the memorandum of understanding (MOU) agreement between the City of St. Augustine and the Coastal Florida Police Benevolent Association. This MOU modifies "Article 20 – Vacation" to correct a clerical error in the bi-weekly accrual rate for service between 85 and 96 months, which should be 8.6154 instead of 12.6154.

Please add this to the consent agenda for the City Commission meeting on April 13th for approval.

As always, please do not hesitate to contact me if you have any questions.

Donna S. Hayes
Human Resources Director

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into between the City of St. Augustine (City) and the Coastal Florida Police Benevolent Association (Union). The parties agree as follows:

Article 20, Section 1 will be modified to correct the total biweekly accrual for service months 85-96 from 12.6154 to 8.6154. The correction was due to a clerical error that neither party noticed during contract review.

No other provision of the current collective bargaining agreement will be affected by this Memorandum of Understanding.

This Memorandum of Understanding shall be subject to ratification by both the bargaining unit members and the City Commission.

CITY OF ST. AUGUSTINE	COASTAL FLORIDA POLICE BENEVOLENT ASSOCIATION
_____	_____
David Birchim, for the City	Alexander Barrera, for the Union
_____	_____
Date	Date

Subject to ratification by the City of St. Augustine City Commission
RATIFIED BY THE CITY COMMISSION

_____ Date: _____
Darlene Galambos, City Clerk

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: April 2, 2026

RE: **EMINENT DOMAIN: LAKE MARIA SANCHEZ– INVOICE FOR PROFESSIONAL SERVICES**

Enclosed please find Invoice No. 03-2026-16-5814 dated April 2, 2026 from Cavendish Partners, P.A. for legal services rendered in the Lake Maria Sanchez eminent domain matter.

The amount due is **$823.50**. We have reviewed the billing and submit same to you for placement on the consent agenda for the April 13, 2026 City Commission meeting.

WITH THIS INVOICE THE TOTAL EXPENDED TO DATE FOR ATTORNEY'S FEES AND COSTS ON THIS MATTER EQUALS $94,584.84.

Thank you.

Isabelle C. Lopez
City Attorney

/sl
Attachment

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

CAVENDISH
PARTNERS
P.A.

200 West Forsyth Street, Suite 1300
Jacksonville, FL 32202

INVOICE

Date: 04/02/2026
Invoice #: 03-2026-16-5814
Matter: Eminent Domain re Lake Maria Sanchez

File #: 5814

INVOICE TOTAL AND BALANCE DUE $823.50

Bill To:
Isabelle Lopez, City Attorney
75 King Street
P.O. Box 210
St Augustine, FL 32085
Due Date: 05/02/2026
Please Remit Payment To:
Cavendish Partners, P.A.
200 West Forsyth Street
Suite 1300
Jacksonville, FL 32202

PAYMENTS RECEIVED AFTER 03/31/2026 ARE NOT REFLECTED IN THIS BALANCE DUE INVOICE