

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, MAY 5, 2026 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) April 7, 2026 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2026-0018
Continued from the
April 7, 2026,
Regular Meeting

Scott G Ross - Applicant
c/o Home Sweet Accessible Home, Inc
Scott Ross and Kim Ross - Owner
[28 Montrano Ave](#)
To approve a variance to the side yard setback requirement and maximum lot coverage.
6. Use by Exception
 - a) PZB2026-0030
Continued from the
April 7, 2026,
Regular Meeting

Greg Charalambous - Applicant
c/o Runny Ink Printing
Thompson Bros Realty Inc - Owner
[1095 Anastasia Blvd](#)
To approve a use by exception for professional and business offices.
 - b) PZB2026-0033

Lamanda Sears - Applicant & Owner
[70 Abbott St](#)
To approve a use by exception for off-site parking within the Municipal Parking Garage and off-site parking within a private parking facility.

7. Conservation Overlay Zone Development

- a) PZB2026-0010
*Continued from the
April 7, 2026,
Regular Meeting*
Frederic Depuydt - Applicant
c/o Atlantic Property Builders LLC
Integrated Property Holdings Inc - Owner
[E Park Ave / PID #152400-2030](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.
- b) PZB2026-0027
*Continued from the
April 7, 2026,
Regular Meeting*
Christina Evans, AICP - Applicant
c/o Gulfstream Design Group, LLC
William Lazar - Owner
c/o St. Johns Housing Partnership, Inc.
[5 N Whitney St](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.
- c) PZB2026-0031
*Continued from the
April 7, 2026,
Regular Meeting*
Matthew H. Lahti, P.E. - Applicant
c/o Gulfstream Design Group, LLC
City of St. Augustine - Owner
[500 Anastasia Blvd](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.
- d) PZB2026-0035
Ryan Carter - Applicant
c/o Carter Environmental Services
Charles Osborne - Owner
[Pelican Reef Dr / PID #158573-0110](#)
To approve the construction of a dock within Conservation Overlay Zone 1 & 2.
- e) PZB2026-0036
William Tunstall - Applicant
c/o Tunstall Construction
Kevin Vandyke - Owner
[Fancher Ct / PID #160660-0120](#)
To approve the removal of significant trees & significant tree canopy within Conservation Overlay Zone 3.

8. Land Use Plan Amendment & Rezoning

- a) PZB2026-0038
Kyle Campbell - Applicant
Kyle Campbell - Owner
c/o Dream Wedding Suites LLC
[112 Martin Luther King Ave](#)
To recommend a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Low Intensity and a compatible rezoning from Residential Single Family-Two (RS-2) to Commercial Low-One (CL-1).

9. Other Business

10. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting April 7, 2026

The Planning and Zoning Board met in formal session Tuesday, April 7, 2026, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Ashleigh Barnes, Chairperson and the following were present:

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

City Staff: Amy Skinner, Director, Planning & Building Department
Sarah Daugherty, Senior Planner
Jennifer Thompson, Senior Planner, AICP, MPA, CFM
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

2. General Public hearings for Items Not on the Agenda

none

3. Approval of Minutes

MOTION

Mr. Pappas MOVED to APPROVE the February 3, 2026 and the March 3, 2026 minutes with the following change: remove Ms. Tucker and add Ms. Barnes as the person who adjourned the meeting. The motion was SECONDED by Mr. Davis and PASSED BY UNANIMOUS VOICE VOTE.

Ms. Lopez advised that a strike through would be sufficient for the change and the correction was made.

4. Modification and Approval of Agenda

7.d. PZB2026-0027 requested a continuance to the May 5, 2026 Regular Meeting.

7.e. PZB2026-0031 requested a continuance to the May 5, 2026 Regular Meeting.

MOTION

Mr. Pappas MOVED to APPROVE the Agenda with the following modifications: continuance of PZB 2026-0027 and PZB 2026-0031 to the May 5, 2026 meeting. The motion was SECONDED by Ms. Johns and PASSED BY UNANIMOUS VOICE VOTE.

5. Variance

5. (a) PZB2026-0018 – Scott G Ross c/o Home Sweet Accessible Home, Inc – Applicant
Scott and Kim Ross – Owner
28 Montrano Avenue

To approve a variance to the side yard setback requirement and maximum lot coverage.

Ms. Thompson read the staff report and said based on a review of Sec. 28-29 staff find that the Board can CONTINUE until the

applicant identifies how they meet the four variance criteria, or APPROVE as variance criteria is met, or DENY the application based on the variance criteria not being met for a variance request to reduce the side yard setback and increase the allowable lot coverage for an accessory structure.

Scott Ross reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- No singular disadvantage was identified
- There was no other area to place the structure
- The neighbors were in favor of this structure
- This accessory structure would have to meet the primary structure's setbacks
- A possible disadvantage would be the trees in the area that would have to be removed
- Roofed structure with open walls that could be enclosed
- The motion could include the specifics of leaving the walls open
- The applicant had the burden of proof to meet the criteria of variance
- The property line was at an angle; however, there was no evidence to show disadvantage
- The criteria was explained to the applicant
- Planting bamboo on the property line would mask the RV

MOTION

Mr. Blow MOVED to CONTINUE application PZB2026-0018 to the May 5,

2026 meeting. The motion was SECONDED by Ms. Johns.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) PZB2026-0026 – Karen Cowart c/o Karen Cowart Design Associates, Inc – Applicant
Stephen Kelly – Owner
15 Avista Circle

To approve a variance to reduce the setback of a retaining wall.

Ms. Thompson read the staff report and said based on a review of Sec. 28-29 staff find that the Board can APPROVE the variance request to reduce the side yard setback for a retaining wall as the variance criteria are met.

Karen Cowart reviewed the application. She advised that fill that would be added to the garage only and this would be the owner's primary residence.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- The garage would remain the same
- The existing drainage patterns would not change
- The letter from flood plain coordinator was persuasive

MOTION

Mr. Pappas MOVED to APPROVE application PZB2026-0026 based on the review of Section 28-29 that this met the

criteria. The motion was **SECONDED** by Ms. Kelly.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Lopez advised the applicant not to respond to any email requests for payment of permits. She reminded the applicant that this was not the final step in the permitting process.

6. Use by Exception

6. (a) PZB2026-0025 – Gary McGeddy c/o Harvest of St. Augustine – Applicant Trinity Episcopal Parish – Owner 17 King Street

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

Ms. Thompson read the staff report and said staff finds that the use as a cocktail lounge/tavern at 17 King Street would be consistent with the provisions for a use by exception. Based on a review of Sec. 28-29 staff finds that the Board may APPROVE or APPROVE with CONSIDITIONS the Use by Exception request for a cocktail lounge/tavern at 17 King Street.

Steven Husson reviewed the application. The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- The applicant explained the different liquor licenses available for restaurants

- No issue if the stated intentions were adhered to
- Confirmed that the lease had restrictions

Ms. Lopez advised that the city did not enforce private leases. She said that conditions could be added to the order that could be enforced.

- Square footage for bottle sales was 20% of the total space
- The total square footage of the leased space was 4,500 square feet
- Live music should only be inside the restaurant

MOTION

Mr. Pappas **MOVED** to **APPROVE** application **PZB2026-0025** with the condition that the bottle sales do not exceed twenty percent of the current 4,500 square feet and the food sales must be at least fifty-one percent of the gross sales. The motion was **SECONDED** by Mr. Blow

VOTE ON MOTION:

AYES: Pappas, Bowl, Davis, Tucker, Johns

NAYES: Kelly

MOTION CARRIED 5/1

Ms. Lopez advised that this approval was not the final step, that building permits would need to be obtained and approved.

6. (b) PZB2026-0030 – Greg Charalambous c/o Runny Ink Printing – Applicant Thompson Bros Realty Inc – Owner 1095 Anastasia Boulevard

To approve a use by exception for professional and business offices.

Ms. Thompson read the staff report and said based on a review of Sec. 28-29 staff find that the Board can APPROVE, APPROVE with CONDITIONS, a use by exception for a

professional and business located at 1095 Anastasia Boulevard.

Greg Charalambous reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- This building had always been some type of low use office
- Stated possible problems because of light manufacturing as well as possible retail and delivery
- There appeared to be room for the delivery truck
- Must enforce no parking on Casa Nova or blocking the street
- Parking appeared to be an issue that needed to be discussed

Ms. Skinner advised that this was a Residential Medium District. She told the Board that printing and manufacturing was not allowed in this district.

Ms. Kelly asked that because different uses of the building had come to light, would this require further review from the staff.

Ms. Skinner advised that the applicant should come to the Friday review to provide more details of how they propose to use the building to determine if it would still come under an office use as defined by the zoning code.

Ms. Johns asked the applicant if they would like to ask for a continuance, and the response was affirmative.

MOTION

Mr. Blow MOVED to CONTINUE application PZB2026-0030 the May 5, 2026 meeting. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Conservation Zone Development

**7. (a) PZB2026-0010 – Frederic Depuydt
c/o Atlantic Property Builders LLC –
Applicant
Integrated Property Holdings Inc – Owner
E. Park Avenue / PID 152400-2030**

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3.

Frederic Depuydt reviewed the application

The Board presented their Ex Parte Communication.

Ms. Johns reviewed the certified notice responses and emails for the application.

Public hearing was opened.

Ruby Railey had two concerns, the first one was the safety in the area as the trees were being taken down and also thought that the trees had been damaged purposely so that they could be removed.

Kelsey May questioned the method used by the construction company. She wanted to know if there was a fee structure for companies that removed trees without approval.

Debbie Wiles was concerned with the safety practices of the contractor.

Tawny Kern said that the company was working in the dark and one tree was not savable. She told the board that there was a large oak that needed to be saved. She thought there would be habitat loss and noise pollution.

Gina Burrell, a member of the street tree advisory committee, expressed confusion that the city was planting trees everywhere and yet others were taking down significant trees.

BJ Kalaidi said if there were any dollars for mitigation, the money should go to the Fullerwood area as this was where the tree had been removed.

Sueann Webber thought that one of the trees could be revived. She said that the removal of the trees was a disservice to the previous owner of the property.

Public hearing was closed.

Mr. Depuydt provided his rebuttal.

The Board discussed

Ms. Kelly said that developers did not understand that tree roots assisted with reducing flooding. She did not want to see the area become an area that was clear cut in order to build new structures.

Ms. Tucker confirmed with staff that there was a twenty-foot setback requirement for the front yard. She thought that reducing the front yard setback would allow for the tree to be saved. She confirmed that the building would be on stem wall construction.

Mr. Davis agreed that changing the setback requirement would be a good option. He referenced the arborist report stating that

tree number two could be retained if the grade was not altered significantly.

Ms. Lopez advised that there needed to be reasonable economic use of the property available to the property owner.

Mr. Pappas pointed out that this property backed up to a conservation area that the city had recently purchased. He felt that moving the house closer to the street would not adversely affect the streetscape.

Ms. Tucker asked if the applicant had enough tree credits and confirmed that they would need to add some; however, if the trees at the rear of the property were saved, there would be enough tree credits.

Ms. Lopez said that a motion could grant the removal of one tree and not the other.

Ms. Tucker preferred changing the setback to save one tree and approve the removal of only one tree.

MOTION

Ms. Johns MOVED to CONTINUE application PZB2026-0010 to the May 5, 2026 meeting. The motion was SECONDED by Ms. Kelly.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

7. (b) PZB2026-0019 – James Lee c/o J Lee Construction LLC – Applicant
Renato Sindicic – Owner
73 Magnolia

To approve the removal of a significant tree within Conservation Overlay Zones 2 & 3.

¹ Recess 2:56 – 3:09 p.m.

Ms. Daugherty read the staff report and said review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This application includes a request to remove a significant tree at 73 Magnolia Avenue / PID 154300-0000.

James Lee reviewed the application.

The Board presented their Ex Parte Communication.

10 certified notices were sent, 3 were returned in favor, 0 returned opposed and 2 had comments.

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

The Board discussed

- Based on the arborist report the tree should be removed
 - The tree was too close to the house
- The tree was a risk to the safety of the structure on the property

MOTION

Ms. Tucker MOVED to APPROVE application PZB2026-0019 for the removal of a significant tree within Conservation Overlay Zone 3. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) PZB2026-0020 – Craig Marlowe – Applicant & Owner
E San Carlos Ave / PID 192035-0050

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

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility

of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 & 2.

Ryan Carter reviewed the application.

The Board presented their Ex Parte Communication.

Ms. Lopez asked for clarification of one of the illustrations containing the riparian lines.

Brian Sparr was sworn in for the record to discuss the riparian line issue with the city. He explained how the outcome of the litigation had determined the position of the dock.

Ms. Lopez explained the settlement agreement, giving the boundaries of the docks in the area orientation in relation to the riparian line. She advised that from the city's perspective, the alignment was fine.

Mr. Pappas said that he would prefer to have information from the Public Works Department.

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

Public hearing was opened; however, there was no response

The Board discussed

Mr. Blow said that the applicant needed to establish the actual city right of way at the corners of the proposed dock to eliminate any confusion going forward

Mr. Carter agreed and would accept a condition to have a professional survey completed and recorded.

MOTION

Mr. Davis MOVED to APPROVE application PZB2026-0020 to construct a dock within Conservation Overlay Zones

1 & 2 at E. San Carlos Avenue because it met the requirements; public works approval for the pipe location would be provided and a survey to denote the corners of the dock as well as an as-built rendering would also be provided. The motion was **SECONDED** by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (d) PZB2026-0027 – Chistina Evans c/o Gulfstream Design Group, LLC – Applicant

William Lazar c/o St. Johns Housing Partnership, Inc. – Owner
5 N Whitney Street

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

This application requested a CONTINUANCE to the May 5, 2006 meeting. See item four.

7. (e) PZB2026-0031 – Matthew H. Lahti, P.E. c/o Gulfstream Design Group, LLC – Applicant

City of St. Augustine – Owner
500 Anastasia Boulevard

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

This application requested a CONTINUANCE to the May 5, 2026 meeting. See item four.

7. (f) PZB2026-0023 – Ryan Carter c/o Carter Environmental Services – Applicant

Richard and Tracey Hardy – Owner
117 Inlet Drive

To approve the modification of an existing dock within Conservation Overlay Zones 1 & 2.

Ms. Daugherty read the staff report and said review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zones 1 & 2.

Ryan Carter reviewed the application.

The Board presented their Ex Parte Communication.

20 certified notices were sent, 5 were returned in favor, 0 returned opposed and 2 had comments.

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

There was consensus with the board for approval

MOTION

Mr. Blow MOVED to APPROVE application PZB2026-0023 a Conservation Overlay Zone Development. The motion was **SECONDED by Mr. Davis.**

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Applications Involving Madiera at St. Augustine Phase 3

8. (a) PZB2026-0024 – Ryan Carter c/o Carter Environmental Services – Applicant

Toll Southeast LP Company Inc – Owner
902 Pantano Drive

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

Ms. Daugherty read the staff report and said review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This

application includes requests to remove significant trees and tree canopy for the property at 902 Pantano Drive / PID 073433-1070.

Because the application is missing pertinent information Staff recommends CONTINUATION for additional information or reconsideration or DENIAL of the application if the Board finds they do not have sufficient information to review the application.

The applicant should provide the following information:

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

Ryan Carter and Nate Bydell reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed

- This application was before the board because the owner wanted to add a pool and this would require the removal of nine additional trees
- It did not appear that there was any other way to position the house and the pool
- This application had positive tree credits

MOTION

Mr. Pappas MOVED to APPROVE application PZB2026-0024 for the removal of nine additional trees. The motion was SECONDED by Ms. Johns.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) PZB2026-0028 – Ryan Carter c/o Carter Environmental Services – Applicant
Toll Southeast LP Company Inc – Owner
1017 Pantano Drive

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

Ms. Daugherty read the staff report and said review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This application includes requests to remove significant trees and tree canopy for the property at 1017 Pantano Drive / PID 073433-1160.

Because the application is missing pertinent information staff recommends CONTINUATION for additional information or RECONSIDERATION or DENIAL of the application if the Board finds they do not have sufficient information to review the application.

The applicant should provide the following information:

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

- Lot grading plan with limits of fill and tree protection measures.

Ryan Carter reviewed the application

The Board presented their Ex Parte Communication.

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

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

The Board discussed

Mr. Davis asked if there was any way to save the large oak at the front of the property. He said he had no problem with the application as presented, but if possible, he would like to save that tree.

Mr. Bydell confirmed that he was able to submit lot grading plans as well as a tree removal at the same time.

MOTION

Mr. Davis MOVED to APPROVE application PZB2026-0028 for the removal of significant trees in Conservation Overlay Zone 3 for 1017 Pantano Drive as presented, with a caveat that if it is possible to move the house back from the front property line to save the 38-inch Live Oak, which would include removing the 11-inch SPN, the 11-inch CED, the 8-inch CED and the 15-inch CED in the back of the house. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Land Use Plan Amendment & Rezoning

9. (a) PZB2026-0032 – Huyen Le – Applicant c/o Me Lieu Property Management

Huyen Le – Owner

19 E San Carlos Avenue / PID 191730-0000

To recommend a future land use plan map amendment to change the future land use from Residential Low Density to Residential Medium Density and a compatible rezoning from Residential Single Family-One (RS-1) to Residential General-One (RG-1).

Ms. Daugherty read the staff report and said review of Sec. 28-30 is used to determine whether to make a positive recommendation to the city commission to both amend the city's land use plan map from Residential Low Density to Residential Medium Density and rezone the property from Residential Single-Family-One: RS-1 to Residential General-One: RG-1. This review is the responsibility of the Planning and Zoning Board.

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

1 The need and justification for the change stems from the fact that the proposed use is not permitted within the RS-1 zoning district, the current zoning designation for the property.

2 The positive relationship of the proposed amendment and rezoning to the city's general planning program.

3 These requests' and proposal's consistency with the comprehensive plan as analyzed, documented, and found above in this report.

Huyen Le reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Melinda Raconcaj said that this request was more intense and would cause there to be an island in the middle of residential areas. She said that the parking lot was also zoned RS-1. She pointed out that once a property was upzoned it could not be downzoned in the future. She said that there was no justification for the rezoning request. She asked for a denial for both requests.

Public hearing was closed.

The Board discussed

- Agreed with Ms. Raconcaj's analysis
- Saw no justification for this change in zoning
- This was not contiguous with similar zoning and would represent a spot zone
- The RG-1 requirements for lot size was a minimum of 5,450 square feet this lot was only 3,875 square feet, indicating the lot was not big enough to qualify for RG-1.

MOTION

Mr. Pappas MOVED to DENY application PZB2026-0032 for both the zoning and land use because the lot size did not meet RG-1 zoning, would not be contiguous to any RG-1 zoning, the land use would intensify the current use, therefore it was not consistent with the city's goal of preserving a sense of place. This was also not consistent with the city's comprehensive plan to change from the least intense to more intense. The motion was SECONDED by Ms. Tucker.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Other Business

MOTION

Mr. Pappas MOVED to NOMINATE Ms. Johns for chairperson The motion was SECONDED by Mr. Blow; and APPROVED BY UNANIMOUS VOICE VOTE.

MOTION

Mr. Blow MOVED to NOMINATE Mr. Pappas for vice chair. The motion was SECONDED by Mr. Davis and APPROVED BY UNANIMOUS VOICE VOTE.

11. Adjournment

Having no further business, Ms. Johns adjourned the meeting at 4:26 P.M.²

Susan Johns, Vice - Chairperson

² Transcribed by Michele Fudo



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 5, 2026	5.a.	PZB2026-0018
Request	Address	Parcel ID
Variance	28 Montrano Ave	214890-0000

Site & Background Information

Applicant: Scott G. Ross
c/o Home Sweet Accessible Home, Inc

Owner: Scott Ross and Kim Ross

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

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

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

Acreage: 0.28

Neighborhood: North Davis Shores

Archaeological Zone: N/A

Request Summary

This application is continued from the April 7, 2026, Planning and Zoning Board meeting. Previously, this application request was for a VARIANCE to reduce the side yard setback from fifteen (15) feet to three (3) feet and a VARIANCE request to increase the lot coverage from the maximum allowed 25% to 26.38% in the Residential Single Family-One (RS-1) designation at 28 Montrano Ave to allow the construction of a new 560 square foot covered RV Carport.

The applicant has since altered their application to only include a VARIANCE request to increase the lot coverage from the maximum allowed 25% to 26.1% in the Residential Single Family-One (RS-1) designation at 28 Montrano Ave to allow the construction of a new 525 square foot covered RV Carport.

The applicant is now proposing a smaller structure to be built and has moved the location of the proposed RV Carport to fit within the required setbacks for an accessory structure.

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

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
FLUE Policy 6.4.3 Residential Low Density This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character. For Residential Uses a maximum of 8 single family dwellings per acre.; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.	
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element [LINK TO DOCUMENT]	
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

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

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

Variance means relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces.

Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

Sec. 28-348. – Accessory Uses and Structures. [[LINK TO SECTION](#)]

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

(1) Accessory uses and structures shall not be located in required front or side yards, or within three (3) feet of rear property lines, in any residential district except as follows:

- a. On multiple-frontage lots, through lots and corner lots, accessory uses and structures may be located in any required side yard but not less than three (3) feet from any side lot line.
- b. Accessory structures for residential purposes such as guesthouses shall not be located in any required yard.
- c. Detached accessory structures (other than as in subsection (2) above or as otherwise specified elsewhere in this section) **which are separated from the main structure by not less than ten (10) feet may be located in a required side or rear yard, but not less than three (3) feet from any lot line.**

	RS-1	28 Montrano Ave
Lot coverage by all buildings	Maximum of Twenty-five (25) percent	21.8% (Current)/ 26.1% (Proposed)
Front yard setback	Minimum of Twenty (20) feet	20+ Feet
Side yard(s) setback	Minimum of fifteen (15) feet	15+ ft on one side / 8 ft on other
Rear yard setback	Minimum of Twenty (20) feet	20+
Height	35 feet	Unknown

Variance Criteria

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

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

The applicant states: this historic lot in the Davis Shores neighborhood is irregularly configured, formed by the combination of partial lots, with a principal residence originally constructed in 1954 that includes a rear garage projection (as shown on the attached survey). The lot's physical size and shape, combined with the existing house and garage footprint, result in a higher baseline lot coverage than typical rectangular lots in the vicinity. Even with the proposed accessory structure reduced to a modest 15' x 35' (525 sq. ft.), the total coverage exceeds the 25% maximum. This constraint is unique to this parcel's historic configuration and does not affect neighboring properties in the same way.

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant states: without the requested variance, the owner cannot construct any functional detached accessory garage/storage structure capable of accommodating an RV or providing needed secure storage, despite fully complying with all setback and separation rules. The reduced 15' x 35' size already represents the minimum practical dimensions for the intended use. Literal enforcement of the 25% lot coverage limit would leave a significant portion of the rear yard unusable for reasonable accessory purposes while the existing principal structure occupies a large share of allowable coverage due to the historic lot layout.

- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The applicant states: the existing house and rear garage projection (which drive the baseline lot coverage) were built in 1954, long before current ownership. The applicant has not expanded the principal structure and has proactively minimized the proposed accessory building to the smallest functional size that still meets all other zoning requirements.

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

The applicant states the minimal additional coverage requested (for a modestly sized, screened accessory garage) will not be contrary to the public interest and will not adversely affect neighboring properties. Attached letters of support from adjacent and across-the-street neighbors confirm that the structure will not impact views, light, drainage, or privacy. The proposal remains in harmony with the spirit and intent of the zoning code, which seeks to balance reasonable use of residential properties in established neighborhoods like Davis Shores with overall community standards.

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE** as variance criteria is met for a request to increase the allowable lot coverage for an accessory structure.

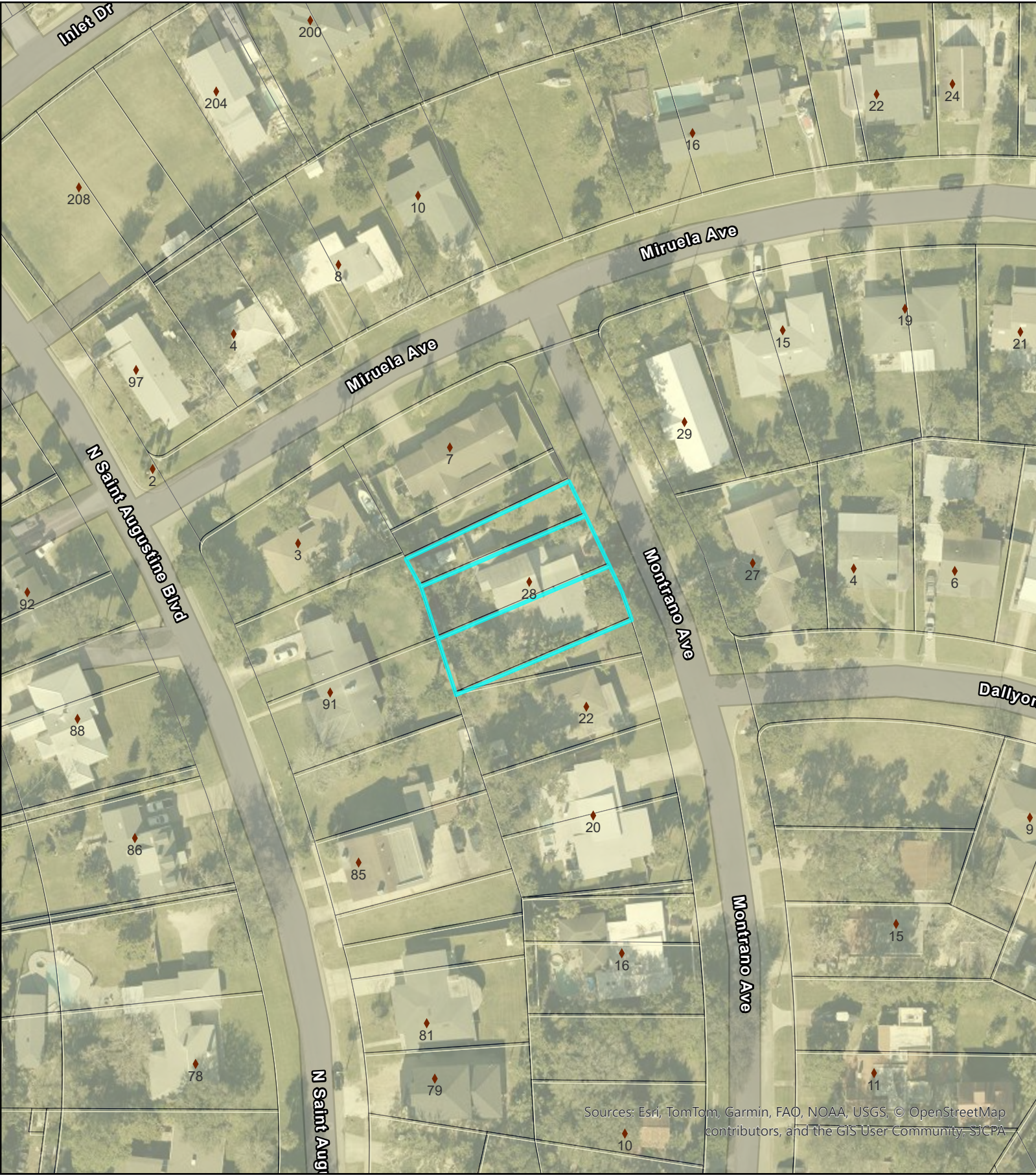
Attachments

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

Staff Report prepared by:

Jennifer Thompson, AICP
Senior Planner
Planning and Building Department

Attachment 1: Site Maps and Photos



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

Zoning Map

City of St. Augustine
28 Montrano Ave.

Legend

Residential Single-Family-One (RS-1)

Scale: 1:1,000

0

35

70

140 Feet

N

W

E

S

Page 20 of 247



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

Future Land Use

City of St. Augustine
28 Montrano Ave.

Legend

Residential Low Density

Scale: 1:1,000

03060120 Feet

Page 21 of 247

N

W

E

S

Legend



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



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

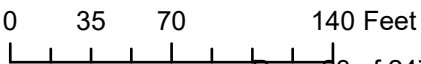
FEMA Flood Zones

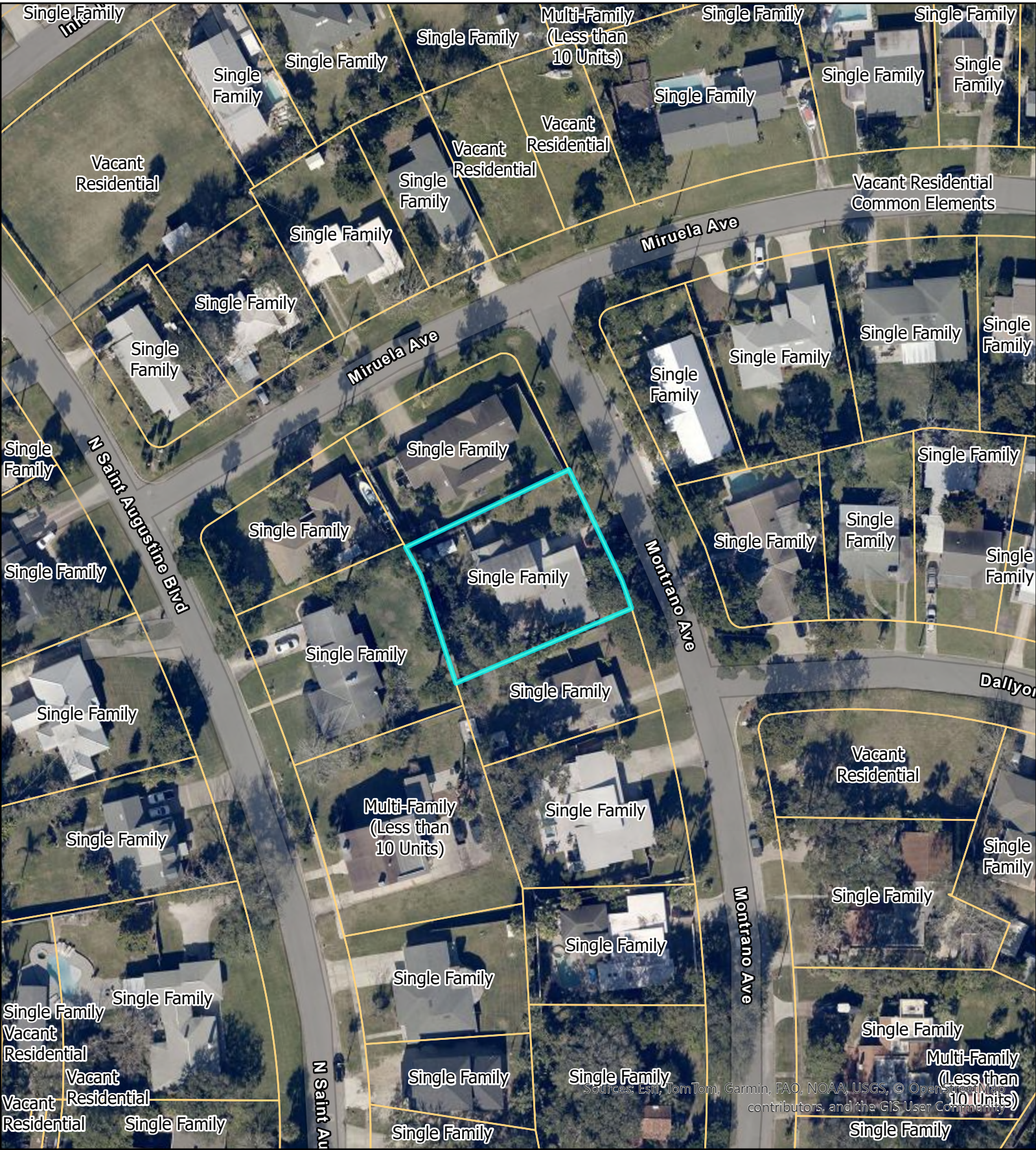
City of St. Augustine
28 Montrano Ave.

Legend

Flood Zone
AE

Scale: 1:1,000





St Johns County Property Appraiser
Use Classification
City of St. Augustine
28 Montrano Ave.

Legend

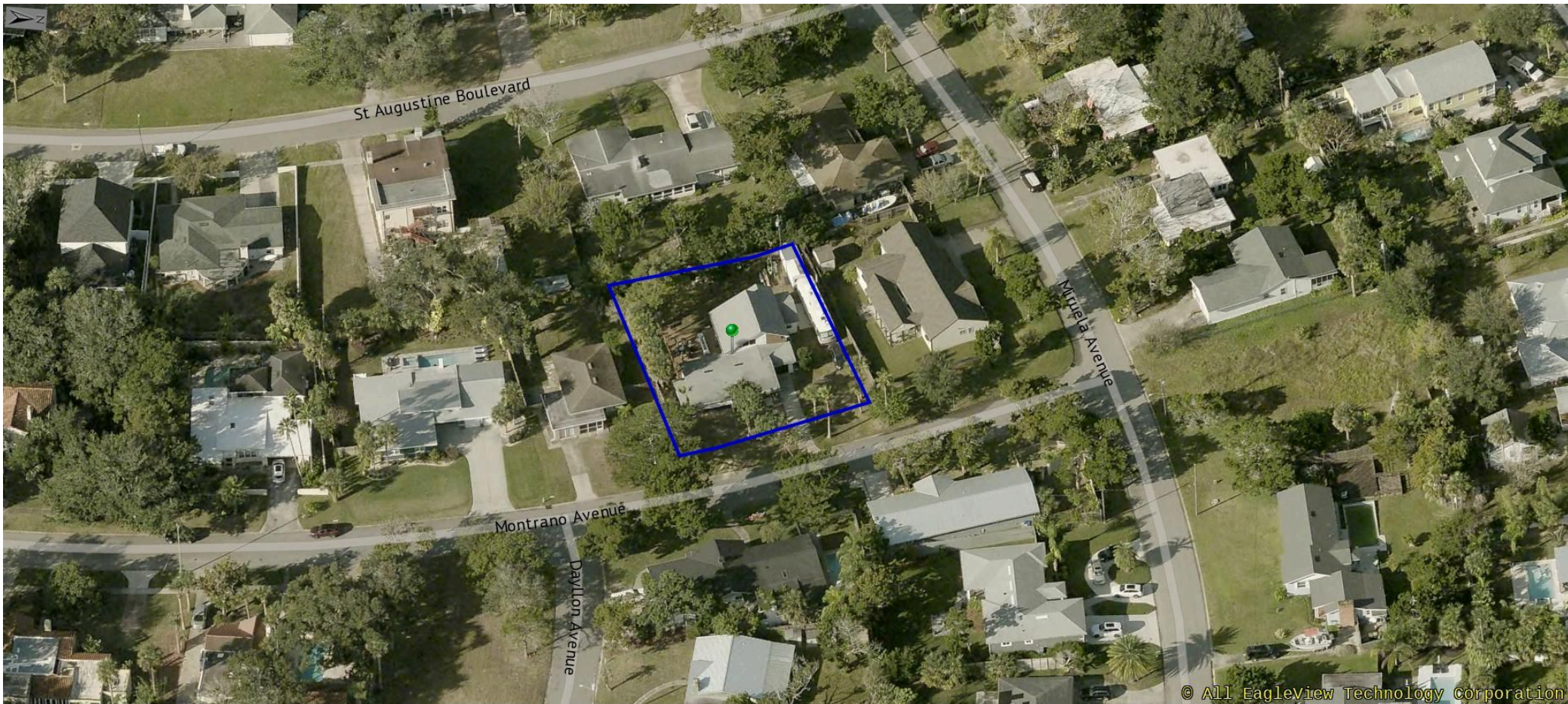
ParcelInfo

Scale: 1:1,000



0 30 60 120 Feet

28 Montrano Ave.



12/13/2025

Attachment 2: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Scott Ross Contact Number: 9045454649

Business (if applicable): Home Sweet Accessible Home, Inc

Address: 28 Montrano Avenue City: St Augustine State: FL Zip: 32080

E-Mail Address: scott@homesweetjax.com

2. NAME OF PROPERTY OWNER: Scott Ross, Kim Ross Contact Number: 9045454649

Business (if applicable): _____

Address: 28 Montrano Avenue City: St Augustine State: FL Zip: 32080

E-Mail Address: scott@homesweetjax.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: LOT 9 & ALL LOTS 10 & 11

Block: BLK 5 (EX N1/2 LOT 11 OR983/181

Subdivision: Davis Shores North

Parcel Number: Parcel one, Parcel two

4. PROJECT STREET ADDRESS: 28 Montrano Avenue, St Augustine FL 32080

5. SPECIFIC PROPOSED USE: Primary Residence

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: We are requesting a variance on the right setback for an Accessory structure - being 3' side setback if structure is 10' or more from the main dwelling.

The planned structure would be an RV carport with approx dimensions of 15' wide x 40' long. This would place the RV Carport Closer than the 10' minimum distance from main structure.

8. JUSTIFICATION FOR ACTION REQUESTED: We park our RV in the sideyard since we purchased the home in May 2024. We want to protect the RV from the elements, i.e. sun, rain, and also to partially cover the RV on the side to give the neighbor a better view.

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: _____

No disadvantage

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: NO

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: NO

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: Yes we believe that the structure we plan to build will positively impact the surrounding neighbors and add value vs just having an RV sitting there with no structure.

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.

Scott Ross

Signature of Applicant

2/10/26

Date

Scott Ross

Signature of Property Owner

2/10/26

Date

04/18/2019



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

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

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

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

Scott Ross

Print name of applicant

Scott Ross

Signature of applicant

2/10/26

Date



Owner's Authorization For Agent

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

BY: [Signature]
Signature of Owner
Scott Ross
Print Name of Owner
904 545-4649
Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 10th day of FEBRUARY, 2020

By [Signature]
JOHN F. KAVANAUGH

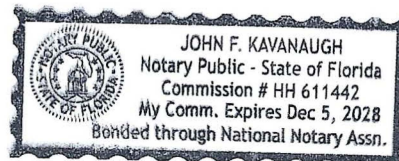
Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires:

Dec 05 2028



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

28 Montrano Avenue, St Augustine, FL 32080

Project Address: _____

Scott Ross

Scott Ross

Applicant's Name: _____

Scott Ross

Applicant's Signature: _____

Scott Ross

Owner's Name: _____

Owner's Signature: _____



PAR-TOV
2026
STRAP: 2148900000
11/24/2025 V1

28 MONTRANO AVENUE REVOCABLE TRUST D: 07/22/2024
28 MONTRANO AVE
SAINT AUGUSTINE, FL 32080-0000

February 05, 2026

RE:
TRUST OWNERSHIP VERIFICATION
28 MONTRANO AVE

Dear Property Owner:

The ownership reflected on the St. Johns County tax roll for the above referenced parcel is
28 MONTRANO AVENUE REVOCABLE TRUST D: 07/22/2024

X The person claiming homestead is the trustee of the trust. The St. Johns County Property Appraiser's office made a factual determination the homestead claimant was a permanent resident as of **02/28/2025 (Section 196.015 Florida Statutes)**

_____ The person claiming homestead is a beneficiary of the above referenced trust. The St. Johns County Property Appraiser's office determined the beneficiary was the beneficial or equitable owner of the property and made a factual determination the homestead claimant was a permanent resident as of **02/28/2025 (Sections 196.015;196.031 Florida Statutes)**

_____ The trustee of the trust maintains legal title according to the St. Johns County Property Appraiser records. There is no homestead exemption for the current tax roll year; therefore, our office has made no determination of permanent residency.

Please note our records are based on recorded instruments and those provided to us by taxpayers to ensure accurate ownership is reflected on the tax roll. Additionally, permanent residency is determined at the time of homestead application, it is the responsibility of the taxpayer to notify our office if they are no longer a permanent resident.

Sincerely,

Peggy Hand
Supervisor of Customer Service



PAR-TOV
2026
STRAP: 2148900000
11/24/2025 V1

28 MONTRANO AVENUE REVOCABLE TRUST D: 07/22/2024
28 MONTRANO AVE
SAINT AUGUSTINE, FL 32080-0000

February 05, 2026

RE:
TRUST OWNERSHIP VERIFICATION
28 MONTRANO AVE

Dear Property Owner:

The ownership reflected on the St. Johns County tax roll for the above referenced parcel is
28 MONTRANO AVENUE REVOCABLE TRUST D: 07/22/2024

X The person claiming homestead is the trustee of the trust. The St. Johns County Property Appraiser's office made a factual determination the homestead claimant was a permanent resident as of **03/06/2025 (Section 196.015 Florida Statutes)**

_____ The person claiming homestead is a beneficiary of the above referenced trust. The St. Johns County Property Appraiser's office determined the beneficiary was the beneficial or equitable owner of the property and made a factual determination the homestead claimant was a permanent resident as of **03/06/2025 (Sections 196.015;196.031 Florida Statutes)**

_____ The trustee of the trust maintains legal title according to the St. Johns County Property Appraiser records. There is no homestead exemption for the current tax roll year; therefore, our office has made no determination of permanent residency.

Please note our records are based on recorded instruments and those provided to us by taxpayers to ensure accurate ownership is reflected on the tax roll. Additionally, permanent residency is determined at the time of homestead application, it is the responsibility of the taxpayer to notify our office if they are no longer a permanent resident.

Sincerely,

Peggy Hand
Supervisor of Customer Service

Attachment 3:
St. Johns County
Property Appraiser
Report

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID

Location

Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

2148900000

28 MONTRANO AVE

SAINT AUGUSTINE 32080-0000

Davis Shores North (589.01)

3-97 DAVIS SHORES N30FT OF LOT 9 & ALL LOTS 10 & 11 BLK 5 (EX N1/2 LOT 11 OR983/1810) OR5962/1808 & 5998/1279

Single Family (0100)

Davis Shores Ocean View Section

17-7-30

City of St Augustine (District 452)

19.5552

0.280

Y

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



Owner Information

Owner Name

Mailing Address

28 Montrano Avenue Revocable Trust D: 07/22/2024 100%

Ross Scott Gordon 100%

[Ross Kimberly Ann](#) 100%

28 MONTRANO AVE

SAINT AUGUSTINE, FL 32080-0000

Exemption Information

[Skip to main content](#)

Exemption Type	Status	Amount
Homestead Band		\$26,411
Homestead		\$25,000

St. Johns County, FL

Map



Valuation Information

Assessed Year	2026
Building Value	\$210,797.00
Extra Features Value	\$0.00
Total Land Value	\$404,126.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$614,923.00
Total Deferred	\$150,969.00
Assessed Value	\$463,954.00
Total Exemptions	\$51,411.00
Taxable Value	\$412,543.00

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

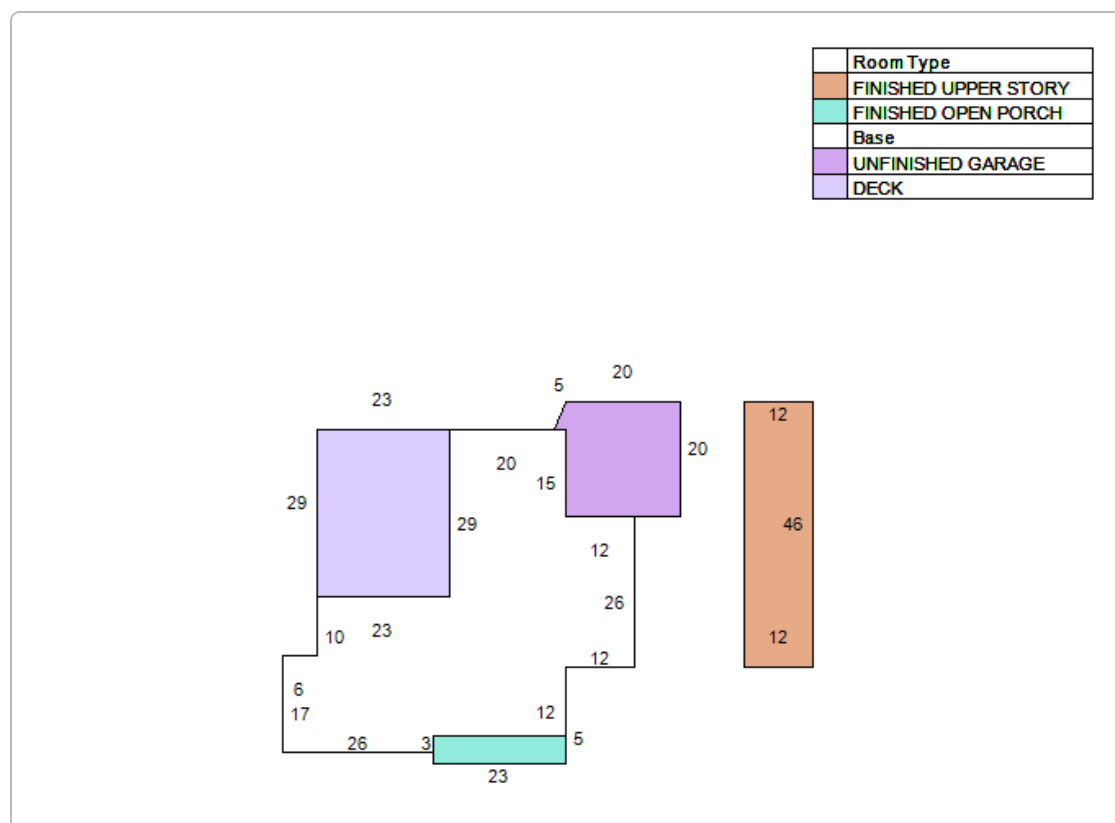
Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$212,031	\$0	\$367,388	\$0
2024	\$223,799	\$0	\$367,388	\$0
2023	\$221,508	\$0	\$367,388	\$0
2022	\$309,788	\$3,523	\$290,775	\$0
2021	\$225,285	\$4,025	\$220,432	\$0
2020	\$228,330	\$4,527	\$186,143	\$0
2019	\$176,610	\$4,245	\$186,143	\$0
2018	\$169,260	\$4,668	\$176,346	\$0
2017	\$89,605	\$2,324	\$159,201	\$0
2016	\$181,478	\$1,902	\$159,201	\$0
2015	\$124,070	\$866	\$122,462	\$0

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$210,797	Roof Structure	Gable Hip
Year Built	1954	Interior Flooring	Ceramic Tile, Wood Laminate
Actual Area	3825	Interior Wall	Drywall
Conditioned Area	2638	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	4
Exterior Wall	Concrete Block	Baths	3.5

Description	Square Footage
FINISHED DECK	667
UNFINISHED GARAGE	405
BASE AREA	2086
FINISHED OPEN PORCH	115
FINISHED UPPER STORY	552
Total SqFt	3825



Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	101	114	101	EF	\$404,126

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/27/2025	1/25/2025	\$0.00	MARRIAGE CERTIFICATE	6088	1554	U	I	ROSS SCOTT GORDON	PROPE S KIMBERLY ANN
8/6/2024	7/22/2024	\$0.00	WARRANTY DEED	5998	1279	U	I	ROSS SCOTT GORDON ET AL	28 MONTRANO AVENUE REVOCABLE TRUST D: 07/22/2024
6/5/2024	5/31/2024	\$582,000.00	WARRANTY DEED	5962	1808	Q	I	LUND JOYCE PAULINE REV TRUST D: 2-16-2015	ROSS SCOTT GORDON ET AL
10/10/2023	6/2/2021	\$0.00	DEATH CERTIFICATE	5839	889	U	I	LUND JOYCE PAULINE	LUND JOYCE PAULINE (DEC'D
2/17/2015	2/16/2015	\$100.00	WARRANTY DEED	3988	1089	U	I	LUND JOYCE P	LUND JOYCE P ***
	12/5/1991	\$81,000.00	WARRANTY DEED	918	243	Q	I	THIGPEN C B	LUND FREDRICK H,JOYCE P
	12/1/1986	\$66,000.00		727	53	Q	I		THIGPEN C B

Developed by
 **SCHNEIDER**
GEOSPATIAL

Attachment 4: Supplemental Information

FL2405.3490
BOUNDARY SURVEY
ST. JOHNS COUNTY

IMPERVIOUS SURFACE RATIO:

LOT 12
BLK 5

Home = 2491 sq

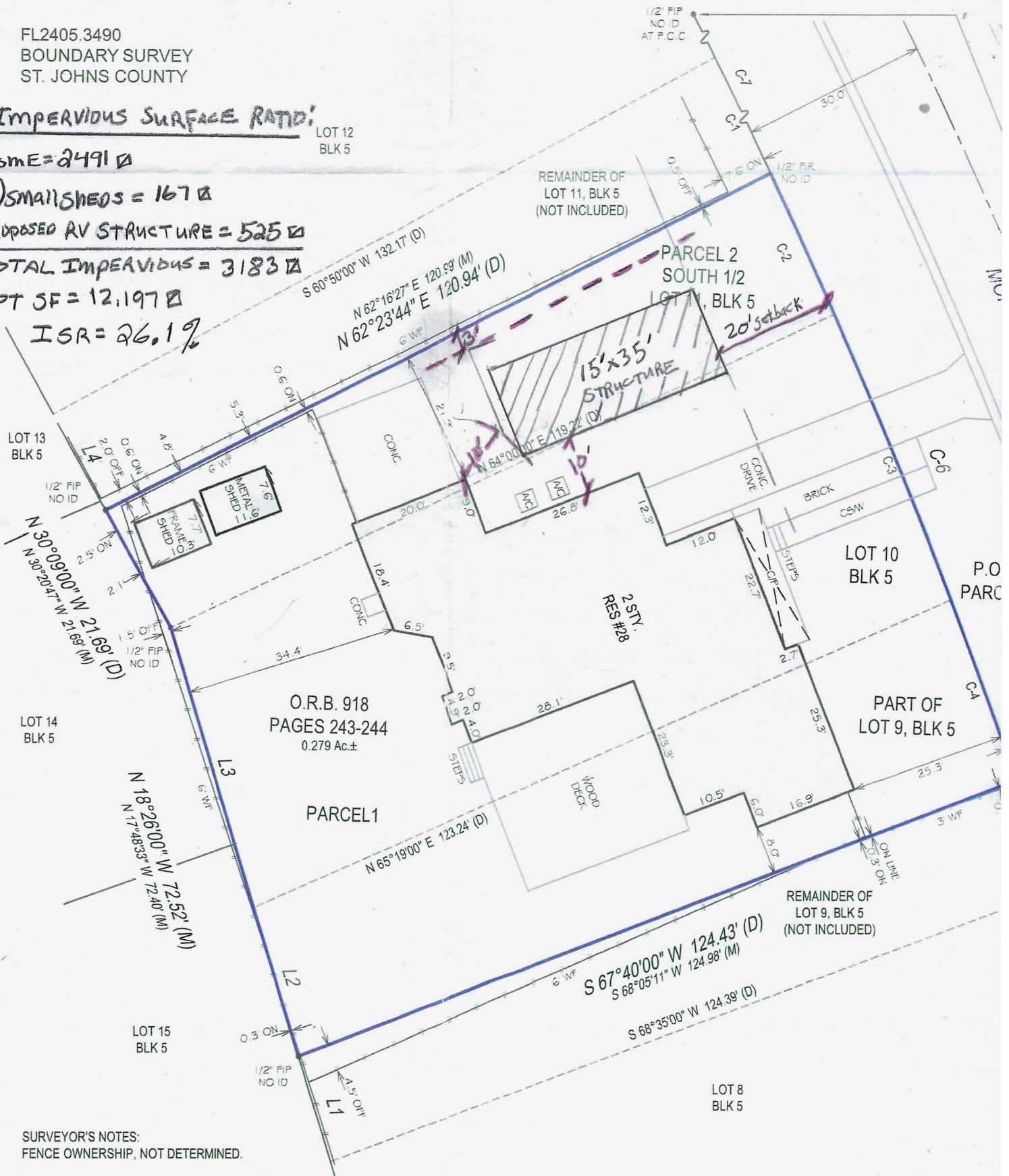
(2) Small Sheds = 167 sq

Proposed RV Structure = 525 sq

TOTAL IMPERVIOUS = 3183 sq

LOT SF = 12,197 sq

ISR = 26.1%



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES









28 Montrano Ave – Request for Variance on Setback and ISR Lot coverage.

PZB2026-0018 – Continuance from April 7, 2026 Meeting

- 1. Since the last PZB meeting April 7th - We have decided to reduce the size of the ‘Accessory Structure’ to comply with the Accessory Structure setbacks. Based on the 10’ separation from primary structure and 3’ side yard setback.**
- 2. We have carefully sited the structure to run square with the primary structure and built out to the front property 20’ set back (See Survey attached with structure sited on it)**
- 3. We are asking for a Variance on the 25% max total lot coverage to 26.1%.**
4. We have asked neighbors who have a direct view of the proposed structure to write letters stating that they are ok with the structure as proposed to be built (see 2 letters attached)

RE: PZB2026-0018 – Continuance from April 7, 2026 meeting.

Property: 28 Montrano Avenue, St. Augustine, FL 32080 (Parcel ID 214890-0000)

Request: Variance from the maximum allowable lot coverage (25%) to permit the addition of a reduced-size 15' x 35' detached accessory RV/pole barn garage. The structure has been intentionally downsized and sited to fully comply with all setback and separation requirements, including the 10-foot separation from the principal structure (and its rear garage projection), 3-foot side lot line setback, and 20-foot front setback.

The applicant respectfully requests a variance under Chapter 28 of the City Code. Strict application of the maximum lot coverage requirement would impose a singular disadvantage on this specific property that meets all four required criteria:

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

This historic lot in the Davis Shores neighborhood is irregularly configured, formed by the combination of partial lots, with a principal residence originally constructed in 1954 that includes a rear garage projection (as shown on the attached survey). The lot's physical size and shape, combined with the existing house and garage footprint, result in a higher baseline lot coverage than typical rectangular lots in the vicinity. Even with the proposed accessory structure reduced to a modest 15' x 35' (525 sq. ft.), the total coverage exceeds the 25% maximum. This constraint is unique to this parcel's historic configuration and does not affect neighboring properties in the same way.

(b) Because of this disadvantage, the owner is unable to make reasonable use of the affected property.

Without the requested variance, the owner cannot construct any functional detached accessory garage/storage structure capable of accommodating an RV or providing needed secure storage, despite fully complying with all setback and separation rules. The reduced 15' x 35' size already represents the minimum practical dimensions for the intended use. Literal enforcement of the 25% lot coverage limit would leave a significant portion of the rear yard unusable for reasonable accessory purposes while the existing principal structure occupies a large share of allowable coverage due to the historic lot layout.

(c) This disadvantage does not exist because of conditions created by the owner or applicant.

The existing house and rear garage projection (which drive the baseline lot coverage) were built in 1954, long before current ownership. The applicant has not expanded the principal structure and has proactively minimized the proposed accessory building to the smallest functional size that still meets all other zoning requirements.

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

The minimal additional coverage requested (for a modestly sized, screened accessory garage) will not be contrary to the public interest and will not adversely affect neighboring properties. Attached letters of support from adjacent and across-the-street neighbors confirm that the structure will not impact views, light, drainage, or privacy. The proposal remains in harmony with the spirit and intent of the zoning code, which seeks to balance reasonable use of residential properties in established neighborhoods like Davis Shores with overall community standards.

4/21/26

Lynn Miller

7 Miruela Ave.

St. Augustine, FL 32080

RE: Support for Zoning Variance at 28 Montrano Ave.

Dear Planning and Zoning members,

My name is Lenora Miller and my property is adjacent to the Ross's property and my backyard directly backs up to the proposed location for the RV pole barn garage at 28 Montrano Ave.

I am writing to offer my full support of my neighbor's request for any variance in order to proceed with their well thought out structure. They have shared their design with me and it does not negatively impact my privacy, light, views or overall enjoyment of my own property. In fact, it would greatly improve my view and the overall aesthetics of not only their property but the view from mine.

Approving this will allow a functional accessory structure that blends well with the surrounding homes and neighborhood. It is a reasonable request that will not be contrary to the public interest in any way.

Thank you for your time and consideration,

Lenora Miller

April 21, 2026

John & Karen Tumbleson
27 Montrano Avenue
St. Augustine, FL 32080

RE: Support for Zoning Variance at 28 Montrano Avenue

Dear Planning and Zoning Members,

My name is John Tumbleson, and I am the owner of the property located directly across the street from 28 Montrano Avenue in the Davis Shores neighborhood. I am writing to express my full and unequivocal support for my neighbors' request for a zoning variance related to the separation distance between their proposed detached pole barn garage and the existing rear garage projection of their home.

Given my direct line of sight to the property, I have a clear understanding of both the existing conditions and the proposed improvements. I have taken the time to review the site plan and understand that the variance being requested is minimal in nature and does not impact any other required setbacks or zoning criteria. From my perspective, the placement of the proposed structure has been thoughtfully considered to maximize functionality while maintaining compatibility with the surrounding neighborhood.

Importantly, the proposed garage will not negatively impact my property in any way. It will not obstruct sightlines from my home, interfere with natural light, or diminish my use and enjoyment of my property. On the contrary, I believe the addition will enhance the overall appearance of the property by creating a more cohesive and visually appealing layout. Improvements like this contribute positively to the character and continued investment in our neighborhood.

Additionally, the request appears reasonable and practical given the configuration of the lot and the existing structures. Granting this variance would allow the homeowners to make efficient use of their property without creating any adverse effects on neighboring properties or the community at large.

I have no objections whatsoever to this request and respectfully encourage the Board to approve the variance. I appreciate your time, consideration, and service to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "John D. Tumbleson". The signature is fluid and cursive, with a large initial "J" and a stylized "T".

John Tumbleson



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
April 7, 2026	6.a.	PZB2026-0030
Request	Address	Parcel ID
Use by Exception	1095 Anastasia Blvd.	160600-0000

Site & Background Information

Applicant:	Greg Charalambous c/o Runny Ink Printing
Owner:	Thompson Bros. Realty
Property Class: (St. Johns County Property Appraiser)	1700 – Office Buildings
Future Land Use Designation:	Residential Medium Density
Zoning Designation:	Residential General Two (RG-2)
Acreage:	0.12
Neighborhood:	Office (Class C) Countywide (COM)
Archaeological Zone:	N/A

Request Summary

This application request is a continuation from the April 7, 2026, Planning and Zoning Board meeting. It is a request to operate an office for an online printing and embroidery business, a use by exception within the RG-2 zoning district at 1095 Anastasia Blvd. The previous use of this property was a law office.

Attached are ordinances 2000-26 and 2000-27. These ordinances reclassified 1095 Anastasia Blvd from Residential Low Density to Residential Medium Density and rezoned the property from Residential Single Family Two (RS-2) to Residential General Two (RG-2).

Since the April 7th meeting, the applicants have met with Planning Staff and provided additional information. The primary use of this building would fall within the category of office use. The machine being used for printing for apparel is the size of a desktop printer which would primarily be used in a typical office. The business will be operated by one employee/owner, and business access will be by appointment only, with the doors otherwise locked. The general public will not have access to the office building.

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

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

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

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

(a) Zoning exceptions:

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

Sec. 28-164. Residential, general-two: RG-2. [\[LINK TO SECTION\]](#)

Intent. This district is intended to apply to those neighborhoods designated for multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character.

(1) *Permitted uses and structures:*

- a. Multifamily dwellings.
- b. Accessory apartments.
- c. Single-family dwellings.
- d. Tourist homes and bed and breakfast inns.
- e. Rooming and boarding houses.
- f. Hotel or motel, thirty (30) units maximum.

- g. Housing for the elderly.
 - h. Neighborhood recreation facility.
 - i. Home-based business.
- (2) *Permitted accessory uses and structures.* See section 28-348.
- (3) *Permitted uses by exception:*
- a. Marinas.
 - b. Hotels and motels, fifty (50) units maximum.
 - c. Restaurants and/or bars in connection with hotels or motels.
 - d. Restaurants with lounges.
 - e. **Professional and business offices.**
 - f. See section 28-347, special event venue as per section 28-347(8) only allowed as an accessory use to a principal use.
 - g. Intermediate care facilities.
 - h. Mobile food dispensing vehicle as per section 28-347(9).

Staff Recommendation

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE, APPROVE with conditions**, a use by exception request for a professional and business office located at 1095 Anastasia Blvd.

Attachments

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

Staff Report prepared by:

Jennifer Thompson, AICP
Senior Planner
Planning and Building Department

Attachment 1: Site Maps and Photos



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

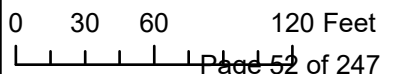
Future Land Use

City of St. Augustine
1095 Anastasia Blvd.

Legend

- | | | | |
|---|--------------------------|---|----------------------------|
|  | Commercial Low Intensity |  | Residential Low Density |
|  | Recreation / Open Space |  | Residential Medium Density |

Scale: 1:1,000



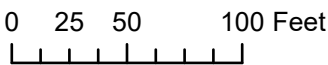
Legend

DEM2018

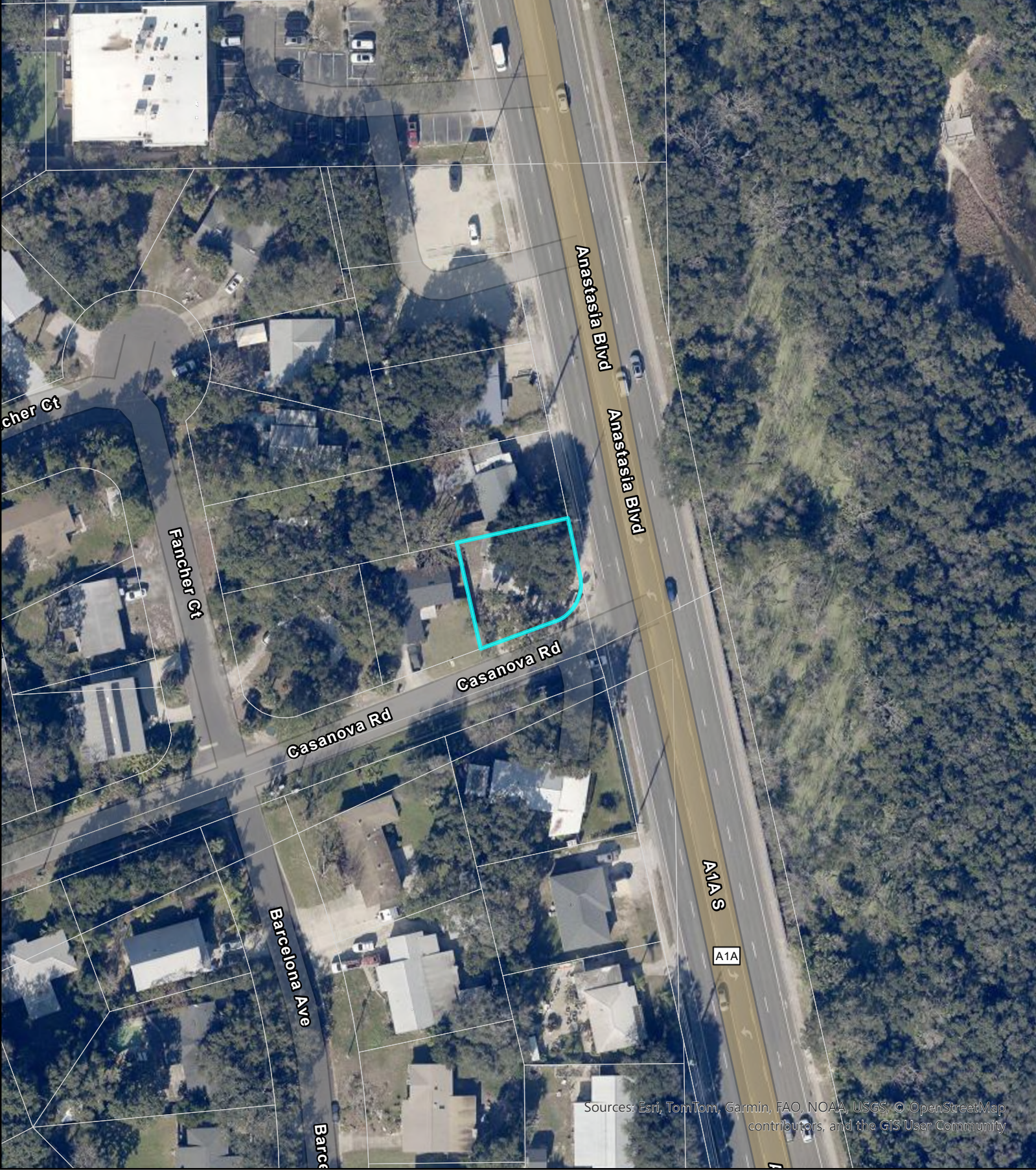
Value



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



Scale: 1:1,000



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

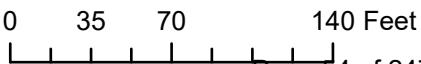
FEMA Flood Zones

City of St. Augustine

1095 Anastasia Blvd.

Legend

Scale: 1:1,000



1095 Anastasia Blvd.



12/13/2025

Attachment 2: Application



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Greg Charalambous Contact Number: _____

Business (if applicable): Runny Ink Printing

Address: 145 Oyster Catcher Circle City: St. Augustine State: FL Zip: 32080

E-Mail Address: greg.charalambous@gmail.com

2. NAME OF PROPERTY OWNER: Thompson Brothers Realty Contact Number: 904-806-1811

Business (if applicable): _____

Address: 93 B Orange Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 1095 Anastasia Blvd

5. SPECIFIC PROPOSED USE: DTF Printing and Embroidery Business

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: _____

We are requesting a use of exception to use this property as the office for our online printing and embroidery business.

8. JUSTIFICATION FOR ACTION REQUESTED: _____

We have an offer to purchase this property contingent on securing a use exception from the city of St Augustine to use the property as an office for our online printing and embroidery business. The property was previously used as a law office.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

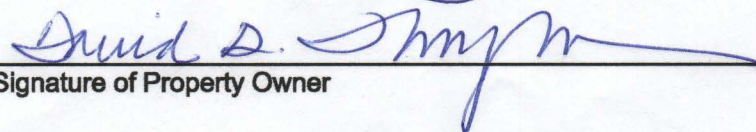
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

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


Signature of Applicant

3-7-2026
Date


Signature of Property Owner

3/7/2026
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: 1095 ANASTASIA BLVD.

Applicant's Name: Greg Charalambous Applicant's Signature: Greg Charalambous

for Thompson Brothers Realty Inc.
Owner's Name: DAVID THOMPSON Owner's Signature: David Thompson



Owner's Authorization For Agent

DAVID D. THOMPSON is/are hereby authorized TO ACT ON BEHALF
OF THOMPSON BEPPERS REALTY, INC. the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: PZB2026-0030, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

BY: David D. Thompson
Signature of Owner
DAVID D. THOMPSON
Print Name of Owner
904.806.4323
Telephone Number

State of FLORIDA

County of SAN JUAN

Signed and sworn before me on this 17th day of MARCH, 2026.

By JAMES E. TUNSTALL

Identification verified:

Oath sworn: ☒ Yes ☐ No

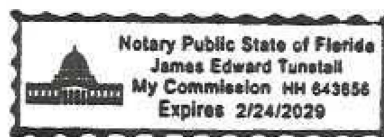
Notary Signature:

[Signature]

My Commission expires:

FEBRUARY 2, 2029

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.

[Greg Charalambous](#)

Print name of applicant

A handwritten signature in black ink that reads "Greg Charalambous".

Signature of applicant

[3/17/2026](#)

Date

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1606000000
Location Address	1095 ANASTASIA BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Office (Class C) Countywide (COM) (202.03)
Tax Description*	8-9 HIGHLAND MANOR LOT 5 (EX R/W OF S-3 IN DB224/440) OR1493/1902 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Office Buildings (1Story) (1700)
Subdivision	Highland Manor Unit #1
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.120
Homestead	N



Owner Information

Owner Name	Thompson Bros Realty Inc 100%
Mailing Address	PO BOX 70 SAINT AUGUSTINE, FL 32085-0070

Map



Valuation Information

Assessed Year	2026
Building Value	\$66,933.00
Extra Features Value	\$2,381.00
Total Land Value	\$136,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$205,314.00
Total Deferred	\$105,873.00
Assessed Value	\$99,441.00
Total Exemptions	
Taxable Value	\$99,441.00

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

Historical Assessment Information

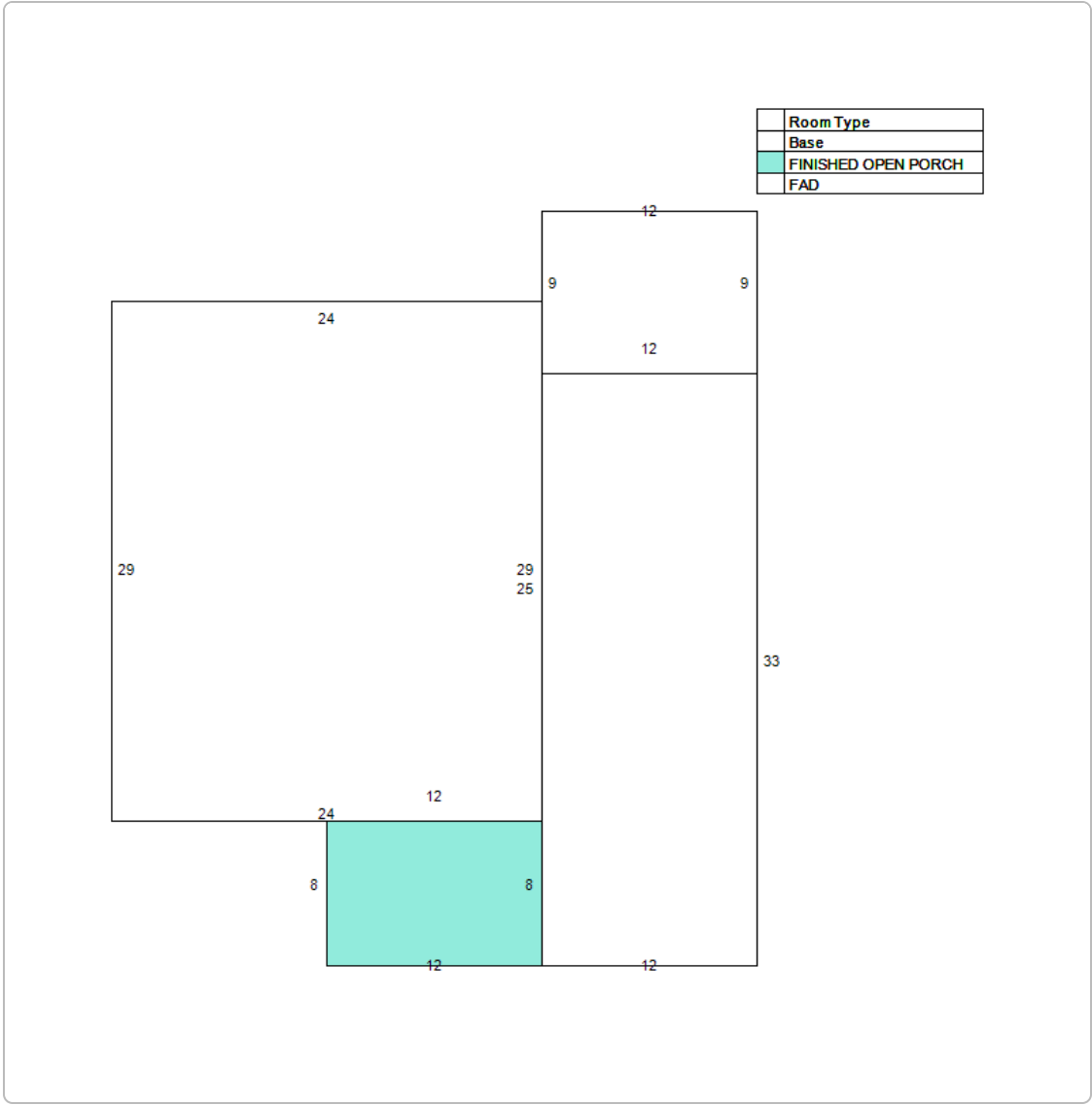
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$67,990	\$2,621	\$136,000	\$0
2024	\$63,097	\$2,861	\$136,000	\$0
2023	\$56,818	\$3,101	\$108,800	\$0
2022	\$37,630	\$1,730	\$28,560	\$0
2021	\$38,825	\$1,907	\$28,560	\$0
2020	\$40,020	\$2,083	\$28,560	\$0
2019	\$35,371	\$2,134	\$28,560	\$0
2018	\$36,290	\$958	\$28,560	\$0
2017	\$75,008	\$1,068	\$28,560	\$0
2016	\$76,065	\$1,177	\$28,560	\$0
2015	\$67,979	\$1,286	\$28,560	\$0

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$66,933	Roof Structure	Gable Hip
Year Built	1953	Interior Flooring	Carpet, Ceramic Tile
Actual Area	1296	Interior Wall	Drywall
Conditioned Area	1200	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	04	Bedrooms	0
Exterior Wall	Aluminum Vinyl	Baths	

Description	Square Footage
BASE AREA	696
ADDITION	396
ADDITION	108
FINISHED OPEN PORCH	96
Total SqFt	1296

Sketch Information



Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		221
Concrete Paving - Under 8" (COM)		1901
Brick Pavers (COM)		259

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	68	80	5440	SF	\$136,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/3/2000	\$110,000.00	WARRANTY DEED	1493	1902	U	I	COPE ALTON W & KATHRYN S	THOMPSON BROS REALTY INC
	11/12/1999	\$80,000.00	WARRANTY DEED	1454	761	Q	I	PLAPPERT HARRY & CARMEN G NKA DOW	COPE ALTON W & KATHRYN S
	6/18/1992	\$25,900.00	WARRANTY DEED	947	1049	U	I	PRATTEN DAISY B	PLAPPERT HARRY,CARMEN L
	6/18/1992	\$100.00	CORRECTIVE DEED	947	1048	U	I	PRATTEN JOHN W JR	PRATTEN DAISY B
	5/1/1991	\$0.00		898	686	U	I		PRATTEN JOHN W JR
	6/1/1987	\$0.00		750	632	U	I		
	6/1/1987	\$0.00		750	631	U	I		
	11/1/1982	\$0.00		562	644	U	I		
	1/1/1979	\$0.00		409	560	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: 3/18/2026, 3:47:55 AM](#)

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

Attachment 4:

Supplemental Information

- The business will be operated by one employee (Sarah Charalambous)
- The office will be a locked door office and any client meetings will be by



appointment only.

- All deliveries to the office will be made by Amazon, FedEx, or UPS.
- The delivery vehicles will make deliveries on Casanova, which there is a second entrance to the office.
- My wife and I live off of Casanova in Pelican Reef and have witnessed how deliveries are made on that street.
- Current machine is in our home office and it is the size of a large ink jet printer.



XTOOL

Apparel Printer



Maintenance Instructions | Anweisungen zur Wartung | Instrucciones de mantenimiento | Instructions d'entretien | Istruzioni per la manutenzione | Onderhoudsinstructies | Instruções de manutenção | Instrukcje konserwacji | メンテナンス方法 | 유지 관리 지침 | 維護手冊 | 维护手册

ORDINANCE NO. 2000-26

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING THE CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN, FUTURE LAND USE MAP, TO RECLASSIFY A PARCEL OF LAND LOCATED AT 1075, 1085 AND 1095 ANASTASIA BOULEVARD, CONTAINING APPROXIMATELY 0.4 ACRES IN THE CITY OF ST. AUGUSTINE, AND MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM RESIDENTIAL LOW DENSITY TO RESIDENTIAL MEDIUM DENSITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owners of certain property, as described herein, have requested that the Comprehensive Plan designation of such property be changed from Residential Low Density to Residential Medium Density; and

WHEREAS, the City of St. Augustine Planning and Zoning Board, sitting as the local planning agency, made recommendation to the City Commission on June 6, 2000, in conjunction with a request for a use by exception for professional and business office; and

WHEREAS, the City Commission of the City of St. Augustine, Florida, hereby finds that the proposed amendment involves a parcel of land of ten (10) acres or less, and the Planning and Zoning Board approved a use by exception for said property, limiting the density to less than ten (10) units per acre in conjunction with this amendment to the future land use map; and

WHEREAS, the City has otherwise acted in full compliance with Section 163.3187, *Florida Statutes*.

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

Section 1. That the City of St. Augustine Comprehensive Plan, Future Land Use Map, be, and the same is hereby, amended to provide that the following described property, located at 1075, 1085 and 1095 Anastasia Boulevard, containing approximately 0.4 acres in the City of St. Augustine, be reclassified from its current classification of Residential Low Density to the classification of Residential Medium Density:

Lots 3, 4 and 5 (excluding right-of-way for Anastasia Boulevard), Highland Manor Subdivision, as recorded in Map Book 8, Page 9, Public Records of St. Johns County, Florida.

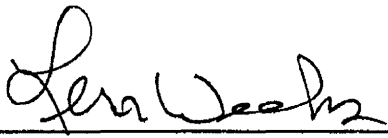
Section 2. That the remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 3. That 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. That this ordinance shall be effective thirty-one (31) days after adoption, or if challenged within thirty (30) days after adoption, effective upon

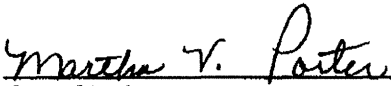
issuance of a final order by the Department of Community Affairs or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this
10th day of July, A.D., 2000.

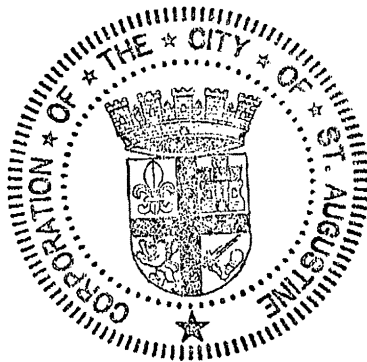


Mayor-Commissioner

ATTEST:



City Clerk



THE ST. AUGUSTINE RECORD

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **Linda Y. Murray**
who on oath says that she is an Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being a

NOTICE OF LAND USE CHANGE (DISPLAY ADVERTISEMENT)

in the matter of **ORDINANCE # 2000-26**

1075, 1085, & 1095 ANASTASIA BOULEVARD

in the Court, was published in said newspaper in the issues of

WEDNESDAY, JULY 5, 2000

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore been continuously published in said St. Johns County, Florida, each
day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this 7TH day of JUNE 2000,

by *Linda Y. Murray* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss
(Signature of Notary Public)



Zoe Ann Moss
MY COMMISSION # 00641814 EXPIRES
August 1, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

Zoe Ann Moss

COPY OF ADVERTISEMENT

RECEIVED

JUL 12 2000

CITY CLERK

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **Linda Y. Murray**
who on oath says that she is an Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being a

NOTICE OF LAND USE CHANGE (DISPLAY ADVERTISEMENT)

in the matter of **ORDINANCE # 2000-26**

1075, 1085, & 1095 ANASTASIA BOULEVARD

in the Court, was published in said newspaper in the issues of

WEDNESDAY, JULY 5, 2000

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore been continuously published in said St. Johns County, Florida, each
day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this 7TH day of **JUNE** 2000,

by *Linda Y. Murray* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss
(Signature of Notary Public)



Zoe Ann Moss
MY COMMISSION # 00641814 EXPIRES
August 22, 2004 (Seal)
BONDED THRU TROY FAIR INSURANCE, INC.

Zoe Ann Moss

COPY OF ADVERTISEMENT

RECEIVED

JUL 12 2000

CITY CLERK

Logan continued the final leg of his 1,000-mile tour by joining staff

hood services.

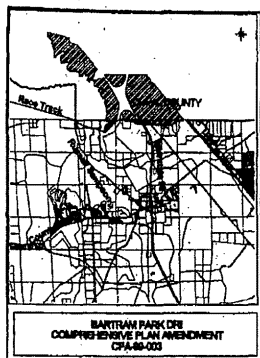
In Cocoa Beach, 20 boats fes-

2,500 yards of red, white and blue fabric.

ON PROPOSED AMENDMENT PREHENSIVE PLAN (1990-2005) AND USSE CHANGE

St. Johns county and Zoning Agency
20, 2000, at 1:30 p.m. to consider and
County Commissioners on a proposed
ap 1990-2005 of the St. Johns County
s amended. Further, on August 8, 2000,
d of County Commissioners will hold a
proposed Comprehensive Plan Amend-
County Auditorium, County Administra-
County road 16-A) and US 1 North, St.
s may appear at the public hearings to
ent. The St. Johns County Comprehen-
icipalities of the City of St. Augustine,
astings, and the portion of the Town of

endment is approximately 127.95 acres
of Racetrack Road; west of US 1 and



CIAL ACCOMMODATIONS AND TO

In accordance with the Americans with
d accommodations or an interpreter to
d, ADA Coordinator, at (904) 823-2500
4020 Lewis Speedway, St. Augustine,
ividuals: Florida Relay Service: 1-800-
e date of this meeting.

n made with respect to any matter con-
s will need a record of proceedings and
it a verbatim record of the proceedings
ony and evidence upon which appeal is

uosi-judicial rules of procedures, Inter-
the County Commissioners and Plan-
is topic, except with compliance with
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partment, P. O. Drawer 349, St. Augus-

IRS

NOTICE OF LAND USE CHANGE

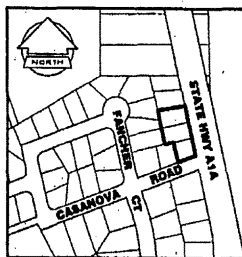
THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE
PROPOSES TO ADOPT THE FOLLOWING ORDINANCE TO
CHANGE THE LAND USE FOR THE PROPERTY DEPICTED IN
THE SHADED AREA SHOWN ON THE MAP IN THIS ADVER-
TISEMENT.

ORDINANCE NO. 2000-26

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA,
AMENDING THE CITY OF ST. AUGUSTINE COMPREHENSIVE
PLAN; FUTURE LAND USE MAP, TO RECLASSIFY A PARCEL OF
LAND LOCATED AT 1075, 1085 AND 1095 ANASTASIA BOULE-
VARD, CONTAINING APPROXIMATELY 0.4 ACRES IN THE CITY
OF ST. AUGUSTINE, AND MORE PARTICULARLY DESCRIBED
HEREINAFTER, FROM RESIDENTIAL LOW DENSITY TO RESI-
DENTIAL MEDIUM DENSITY;

PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION
IN THE CODE OF THE CITY OF ST. AUGUSTINE BY REFER-
ENCE ONLY; AND PROVIDING AN EFFECTIVE DATE.

A PUBLIC HEARING AND FIRST READING OF THE ORDI-
NANCE WILL BE HELD ON MONDAY, JULY 10, 2000 DURING
THE REGULAR CITY COMMISSION MEETING BEGINNING AT
4:00 P.M., IN THE CITY COMMISSION MEETING ROOM, CITY
HALL, 75 KING STREET, 1ST FLOOR, WEST WING. ALL PER-
SONS INTERESTED IN THIS MATTER MAY APPEAR AND BE
HEARD.



Said proposed ordinance may be inspected by the public at the
office of the Planning and Building Division, City of St. Augustine,
City Hall, 75 King Street, Fourth Floor, Elevator B, during the
hours of 8:00am and 5:00pm 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 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 proceed-
ings, 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 City of St. Augustine, (904) 825-1007; or 1-800-
955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service,
not later than seven days prior to the proceeding at the address
given on this notice.

Martha V. Porter
City Clerk

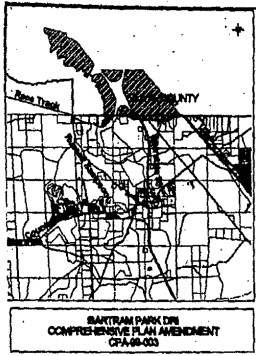
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In Cocoa Beach, 20 boats fes- fabric.

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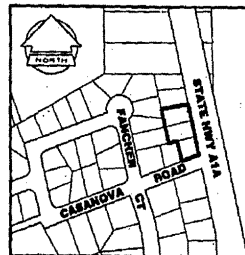
NOTICE OF LAND USE CHANGE

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AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA,
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ings, is made, which record includes the testimony and evidence
upon which the appeal is to be based."

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needing a special accommodation to participate in this proceeding
should contact the City of St. Augustine, (904) 825-1007; or 1-800-
955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service,
not later than seven days prior to the proceeding at the address
given on this notice.

Martha V. Porter
City Clerk

ORDINANCE NO. 2000-27

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, REZONING PROPERTY LOCATED AT 1075, 1085 AND 1095 ANASTASIA BOULEVARD, CONTAINING APPROXIMATELY 0.4 ACRES IN THE CITY OF ST. AUGUSTINE, AND MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY-TWO (RS-2) TO THE CLASSIFICATION OF RESIDENTIAL GENERAL-TWO (RG-2); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it appears to the City Commission of the City of St. Augustine, Florida, that all legal requirements have been met, a public hearing has been held, and the Planning and Zoning Board has recommended that the property located at 1075, 1085 and 1095 Anastasia Boulevard in the City of St. Augustine, being more fully described herein, should be rezoned.

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

Section 1. That the property located at 1075, 1085 and 1095 Anastasia Boulevard, containing approximately 0.4 acres in the City of St. Augustine, Florida, and being more fully described as follows:

Lots 3, 4 and 5 (excluding right-of-way for Anastasia Boulevard), Highland Manor Subdivision, as recorded in Map Book 8, Page 9, Public Records of St. Johns County, Florida

be, and the same is hereby, rezoned from its current classification of Residential Single Family-Two (RS-2) to the classification of Residential General-Two (RG-2).

Section 2. That the City Planning and Building Director be, and is hereby, authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida, to reflect the rezoning of the above-described land.

Section 3. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

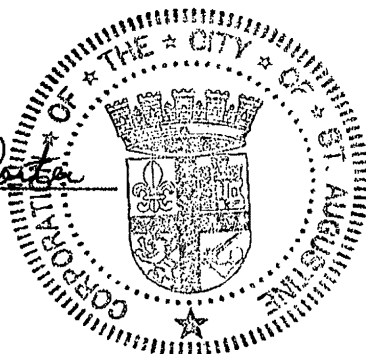
Section 4. That if any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. That this ordinance shall take effect thirty-one (31) days after adoption in conjunction with Ordinance No. 2000-26, or if Ordinance No. 2000-26 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Community Affairs or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this 10th day of July, A.D., 2000.

ATTEST:

Martha V. Porter
City Clerk



Her Wachs
Mayor-Commissioner

RECEIVED

THE ST. AUGUSTINE RECORD JUL 6 2000

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

CITY CLERK

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **Linda Y. Murray**
who on oath says that she is an Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a

NOTICE OF PROPOSED ENACTMENT

in the matter of **ORDINANCE # 2000-27**

1075, 1085, & 1095 ANASTASIA BOULEVARD

in the Court, was published in said newspaper in the issues of

JUNE 30, 2000

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **3RD** day of **JULY** 2000,

by *Linda Y. Murray* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss
(Signature of Notary Public)



Zoe Ann Moss
COMMISSION # 00641614 EXPIRES
August 22, 2001
(Seal)
CONCEDED THRU TROY FAIN INSURANCE, INC.

Zoe Ann Moss

COPY OF

NOTICE OF PROPOSED
ENACTMENT OF ORDINANCE NO. 2000-27 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 AND FINAL PASSAGE OF ORDINANCE 2000-27. THE PUBLIC HEARING WILL BE HELD BEGINNING AT 4:00 P.M. IN THE CITY COMMISSION MEETING ROOM, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE. PUBLIC COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

ORDINANCE 2000-27, AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, REZONING PROPERTY LOCATED AT 1075, 1085 AND 1095 ANASTASIA BOULEVARD, CONTAINING APPROXIMATELY 0.4 ACRES IN THE CITY OF ST. AUGUSTINE, AND MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL SINGLE FAMILY TWO (RS-2) TO THE CLASSIFICATION OF RESIDENTIAL GENERAL TWO (RG-2); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Said proposed ordinance may be inspected by the public at the office of the City Clerk, City Hall, Lobby

B, second 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.

All interested parties may appear at the meeting and be heard with respect to the proposed ordinance. 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: Martha V. Porter, City Clerk (904) 825-1007; or 1-800-955-8771 (TDD) or 1-800-8770 (V), via Florida Relay Service.

Martha V. Porter
City Clerk
L1091, June 30, 2000



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 5, 2026	6.b.	PZB2026-0033
Request	Address	Parcel ID
Use by Exception	70 Abbott St	194985-0100

Site & Background Information

Applicant & Owner: Lamanda Sears

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

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

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

Acreage: 0.04

Neighborhood: Abbott Tract

Archaeological Zone: Zone IIA

Request Summary

This is a request to approve a use by exception for off-site parking within the residential parking program to allow for the registration of a [vacation rental](#) at 70 Abbott St.

There is a total of 1 bedroom at 70 Abbott St. The property is a single-family residence built in 1890. One parking space is required for a short-term rental with 1 bedroom. There are no parking spaces available on site, leaving the applicant one parking space short of the requirement.

The applicant has reached out three nearby locations to lease a parking space. One property owner denied the request, another offered a space for rent for \$1,000 per month, and the third property owner offered a space for rent but later rescinded their offer.

The applicant is requesting a parking permit for the municipal parking garage. *Currently, 35 short term rental properties have a total combined 63 parking permits for the municipal parking garage.*

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

Sec. 28-2. – Definitions.

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

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

(a) Zoning exceptions:

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

Sec. 28-151. - Parking.

- i. Each vacation rental, except as provided in subparagraph (iii) below, will provide at least one (1) stabilized parking space per bedroom offered for rent.
- ii. Stabilized parking for vacation rentals may not consist of unimproved dirt, sand, or grass. For the purposes of this division, stabilized parking shall be defined as a space that is covered and graded by semi-permeable or impervious materials such as asphalt, concrete, pavers, gravel, or a similar material.

- iii. Vacation rentals in all zoning districts that otherwise have on-site parking requirements will provide stabilized parking on the site of their rental property. If on-site parking is not feasible, the owner may make an application to the planning and zoning board for a use by exception for offsite parking. The application to the planning and zoning board for a use by exception for offsite parking may include in the alternative, **parking permits to the municipal parking garage**, or, if on-street parking permits for vacation rentals are provided pursuant to city regulations, residential street parking permits. Issuance of the necessary permits will meet the required parking for the vacation rentals.

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

The approval of [short-term rental registration](#) is contingent upon being able to provide parking at a rate of one stabilized parking space per bedroom. The annual registration renewal will require the applicant to provide proof of current parking on-site and of the approval of the off-site parking by exception, or maintenance of valid parking passes in the city parking garage. If the applicant fails to renew parking permits, or off-site parking leases, they will be out of compliance with City Code requirements for short-term rentals, and subject to code enforcement action. Each vacation rental will provide [at least one \(1\) parking space per bedroom offered for rent](#). Additionally, if on-site parking is not feasible, the owner may make an application to the planning and zoning board for a [use by exception](#) for offsite parking.

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

Staff Recommendation

Based on a review of Sec. 28-29 staff finds that the Board may **APPROVE** a use by exception request for one (1) municipal garage parking permit at 70 Abbott St / PID [194985-0100](#) to satisfy the requirements of Sec. 28-151.

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

1. Approval of this use by exception is contingent upon providing proof of one municipal garage parking permit at the time of vacation rental registration.
2. When registering the short-term rentals at 70 Abbott St, proof of purchase of one municipal garage parking permit for the duration of the vacation rental registration period is to be provided to the Code Enforcement Division.

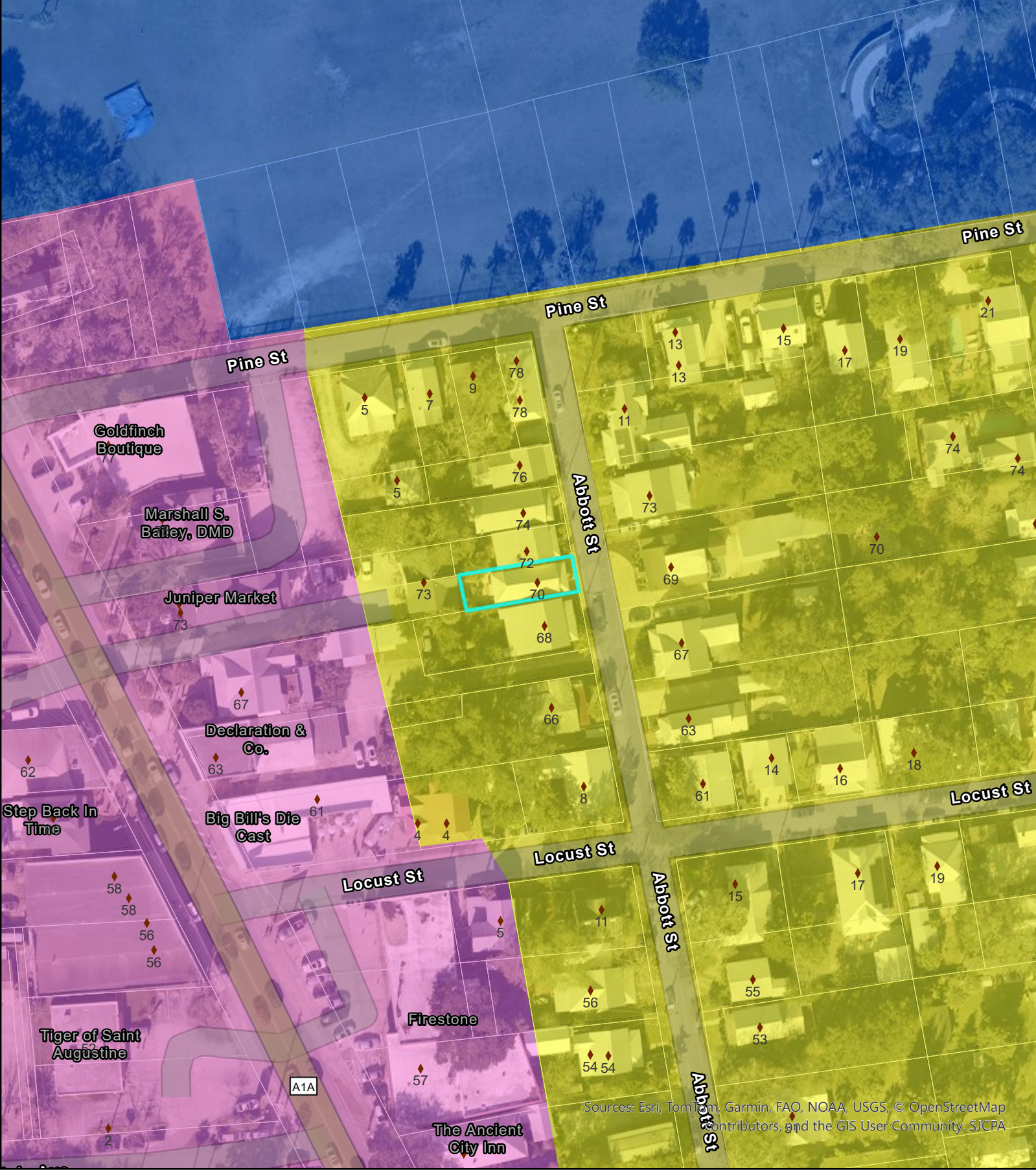
Attachments

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

Staff Report prepared by:

Jennifer Thompson, AICP
Senior Planner
Planning and Building Department

Attachment 1: Site Maps and Photos



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

Future Land Use

City of St. Augustine

70 Abbott Street

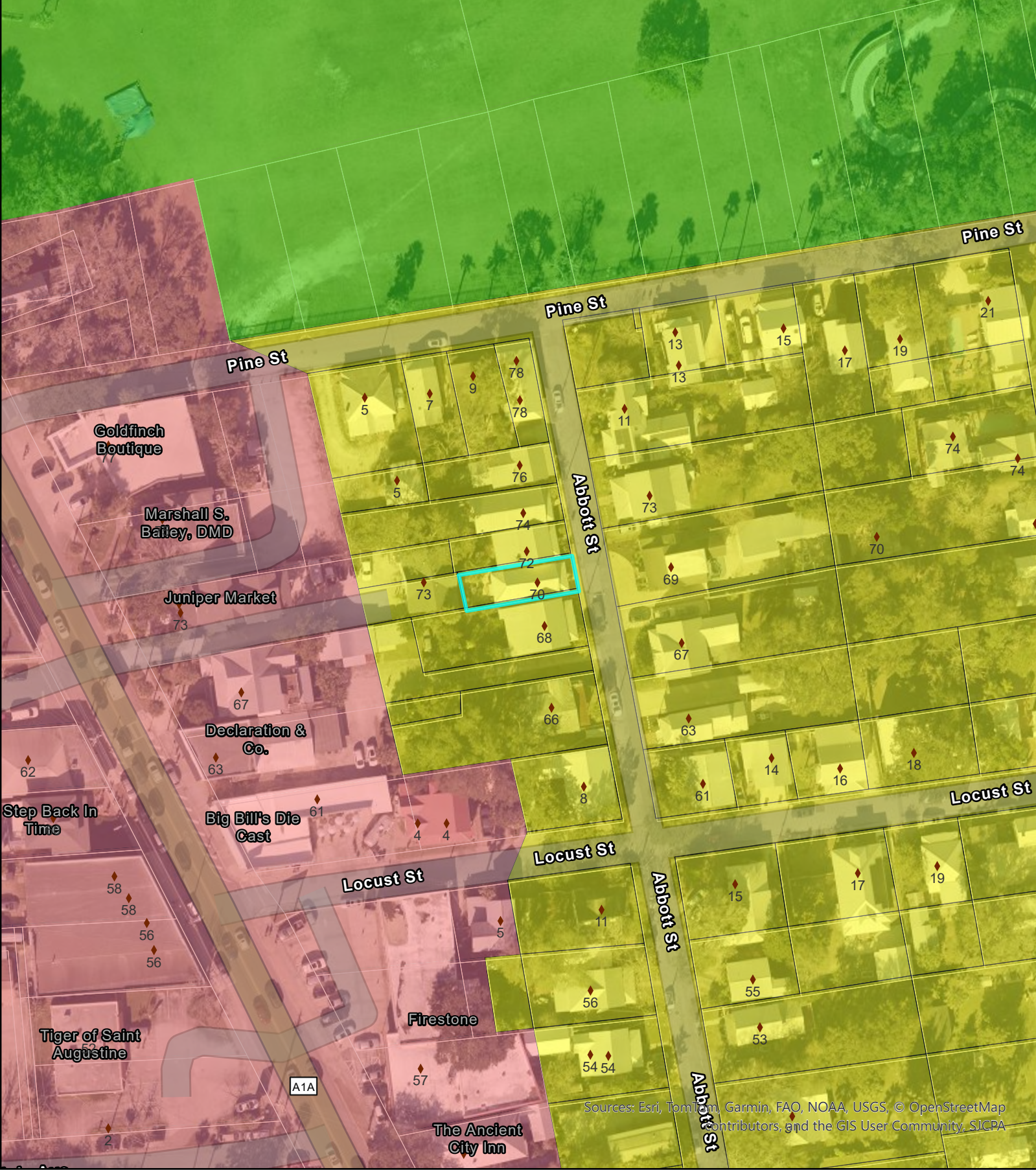
Legend

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

Scale: 1:1,000



0 30 60 120 Feet



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

Zoning Map

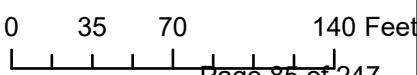
City of St. Augustine

70 Abbott Street

Legend

- Residential Single-Family-Two (RS-2)
- Commercial Low-Two (CL-2)
- Open Land (OL)

Scale: 1:1,000



Legend

DEM2018

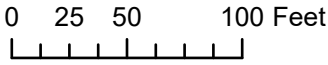
Value



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

Digital Elevation Model DEM 2018
City of St. Augustine
70 Abbott Street

Source: 2018 FDEM LiDAR Project



Scale: 1:1,000



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

FEMA Flood Zones

City of St. Augustine

70 Abbott Street

Legend

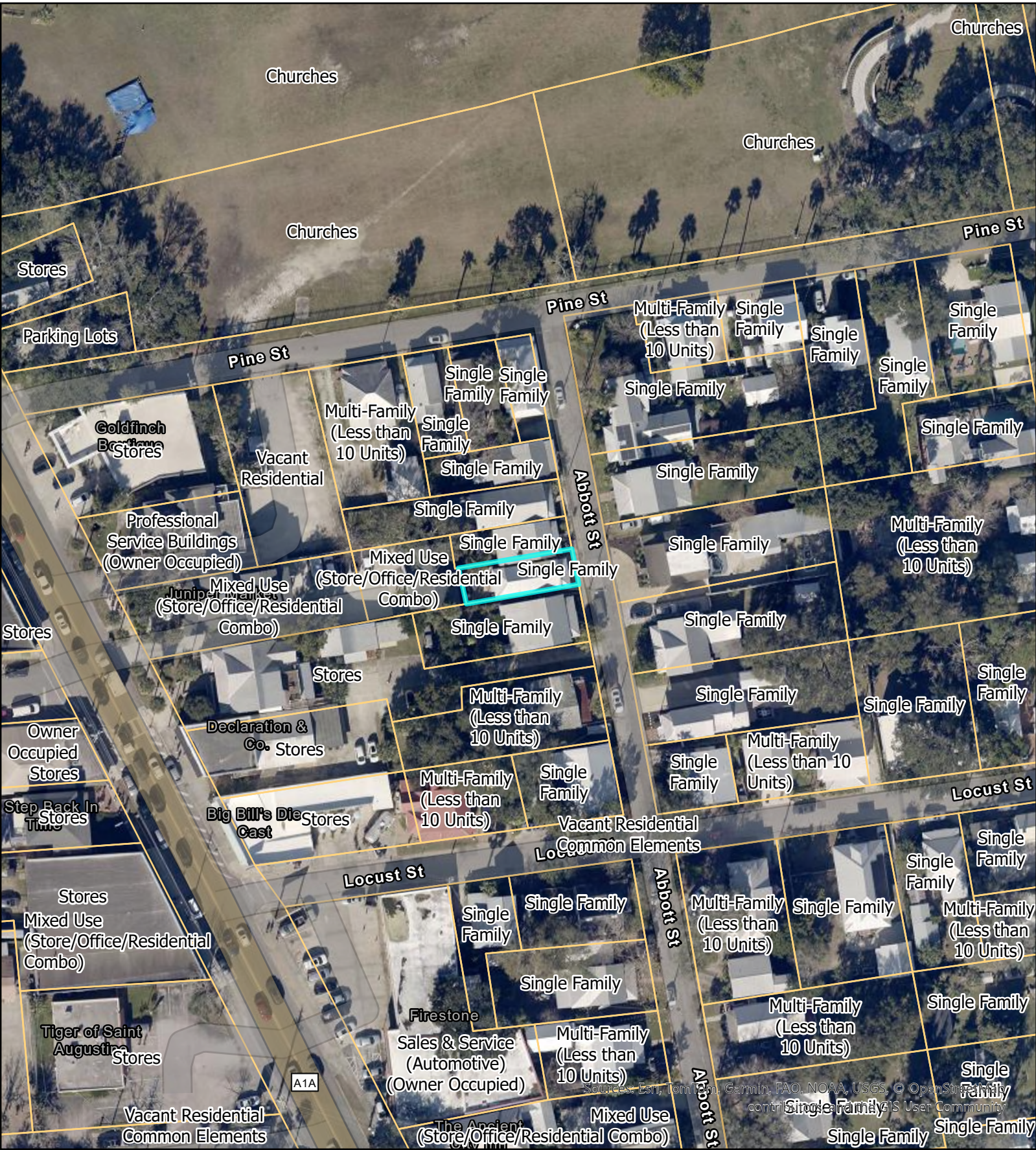
Flood Zone

AE

Scale: 1:1,000

0 35 70 140 Feet

Page 87 of 247



St Johns County Property Appraiser
Use Classification
City of St. Augustine
70 Abbott Street

Legend

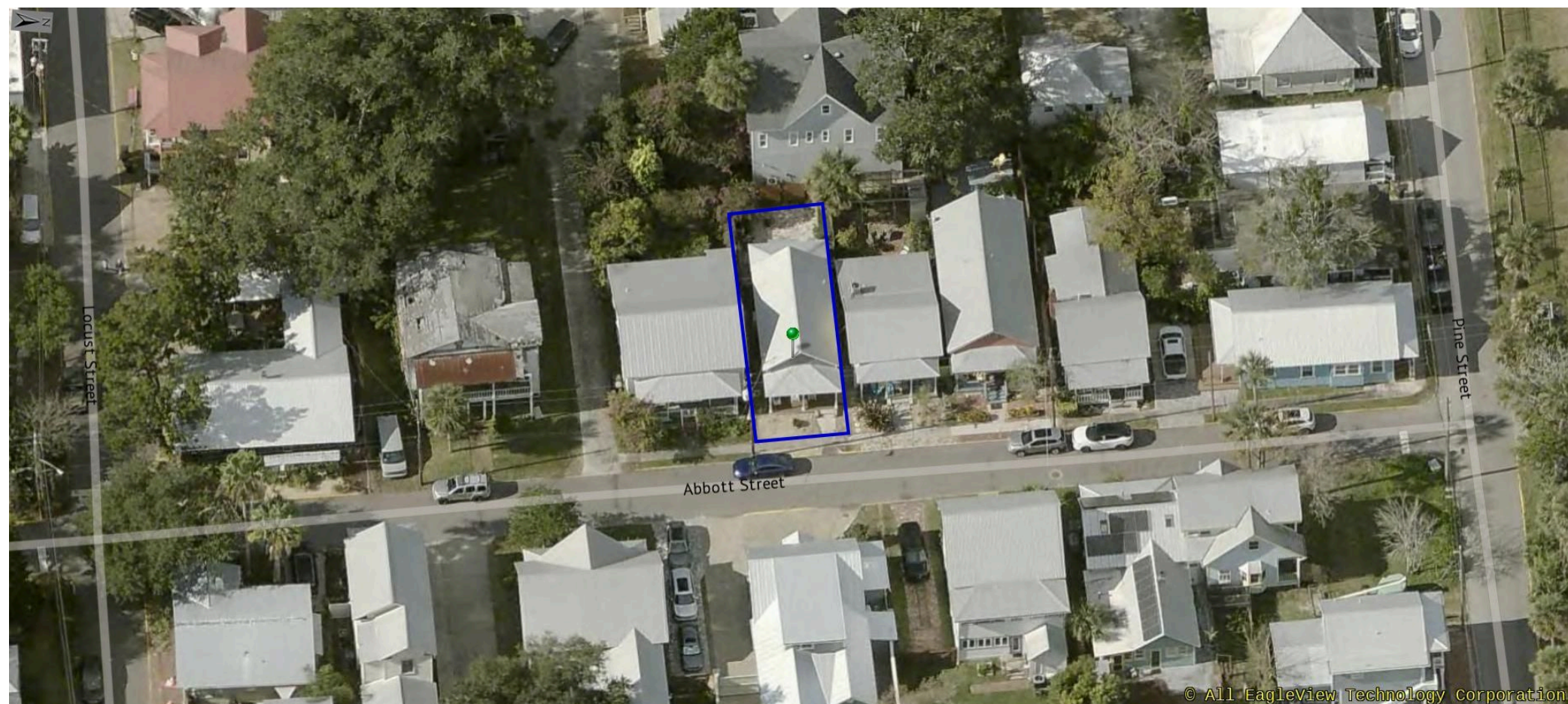
ParcelInfo

Scale: 1:1,000



0 30 60 120 Feet

70 Abbott St.



12/13/2025

Attachment 2: Application



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Lamanda (Mandi) Sears Contact Number: 972-765-8165

Business (if applicable): Twin Oaks Collective, LLC

Address: 110 Brigham Road NW City: Winter Haven State: FL Zip: 33881

E-Mail Address: searsmandi@gmail.com

2. NAME OF PROPERTY OWNER: same as above Contact Number: _____

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 10 Block: _____

Subdivision: _____ Parcel Number: 1949850100

4. PROJECT STREET ADDRESS: 70 Abbott Street St. Augustine, FL 32084

5. SPECIFIC PROPOSED USE: _____

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: zoning exception for insufficient parking for short term rental

8. JUSTIFICATION FOR ACTION REQUESTED: I am currently seeking commercial space for parking options but have yet to secure a parking lease nearby. I am willing to lease a space with the parking garage if I cannot secure one with the Mission Nombre de Dios.

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

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

10. **PREVIOUS APPLICATIONS:**

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

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

11. **AGREEMENT:**

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

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

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

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

LM Sears
Signature of Applicant

03/27/2026
Date

LM Sears
Signature of Property Owner

03/27/2026
Date



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

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

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

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

Lamanda (Mandi) Sears

Print name of applicant


Signature of applicant

03/27/2026

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.

70 Abbott Street St. Augustine, FL 32084

Project Address: _____

Applicant's Name: Lamanda Sears Applicant's Signature: LM Sears

Owner's Name: Lamanda Sears Owner's Signature: LM Sears

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1949850100
Location Address	70 ABBOTT ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY E'LY 80FT LOT 10 BLK E OR6319/201 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.040
Homestead	N



Owner Information

Owner Name	Sears Lamanda 100%
Mailing Address	110 BRIGHAM RD NW WINTER HAVEN, FL 33881-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$238,646.00
Extra Features Value	\$0.00
Total Land Value	\$130,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$368,646.00
Total Deferred	\$179,662.00
Assessed Value	\$188,984.00
Total Exemptions	
Taxable Value	\$188,984.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$112,059	\$0	\$106,600	\$0
2024	\$104,864	\$0	\$106,600	\$0
2023	\$108,360	\$0	\$97,375	\$0
2022	\$81,110	\$0	\$97,580	\$0
2021	\$66,444	\$0	\$76,875	\$0
2020	\$67,569	\$0	\$87,125	\$0
2019	\$9,853	\$0	\$87,125	\$0
2018	\$8,713	\$0	\$87,125	\$0
2017	\$48,996	\$247	\$69,700	\$0
2016	\$49,826	\$296	\$63,550	\$0
2015	\$43,047	\$297	\$50,738	\$0

Building Information

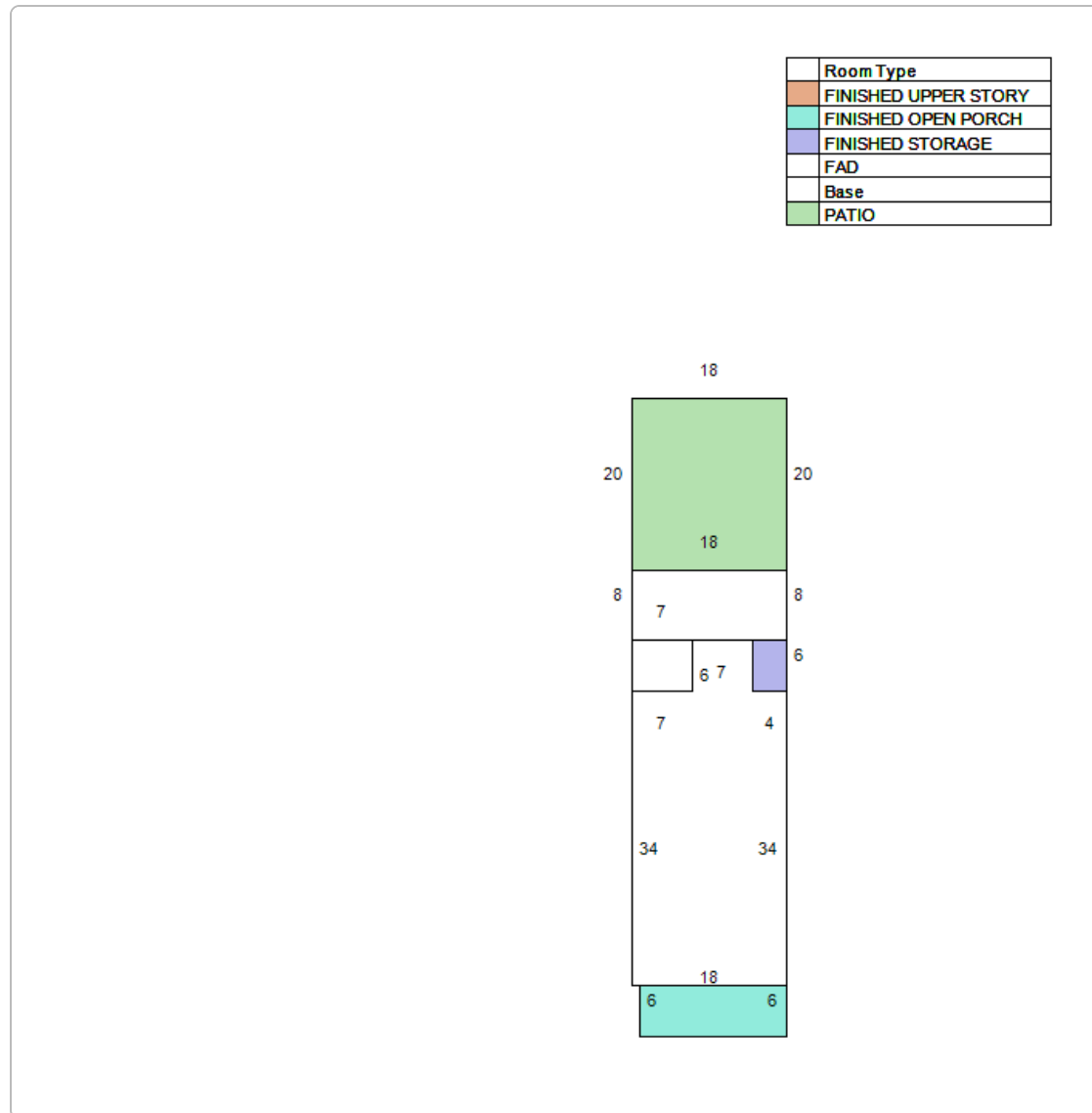
Building	1
Building Value	\$238,646
Year Built	1890
Actual Area	1446
Conditioned Area	960
Use	Single Family Residence
Style	01
Exterior Wall	Wood

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	1
Baths	1.5

Description	Square Footage
PATIO/SLAB	360
BASE AREA	654
ADDITION	144
ADDITION	42
FINISHED STORAGE/UTILITY	24
FINISHED OPEN PORCH	102
FINISHED UPPER STORY	120

Description	Square Footage
Total SqFt	1446

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	25	80	25	EF	\$130,000

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/6/2026	2/20/2026	\$470,000.00	WARRANTY DEED	6319	201	Q	I	WALKER KIERSTEN REV LIVING TRUST D: 9-18-2013	SEARS LAMANDA
3/31/2017	3/31/2017	\$147,000.00	WARRANTY DEED	4352	745	Q	I	MELIOR LESLIE K	WALKER KIERSTEN REV LIVING TRUST D: 9-18-2013
	6/30/1995	\$28,000.00	WARRANTY DEED	1116	1396	Q	I	TUCKER WILLIAM I,& DEBORAH G	MELIOR LESLIE K

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

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

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 4/13/2026, 3:54:17 AM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

Attachment 4:

Supplemental Information

	The Anchor & Vine	70 Abbott Street	St. Augustine, FL 32084		
Property Name	Location	Number of Spaces	Response Status	Response Date	Notes
Cool and Collected	67 San Marco Ave.	0	Declined	13 Mar 2026	Spoke with admin on property who declined for Ms. Sharp
Lot at San Marco and Pine	5 Pine Street	1	Pending	6 Apr 2026	Received a conditional offer to lease a parking space for \$200 monthly
Mission Nombre de Dios	101 San Marco Ave.	0	Declined	8 Apr 2026	Received an email and call with Peter Mitalas who declined a parking lease unless it would be \$1,000 monthly like Doubletree Hotel rates



MAP SHOWING BOUNDARY SURVEY OF:

A PORTION OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 30 EAST,
ST. JOHNS COUNTY, FLORIDA



RIVER CITY SURVEYING & MAPPING, LLC
Florida Certificate of Authorization No. LB 8484
7220 Financial Way

Jacksonville, Florida 32256 | (904) 675-9300

INFO@RIVERCITYSURVEYORS.COM | RIVERCITYSURVEYORS.COM

PROJECT:

Boundary Survey, 939-NE

CERTIFICATIONS:

LAMANDA MACHILLE SEARS; AMERIS BANK; LANDMARK TITLE, LLC;
FIDELITY NATIONAL TITLE INSURANCE COMPANY

PROPERTY ADDRESS:

70 Abbott Street,
St. Augustine, Florida 32084

PARCEL ID (FOLIO):

1949850100

ACREAGE:

0.05 Acres ±

FIELDWORK DATE:

February 3, 2026

CADD DRAFTER

I.F.

REVISION DATE:

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION, AND WAS ELECTRONICALLY CERTIFIED BY THE PROFESSIONAL LAND SURVEYOR AND MAPPER LISTED HEREON, AS TIMESTAMPED ON BORDER.

Daryl S. Banks
Daryl S. Banks

Florida License No. 6063

DARYL S. BANKS, PSM
Florida License No. 6063



LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE, IN ST. JOHNS COUNTY, FLORIDA, BEING AN EAST PART OF LOT 10, BLOCK E OF THE ABBOTT TRACT, ACCORDING TO OFFICIAL MAP OF SAID CITY, DATED JUNE 12, 1923, SAID LOT 10, BEING THE SOUTH HALF OF LOT 82 OF THE VAN NESS SUBDIVISION OF THE MARY ANN DAVIS TRACT, SAID EAST PART OF LOT 10 BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 10 DEGREES 51'00" EAST, ON THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF ABBOTT STREET, 25.00 FEET; THENCE SOUTH 80 DEGREES 49'00" WEST, ON THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 80.16 FEET; THENCE NORTH 09 DEGREES 06'28" WEST 25.24 FEET; THENCE NORTH 80 DEGREES 59'00" EAST ON THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 79.40 FEET TO THE POINT OF BEGINNING.

NOTICE OF MATTERS THAT MAY AFFECT, CLOUD, OR ENCUMBER TITLE

- | | |
|----------|---|
| ___ | 1. RECORDED / LEGAL MATTERS (NOT FIELD-DETERMINABLE) |
| ___ | Recorded easements, restrictions, or rights-of-way not provided to the surveyor |
| ___ | 2. BOUNDARY & MONUMENTATION ISSUES |
| ___ | 3. ACCESS & RIGHTS-OF-WAY |
| <u>X</u> | 4. IMPROVEMENTS & ENCROACHMENTS |
| ___ | 5. UTILITIES & SUBSURFACE CONDITIONS |
| ___ | 6. WATER, TIDAL & ENVIRONMENTAL MATTERS |
| ___ | 7. OCCUPATION & POSSESSION |

(SEE BOTTOM OF PAGE 3 FOR DETAILS)

SURVEY LIMITATIONS

Matters not visible, observable, or accessible at the time of survey

Matters requiring title search, legal interpretation, or subsurface investigation

STANDARD NON-ALTA DISCLAIMER

This survey is not a title commitment, title opinion, or abstract of title. No attempt has been made to determine ownership, easements, or matters of record except as specifically shown hereon.

This survey reflects conditions observed at the time of field work only.



SEE PAGE 2 OF 3 FOR MAP OF PROPERTY
PAGE 1 OF 3 - NOT VALID WITHOUT ALL PAGES



RIVER CITY
SURVEYING & MAPPING, LLC

rivercitysurveyors.com

Florida Business License (LB) No. 8484
7220 Financial Way Jacksonville, Florida 32256 | 904.675.9300

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GENERAL SURVEYOR'S NOTES:

1. Legal Description has been furnished or confirmed by the Client or his/her Agents.
2. The Surveyor hereon is not responsible for easements of record other than those shown on a Plat if applicable, or in a Title Commitment provided at the time of order. Any condition that might represent an unrecorded easement is shown hereon and marked as a Point of Interest (POI). Above-Ground evidences of Utilities may or may not represent an unrecorded easement.
3. Measurements shown hereon are in US Standard feet and decimals thereof.
4. STATED PURPOSE OF THIS SURVEY: Mortgage, Purchase, Sale, Permits, Planning.
5. Main building and ancillary structure measurements are to the exterior of the buildings. Design Professionals should make their own measurements for attachments to Buildings shown hereon.
6. This survey does not show any underground improvements, foundations, or utilities, etc. No underground investigation of any feature, including Septic Tank, has been performed.
7. Underground septic or well feature shown, if any, has been uncovered by the seller or his/her Agents.
8. All ABOVE-GROUND evidences of Utility Easements lie within their Respective Easements unless noted.
9. This Survey is not intended to Reflect or Determine Ownership.
10. Construct Improvements to Iron Markers as described only. Wood Laths and Wire Flags ARE NOT Property Corners.
11. This survey is COPYRIGHTED and is not intended for, nor insured for multiple uses by multiple parties. Other than a Lender who assumes a Mortgage Note for the client or his/her agents, use is restricted to said client or his/her agents hereon for the Purposes listed in Note #5 above. It is illegal to copy or alter this survey drawing without permission.
12. Streets shown hereon are Centered in R/W provided unless otherwise noted and dimensioned.
13. Water shorelines shown, if any, on this drawing are current for date shown only. This is NOT a "Mean High Water Survey" as per Chapter 177.39 F.A.C. or any other relevant Local, State, or Federal rule.
14. State Plane Coordinates shown, if any, are based on the North American Datum (NAD) of 1983, Florida East Zone (941)-(2011)-(epoch 2010.0000)
15. Elevations, if shown, are based on the North American Vertical Datum (NAVD) 1988.
16. All dimensions hereon reflect the Deed/Plat call AND the corresponding field measured value. Calculated values are shown if reference irons are set.
17. Electronic (PDF) files are valid with Chapter SJ-17.032 (3) F.A.C and FS 0425.025 conforming Electronic (PDF) Seal attached. As per rules listed, the electronic signature file name/number is present on the invoice presented to the client or his/her agents. Hard sealed copies of the drawing are stored at the Surveyor's office and will be furnished on request (gratis) to the client or his/her agents hereon for 60 days from date of signature. Hard copies will be furnished to said client or his/her agents for an Archival Fee after 60 days.
18. Symbols hereon may differ in scale from the Legend and Abbreviations/Symbols list hereon for clarity.
19. Pursuant to F.S. 558.0035, no individual employee or Agent may be held personally liable for Negligence.
20. This drawing reflects information gathered, analyzed, presented and preserved solely by River City Surveying & Mapping, LLC. Third Party references, Business Cards etc. attached do not infer or create liability in any form.

21. Fence Ownership is Not Determined.
 22. Bearing of the Tallahassee Baseline (Florida PLSS) basis of bearing in the survey notes (e.g., "Basis of bearing is the Tallahassee Baseline as defined by the PLSS, assumed N 90°00'00" E")
- Coordinates of the Prime Meridian Marker at Cascades Park

- Latitude: 30°26'04.12" N
- Longitude: 84°16'37.59" W

These coordinates correspond to the initial point of the Tallahassee Principal Meridian, a key reference in Florida's

Public Land Survey System.

Decimal Degrees Format

For applications requiring decimal degrees:

- Latitude: 30.434478°
- Longitude: -84.277108°

These coordinates are useful for GIS applications, GPS devices, or mapping software when locating the Prime Meridian

Marker within Cascades Park.

Control Along Meridian

NORTHING, EASTING ZONE FL 903 US FT

527060.270000000019 2038743.969999999972

521755.159999999974 2038748.139999999988

ABBREVIATIONS AND SYMBOL LEGEND:

AC	= Air Conditioner	ORV	= Official Record Volume	VF	= Vinyl/PVC Fence	RLS	= Registered Licensed Surveyor
AP	= Aluminum Pole	Pg	= Page	WF	= Wood Fence	PLS	= Professional Licensed Surveyor
APL	= Aluminum Pole with Lights	CMP	= Corrugated Metal Pipe	WFF	= Wire Fence	PSM	= Professional Surveyor & Mapper
BLDG	= Building	R.B.L	= Reference Bearing Line	CM	= Concrete Monument	PS	= Professional Surveyor
CI	= Cap illegible	RAW	= Right-Of-Way	FIP	= Found Iron Pipe (Size Delineated)	S	= Section
CO	= Clean Out	TOB	= Top of Bank	FIR	= Found Iron Rod (Size Delineated)	T	= Township
CONC	= Concrete	TOW	= Top of Water	FIPC	= Found Iron Pipe/Cap	R	= Range
C/P	= Covered Porch	(P)	= Plat Call	FIRC	= Found Iron Rod/Cap	CL	= Centerline
CPL	= Concrete Pole with Lights	(M)	= Field Measured Value	POCP	= Permanent Control Point	CLO	= Centerline/Ditch
CPP	= Concrete Power Pole	(C)	= Calculated Value	PK	= Parker-Kalon Nail or Mag Nail	D.E	= Drainage Easement
DWAY	= Driveway	(D)	= Dead Call	PRM	= Permanent Reference Monument	W	= Well
DWAY	= Driveway	RAD	= Radius	IP	= Iron Pipe	CL	= Centerline
EUB	= Electronic Utility Box	CH	= Chord Bearing & Distance	IR	= Iron Rod	EUB	= Electric Utility Box
FT	= Feet	L	= Arc Length	SIP	= Set Iron Pipe	W	= Water Meter
GUY	= Guy Wire/Anchor	CCEC	= Clay County Electric Cooperative	SIR	= Set Iron Rod	SSM	= Sanitary Sewer Manhole
ICV	= Irrigation Control Valve	CCUA	= Clay County Utility Association	SIRC	= Set Iron Rod & Cap	BM	= Benchmark (BM)
ID	= Identification	CEC	= Clay Electric Cooperative	DB	= Deed Book	SDM	= Stormwater Drainage Manhole
LP	= Light Pole	COJ	= City of Jacksonville	MB	= Map Book	ST	= Septic Tank
not	= now or formerly (owned by)	F.A.C.	= Florida Administrative Code	O.R.B.	= Official Records Book	DA	= Delta or Central Angle
OHL	= Overhead Wire/Line	FP	= Florida Power	ESMT	= Easement	WPP	= Wood Power Pole
PP	= Power Pole	FPL	= Florida Power & Light	PI	= Point of Intersection	GA	= Guy Anchor
PPL	= Power Pole with Lights	FP&L	= Florida Power & Light	POB	= Point of Beginning	LP	= Light Pole (LP)
RES	= Residence	FPLE	= Florida Power & Light Easement	POC	= Point of Commencement	PH	= Fire Hydrant (PH)
SCO	= Sewer Clean Out	JE	= Jacksonville Electric Authority	POI	= Point of Interest	SP	= Sign (Single Post)
SQ	= Square	JE-E	= Jacksonville Electric Authority Easement	PRC	= Point of Reverse Curvature		
STY	= Story	JE-E	= Jacksonville Electric Authority Easement	PT	= Point of Tangency		
UR	= Utility Riser	JE-E	= Jacksonville Electric Authority Easement	PC	= Point of Curvature		
WPL	= Wood Pole with Lights	OREMC	= Oklawaha Rural Electric Cooperative	PCC	= Point of Compound Curvature		
WPP	= Wood Power Pole	D.S.A.E	= Drainage & Access Easement	CB	= Catch Basin		
CLF	= Chain Link Fence	P.U.D.E	= Public Utility & Drainage Easement	EC	= Edge of Concrete		
F	= Face Side of Wood Fence	LS	= Licensed Survey Business	EP	= Edge of Asphalt/Pavement		
MF	= Metal Fence	LS	= Licensed Surveyor	EOP	= Edge of Pavement		
P	= Past Side of Wood Fence	LS	= Licensed Surveyor	EOW	= Edge of Water		

POINTS OF INTEREST:

IMPROVEMENTS & ENCROACHMENTS
OVERHANGS, UTILITIES, OR DRAINAGE FEATURES CROSSING BOUNDARIES
1. 12" EAVES ENCROACHING



RIVER CITY
SURVEYING & MAPPING, LLC

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SEE PAGE 2 OF 3 FOR MAP OF PROPERTY
PAGE 3 OF 3 - NOT VALID WITHOUT ALL PAGES



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 5, 2026	7.a.	PZB2026-0010
Request	Address	Parcel ID
Conservation Overlay Zone Development	E Park Avenue	152400-2030

Site & Background Information

Applicant:	Frederic Depuydt c/o Atlantic Property Builders LLC
Owner:	Integrated Property Holdings Inc.
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-One: RS-1
Acreage:	0.15
Neighborhood:	Greater Fullerwood
Archaeological Zone:	II A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) for the removal of one (1) significant tree within [COZ 3](#) at E Park Avenue PID: 152400-2030. The approval of this application would allow for the removal of a forty-five (45) inch dbh and reposition the proposed single-family home location to retain the forty-eight (48) inch dbh Live Oak tree.

This application appeared before the Board during the April 7, 2026, Planning and Zoning Board meeting and was continued so the applicant could explore moving the house forward to retain the forty-eight (48) inch dbh Live Oak tree in the rear of the property.

Staff Analysis

Consistency with the City of St. Augustine's Comprehensive Plan 2040

Comprehensive Plan Element	Goal, Policy, or Objective
Future Land Use	
Historic Preservation	
Conservation and Coastal Management	CCM Objective 2.6 The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.
Recreation and Open Space	
Transportation and Mobility	
Housing	
Infrastructure	

Review of Applicable City of St. Augustine Code of Ordinances

The planning and zoning board is [authorized to impose limitations](#) in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

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

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

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

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

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

The applicant is proposing to remove two trees:

Tree #1: 45 dbh Live Oak - Significant

Tree#3: 3,3 dbh Camphor – Invasive

The arborist report does not include the health of Tree #1 however it does recommend its removal. The tree is near the proposed structure, and the lot is narrow making it difficult to accommodate saving the tree.

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

Tree#1 - 45 dbh Live Oak is along the western property boundary. The house would be within the tree protection zone of the tree. The house is two stories and would require significant pruning of the tree. The arborist report recommends removal.

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

To reduce erosion issues the applicant should use silt fences along the perimeter of all ground disturbing activities.

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

The lot contains four (4) trees, and the applicant is requesting to remove two (2) including one (1) significant Live Oaks and one (1) invasive Camphor tree. The applicant is proposing to retain one Japanese privet (*Ligustrum japonica*) with a dbh of 5 inches, which is considered a small tree or shrub and one significant Live Oak tree (*Quercus virginiana*) with a dbh of 48 inches.

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

The applicant is proposing to remove one significant tree:

Tree #1: 45 dbh Live Oak - Significant

The applicant is proposing to retain one significant tree

Tree #2: 48 dbh Live Oak- Significant.

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

The removal of one (1) significant trees of such large size will reduce the tree canopy. The loss of canopy will have ecological impacts, including the increase of noise pollution, and a decrease in wildlife habitat. To reduce impacts to water quality the applicant should use silt fences along the perimeter of all ground disturbing activities. The applicant is now proposing to shift the house forward to save the 48-inch Live Oak which will help to reduce the impact to the urban and natural environment.

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

Staff had previously identified Tree #2 as a candidate for retaining. The applicant is now proposing to retain Tree#2 - 48 dbh Live Oak. The lot is zoned RS-1 which has a 20-foot front yard setback. A reduction to the front yard setback to fifteen (15) feet would allow the house to be moved forward and away from Tree #2. The new location was approved by the arborist and is described in the updated arborist report (attached).

Review of Sec. 25-53

(d) Tree mitigation.

- (1) Preservation and removal of trees on a site to be developed may result in the need for tree mitigation. Mitigation requirement is determined by the following calculation:

Tree saved credit—Trees removed deficit = Excess Tree Credits/Deficits

Trees Removed			Trees Retained			Trees Planted			
Type (dbh)	Size Range	Deficit	Type (dbh)	Size Range	Credit	QTY	Type (dbh)	Size Range	Credit
1. Live Oak (45)	20+ dbh	2	3. Ligustrum	3+ dbh	1	1	Live Oak	3+ dbh	1.5
4. Camphor (Invasive)			2. Live Oak (48)	20+ dbh	4	1	River Birch	3+ dbh	1.5
Deficit -2			Retaining Credits 5			Planting Credits 3			
Total Credits/Deficits +6									

Sec. 25-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows 2 deficits for tree removal and 5 credits for trees retained or relocated. The tree survey shows two (2) trees to be planted, a 3-inch River Birch and a 3-inch Live Oak. This would give a total of 6 credits and is consistent with Chapter 25.

Staff Recommendation

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

Attachments

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

Staff Report prepared by:



Sarah Daugherty
Planning Manager
Planning and Building Department

Attachment 1: Site Maps and Photos



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

Future Land Use

City of St. Augustine
E Park Ave/PID152400-2030

Legend

Residential Low Density

Scale: 1:1,000

0 30 60 120 Feet

Page 111 of 247



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

Zoning Map

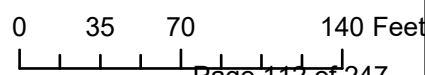
City of St. Augustine

E Park Ave/PID152400-2030

Legend

-  Residential Single-Family-One (RS-1)
-  Residential Single-Family-Two (RS-2)

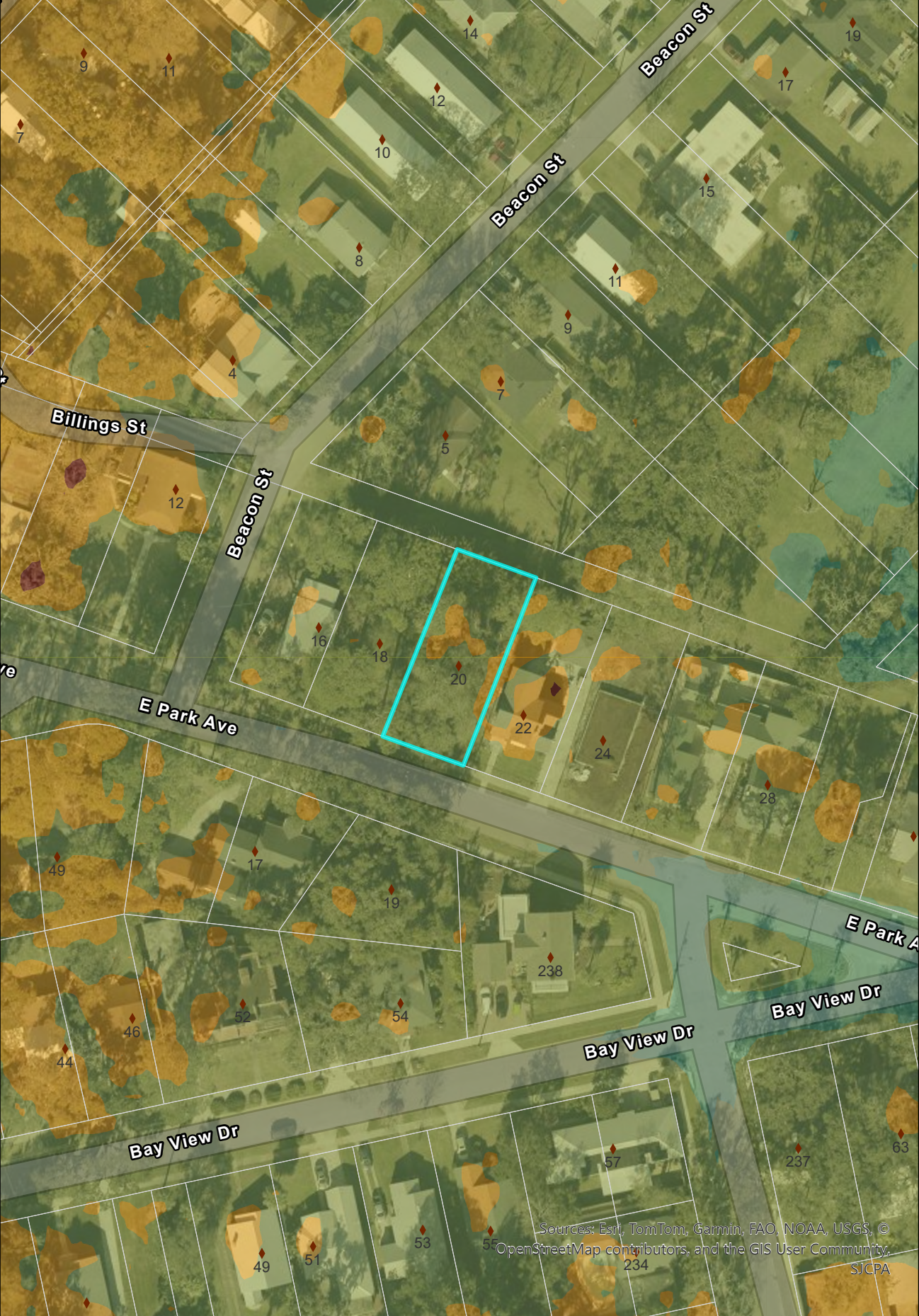
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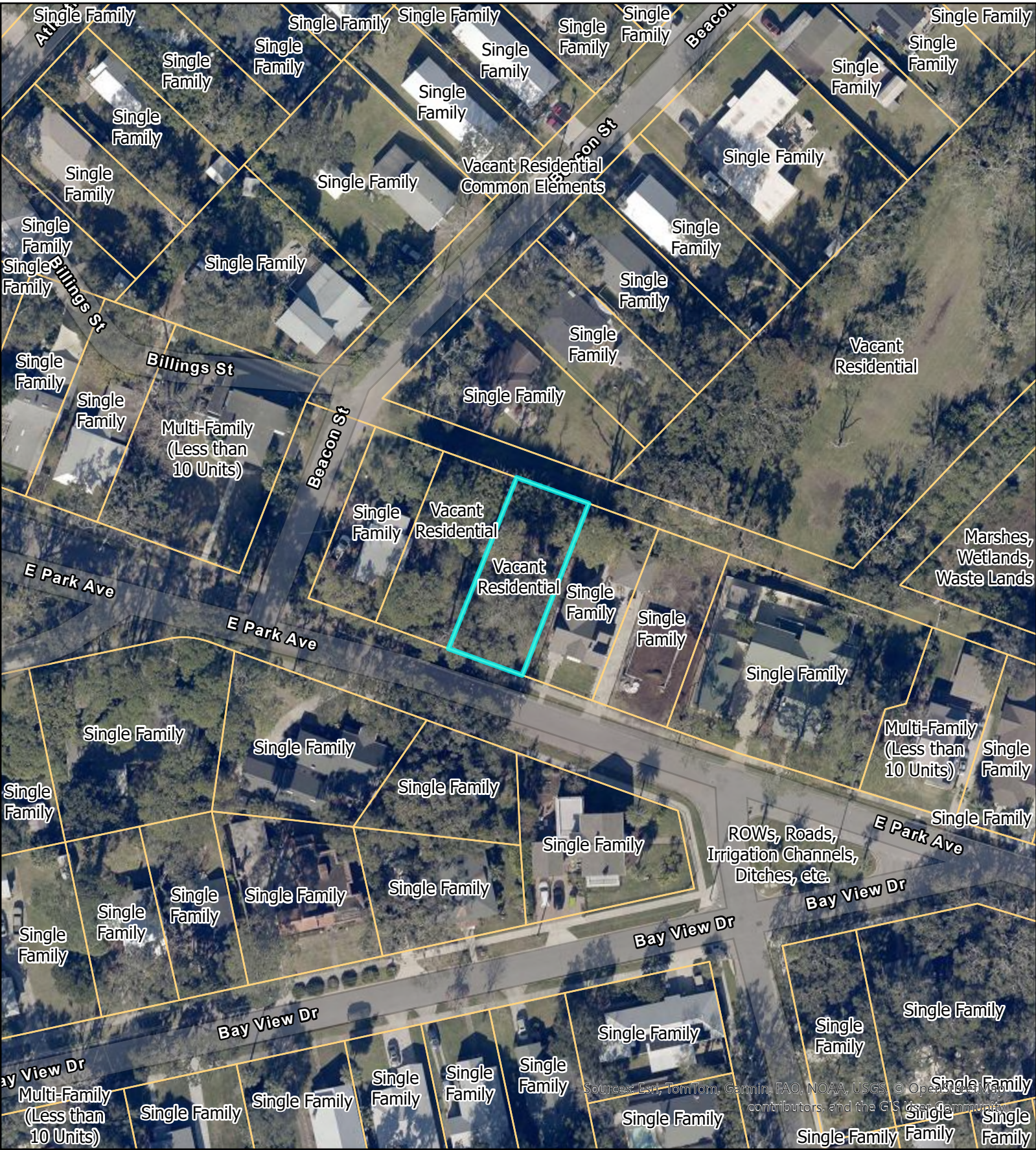


Legend

DEM2018

Value



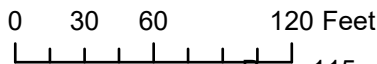


St Johns County Property Appraiser
Use Classification
City of St. Augustine
E Park Ave/PID152400-2030

Legend

 ParcelInfo

Scale: 1:1,000



E Park Ave. 152400-2030



12/13/2025

Attachment 2: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

1. NAME OF APPLICANT: Frederic Depuydt Contact Number: 904 238 4416
Business (if applicable): Atlantic Property Builders LLC
Address: _____ City: _____ State: _____ Zip: _____
E-Mail Address: frederic@atlanticpropertybuilders.com

2. NAME OF PROPERTY OWNER: Integrated Property Holdings Inc Contact Number: 773 526 2072
Business (if applicable): _____
Address: 12724 Gran Bay Pkwy W, STE 410 City: Jacksonville State: FL Zip: 32258
E-Mail Address: rubyriverridge@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: LOT 203 Block: BLK 5 OR6232/13
Subdivision: Fuller Wood Park Parcel Number: 1524002030

4. PROJECT STREET ADDRESS: 20 E Park Ave, Saint Augustine, FL, 32084

5. SPECIFIC PROPOSED USE: Residential

6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☒ Other: Significant Tree Removal

7. DESCRIPTION OF ACTION REQUESTED: Removal of one live oak tree on lot to allow for constuction of
propososed new single family home

8. JUSTIFICATION FOR ACTION REQUESTED: Based on the location of the tree on the lot, there is no
reasonable ability to adjust the location of the home to retain the tree and allow for
reasonable economic use of the property

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date



01/16/2026

Signature of Property Owner

Date



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

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

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

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

F. Depuydt
Print name of applicant

[Signature]
Signature of applicant

01/16/2026
Date



Owner's Authorization For Agent

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

BY: _____

Signature of Owner

Print Name of Owner

Telephone Number

State of _____

County of _____

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

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

20 E Park Avenue, Saint Augustint FL, 32084

Project Address: _____

Frederic Depuydt

Applicant's Name: _____

Applicant's Signature: _____

Integrated Property Holdings Inc

Owner's Name: _____

Owner's Signature: _____

OWNER:
INTEGRATED PROPERTY HOLDINGS, LLC.

CONTRACTOR:
OWNER

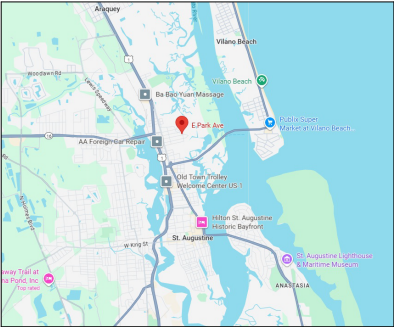
ZONING INFORMATION:
CITY OF ST. AUGUSTINE

PROJECT STATISTICS:
LOT SIZE: 5,500 SQFT
BUILDING FOOTPRINT AREA: 1,181 SQFT.
CONC. DRIVEWAY & WALKWAYS: 375 SQFT.
MECH. PADS: 9 S.F.
TOTAL LOT COVERAGE FOR STRUCTURES: 1,181 SQ. FT (21.5%)
TOTAL LOT COVERAGE FOR HARDSCAPES: 383 SQFT (5.1%)

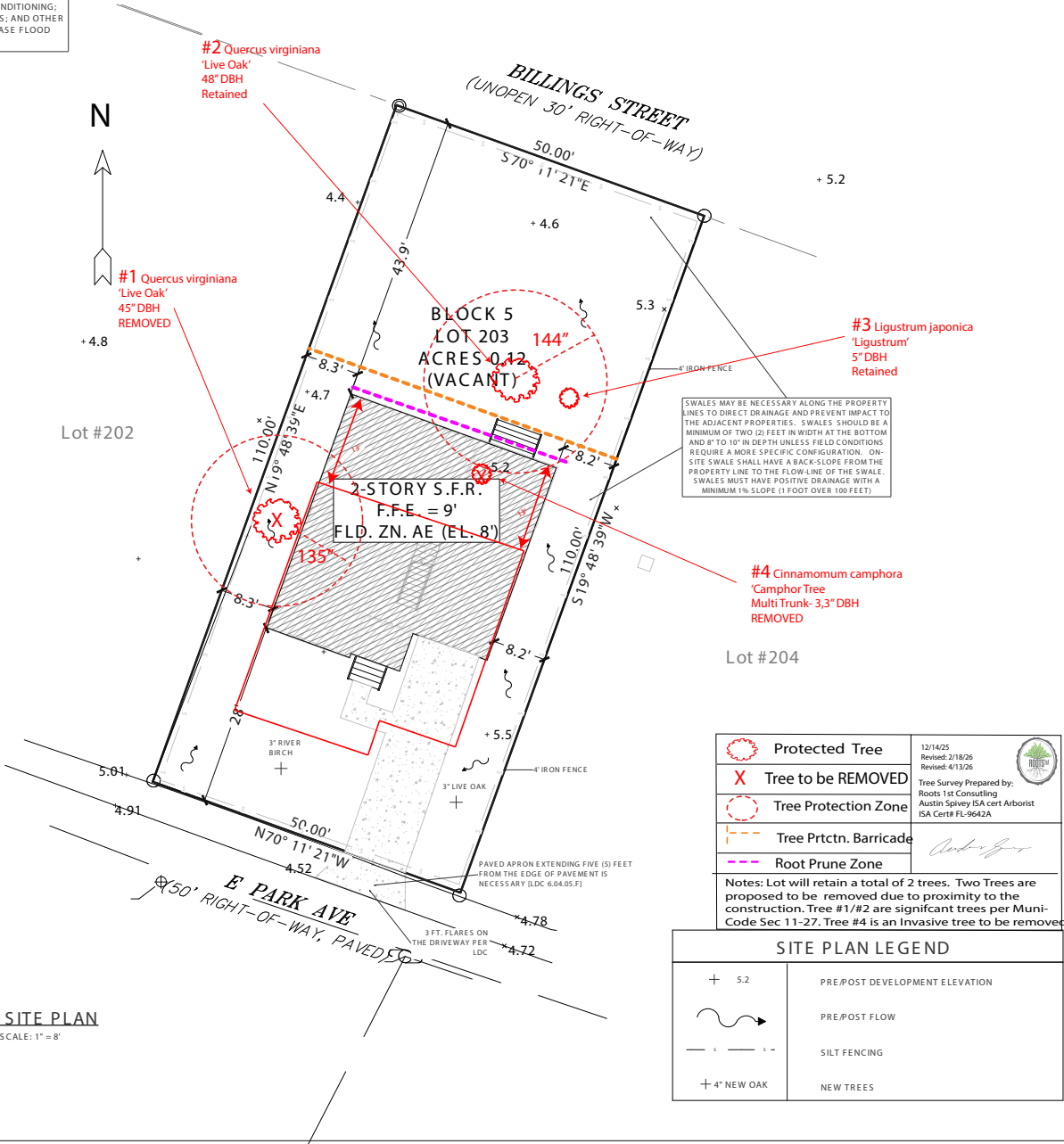
SCOPE OF WORK:
NEW SINGLE FAMILY RESIDENCE - 2 STORY

- SITE PLAN NOTES:
1. EAVES SHALL BE 6"-16" BEYOND EDGE OF SLAB. SETBACKS ARE MEASURED TO WALLS. ROOF HEIGHT NOT TO EXCEED 35 FEET.
 2. PROPOSED FILL = 6"-8" ABOVE EXISTING NATURAL GRADE. FILL LIMITS TO BE WITHIN FOOTPRINT OF PROPOSED SFR. WITHIN SLAB AREAS
 3. ROOF TO BE GUTTERED & RAIN WATER PIPES SHALL BE DIRECTED TO THE RIGHT OF WAY WITH POP UPS.
 4. A MINIMUM 1% SLOPE SHALL BE PROVIDED PER SECTION 6.04.06H IF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE.
 5. EROSION CONTROL MEASURES (SILT FENCING SHALL BE USED AROUND THE PROPERTY BOUNDARY TO PREVENT IMPACT TO ADJACENT PROPERTIES.
 6. WHEN PLANTING TREES, 70% ARE TO BE CANOPY TYPE WITH 50% OR MORE NATIVE SPECIES AND NOT MORE THAN 50% OF ONE SPECIES. LAND DEVELOPMENT CODE 4.01.05.E1.REQ. TREE INCHES = 40" X 0.126 ACRES (5500/43560) = 6"; (2) 3" TREE INCHES REQ.
 7. THE APPLICANT OWNER SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.
 8. SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO PLACEMENT OF ANY CONCRETE FOR FOUNDATIONS.
 9. ALL SITE PLAN INFORMATION IS BASED ON BOUNDARY AND TOPO SURVEY PROVIDED BY FLINT SURVEYING AND MAPPING, INC. DATED 8/15/25
 10. CALL BEFORE YOU DIG: DIAL 811 (SUNSHINE LOCATES).
 11. RETAINING WALLS, ROOF GUTTERS WITH UNDERGROUND PIPING AND POP-UPS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHOULD COORDINATE WITH ST. JOHNS COUNTY LOT GRADING STAFF.
 12. PROPOSED FOUNDATION TO BE A STEMM WALL/SLAB ON BACKFILL ABOVE EXISTING GRADE. SEE PLANS FOR FILL AND COMPACTION REQUIREMENTS.
 13. MAX HEIGHT OF STRUCTURE FROM LOWEST SURROUNDING GRADE: 28'

ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION SHALL BE VENTED AND IN ACCORDANCE WITH SECTION R322.2.2 OF THE 2023 FBC. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATING, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION (EL. 8') PLUS 1FT = EL. 9'



SITE MAP
N.T.S.



Revision Table	Number	Date	Revised By	Description

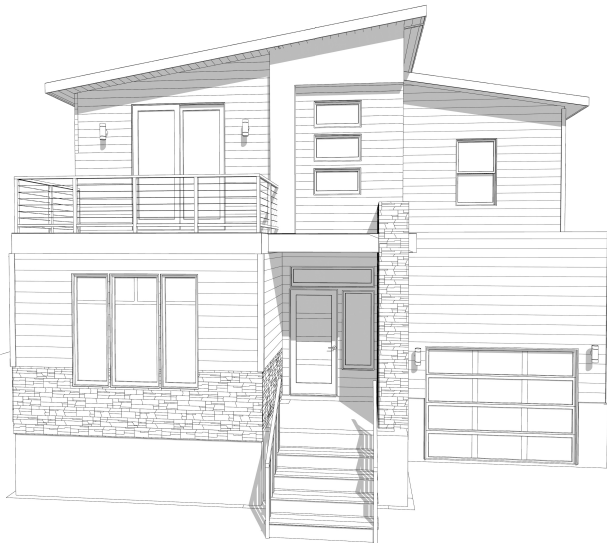


SITE PLAN
NEW SINGLE FAMILY
LOT 203-E PARK AVENUE
311 AUGUSTINE, FL 32084

MARTIN ENGINEERING, LLC
450 STATE ROAD 13 N. #106-387
JACKSONVILLE, FL 32259
904-671-7156
FL C.A.# 32027

PROJECT #: 25-1228
DESIGNED: KCM
DRAWN: KCM
SCALE: AS NOTED
DATE: 11/13/2025

SITE



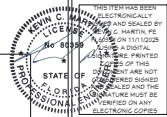
CONSTRUCTION PLANS

FOR

NEW SINGLE FAMILY

LOCATED AT

LOT 203 - E. PARK AVENUE ST. AUGUSTINE, FL 32084



Revision	Date	Revised By	Description



GENERAL NOTES:

- IT IS THE INTENT THAT THIS WORK BE IN CONFORMANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH ED. RESIDENTIAL AND ALL AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. CONTRACTOR SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES THE DRAWINGS AND EXISTING CONDITION TO THE ENGINEER PRIOR TO COMMENCING WORK.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT OF THE ENGINEER.
- ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- CONTRACTOR WILL INCORPORATE ALL NECESSARY LOCAL/STATE/FEDERAL BUILDING, FIRE, AND HANDICAP CODES INTO THE DESIGN AND BASE PROPOSAL FOR A COMPLETE TURN-KEY PROJECT.
- PROJECT SHALL BE TURNED OVER TO OWNER IN A CLEAN CONDITION WITH ALL TRASH AND DEBRIS REMOVED FROM SITE. ALL WINDOWS AND GLASS CLEAN, ALL FLOORS CLEAN, ALL HORIZONTAL SURFACES DUSTED AND CLEANED, AND ALL PLUMBING AND TOILET FIXTURES CLEAN AND IN GOOD WORKING ORDER. CONTRACTOR SHALL Haul ALL RUBBISH FROM SITE ON A REGULAR BASIS. DO NOT ALLOW TO ACCUMULATE.
- CONTRACTOR TO OBTAIN ALL PERMITS, PAY ALL FEES AND TAXES. CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS. FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- DIMENSIONS INDICATED ON THE DRAWINGS IN REFERENCE TO EXISTING CONDITIONS ARE THE BEST AVAILABLE DATE OBTAINABLE, BUT ARE NOT GUARANTEED. BEFORE PROCEEDING WITH ANY WORK DEPENDENT ON THE DATA INVOLVED, THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS, GRADES, LINES, LEVELS, OR OTHER CONDITIONS OF LIMITATIONS AT THE SITE TO AVOID CONSTRUCTION ERRORS. IF ANY WORK IS PERFORMED BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS PRIOR TO ADEQUATE VERIFICATION OF APPLICABLE DATA, AT RESULTANT EXTRA COST FOR ADJUSTMENT OR WORK AS REQUIRED TO CONFORM TO EXISTING LIMITATIONS, SHALL BE ASSUMED BY THE CONTRACTOR WITHOUT REIMBURSEMENT OR COMPENSATION BY THE OWNER.
- A DESIGNATED LOCATION FOR STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT SHALL BE DETERMINED BY THE OWNER AND IDENTIFIED AT THE PRE-CONSTRUCTION MEETING.
- CONTRACTOR PERSONNEL ARE CONFINED TO AREAS OF BUILDING NECESSARY FOR COMPLETION OF WORK. FREE ACCESS TO ALL PARTS OF THE BUILDING IS NOT ALLOWED.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING DELIVERY, RECEIVING, UNLOADING, UNGRATING, SORTING, SETTING IN PLACE, AND PROTECTING FROM DAMAGE ALL NEW EQUIPMENT FURNISHED BY THE CONTRACTOR. THIS SHALL ALSO APPLY TO ITEMS FURNISHED BY THE OWNER TO THE CONTRACTOR.
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- TERMITE PROTECTION TO BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE. ANY DISTURBED SOIL TREATMENT MUST BE RETREATED.
- TREATMENT SHALL BE PROTECTED FROM RAINFALL BY 6 MIL VAPOR BARRIER. IF RAINFALL OCCURS BEFORE BARRIER PLACEMENT, SOIL MUST BE RETREATED.
- PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL BE NON-CELLULOSE CONTAINING MATERIALS AND RECEIVE AN APPLICATION OF TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

ELECTRICAL NOTES:

- ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE, 8TH EDITION, RESIDENTIAL AND NFPA 70 2020 NATIONAL ELECTRIC CODE (NEC).
- ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH THE SECTION R314 OF 2023
- ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION IN KITCHENS, BATHROOMS, LAUNDRY, GARAGES, AND OUTDOORS PER NEC 210.8 (A)
- ELECTRICAL CONTRACTOR SHALL PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION IN LIVING, DINING, HALLWAYS, AND BEDROOMS PER NEC 210.12 (A)
- ALL OUTDOOR RECEPTACLES SHALL BE PROTECTED FROM MOISTURE PER NEC 406.9
- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL COMPLY WITH THE MINIMUM REQUIREMENTS PER FBC-ENERGY CONSERVATION R404.
- ELEVATORS SHALL BE IN ACCORDANCE WITH FBC 2023, 8TH ED, SECTION R321.1

MECHANICAL NOTES:

- ALL DUCT SIZING SHALL BE IN ACCORDANCE WITH ASHRAE MANUAL "D". PROVIDE DUCT TESTING IN ACCORDANCE WITH ASHRAE STANDARD 152.
- DUCT LAYOUT AND ALL OTHER MECHANICAL COMPONENTS ARE SHOWN ON THE APPROVED DUCT LAYOUT PLAN INCLUDED IN THE ENERGY CALCULATION PACKAGE PERFORMED BY OTHERS.
- ALL DUCTS & AIR HANDLERS NOT LOCATED IN CONDITIONED SPACE SHALL BE TESTED TO BE "SUBSTANTIALLY" LEAK FREE.
- DUCTS IN GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE INSTALLED ACCORDING TO FBC R302.5.2
- ALL INSULATION SPECIFICATIONS ARE INCLUDED IN THE ENERGY CALCULATION PACKAGE PERFORMED BY OTHERS. IF ANY INSTALLED INSULATION MATERIALS DO NOT MATCH THE ENERGY FORMS, NEW CALCULATIONS SHALL BE PERFORMED OR THE ORIGINAL APPROVED INSULATIONS SHALL BE INSTALLED.
- ELEVATORS SHALL BE IN ACCORDANCE WITH THE FBC 2023, 8TH ED., SECTION R321.1

PLUMBING NOTES:

- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE.
- ALL EXCAVATION & BACK FILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
- VERIFY LOCATION, SIZE, TRAPS, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES. ANY COST RESULTING FROM DISCREPANCIES NOT REPORTED AT THIS TIME SHALL BE PAID BY THE CONTRACTOR.
- WATER PIPING TO BE UPON OR FLEX OR TYPE "M" OR TYPE "L" COPPER ABOVE OR BELOW GRADE.
- SOIL, WASTE & VENT PIPING TO BE PVC, #40 DWV.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS.
- WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNIONS SHALL BE USED.
- INSULATE HOT WATER LINES WITH 1" THICK SNAP ON INSULATION FIRST 8 FEET FROM WATER HEATER.
- CONDENSATE LINES TO BE COPPER/PVC DEPENDING ON PROJECT REQUIREMENTS.
- INSULATE WITH 1/2" THICK ARMAFLEX INSULATION.

BUILDING STRUCTURE INFORMATION:

CONDITIONED SPACE:	
1ST FLOOR	747 S.F.
2ND FLOOR	780 S.F.
TOTAL CONDITIONED:	1,527 S.F.
UNCONDITIONED SPACE:	
GARAGE	264 S.F.
FRONT PORCH	40 S.F.
REAR PATIO	122 S.F.
BALCONY(2ND FLOOR)	42 S.F.
TOTAL UNCONDITIONED:	526 S.F.
TOTAL SPACE:	2,053 S.F.
CONDITIONED VOLUME	13,743 CU.FT.
TYPE OF CONSTRUCTION	5B
OCCUPANCY:	R-3
FIRE SPRINKLERS:	NO
MAX HEIGHT OF STRUCTURE	<35'

Label	Layout Page Table
A-0	GENERAL NOTES
SITE	SITE PLAN
A-1	ELEVATIONS
A-2	FLOOR PLANS
A-3	SECTIONS & DETAILS
A-4	ROOF PLAN
A-5	ELECTRICAL LAYOUT
A-6	PLUMBING LAYOUT
A-7	FLASHING DETAILS
S-1	STRUCTURAL NOTES
S-2	FOUNDATION PLAN
S-3	FRAMING PLAN
S-4	ROOF FRAMING
S-5	FRAMING DETAILS
S-6	FRAMING DETAILS

GENERAL NOTES

NEW SINGLE FAMILY
LOT 203 - E. PARK AVENUE
ST. AUGUSTINE, FL 32084

MARTIN ENGINEERING, LLC
450 STATE ROAD 13 N. #106-357
JACKSONVILLE, FL 32284
904-671-7156
FL CA #35027

PROJECT R: 25-1228

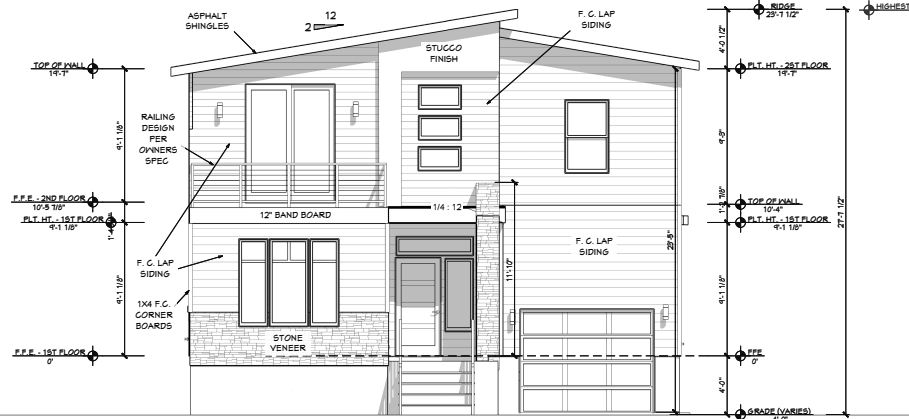
DESIGNED: KCM

DRAWN: KCM

SCALE: AS NOTED

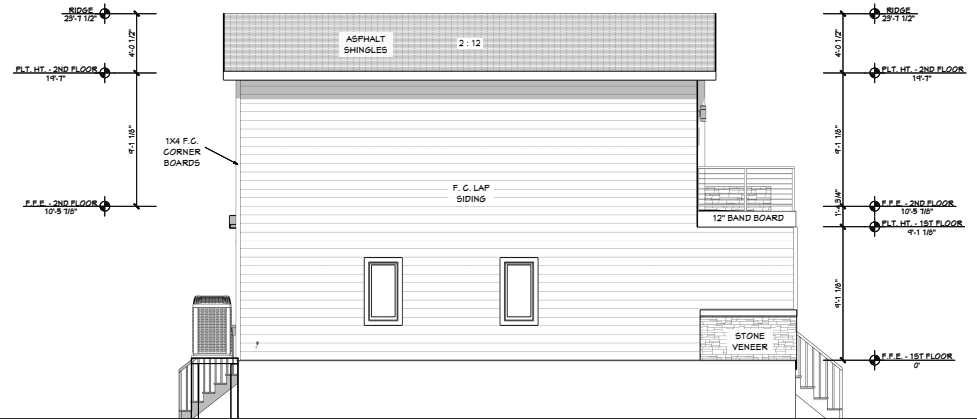
DATE: 11/11/2025

A-0



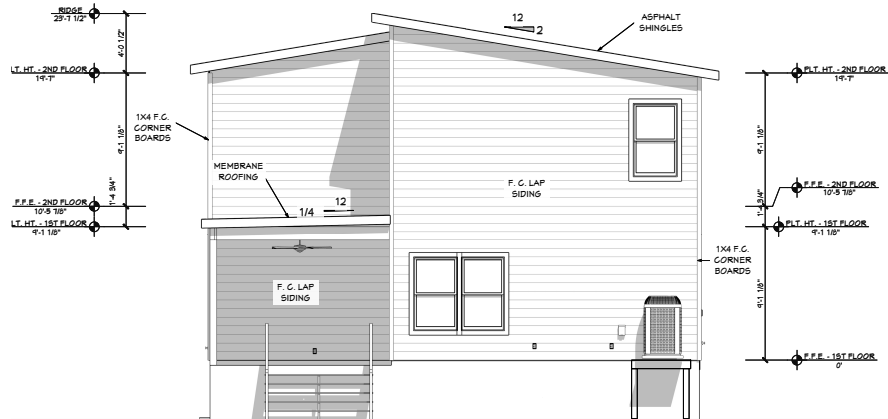
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



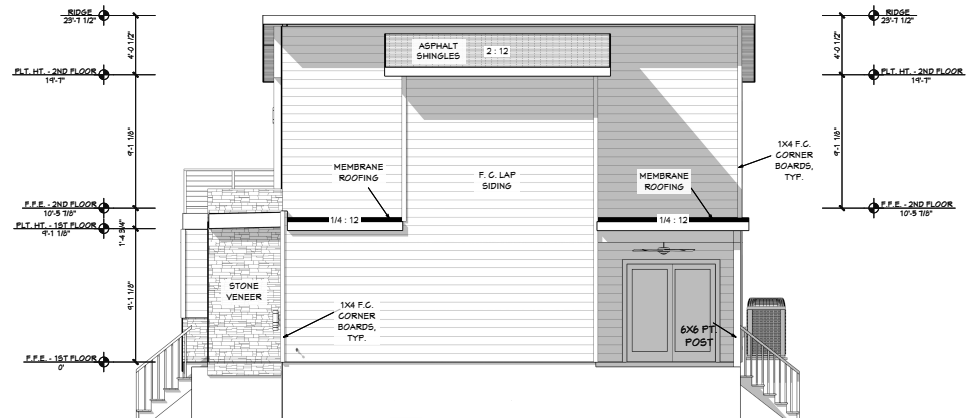
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



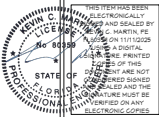
REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REVISION	DATE	DESCRIPTION
1	11/11/2025	ISSUED FOR PERMIT



ELEVATIONS
 NEM SINGLE FAMILY
 LOT 10 JACKSONVILLE, FL 32284
 ST. AUGUSTINE, FL 32094

MARTIN ENGINEERING, LLC
 450 STATE ROAD 13 N. #106-357
 JACKSONVILLE, FL 32284
 904-671-7156
 FL C.A.#35027

PROJECT #: 25-1228
 DESIGNED: KCM
 DRAWN: KCM
 SCALE: AS NOTED
 DATE: 11/11/2025

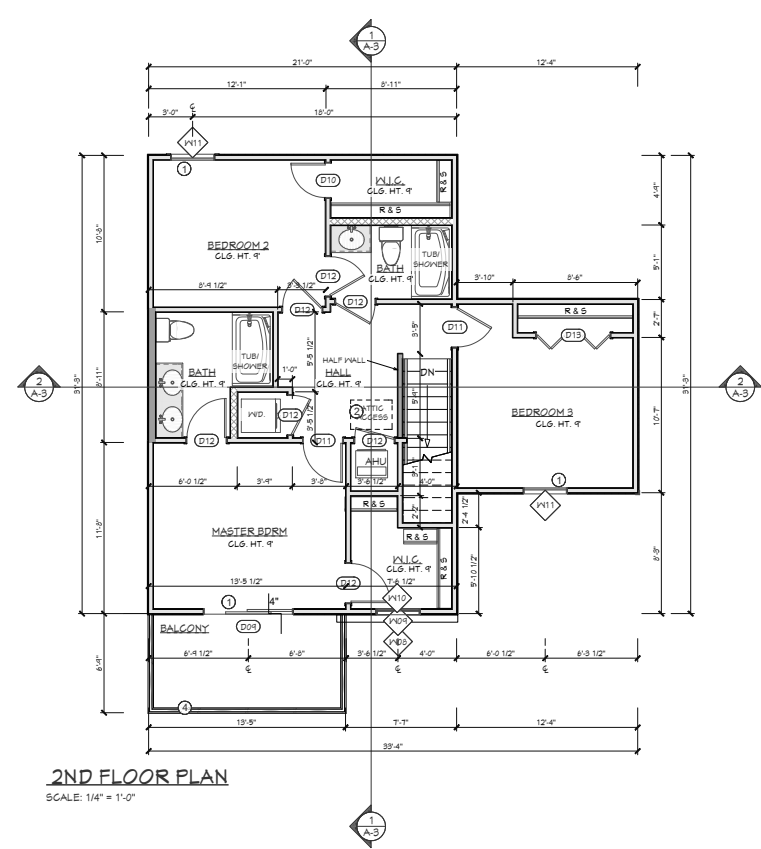
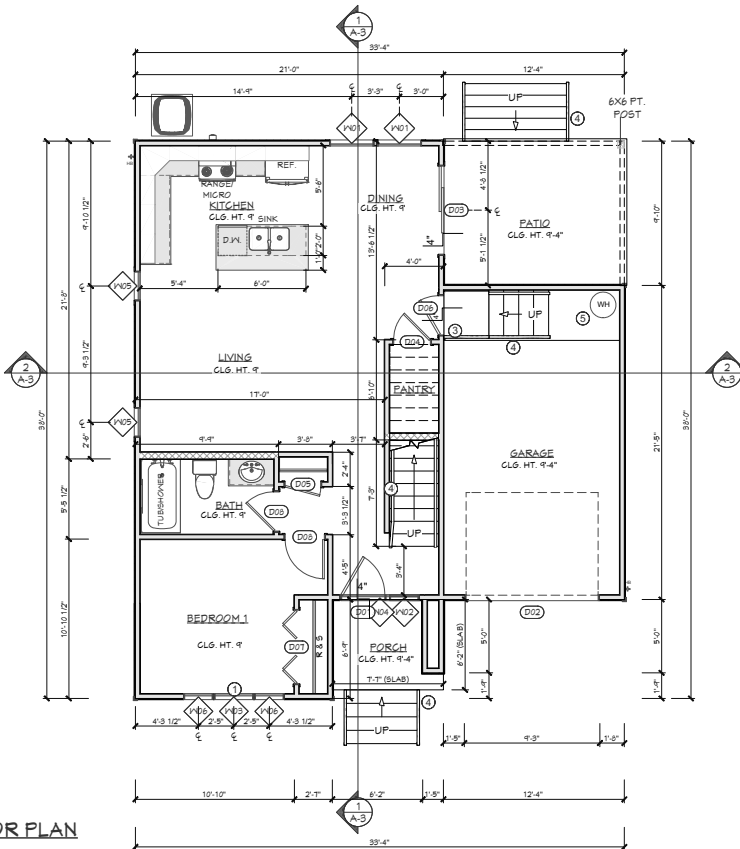
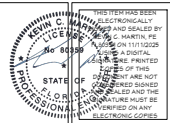
A-1

NOTE SCHEDULE	
①	R310.2.1-EMERGENCY ESCAPE AND RESCUE OPENINGS (EGRESS)
②	R301.1-ATTIC ACCESS TO BE A MIN. 22"X30" IN SIZE IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION
③	R302.5.1-OPENING PROTECTION, DYWIDAG GARAGE SEPARATION. SOLID WOOD DOOR 1.315" THICK, SOLID OR HONEYCOMB STEEL DOOR 1.315" THICK, OR 20-MIN DOOR WITH SELF-CLOSING DEVICE.
④	R312.1-GUARD RAILINGS SHALL NOT BE LESS THAN 36" HIGH AND SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4" DIA SPHERE.
⑤	M1507.3.1-ALL APPLIANCES SHALL BE PROTECTED FROM VEHICLE IMPACT WITH APPROVED BARRIERS (WHEEL STOP, BOLLARD, CURB MIN. 2' BEYOND APPLIANCE, ETC.)

DOOR SCHEDULE					
NUMBER	LABEL	FLOOR	QTY	SIZE	WIDTH
D01	3050	1	1	3050 L EX	36"
D02	4070	1	1	4070	108"
D03	6065	1	1	6065 R EX	14"
D04	2660	1	1	2660 R IN	30"
D05	2560	1	1	2560 R IN	24"
D06	2665	1	1	2665 L EX	32"
D07	5060	1	1	5060 L/R	60"
D08	2660	1	2	2665 L IN	32"
D09	6050	2	1	6050 R EX	14"
D10	2465	2	1	2465 R IN	28"
D11	2665	2	2	2665 L IN	32"
D12	2660	2	1	2665 R IN	32"
D13	5065	2	1	5065 L/R	60"

WINDOW SCHEDULE									
NUMBER	LABEL	FLOOR	QTY	SIZE	WIDTH	HEIGHT	BOTTOM	TOP	DESCRIPTION
W01	3050SH	1	2	3050SH	36"	60"	24"	84"	SINGLE HUNG
W02	2050FX	1	1	2050FX	24"	60"	20"	60"	FIXED GLASS
W03	2050SC	1	1	2050SC	32"	72"	24"	96"	SINGLE CASEMENT-HL
W04	5414FX	1	1	5414FX	64"	16"	52"	48"	FIXED GLASS
W05	2040FX	1	2	2040FX	24"	48"	32"	60"	FIXED GLASS
W06	2060FX	1	2	2060FX	24"	72"	24"	96"	FIXED GLASS
W08	3018FX	2	1	3018FX	36"	20"	26"	46"	FIXED GLASS
W09	3018FX	2	1	3018FX	36"	20"	51"	71"	FIXED GLASS
W10	3018FX	2	1	3018FX	36"	20"	16"	46"	FIXED GLASS
W11	3050SH	2	2	3050SH	36"	60"	24"	84"	SINGLE HUNG
TOTALS:									148.11

AD SYMBOL	WALL TYPE
---	2X4-INTERIOR 2
---	2X4-SIDING
---	2X4-INTERIOR
---	2X4-INTERIOR
---	2X4-SIDING



ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION SHALL BE VENTED AND IN ACCORDANCE WITH SECTION R322.2.2 OF THE 2023 FBC. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS: HEATING, VENTILATING, AIR CONDITIONING, PLUMBING APPLIANCES AND PLUMBING FIXTURES: DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION (EL 8') PLUS 1FT = EL 9'

FLOOR PLANS

MARTIN ENGINEERING, LLC
450 STATE ROAD 13 N. #106-357
JACKSONVILLE, FL 32254
904-671-7156
FL CA #35027

PROJECT R: 25-1228

DESIGNED: KCM

DRAWN: KCM

SCALE: AS NOTED

DATE: 11/11/2025

A-2

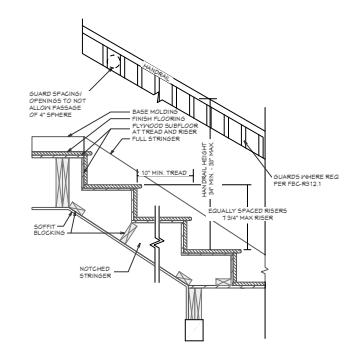
MARTIN ENGINEERING

KEVIN C. MARTIN, P.E.

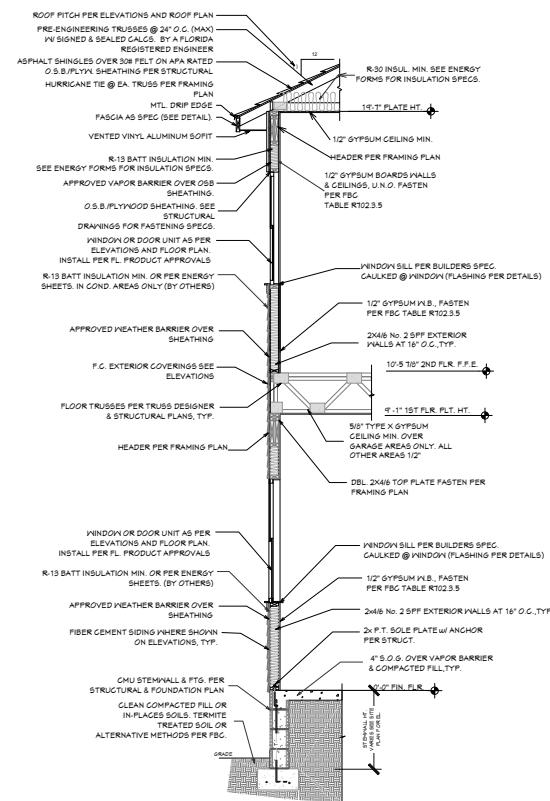
STATE OF FLORIDA

MECHANICAL ENGINEERING

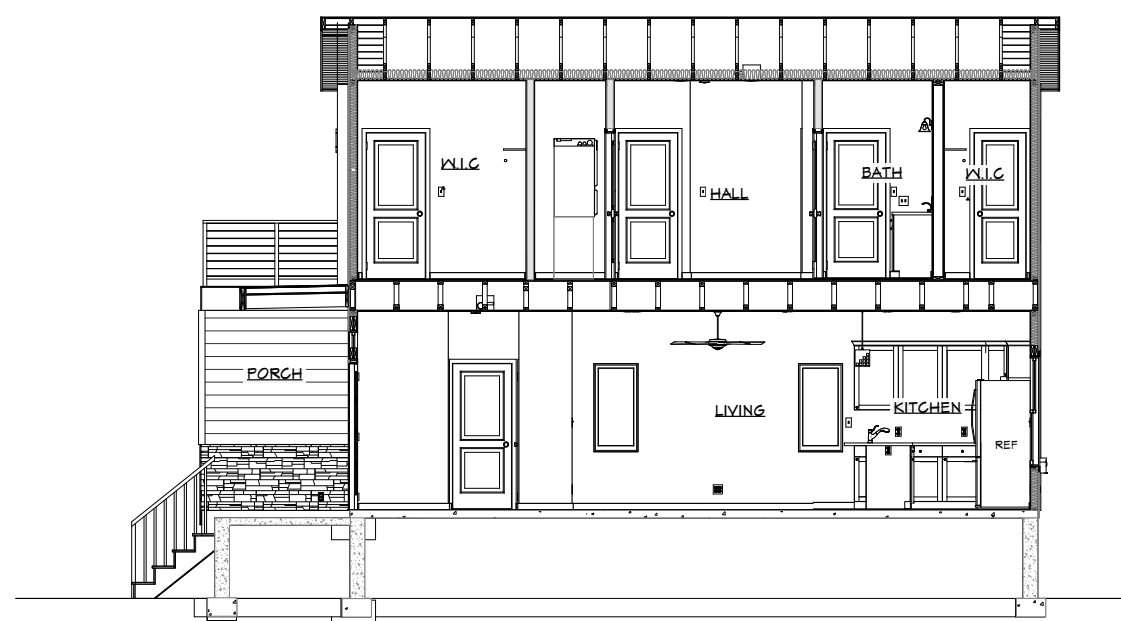
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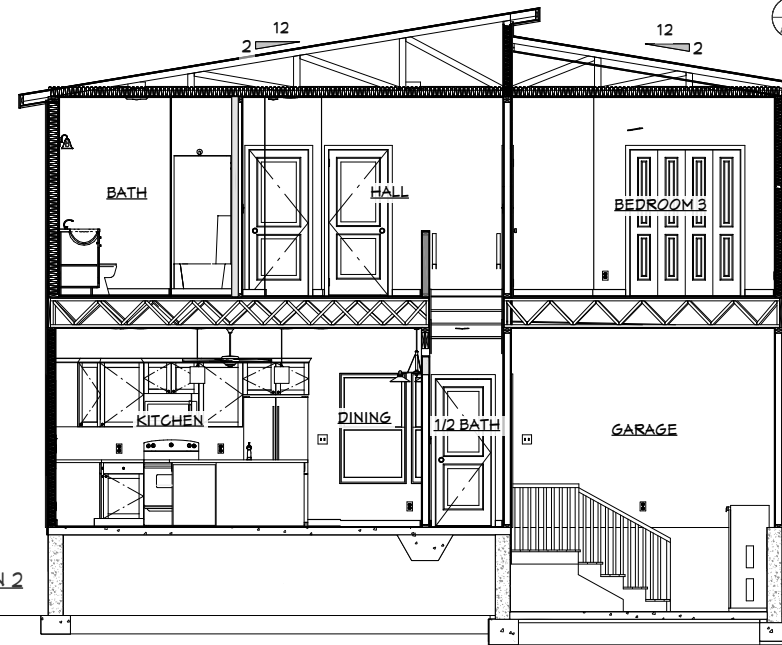
4 INTERIOR STAIR DETAIL
A-3 ALL STAIR REQ. TO BE IN ACCORDANCE WITH FBC-R311.7



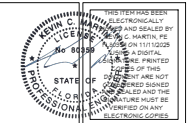
3 TYP. EXT. WALL SECTION
A-3 SCALE: 1/2" = 1'-0"



1 CROSS SECTION 1
A-3 SCALE: 1/4" = 1'-0"



2 CROSS SECTION 2
A-3 SCALE: 3/8" = 1'-0"



REVISION	DATE	BY	DESCRIPTION



SECTIONS & DETAILS
 NEAR SINGLE FAMILY
 LOT 205 - E. PARK AVENUE
 511 AUGUSTINE, FL 32004

MARTIN ENGINEERING, LLC
 450 STATE ROAD 13 N. #106-337
 JACKSONVILLE, FL 32284
 904-671-7156
 FL C.A.#32027

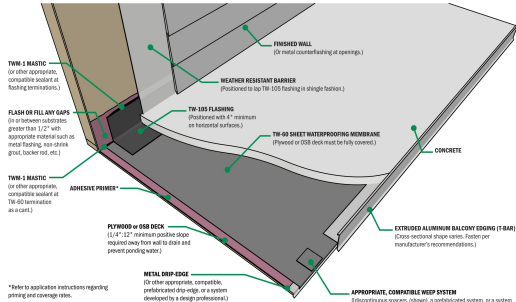
PROJECT #: 25-1228
 DESIGNED: KCM
 DRAWN: KCM
 SCALE: AS NOTED
 DATE: 11/11/2025

A-3

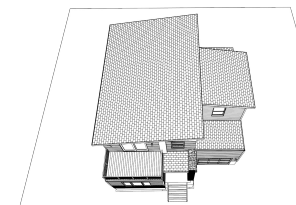
TW-14 Typical Balcony/Breezeway TW-105 Flashing Detail

TAMKO
ROOFING PRODUCTS

PO. Box 1000
JACKSONVILLE, FL 32204
800.645.4400
taylor@tamko.com



*Refer to application instructions regarding
priming and coverage rates.



ROOF ISOMETRIC N.T.S.

VENTILATION CALCULATIONS

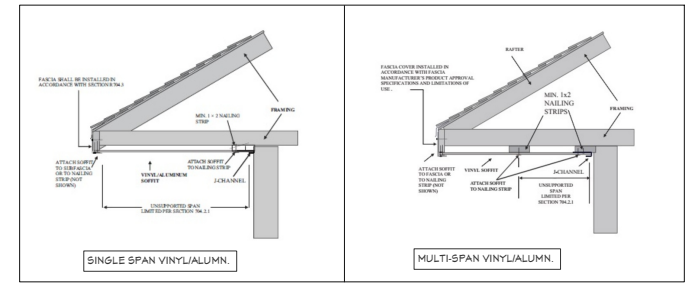
VENTILATION REQUIRED:
ATTIC SPACE = 940 SQFT
440/300 = 3.13 SQFT
3.13 X 144 = 451.2 SQIN
451.2 X 0.5(50%) = 225.6 SQIN NET FREE ROOF VENT REQ'D
451.2 X 0.5(50%) = 225.6 SQIN NET FREE SOFFIT VENT REQ'D

UPPER OFF RIDGE SOFFIT VENT SPECS:
4'-0" VENT PROVIDES 144 SQIN NET FREE SPACE
8'-0" VENT PROVIDES 216 SQIN NET FREE SPACE
8'-0" VENT PROVIDES 288 SQIN NET FREE SPACE
RIDGE VENT = 18 SQIN/FT OF NET FREE AREA

UPPER SOFFIT VENT REQUIREMENTS:
225.6 SQIN / 12.5 LIN. FT OR MORE OF RIDGE VENT
REQ.

SOFFIT VENTS REQUIREMENTS:
LIN. FT OF SOFFIT AVAILABLE = 164'
AIR FLOW PER LIN. FT. = 5.04 SQIN
TOTAL = 866 SQIN NET FREE SOFFIT AREA PROVIDED > 225.6 SQIN REQUIRED

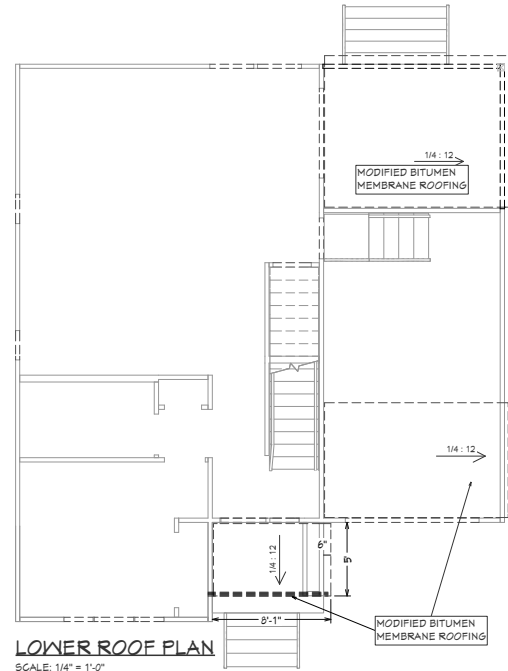
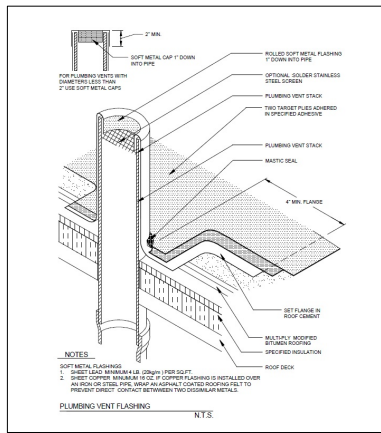
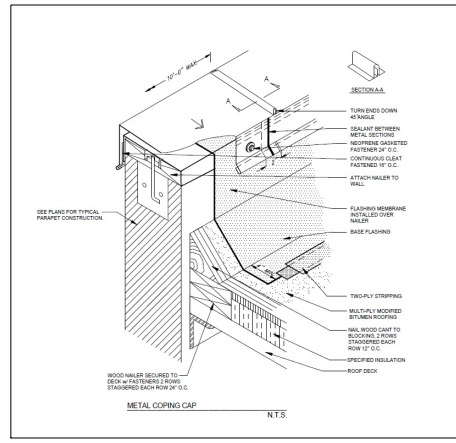
VENTILATION REQUIREMENTS SHALL BE IN ACCORDANCE W/
SECTION R905.1 OF THE 2023 RESIDENTIAL FLORIDA BUILDING
CODE.



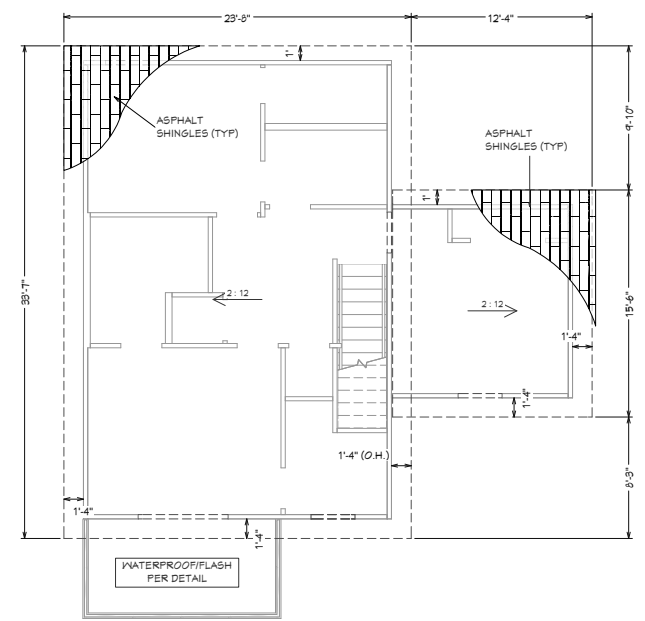
SOFFIT DETAILS SCALE: N.T.S.

SOFFIT DETAILS FOR INSTALLATION & ILLUSTRATION ONLY. TRUSS
DESIGNERS TO REFER TO ACTUAL SOFFIT DESIGN PER TYP. WALL
SECTION. ALL SOFFITS SHALL BE INSTALLED PER MANUF. SPECS.,
FL. PRODUCT APPROVALS, AND FBC R704

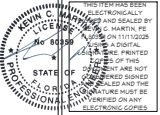
ALL ROOF AREAS WITH PITCHES OF 2/12 TO 4/12 SHALL
REQUIRE A DOUBLE LAYER OF UNDERLAYMENT IN
ACCORDANCE W/ SECTION R905.1.1, ITEM 3 OF THE 2023
RESIDENTIAL FLORIDA BUILDING CODE.



LOWER ROOF PLAN SCALE: 1/4\"/>



UPPER ROOF PLAN SCALE: 1/4\"/>



REVISION	DATE	BY	DESCRIPTION



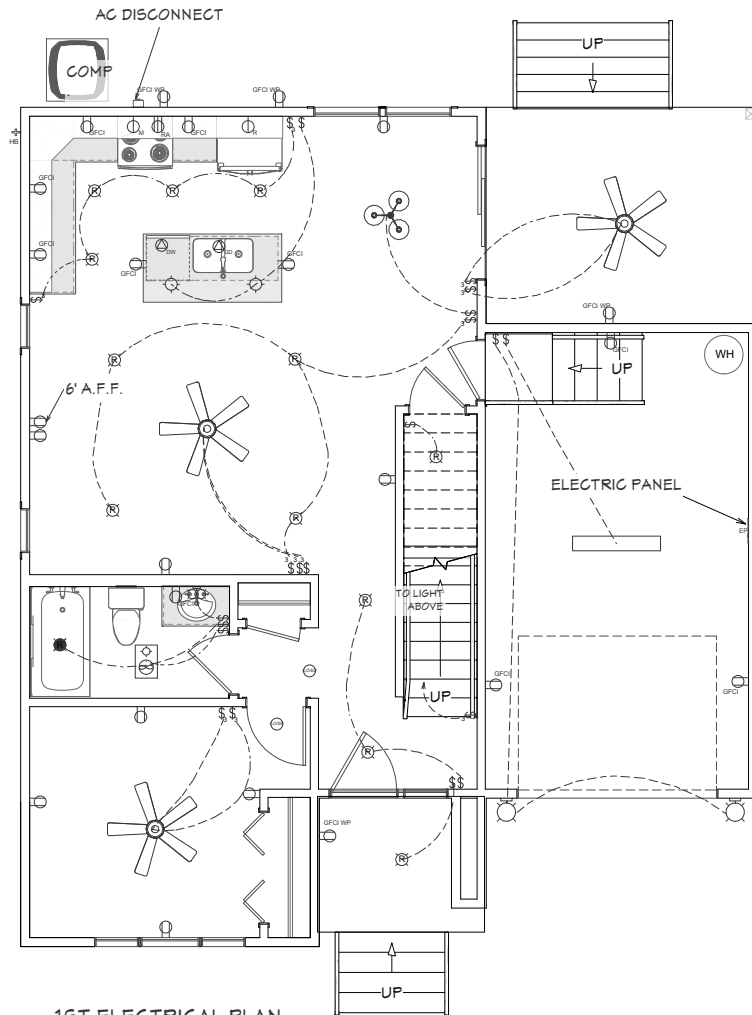
ROOF PLAN
NEW SINGLE FAMILY
LOT 1 AUGUSTINE, FL 32094

MARTIN ENGINEERING, LLC
450 STATE ROAD 13 N. #106-357
JACKSONVILLE, FL 32254
904-671-1756
FL C.A.#35027

PROJECT #: 25-1228
DESIGNED: KGM
DRAWN: KGM
SCALE: AS NOTED
DATE: 11/11/2025

A-4

ELECTRICAL SCHEDULE			
SYMBOL	QTY	DESCRIPTION	COMMENTS
	1	3 DOWN LIGHTS	
	1	DISHWASHER	
	23	DUPLEX	
	1	ELECTRIC RANGE	
	3	EXHAUST (LIGHT)	
	1	ELECTRICAL PANEL	
	5	CO/SMOKE DETECTOR	
	13	GFCI	
	4	GFCI WP	
	1	GARBAGE DISPOSAL	
	1	MICROWAVE	
	1	MEDIUM SURFACE MOUNTED TUBE LIGHT (48"X10")	
	6	MID-BODY CLASSIC	
	2	PERFORATED BOX PENDANT	
	24	RECESSED DOWN LIGHT 6"	
	1	RECESSED VAPOR LIGHT	
	1	REFRIGERATOR	
	4	SCONCE 2	
	4	SCOPE SCONCE	
	18	SINGLE POLE	
	24	THREE WAY	

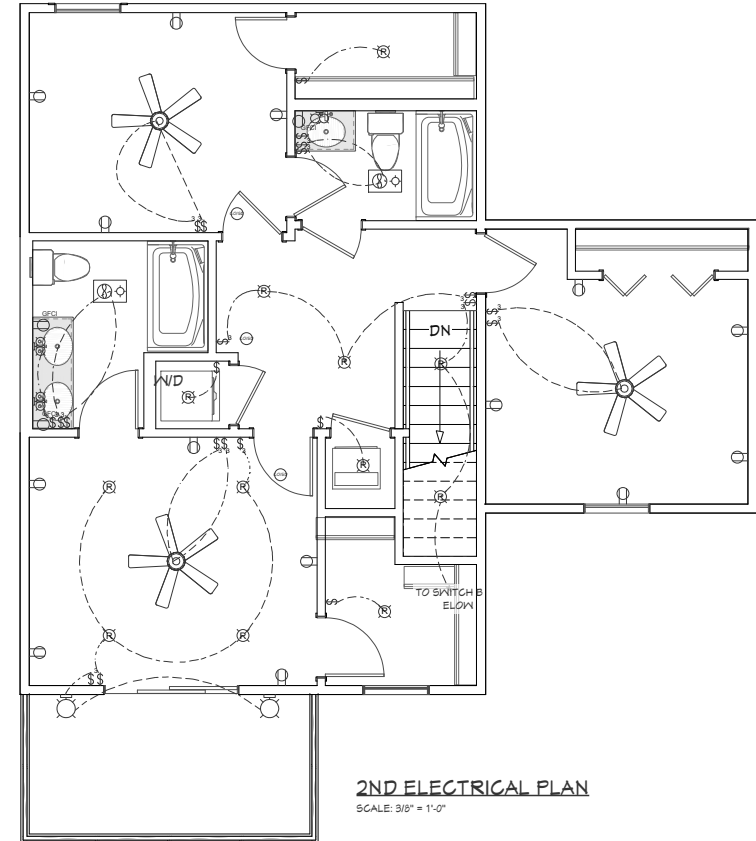


1ST ELECTRICAL PLAN
SCALE: 3/8" = 1'-0"

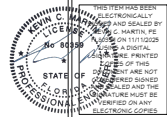
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ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS IN ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS IN LIVING ROOMS, DINING ROOMS, HALLWAYS, BEDROOMS, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, OR SIMILAR AREAS PER NEC 210.12(A).
2. ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT. PER FBC ENERGY CONSERVATION SECTION R404.1.
3. ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH SURGE PROTECTION DEVICE (TYPE 1 OR TYPE 2) PER NEC SECTION R230.61.



2ND ELECTRICAL PLAN
SCALE: 3/8" = 1'-0"



REVISION	DATE	DESCRIPTION



ELECTRICAL LAYOUT
HEAR SINGLE FAMILY
LOT 205 - E PARK AVENUE
517 AUGUSTINE, FL 32004

MARTIN ENGINEERING, LLC
450 STATE ROAD 13 N. #106-357
JACKSONVILLE, FL 32254
904-671-7156
FL C.A.#35027

PROJECT #: 25-1228
DESIGNED: KGM
DRAWN: KGM
SCALE: AS NOTED
DATE: 11/11/2025

A-5

PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-RESIDENTIAL 8TH EDITION 2023, AND WITH ALL APPLICABLE REGULATIONS.

2. ALL HORIZONTAL SANITARY PIPING SHALL SLOPE AT 1/8" PER FOOT MINIMUM FOR 3" AND LARGER AND AT 1/4" SLOPE FOR 2-1/2" PIPES AND SMALLER.

3. PLUMBING FIXTURES, FIXTURES SHALL BE AS SELECTED BY OWNER AND SHALL BE COMPLETE WITH DRAINS, TRAPS, SUPPLIES AND ANY OTHER ACCESSORY REQUIRED. FIXTURES AND FAUCETS SHALL COMPLY WITH THE FBC WATER SAVING STANDARDS.

4. MATERIALS:

A. PIPING, UPONOR PEX PIPING OR PVC.

B. SOIL, WASTE AND VENT, AND STORM, SANITARY PIPE, PVC, DWV SCHEDULE 40 UNDER GROUND, AND ABOVE GROUND.

C. DOMESTIC WATER PVC PIPE AND FITTINGS INSIDE BUILDING WALLS, PVC OUTSIDE UNDER GROUND.

D. CONDENSATE DRAIN, DWG PVC PIPE AND FITTINGS.

E. INSULATE ALL ABOVE GROUND CONDENSATE PIPING WITH 1-1/2" FOAM PLASTIC INSULATION WITH SOLVENT SEALED SEAMS.

F. DOMESTIC WATER SUPPLY ASSEMBLY, CHROME FINISH TUBING WITH ANGLE SHUT OFF VALVES.

G. P & T RELIEF LINES COPPER PIPE AND FITTINGS.

H. DRAIN PAN LINES, DWV PVC AND FITTINGS.

5. ALL AUTOMATIC ELECTRIC WATER HEATERS SHALL MEET THE STANDARDS OF THE LATEST ENERGY EFFICIENCY CODE.

6. VALVES, DOMESTIC WATER VALVES SHALL BE OF BRONZE BODY, SWEAT ENDS.

7. HOSE BIBS, SHALL BE 1/2" ROUGH BRASS CONSTRUCTION WITH SHUT OFF VALVE AND VACUUM BREAKER.

8. ALL OUTDOOR FLOOR CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL BE MARKED.

9. CLEANOUTS SHALL BE PROVIDED AT THE BASE OF EACH WASTE OR SOIL STACK AS PER SECTION 1003.3.4 FBC.

10. CONTRACTOR SHALL PROVIDE MAINTENANCE FREE MECHANICAL SHOCK ARRESTORS AT ALL FIXTURES WITH QUICK CLOSING VALVES.

11. VENT SYSTEMS USING AIR ADMITTANCE VALVES SHALL COMPLY WITH THIS SECTION. INDIVIDUAL AND BRANCH-TYPE AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1050.

12. THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER HAMMER ARRESTOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. WATER HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010.

13. BATHTUB, SHOWER AND WHIRLPOOL BATHTUB VALVES. THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120 F (49 C) BY A WATER-TEMPERATURE-LIMITING DEVICE THAT CONFORMS TO ASSE 1010. EXCEPT WHERE SUCH PROTECTION IS OTHERWISE PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN ACCORDANCE WITH SECTION P2103.3 ACCESS PANEL FOR WHIRLPOOL BATHTUB PUMP SHALL BE PROVIDED PER FBC 2120.L

14. DISHWASHER CONNECTION. THE COMBINED DISCHARGE FROM A SINK DISHWASHER AND WASTE GRINDER IS PERMITTED TO DISCHARGE THROUGH A SINGLE 1-1/2"(38 MM) TRAP. THE DISCHARGE PIPE FROM THE DISHWASHER SHALL BE INCREASED TO A MINIMUM OF 3/4"(19MM) IN DIAMETER AND SHALL CONNECT WITH A WYE FITTING BETWEEN THE DISCHARGE OF THE FOOD-WASTE GRINDER AND THE TRAP INLET OR TO THE HEAD OF THE FOOD GRINDER. THE DISHWASHER WASTE LINE SHALL RISE AND BE SECURELY FASTENED TO THE UNDERSIDE OF THE COUNTER BEFORE CONNECTING TO THE SINK TAIL PIECE OR THE FOOD GRINDER.

15. THE CONTRACTOR SHALL FIELD VERIFY ALL INVERT ELEVATIONS AND SIZE OF EXISTING SEWER AND WATER MAINS FOR CONNECTION OF NEW SERVICES.

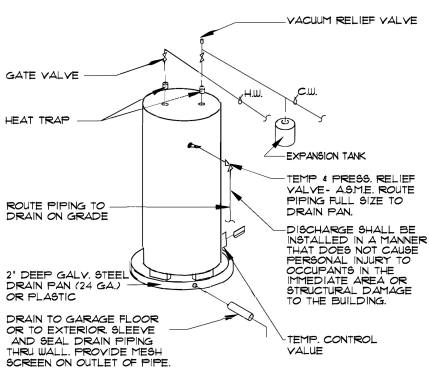
16. ALL PLUMBING FIXTURES SHALL BE DETERMINED BY OWNER.

17. THESE DRAWINGS ONLY PROVIDE DESIGN LOCATIONS FOR THE EQUIVALENT DEPICTED HEREIN. THE PLUMBING CONTRACTOR SHALL OBTAIN SHOP DRAWINGS/ CUT SHEETS FROM THE EQUIVALENT SUPPLIER IN ORDER TO PLACE ROUGH-IN LINES AT OPTIMUM LOCATIONS FOR THE SPECIFIED EQUIPMENT.

18. THE PLUMBING CONTRACTOR SHALL PROVIDE FINAL CONNECTIONS TO ALL REQUIRED EQUIVALENT, UNLESS OTHERWISE NOTED.

19. NECESSARY, OBVIOUSLY REQUIRED PLUMBING ITEMS THAT ARE NOT SHOWN ON THESE DRAWINGS DOES NOT RELIEVE THE PLUMBING CONTRACTOR FROM THEIR RESPONSIBILITY OF INSTALLING A COMPLETELY OPERATING AND SAFE PLUMBING SYSTEM APPLICABLE w/ ALL CODES AS PREVIOUSLY DESCRIBED IN NOTE 1 ABOVE.

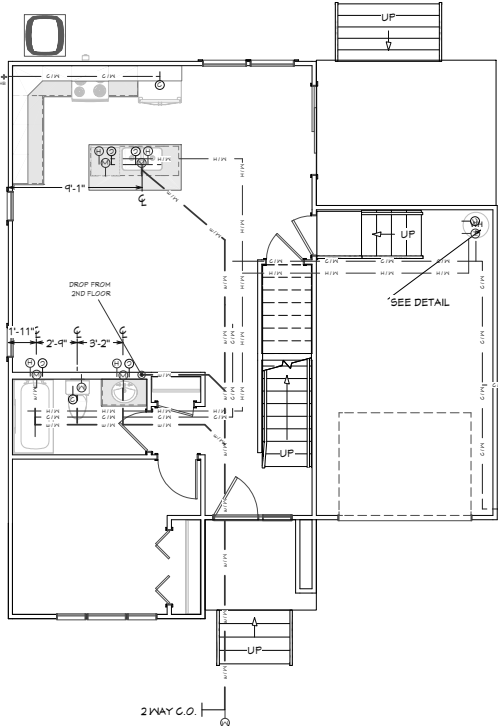
20. PIPE PROTECTION AS PER SECTION 305 FBC IF ANY PIPE THAT PASSES UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH, OR A PIPE SLEEVE PIPE SHALL BE BUILT INTO THE FOUNDATION WALL. THE SLEEVE SHALL BE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL. PIPES PASSING THROUGH CONCRETE OR GINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM THE LIME AND ACID OF CONCRETE, GINDER, OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING. MINIMUM WALL THICKNESS OF MATERIAL SHALL BE 0.010 INCH.



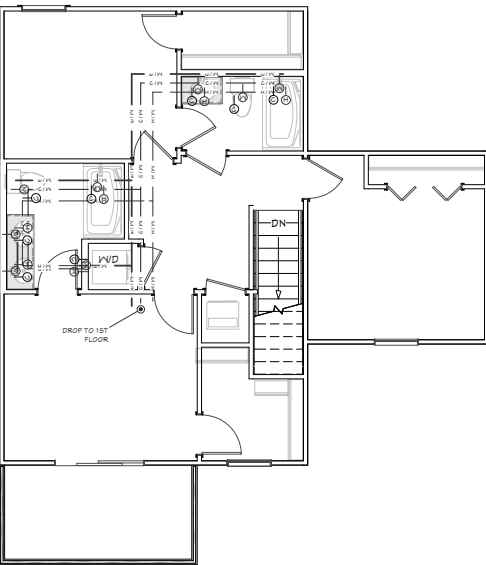
PLUMBING LEGEND:

C	COLD WATER ACCESS
H	HOT WATER ACCESS
W	WASTE WATER ACCESS
— C/W —	COLD WATER LINE
— H/W —	HOT WATER LINE
— W/W —	WASTE WATER

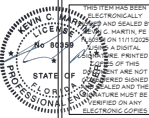
PLUMBING SCHEDULE				
NO.	DESCRIPTION	WASTE	WATER	
			COLD	HOT
WC	WATER CLOSET	3'	1/2"	—
LAV.	LAVATORY	1 1/4'	1/2"	1/2"
TUB/SHUR	TUB / SHOWER	1 1/2'	1/2"	1/2"
G.T.	GARDEN TUB	1 1/2'	1/2"	1/2"
SHUR	SHOWER	2'	1/2"	1/2"
SINK	KITCHEN SINK	2'	1/2"	1/2"
W	CLOTHES WASHER	2'	1/2"	1/2"
DW	DISH WASHER	1' RW	—	1/2"
REF.	REFRIGERATOR	—	1/2"	—
PROVIDE ANTI-SCALD VALVE.			PROVIDE MECH SHOCK ABSORBER TO E.A. SUPPLY	



1ST PLUMBING PLAN
SCALE: 1/4" = 1'-0"



2ND PLUMBING PLAN
SCALE: 1/4" = 1'-0"



REVISION	DATE	DESCRIPTION

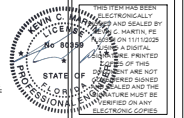
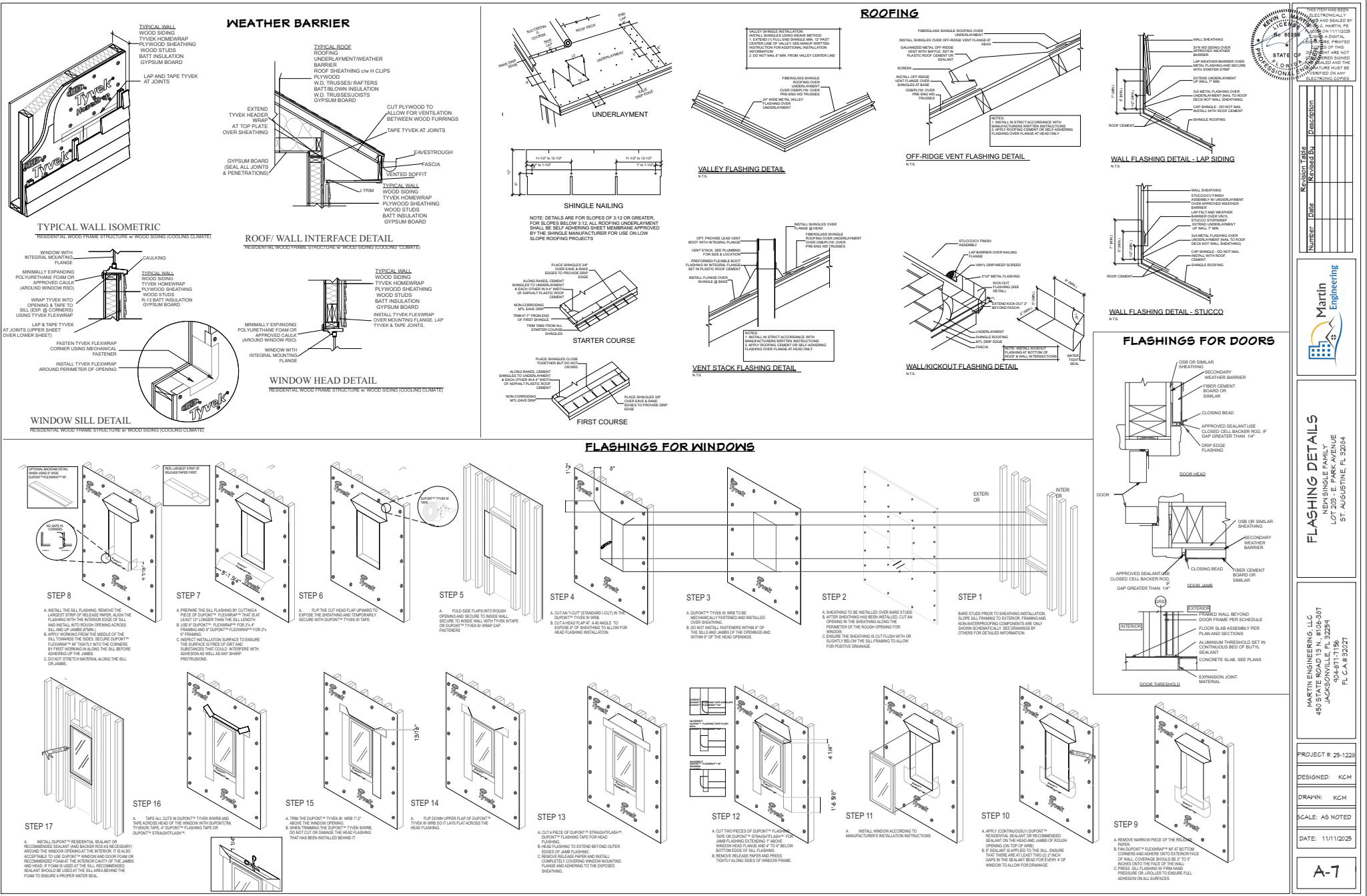


PLUMBING LAYOUT
NEW SINGLE FAMILY
LOT 203 - E PARK AVENUE
5TH AUGUSTINE, FL 32004

MARTIN ENGINEERING, LLC
450 STATE ROAD 1 N. #106-357
JACKSONVILLE, FL 32254
904-671-7156
FL CA #35027

PROJECT #: 25-1228
DESIGNED: KCM
DRAWN: KCM
SCALE: AS NOTED
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A-6



REVISION	DATE	DESCRIPTION



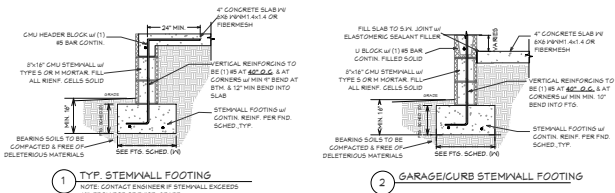
FLASHING DETAILS
KEVIN SINGLE FAMILY
LOT 205 - E. PARK AVENUE
JACKSONVILLE, FL 32204
31 AUGUST 2024

MARTIN ENGINEERING, LLC
450 STATE ROAD 1 N. #106-357
JACKSONVILLE, FL 32254
904-671-7156
FL CA #35027

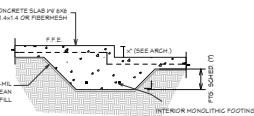
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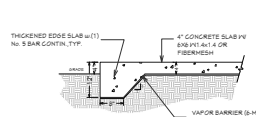
A-7



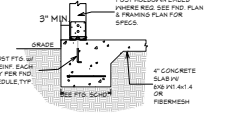
2 GARAGE/CURB STEMMALL FOOTING



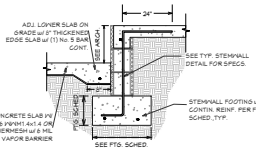
3 INTERIOR MONOLITHIC FOOTING



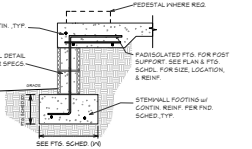
4 INTERIOR MONOLITHIC FOOTING w/ STEP



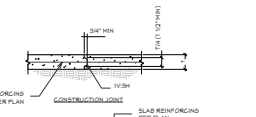
5 THICKENED EDGE SLAB



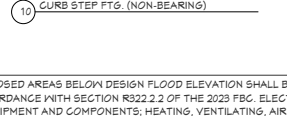
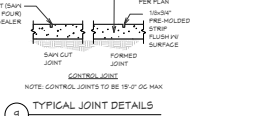
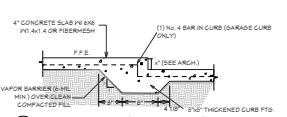
6 TYP. POST SPREAD FOOTING



7 TYP. STEMMALL w/ ADJ. S.O.G.



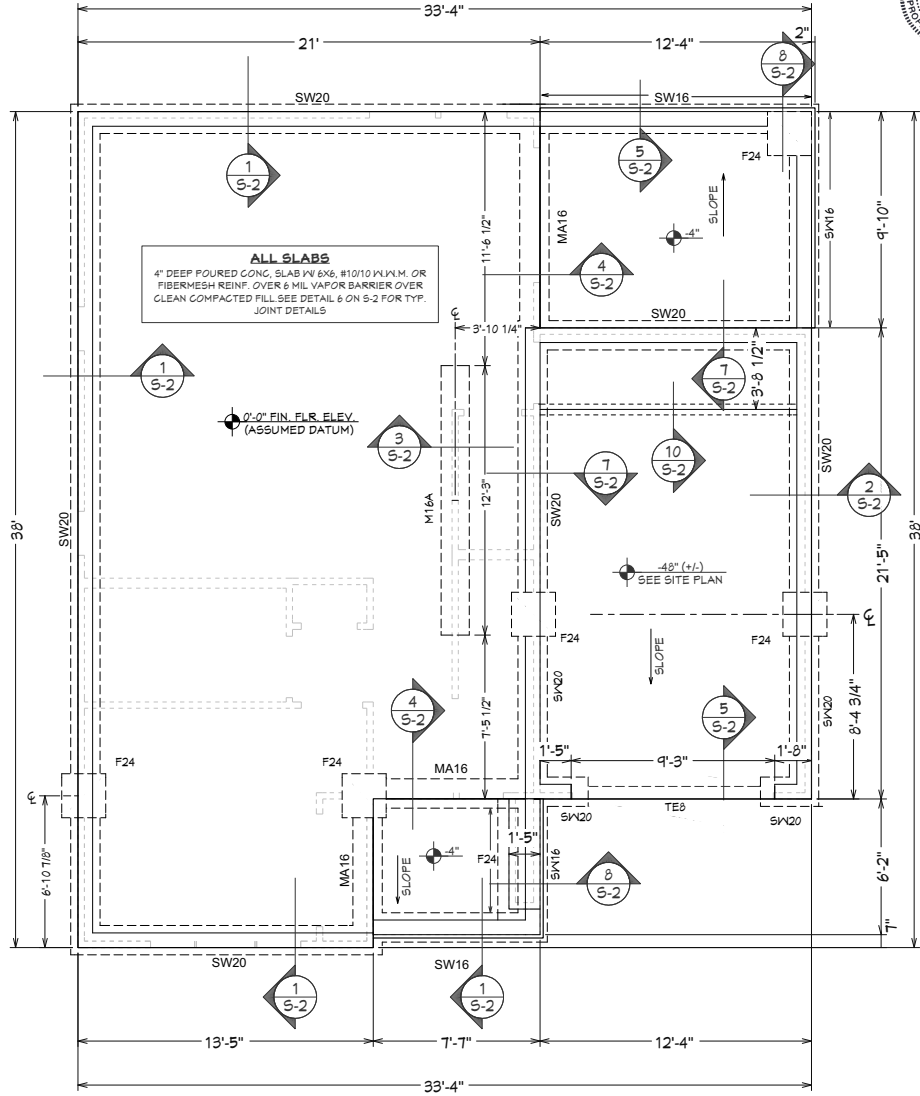
8 EXT. STEMMALL w/ PAD



ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION SHALL BE VENTED AND IN ACCORDANCE WITH SECTION R322.2.2 OF THE 2023 FBC, ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATING, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION (EL. 1) PLUS 1 FT = EL. 2'

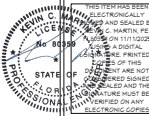
FOUNDATION/FOOTING SCHEDULE						
ID/MARK	WIDTH (IN)	LENG	DEPTH (IN)	REINFORCING		TYPE
				BOTTOM	TOP/TRANSVERSE	
SW20	1'-8"	CONTIN.	1'-0"	(2) #5 CONTIN.	N/A	STEMMALL FOOTING
SW16	1'-4"	CONTIN.	1'-0"	(2) #5 CONTIN.	N/A	STEMMALL FOOTING
M12	1'-0"	CONTIN.	1'-0"	(2) #5 CONTIN.	N/A	EXTERIOR MONOLITHIC
M16A	1'-4"	CONTIN.	1'-0"	(2) #5 CONTIN.	N/A	INTERIOR MONOLITHIC
M8A	8"	CONTIN.	1'-0"	(2) #5 CONTIN.	N/A	INTERIOR MONOLITHIC
TE8	8"	CONTIN.	1'-0"	(1) #5 CONTIN.	N/A	THICKENED EDGE
F24	1'-0"	1'-0"	1'-0"	(2) #5 E.V.	N/A	SPREAD FOOTING

FOUNDATION PLAN
SCALE: 3/8" = 1'-0"



NOTE TO CONTRACTOR: THE PLAN SHOWN ON THIS SHEET IS FOR STRUCTURAL FOUNDATION REQUIREMENTS AND LOCATIONS ONLY. REFER TO THE ARCHITECTURAL PLANS FOR PLUMBING & OTHER SLAB DIMENSIONS.

FOUNDATION LEGEND	
-----	STEMMALL FOOTINGS
-----	MONOLITHIC FOOTINGS
-----	EXTERIOR & INTERIOR WALLS
-----	6" CURB



REVISION	DATE	DESCRIPTION
1		
2		
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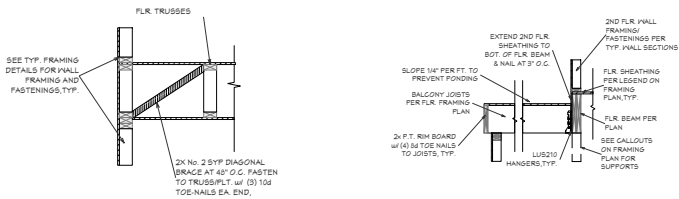


FOUNDATION PLAN
NEAR SINGLE FAMILY
LOT 205 - E PARK AVENUE
ST. AUGUSTINE, FL 32084

MARTIN ENGINEERING, LLC
450 STATE ROAD 13 N. #106-357
JACKSONVILLE, FL 32254
904-671-7156
FL C.A.#32027

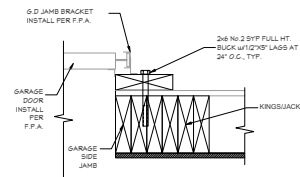
PROJECT #: 25-1228
DESIGNED: KGM
DRAWN: KGM
SCALE: AS NOTED
DATE: 11/11/2025

S-2

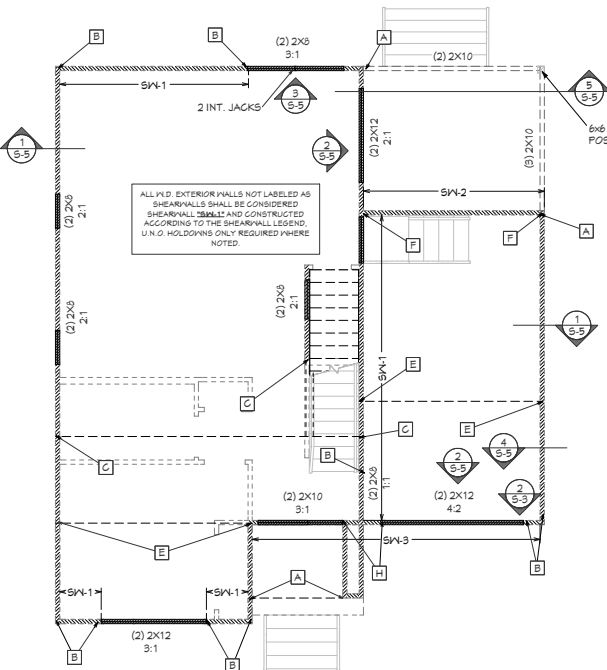


1 END TRUSS BRACING

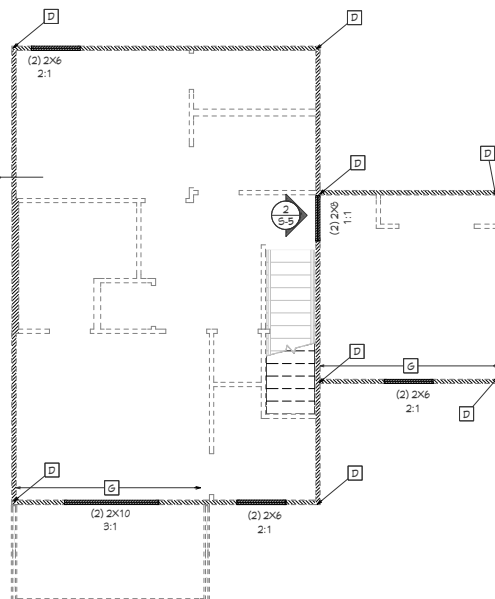
3 BALCONY FRAMING



2 GARAGE DOOR JAMB DETAIL

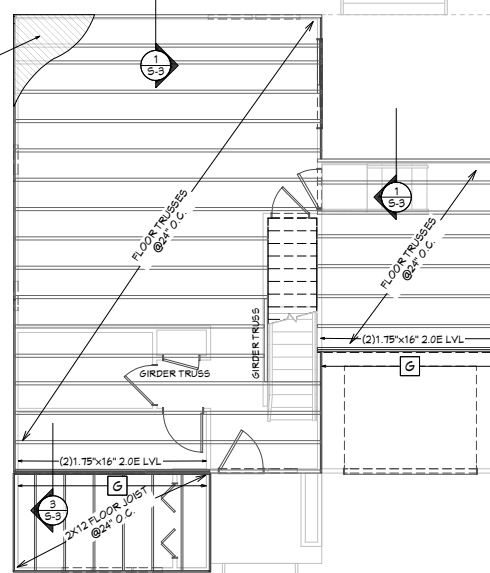


1ST FLR. FRAMING PLAN
SCALE: 1/4" = 1'-0"



2ND FLR. FRAMING PLAN
SCALE: 1/4" = 1'-0"

FLOOR SHEATHING PER LEGEND ON S-3



FLOOR FRAMING
SCALE: 1/4" = 1'-0"

PLACE STUD GROUP UNDER PORCH BEAM BEARING IN EXTERIOR WALL. NOTCH TOP OF BEAM MAX 3" AT TOP FLT. BEAM TO STUD GROUP. SEE DETAIL 5/5-S FOR ALL OTHER FASTENING SPECS

INSTALL SIMPSON DTT22 HOLD-DOWN AT BASE OF CORNER OR OPENING KING STUD GROUP WHERE SHOWN. INSTALL PER TYPICAL ANCHOR DETAILS (DETAIL 9/5-S)

PLACE 3-PLY STUD GROUP UNDER GIRDER TRUSS FLR. TRUSS BEARING. FASTEN STUDS 1/6" w/ 8d NAILS AT 8" O.C. STAGG. EACH SIDE.

FASTEN UPPER CORNER STUD GROUP TO LOWER CORNER STUD GROUP w/ (2) CS-16 COIL STRAPS MIN 13" END LENGTH FILL ALL HOLES w/ 10d NAILS

PLACE 3-PLY STUD GROUP UNDER FLR BEAM BEARING. FASTEN STUDS 1/6" w/ 8d NAILS AT 8" O.C. STAGG. EACH SIDE. FASTEN FLR. BEAM TO STUD GROUP BELOW w/ (2) HTS16 STRAPS. FASTEN STUD GROUP TO FND. w/ (1) DTT22 HOLD-DOWN. INSTALL HOLD-DOWN PER TYP. ANCHOR DETAILS

INSTALL SIMPSON HTTSKT HOLD-DOWN AT BASE OF CORNER OR OPENING KING STUD GROUP WHERE SHOWN. INSTALL PER TYPICAL ANCHOR DETAILS (DETAIL 9/5-S)

INSTALL SIMPSON HDLUB-S252.5 HOLD-DOWN AT BASE OF CORNER OR OPENING KING STUD GROUP WHERE SHOWN. INSTALL PER TYPICAL ANCHOR DETAILS (DETAIL 9/5-S)

FASTEN 2ND FLR. BTM. FLT. TO FLR. BEAM w/ SDNYC15600 AT 24" O.C. EXTEND WALL SHEATHING TO BOTTOM OF FLR. BEAM & NAIL AT 3" O.C.

SHEATHING LEGEND

TYPE	SHEATHING	FASTENERS	SHEATHING FASTENING		
			EDGES	FIELD	SABLE END
ROOF	15/32 OSB/PLY	8d RING SHANK	6" O.C.	6" O.C.	4" O.C. FIELD & EDGES, 4" FROM ROOF
FLOOR	23/32 OSB/PLY	10d COM. (W/2x4 NAIL)	6" O.C.	6" O.C.	EDGE/END WALL
PORCH	5/8" OSB/PLY	8d COM./BOX	3" O.C.	6" O.C.	EDGE/END WALL
CLG	1/2" OSB/PLY	8d COM./BOX	PER SHEAR WALL LEGEND.		

- ALL WOOD STRUCTURAL SHEATHING SHALL BE APA RATED, EXPOSURE 1.
- STRUCTURAL WOOD PANELS NOMINAL THICKNESS & SPAN RATINGS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
1 1/8" = .43" THICKNESS - 24/16 SPAN RATING
1 5/8" = .46" THICKNESS - 32/16 SPAN RATING
1 3/4" = .54" THICKNESS - 40/20 SPAN RATING
2 3/32" = .119" THICKNESS - 48/24 SPAN RATING
- ALL ROOF SHEATHING SHALL BE INSTALLED WITH THE LONG DIMENSION PERPENDICULAR TO THE ROOF SUPPORTS.
- SHEATHING/SUBSTRATES & FASTENINGS FOR EACH ROOFING TYPE SHALL BE IN ACCORDANCE w/ THE FLORIDA PRODUCT APPROVAL.
- FASTENERS FOR ROOF SHEATHING GREATER THAN 15/32" SHALL BE 8d COMMON (13/12 1/2") RING SHANK NAILS U.N.O.
- 2x BLOCKING FOR EDGE NAILING SHALL BE INSTALLED IF NOTED ON THE PLANS.

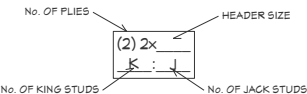
SHEAR WALL LEGEND

ID	SHEATHING	VERTICAL EDGES	HORIZONTAL EDGES	FIELD	SILL ANCHORS (STUBBIES)	# END STUDS/HOLD-DOWNS
SW-1	7/16"	8d AT 6"	8d AT 3"	8d AT 12"	48" O.C.	2/DTT22
SW-2	7/16"	8d AT 3"	8d AT 3"	8d AT 6"	24" O.C.	2/HTTSKT
SW-3	7/16" (DBL SIDED)	8d AT 3"	8d AT 3"	8d AT 6"	24" O.C.	2/HDS

- ALL SHEATHING MUST BE MINIMUM OF 7/16" RATED OSB OR PLYWOOD & FASTENED PER THE TYPICAL DETAILS.
- SHEATHING MAY BE INSTALLED HORIZONTALLY (U.N.O.). ALL HORIZONTAL EDGES MUST BE FULLY BLOCKED w/ 2x FRAMING LAID FLAT AGAINST BACK SIDE OF SHEATHING FOR NAILING.
- A MINIMUM GAP OF 1/8" AT SHEATHING JOINTS MUST BE MAINTAINED.
- HOLD-DOWNS MUST BE PLACED AT EACH END OF SHEARWALL, U.N.O. SEE FRAMING PLAN DETAILS FOR HOLD-DOWNS TYPES, LOCATIONS, & INSTALLATION SPECS.
- MINIMUM END STUDS & HOLD-DOWNS FOR EACH SHEARWALL SECTION ARE SHOWN IN TABLE ABOVE AND SHALL BE CONSTRUCTED PER THE TYPICAL CORNER FRAMING DETAIL.
- ALL SILL ANCHORS (STUBBIES) SHALL BE A MIN. OF 1/2" IN DIA. w/ 3"x3"x14" SQUARE WASHER & NUT. PLACE ANCHORS ON EACH SIDE OF PLATE SPLICE. SEE TYPICAL ANCHOR DETAILS FOR INSTALLATION SPECS. FILL ALL THREAD RODS MAY BE USED IN LIEU OF STUBBIES PROVIDED THE MINIMUM STUBBIE SPACING IS MAINTAINED.
- EXTERIOR F.G. LAP SIDING REQUIRES A MIN. 15/32" RATED SHEATHING INSTALLED HORIZONTALLY w/ 2x FLAT WISE BLOCKED EDGES.
- SHEARWALL FASTENING SHOULD BE CONSTRUCTED PER THE TYPICAL SHEATHING FASTENING DETAILS AND NOTES.

FRAMING LEGEND

	EXTERIOR STRUCTURAL BEARING WALL: 2X4/6 No. 1/2 SFF STUDS AT 16" O.C. STUDS
	INTERIOR STRUCTURAL BEARING WALL: 2X4/6 No. 1/2 SFF STUDS AT 16" O.C. STUDS
	INTERIOR PARTITION WALLS: 2X4/6 No. 1/2 SFF STUDS AT 24" O.C. STUDS
	OPENING HEADER BEAMS
	PORCH BEAMS & OTHERS
	SHEAR WALL SEGMENTS
	GIRDER ROOF/FLOOR TRUSS ABV.
	POST/COLUMNS



THIS DOCUMENT IS THE PROPERTY OF MARTIN ENGINEERING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MARTIN ENGINEERING, LLC.

NUMBER	DATE	REVISION	BY	DESCRIPTION

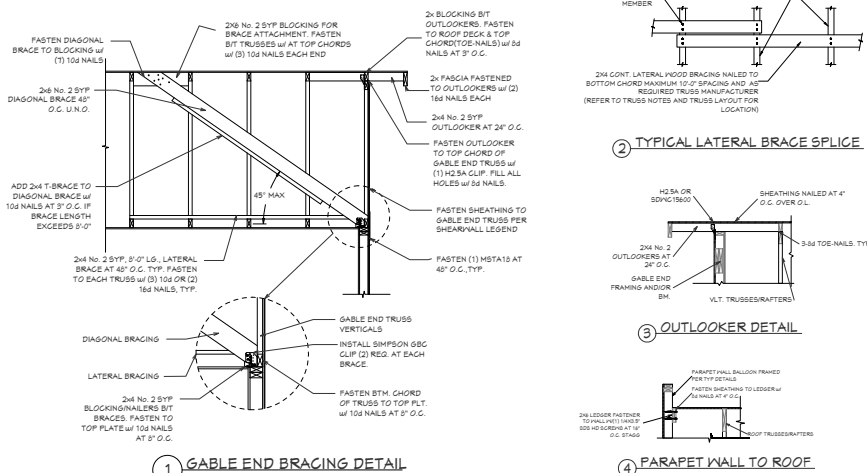
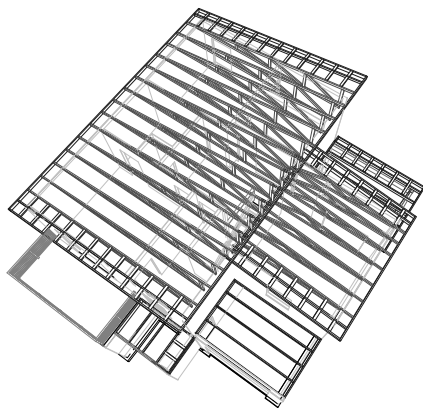


FRAMING PLAN
NEAR SINGLE FAMILY
LOT 205 - E PARK AVENUE ST.
AUGUSTINE, FL 32004

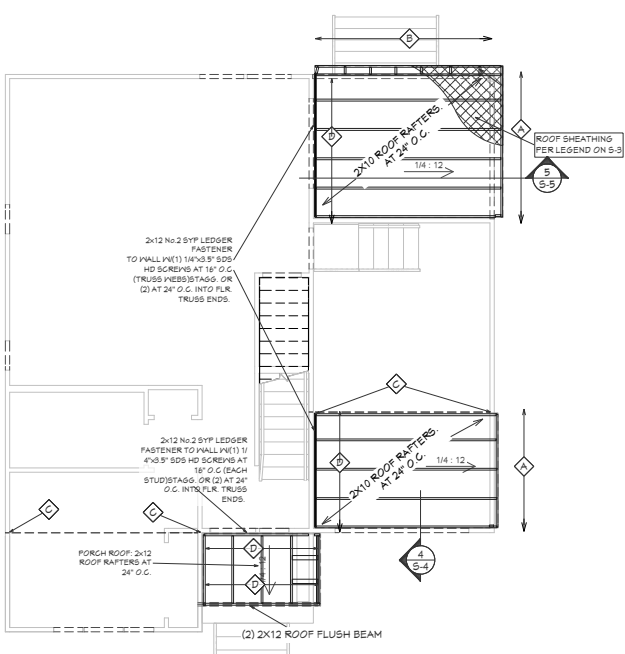
MARTIN ENGINEERING, LLC
450 STATE ROAD 13 N. #106-357
JACKSONVILLE, FL 32254
904-671-1156
FL CA #35027

PROJECT #: 25-1228
DESIGNED: KCM
DRAWN: KCM
SCALE: AS NOTED
DATE: 11/11/2025

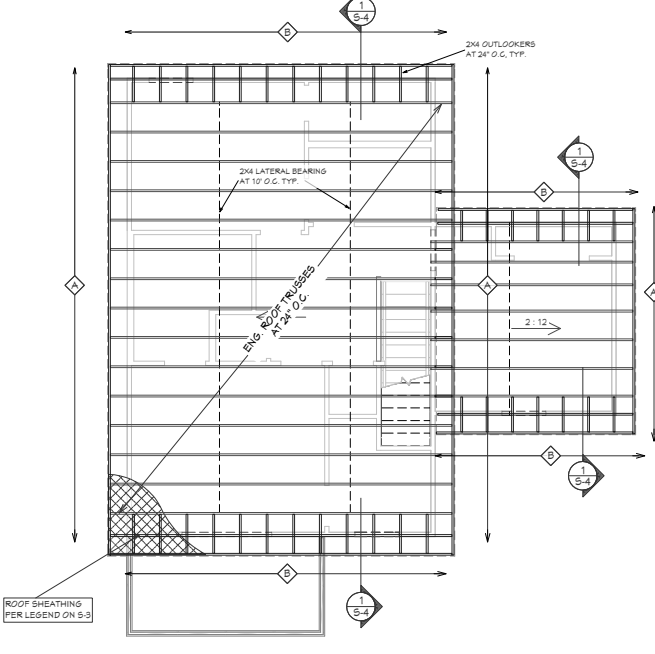
9-3



ROOF FRAMING ISO.
SCALE: N.T.S.



LOWER ROOF FRAMING
SCALE: 1/4" = 1'-0"



UPPER ROOF TRUSS PLAN
SCALE: 1/4" = 1'-0"

TRUSS NOTES

- 1 ALL TRUSSES SHALL BE DESIGNED AND APPROVED BY THE DELEGATED TRUSS ENGINEER AND BE LICENSED IN THE STATE OF FLORIDA.
- 2 ALL TRUSSES SHALL BE DESIGNED TO MEET OR EXCEED THE ULTIMATE WIND SPEED, EXPOSURE CATEGORY, AND LOADINGS SPECIFIED ON THE STRUCTURAL NOTES PAGE S-1.
- 3 ALL ROOF AND FLOOR TRUSS ENGINEERING SHALL MATCH THE PROVIDED LAYOUT SHOWN IN THESE PLANS. ANY VARIATIONS FROM THE PROVIDED LAYOUTS SHOULD BE REPORTED TO THE ENGINEER OF RECORD BEFORE CONSTRUCTION BEGINS.
- 4 TRUSSES MUST BE CAPABLE OF TRANSFERRING LATERAL LOADS TO THE STRUCTURAL LOAD BEARING WALLS SHOWN ON THE FRAMING PLAN.
- 5 UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND ALL CONNECTIONS FROM TRUSSES TO STRUCTURE HAVE BEEN SPECIFIED AND SHOULD BE FOLLOWED. ANY QUESTIONS AS TO THE SIZE, TYPE, OR VALUE OF A NAIL, STRAP OR CLIP SHOULD BE VERIFIED BY THE STRUCTURAL ENGINEER.
- 6 PERMANENT TRUSS WEB BRACING SHALL BE INSTALLED WITH THE SAME QUANTITY AND LOCATIONS SHOWN ON THE TRUSS ENGINEERING SHOP DRAWINGS. CONTINUOUS LATERAL BRACING SHALL BE IN ACCORDANCE WITH THE DETAILS TO TYPICAL CEILING. FASTENING SHALL BE IN ACCORDANCE WITH TABLE RT02.3.5 OF THE FBC.
- 7 TABLE 2004.4.1 OF THE FLORIDA BUILDING CODE NAILING REQUIREMENTS ARE IN ADDITION TO THE STRAPPING REQUIREMENTS.
- 8 PROVIDE 50# TYPE X 5/8" BD. @ GARAGE CLG. BENEATH HABITABLE SPACE & 1/2" MIN GYP. BD. @ GARAGE SIDE WALLS & UNDERSIDE OF STAIRWAY IF USED AS ACCESSIBLE SPACE.
- 10 ALL TRUSS FABRICATION, HANDLING, SHIPPING, INSTALLING, AND BRACING SHALL BE IN ACCORDANCE WITH BCS 1-03 MANUAL (BUILDING COMPONENT SAFETY INFORMATION) PRODUCED BY THE SBGA AND TPI.

OVER FRAMING NOTES

- 1 ALL ROOF FRAMING MATERIALS SHALL BE NO. 2 SOUTHERN YELLOW PINE (SYP) AT 24" O.C., U.N.O.
- 2 ALL ROOF RAFTERS AND COLLAR TIES TO BE A MIN. OF 2x6 NO. 2 SYP. RIDGE BOARDS TO BE MIN. OF 2x6 NO. 2 SYP.
- 3 ALL SLEEPERS TO BE A MIN. OF 2x6 NO. 2 SYP FASTENED TO EACH TRUSS RAFTER BELOW W/ (3) 1x4x4 SDS SCREWS.
- 4 FASTEN ROOF RAFTERS TO RIDGE BOARDS AND "SLEEPERS" W/ SIMPSON A35 CLIPS, U.N.O.
- 5 FASTEN COLLAR TIES TO ROOF RAFTERS W/ (3) 1x4x4 SDS CLIPS, U.N.O.
- 6 COLLAR TIES SHALL NOT BE FASTENED HIGHER THAN 25 OVERALL ROOF RAFTER HEIGHT.

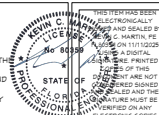
ROOF & FLOOR FRAMING LEGEND

- PRE-ENGINEERED ROOF/FLR. TRUSSES
- 2x4 OUTLOOKERS AT 24" O.C.
- ROOF JOISTS
- UPLIFT CONNECTOR CALLOUT
- TRUSS BRACING (PER PLAN & SHOP DRAWINGS)

UPLIFT CONNECTOR LEGEND

- A** SIMPSON SDNYC15600 TRUSS SCREWS THROUGH TOP PLATES/HEADERS INTO TRUSSES. INSTALL PER DETAIL 1 THROUGH 4 ON S-8 (305# UPLIFT)
 - B** SIMPSON SDNYC15600 TRUSS SCREWS AT 32" O.C. TO GABLE END TRUSS
 - C** DOUBLE SIMPSON HTS16 TWIST STRAPS TO GIRDER TRUSS AND STUD GROUP BELOW. FILL ALL HOLES W/ 10d NAILS.
 - D** SIMPSON A35 CLIP FOR RAFTERS TO LEDGER FILL ALL HOLES W/8d NAILS
- NOTES:
1 SEE APPROVED TRUSS SHOP DRAWINGS FOR TRUSS TO TRUSS CONNECTORS.
2 MULTI-PLY TRUSSES SHALL HAVE SDNYC15600 SCREWS INSTALLED PER PLY (SINGLE OR DOUBLE AS SPECIFIED)

TRUSS LAYOUT FROM THE TRUSS MANUFACTURER MUST MATCH THE LAYOUT ON THIS SHEET. TRUSS GIRDER LOCATIONS AND BEARING WALLS HAVE BEEN SPECIFIED. ANY DIFFERENCES OR REQUIRED CHANGES MUST BE REPORTED TO THE E.O.R. FOR REVIEW. TRUSS LAYOUT AND SHOP DRAWINGS REQUIRE E.O.R. APPROVAL PRIOR TO ORDERING AND INSTALLATION.



REVISION	DATE	DESCRIPTION

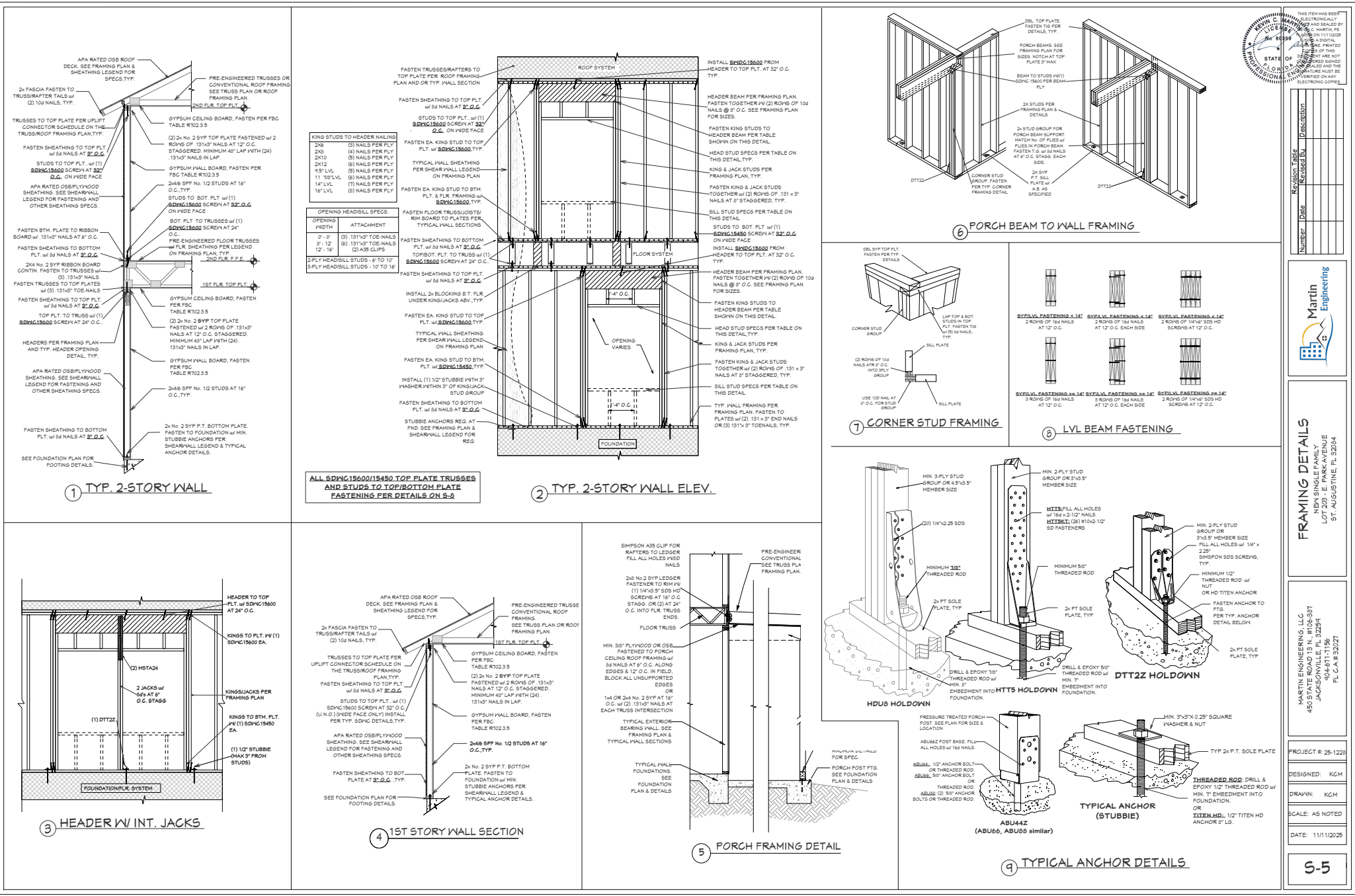


ROOF FRAMING
NEARBY FAMILY
LOT 20 - E PARK AVENUE ST.
AUGUSTINE, FL 32004

MARTIN ENGINEERING, LLC
450 STATE ROAD 13 N. #106-357
JACKSONVILLE, FL 32254
904-671-1756
FL C.A.#35027

PROJECT R: 25-1228
DESIGNED: KCM
DRAWN: KCM
SCALE: AS NOTED
DATE: 11/11/2025

S-4



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOHN C. MARTIN, PE No. 000988 STATE OF FLORIDA I am not a signatory of this document and the signatory must be verified on any electronic copies.

REVISION	DATE	DESCRIPTION
1	11/11/2025	DESIGNED: KCM
2	11/11/2025	DRAWN: KCM
3	11/11/2025	SCALE: AS NOTED
4	11/11/2025	DATE: 11/11/2025



FRAMING DETAILS
NBA SINGLE FAMILY
LOT 205 - E PARK AVENUE
JACKSONVILLE, FL 32284
ST AUGUSTINE, FL 32084

MARTIN ENGINEERING, LLC
450 STATE ROAD 13 N. #106-357
JACKSONVILLE, FL 32284
904-671-7156
FL CA #50027

PROJECT R: 25-1228
DESIGNED: KCM
DRAWN: KCM
SCALE: AS NOTED
DATE: 11/11/2025

9-5

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Parcel ID 1524002030
Location Address E PARK AVE
SAINT AUGUSTINE 32084-0000
Neighborhood Fullerwood Park (702)
Tax Description* 2-18 FULLERWOOD PARK LOT 203 BLK 5 OR6232/13
**The Description above is not to be used on legal documents.*
Property Use Code Vacant Residential (0000)
Subdivision Fuller Wood Park Addition to St. Augusti
Sec/Twp/Rng 6-7-30
District City of St Augustine (District 452)
Millage Rate 19.5552
Acreage 0.150
Homestead N

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

Dec 20, 2024

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Owner Information

Owner Name [Integrated Property Holdings Inc](#) 100%
Mailing Address 12724 GRAN BAY PKWY STE 410
JACKSONVILLE, FL 32258-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$169,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$169,000.00
Total Deferred	\$0.00
Assessed Value	\$169,000.00
Total Exemptions	
Taxable Value	\$169,000.00

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	52	123	52	EF	\$169,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/2/2025	9/19/2025	\$100.00	WARRANTY DEED	6232	13	U	V	CUNEO HOLDINGS LLC	INTEGRATED PROPERTY HOLDINGS INC

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 3/18/2026, 3:47:55 AM](#)

Contact Us



Attachment 4:

Arborist Report



12/14/25

Revised 2/18/26

Revised 4/13/26

Tree Inventory Report

As a Certified Arborist I have performed a complete tree inventory at **Lot #203 E. Park Ave. St. Augustine, FL 32084** on behalf of Integrated Property Holdings, LLC. This written report is to accompany the tree survey site plan provided for the purposes of site development/build permit application.

Summary

The site has been inventoried, Diameter at Breast Height (DBH) measured , and locations mapped on a site plan for all tree and palms species at the aforementioned location pursuant to City of St. Augustine Municipal code Sec. 25. All trees greater than 3" DBH were measured and accounted for pursuant to City of St. Augustine definition of a "Tree".

Of the 4 total trees/palms meeting the minimum requirements for inventory, two of the trees on site meet the requirements of a "Significant" tree per Sec. per City of St. Augustine Muni Code Sec. 11-27 definition.

Regarding the ability to construct the proposed home tree #1, a 45" DBH Live Oak, will need to be removed. Tree #2, a 48" DBH Live Oak, will also be removed per the proposed site plan. These trees are considered "Significant" trees and will require approval and permitting. Based on the location of these trees on the lot there is no reasonable ability to adjust the location of the home to retain the tree and allow for reasonable economic use of the property. Assessing the health and vigor of the tree there are a few minor defects, but nothing that would not be mitigated with some prescription pruning. The tree is showing some reactionary root growth indicating at some point in years past the roots had broken and the tree heaved. The main trunk is leaning toward the West and there are prominent shallow roots on the Eastern side of the trunk. The overall health and vigor of this tree is average for a tree this age and size. Tree #4 is a small Camphor tree that will need to be removed. Camphor is considered invasive and is typically exempt from mitigation requirements. Tree #2 could be retained as the impacts on the root protection zone will be within moderate thresholds provided the grade is not altered significantly. As this site proposal is for a 2 story home, a significant amount of pruning will be required to allow for proper clearance and construction of the home. This pruning could result in accelerated decline of this tree as it is already old and has numerous age related issues. All pruning of a tree this size is recommended to be performed or supervised by an ISA certified arborist with Prescription Pruning Qualification (PPQ) and in accordance with ANSI A300 pruning standards. It has been determined by the builder that they would prefer to remove it

based on potential for encountering roots and the amount of pruning required for adequate clearance.

4/13/26 Revisions: It has been determined by the permitting review board that this tree should be retained and the proposed home structure can be moved forward to accommodate this tree. The site and existing tree were analyzed for the purposes of determining the feasibility of building the proposed home and retaining the existing *Quercus virginiana* (Tree #2 DBH 48") with minimal disruption to the tree's health and vigor. Based on the location of this tree on the lot, and the proposed home footprint, I do believe it is possible for this tree to be retained and the adjustment of the home on the site will improve the chances of long-term survivability. The assessment of the current health and vigor of the tree suggests the tree is in reasonably good health considering its age and the development on the lots surrounding the tree. There are numerous branch failure points, previous pruning wounds at internodal points, and some reduced vigor in foliar growth... all of which is expected considering age and spatial constraints.

The original root flare of the tree is within approx 8' of the foot print of the original proposed site plan home location. Based on the proposed home, there would be substantial disturbance of this original root flare mound, and only root encroachment to the West of the root flare mound. The excavation of the foundation of the Eastern wall of the proposed home would occur approximately 8' West of the Western face of the trunk. If the proposed home were built, as it stands, there would be an encroachment into the tree protection zone (TPZ) that exceeds the recommended limits for a tree this size. However, the drip line of the Western facing canopy is largely offset with the majority of the canopy favoring the North, East, and South of the crown. This would suggest that encountering roots would be lessened during excavation on this Western portion and the TPZ is lower on this side. As indicated above, the permitting review board has indicated the ability to move the home further to the West allowing for more separation. On reviewing the site again, a shift to the West by 13' would allow for much less root encroachment and TPZ impact and would be within the allowable buildable line setback from the roadway. Significant canopy pruning would still be required for clearance purposes. The area of potential root pruning has been indicated on the site plan. Below are visual depictions of the necessary canopy pruning and the location of the shifted home in relation to the tree.

Pruning will be required as a large 1st order branch would require removal to adhere to ANSI A300 pruning standards of cut locations at meristematic unions. This single cut would be a 32" diameter 1st order codominant stem that is indicated in the image below. Removing this limb would provide the necessary clearances for the two story home. This would effectively reduce the portion of canopy extending West by 26'.

It is highly recommended that the tree receive a root system drench/soil injection with a complete nutritional package of Macro and Micro nutrients. Additional applications of Microbial soil inoculants and humic/fulvic acids will encourage soil biology and enhance nutrient uptake and root growth. A treatment of Paclobutrazol, commonly known as Cambistat, is also recommended. This is a Plant Growth Regulator that will inhibit the tree's elongation and focus all of its energy and growth towards increasing rooting and foliar density. This will improve the healing and vigor of the tree. This treatment should be followed up with a complete granular slow release fertilizer regiment adhering to all municipal ordinances regarding fertility

management and application. It will be critical to restore the vigor of this tree as the amount of energy required to heal the pruning wound and root pruning that occurs will be elevated greatly over the next 3-5 years.



The accompanying site plan indicates the recommended location of the Tree Protection Barricade (LS-4) in order to establish a proper Tree Protection Zone for the retained trees adjacent to the construction in compliance with City of St. Augustine municipal code 25-53.(d).5. There will be minimal grade change for this project and the construction of the new home with a need for root pruning. The root pruning zone has been indicated on the site plan. As outlined in City of St. Augustine Code 25-53 (d) 4, the removal of trees #1 (significant, live tree) incurs a deficit of 4, but will likely require approval for removal. The retention of trees # 3 allows for a total of 1 credit. This leaves a positive result of +2.5 credits for this lot requiring mitigation pursuant to Sec. 25-53. (d).2. Minimum landscape standards will still remain.

Tree Inventory Detail

Tree ID#	Common	Genus	Species	D.B.H.	Retain (Y/N)	Credit/ Deficit
1	Live Oak	Quercus	virginiana	45	N	-2 (significant)
2	Live Oak	Quercus	virginiana	48	N	+4 (significant)
3	Ligustrum	Ligustrum	japonica	5	Y	.5
4	Camphor	Cinnamomum	camphora	3,3	N	*Invasive

Reinspection/ TPZ Inspection

A removal permit will likely be necessary as a significant tree (#1) is requiring removal. The preserved trees will be required to have the following Tree Protection Zones (TPZ) established prior to the beginning of the site work and usually in conjunction with the installation of the Silt or Erosion Protection Barricades around the perimeter of the lot. See below for illustration of the TPZ requirements and information on proper root pruning techniques, if necessary, during the build phase of the project. The following root pruning techniques should be performed outside the tree protection zone for Tree #2.

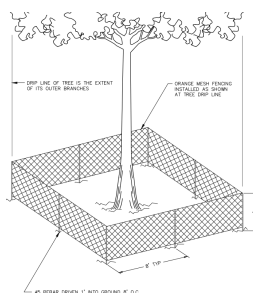
Root pruning Technique:

All root pruning should be performed in accordance with ANSI A300 (Part 8) Standard Practices (Root Management). The areas identified on the site plan for recommended root pruning should be performed as follows:

1. **Non-Selective Root Pruning** to be performed first to identify roots for selective pruning. Heavy Equipment should be located outside the root cut line (84.5.7) Use mechanized equipment, such as an excavator or trencher, to excavate a linear trench at 20" depth along the indicated path.
2. Establish a staging area for the soil that is removed on the outside edge of the trench furthest from the trunk. This soil will be restored upon completion of the root prune.
3. **Selective Root Pruning.** While the trench is exposed, using a shovel, hand trowel, or air spade, excavate the trench wall closest to the tree trunk, and expose at least 12" of all roots 2" caliper or larger. Once these coarse lateral roots are exposed, use a sharp tool such as loppers or a reciprocating saw to perform clean cuts on each root in a single cutting motion approximately 6" interior of the exposed end. Be careful not to fray the end of the roots. The final cut should result in a flat surface with adjacent bark firmly attached. (84.3.2 : 84.3.5)
4. Use the staged soil to refill the trench.
5. Install the Erosion Control/ TP Barrier at the inside trench edge nearest to the trunk.

Tree Protection Zone Barricade

The installation of this barricade must be in accordance with the Standard Construction Detail outlined in this report. The accompanying diagram and description depicts the acceptable method for the purposes of the tree protections as developed in accordance with standard tree protection practices.



Installation Method:

- 4' Orange Mesh fencing installed per the site plan
- Support stakes of #5 rebar installed to a depth of 12"
- Support stakes installed no greater than 8' distance apart.
- Fencing attached with nylon zip ties or twisted wire ties.

Assumptions and Limiting Conditions

All interpretations of the Municipal Codes are made in good faith and for the purposes of determining any site development constraints with regards to Tree Protections and Preservations. All measurements are based on the accuracy of the initial site survey performed. The proposed root zone impacts are based on the proposed home in the site plan with minimal grade change. The arrangement of roots that could actually be damaged during excavation, underground tree defects, and defects within the canopy that cannot be seen from this ground based perspective may be present. As the Arborist performing the initial tree survey at this time, I am not responsible for the accuracy of the installation of the TPZ barricades or the oversight of any Root Pruning executed unless contracted to do so at a later date.

Respectfully,



Austin Spivey

Austin@Roots1st.com

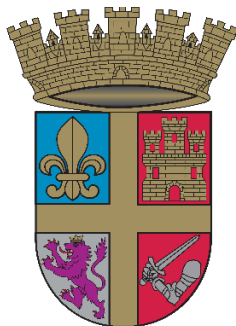
407-256-5750

Roots 1st Consulting

ISA- TRAQ, PPQ Certified Arborist

Lic.# FL9642A





Planning and Zoning Board

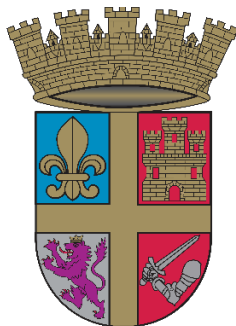
Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: May 5, 2026

SUBJECT: PZB 2026-0027
5 N Whitney St.

The applicant has requested to WITHDRAW their application at 5 N Whitney St.



Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: May 5, 2026

SUBJECT: PZB 2026-0031 500
Anastasia Blvd.

The applicant has requested to CONTINUE the application at 500 Anastasia to the June 2, 2026 meeting.



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 5, 2026	7.d.	PZB2026-0035
Request	Address	Parcel ID
Conservation Overlay Zone Development	Pelican Reef Drive	158573-0110

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owner:	Charles Osborne
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two (RS-2)
Acreage:	.53
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) to construct a dock in [COZ 1&2](#) at Pelican Reef Drive /158573-0110. The approval of this application would allow for a dock 212 feet long and a height of eight (8) feet above mean high.

This site has a previously approved Planning and Zoning Board application for a dock (PZB2022-0078) from December 6, 2022. There is also an approved Planning and Zoning Board application for a bulkhead that has been constructed (PZB2022-0078).

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		
Historic Preservation		
Conservation and Coastal Management	Policy 2.1.1 Conservation Overlay Zone 1 Passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone.	Boat docks are listed as a primary use for Conservation Overlay Zone 1 and the application for a dock within COZ 1 is CONSISTENT with Policy 2.1.1.
	Policy 2.1.3 Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria: (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.	The dock is eight feet above MHW and should not impact scenic vistas and is CONSISTENT with policy 2.1.3 (12) impacts on scenic vistas.
Recreation and Open Space		
Transportation and Mobility		

Housing		
Infrastructure		

Review of Applicable City of St. Augustine Code of Ordinances

The Planning and Zoning Board [shall review all applications for development in COZ 1 and 2](#). Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is [authorized to impose limitations](#) in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

Staff Analysis of Applicable Criteria (Sec. 11-29(c))

The following information shall be provided and Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific location

204 Pelican Reef Drive is a vacant lot within Pelican Reef subdivision. The applicant is proposing to construct a dock 212 feet long with a terminal platform that is 44 feet by 42 feet (not including the floating dock).

(2) The site's relationship to adjacent properties including parcel and existing grade elevations which may include a lot grading plan, bodies of water and surrounding conservation zones.

204 Pelican Reef is a waterfront with approximately 107 feet of shoreline on the Matanzas River. The lot is within COZ zones 1, 2, and 3. The proposed project is within COZ 1 and 2.

(3) Natural and proposed drainage patterns.

Unknown.

(4) Effect of point and nonpoint discharge in the marine environment.

Unknown.

(5) Proposed soil stabilization and erosion control methods.

The application states:

Soil and erosion control may be necessary during construction, such as turbidity barriers, but impacts will be temporary and no long-term erosional impacts will take place.

(6) *Impact on floodplain including general impacts related to flood management or fill.*

Unknown

(7) *Impact of development on vegetative and animal communities.*

Aerial images show a vegetated shoreline of salt and brackish water marsh. The [Marine Resources Geographic Information System \(MRGIS\)](#) indicate salt marsh habitat and mangroves within the area.

(8) *Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.*

Unknown

(9) *Effect of shade on vegetation and shellfish.*

Aerial images show a vegetated shoreline of salt and brackish water marsh. The [Marine Resources Geographic Information System \(MRGIS\)](#) indicate salt marsh habitat and mangroves within the area.

(10) *Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.*

Unknown

(11) *Impact of development on shoreline by linear feet and percent of site.*

The widest portion of the dock is the terminal platform at 44 feet which is 41% of the 107 feet of shoreline.

(12) *Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.*

The widest portion of the dock is the terminal platform at 44 feet which is 41% of the 107 feet of shoreline.

(13) *Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.*

Aerial images show a vegetated shoreline of salt and brackish water marsh. The [Marine Resources Geographic Information System \(MRGIS\)](#) indicate salt marsh habitat and mangroves within the area.

(14) *Impact of development on plant and animal habitat and potential loss in acres and percent of site.*

Aerial images show a vegetated shoreline of salt and brackish water marsh. The [Marine Resources Geographic Information System \(MRGIS\)](#) indicate salt marsh habitat and mangroves within the area.

(15) *Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)*

Not applicable.

(16) *Impact of development on shellfish and on commercial and sport fish and waterfowl.*

Unknown

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed eight (8) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed eight (8) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The dock height will be eight (8) feet above mean high water, and the boat lift will be low-profile or no-profile and not exceed 12,000 pounds and appear to be consistent with dock requirements.

Staff Recommendation

Review of Section 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 1 & 2.

Attachments

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

Staff Report prepared by:

Sarah Daugherty
Planning Manager
Planning and Building Department

Attachment 1: Site Maps and Photos



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

Future Land Use

City of St. Augustine

Pelican Reef Dr. / 158573-0110

Legend

Open Land

Residential Low Density

Scale: 1:1,000

0 30 60 120 Feet

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Zoning Map

City of St. Augustine

Pelican Reef Dr. / 158573-0110

Legend

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

Scale: 1:1,000



0 35 70 140 Feet

Legend

DEM2018

Value

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



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

Digital Elevation Model DEM 2018

City of St. Augustine

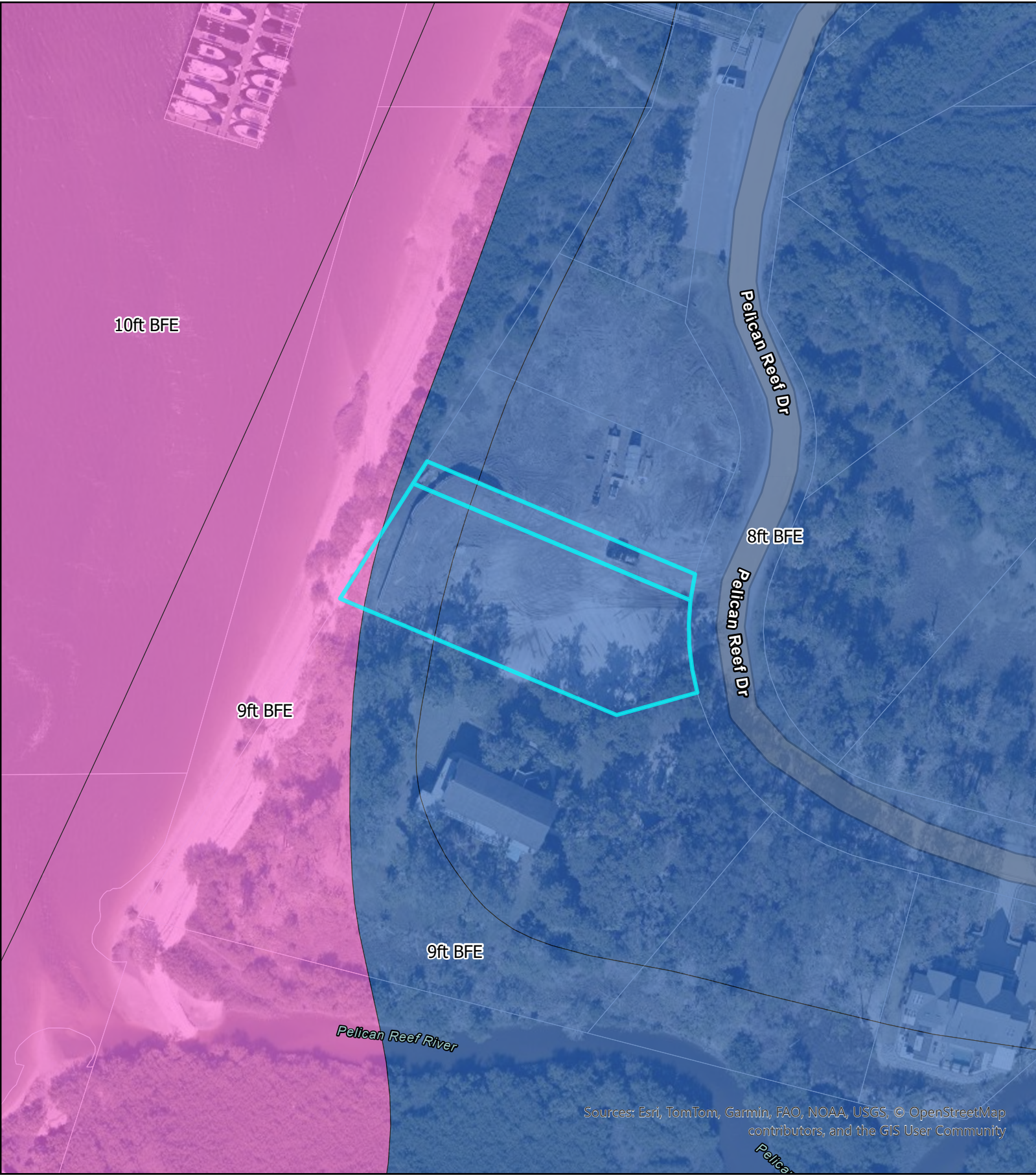
Pelican Reef Dr. / 158573-0110

Source: 2018 FDEM LiDAR Project

0 25 50 100 Feet

Scale: 1:1,000

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FEMA Flood Zones

City of St. Augustine

Pelican Reef Dr. / 158573-0110

Legend

Flood Zone

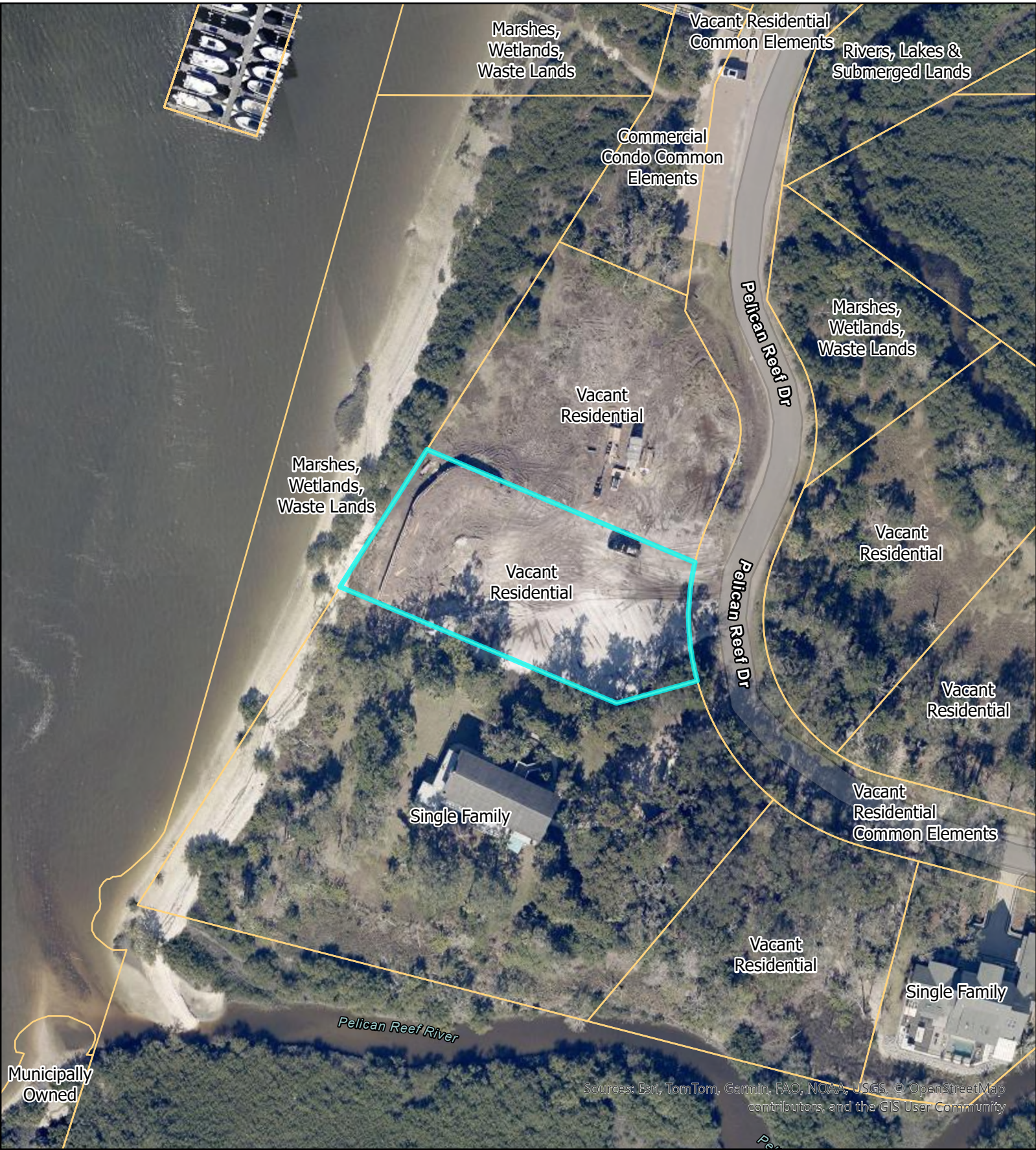
AE

VE

Scale: 1:1,000



0 35 70 140 Feet



St Johns County Property Appraiser
Use Classification
 City of St. Augustine
 Pelican Reef Dr. / 158573-0110

Legend

 ParcelInfo

Scale: 1:1,000

0 30 60 120 Feet

Page 159 of 247

N
W E
S

Pelican Reef Dr. / PID 15873-0110



12/13/2025

Attachment 2: Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786

Business (if applicable): CARTER ENVIRONMENTAL SERVICES

Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084

E-Mail Address: RYAN@CARTERENV.COM

2. NAME OF PROPERTY OWNER: CHARLES OSBORNE Contact Number: 310-567-9675

Business (if applicable): _____

Address: 913 OCEAN PALM WAY City: ST. AUGUSTINE State: FL Zip: 32080

E-Mail Address: chip@nationsbus.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 11 Block: 12

Subdivision: PELICAN REEF Parcel Number: 1585730110

4. PROJECT STREET ADDRESS: LOT 11 PELICAN REEF DR

5. SPECIFIC PROPOSED USE: SINGLE FAMILY DOCK

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: APPROVAL FOR A SINGLE FAMILY DOCK

8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED APPLICATION SUPPLEMENT NARRATIVE AND GRAPHICS

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

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

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

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

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

10. **PREVIOUS APPLICATIONS:**

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

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

11. **AGREEMENT:**

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

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

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

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

Signature of Applicant

3-31-26

Date

Signature of Property Owner

Date

04/18/2019



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

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

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

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

RYAN CARTER

Print name of applicant

A handwritten signature in black ink, appearing to read "R. A. Carter".

Signature of applicant

3-31-26

Date



Owner's Authorization For Agent

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

BY: [Signature]
Signature of Owner
CHARLES OSBORNE
Print Name of Owner
310-567-9675
Telephone Number

State of FL

County of ST. JOHNS

Signed and sworn before me on this 31 day of MARCH, 2020

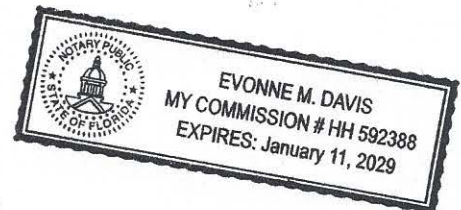
By CHARLES OSBORNE

Identification verified:

Oath sworn: X Yes No

Notary Signature: [Signature]

My Commission expires: 1/11/29



PZB APPLICATION FEE SCHEDULE

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

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

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

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

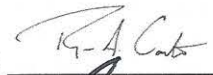
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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

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

LOT 11 PELICAN REEF DRIVE

Project Address: _____

Applicant's Name: RYAN CARTER Applicant's Signature: 

CHARLES OSBORNE

Owner's Name: _____ Owner's Signature: 

Attachment 1
Overlay Zone Application Narrative

**Lot 11 Pelican Reef Drive
Overlay Zone Development Application Supplement
March 2026**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock that includes two boat lifts and a floating dock at Lot 11 Pelican Reef Drive. The proposed dock will allow the new owners access to the Matanzas River. It should be noted that the City of St. Augustine Planning and Zoning Board previously approved a substantially larger project at this site, consisting of a 4,010-square-foot dock, bulkhead, and three boat lifts (Case No. 2022-0078, approved December 6, 2022). The currently proposed dock represents a reduced scope of work relative to that prior approval. Total dock and lift area over open water will be approximately 3,312 sq. ft., and the structure will be constructed at a height of 8 feet above Mean High Water. Please see attached plans for detailed dimensions.

The construction proposed in this application would occur on lands located within Conservation Overlay Zones 1 and 2, as defined in Section 11-27 of the City Code. Section 11-29(a) of the Code sets forth certain criteria for structures located within Conservation Overlay Zones. The applicant has complied with each of those criteria, as detailed below:

1. *The proposed work will have a benefit to the public as a whole.*

This is a private dock. Public benefits may be economically related through construction activities and marine/boating related purchases.

1. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

There is a strip of salt marsh vegetation between the uplands and open water (approx. 51 ft.). The dock will be constructed 8' above mean high water, high enough as to not over shade any vegetation.

2. *The proposed structures will not block or disrupt any vista or scenic opportunities.*

No boat houses are proposed. Dock height will be similar to neighboring docks and comply with Federal and State regulations.

3. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole.*

A new dock will be added increasing the overall scenic vista.

Applications for development in Conservation Overlay Zones are to be evaluated according to certain criteria set forth in Section 11-29(c) of the City Code. The owner has complied with each of those criteria, as detailed below:

1. *Site specific conditions.*

This property has approximately 107 feet of Matanzas River frontage. Adjacent properties utilize bulkheads and are elevated from the coastline. Mangroves are present in the area but will not be negatively impacted from construction.

2. *The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.*

The property sits on the Matanzas River next to a single-family house to the South and a undeveloped lot to the North.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

4. *Effect of point and non-point discharge in the marine environment.*

Point and non-point discharge will not be altered.

5. *Proposed soil stabilization and erosion control methods.*

Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary and no long-term erosional impacts will take place.

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

7. *Impact of development on vegetative and animal communities.*

Vegetative impacts: The boardwalk could minimally shade a small portion of salt marsh, but will be built as required by state and federal agencies, five feet or higher above mean high water. Therefore, shading will be minimal.

Lighting of the open water areas at night: The proposed works will be lit with low-level, directional lighting that greatly minimizes the amount of light intrusion into the open water.

Increased noise from day users: Minimal noise associated with private residential boating activities.

8. *Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.*

There will be no storage of pollutants or the use of poisonous chemicals and materials

9. *Effect of shade on vegetation and shellfish.*

Effects of shading on vegetation are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

10. *Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.*

Use of the dock by the new owners will not affect any *manatees, vegetation, shellfish and wildlife or shoreline erosion*. No vegetation or shellfish are present under the proposed dock. In addition, a long flat sandy beach is located landward that eventually meets salt marsh vegetation.

11. *Impact of development on shoreline by linear feet and percent of site.*

Not applicable.

12. *Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.*

Not applicable.

13. *Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.*

Not applicable.

14. *Impact of development on plant and animal habitat and potential loss in acres and percent of site.*

Not applicable.

15. *Impact of development on water quality.*

Not applicable.

16. *Impact of development on shellfish and on commercial and sport fish and waterfowl.*

- a) The effects of the proposed project on commercial and sport fish are as follows:

Positive: The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.

Negative: Extremely small loss of juvenile habitat from the placement of approximately new pilings for the dock construction.

- b) The effects of the project on shellfish are as follows:

Positive: The pilings used to construct the dock/lift additions could be colonized by barnacles, oysters, and mussels. This will be an addition of habitat.

Negative: None

- c) The effects of the project on water fowl are as follows

Positive: The additional dock area could be used as a resting place or perch for many water fowl.

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

- a) *No boathouse, roofed structure or wall shall be constructed on any dock.*

There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

- b) *The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line.*

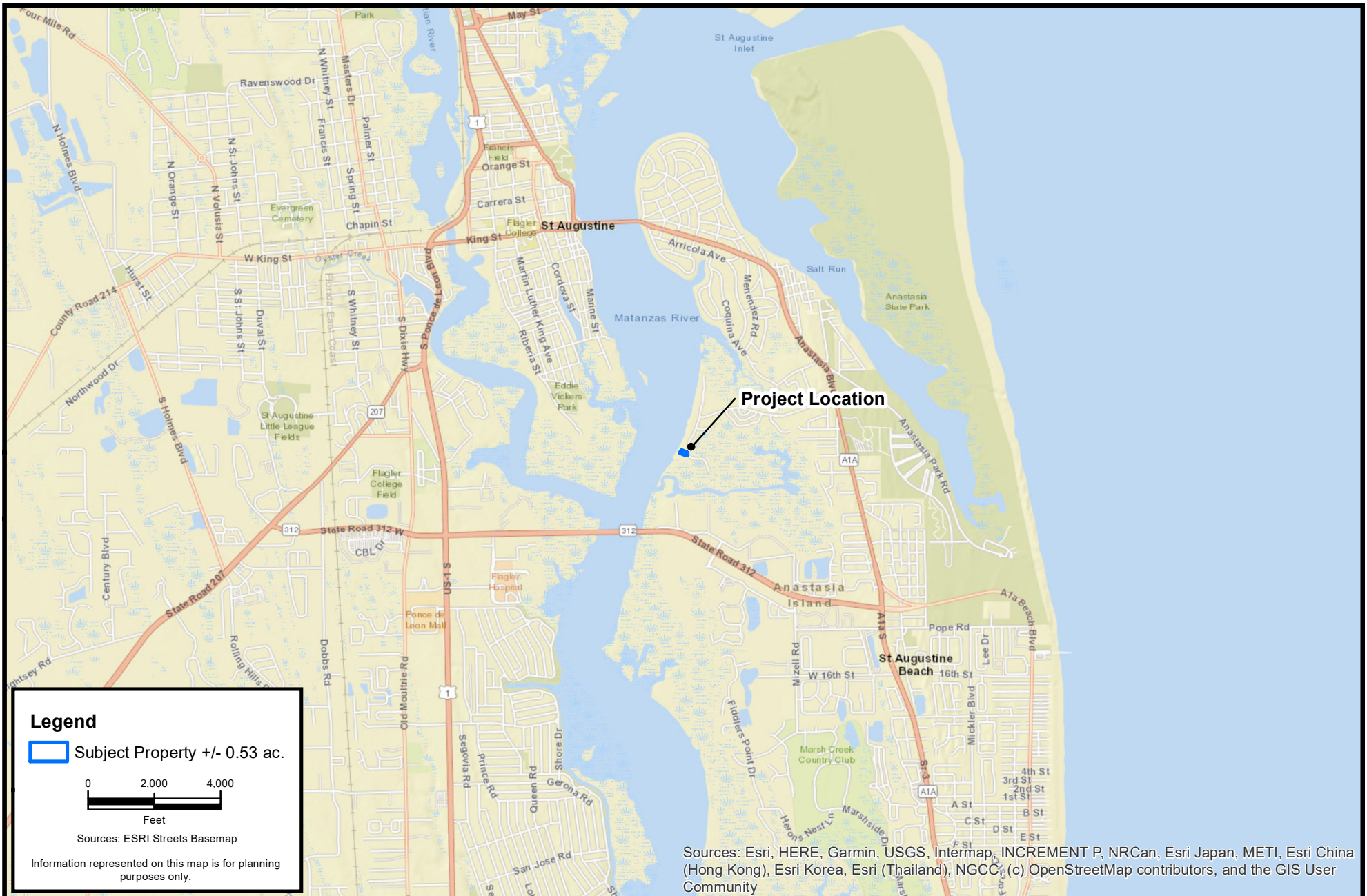
The deck will not exceed 6' above MHW, with a proposed height for the newly constructed dock being 5' to match the existing dock profile.

- c) *Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.*

Boat lifts will be low-profile and not exceed 12,000 pounds.

Attachment 2

Overlay Zone Application Graphics



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Location Map

Osborne - Pelican Reef - Lot 12

Project: 5.22264

St. Augustine, FL

Date: Mar 27 2026

Figure:

1





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Aerial Map

Osborne - Pelican Reef - Lot 12

Project: 5.22264

St. Augustine, FL

Date: Mar 27 2026

Figure:

2





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Alignment

Osborne - Pelican Reef - Lot 11

Project: 5.22264

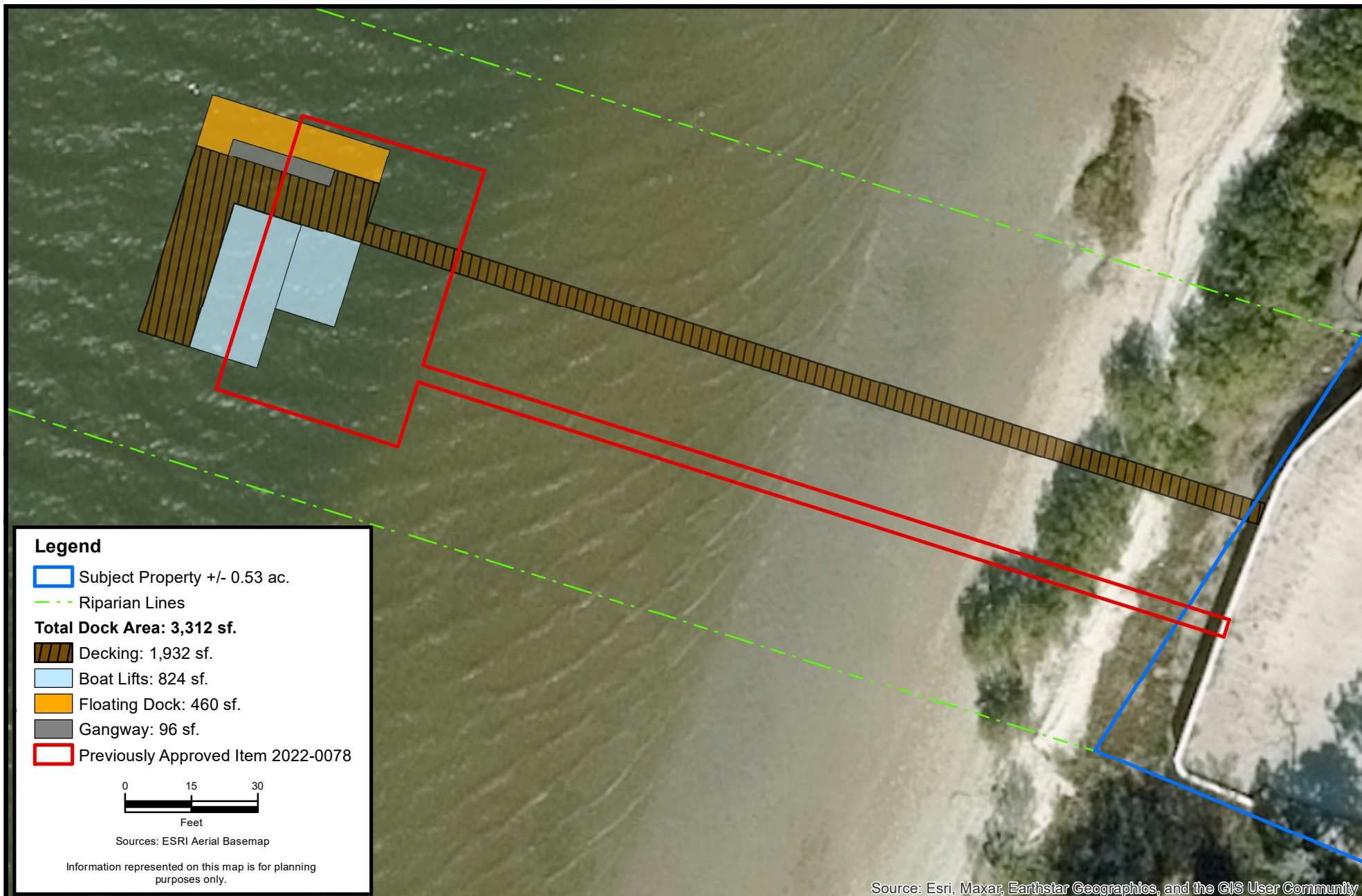
St. Augustine, FL

Date: Mar 31 2026

Figure:

3





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed & Previously Approved Dock Design

Osborne - Pelican Reef - Lot 11

Project: 5.22264

St. Augustine, FL

Date: Mar 31 2026

Figure:

3a





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Dimensions
Osborne - Pelican Reef - Lot 11

Project: 5.22264

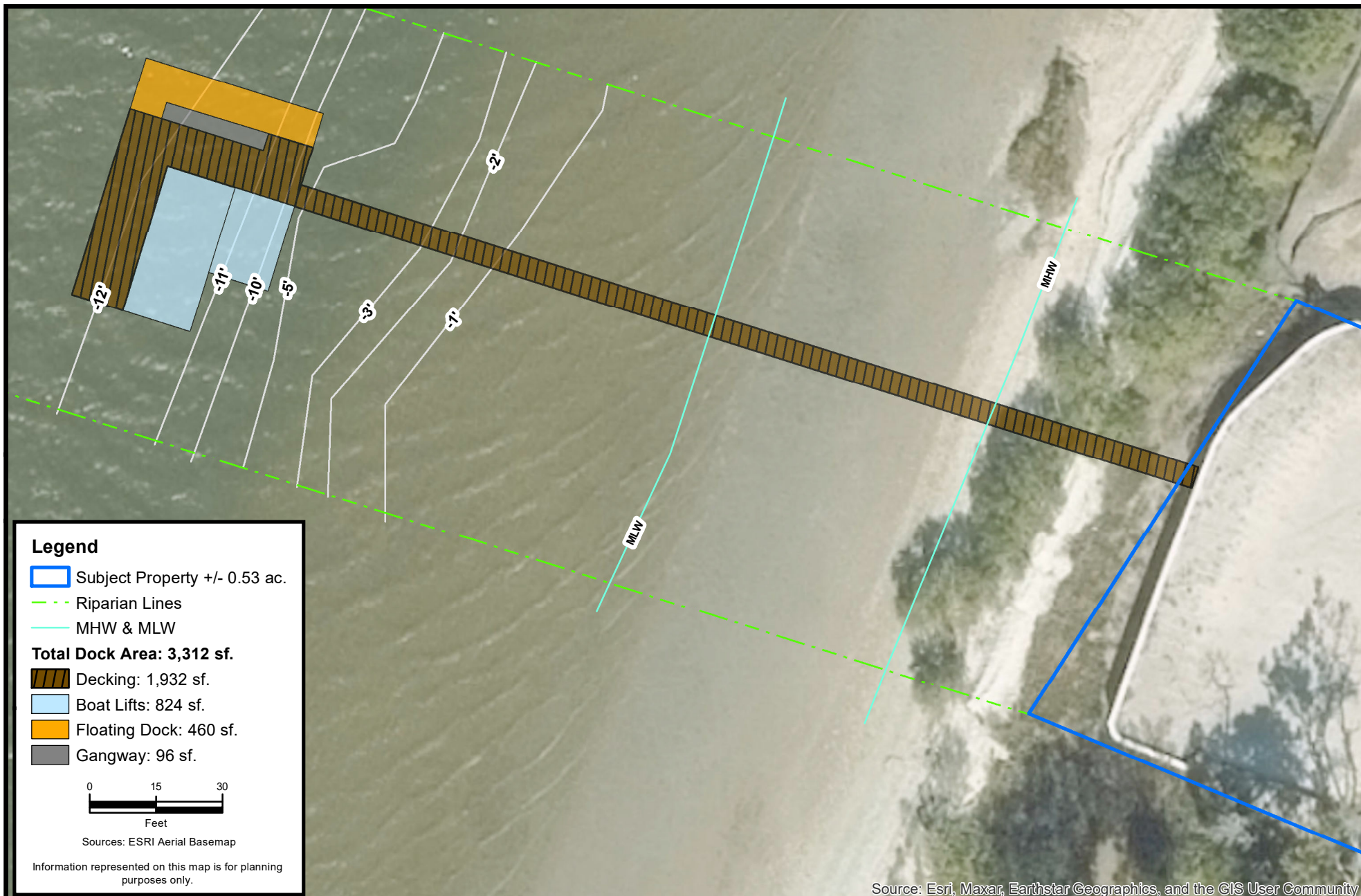
St. Augustine, FL

Date: Mar 31 2026



Figure:

4



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Bathymetry
Osborne - Pelican Reef - Lot 11

Project: 5.22264

St. Augustine, FL

Date: Mar 31 2026



Figure:

5

WETLAND LINE/EXISTING
BULKHEAD

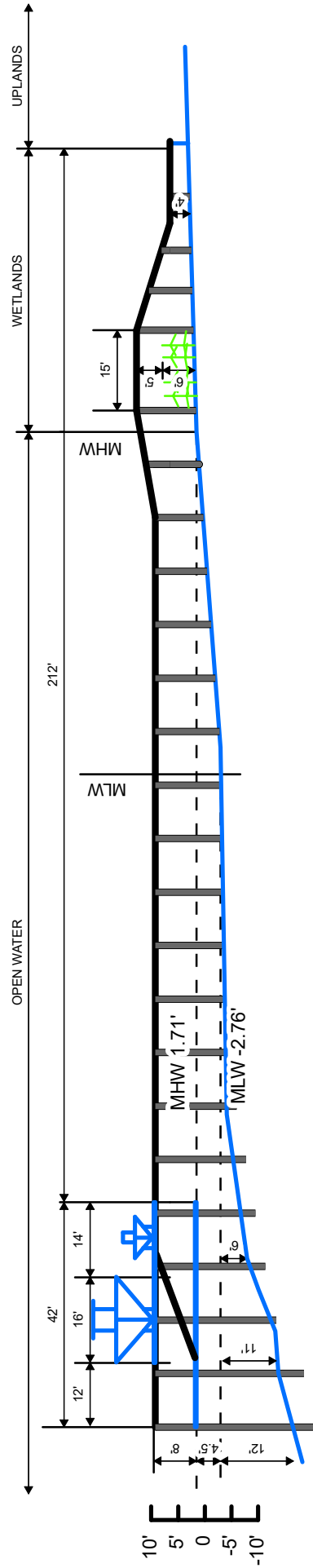


Figure: 6

Profile View Osborne - Pelican Reef - Lot 11

Date: Mar 31 2026

St. Augustine, FL

5.22264

Project:

CARTER ENVIRONMENTAL
SERVICES, INC.

CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Attachment 3
Previously Approved Dock &
Bulkhead



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

December 6, 2022

Ryan Carter
c/o Carter Environmental Services
42 Masters Drive
St Augustine, FL 32084

Re: Conservation Overlay Zone Development – Lot 11 Pelican Reef Drive / PID 158573-0110 – Case Number 2022-0078

Dear Mr. Carter:

On Tuesday, December 6, 2022, the Planning and Zoning Board (PZB) met and discussed your application to approve the construction of a new 4,010 square foot dock, bulkhead, and three (3) boat lifts within Conservation Overlay Zone 1.

Specifically, based upon evidence presented, the PZB **APPROVED** your application as described in the attached copy of the executed Order.

Conservation Overlay Zone Development approval is valid for a period of one (1) year from the date of approval. Failure to exercise the Conservation Overlay Zone Development by commencement of the use or action approved shall render the approval invalid, unless an extension has been applied for and approved not less than thirty (30) days prior to the one (1) year expiration date.

Please contact the Planning and Building Department at 904-825-1065 for the proper permits, fees and requirements to proceed with your project in accordance with the Planning and Zoning Board's decision.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|---|--|
| ☐ Appeal | ☐ Preliminary Subdivision Plat Approval |
| ☒ Conservation Overlay Zone Development | ☐ PUD Modification/Amendment |
| ☐ Use by Exception | ☐ Rezoning |
| ☐ Final Development Plan | ☐ Variance |
| ☐ Land Use Plan Amendment | ☐ Other Click here to enter text. |

IN THE MATTER OF:

Case No.: 2022-0078
Applicant: Ryan Carter c/o Carter Environmental Services
Owner: Michael Hutchinson
Address: Lot 11 Pelican Reef Drive / PID 158573-0110
Parcel Number: 158573-0110

RE: Request to approve the construction of a new 4,010 square foot dock, bulkhead, and three (3) boat lifts within Conservation Overlay Zone 1.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON DECEMBER 6, 2022, 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 December 6, 2022 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 Residential Low Density and a zoning classification of Residential Single Family Two (RS-2).
4. The above-described Conservation Overlay Zone Development is subject to Section 28-29 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 28-29, City of St. Augustine Code, and APPROVES / **DENIES** / **CONTINUES** the Applicant's request to approve the construction of a new 4,010 square foot dock, bulkhead, and three (3) boat lifts within Conservation Overlay Zone 1.

Subject to the following conditions:

- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 6 day of December, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2022-0078 REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Michael A Davis
Michael Davis

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, Michael A Davis 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 6th day of December, A.D., 2022.



Elyse Wiemann
Notary Public, State of Florida



[Home \(/\)](#) / [Products \(products.html\)](#) / [Datums \(stations.html?type=Datums\)](#) / [8720576 ST. AUGUSTINE, FL](#) [Favorite Stations](#)

[Station Info](#)

[Tides/Water Levels](#)

[Meteorological Obs.](#)

[Phys. Oceanography](#)

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

Elevations on NAVD88

Station: 8720576, ST. AUGUSTINE, FL

Status: Accepted (May 22 2012)

Units: Feet

Control Station: 8720220 Mayport (Ferry Depot), FL

T.M.: 75

Epoch: ([/datum_options.html#NTDE](#)) 1983-2001

Datum: NAVD88

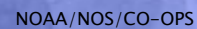
Datum	Value	Description
MHHW (/datum_options.html#MHHW)	2.05	Mean Higher-High Water
MHW (/datum_options.html#MHW)	1.71	Mean High Water
MTL (/datum_options.html#MTL)	-0.53	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.50	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.44	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-2.76	Mean Low Water

Datum	Value	Description
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range of Tide
DHQ (/datum_options.html#DHQ)	0.34	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.16	Mean Diurnal Low Water Inequality
HWI (/datum_options.html#HWI)	1.03	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	7.28	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	4.13	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	11/03/1978 15:18	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-5.58	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	04/05/1977 19:06	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods

01/01/1977 - 12/31/1978

All figures in feet relative to NAVD88



8720576 ST. AUGUSTINE, FL

NAVD88

○ Meters

○ Superseded (1960-1978)

Submit

Show nearby stations

Products available at 8720576 ST. AUGUSTINE, FL

TIDES/WATER LEVELS

Water Levels

NOAA Tide Predictions (</noaatidepredictions.html?id=8720576>)

Harmonic Constituents

Sea Level Trends

Datums (</datums.html?id=8720576>)

Bench Mark Sheets (</benchmarks.html?id=8720576>)

Extreme Water Levels (/est/est_station.shtml?stnid=8720576)

Reports (</reports.html?id=8720576>)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

Station Home Page (</stationhome.html?id=8720576>)

Data Inventory (</inventory.html?id=8720576>)

Measurement Specifications (</measure.html>)

Website Owner: Center for Operational Oceanographic Products and Services

National Oceanic and Atmospheric Administration (<http://www.noaa.gov>)

National Ocean Service (<http://oceanservice.noaa.gov>)

Privacy Policy (</privacy.html>)

Disclaimer (</disclaimers.html>)

Take Our Survey (</survey.html>)

Freedom of Information Act (<https://www.noaa.gov/foia-freedom-of-information-act>)

Contact Us (</contact.html>)

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1585730110
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	OF LOT 12 OR 6314/221 *The Description above is not to be used on legal documents.
Property Use	Vacant Residential (0000)
Code	
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.530
Homestead	N

Owner Information

Owner Name	Osborne Charles D Jr,Erin O 100%
Mailing Address	Osborne Erin O 100% 913 OCEAN PALM WAY SAINT AUGUSTINE, FL 32080-0000



Click Here to Open Cyclomedia Viewer in a New Tab

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$1,350,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$1,350,000.00
Total Deferred	\$0.00
Assessed Value	\$1,350,000.00
Total Exemptions	
Taxable Value	\$1,350,000.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$0	\$1,350,000	\$0
2024	\$0	\$0	\$1,350,000	\$0
2023	\$0	\$0	\$1,350,000	\$0
2022	\$0	\$0	\$1,204,000	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$1,350,000

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/27/2026	2/27/2026	\$1,800,000.00	WARRANTY DEED	6314	221	Q	I	HUTCHINSON MICHAEL W	OSBORNE CHARLES D JR, ERIN O
7/7/2023	6/9/2023	\$100.00	QUIT CLAIM DEED	5788	1409	U	V	THOMPSON SHIRLEY ANN ETAL	HUTCHINSON MICHAEL W
12/30/2021	12/23/2021	\$1,250,000.00	WARRANTY DEED	5457	1619	Q	V	PELICAN REEF OF ST AUGUSTINE LLC	HUTCHINSON MICHAEL W

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/27/2026, 3:57:46 AM

Contact Us

Developed by
SCHNEIDER
GEOSPATIAL



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 5, 2026	7.e.	PZB2026-0036
Request	Address	Parcel ID
Conservation Overlay Zone Development	12 Fancher Ct	160660-0120

Site & Background Information

Applicant:	William Tunstall c/o Tunstall Construction
Owner:	Kevin Vandyke
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single Family-Two (RS-2)
Acreage:	0.22
Neighborhood:	Highland Manor
Archaeological Zone:	NA

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) for the removal of eleven (11) trees on the property, five (5) of which are significant, within [COZ 3](#) at 12 Fancher Ct / PID 160660-0120. The approval of this application would allow for the removal of **one (1) 25” DBH Laurel Oak, one (1) 18” DBH Laurel Oak, three (3) 15” DBH Laurel Oak, one (1) 12” DBH Laurel Oak, one (1) 8” DBH Laurel Oak, one (1) 13” DBH Water Oak, one (1) 12” DBH Water Oak, one (1) 11” DBH Water Oak, and one (1) 8” DBH Water Oak** trees to build a new single-family home.

Staff Analysis

Consistency with the City of St. Augustine’s Comprehensive Plan 204

Comprehensive Plan Element	Goal, Policy, or Objective
Future Land Use	
Historic Preservation	
Conservation and Coastal Management	CCM Objective 2.6 The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.
Recreation and Open Space	
Transportation and Mobility	
Housing	
Infrastructure	

Review of Applicable City of St. Augustine Code of Ordinances

The planning and zoning board is [authorized to impose limitations](#) in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

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

Removal of significant trees shall be [reviewed by the Planning and Zoning Board](#), all significant trees removed shall be replaced in accordance with the requirements of [Chapter 25](#). The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water

hydrology which would increase the flood hazard potential and to [minimize the impact on existing trees and native vegetation](#). In determining whether or not a permit required by this section should be issued, the PZB shall [consider and base all decisions on the following](#):

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

The applicant is proposing to remove eleven trees (trees identified by site plan id #)

Tree #1: 25" dbh Laurel Oak- Significant

Trees #4: 12" & 15" dbh Laurel Oak– Significant (15" only)

Tree #9: 12" dbh Water Oak

Tree #10: 11" dbh Water Oak

Trees #11: 8", 15", and 18" dbh Laurel Oak – Significant (15" & 18" only)

Tree #12: 8" dbh Water Oak

Tree #13: 15" dbh Laurel Oak- Significant

Tree #14: 13" dbh Water Oak

The arborist report indicates Tree #1 is non-viable and compromised due to structural failure and recommends removal. Trees #4 are recommended for removal as there is decay in the canopy. Tree #9 & Tree #10 has already been significantly trimmed by FPL due to the proximity to the powerlines, removal is recommended by the arborist. Trees #11 is a cluster of trees growing within 1 foot of each other. The arborist sites severe root damage, instability, and extensive decay and recommends removal. Tree #12 is recommended for removal due to active decay and nearing the end of its life cycle. Tree #13 exhibits severe decay and is identified as hazardous by the arborist. For Tree #14 the arborist recommends removal due to decay and a weak canopy.

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

Trees #9 & #10- these trees have been previously trimmed by FPL due to their proximity to the powerlines. The arborist states that the top of both trees have been removed entirely by FPL.

Trees #11- The arborist states that due to the decay and root damage present, that these trees are unstable and a severe threat to nearby structures and individuals.

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

To reduce erosion issues the applicant should use silt fences along the perimeter of all ground disturbing activities.

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

The lot contains twenty-two trees, and the applicant is requesting to remove eleven (11) including five (5) significant trees. The applicant is proposing to retain eleven (11) trees.

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

The applicant is proposing to remove eleven trees (trees identified by site plan id #)

Tree #1: 25" dbh Laurel Oak- Significant

Trees #4: 12" & 15" dbh Laurel Oak– Significant (15" only)

Tree #9: 12" dbh Water Oak

Tree #10: 11" dbh Water Oak

Trees #11: 8", 15", and 18" dbh Laurel Oak – Significant (15" & 18" only)

Tree #12: 8" dbh Water Oak

Tree #13: 15" dbh Laurel Oak- Significant

Tree #14: 13" dbh Water Oak

- f. Impact upon the urban and natural environment, including:

1. Ground and surface water stabilization.
2. Water quality and aquifer recharge.
3. Ecological impacts.
4. Noise pollution.
5. Air movement.
6. Air quality.
7. Wildlife habitat.

The removal of five (5) significant trees will greatly reduce the tree canopy. The loss of canopy will have ecological impacts, including the increase of noise pollution, and a decrease in wildlife habitat. To reduce impacts to water quality the applicant should use silt fences along the perimeter of all ground disturbing activities.

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

Trees #9 through #14 which are slotted for removal are within the proposed footprint or are located near the proposed footprint/eaves for the new single-family home. Trees #1 and #4 are not in close proximity to the proposed structure, however, the arborist report states that these trees are not in good health and recommends removal.

Review of Sec. 25-53

(d) Tree mitigation.

- (1) Preservation and removal of trees on a site to be developed may result in the need for tree mitigation. Mitigation requirement is determined by the following calculation:

$$\text{Tree saved credit} - \text{Trees removed deficit} = \text{Excess Tree Credits/Deficits}$$

Tree Mitigation										
Trees Removed			Trees Retained			Trees Planted				
Type (dbh)	Size Range	Deficit	Type (dbh)	Size Range	Credit	QTY	Type (dbh)	Size Range	Credit	
Laurel Oak (25)	20+ dbh	2	Sable Palm (21)	20+ dbh	4					
Laurel Oak (15)	12+ dbh	1.5	Live Oak (35)	20+ dbh	4					
Laurel Oak (12)	12+ dbh	1.5	Cherry Laurel (3.5)	3+ dbh	1					
Water Oak (12)	12+ dbh	1.5	Sable Palm (21)	20+ dbh	4					
Water Oak (11)	7+ dbh	1	Sable Palm (21)	20+ dbh	4					
Laurel Oak (8)	7+ dbh	1	Cedar (8)	7+ dbh	2					
Laurel Oak (15)	12+ dbh	1.5	Cedar (6)	3+ dbh	1					
Laurel Oak (18)	12+ dbh	1.5	Cedar (8)	7+ dbh	2					
Water Oak (8)	7+ dbh	1	Cherry Laurel (6)	3+ dbh	1					
Laurel Oak (15)	12+ dbh	1.5	Cedar (10)	7+ dbh	2					
Water Oak (13)	12+ dbh	1.5	Cedar (13)	12+ dbh	3					
Deficits		15.5	Retaining Credits		28	Planting Credits				
						Total Credits				12.5

Sec. 25-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows 12.5 credits and is consistent with Chapter 25.

Staff Recommendation

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

Attachments

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

Staff Report prepared by:

Jennifer Thompson, AICP
Senior Planner
Planning and Building Department

Attachment 1: Site Maps and Photos



Future Land Use
City of St. Augustine
Fancher Ct. / 160660-0120

- Legend**
- Commercial Low Intensity
 - Recreation / Open Space
 - Residential Low Density
 - Residential Medium Density

Scale: 1:1,000

0 30 60 120 Feet

Page 498 of 247

N
W E
S



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

Zoning Map

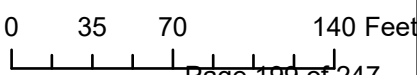
City of St. Augustine

Fancher Ct. / 160660-0120

Legend

- Residential Single-Family-Two (RS-2)
- Commercial Low-Two (CL-2)
- Planned Unit Development (PUD)

Scale: 1:1,000



Legend

DEM2018

Value

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



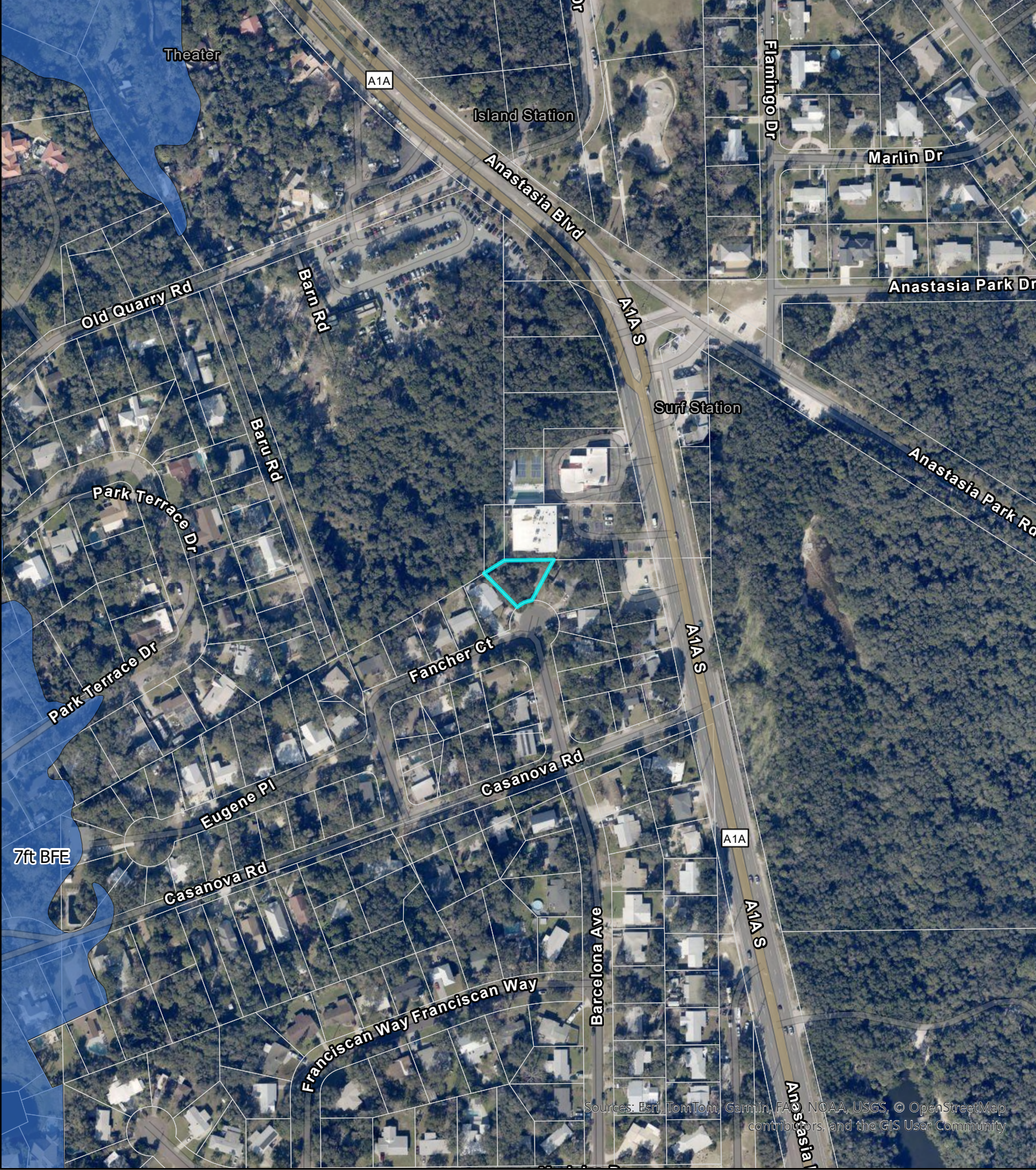
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©
OpenStreetMap contributors, and the GIS User Community
SJCPA

Digital Elevation Model DEM 2018
City of St. Augustine
Fancher Ct. / 160660-0120
Source: 2018 FDEM LiDAR Project

0 25 50 100 Feet


Scale: 1:1,000

Page 200 of 247



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

FEMA Flood Zones

City of St. Augustine

Fancher Ct. / 160660-0120

Legend

Flood Zone

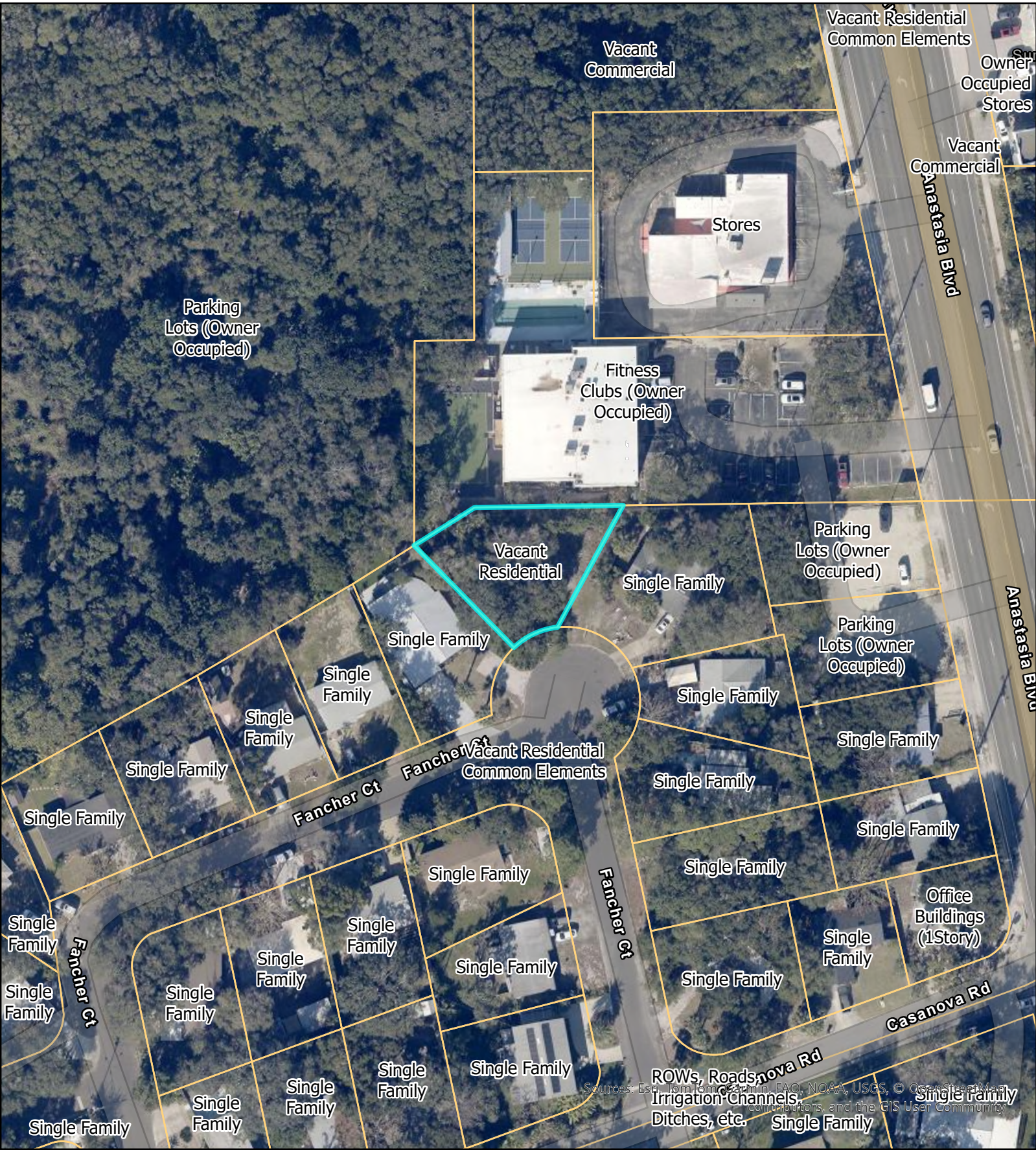
 AE

Scale: 1:3,000



0 112.5 225 450 Feet

Page 201 of 247



St Johns County Property Appraiser
Use Classification
City of St. Augustine
Fancher Ct. / 160660-0120

Legend

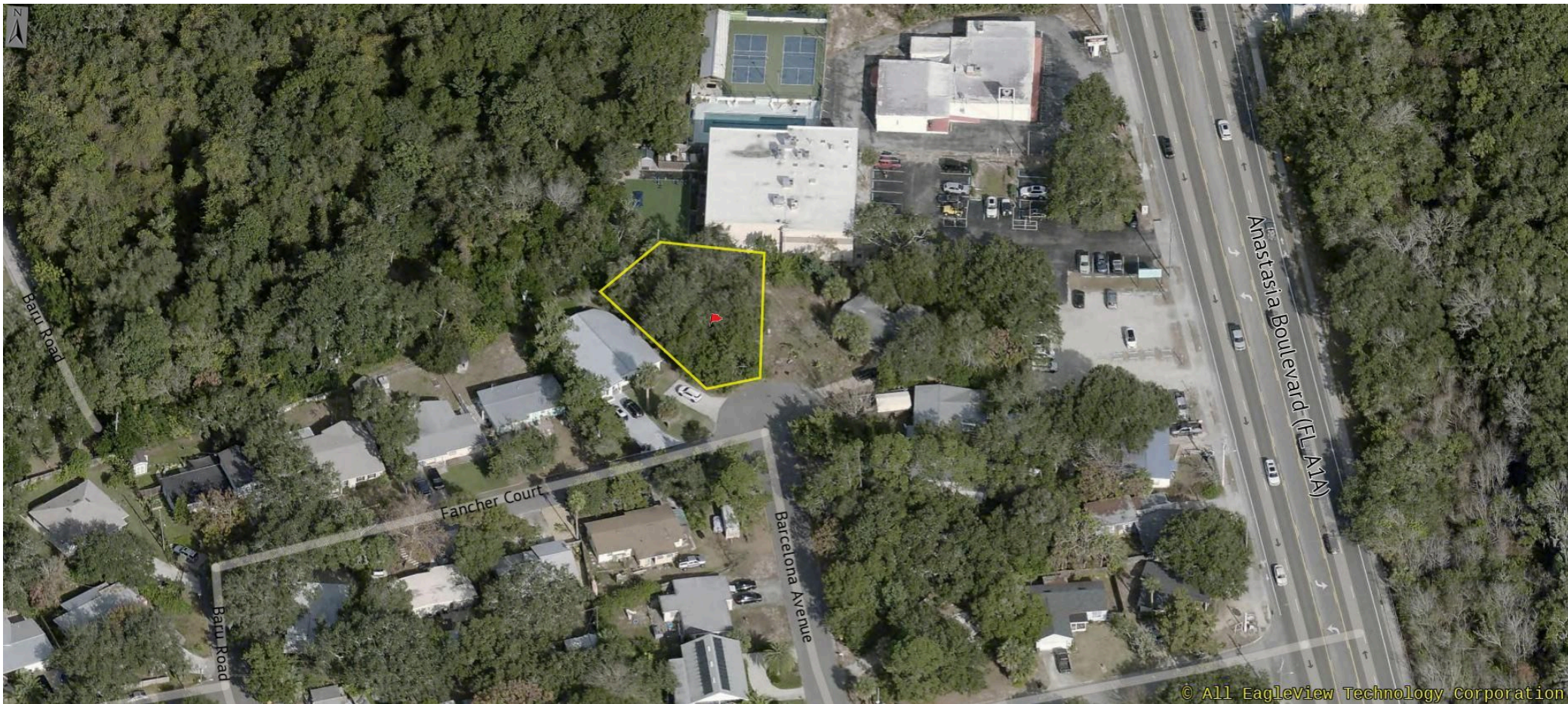
 ParcelInfo

Scale: 1:1,000



0 30 60 120 Feet

Fancher Ct. / 160660-0120



12/13/2025

Attachment 2: Application

Attention

The Planning and Building Department prides itself on customer service, and helping applicants achieve their goals within the parameters of the zoning code.

There are circumstances where applicants must go to a public hearing before the Planning and Zoning Board (PZB). There are legal requirements that need to be met to have a hearing before the PZB.

Due to the volume of applications and the increasingly complicated nature of applications the following policies and zoning code stipulations will be enforced:

- All applications must be received by the required deadline established for a specified meeting;
- All applications must be signed by the applicant and property owner, especially if different;
- All applications must be filled out as necessary based on the nature of the application and/or appropriate explanations or narratives describing the requested action must be attached; and,
- All applications must be accompanied by a site plan at an appropriate scale with measurements and level of detail that allows staff to review the application to determine and confirm any and all issues requiring review by the PZB, including an 11 x 17 inch copy of the proposed plan, and any necessary reports, surveys, plans and documents to accompany an application as appropriate.

Application submittals will be evaluated for completeness. Applications will not be scheduled for a PZB Public Hearing until they are “substantially complete” per Section 28-31 of the Zoning Code.

Complying with these submittal requirements will ultimately expedite applications and make the public hearing process more beneficial to all involved. Thank you for your cooperation.

Conservation Overlay Zone Developments:

- Dock applications for **Conservation Overlay Zone 1** require complete submittal packages that include:
 - a. Survey locations of the proposed docks or modifications to existing docks;
 - b. Plans of the proposed dock or dock modifications;
 - c. Bathometric surveys showing water depths at mean high tide and mean low tide, relationship of the proposed dock to water features, marsh, bank lines, creeks, navigable channels, other site specific issues;
 - d. Aerials of existing conditions, and showing proposed docks and/or water features;
 - e. Details of any railings, features, lighting, dock boxes, fish stations, boat lifts or other items that potentially impact scenic vistas; and,
 - f. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development.
- Preserved tree removal and tree canopy issues related to development in **Conservation Overlay Zone 3** require complete submittal packages that include:
 - a. Tree surveys locating all trees on the site 3" diameter and greater;
 - b. Tree survey including the proposed site plan at an appropriate scale to evaluate the proposed development's impact on the trees, including specific trees and the tree canopy overall;
 - c. An arborist's report outlining the type, size, condition, and professional opinion of the impact of the development on the trees and the specific condition of any "preserved" trees;
 - d. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development; and,
 - e. A detailed analysis of the proposed tree removal per Chapter 25, known as the Landscape Code, to determine tree credits and debits, and landscaping requirements per the Landscape Code.

Planned Unit Development (PUD) Applications:

Planned Unit Development (PUD) applications must comply with Division 8 of the Zoning Code.

A pre-application meeting is highly recommended prior to PZB submittal.

Subdivision Requirements:

Preliminary subdivision requirements must comply with Chapter 23 of the Land Development Code.

A pre-application meeting is highly recommended prior to PZB submittal.



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: William Tunstall Contact Number: 904 910 3418
 Business (if applicable): Tunstall Construction
 Address: 15 Park Terrace Dr. City: St Augustine State: FL Zip: 32080
 E-Mail Address: Williamestunstall@gmail.com
2. NAME OF PROPERTY OWNER: Vandyke, Kevin Contact Number: 904 910 2623
 Business (if applicable): Marcy
 Address: 133 Onida St. City: St Augustine State: FL Zip: 32084
 E-Mail Address: kvandyke66@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: _____ Block: _____
 Subdivision: _____ Parcel Number: 1606600120
4. PROJECT STREET ADDRESS: 12 Foncher Court St Augustine FL 32080
5. SPECIFIC PROPOSED USE: Single Family Residential
6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☒ Other: TREE REMOVAL REQUIRES PZB APPROVAL
7. DESCRIPTION OF ACTION REQUESTED: SEEKING TO REMOVE TREES
PRIOR TO NEW CONSTRUCTION OF SINGLE FAMILY HOME.
SEEKING TO PRESERVE AND PROTECT MULTIPLE TREES
DURING CONSTRUCTION.
8. JUSTIFICATION FOR ACTION REQUESTED: TREES POSE A RISK TO
HOUSES INFRASTRUCTURE AS WELL AS UTILITIES (FPL).
ARBORIST REPORT SUPPORTS DESIRED REMOVAL.

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

Signature of Property Owner

Date

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: 12 FANCHER CT ST AUGUSTINE FL 32080

Applicant's Name: WILLIAM TUNSTALL Applicant's Signature: [Signature]

Owner's Name: Kevin VanDyle Owner's Signature: [Signature]



Owner's Authorization For Agent

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

BY: _____

Signature of Owner

Kevin Vandyke
Print Name of Owner

904-9102623
Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 30th day of MARCH, 2026

By KEVIN VANDYKE

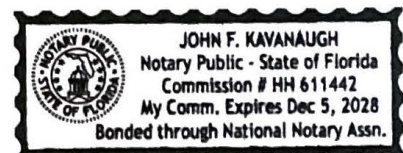
Identification verified: _____

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

My Commission expires: _____

DEC 05 2028





**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.

William Tunstall

Print name of applicant

[Signature]

Signature of applicant

4/2/2020
Date

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1606600120
Location Address	FANCHER CT SAINT AUGUSTINE 32080-0000
Neighborhood	Highland Manor (635)
Tax Description*	8-9 HIGHLAND MANOR LOT 12 OR4651/1469 & 6300/1888 (C/D) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Highland Manor Unit #1
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.220
Homestead	N



Owner Information

Owner Name	Vandyke Kevin,Marcy 100%
	Vandyke Marcy 100%
Mailing Address	133 ONEIDA ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$155,034.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$155,034.00
Total Deferred	\$1,820.00
Assessed Value	\$153,214.00
Total Exemptions	
Taxable Value	\$153,214.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$0	\$155,034	\$0
2024	\$0	\$0	\$140,940	\$0
2023	\$0	\$0	\$158,558	\$0
2022	\$0	\$0	\$106,551	\$0
2021	\$0	\$0	\$95,134	\$0
2020	\$0	\$0	\$95,134	\$0
2019	\$0	\$0	\$95,134	\$0
2018	\$0	\$0	\$58,138	\$0
2017	\$0	\$0	\$52,852	\$0
2016	\$0	\$0	\$52,852	\$0
2015	\$0	\$0	\$40,520	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	81	90	81	EF	\$155,034

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/5/2026	2/5/2026	\$100.00	CORRECTIVE DEED	6300	1888	U	V	RICHBOURG WILLIAM F LIVING TRUST	VANDYKE KEVIN,MARCY
12/7/2018	12/7/2018	\$105,000.00	WARRANTY DEED	4651	1469	U	V	RICHBOURG WILLIAM F LIVING TRUST	VANDYKE KEVIN,MARCY
	9/9/1998	\$26,000.00	WARRANTY DEED	1348	955	Q	V	MANSFIELD MICHAEL B	RICHBOURG WILLIAM F TRUSTEE
	8/8/1994	\$20,000.00	WARRANTY DEED	1067	915	Q	V	RUNK ARTHUR H,MARY P	MANSFIELD MICHAEL B

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 4/13/2026, 3:54:17 AM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

Attachment 4:
Arborist Report &
Site Plan

To All,

This communication summarizes the findings from a recent comprehensive tree evaluation and risk assessment conducted at the vacant lot located at 12 Fancher Court, St. Augustine, Florida 32080. The purpose of this assessment was to meticulously inspect the existing tree population, identify potential hazards, evaluate overall health, and provide actionable recommendations for future management.

Our arborist's report reveals a mixed landscape, with several trees presenting significant health declines, structural instabilities, and an immediate risk to property and safety. Conversely, a few specimens are in excellent condition, requiring specific care to ensure their long-term vitality.

Below is a detailed breakdown of the key observations and our professional recommendations:

****Trees Requiring Immediate Removal (High Hazard/Poor Health/Invasive):****

1. **25-inch DBH Laurel Oak (*Quercus laurifolia*):** This tree has suffered a catastrophic structural failure, resulting in the loss of its entire top. What remains is primarily a trunk with , epicormic water sprouts attempting to grow from the broken canopy. It has very little viable life remaining and presents a poor aesthetic.

*** **Recommendation:**** Removal due to its non-viable and compromised state.

2. **Sable Palm **Sable Palms on the property are in good health and require no immediate intervention.

3. **35-inch DBH Live Oak (*Quercus virginiana*):** This magnificent Live Oak is in very good condition, boasting a beautiful, well-developed canopy, a strong, healthy trunk, and solid major limbs throughout.

*** **Recommendation:**** To preserve its health and enhance safety, we recommend the following:

*** **Pruning:**** Reduce overly long limbs to improve weight distribution and structural integrity.

*** **Deadwooding:**** Remove all large dead limbs within the canopy to prevent potential fall hazards and improve tree health.

*** **Root System Protection:**** Establish a robust tree-fencing barrier to protect the root system within ten feet of the trunk. Absolutely no compaction, excavation, or heavy equipment should be permitted within this critical root zone.

4. (2) Laurel Oaks 15"/12" Co-Dominant Stems With Bark Inclusion at the base of the tree with Decay in Canopy recommended to remove.

**5. Cherry Laurel Leaning at 45 degrees. 3.5" Diameter non-significant
Recommend to remove**

6. 23" Cedar on neighbors property as indicated in survey.

7. ****Sable Palm** ****Sable Palms on the property are in good health and require no immediate intervention.**

8. ****Sable Palm** ****Sable Palms on the property are in good health and require no immediate intervention.**

9. Number 9 and 10 (2) Water Oaks the top of both trees have been removed entirely by the power company due to their proximity to the powerlines. They are essentially removed. One trunk is approximately 14 feet tall with epicormic growth.

The secondary top has been removed, and the lowest limb is growing out at 45 degree lean under the power line.

There is no liability or value due to the extent of pruning to the canopy, which in both trees have been removed.

10. Number 9 and 10 (2) Water Oaks the top of both trees have been removed entirely by the power company due to their proximity to the powerlines. They are essentially removed. One trunk is approximately 14 feet tall with epicormic growth.

The secondary top has been removed, and the lowest limb is growing out at 45 degree lean under the power line.

There is no liability or value due to the extent of pruning to the canopy, which in both trees have been removed.

11. 7. ****Laurel Oak Cluster (15-inch, 8-inch, 18-inch DBH):**** This formation consists of three separate trees growing in extremely close proximity, less than a foot apart. The cluster exhibits severe root damage, including girdling roots, and extensive decay throughout all three trunks. The combined effect of these issues makes this cluster highly unstable and a severe threat to any nearby structures or individuals.

****Recommendation:**** The removal of this entire cluster is critically recommended due to the extreme hazard.

12. ****6-inch Water Oak:**** This small water oak is actively decaying and nearing the end of its life cycle. It offers no ecological or aesthetic benefit in its current state.

****Recommendation:**** Removal.

13. ****15-inch DBH Laurel Oak (*Quercus laurifolia*):**** Exhibiting severe decay, this tree has been identified as highly hazardous. Its structural integrity is compromised, making it a significant risk.

14. Water Oak 13" codominant trunk. There are two bulge areas approximately 2 feet above the main crotch, which is approximately 10 feet high. These two areas indicate wood separation with decay. Canopy is very weak. I recommend removal due to the decay and the proximity to the adjacent construction area.

15 Cedar tree to Remain

16 Cedar Tree to Remain

17 **Cherry Laurel (Back Right Corner):** The 6-inch and 11-inch pepper trees along the north fence, as well as a cherry laurel in the back right corner, were previously misidentified as oak trees in the survey. These specimens are either invasive, poor quality, or inappropriate for retention.

*** **Recommendation:**** Removal is recommended as they are unsuitable for the site and do not warrant protection.

18 Cedar Tree to Remain

19 Cedar Tree to Remain

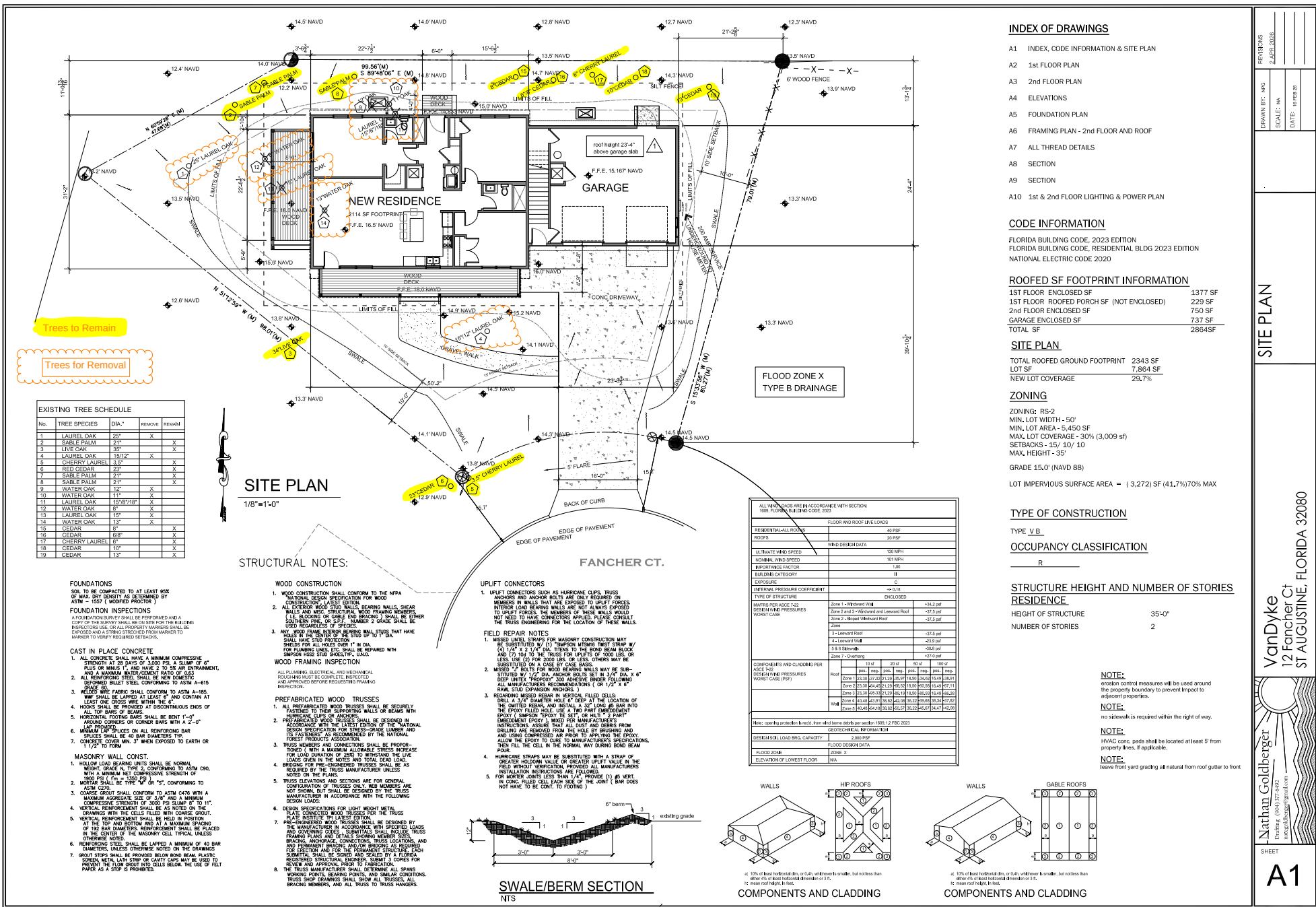
This assessment highlights several critical issues that require immediate attention, particularly regarding the numerous hazardous trees. Prioritizing the removal of high-risk specimens will significantly enhance the safety of the property and its surroundings. The healthy Live Oak, a valuable asset, needs specific protective measures to ensure its continued well-being.

Please let me know if you have any questions or wish to discuss these findings and the proposed course of action further.

Sincerely,

Eddie Conlon
Certified Arborist International Society Of Arboriculture
FI0829a

IFIS. Pre-risk assessment qualified 2015 to present. Florida I. S. A.



INDEX OF DRAWINGS

- A1 INDEX, CODE INFORMATION & SITE PLAN
- A2 1st FLOOR PLAN
- A3 2nd FLOOR PLAN
- A4 ELEVATIONS
- A5 FOUNDATION PLAN
- A6 FRAMING PLAN - 2nd FLOOR AND ROOF
- A7 ALL THREAT DETAILS
- A8 SECTION
- A9 SECTION
- A10 1st & 2nd FLOOR LIGHTING & POWER PLAN

CODE INFORMATION

FLORIDA BUILDING CODE, 2023 EDITION
FLORIDA BUILDING CODE, RESIDENTIAL BLDG 2023 EDITION
NATIONAL ELECTRIC CODE 2020

ROOFED SF FOOTPRINT INFORMATION

1ST FLOOR ENCLOSED SF	1377 SF
1ST FLOOR ROOFED PORCH SF (NOT ENCLOSED)	229 SF
2nd FLOOR ENCLOSED SF	750 SF
GARAGE ENCLOSED SF	737 SF
TOTAL SF	2864 SF

SITE PLAN

TOTAL ROOFED GROUND FOOTPRINT	2343 SF
LOT SF	7,864 SF
NEW LOT COVERAGE	29.7%

ZONING

ZONING: RS-2
MIN. LOT WIDTH - 50'
MIN. LOT AREA - 5,450 SF
MAX. LOT COVERAGE - 30% (3,009 sf)
SETBACKS - 15' / 10' / 10'
MAX. HEIGHT - 35'
GRADE 15.0' (NAVD 88)
LOT IMPERVIOUS SURFACE AREA = (3,272) SF (41.7%) 70% MAX

TYPE OF CONSTRUCTION

TYPE V.B

OCCUPANCY CLASSIFICATION

R

STRUCTURE HEIGHT AND NUMBER OF STORIES

HEIGHT OF STRUCTURE	35'-0"
NUMBER OF STORIES	2

NOTE: structural control measures will be used around the property boundary to prevent impact to adjacent properties.
NOTE: no sidewalk is required within the right of way.
NOTE: HVAC cond. pads shall be located at least 5' from property lines, if applicable.
NOTE: leave from yard grading all material from roof gutter to front

REVISIONS
2.10.2023
DRAWN BY: JPS
SCALE: 1/8"=1'-0"
DATE: 10.10.23

SITE PLAN

VanDyke
12 Fancher Ct
ST AUGUSTINE, FLORIDA 32080

Nathan Goldberg
Architect
(904) 227-6472
nathan@nathanarchitect.com

SHEET
A1



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
May 5, 2026	8.a	PZB2026-0038
Request	Address	Parcel ID
Land Use Plan Amendment and Rezoning	112 Martin Luther King Ave	209010-0000

Site & Background Information

Applicant:	Kyle Campbell
Owner:	Dream Wedding Suites LLC
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	.07
Neighborhood:	Lincolntonville
Archaeological Zone:	III A

Request Summary

This application is a request to recommend an amendment to the city's Future Land Use Map to amend the future land use designation from Residential Low Density to Commercial Low Intensity and a request to recommend a rezoning from Residential Single-Family-Two (RS-2) to Commercial Low-One (CL-1) to the City Commission at 112 Martin Luther King Ave.

Positive recommendations and approvals of the requests noted above by the PZB would allow the applicant to move forward and seek final approvals from the City of St. Augustine City Commission.

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

Goal, Policy, or Objective
Future Land Use Element [LINK TO DOCUMENT]
Existing Future Land Use
FLUE Policy 6.4.3 Residential Low Density This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character. For Residential Uses a maximum of 8 single family dwellings per acre.; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.
Requested Future Land Use
FLUE Policy 6.5.1 Commercial Low Intensity This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is intended for low traffic generating commercial uses including general retail sales and service-related uses intended to serve the local neighborhoods. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses. Residential Uses Single or multi-family uses to a maximum of 16 dwelling units per acre. • Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use. Other uses Maximum lot coverage of 60%; maximum height restriction of 35 feet. To encourage mixed use developments: • Residential uses included in mixed use developments shall occupy a minimum of 20% and a

Goal, Policy, or Objective
Future Land Use Element [LINK TO DOCUMENT]
maximum of 40% of the development area, unless otherwise approved by the PZB. Commercial uses included in a residential mixed-use development shall occupy a minimum of 40% and a maximum of 60% of the development area, unless otherwise approved by the PZB. • Mixed use commercial projects are encouraged.
FLUE Goal 8 Preserving Sense of Place 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 planning goals related to preserving a sense of place for the City are to: - Preserve the small town urban character while promoting a balance of economic activity; - Prevent urban sprawl by encouraging compatible infill and redevelopment within the city limits; - Provide continued opportunity for diverse forms of residential and commercial projects; - Create a preservation program that protects the historic Town Plan and promotes responsible tourism; - Provide protection of natural resources and ecological systems; - 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; - Create predictability and efficiency in planning and in the provision of infrastructure; - Recognize and preserve the historic skyline; - Balance livability and economic pressures; and - Proactively recognize increasing threats of sea level rise on the City’s character and livability

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

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

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

1. The need and justification for the change,
The application would like to use the first floor as an organic juice bar, with snow cones and a consignment vinyl shop. The current zoning of RS-2 does not allow retail or a restaurant use. CL-1 zoning does allow restaurants without drive-throughs as well as retail stores such as hobby shops. The application is proposing a cold beverage retail and may not require restaurant use if only selling prepackaged drinks.

2. The relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and
Surrounding properties to 112 Martin Luther King Avenue are predominately designated RS-2 zoning with the adjacent property to the north zoned Government Use and two nearby properties zoned PUD. The designated Future Land Use of surrounding properties are predominately Residential Low Density with two nearby properties with a future land use of Commercial Low Intensity while the adjacent property to the north has a future land use of Public. The property directly to the north is the Lincolnville Museum & Cultural Center. The two properties nearby zoned PUD are the Cornerstone Café (formerly the Blue Hen Cafe) and associated parking lot. The applicant may find it difficult to provide parking or stormwater for the additional permitted uses allowed by CL-1 zoning on a lot that is .07 acres. Overall, the proposed uses are low intensity and may be compatible with the neighborhood.

3. Consistency with the comprehensive plan.
Commercial Low Intensity is intended for low traffic generating commercial uses including general retail sales and service-related uses intended to serve the local neighborhoods. The proposed uses seem consistent with this and may provide services desirable to the local community. Staff only raise the concern of meeting parking requirements on such a small lot and adding parking facilities would require the need for stormwater requirements.

Below is a table comparing the CL-1 zoning district, the requested zoning designation of this application, and the RS-2 zoning district, the current zoning designation of the subject property.

112 Martin Luther King Ave.	
RS-2	CL-1
Permitted Uses	
<i>Permitted uses and structures:</i> - Single-family dwellings - home-based business.	<i>Permitted uses and structures:</i> - Retail outlets such as specialty food stores and drugs (but not supermarkets); clothing, hardware, toy and hobby shops; pet shops (but not kennel or veterinarian); bookstore and newsstand; stationery and card shops; leather goods and luggage; jewelry (including repair but

112 Martin Luther King Ave.

RS-2

CL-1

not pawn shops); art and photographic supplies; TV and stereo equipment (including incidental repairs); florist or gift shop; bake shop (but not wholesale bakery); sporting goods; sundries and notions; business office supplies; musical instruments, records and tapes; and similar products.

- *Service establishments such as hair salons, shoe repair shop, **restaurant (up to one hundred (100) seats, but not drive-in or fast food)**, interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises and similar activities.*
- *Tourist homes and bed and breakfast inns.*
- *All types of professional and business offices.*
- *Churches (except temporary revival establishments).*
- *Libraries and museums.*
- *Single-family dwellings as for RG-1 ([section 28-163](#)).*
- *Multiple-family housing.*
- *Rooming and boarding houses.*
- *Housing for the elderly.*
- *Antique shops.*
- *Stables, provided, however, that property shall have been utilized as of the date of the adoption of this subsection [December 23, 1991,] as a stable for more than two (2) years preceding such adoption, and no other.*
- *Tattoo parlor or studio.*
- *The above uses are subject to the following limitations:*
 1. *Sale, display, preparation and storage to be conducted within a completely*

112 Martin Luther King Ave.

RS-2

CL-1

enclosed building, and no more than twenty (20) percent of floor space to be devoted to storage.

2. Products to be sold only at retail.

3. No sale, display or storage of secondhand merchandise except as incidental to sale of new merchandise.

- *Home-based business.*
- *Mobile food dispensing vehicle as per [section 28-347\(9\)](#).*

Permissible Uses by Exception

Permissible uses by exception:
See [section 28-347](#),

Permissible uses by exception:

- Hotel/motel, maximum of thirty (30) units.
- Plant nursery.
- Sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises.
- Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.
- Medical/dental clinic, intermediate care facility.
- Uses and structures as for RG-1 ([section 28-163](#)).
- Indoor movie theatres.
- Commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses.
- Building trades contractor not requiring outside storage, nor the use of any vehicle in excess of one-ton capacity, nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.
- Micropigmentation clinic.
- Craft alcohol industry, limited to alcohol by volume (ABV) not to exceed fourteen (14) percent, such as but not limited to, beer and wine.

112 Martin Luther King Ave.	
RS-2	CL-1
	Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.
Minimum lot requirements (width and area)	
Single-family dwellings: - Minimum lot width, fifty (50) feet. - Minimum lot area, one-eight acre (5,450 square feet).	None, except as needed to meet other requirements specified herein.
Minimum yard setback requirements	
Residential uses: - Front, fifteen (15) feet. - Side, ten (10) feet. - Rear, ten (10) feet.	All uses, except single-family dwellings: - Front. Ten (10) feet minimum, fifteen (15) feet maximum; except where lot width is less than one hundred (100) feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages. - Side. Ten (10) feet. - Rear. Ten (10) feet.
Maximum lot coverage by all buildings	
Thirty (30) percent.	Fifty (50) percent.
Maximum height of structures	
Thirty-five (35) feet.	Thirty-five (35) feet.

Staff Recommendation

Review of Sec. 28-30 is used to determine whether to make a positive recommendation to the city commission to both amend the city's land use plan map from Residential Low Density to Commercial Low Intensity and rezone the property from Residential Single-Family-Two: RS-2 to Commercial Low-One (CL-1). This review is the responsibility of the Planning and Zoning Board.

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

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

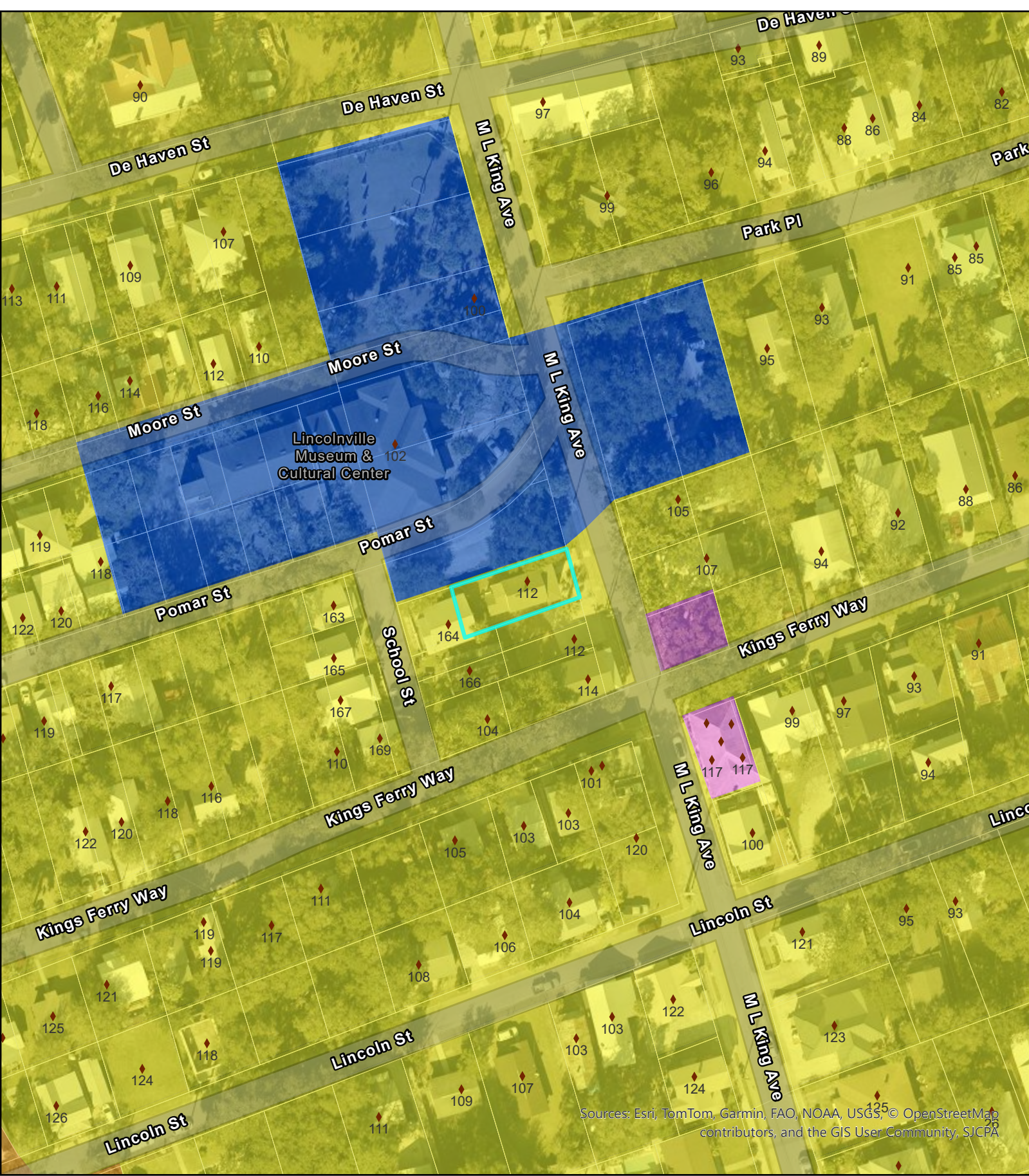
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Planning Manager
Planning and Building Department

Attachment 1: Site Maps and Photos



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

Future Land Use

City of St. Augustine

112 Martin Luther King Ave.

- Legend**
- Commercial Low Intensity
 - Public / Semi-Public

- Residential Low Density
- Residential Medium Density

Scale: 1:1,000

0 30 60 120 Feet

Page 230 of 247



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

Zoning Map

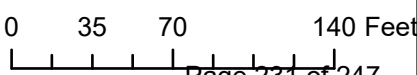
City of St. Augustine

112 Martin Luther King Ave.

Legend

- | | |
|--|--|
|  Residential Single-Family-Two (RS-2) |  Government Use (GU) |
|  Residential General-One (RG-1) |  Planned Unit Development (PUD) |

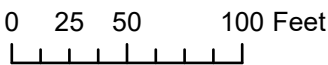
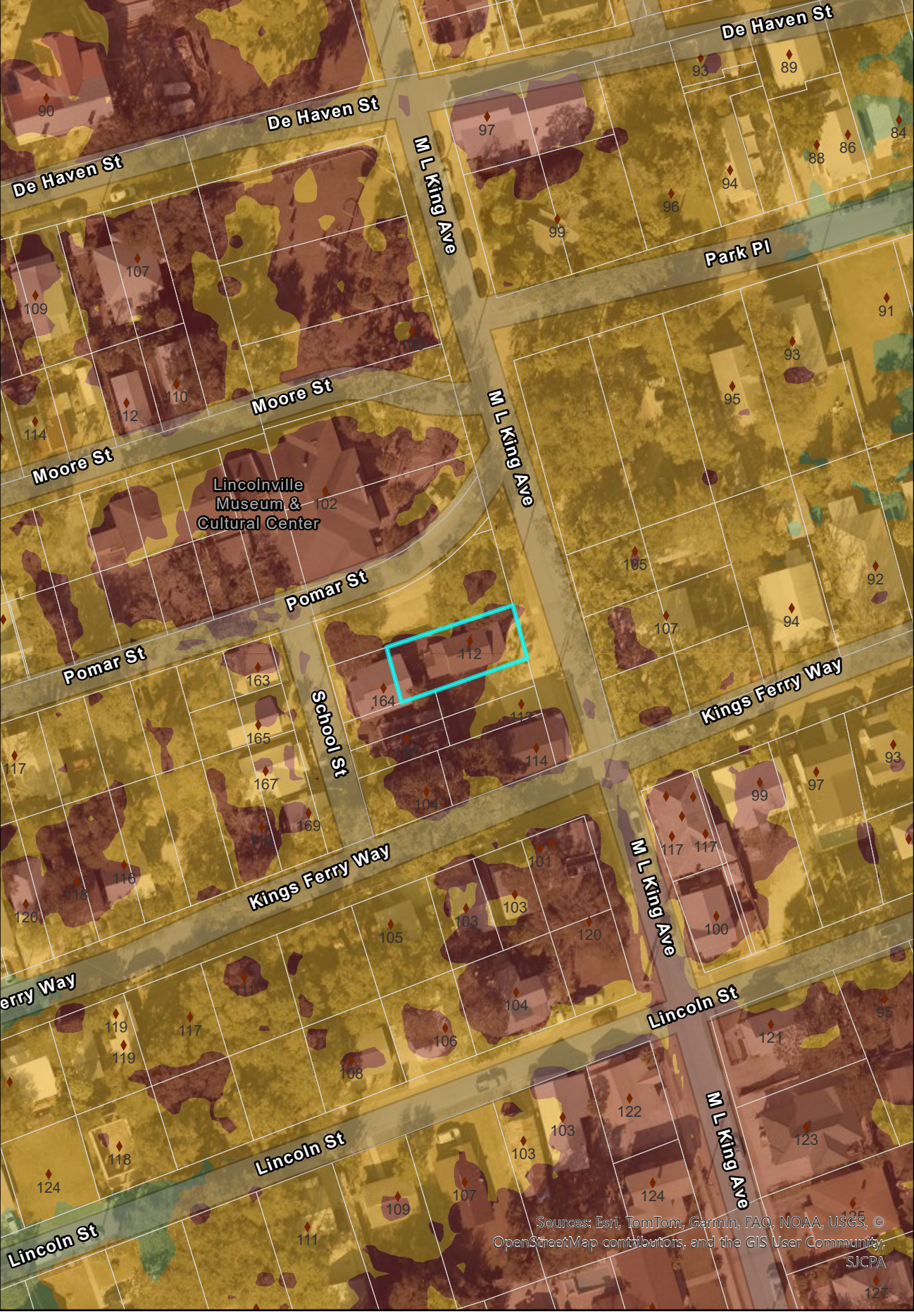
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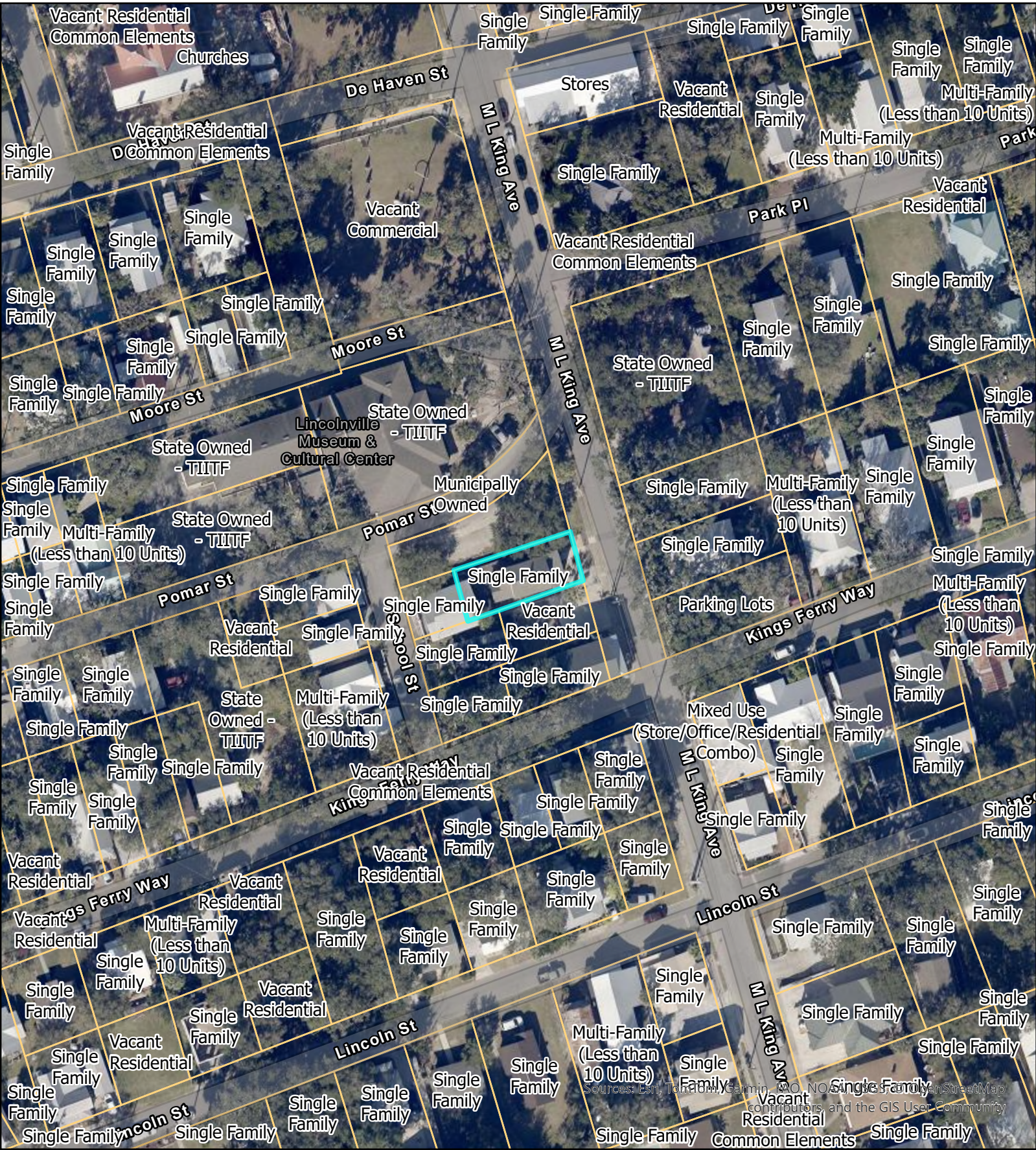


Legend

DEM2018

Value





St Johns County Property Appraiser
Use Classification
City of St. Augustine
112 Martin Luther King Ave.

Legend

 ParcelInfo

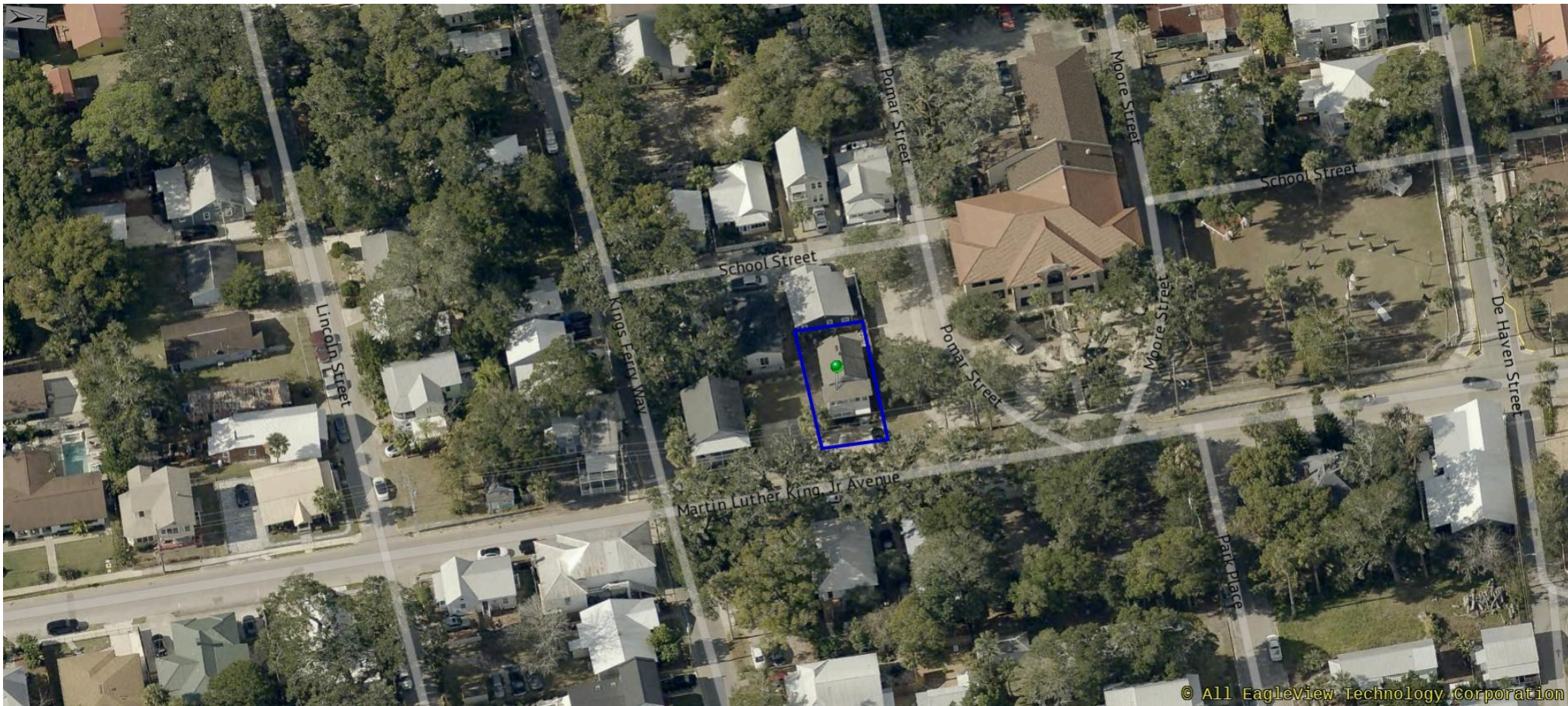
Scale: 1:1,000

0 30 60 120 Feet

Page 234 of 247



112 Martin Luther King Ave.



12/13/2025

Attachment 2: Application

Attention

The Planning and Building Department prides itself on customer service, and helping applicants achieve their goals within the parameters of the zoning code.

There are circumstances where applicants must go to a public hearing before the Planning and Zoning Board (PZB). There are legal requirements that need to be met to have a hearing before the PZB.

Due to the volume of applications and the increasingly complicated nature of applications the following policies and zoning code stipulations will be enforced:

- All applications must be received by the required deadline established for a specified meeting;
- All applications must be signed by the applicant and property owner, especially if different;
- All applications must be filled out as necessary based on the nature of the application and/or appropriate explanations or narratives describing the requested action must be attached; and,
- All applications must be accompanied by a site plan at an appropriate scale with measurements and level of detail that allows staff to review the application to determine and confirm any and all issues requiring review by the PZB, including an 11 x 17 inch copy of the proposed plan, and any necessary reports, surveys, plans and documents to accompany an application as appropriate.

Application submittals will be evaluated for completeness. Applications will not be scheduled for a PZB Public Hearing until they are “substantially complete” per Section 28-31 of the Zoning Code.

Complying with these submittal requirements will ultimately expedite applications and make the public hearing process more beneficial to all involved. Thank you for your cooperation.

Conservation Overlay Zone Developments:

- Dock applications for **Conservation Overlay Zone 1** require complete submittal packages that include:
 - a. Survey locations of the proposed docks or modifications to existing docks;
 - b. Plans of the proposed dock or dock modifications;
 - c. Bathometric surveys showing water depths at mean high tide and mean low tide, relationship of the proposed dock to water features, marsh, bank lines, creeks, navigable channels, other site specific issues;
 - d. Aerials of existing conditions, and showing proposed docks and/or water features;
 - e. Details of any railings, features, lighting, dock boxes, fish stations, boat lifts or other items that potentially impact scenic vistas; and,
 - f. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development.

- Preserved tree removal and tree canopy issues related to development in **Conservation Overlay Zone 3** require complete submittal packages that include:
 - a. Tree surveys locating all trees on the site 3” diameter and greater;
 - b. Tree survey including the proposed site plan at an appropriate scale to evaluate the proposed development’s impact on the trees, including specific trees and the tree canopy overall;
 - c. An arborist’s report outlining the type, size, condition, and professional opinion of the impact of the development on the trees and the specific condition of any “preserved” trees;
 - d. Explanation of the impacts according to the 17 criteria outlined in Chapter 11 Conservation Zone Development; and,
 - e. A detailed analysis of the proposed tree removal per Chapter 25, known as the Landscape Code, to determine tree credits and debits, and landscaping requirements per the Landscape Code.

Planned Unit Development (PUD) Applications:

Planned Unit Development (PUD) applications must comply with Division 8 of the Zoning Code.

A pre-application meeting is highly recommended prior to PZB submittal.

Subdivision Requirements:

Preliminary subdivision requirements must comply with Chapter 23 of the Land Development Code.

A pre-application meeting is highly recommended prior to PZB submittal.



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: Kyle Campbell Contact Number: (904) 562-9147

Business (if applicable): _____

Address: 1112 M L King Ave City: Saint Augustine State: FL Zip: 32084

E-Mail Address: kylecampbellmusic@gmail.com

2. NAME OF PROPERTY OWNER: KYLE CAMPBELL Contact Number: 904.562.9147

Business (if applicable): DREAM WEDDING SUITES LLC

Address: 1112 M L King Ave City: Saint Augustine State: FL Zip: 32084

E-Mail Address: shebearcampbell@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: Atwood Tract Parcel Number: 20901000000

4. PROJECT STREET ADDRESS: 1112 M L King Ave

5. SPECIFIC PROPOSED USE: organic juice bar, snow cones, and consignment vinyl shop

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Rezoning 112 Martin Luther King Avenue from RS-2 to CL-1 to permit the conversion of the ground floor of a 1904 contributing historic structure establishment and cultural listening room. The second floor will remain residential.

8. JUSTIFICATION FOR ACTION REQUESTED: The requested rezoning is consistent with the city of Saint Augustine Comprehensive Plan and the Lincolnville Community Redevelopment Agency's stated mission of commercial activation along the MLK Ave corridor. The property at 112 Martin Luther King Avenue is a contributing historic structure within the Lincolnville Historic District (NRHP listed 1991). The proposed cold beverage retail and cultural listening room use is low-intensity, family-friendly and architecturally compatible with the historic character of the neighborhood.

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

4/3/2026

Date

Signature of Property Owner

4/3/2026

Date

04/18/2019



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

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

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

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

[Kyle Campbell](#)

Print name of applicant



Signature of applicant

[04/03/2026](#)

Date



Owner's Authorization For Agent

Kyle Campbell is/are hereby authorized TO ACT ON BEHALF OF DREAM WEDDING SUITES, 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: 112 M L King Ave Saint Augustine, FL 32084

BY: 
Signature of Owner
Kyle Campbell
Print Name of Owner
(904) 562-0147
Telephone Number

State of _____

County of _____

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

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

112 M L King Ave Saint

Project Address: _____

Kyle Campbell

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

DREAM WEDDING SUITES

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

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

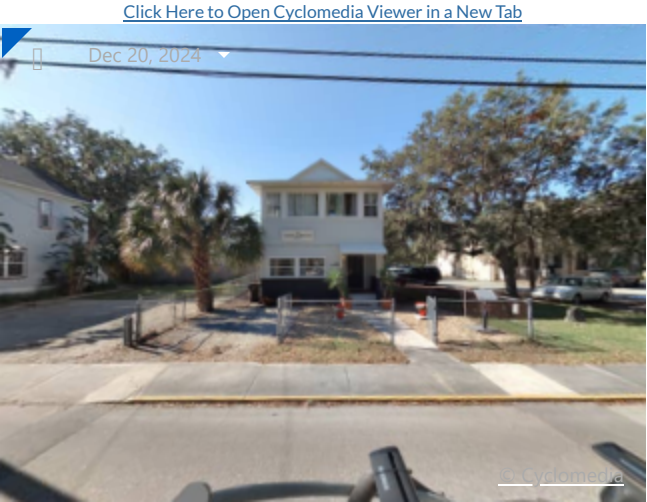
Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2090100000
Location Address	112 MARTIN LUTHER KING AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Atwood Tract (626)
Tax Description*	ATWOOD TRACT CITY N35FT OF E 82FT OF LOT 7 BLK D OR5851/569 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Atwood Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.070
Homestead	N



Owner Information

Owner Name	Dream Wedding Suites LLC 100%
Mailing Address	112 MARTIN LUTHER KING AVE SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$301,288.00
Extra Features Value	\$0.00
Total Land Value	\$129,150.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$430,438.00
Total Deferred	\$0.00
Assessed Value	\$430,438.00
Total Exemptions	
Taxable Value	\$430,438.00

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$278,113	\$0	\$143,500	\$0
2024	\$282,553	\$0	\$143,500	\$0
2023	\$227,075	\$0	\$114,800	\$0
2022	\$174,884	\$0	\$109,290	\$0
2021	\$118,665	\$0	\$86,100	\$0
2020	\$99,468	\$0	\$74,620	\$0
2019	\$87,604	\$0	\$74,620	\$0
2018	\$87,062	\$0	\$68,880	\$0
2017	\$89,481	\$780	\$61,992	\$0
2016	\$72,552	\$937	\$53,812	\$0
2015	\$74,971	\$974	\$43,050	\$0

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$301,288	Roof Structure	Gable Hip
Year Built	1920	Interior Flooring	Carpet, Pine Wood
Actual Area	1614	Interior Wall	Wall Board
Conditioned Area	1551	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	5
Exterior Wall	Cement Fiber, Wood	Baths	2

Description	Square Footage
BASE AREA	822
FINISHED OPEN PORCH	63
FINISHED UPPER STORY	729
Total SqFt	1614

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	35	80	35	EF	\$129,150

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/2/2023	10/26/2023	\$555,000.00	WARRANTY DEED	5851	569	Q	I	JACKSON EDWARD SHANE	DREAM WEDDING SUITES LLC
5/2/2014	4/30/2014	\$135,000.00	WARRANTY DEED	3875	775	Q	I	ARLINE HAROLD ET AL	JACKSON EDWARD SHANE
8/12/2013	8/2/2013	\$0.00	PERSONAL REP	3774	1788	U	I	ARLINE PRISCILLA ESTATE	ARLINE HAROLD ET AL
12/18/2012	12/17/2012	\$0.00	LETTERS OF ADMN	3658	695	U	I	ARLINE PRISCILLA (DECD)	BOLES JOSEPH L JR PERS REP
	7/12/2012	\$0.00	WILL	3658	696	U	I	ARLINE PRISCILLA (DECD)	ARLINE PRISCILLA ESTATE
7/23/2013	7/1/2012	\$0.00	ORDER DET HX REAL P	3765	904	U	I	ARLINE PRISCILLA ESTATE	BENEFICIARIES FREE OF CLAIM

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