AMENDED

CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, JUNE 2, 2026 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
   a) May 5, 2026 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
   a) PZB2026-0040 — Brandy Holland - Applicant
      Annie Jensen & Brandy Holland - Owner
      78 Sanford St
      To approve a variance to the rear and side yard setback requirements and maximum lot coverage.
   b) PZB2026-0041 — Elizabeth Naiburg - Applicant & Owner
      118 Lamego Ln
      To approve a variance to the rear yard setback requirement.
   c) PZB2026-0043 — Morgan & Amanda Nivens - Applicant & Owner
      141 Menendez Rd
      To approve a variance to the maximum square footage of a guest house.
   d) PZB2026-0051 — James St George - Applicant
      Riberia Outpost LLC - Owner
      161 Riberia St
      To approve a variance to the side and rear yard setback requirements.

6. Use by Exception & Variance

a) PZB2026-0042

Paul & Rebecca Morris - Applicant & Owner
82 Washington St
84 Washington St
86 Washington St
To approve:
- A use by exception for a theater, commercial entertainment facility and special event venue.
- A use by exception for the sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises.
- A use by exception for off-site parking within a private parking facility.
- A variance to reduce the number of required off-street parking spaces.
- A variance to the front yard setback requirement.

b) PZB2026-0050

Sarah Ryan - Applicant
c/o Sarah Ryan Architect
Donna and Cope Thomas - Owner
230 W King St
To approve a variance to the side yard setback requirement and to reduce the number of required off-street parking spaces and to approve a use by exception for off-site parking within a private parking facility.

7. Conservation Overlay Zone Development

a) PZB2026-0031

Continued from the May 5, 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.

b) PZB2026-0039

Tom Barlett - Applicant
c/o DCCM
Doug West - Owner
c/o Alliance Marine Co
404 Riberia St
To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.

c) PZB2026-0046

Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
1018 Pantano Dr
To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.

d) PZB2026-0047
Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
958 Pantano Dr
To approve the removal of significant trees within Conservation Overlay Zone 3.

e) PZB2026-0048
Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
818 Pantano Dr
To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.

f) PZB2026-0049
Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
910 Pantano Dr
To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.

8. Land Use Plan Amendment, Rezoning & Use by Exception

a) PZB2026-0053
Habitat for Humanity of St. Johns County, Inc.- Applicant
St. Luke Alpha and Omega Pentecostal Church of Florida, Inc - Owner
18 Spring St
20 Spring St
To recommend a future land use plan map amendment to change the future land use from Residential Low Density to Residential Medium Density. To recommend a compatible rezoning from Residential Single Family- Two (RS-2) to Residential General One (RG-1). To approve a use by exception for a business office.

9. Applications Involving Lewis Blvd

a) PZB2026-0052
Roy Campbell / San Sebastian Marine Inc - Applicant
c/o River's Edge Marina
San Sebastian Marine Inc - Owner
c/o River's Edge Marina
65 Lewis Blvd
To approve a rezoning from an abandoned PUD to Residential and General Office (RGO).

b) PZB2026-0045

RB63, Inc. - Applicant
c/o 2 Creeks Dockside
San Sebastian Marine Inc. - Owner
c/o River's Edge Marina
69 Lewis Blvd
To approve:
- A rezoning from an abandoned PUD to Residential and General Office (RGO) landward of the most restrictive jurisdictional line and Open Land (OL) waterward of the most restrictive jurisdictional line.
- A variance to reduce the number of required off-street parking spaces.
~~- The construction of a dock and deck within Conservation Overlay Zones 1 & 2.~~

10. Other Business
11. 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
May 5, 2026

The Planning and Zoning Board met in formal session Tuesday, May 5, 2026, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Susan Johns, Chairperson, and the following were present:

1. Roll Call:

Susan Johns, Chairperson
Charles Pappas, Vice- Chairperson
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

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2. General Public hearings for Items Not on the Agenda

none

3. Approval of Minutes

MOTION

Mr. Pappas MOVED to APPROVED the April 7, 2026 regular meeting minutes with the following change: remove Ashleigh Barnes as Chairperson opening the meeting and add Susan Johns as opening the meeting. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:
AYES: Pappas, Blow, Kelly, Davis, Tucker, Johns
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. Modification and Approval of Agenda

Item 7.b PZB 2026-0027 5 N. Whitney Street was withdrawn by the applicant.

Item 7.c PZB 2026-0031 500 Anastasia Boulevard was continued at the request of the applicant to the June 2, 2026 meeting.

MOTION

Mr. Pappas MOVED to APPROVE the Agenda with the following modifications: item 7.b PZB 2026-0057 5 N. Whitney Street was withdrawn by the applicant and item 7.c PZB 2026-0031 500 Anastasia Boulevard was continued to the June 2, 2026 meeting. The motion was SECONDED by Ms. Johns.

VOTE ON MOTION:
AYES: Pappas, Johns, Kelly, Davis, Blow, Tucker
NAYES:
MOTION CARRIED UNANIMOUSLY

5. Variance

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

Continued from the April 7, 2026 Regular Meeting

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 APPROVE as variance criteria is met for a request to increase the allowable lot coverage for an accessory structure.

Scott Ross reviewed the application.

The Board presented their Ex Parte Communication.

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

The Board discussed:

- the application had been revised to reduce the size of the carport to match the size of the RV
- The neighbors supported the project
- This was a small increase in the lot coverage
- The applicant had done a good job revisiting the criteria
- confirmed the height would be thirteen feet to the eaves

MOTION

Ms. Tucker MOVED to APPROVE application PZB2026-0018 to increase the lot coverage from twenty-five percent to twenty-six-point one percent. The motion was SECONDED by Mr. Pappas, adding that the disadvantage was due to the building date of the home and the zoning laws that were written much later.

VOTE ON MOTION:
AYES: Tucker, Pappas, Kelly, Davis, Blow, Johns
NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Use by Exception

6. (a) PZB2026-0030 – Greg Charalambous c/o Runny Ink Printing – Applicant
Thompson Bros Realty Inc – Owner
1095 Anastasia Boulevard
Continued from the April 7, 2026 Regular Meeting

To approve a use by exception of 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 request for a professional and business office located at 1095 Anastasia Boulevard.

Greg Charalambous reviewed the application.

The Board presented their Ex Parte Communication.

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

The Board discussed:

- Recommended that all the items listed in the staff report be included in the motion i.e. printer size, locked doors, no public access, etc.
- There was ample parking at the site
- Any change in the volume of the business would have to be reviewed
- All deliveries would be made on Casa Nova

MOTION

Mr. Davis MOVED to APPROVE application PZB2026-0030 at 1095 Anastasia Boulevard for the Use by Exception for professional and business office with the following conditions: the

business would be operated by one employee; the office would be locked; all client meetings would be by appointment; deliveries would be made on the Casa Nova parking area. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:
AYES: Davis, Pappas, Kelly, Blow, Tucker, Johns
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

Ms. Lopez advised all present about the email problem requesting high permitting fees and told everyone to ignore them.

6. (b) PZB2026-0033 – Lamanda Sears – Applicant & Owner
70 Abbott Street

To approve a use by exception for off-site parking within the Municipal Parking Garage and off-site parking within a private facility.

Ms. Thompson read the staff report and said based on a review of Sec. 28-29 staff finds that the Board may APPROVE a use by exception request for one (1) municipal garage parking permit at 70 Abbott Street / 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 Street, 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

Lamanda Sears reviewed the application.

The Board presented their Ex Parte Communication.

24 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:

- Confirmed that all requests for off-site parking had been verbal in nature
- The applicant had been unable to procure any off-site parking
- Was there a requirement to find off-site parking

.

Ms. Lopez advised that there were no requirements for off-site parking, however, there needed to be evidence presented that showed efforts had been made to obtain it.

Mr. Pappas thought this unit was close enough to the garage to be feasible. He asked staff if there were any special rules or regulations for parking during the Nights of Lights season.

Ms. Lopez advised that there was a process to request parking on the street in that area during the Nights of Lights season.

Ms. Kelly confirmed the Air B&B had been in operation for approximately one month and tenants were parking on the street for now.

Mr. Blow suggested requiring the advertisements to specifically state that parking was not guaranteed.

MOTION

Mr. Pappas MOVED to APPROVE application PZB2026-0033 with the stipulation that all advertising state that parking was located off-site in the parking garage. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:
AYES: Pappas, Davis, Kelly, Blow, Tucker, Johns
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. Conservation Overlay 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
Continued from the April 7, 2026 Regular Meeting

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.

Obioma Esomonu reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed

- The drawing in the packet did not show the updated position of the proposed building
- The current drawing was presented for the board to view
- Confirmed that the new position had moved the building to fifteen feet from the property line
- Confirmed that the new building would have the same footprint of the new construction on the adjacent property
- Questioned the removal of one of the branches on the oak in the back of the property

Austin Spivey, the arborist, was sworn in for the record. He advised that there was no way to build any home on the lot without removing the limb on the oak tree. He explained the process required to remove the limb and save the tree

Mr. Blow asked about any follow-up activities.

Mr. Spivey advised the board what would be done to assist the tree in a quick recovery, including a deep root treatment after the root pruning.

Mr. Pappas asked if the tree ultimately dies, should some type of mitigation be placed in the motion to be sure that the tree would be replaced. He confirmed the cut was based on the new location of the house and there would be only one cut. He did not agree that the cut should be made in the place suggested by the arborist.

Ms. Kelly confirmed that the construction equipment would enter at the back of the property. She confirmed that the limb proposed for removal extended to the west and because this was a two- story home, it would have to be removed.

Mr. Spivey explained the root protection process and pruning.

Mr. Esomonu explained the problems with the previously constructed home regarding the removal of trees that had not been approved and he advised the board that he was no longer using the same contractor.

Ms. Tucker asked if removing the large limb would make the tree unbalanced or unstable. She confirmed that the canopy reduction would be about fifteen percent on the west side. She also confirmed that there would be fill used to bring the garage to the right level, as well as a stem wall and fill in the front;

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however, no fill would be used at the rear of the property unless there was a requirement to do so.

Mr. Davis thought cutting the limb now would be the best thing for the tree as the insurance company would come in later and have the owner remove it. He asked staff if verification of the soil treatment could be required prior to issuing a Certificate of Occupancy. He suggested that the landscape plan included the treatment of the tree in writing. He wanted to be sure that the front setback of fifteen feet was clearly marked and wanted confirmation that there would be no fill necessary at the back of the property.

MOTION

Mr. Davis MOVED to APPROVE application PZB2026-0010 E. Park Avenue for the removal of a significant tree in Conservation Overlay Zone 3 with the following conditions: that everything listed in the arborist report from April 13, 2026 had to be listed on the landscape plan and must be done prior to the issuance of a certificate of occupancy and the applicant would provide the information, pictures and invoices, to satisfy staff that work had been completed; also a plan that showed the front setback was fifteen feet and the rear of the house had been moved forward accordingly; no fill at the rear of the property or around the tree and a licensed arborist was on staff to complete the work on the tree. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:
AYES: Davis, Pappas, Blow, Tucker, Johns
NAYES: Kelly
MOTION CARRIED UNANIMOUSLY 5/1

7. (b) PZB2026-0027 – Christina Evans, AICP 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 item was withdrawn by the applicant. See item four.

7. (c) 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 trees within Conservation Overlay Zone 3.

This item was continued to the June 2, 2026 meeting, at the request of the applicant. See item four.

7. (d) PZB2026-0035 – Ryan Carter c/o Carter Environmental Services – Applicant
Charles Osborne – Owner
Pelican Reef Drive / PID 158573-0110

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.

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

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

The Board discussed

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- Confirmed that the dock was considered an accessory structure and could not be constructed until there was a plan for a house on file
- The dock was extended because of the concern of the shallowness of the water due to sand accumulation
- The change of the ingress egress from the north to the south was related to the proposed pool deck when the house was constructed
- Confirmed that the bulkhead had been built

MOTION

Mr. Blow MOVED to APPROVE application PZB2026-0035 for a modification of an earlier permit. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:
AYES: Blow, Pappas, Kelly, Davis, Tucker, Johns
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (e) PZB2026-0036 – William Tunstall c/o Tunstall Construction – Applicant
Kevin Vandyke – Owner
Fancher Court / PID 160660-0120

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

Ms. Thompson 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.

William Tunstall reviewed the application

The Board presented their Ex Parte Communication.

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

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

The Board discussed

- Site plan appeared to allow for shifting if necessary to save trees
- Some of the trees were in the footprint
- Some of the trees were in decline
- Twenty-five laurel oaks on the north-east corner of the lot, the tree canopy extended behind the house next door, this tree was a significant risk to the construction and was diseased
- Efforts should be made to preserve remaining trees on the property

MOTION

Mr. Blow MOVED to APPROVE application PZB2026-0036 as presented. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:
AYES: Blow, Pappas, Kelly, Davis, Tucker, Johns
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

8. Land Use Plan Amendment & Rezoning

8. (a) PZB2026-0038 – Kyle Campbell – Applicant
Kyle Campbell c/o Dream Wedding Suites LLC – Owner
112 Martin Luther King Avenue

To recommend a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Low Intensity and a compatible rezoning from Residential Singel Family-Two (RS-2) to Commercial Low-One (CL-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 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 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.

Kyle Campbell reviewed the application.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

Steve Seibert was opposed to the application because this was a residential area and did not want the change to be made from residential to commercial.

Michelle Blosvik was concerned that the zoning change could cause other issues in the future. She had concerns about the potential parking problems and said that noise could be a problem as well. She did not think that the outdoor seating was realistic and was fairly certain the building was not ADA compliant.

Melinda Raconcay said that this was another case of upzoning and the city needed to send a message that there would no changes to upzone any property. She pointed out that the proposed address was surrounded by single-family homes and no hardship had been presented. She said that there were other areas in Lincolnville that would allow a juice bar. She asked the board to deny the application.

Mr. Campbell provided his rebuttal.

Public hearing was closed.

The Board discussed

- Cannot support changing the zoning when nothing around the area matches the requested zoning.
- Zoning was forever and any future owners could have a lot of flexibility because of the CL-1 zoning
- The ideas were excellent; however, could not support the requested rezoning
- This property had an historical marker in front of it and a zoning change would be detrimental to the area
- Felt that this would change the feeling in the area and any future owner could change the business model causing problems

Ms. Lopez advised the board that there were two distinct steps; first the future land use map amendment which was a legislative decision which would set policy. She said that the second step was the rezoning and would need to have two separate motions.

MOTION

Ms. Kelly presented a motion that bundled the two issues together and was seconded by Mr. Blow; however, Ms. Lopez advised that the Future Land Use Plan Amendment should be done in a separate motion.

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Ms. Lopez suggested to the Board that there be a Future Land Use Map recommendation for or against**.**

Ms. Johns MOVED to RECOMMEND DENIAL for application PZB2026-0038 a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Low Intensity. The motion was SECONDED by Mr. Blow.

Mr. Pappas asked if there needed to be a reason attached to the motion**.**

The motion was amended to include that the requested change to the land use map would be inconsistent with the criteria of policy in the future land use development.
Ms. Johns motion was so amended, and Mr. Blow allowed his second to stand.

Ms. Kelly withdrew her motion.

VOTE ON MOTION:
AYES: Johns, Blow, Kelly, Davis, Tucker, Pappas
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

MOTION

Ms. Kelly MOVED to RECOMMEND A DENIAL application PZB2026-0038 to rezone from Residential Single Family-Two (RS-2) to Commercial Low-One (CL-1) as the rezoning would not be compatible with the neighborhood and there was no other contiguous zoning in the area. The motion was SECONDED by Ms. Johns.

VOTE ON MOTION:
AYES: Kelly, Johns, Davis, Blow, Tucker, Pappas
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

Mr. Campbell asked what options were available for him and Ms. Lopez recommended that he attend the Friday Review meeting to determine what was allowed under the current code.

9. Other Business

none

10. Adjournment

Having no further business, Ms. Johns adjourned the meeting at 3:04 P.M.[1]

Susan Johns, Chairperson

[1] Transcribed by Michele Fudo

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	5.a.	PZB2026-0040
Request	**Address**	**Parcel ID**
Variance	78 Sanford St	206770-0000

Site & Background Information

Applicant:	Brandy Holland
Owner:	Annie Jensen & Brandy Holland
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:	0.17
Neighborhood:	Lincolnville
Archaeological Zone:	IIIA

Request Summary

This application is a VARIANCE request to reduce the rear yard setback from ten (10) feet to seven (7) feet to the building wall and to reduce the side yard setback from ten (10) feet to three (3) feet to the building wall, and increase lot coverage by approximately 1% in the Residential Single Family-Two (RS-2) designation at 78 Sanford St. The accessory structure that was previously on site was 560 sq ft which brought the site's lot coverage to 41.33%. With an additional 10 sq ft of space in the accessory structure, the lot coverage will be approximately 42%. The accessory structure that was previously on site was setback .6' to 1.2' from the side property line and was setback 7.1'from the rear property line. The eaves extend 2 feet, which would allow the eaves to be 1 foot setback on the side property line and 5 feet from the rear property line. The approval of this request would allow the construction of a 570-square-foot residential 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]

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

Yard means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above the general ground level of the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

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

Yard, rear, means a yard extending across the rear of the lot between inner side yard lines. In the case of through lots and corner lots, there will be no rear yards, but only front and side yards. Depth of a required rear yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations, with its inner edge parallel with the rear lot line.

	RS-2	**78 Sanford St.**
Lot coverage by all buildings	Maximum of Thirty (30) percent	3070.5/7405=41.46%
Front yard setback	Minimum of Fifteen (15) feet	Over 15 feet
Side yard(s) setback	Minimum of Ten (10) feet	3 feet (to building wall) 1 foot (to eaves)
Rear yard setback	Minimum of Ten (10) feet	7 feet (to building wall) 5 feet (to eaves)
Height	35 feet	Less than 35 feet

Variance Criteria

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

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
The applicant has stated the singular disadvantage is that this is the only property in the vicinity accommodating two buildings on such a small lot.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant states that without the variance half of the yard is unusable and that the two buildings are too close to each other. With the granting of the variance, the accessory structure will no longer be visible from the street.

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

The applicant states that the original accessory structure was built in the 70's or 80's and the property was purchased as is with a zero-lot line and a 7' setback.

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 that the south variance will be an improvement to the neighbor by providing a maintenance passage and keep the historical look of a visible rear building.

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE** variance request to reduce the rear and side yard setbacks, and increase the lot coverage, as the variance criteria are met, or **CONTINUE,** until the applicant provides more information to identify how they meet the four variance criteria.

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



Future Land Use

City of St. Augustine

78 Sanford St.

Legend

- Public / Semi-Public
- Residential Low Density
- Residential Medium Density
- Parcel

Scale: 1:750

N W E S

0 25 50 100 Feet



Zoning Map

City of St. Augustine

78 Sanford St.

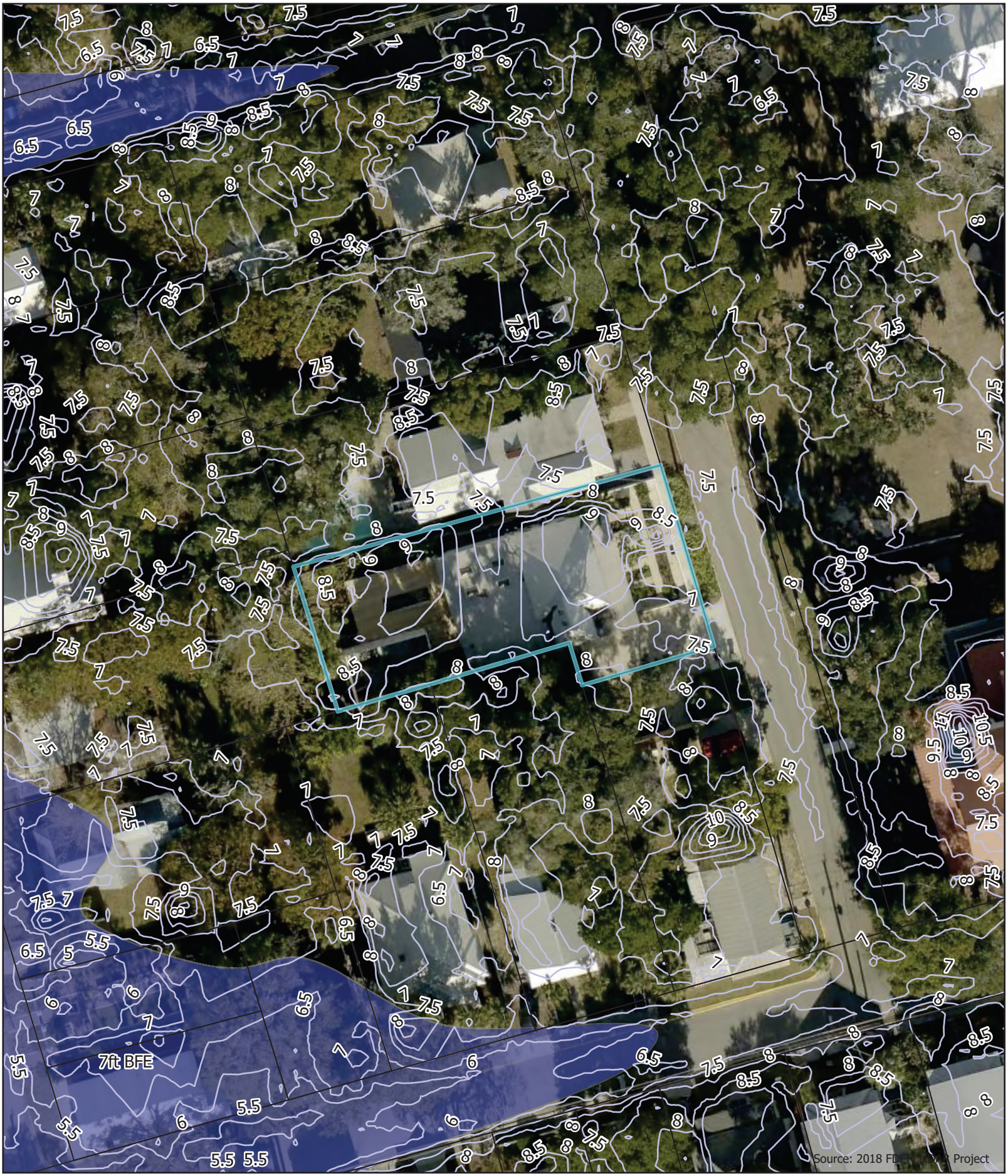
Legend

- Residential Single-Family-Two (RS-2)
- Residential General-One (RG-1)
- Government Use (GU)
- Parcel

Scale: 1:750

N
W E
S

0 25 50 100 Feet



Flood Zone & Ground Elevation Contours (ft. NAVD88)
City of St. Augustine
78 Sanford St.

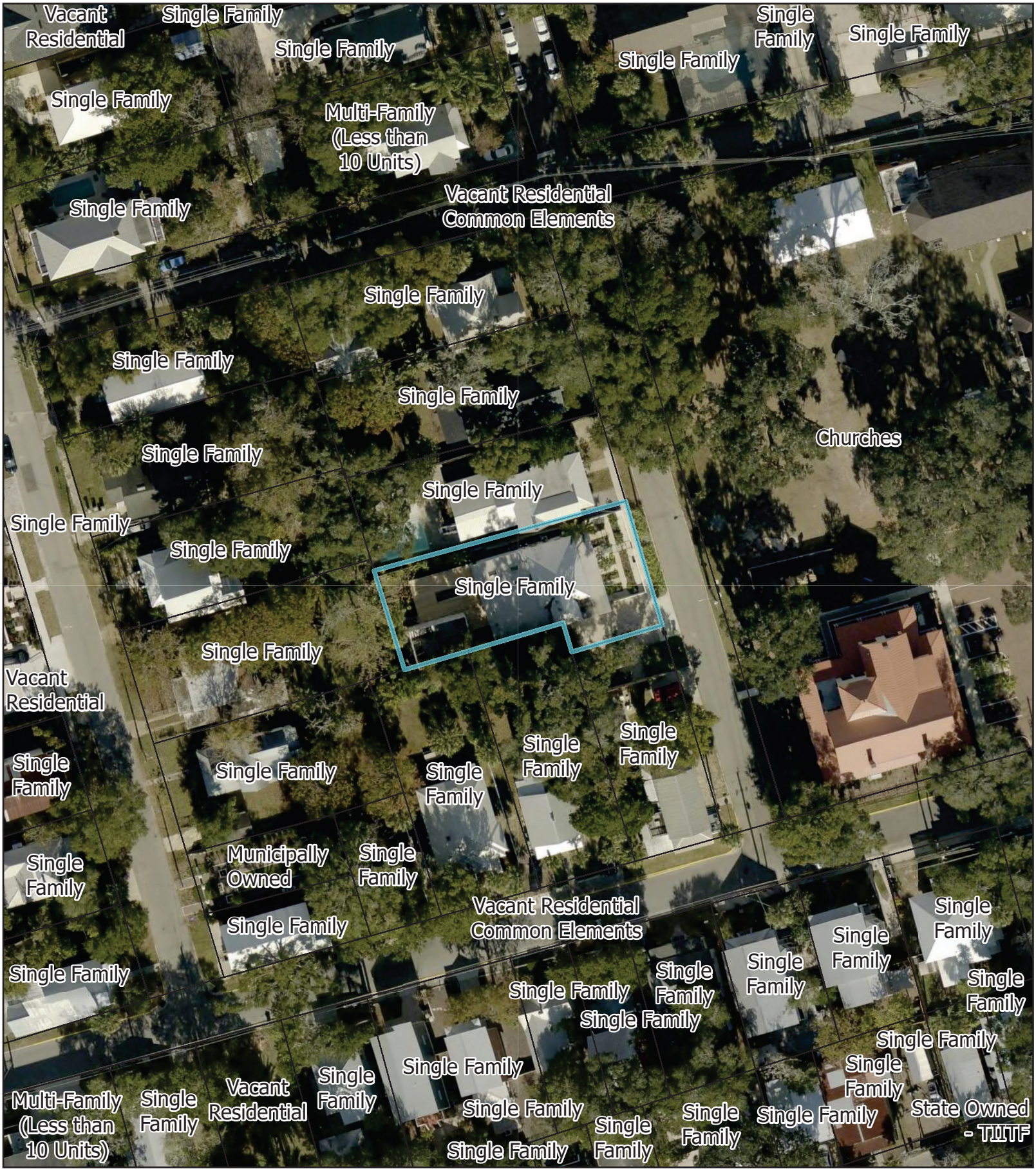
Legend

- Flood Zone AE
- Flood Zone VE
- Flood Zone X/X(S)
- 2018 Contours

Scale: 1:500

N W E S

0 12.5 25 50 Feet



St Johns County Property Appraiser
Use Classification
City of St. Augustine
78 Sanford St.

Legend

Parcel

Scale: 1:750

N
W E
S

0 25 50 100 Feet

78 Sanford 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: Brandy H olland Contact Number:
   Business (*if applicable*):
   Address: 78 Sanford St. City: Saint Augustine State: FL Zip: 32084
   E-Mail Address:

2. NAME OF PROPERTY OWNER: Annie Jensen / Brandy Holland Contact Number:
   Business (*if applicable*):
   Address: 78 Sanford St. City: Saint Augustine State: FL Zip: 32084
   E-Mail Address:

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 8 & the northerly 15' of lot 9 Block: B
   Subdivision: Dumas Tract Parcel Number: 206770-0000

4. PROJECT STREET ADDRESS: 78 Sanford St.

5. SPECIFIC PROPOSED USE: Studio, workout, storage

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

7. DESCRIPTION OF ACTION REQUESTED: Allow a variance to the 10' setback rule on the south side of the property, and a variance to the the 15' setback rule on the west side of the property for the accessory building at 78 Sanford Street.

8. JUSTIFICATION FOR ACTION REQUESTED: The original accessory building had a zero lot line placement on the south side, and a 7' setback on the west side. Moving the accessory building by 3' off the south side would allow for a maintenance passage, while moving it by 10' would result in only half of a usable yard. Moving the accessory building by 15' off the west side would result in only 7' between it and the main building. Keeping the 7' setback would maintain the historical look of the entire 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:

This is the only property in the vicinity accommodating two buildings on such a small lot.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:
Without setback variances, half of the yard is unusable,
the two buildings are too close to each other, and it will no longer be visible from the street.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The original accessory building was built in the 70's or 80's
and purchased as is with a zero lot line and a 7' setback.

(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:
The south variance will be an improvement to the neighbor by providing a
maintenance passage, and by keeping the historical look of a visible rear building.

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: 3-30-26

Signature of Property Owner — Date: 3-30-26

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

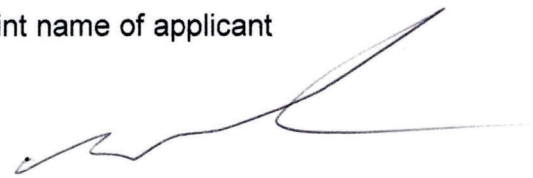
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

Brandy Holland

Print name of applicant



Signature of applicant

3.30.26

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 developmer permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notic 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 automaticall 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 an subsequent costs associated with legal advertising and/or noticing and understand that permit 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 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 th costs of advertising/noticing which must be paid prior to the issuance of any developmen permit related to my application. I am aware that I can request a copy of these fees and m receipt from Building Department Staff.

Project Address: 78 SANFORD ST.

Applicant's Name: BRANDY HOLLAND Applicant's Signature: _____

Owner's Name: ANNIE JENSEN Owner's Signature: _____
BRANDY HOLLAND

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	2067700000
Location Address	78 SANFORD ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY LOT 8 & N'LY 15FT OF LOT 9 BLK B OR5448/1813 ***The Description above is not to be used on legal documents.**
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.170
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

JENSEN ANNIE ET AL	HOLLAND BRANDY
100%	100%
78 SANFORD ST	78 SANFORD ST
SAINT AUGUSTINE, FL 32084-0000	SAINT AUGUSTINE, FL 32084-0000

Exemption Information

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

Map



Valuation Information

Assessed Year	2026
Building Value	$334,779.00
Extra Features Value	$0.00
Total Land Value	$283,500.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$618,279.00**
Total Deferred	$380,042.00
Assessed Value	**$238,237.00**
Total Exemptions	$51,411.00
Taxable Value	**$186,826.00**

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

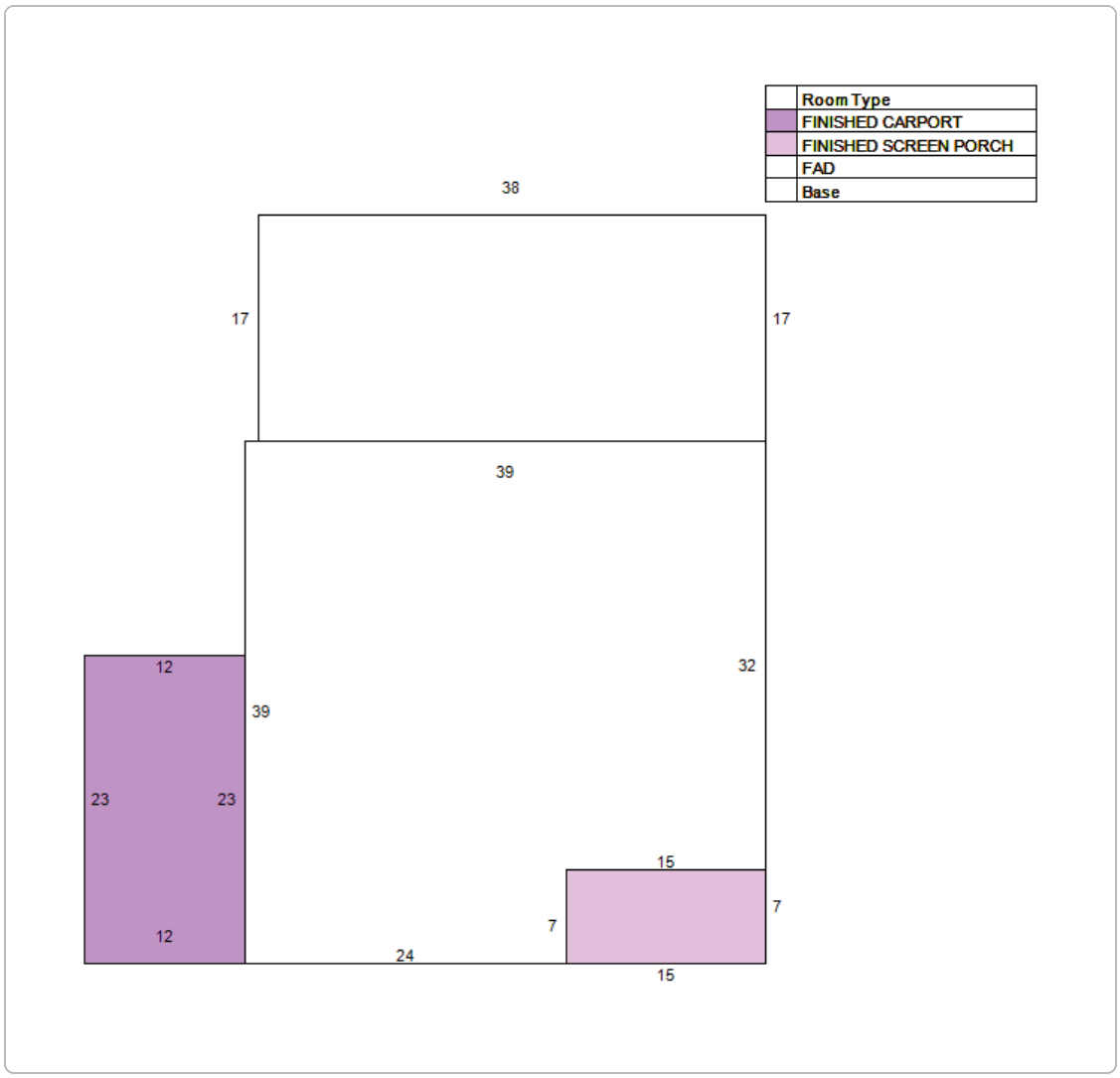
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$347,121	$0	$283,500	$0
2024	$167,116	$3,920	$283,500	$0
2023	$47,561	$3,920	$252,000	$0
2022	$42,304	$5,040	$229,320	$0
2021	$139,804	$5,040	$163,800	$0
2020	$107,273	$4,032	$163,800	$0
2019	$87,148	$4,032	$163,800	$0
2018	$88,513	$4,032	$151,200	$0
2017	$92,044	$3,138	$136,080	$0
2016	$93,604	$3,185	$118,125	$0
2015	$96,724	$3,231	$94,500	$0

Building Information

Building	1	**Roof Cover**	Metal, Roll Composite
Building Value	$334,779	**Roof Structure**	Flat, Gable Hip
Year Built	1920	**Interior Flooring**	Pine Wood
Actual Area	2443	**Interior Wall**	Drywall
Conditioned Area	2062	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	2
Exterior Wall	Concrete Block, Wood	**Baths**	1

Description	Square Footage
BASE AREA	1416
ADDITION	646
FINISHED SCREEN PORCH	105
FINISHED CARPORT	276
Total SqFt	2443

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	140	51	EF	$240,975
Single Family	15	50	15	EF	$42,525

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
12/20/2021	12/17/2021	$312,000.00	WARRANTY DEED	5448	1813	Q	I	SMITH LANCE S ET AL	JENSEN ANNIE ET AL
8/11/2021	8/10/2021	$0.00	SUMMARY ORDER ADMIN	5340	1246	U	I	JACKSON BENNIE GREEN ESTATE	SMITH LANCE S ET AL
3/12/2019	2/25/2019	$100.00	QUIT CLAIM DEED	4693	438	U	I	BLUE MOBILE MANAGEMENT INC	JACKSON BENNIE GREEN
2/12/2019	2/11/2019	$100.00	QUIT CLAIM DEED	4679	377	U	I	JACKSON BENNIE B	BLUE MOBILE MANAGEMENT INC
12/20/2021	7/5/2013	$0.00	DEATH CERTIFICATE	5448	1812	U	I	JACKSON ETHEL HAZEL (DECD)	JACKSON BENNIE
	7/30/1996	$100.00	QUIT CLAIM DEED	1187	460	U	I	JACKSON ETHEL T HAZEL & SMITH DOROTHY LEE HAZ	JACKSON BENNIE B & ETHEL T

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

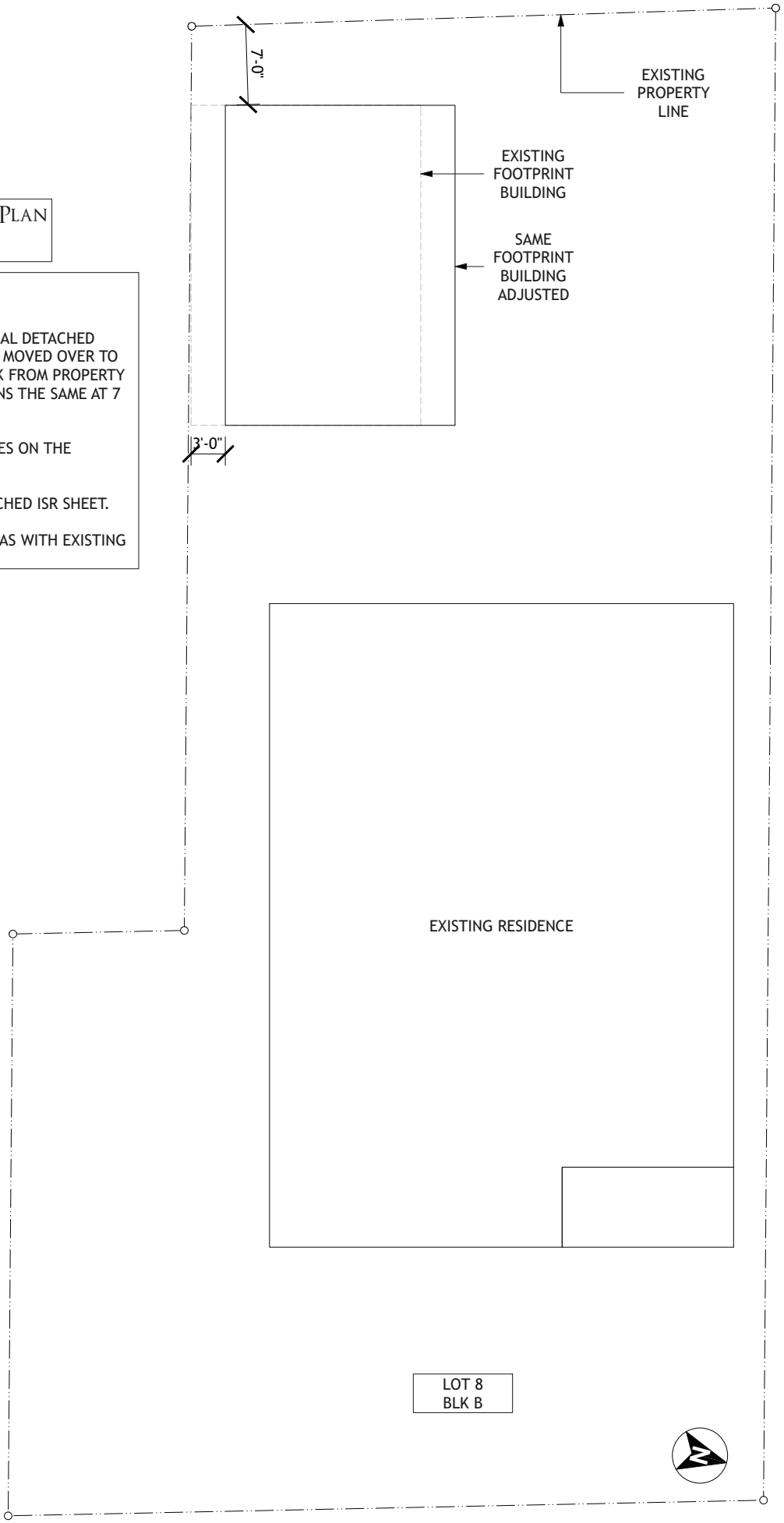
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/7/2026, 3:02:10 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Attachment 4:

Supplemental Information



EXISTING SITE PLAN

SHEET SIZE 24X36
SCALE: 1/4"= 1'-0"

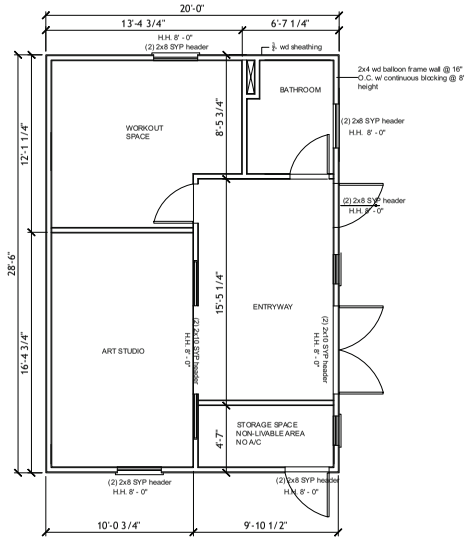
SITE KEY NOTES:

LOCATION
SAME FOOTPRINT AS ORIGINAL DETACHED MASONRY BUILDING EXCEPT MOVED OVER TO ALLOW FOR A 3 FT. SETBACK FROM PROPERTY LINE. REAR SETBACK REMAINS THE SAME AT 7 FT.

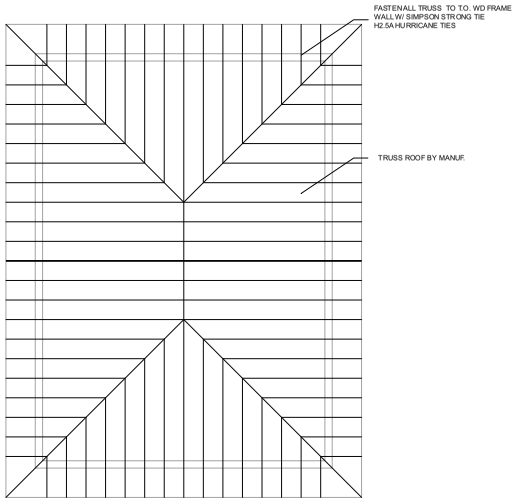
TREES – THERE ARE NO TREES ON THE PROPERTY.

LOT COVERAGE – SEE ATTACHED ISR SHEET.

DRAINAGE – REMAINS SAME AS WITH EXISTING BUILDING.



Studio / Storage Roof Floor Plan



Studio / Storage Roof Framing Plan

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	5.b.	PZB2026-0041
Request	**Address**	**Parcel ID**
Variance	118 Lamego Lane	073432-0600

Site & Background Information

Applicant:	Elizabeth Naiburg
Owner:	Elizabeth and Eric Naiburg
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Residential Medium Density / Mixed Use
Zoning Designation:	Planned Unit Development (PUD)
Acreage:	0.15
Neighborhood:	NA
Archaeological Zone:	NA

Request Summary

This application is a VARIANCE request to reduce the rear yard setback from the required ten (10) feet to five (5) feet for a proposed screen enclosure over a swimming pool. This property at 118 Lamego Lane is located in the Madeira Planned Unit Development where screen enclosures are required to have full building setbacks. The rear of the property at 118 Lamego Lane backs up to a vacant, unplatted, forested area.

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 6.4.4 Residential Medium Density - This district is intended to apply to those neighborhoods designated for single and multiple family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation), as appropriate. For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.	
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]

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

Yard means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above the general ground level of the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, rear, means a yard extending across the rear of the lot between inner side yard lines. In the case of through lots and corner lots, there will be no rear yards, but only front and side yards. Depth of a required rear yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations, with its inner edge parallel with the rear lot line.

	Madeira Phase 2	118 Lamego Ln.
Lot coverage by all buildings	Maximum of Fifty (50) percent	3069/6720= 45.66%
Front yard setback	Minimum of Fifteen (15) feet	Over 15 feet
Side yard(s) setback	Minimum of Five (5) feet	8 feet 5 inches
Rear yard setback	Minimum of Ten (10) feet	5 feet
Height	35 feet	Less than 35 feet

Variance Criteria

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

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

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant states that they had a stroke, and the lack of variance creates a danger around the pool area.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The applicant states that the home was already built when the property was purchased.

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 that the rear of the property backs up to a reserve.

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE** variance request to reduce the rear yard setback, as the variance criteria are met, or **CONTINUE,** until the applicant provides more information to identify how they meet the four variance criteria.

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



Future Land Use

City of St. Augustine

118 Lamego Lane

Legend

Residential Medium Density / Mixed Use

Parcel

Scale: 1:1,000

N

W E

S

0 30 60 120 Feet



Zoning Map

City of St. Augustine

118 Lamego Lane

Legend

Planned Unit Development (PUD)

Parcel

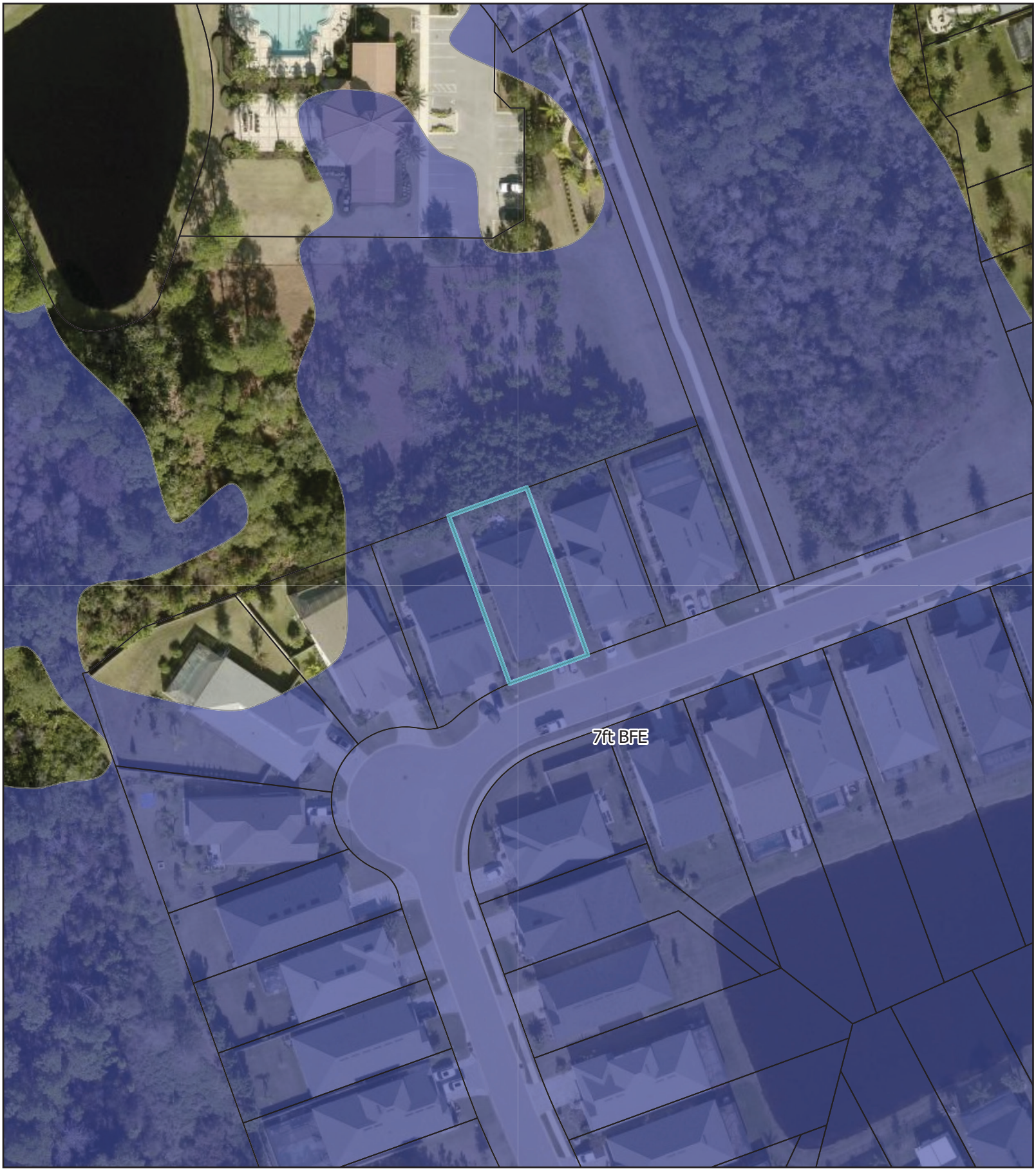
Scale: 1:1,000

N

W E

S

0 35 70 140 Feet



FEMA Flood Zones

City of St. Augustine

118 Lamego Lane

Legend

Flood Zone

Flood Zone AE

Parcel

Scale: 1:1,000

N

W E

S

0 35 70 140 Feet



St Johns County Property Appraiser
Use Classification
City of St. Augustine
118 Lamego Lane

Legend

Parcel

Scale: 1:750

N W E S

0 25 50 100 Feet

118 Lamego Lane



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: ELIZABETH NAIBURG Contact Number: [redacted]
   Business *(if applicable)*:_____
   Address: 118 LAKELOO LN. City: ST AUG State: FL Zip: 32095
   E-Mail Address: [redacted]
2. NAME OF PROPERTY OWNER: ELIZABETH + ERIC NAIBURG Contact Number:_____
   Business *(if applicable)*:_____
   Address: SAME City:_____ State:_____ Zip:_____
   E-Mail Address: SAME
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number:_____
4. PROJECT STREET ADDRESS:_____
5. SPECIFIC PROPOSED USE: SAME
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other:_____
7. DESCRIPTION OF ACTION REQUESTED: CONSTRUCTION OF SCREEN CLOSER TO REAR W/ SETBACK
8. JUSTIFICATION FOR ACTION REQUESTED: CAN W/O VARIANCE CAN NOT WALK AROUND POOL. NEEDED FOR EXERCISE

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: PROPERTY IS VERY SMALL. HOT.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: OWNER HAD STROKE & LACK OF VARIANCE CREATE DANGER.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: THE HOUSE WAS ALREADY BUILT

(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: THE BACK OF PROPERT (SUBJECT OF VARIANCE) BACKS UP TO A RESERVE

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.

Elizabeth Lynne Nieburg — 4/27/20
Signature of Applicant — Date

Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

Elizabeth L. Naiburg
Print name of applicant

Elizabeth L. Naiburg
Signature of applicant

4/27/26
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: 118 LAGOEGO LN. ST. AUGUSTINE FL 32095

Applicant's Name: ELIZABETH A MCBRIDE Applicant's Signature: _____

Owner's Name: STATE Owner's Signature: Elizabeth L. Mailburg

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	0734320600
Location Address	118 LAMEGO LN SAINT AUGUSTINE 32095-0000
Neighborhood	MADIERA AT ST AUGUSTINE PH 2A (2200.05)
Tax Description*	102/49-61 MADEIRA AT ST AUGUSTINE PHASE 2A UNIT 1 LOT 60 OR6213/1435 ***The Description above is not to be used on legal documents.**
Property Use Code	Single Family (0100)
Subdivision	MADEIRA AT ST AUGUSTINE PHASE 2A UNIT 1
Sec/Twp/Rng	54-6-29
District	Madeira Community Development District City (District 457)
Millage Rate	19.5552
Acreage	0.150
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

NAIBURG ERIC WOLFF,ELIZABETH LYNNE
100%
118 LAMEGO LN
SAINT AUGUSTINE, FL 32095-0000

NAIBURG ELIZABETH LYNNE
100%
118 LAMEGO LN
SAINT AUGUSTINE, FL 32095-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$388,354.00
Extra Features Value	$0.00
Total Land Value	$125,000.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$513,354.00**
Total Deferred	$0.00
Assessed Value	**$513,354.00**
Total Exemptions	
Taxable Value	**$513,354.00**

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

Historical Assessment Information

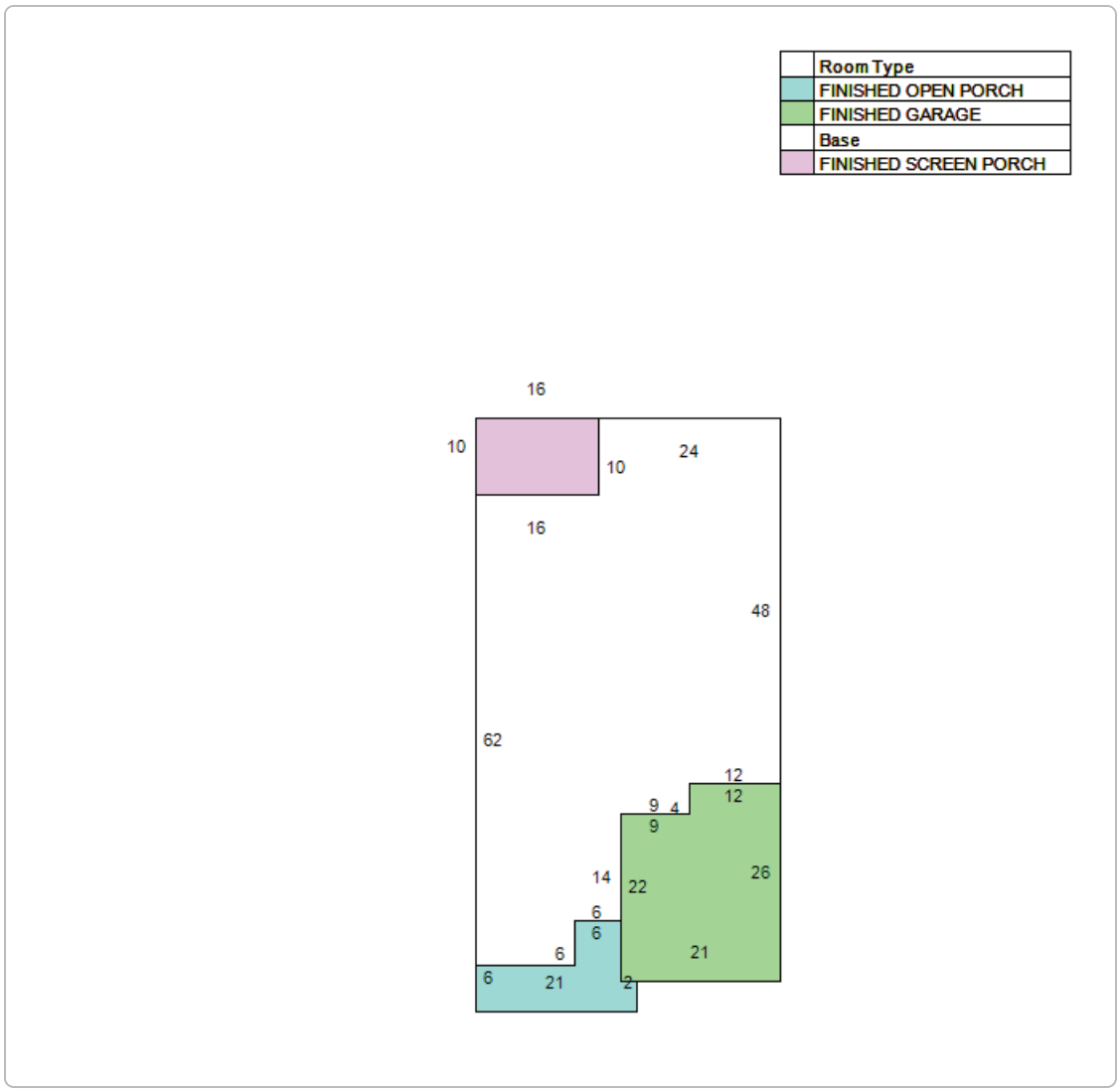
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$414,451	$0	$125,000	$0
2024	$423,862	$0	$125,000	$0
2023	$423,862	$0	$80,000	$0
2022	$349,032	$0	$78,400	$0
2021	$0	$0	$60,000	$0
2020	$0	$0	$5,000	$0

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$388,354	**Roof Structure**	Gable Hip
Year Built	2021	**Interior Flooring**	Carpet, Ceramic Tile
Actual Area	3044	**Interior Wall**	Drywall
Conditioned Area	2216	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	3
Exterior Wall	Concrete Siding	**Baths**	2

Description	Square Footage
FINISHED SCREEN PORCH	160
BASE AREA	2216
FINISHED GARAGE	510
FINISHED OPEN PORCH	158
Total SqFt	3044

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	$125,000

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
9/3/2025	9/2/2025	$630,000.00	WARRANTY DEED	6213	1435	Q	I	BROWN STEPHANIE ROBIN	NAIBURG ERIC WOLFF,ELIZABETH LYNNE
6/27/2022	6/25/2022	$0.00	MARRIAGE CERTIFICATE	5586	806	U	I	BROWN MICHAEL D	ATWOOD STEPHANIE ROBIN
12/27/2021	12/22/2021	$578,300.00	WARRANTY DEED	5452	1268	Q	I	MASTERCRAFT BUILDER GROUP LLC	BROWN MICHAEL D
12/23/2020	12/18/2020	$360,000.00	WARRANTY DEED	5134	663	Q	V	PONCE ASSOCIATES LLC	MASTERCRAFT BUILDER GROUP LLC

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: 5/7/2026, 3:02:10 AM

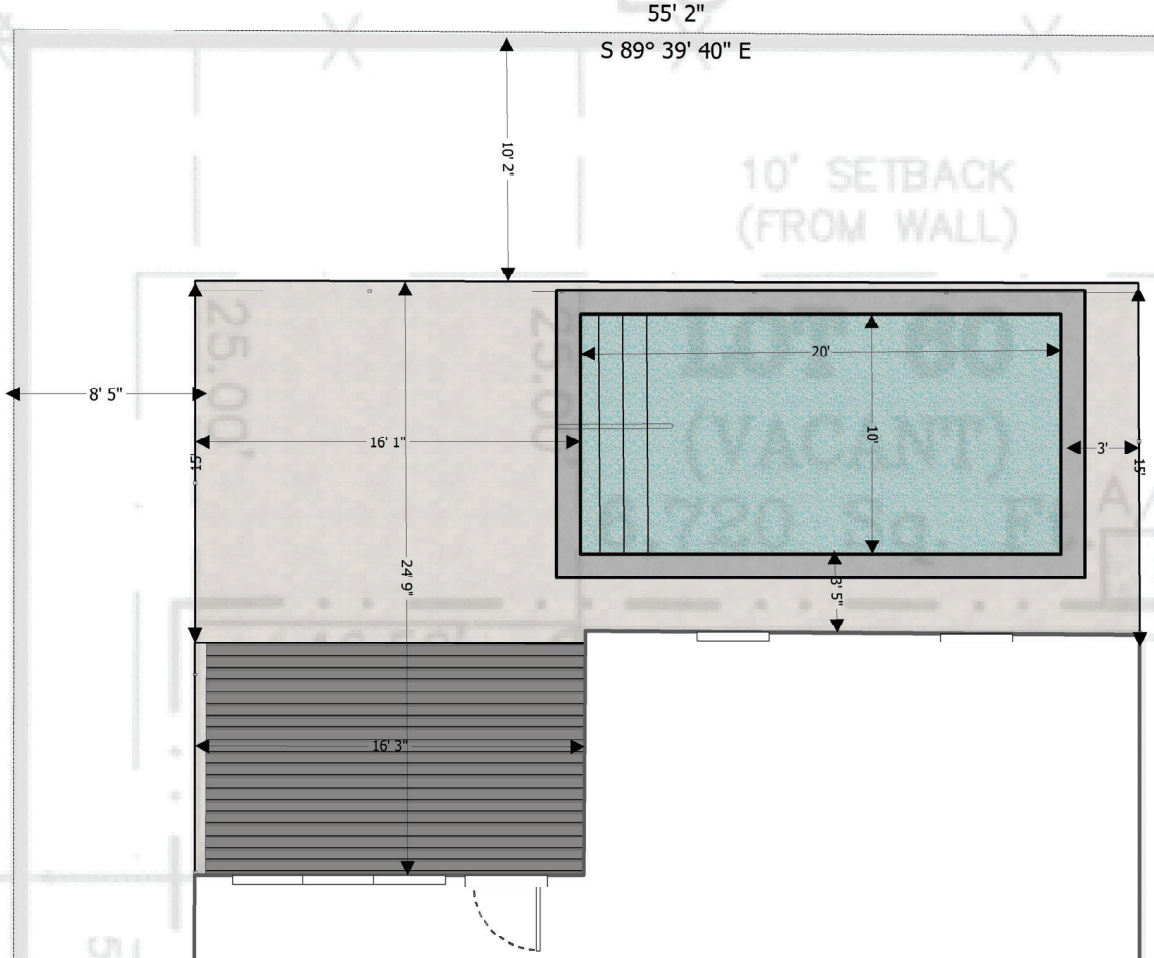
Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Supplemental Information

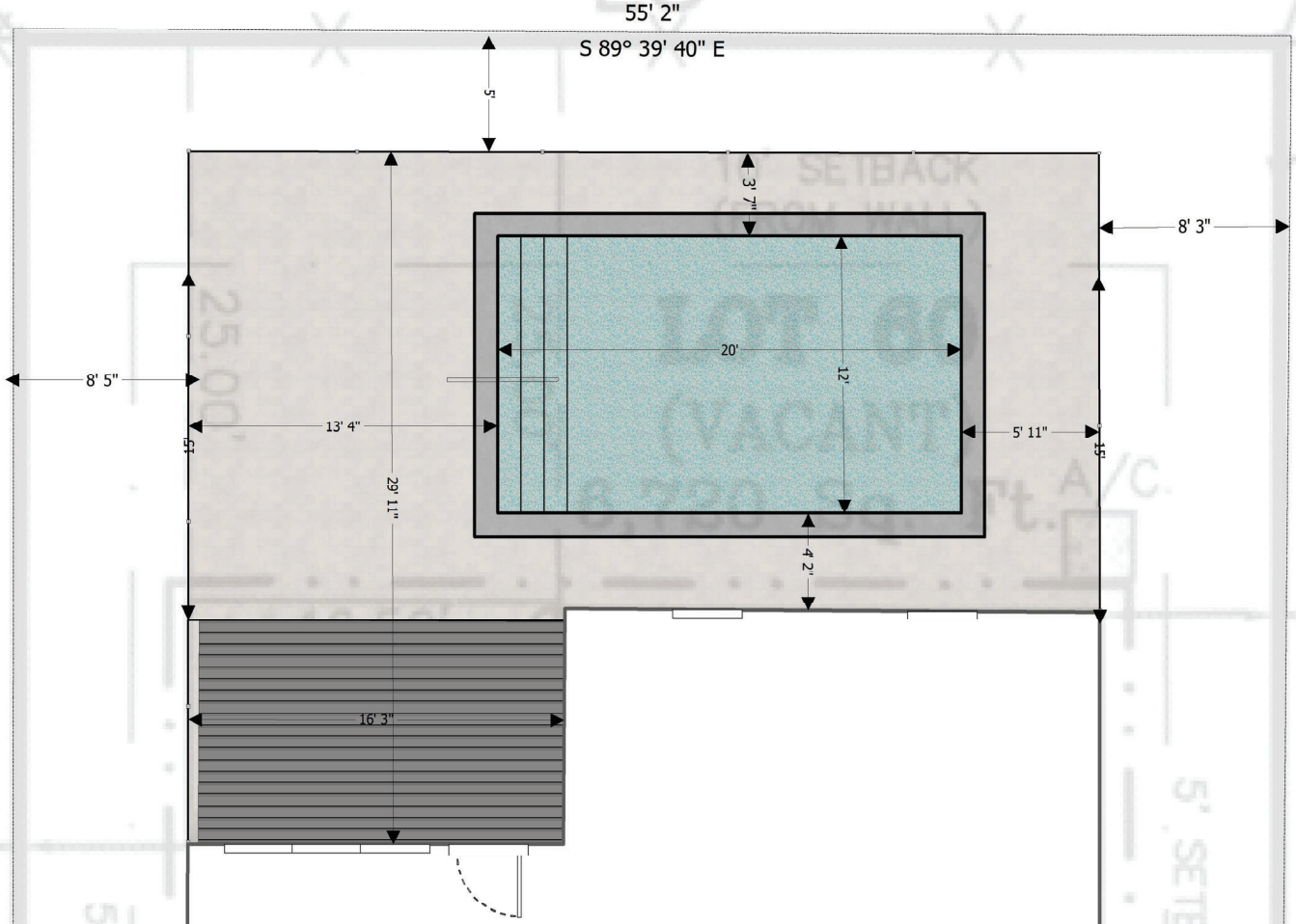
Without Variance



Scale: 1/8" = 1 ft

0 3 6 9 12 15

With Granting of Variance



Scale: 1/8" = 1 ft

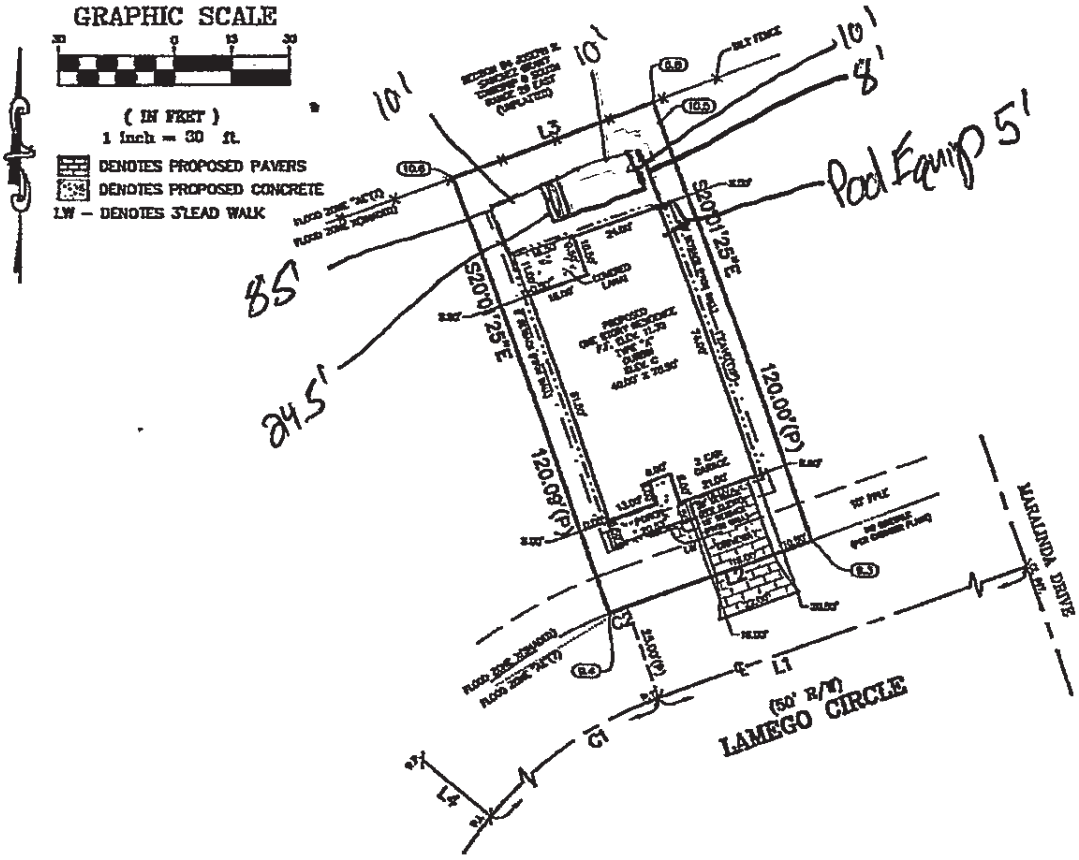
0 3 6 9 12 15

Without Variance

SITE PLAN

LOT 60 AS SHOWN ON MAP OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1

AS RECORDED IN MAP BOOK 102, PAGES 49-61 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.



General Notes:
Al setbacks measured to waters edge
Safety barrier for the pool includes pool code fence & waterline alarms.
FFE of pool deck to be 4" below FFE of house with ¼" slope
SILT fence shall be placed at the limits of construction activities and or property line for erosion control.
Excavated material shall be removed from the site
The existing engineered drainage pattern will not be altered without authorization by the engineer of record.
Water will drain away from adjacent lotts
The owner/contractor will call St. Johns county building department lot grading staff if modifications to the plan are required.
Retaining walls, roof gutters with underground drainage system may be required based on the sites conditions.
Contractor will coordinate a lot grading inspection (904)

ISR CALCS :
LOT = 6,720 SF
HOME = 3,069 SF
DRIVEWAY = 572 SF
POOL =
TOTAL =

PREPARED FOR: MASTERCRAFT BUILDER GROUP

CERTIFIED TO: MASTERCRAFT BUILDER GROUP

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS – PLANNERS – LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2253
CERTIFICATE OF AUTHORIZATION LB #6991
COPYRIGHT © 2021

I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5J-17 F.A.C.; Pursuant to section 472.027, Florida statutes, subject to all notes and notations shown hereon.

N/A
FIELD WORK COMPLETED

N/A
MAP ORIGINALLY SIGNED

N/A
THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

NOTATION:
The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report of the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: BR CHECKED BY: HEB

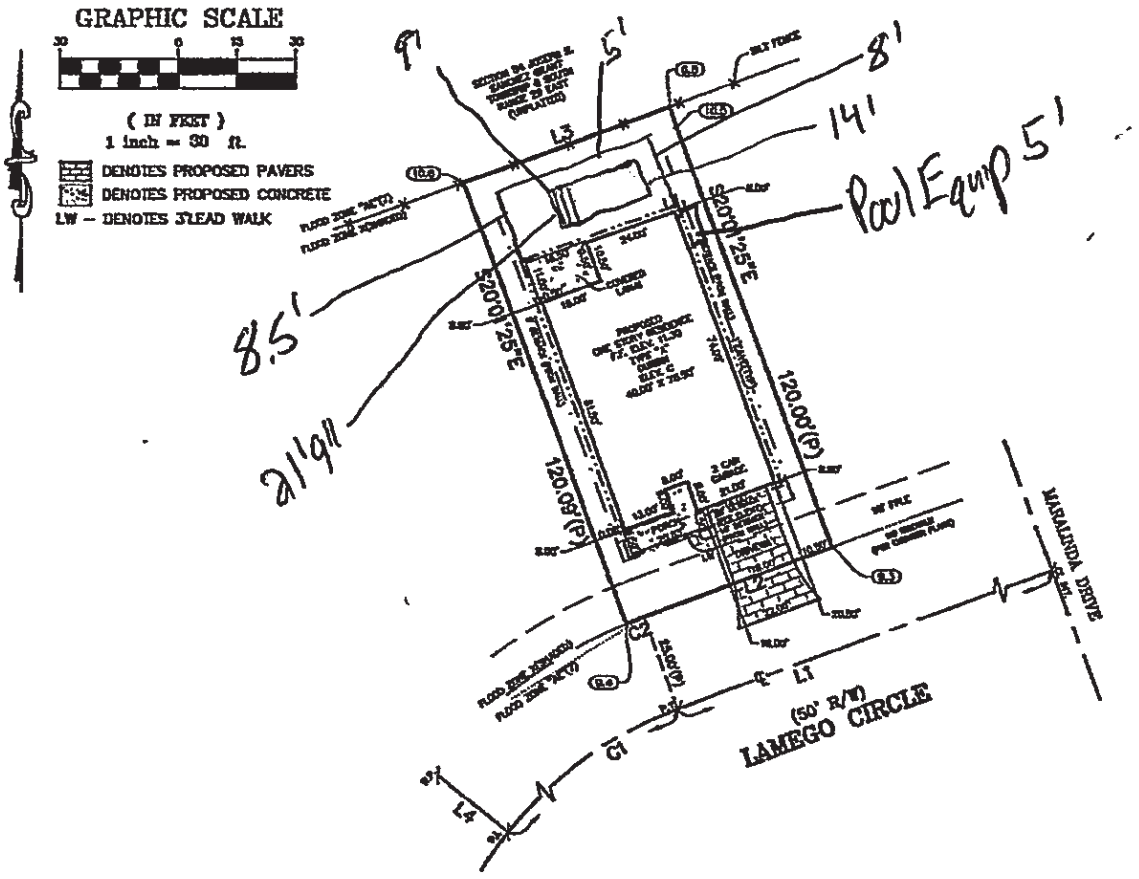
F.I.R.M. FLOOD ZONE W/ ELEVATION: X (SHADED) & AE(7)
PANEL NO.: 125145 0312J 12/7/18
LOMR-F#20-04-5137A, 10/7/2020
TR/PO: N/A
DATE: 3/17/21
SCALE: 1"=30'
PROJECT NO.: 1179-21-014
REVISION:
SHEET 1 OF 1

With Granting of Variance

SITE PLAN

LOT 60 AS SHOWN ON MAP OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1

AS RECORDED IN MAP BOOK 102, PAGES 49-61 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.



General Notes:
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FFE of pool deck to be 4" below FFE of house with ¼" slope
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Retaining walls, roof gutters with underground drainage system may be required based on the sites conditions.
Contractor will coordinate a lot grading inspection (904)

ISR CALCS :
LOT = 6,720 SF
HOME = 3,069 SF
DRIVEWAY = 572 SF
POOL =
TOTAL =

PREPARED FOR: MASTERCRAFT BUILDER GROUP

CERTIFIED TO: MASTERCRAFT BUILDER GROUP

BARTRAM TRAIL SURVEYING, INC.
LAND SURVEYORS – PLANNERS – LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
CERTIFICATE OF AUTHORIZATION LB #5901
COPYRIGHT © 2021

I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5J-17 F.A.C.; Pursuant to section 472.027, Florida Statutes, subject to all notes and notations shown hereon.

N/A FIELD WORK COMPLETED
N/A MAP ORIGINALLY SIGNED
N/A
THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

NOTATION:
The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report of the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: BR CHECKED BY: MEB

F.I.R.M. FLOOD ZONE W/ ELEVATION: X (SHADED) & AE(7)
PANEL NO.: 125145 03123 12/7/18 LOMR-F#20-04-5137A, 10/7/2020
TB/PO: N/A
DATE: 3/17/21 SCALE: 1"=30'
PROJECT NO.: 1179-21-014 REVISION:
SHEET 1 OF 1

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	5.c.	PZB2026-0043
Request	**Address**	**Parcel ID**
Variance	141 Menendez Rd	222710-0000

Site & Background Information

Applicant:	Morgan & Amanda Nivens
Owner:	Morgan & Amanda Nivens
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:	0.26
Neighborhood:	South Davis Shores
Archaeological Zone:	N/A

Request Summary

This application is a VARIANCE request to increase the maximum allowed square footage of a guest house from 500 square feet to 650 square feet in the Residential Single Family-Two (RS-2) designation at 141 Menendez Rd. The approval of this request would allow the construction of a new guest house.

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]

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.

Guest house means an attached or detached structure intended to be used by a guest for sleeping and sanitation purposes but not for cooking. A guest house is not a dwelling unit and is a maximum of five hundred (500) total square feet of gross floor area.

	RS-2	141 Menendez Rd
Lot coverage by all buildings	Maximum of Thirty (30) percent	2,419/11,078 = 22%
Front yard setback	Minimum of Fifteen (15) feet	15 feet
Side yard(s) setback	Minimum of Ten (10) feet	10 feet
Rear yard setback	Minimum of Ten (10) feet	10 feet
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 has stated the property suffers from a singular disadvantage due to its low elevation which results in periodic flooding and limits the safe use of the existing dwelling compared to nearby properties.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant states that flood-prone conditions limit safe, reasonable use of the property, especially for a disabled occupant. The proposed guest house will be built at an elevation above the flood level, and provide a safe, accessible living space to accommodate on site care while addressing the property's physical limitations.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The applicant states that the disadvantage is not the result of any action by the owner or applicant. The low elevation and susceptibility to flooding are natural pre-existing conditions that existed prior to the applicants' ownership and have not been created or exacerbated by any modifications or developments made by the applicants.

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 that granting the variance will not be contrary to public interest or adversely affect nearby properties. The proposed guest house will be consistent with the character of the neighborhood and compliant with applicable codes, including flood related requirements. The applicant states the guest house will not create undue impacts and is in harmony with the intent and purpose of the zoning board.

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE** a variance request to increase the maximum square footage of the guest house to 650 square feet as the variance criteria are met, or **CONTINUE,** until the applicant provides more information to identify how they meet the four variance criteria.

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



Future Land Use

City of St. Augustine

141 Menendez Rd

Legend

- Open Land
- Recreation / Open Space
- Residential Low Density
- Parcel

Scale: 1:1,000

N W E S

0 30 60 120 Feet



Zoning Map

City of St. Augustine

141 Menendez Rd

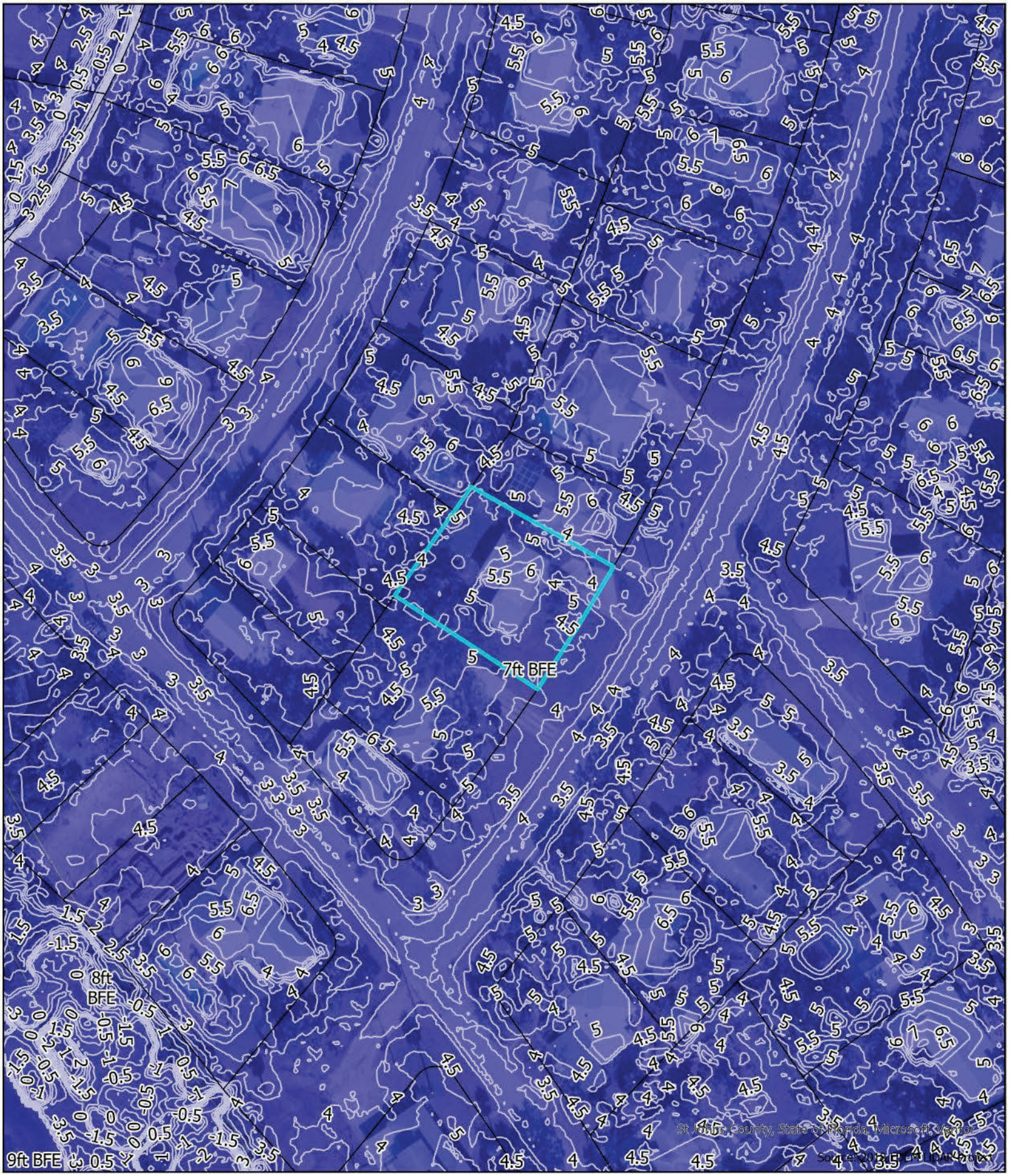
Legend

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

Scale: 1:1,000

N W E S

0 35 70 140 Feet



Flood Zone & Ground Elevation Contours (ft. NAVD88)

City of St. Augustine

141 Menendez Rd.

Legend

- Municipal Boundary
- AE
- VE
- <all other values>
- 2018 Contours

Scale: 1:1,000

N W E S

0 25 50 100 Feet



St Johns County Property Appraiser
Use Classification
City of St. Augustine
141 Menendez Rd

Legend

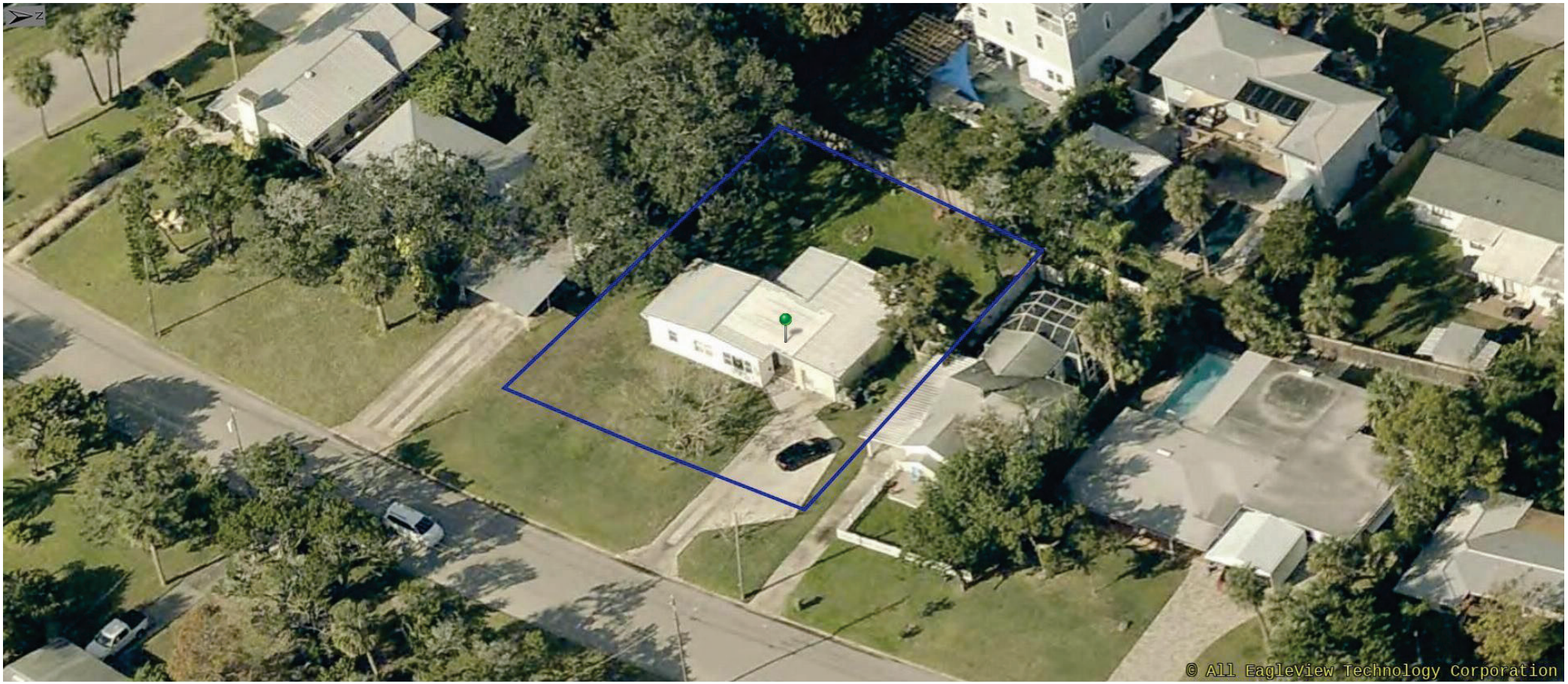
Parcel

Scale: 1:1,000

N W E S

0 30 60 120 Feet

141 Menendez Rd



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: Morgan & AmandaNivens Contact Number:
   Business *(if applicable)*:
   Address: 141 Menendez Road City: St. Augustine State: FL Zip: 32080
   E-Mail Address:
2. NAME OF PROPERTY OWNER: Morgan & Amanda Nivens Contact Number: 904-540-2384
   Business *(if applicable)*:
   Address: 141 Menendez Road City: St. Augustine State: FL Zip: 32080
   E-Mail Address: amanda.nivens@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 21 and 22 Block: 59
   Subdivision: Davis Shores Parcel Number: 2227100000
4. PROJECT STREET ADDRESS: 141 Menendez Road, St. Augustine, FL, 32080
5. SPECIFIC PROPOSED USE: Living unit for disabled immediate family member
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Exception
   - ☒ Variance
   - ☐ Other:
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: We request approval to exceed the 500 sq ft ADU limit and build an ADU that is 650 sq ft due to a medical hardship. The unit will house my mother, who has an autoimmune disease that has resulted in permanent vision loss and requires a safe, accessible living environment.
8. JUSTIFICATION FOR ACTION REQUESTED: The standards size is insufficient to accomodate essential features such as circulation space, a properly designed bathroom, and caregiving support. The additional square footage is necessary to ensure her safety, mobility, and daily care. The request is based solely on medical necessity, not convenience, to provide appropriate housing for a disabled family member.

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. The property suffers from a singular physical disadvantage due to its low elevation, which results in periodic flooding and limits the safe use of the existing dwelling compared to nearby properties.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Yes. Flood-prone conditions limit safe, reasonable use of the affected property, especially for a disabled occupant. The proposed ADU will be built at an elevation above the flood level, and provide a safe, accessible living space to accommodate on-site care while addressing the property's physical limitations.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Yes. The disadvantage is not the result of any action by the owner or applicant. The low elevation and susceptibility to flooding are natural, pre-existing conditions that existed prior to our ownership and have not been created or exacerbated by any modifications or development taken by us.

(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. Granting the variance will not be contrary to the public interest or adversely affect nearby properties. The proposed ADU will be consistent with the character of the neighborhood and compliant with applicable codes, including flood-related requirements. It will not create undue impacts and is in harmony with the intent and purpose of the zoning board.

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.

Amanda Nivens — 5/3/2026
Signature of Applicant — Date

Amanda Nivens — 5/3/2026
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.

Amanda Nivens

Print name of applicant

Amanda Nivens

Signature of applicant

5/03/2026

Date

CITY OF
ST AUGUSTINE.
EST. 1565

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: _____

Rev:022117

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: 141 Menendez Road, St Augustine, FL 32080

Applicant's Name: Amanda Nivens Applicant's Signature: Amanda Nivens

Owner's Name: Amanda Nivens Owner's Signature: Amanda Nivens

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	2227100000
Location Address	141 MENENDEZ RD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-102 DAVIS SHORES LOTS 21 & 22 BLK 59 OR3510/1624 ***The Description above is not to be used on legal documents.**
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.260
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

NIVENS AMANDA L	NIVENS MORGAN L,AMANDA L
100%	100%
141 MENENDEZ RD	141 MENENDEZ RD
SAINT AUGUSTINE, FL 32080-5327	SAINT AUGUSTINE, FL 32080-5327

Exemption Information

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

Map



Valuation Information

Assessed Year	2026
Building Value	$127,956.00
Extra Features Value	$0.00
Total Land Value	$338,651.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$466,607.00**
Total Deferred	$287,289.00
Assessed Value	**$179,318.00**
Total Exemptions	$51,411.00
Taxable Value	**$127,907.00**

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

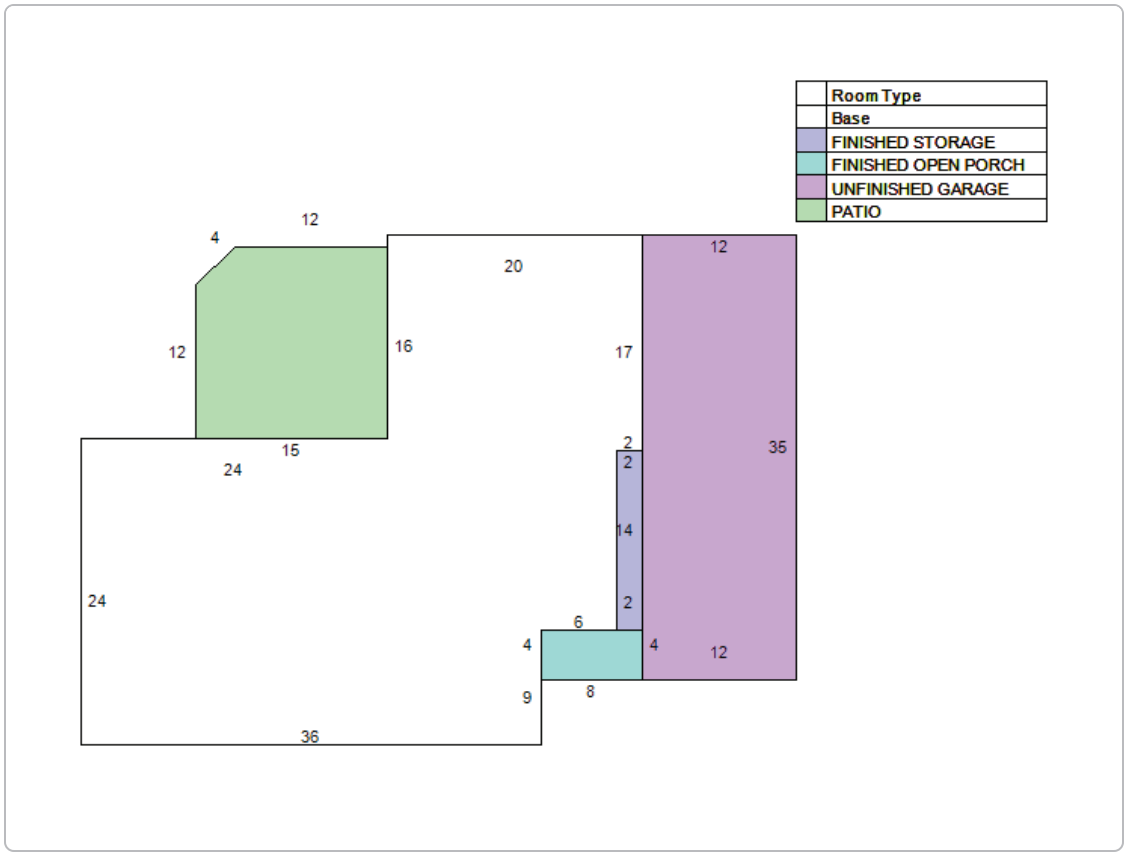
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$141,340	$0	$322,525	$0
2024	$150,976	$0	$322,525	$0
2023	$158,707	$0	$322,525	$0
2022	$150,073	$0	$247,699	$0
2021	$101,070	$0	$184,300	$0
2020	$89,202	$0	$165,870	$0
2019	$79,551	$0	$165,870	$0
2018	$43,466	$0	$165,870	$0
2017	$23,884	$404	$149,744	$0
2016	$60,589	$404	$149,744	$0
2015	$62,345	$404	$115,188	$0

Building Information

Building	1
Building Value	$127,956
Year Built	1957
Actual Area	1977
Conditioned Area	1276
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Block
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	1

Description	Square Footage
BASE AREA	1276
PATIO/SLAB	221
FINISHED OPEN PORCH	32
UNFINISHED GARAGE	420
FINISHED STORAGE/UTILITY	28
Total SqFt	1977

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	97	110	97	EF	$338,651

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
12/30/2011	12/30/2011	$160,000.00	WARRANTY DEED	3510	1624	Q	I	SLOAT MICHELLE D	NIVENS MORGAN L,AMANDA L
	5/24/1994	$60,000.00	PERSONAL REP	1056	637	U	I	NELSON FRANCES M	SLOAT MICHELLE DENISE
	1/1/1978	$28,500.00		388	520	U	I		NELSON FRANCES M

No data available for the following modules: Sales Questionnaire Form, 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: 5/7/2026, 3:02:10 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

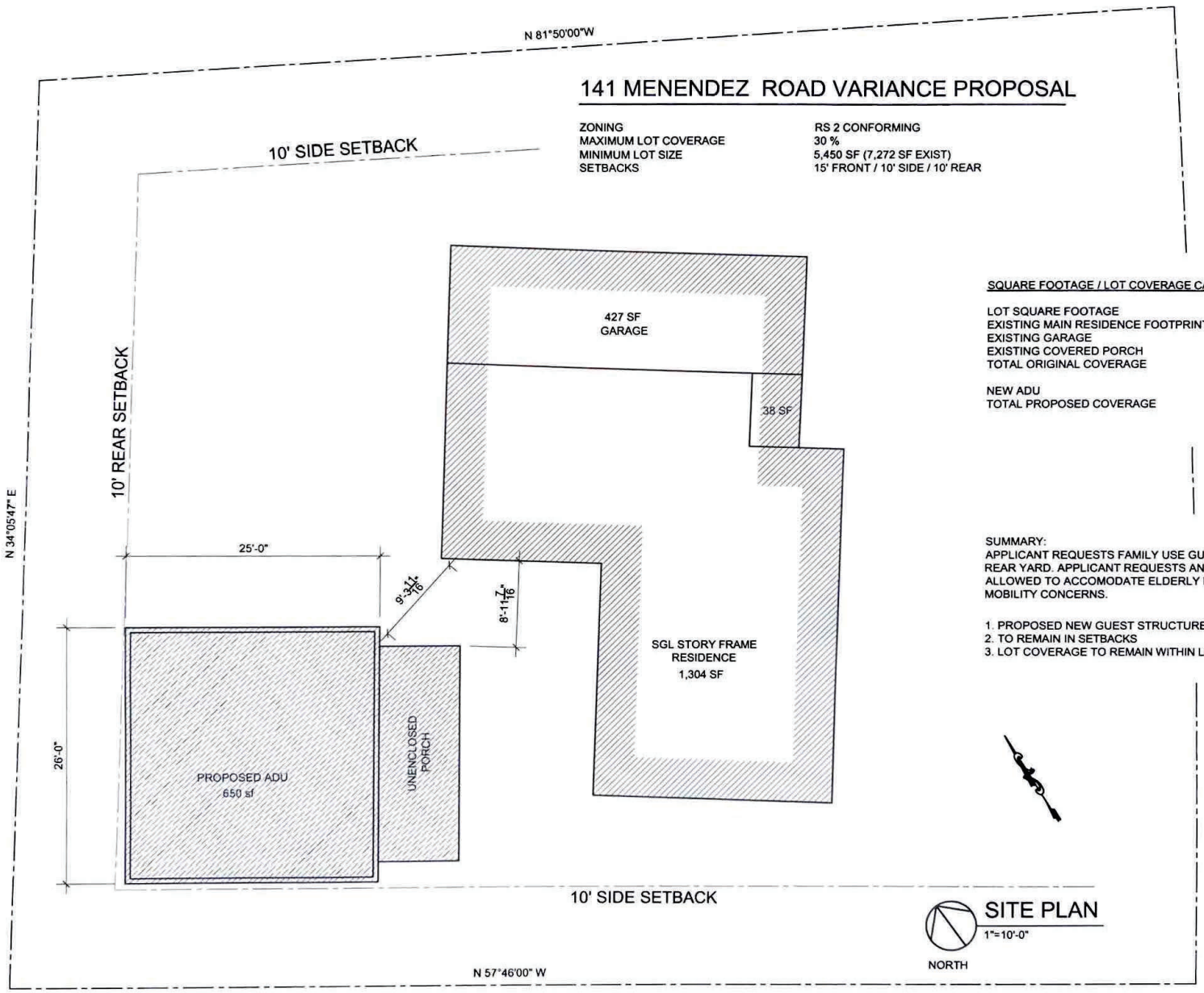
Attachment 4:

Supplemental Information

141 MENENDEZ ROAD VARIANCE PROPOSAL

ZONING	RS 2 CONFORMING
MAXIMUM LOT COVERAGE	30 %
MINIMUM LOT SIZE	5,450 SF (7,272 SF EXIST)
SETBACKS	15' FRONT / 10' SIDE / 10' REAR

Applicant - AMANDA & MORGAN NIVENS
Phone: (904) 540-2384
Address: 141 Menendez Rd.
St Augustine, FL 32080



SITE PLAN
1"=10'-0"

SQUARE FOOTAGE / LOT COVERAGE CALCULATIONS

LOT SQUARE FOOTAGE	11,078 SF
EXISTING MAIN RESIDENCE FOOTPRINT	1,304 SF
EXISTING GARAGE	427 SF
EXISTING COVERED PORCH	38 SF
TOTAL ORIGINAL COVERAGE	1,769 SF = 15.9 % LOT COVERAGE
NEW ADU	650 SF
TOTAL PROPOSED COVERAGE	2,419 SF = 21.8 % LOT COVERAGE

SUMMARY:
APPLICANT REQUESTS FAMILY USE GUEST ADDITION TO BE LOCATED IN REAR YARD. APPLICANT REQUESTS AN ADDITIONAL 150 SF TO THE 500 SF ALLOWED TO ACCOMODATE ELDERLY FAMILY MEMBER WITH VISION AND MOBILITY CONCERNS.

1. PROPOSED NEW GUEST STRUCTURE +650 SF (500 SF MAX. ALLOWED)
2. TO REMAIN IN SETBACKS
3. LOT COVERAGE TO REMAIN WITHIN LIMITS

141 MENENDEZ ROAD VARIANCE PROPOSAL

ZONING	RS 2 CONFORMING
MAXIMUM LOT COVERAGE	30 %
MINIMUM LOT SIZE	5,450 SF (7,272 SF EXIST)
SETBACKS	15' FRONT / 10' SIDE / 10' REAR

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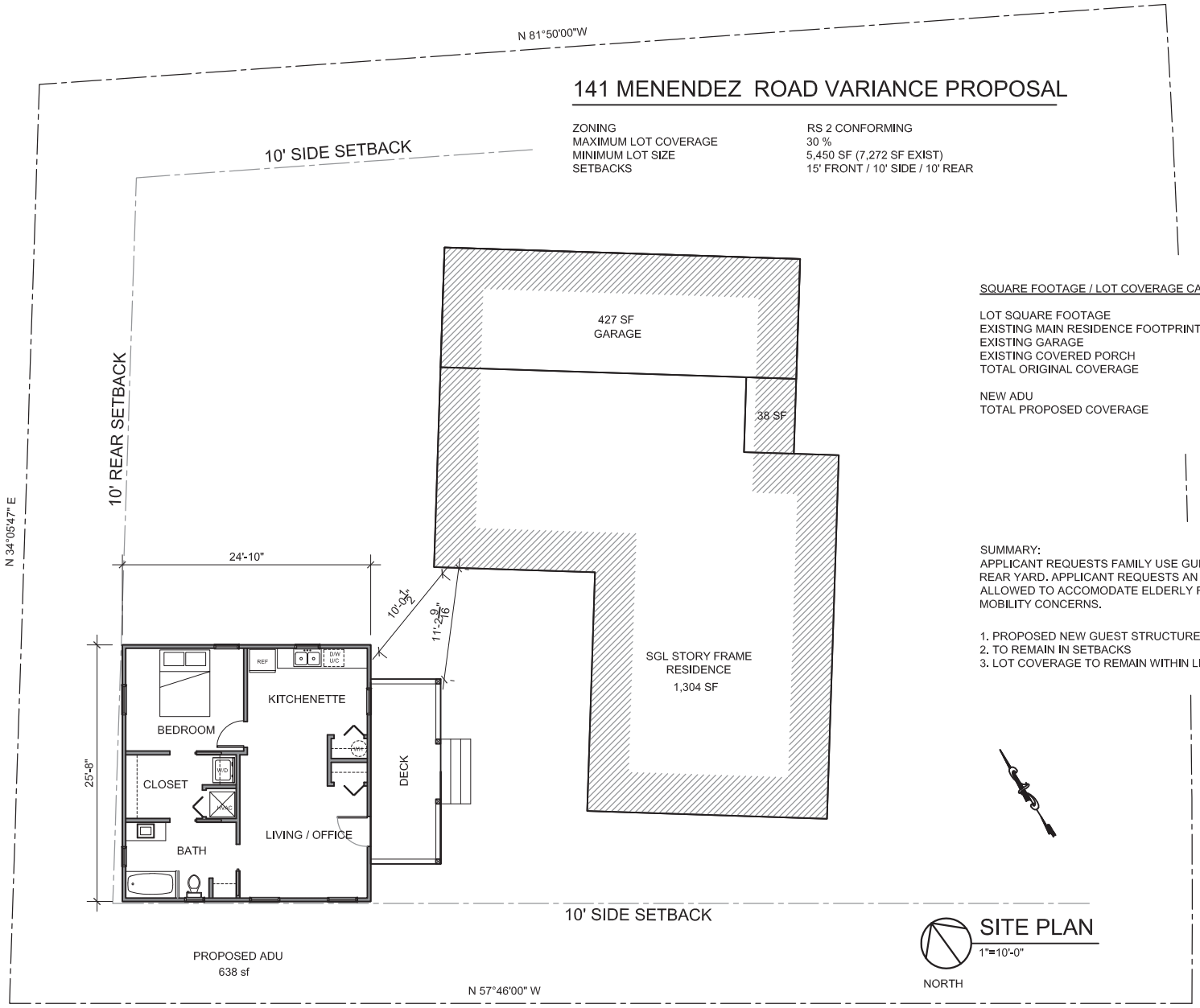

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EXISTING COVERED PORCH	38 SF
TOTAL ORIGINAL COVERAGE	1,769 SF = 15.9 % LOT COVERAGE
NEW ADU	638 SF
TOTAL PROPOSED COVERAGE	2,407 SF = 21.8 % LOT COVERAGE

SUMMARY:
APPLICANT REQUESTS FAMILY USE GUEST ADDITION TO BE LOCATED IN REAR YARD. APPLICANT REQUESTS AN ADDITIONAL 138 SF TO THE 500 SF ALLOWED TO ACCOMODATE ELDERLY FAMILY MEMBER WITH VISION AND MOBILITY CONCERNS.

1. PROPOSED NEW GUEST STRUCTURE +638 SF (500 SF MAX. ALLOWED)
2. TO REMAIN IN SETBACKS
3. LOT COVERAGE TO REMAIN WITHIN LIMITS

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	5.d.	PZB2026-0051
Request	**Address**	**Parcel ID**
Variance	161 Riberia St	206540-0000

Site & Background Information

Applicant:	James St. George
Owner:	Riberia Outpost 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:	0.14
Neighborhood:	Lincolnville
Archaeological Zone:	N/A

Request Summary

This application is a VARIANCE request to reduce the side (10 feet required 4.8 feet proposed), and rear setbacks (10 feet required, 5.4 feet proposed) for a proposed new screen enclosure over a swimming pool in the Residential Single Family-Two (RS-2) designation at 161 Riberia St.

***Please note: the site plan submitted with the application shows a proposed front setback of 10.4 feet (required front setback is 15 feet). However, the applicant states that this is in error. The applicant is not asking for a reduction in the front setback, and is aware they will have to meet a 15-foot front setback for the screen enclosure.

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]

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

Yard means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above the general ground level of the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line, to the point on the side lot line involved which is farthest from the

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

Yard, rear, means a yard extending across the rear of the lot between inner side yard lines. In the case of through lots and corner lots, there will be no rear yards, but only front and side yards. Depth of a required rear yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations, with its inner edge parallel with the rear lot line.

	RS-2	161 Riberia St
Lot coverage by all buildings	Maximum of Thirty (30) percent	1605/6000 = 27%
Front yard setback	Minimum of Fifteen (15) feet	15 feet
Side yard(s) setback	Minimum of Ten (10) feet	4.8 feet
Rear yard setback	Minimum of Ten (10) feet	5.4 feet
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 that the Riberia flooding and low base elevation required a retaining wall and 3 feet of fill which significantly increased front setback and limited pool location.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant states that an enclosure is required for both pool safety and ability to use the space outside (insects). The limitations of lot width and depth limit ability to meet setback requirements.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The applicant states that the disadvantage is due to limitations of lot depth and width relative to the home and requirement to meet necessary floodplain elevations.

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 that they own the home to the rear at 62 Weeden St, and that the property at 161 Riberia St will be occupied by a family member and that the backyard and pool will be a joint use. They also state that the neighbor at 60 Weeden has an 8' boundary fence.

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE** a variance request to reduce the side setbacks (10 feet required 4.8 feet proposed), and rear setbacks (10 feet required, 5.4 feet proposed) for a proposed new screen enclosure over a swimming pool as the variance criteria are met, or **CONTINUE,** until the applicant provides more information to identify how they meet the four variance criteria.

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



Future Land Use

City of St. Augustine

161 Riberia St.

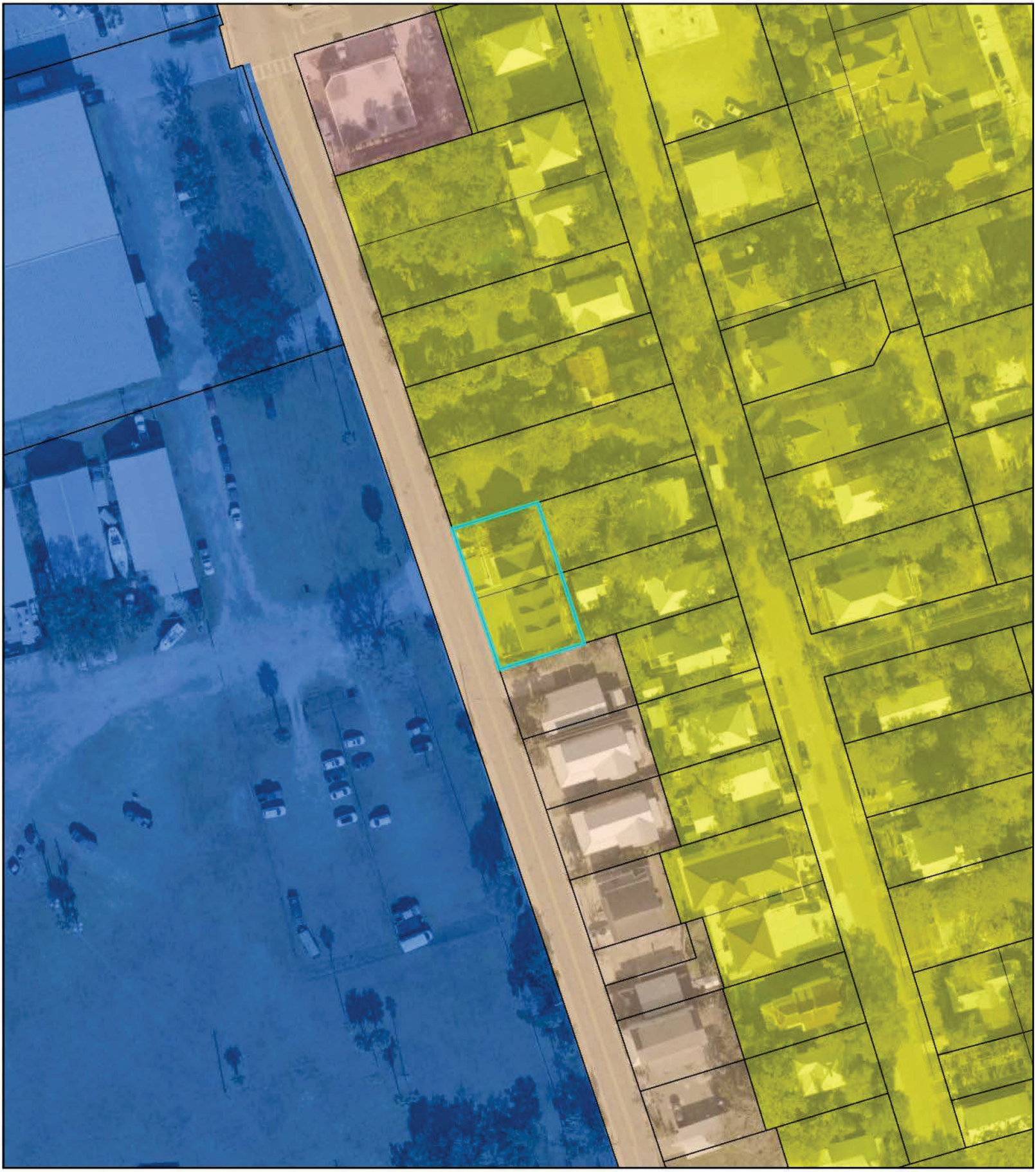
Legend

- Commercial Low Intensity
- Residential Low Density
- Residential Medium Density
- Residential Medium Density / Mixed Use
- Parcel

Scale: 1:1,000

N W E S

0 30 60 120 Feet



Zoning Map

City of St. Augustine

161 Riberia St.

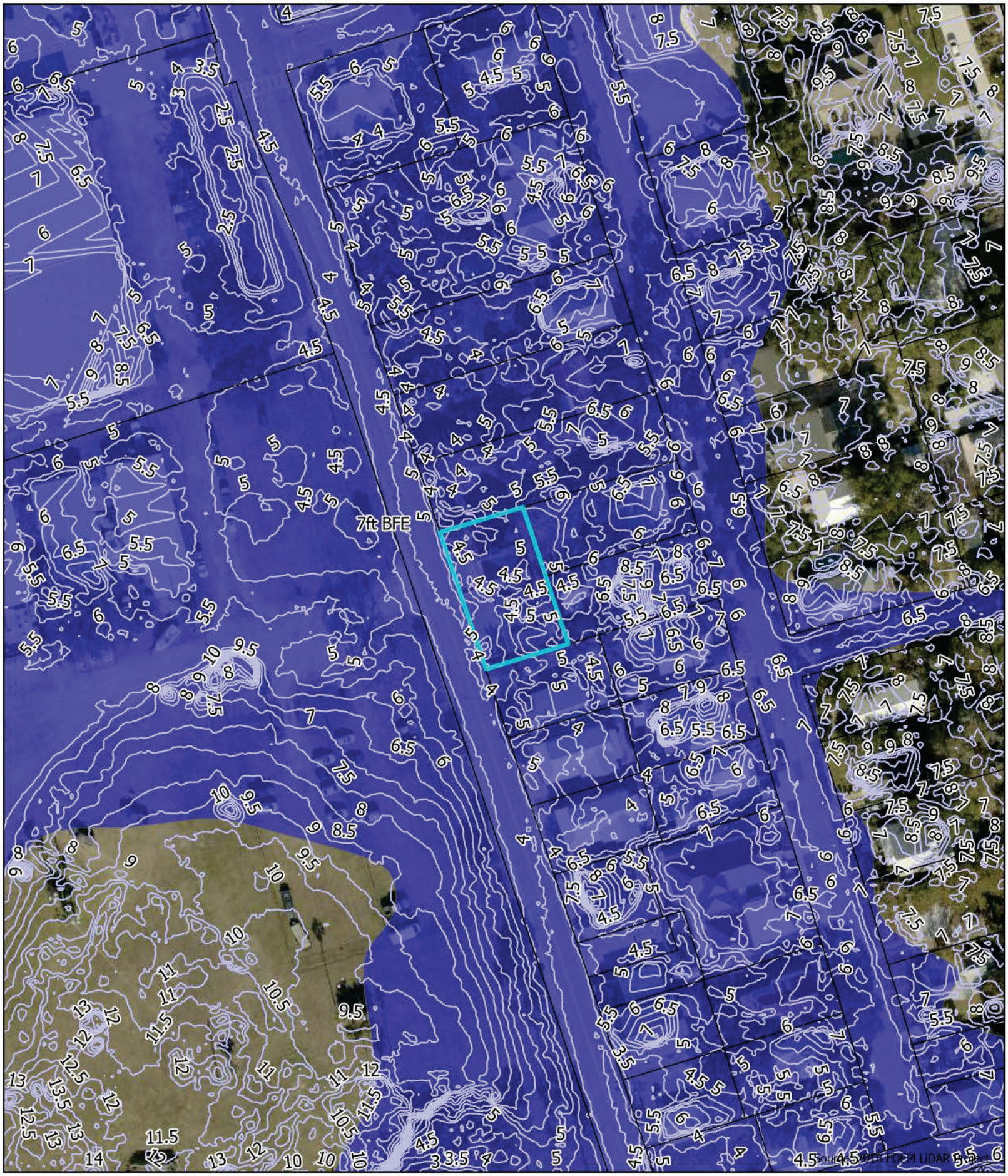
Legend

- Residential Single-Family-Two (RS-2)
- Residential General-One (RG-1)
- Commercial Low-One (CL-1)
- Maritime Use (MU)
- Parcel

Scale: 1:1,000

N W E S

0 35 70 140 Feet



Flood Zone & Ground Elevation Contours (ft. NAVD88)

City of St. Augustine

161 Riberia St.

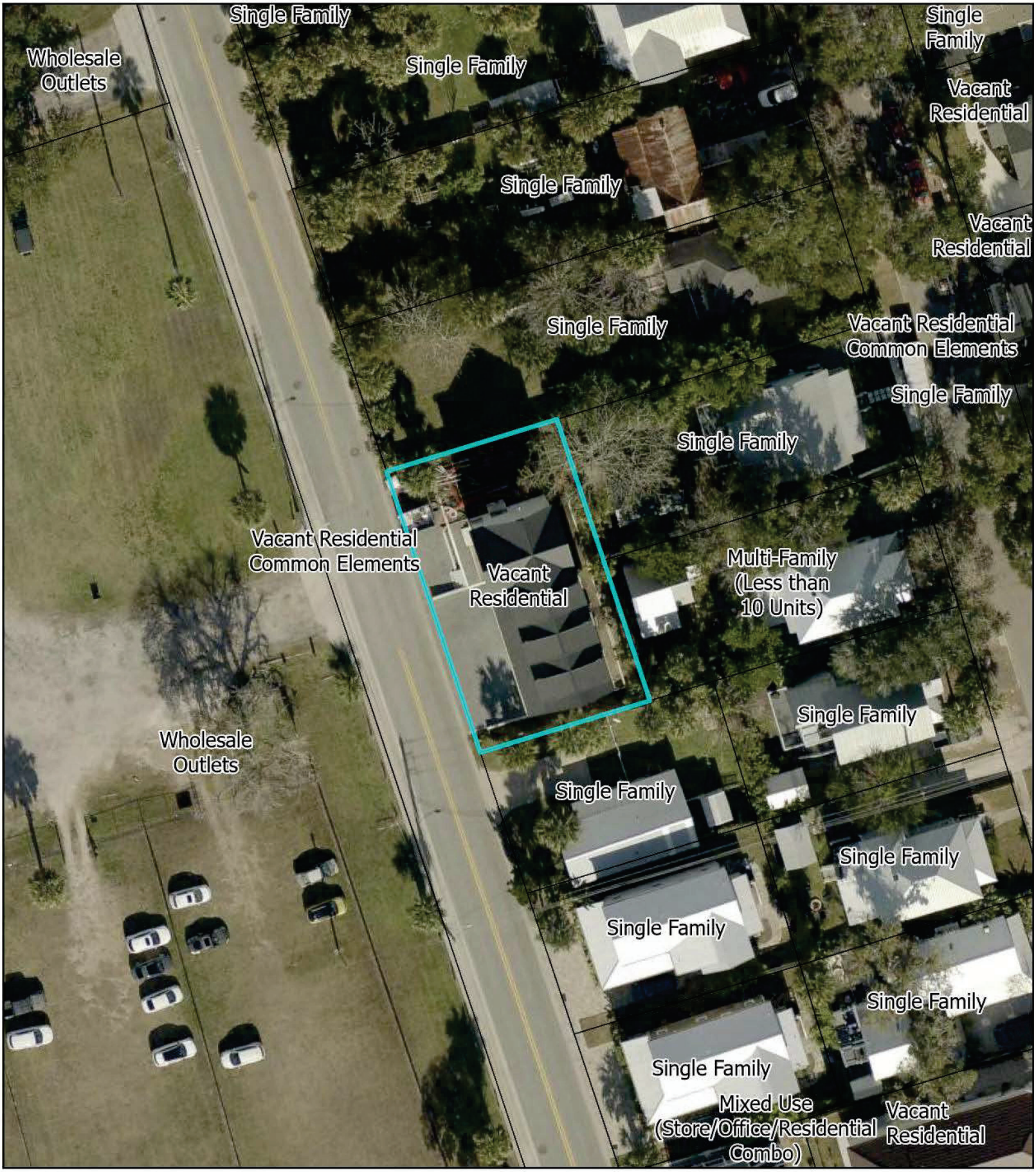
Legend

- Flood Zone AE
- Flood Zone VE
- Flood Zone X/X(S)
- 2018 Contours

Scale: 1:1,000

N W E S

0 25 50 100 Feet



St Johns County Property Appraiser
Use Classification
City of St. Augustine
161 Riberia St

Legend
Parcel

Scale: 1:500

N
W E
S

0 15 30 60 Feet

161 Riberia 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: James St George Contact Number:_____
   Business *(if applicable)*:_____
   Address: 161 Riberia St City: St Augustine State: FL Zip: 32084
   E-Mail Address:_____

2. NAME OF PROPERTY OWNER: James St George Contact Number:_____
   Business *(if applicable)*:_____
   Address: 46 Weeden St City: St Augustine State: FL Zip: 32084
   E-Mail Address:_____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: W60FT OF LOTS 7 & 8 BLK A OR5425/1567 Block:_____
   Subdivision: Dumas Tract with part City St Aug (622) Parcel Number: 2065400000

4. PROJECT STREET ADDRESS: 161 Riberia St

5. SPECIFIC PROPOSED USE: Single Family Residence

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

7. DESCRIPTION OF ACTION REQUESTED: This is a recently completed new construction single family residence on a conforming RS-2 lot. A pool is being installed and the water's edge is 7' from side boundary. There is a CMU retaining wall around the perimeter of the lot which is 5' from the North side and East rear boundaries. I wish to install a screened pool enclosure. I wish to attach the enclosure to the existing retaining wall (5' side and rear setback.)

8. JUSTIFICATION FOR ACTION REQUESTED: Enclosure is required for both pool safety and ability to use the space outside (insects)

04/18/2019

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:
Riberia flooding and low base elevation required a retaining wall and 3' of fill which significantly increased front setback and limited pool location.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:
Enclosure is required for both pool safety and ability to use the space outside (insec
Limitations of lot width and depth limit ability to meet setback requirements and limit

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Disadvantage is due to limitations of lot depth and width relative to the home and requirement to meet necessary flood plane elevations

(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: I owned the home to the rear at 62 Weeden St.
This will be occupied by another family member and the backyard/poolwill be jointly
The adjacent owner at 60 Weeden has an 8' boundary fence

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.

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Signature of Applicant — Date: 05-04-2026

Signature of Property Owner — Date: 05-04-2026

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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James St George

Print name of applicant

Signature of applicant

05-04-2026

Date

10/31/17

PZB APPLICATION FEE SCHEDULE

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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: 161 Riberia St

Applicant's Name: James St George Applicant's Signature: _____

Owner's Name: Riberia Outpost, LLC Owner's Signature: James St George

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

_____

BY: _____
Signature of Owner

James St George, MGR
Print Name of Owner

[redacted]
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 8th day of May, 2026.

By James St. George

Identification verified:

Oath sworn: ✓ Yes ____ No

STACY L. BARKER
Notary Public, State of Florida
Commission# HH 654985
My comm. expires Mar. 23, 2029

Notary Signature: Stacy L. Barker

My Commission expires: 3/23/2029

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2065400000
Location Address	161 RIBERIA ST SAINT AUGUSTINE 32084 0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY W60FT OF LOTS 7 & 8 BLK A OR5425/1567 ***The Description above is not to be used on legal documents.**
Property Use Code	Vacant Residential (0000)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.140
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

RIBERIA OUTPOST LLC
100%
8767 PERIMENTER PARK BLVD #8767
JACKSONVILLE, FL 32216 0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$319,500.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$319,500.00**
Total Deferred	$0.00
Assessed Value	**$319,500.00**
Total Exemptions	
Taxable Value	**$319,500.00**

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	$319,500	$0
2024	$0	$0	$319,500	$0
2023	$0	$0	$284,000	$0
2022	$0	$0	$258,440	$0
2021	$0	$3,456	$166,400	$0
2020	$0	$3,600	$184,600	$0
2019	$0	$3,744	$184,600	$0
2018	$0	$3,888	$170,400	$0
2017	$0	$3,716	$153,360	$0
2016	$0	$3,875	$133,125	$0
2015	$0	$4,034	$106,500	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	100	60	100	EF	$319,500

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
11/22/2021	11/19/2021	$265,000.00	WARRANTY DEED	5425	1567	Q	V	KIRSCHNER DIANNE A	RIBERIA OUTPOST LLC
12/28/2020	11/18/2020	$170,000.00	WARRANTY DEED	5135	1176	Q	V	FAVER WILLIAM W,DENA H LIVING TRUST ETAL	KIRSCHNER DIANNE A
10/17/2014	10/15/2014	$100.00	QUIT CLAIM DEED	3943	787	U	I	FAVER WILLIAM KEITH & FAVER WORLEY KEVIN,CARRIE AN	FAVER WILLIAM W,DENA H LIVING TRUST ETAL
	1/30/2009	$14,000.00	WARRANTY DEED	3163	800	U	I	MARTIN VAN BUREN JR & CYNTHIA FAVER(THEIR 1/4 INT)	FAVER WILLIAM KEITH & FAVER WORLEY KEVIN,CARRIE AN
	2/23/2007	$250,000.00	WARRANTY DEED	2874	1642	Q	I	THE LEXI GROUP LLC	FAVER WILLIAM,DENA LIVING TRUST
	6/29/2004	$100.00	WARRANTY DEED	2787	613	U	I	VONASEK JOHN & BROWN JANICE	THE LEXI GROUP LLC
	6/29/2004	$100.00	WARRANTY DEED	2787	610	U	I	VONASEK JOHN & BROWN JANICE TRUSTEES	VONASEK JOHN & BROWN JANICE
	12/31/1998	$50,000.00	WARRANTY DEED	1379	612	Q	I	ARIANA TRUST JACKSON VERNON B TRUSTEE	VONASEK JOHN & BROWN JANICE TRUSTEES
	10/15/1995	$100.00	QUIT CLAIM DEED	1135	984	U	I	EDWARDS MARILYN L	ARIANA TRUST
	3/1/1984	$30,500.00		635	554	Q	I		EDWARDS MARILYN L
	3/1/1983	$16,000.00		574	754	Q	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/7/2026, 3:02:10 AM

Contact Us

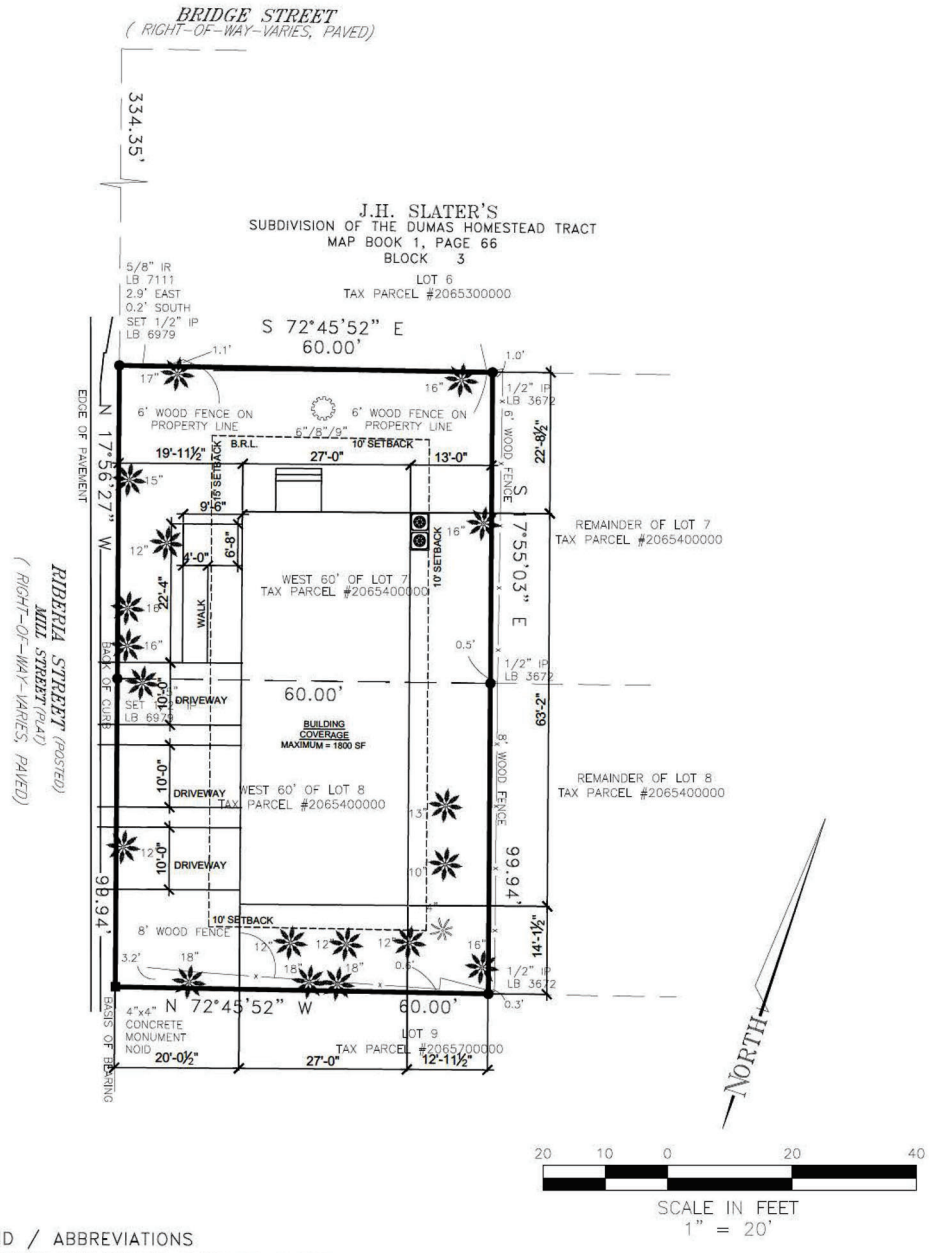
Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Supplemental Information

MAP SHOWING BOUNDARY SURVEY OF

OFFICIAL RECORDS 5426, PAGE 1567 THE WEST 60 FEET OF LOTS 7 AND 8, BLOCK 3, OF J.H.SLATER'S SUBDIVISION OF THE DUMAS HOMESTEAD TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 96, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



LEGEND / ABBREVIATIONS

- ● DENOTES FOUND IRON PIPE OR IRON ROD, AS NOTED
- ◉ DENOTES FOUND NAIL
- ⊡ DENOTES FOUND CONCRETE MONUMENT
- IR IRON ROD
- IP IRON PIPE
- ID. IDENTIFICATION
- LB LICENSED BUSINESS
- PLS PROFESSIONAL LAND SURVEYOR
- 10"/12" DENOTES HACKBERRY TREE, SIZE AND TYPE AS NOTED
- 12" DENOTES PALM TREE, SIZE AND TYPE AS NOTED
- 4" DENOTES MULBERRY TREE, SIZE AND TYPE AS NOTED

NOTES:

1.) A BEARING OF N 17°56'27" W WAS ASSUMED ON THE EASTERLY RIGHT-OF-WAY LINE OF RIBERIA STREET AND IS THE BASIS OF BEARINGS SHOWN HEREON.

2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.

3.) THE DESCRIPTIONS SHOWN HEREON WERE PROVIDED TO THIS OFFICE BY THE CLIENT.

4.) THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES WERE NOT LOCATED.

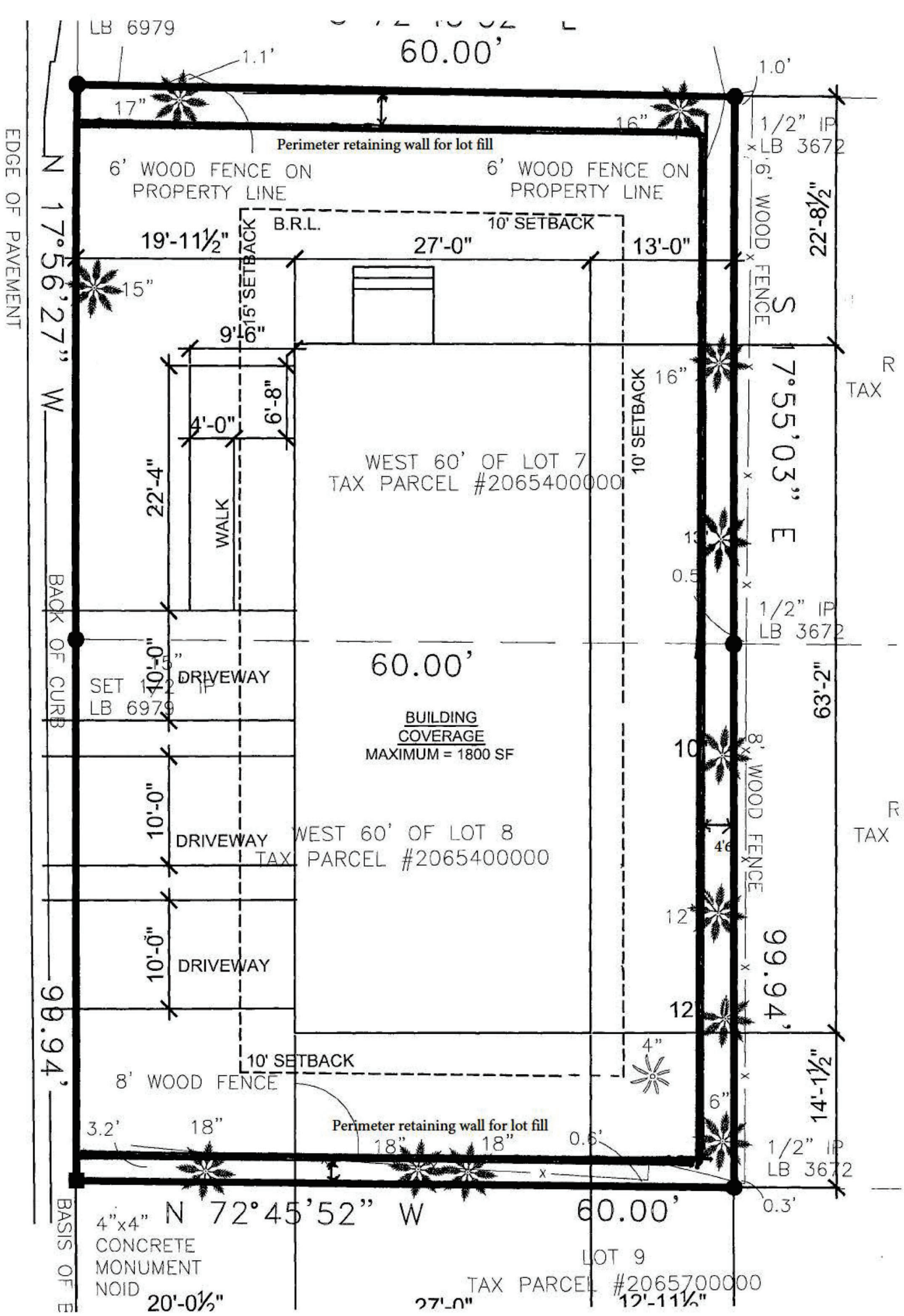
5.) AS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM) 12109C0314J REVISED DECEMBER 7, 2018, THE PROPERTY SHOWN HEREON LIES IN ZONE AE 7'.

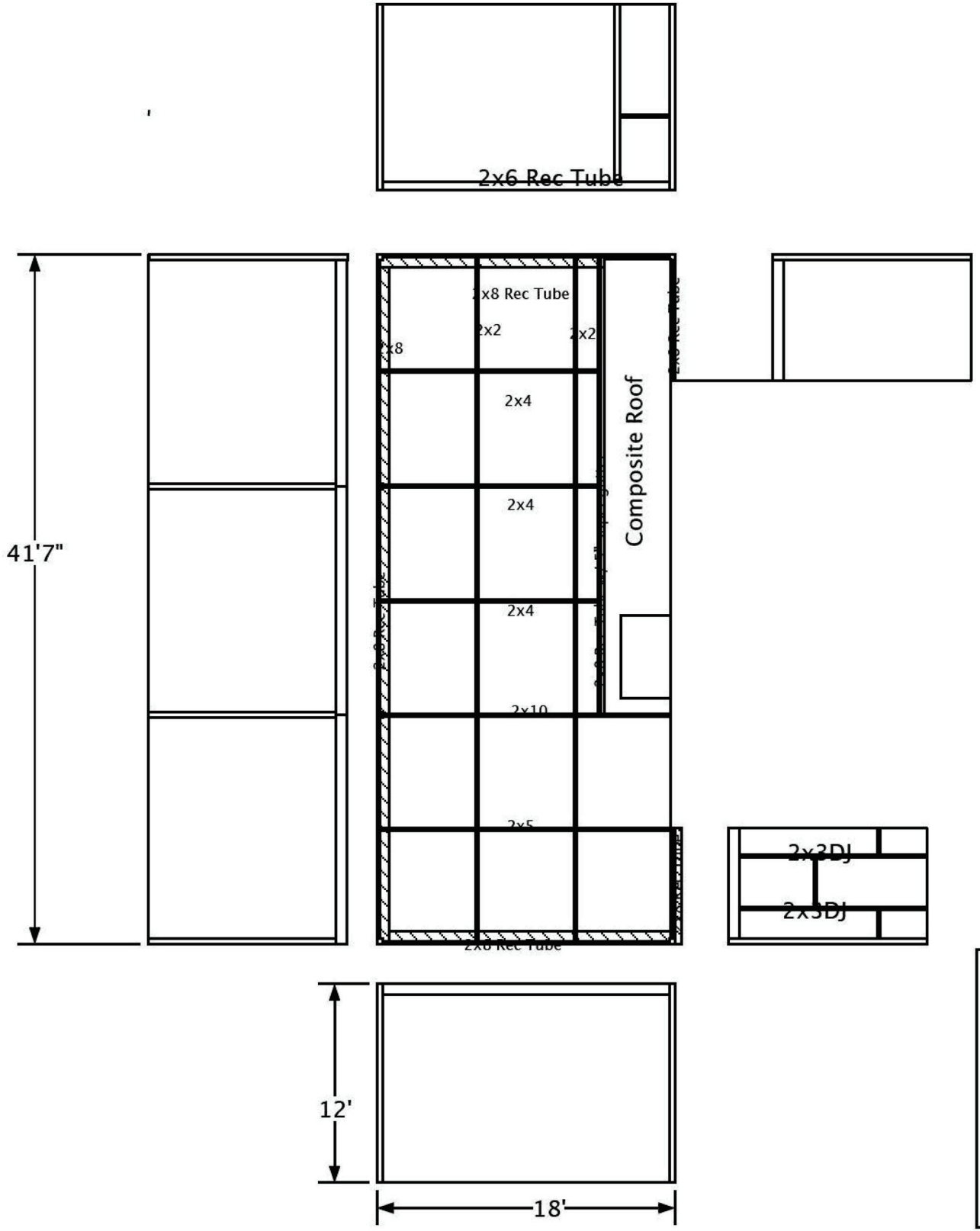
Terry M. Durden, Florida PSM #5261
Not Valid Without The Digital Signature
Of A Florida Licensed Surveyor & Mapper

PROJECT No: B-22-3591

GEOMATICS CORP.
SURVEYING-MAPPING-GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3086 FAX (904) 824-5753
LICENSED BUSINESS
FLORIDA #6979 GEORGIA #939
SOUTH CAROLINA #3387 ALABAMA #794
NORTH CAROLINA COA #3752

PROJECT No:	B-22-3591
SURVEY DATE:	2022-06-20
CAD FILE:	22-3591.DWG
CHECKED BY:	T. DURDEN
DRAWN BY:	A. LAND
FIELD WORK:	Z. DURDEN
FB: 22-04	PG.: 3-4

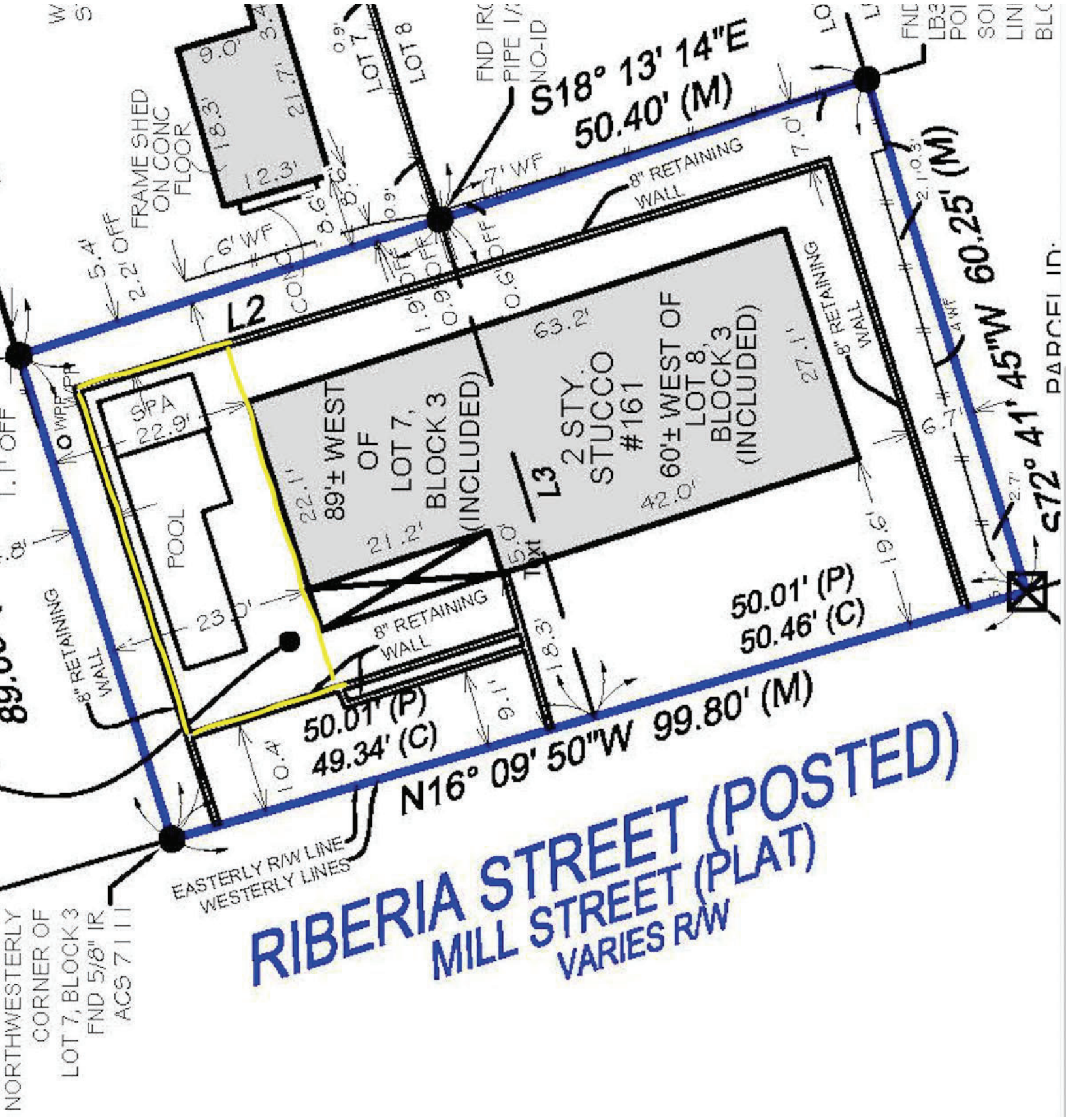

LB 6979
60.00'
1.1'
1.0'
17"
16"
Perimeter retaining wall for lot fill
1/2" IP
LB 3672
6' WOOD FENCE ON
PROPERTY LINE
6' WOOD FENCE ON
PROPERTY LINE
6' WOOD FENCE
22'-8½"
B.R.L.
10' SETBACK
19'-11½"
27'-0"
13'-0"
15' SETBACK
15"
9'-6"
6'-8"
4'-0"
22'-4"
WALK
16"
10' SETBACK
WEST 60' OF LOT 7
TAX PARCEL #2065400000
N 17°56'27" W
99.94'
EDGE OF PAVEMENT
BACK OF CURB
S 17°55'03" E
99.94'
R
TAX
0.5
1/2" IP
LB 3672
60.00'
SET 1/2" IP
LB 6979
DRIVEWAY
10'-0"
BUILDING
COVERAGE
MAXIMUM = 1800 SF
63'-2"
8' WOOD FENCE
4'6
10'-0"
DRIVEWAY
WEST 60' OF LOT 8
TAX PARCEL #2065400000
10'-0"
DRIVEWAY
4"
10' SETBACK
8' WOOD FENCE
6"
14'-1½"
3.2'
18"
Perimeter retaining wall for lot fill
18"
18"
0.6'
1/2" IP
LB 3672
0.3'
4"x4"
CONCRETE
MONUMENT
NOID
N 72°45'52" W
60.00'
LOT 9
TAX PARCEL #2065700000
BASIS OF B
20'-0½"
27'-0"
12'-11½"



Encompass Enclosures

Name-St George
Address-161 Riberia St
Municipality-City of St Augustine
Wind Speed-130
Exposure-B

Pool screen enclosure is outlined in yellow. One side of the enclosure will attach to the adjacent home. The remainder of the enclosure will be attached to the existing retaining wall.

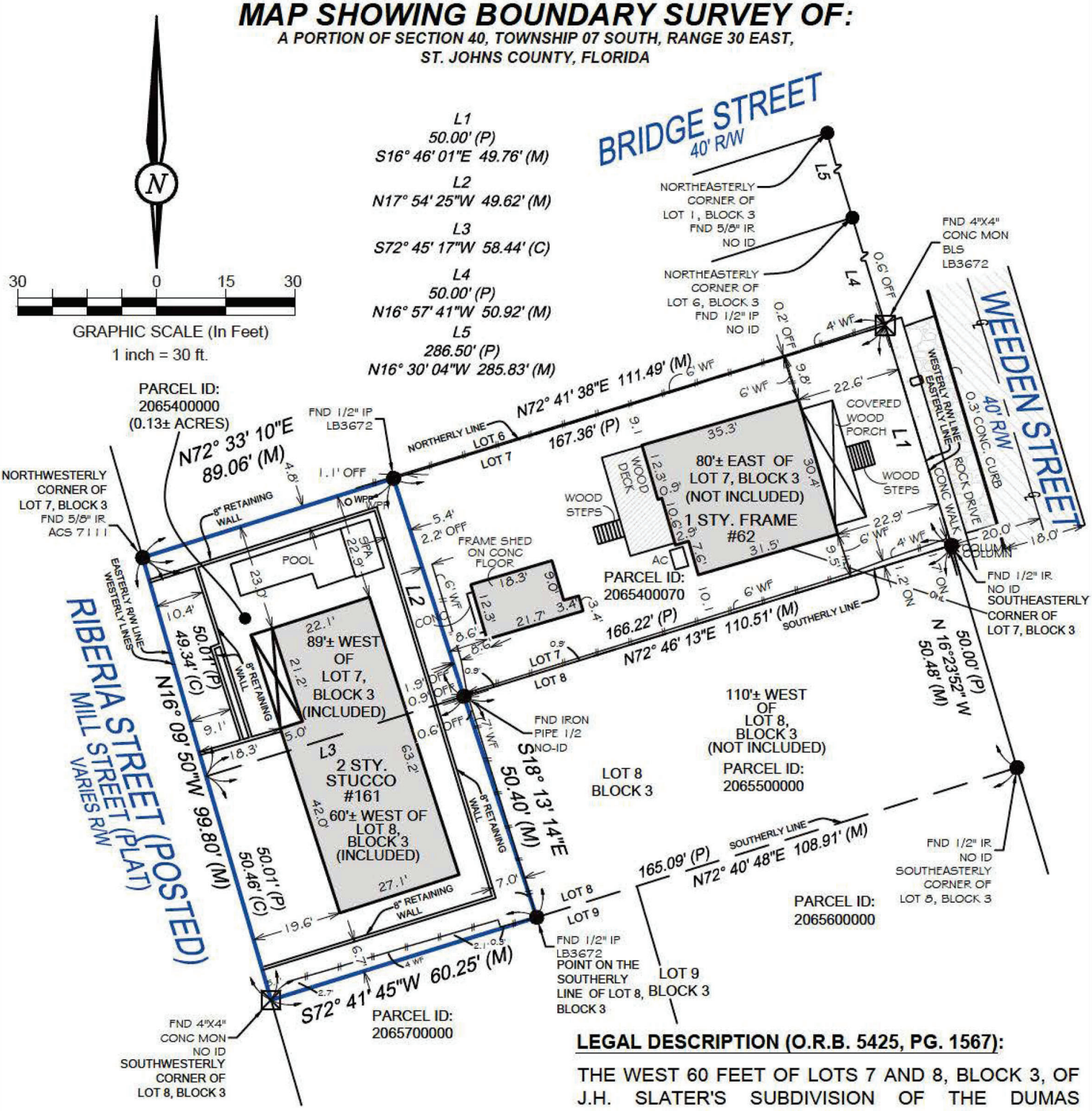


Pool screen enclosure is outlined in yellow. One side of the enclosure will attach to the adjacent home. The remainder of the enclosure will be attached to the existing retaining wall.



MAP SHOWING BOUNDARY SURVEY OF:

A PORTION OF SECTION 40, TOWNSHIP 07 SOUTH, RANGE 30 EAST,
ST. JOHNS COUNTY, FLORIDA



LEGAL DESCRIPTION (O.R.B. 5425, PG. 1567):

THE WEST 60 FEET OF LOTS 7 AND 8, BLOCK 3, OF J.H. SLATER'S SUBDIVISION OF THE DUMAS HOMESTEAD TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 96, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PROPERTY ADDRESS: 161 RIBERIA ST, SAINT AUGUSTINE, FL 32084

FIELD WORK DATE: 05/14/2026

CAD DRAFTER: AC

SURVEY NUMBER: 1895-NE

REVISION DATE: 05/15/2026

PABLO A. ALVAREZ LICENSE No. PSM #7274 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Pablo Alvarez

Digitally signed by Pablo Alvarez Date: 2026.05.15 16:02:45 -04'00'

SURVEYOR'S CERTIFICATION

THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTHBY 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.

RIVER CITY SURVEYING & MAPPING, LLC

rivercitysurveyors.com

Florida Business License (LB) No. 8484
7220 Financial Way Jacksonville, Florida 32256 | 904.675.9500

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 5J-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 2038748.139999999898

23. Building ties measured to frame, not foundation.

ABBREVIATIONS AND SYMBOL LEGEND:

AC	= Air Conditioner
AP	= Aluminum Pole
APL	= Aluminum Pole with Lights
BLDG	= Building
CI	= Cap Illegible
CO	= Clean Out
CONC	= Concrete
C/P	= Covered Porch
CPL	= Concrete Pole with Lights
CPP	= Concrete Power Pole
DWAY	= Driveway
D/WAY	= Driveway
EUB	= Electronic Utility Box
FT.	= Feet
GUY	= Guy Wire/Anchor
ICV	= Irrigation Control Valve
ID	= Identification
LP	= Light Pole
nof	= now or formerly (owned by)
OHL	= Overhead Wire/Line
PP	= Power Pole
PPL	= Power Pole with Lights
RES.	= Residence
SCO	= Sewer Clean Out
SQ	= Square
STY	= Story
UR	= Utility Riser
WPL	= Wood Pole with Lights
WPP	= Wood Power Pole
CLF	= Chain Link Fence
F	= Face Side of Wood Fence
MF	= Metal Fence
P	= Past Side of Wood Fence

ORV	= Official Record Volume
Pg	= Page
CMP	= Corrugated Metal Pipe
R.B.L.	= Reference Bearing Line
R/W	= Right -Of -Way
TOB	= Top of Bank
TOW	= Top of Water
(P)	= Plat Call
(M)	= Field Measured Value
(C)	= Calculated Value
(D)	= Deed Call
RAD	= Radius
CH	= Chord Bearing & Distance
L	= Arc Length
CCEC	= Clay County Electric Cooperative
CCUA	= Clay County Utility Association
CEC	= Clay Electric Cooperative
COJ	= City of Jacksonville
F.A.C.	= Florida Administrative Code
FP	= Florida Power
FPL	= Florida Power & Light
FP&L	= Florida Power & Light
FPLE	= Florida Power & Light Easement
JEA	= Jacksonville Electric Authority
JEA-E	= Jacksonville Electric Authority Easement
JEA-EE	= Jacksonville Electric Authority Equipment Easement
OREMC	= Okefenoke Rural Electric Cooperative
D.&A.E.	= Drainage & Access Easement
P.U.D.E.	= Public Utility & Drainage Easement
LB	= Licensed Survey Business
LS	= Licensed Surveyor

VF	= Vinyl/PVC Fence
WF	= Wood Fence
WIF	= Wire Fence
CM	= Concrete Monument
FIP	= Found Iron Pipe (Size Delineated)
FIR	= Found Iron Rod (Size Delineated)
FIPC	= Found Iron Pipe/Cap
FIRC	= Found Iron Rod/Cap
PCPt	= Permanent Control Point
PK	= Parker- Kalon Nail or Mag Nail
PRM	= Permanent Reference Monument
IP	= Iron Pipe
IR	= Iron Rod
SIP	= Set Iron Pipe
SIR	= Set Iron Rod
SIRC	= Set Iron Rod & Cap
D.B.	= Deed Book
MB	= Map Book
O.R.B.	= Official Records Book
ESMT	= Easement
PI	= Point of Intersection
POB	= Point of Beginning
POC	= Point of Commencement
POI	= Point of Interest
PRC	= Point of Reverse Curvature
PT	= Point of Tangency
PC	= Point of Curvature
PCC	= Point of Compound Curvature
C.B.	= Catch Basin
EC	= Edge of Concrete
EP	= Edge of Asphalt/Pavement
EOP	= Edge of Pavement
EOW	= Edge of Water

RLS	= Registered Licensed Surveyor
PLS	= Professional Licensed Surveyor
PSM	= Professional Surveyor & Mapper
PS	= Professional Surveyor
S	= Section
T	= Township
R	= Range
CL	= Centerline
CLD	= Centerline Ditch
D.E.	= Drainage Easement
W	= Well
℄	= Centerline
EUB	= Electric Utility Box
	= Water Meter
S	= Sanitary Sewer Manhole
	= Benchmark (BM)
D	= Stormwater Drainage Manhole
S	= Septic Tank
	= Delta or Central Angle
WPP	= Wood Power Pole
	= Guy Anchor
	= Light Pole (LP)
	= Fire Hydrant (FH)
	= Sign (Single Post)

CERTIFIED TO:
JAMES ST GEORGE

VICINITY MAP:
N.T.S



RIVER CITY
SURVEYING & MAPPING, LLC
rivercitysurveyors.com
Florida Business License (LB) No. 8484
7220 Financial Way Jacksonville, Florida 32256 | 904.675.9800

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

IMPERVIOUS SURFACE RATIO WORKSHEET
(Method of Calculation)

IMPERVIOUS SURFACE - Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities.

IMPERVIOUS SURFACE RATIO (ISR) - The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

LOT AREA - The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area.

Property Address 161 Riberia St

Lot Area 6000 square feet

Impervious Surfaces:

1. Existing building(s) footprint 1605 sq.ft.
2. Existing concrete/paver patios, driveways, walkways, etc. ~~2345~~ sq.ft.
3. Proposed roofed building(s) footprint ~~0~~ sq.ft.
4. Proposed concrete/paver patios, driveways, walkways, etc. 0 sq.ft.

Total Impervious Surfaces 3469 sq.ft.

3950 (Total Impervious Surface) divided by 6000 (Lot Area) = 62 % (Impervious Surface Ratio %)

I, _____ (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete to the best of my knowledge.

Date 05/13/2026

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	6.a.	PZB2026-0042
Request	**Address**	**Parcel ID**
Use by Exception Variance	82, 84, 86 Washington St.	208280-0000 208270-0000 208210-0000

Site & Background Information

Applicant & Owner:	Paul & Rebecca Morris
Property Class: (St. Johns County Property Appraiser)	4905 – Open Storage
Future Land Use Designation:	Commercial Low Intensity
Zoning Designation:	Commercial Low One (CL-1)
Acreage:	.32 (all parcels combined)
Neighborhood:	Lincolnville
Archaeological Zone:	IID

Request Summary

This application includes three (3) use by exception requests, including:
-Use by exception to operate a commercial entertainment facility (theater) in a fully enclosed building.
-Use by exception for the sale of alcoholic beverages with alcohol content not more than fourteen (14) percent for consumption, either on the premises or off the premises.
-Use by exception for off-site parking within a private parking facility.
AND
This application includes two (2) variance requests, including:

-Variance request to reduce the number of required off-street parking spaces from 17 to 6 spaces and 1 ADA space.
-Variance request to reduce the front yard setback from the required ten (10) feet to proposed zero (0) setback to match the existing building on site.

The properties located at 82, 84, and 86 Washington St are located in the Commercial Low One (CL-1) zoning designation. Historically, the building on site operated as a movie theater.

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 6.5.1 Commercial Low Intensity This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is intended for low traffic generating commercial uses including general retail sales and service-related uses intended to serve the local neighborhoods. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses. Residential Uses Single or multi-family uses to a maximum of 16 dwelling units per acre. -Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use. Other uses Maximum lot coverage of 60%; maximum height restriction of 35 feet. To encourage mixed use developments: -Residential uses included in mixed use developments shall occupy a minimum of 20% and a maximum of 40% of the development area, unless otherwise approved by the PZB. -Commercial uses included in a residential mixed-use development shall occupy a minimum of 40% and a maximum of 60% of the development area, unless otherwise approved by the PZB. -Mixed use commercial projects are encouraged	
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]

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.

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. 28-29. - 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.

(b) Variances:

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

handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:

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

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

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

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

Sec. 28-206. Commercial low-one: CL-1. [LINK TO SECTION]

Intent. 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 CL-1 district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. However, professional and business offices and similar uses are encouraged.

(3) *Permissible uses by exception:*

a. Hotel/motel, maximum of thirty (30) units.

b. Plant nursery.

c. Sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises.

d. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

e. Medical/dental clinic, intermediate care facility.

f. Uses and structures as for RG-1 (section 28-163).

g. Indoor movie theatres.

h. Commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses.

i. 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.

j. Micropigmentation clinic.

k. Craft alcohol industry, limited to alcohol by volume (ABV) not to exceed fourteen (14) percent, such as but not limited to, beer and wine. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

	CL-1	82, 84, 86 Washington St
Lot coverage by all buildings	Maximum of Fifty (50) percent	Unknown
Front yard setback	Minimum of Ten (10) feet	0 feet
Side yard(s) setback	Minimum of Ten (10) feet	10 feet
Rear yard setback	Minimum of Ten (10) feet	10 feet
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 that the following conditions result in singular disadvantage: mature oak and elm trees onsite, the limited land available for parking, being located outside of the Historic District parking zone, immediate neighbors (St. Francis House) which span 4 buildings and have the same zoning with no onsite parking available.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant states that: "even though out location and lot dimensions are aligned with multiple other downtown properties with zero onsite parking, under the current parking requirements for this property we will be unable to proceed with this project without this variance. For the past 5 years we have explored every possible alternative option to no avail.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The applicant states that they have done everything in their plans to maximize onsite parking capacity while also maintaining and protecting the established trees on the lot.

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 that: "with its proximity to the Lincolnville community and within easy walking distance of downtown we are primarily aiming to attract people by foot or by bicycle. The property is located less than 100 yards from the second largest city owned parking lot in downtown St. Augustine which can help provide for anyone arriving by car. My family and I have lived in Lincolnville for over 25 years and are committed to bringing positive energy back to this section of Washington St."

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE** the use by exception requests with or without conditions:

-Use by exception to operate a commercial entertainment facility (theater) in a fully enclosed building.
-Use by exception for the sale of alcoholic beverages with alcohol content not more than fourteen (14) percent for consumption, either on the premises or off the premises.
-Use by exception for off-site parking within a private parking facility.
or **CONTINUE** the exception requests for additional information;

AND APPROVE the variance requests as the variance criteria are met:
-Variance request to reduce the number of required off-street parking spaces from 17 to 6 spaces and 1 ADA space.
-Variance request to reduce the front yard setback from the required ten (10) feet to proposed zero (0) setback to match the existing building on site.
or **CONTINUE** the variance requests**,** until the applicant provides more information to identify how they meet the four variance criteria.

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



Future Land Use

City of St. Augustine

86, 84, & 82 Washington St

Legend

- Commercial Low Intensity
- Historic Preservation
- Open Land
- Residential Low Density
- Parcel

Scale: 1:1,000

N W E S

0 30 60 120 Feet



Zoning Map

City of St. Augustine

86, 84, 82 Washington St

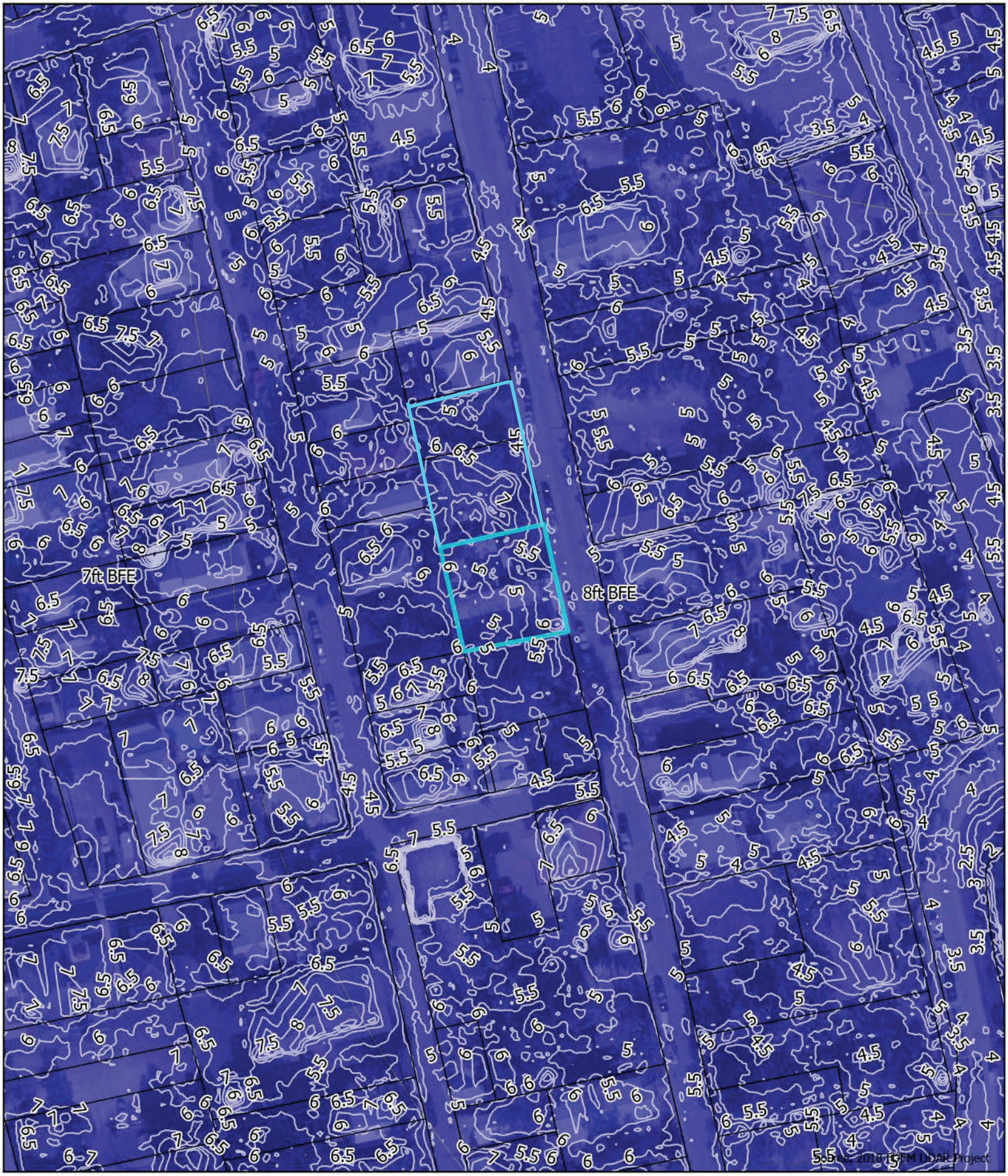
Legend

- Residential Single-Family-Two (RS-2)
- Residential General-One (RG-1)
- Open Land (OL)
- Historic Preservation (HP-1)
- Commercial Low-One (CL-1)
- Commercial Low-Two (CL-2)
- Parcel

Scale: 1:1,000

N W E S

0 35 70 140 Feet



Flood Zone & Ground Elevation Contours (ft. NAVD88)

City of St. Augustine

86, 84, 82 Washington St

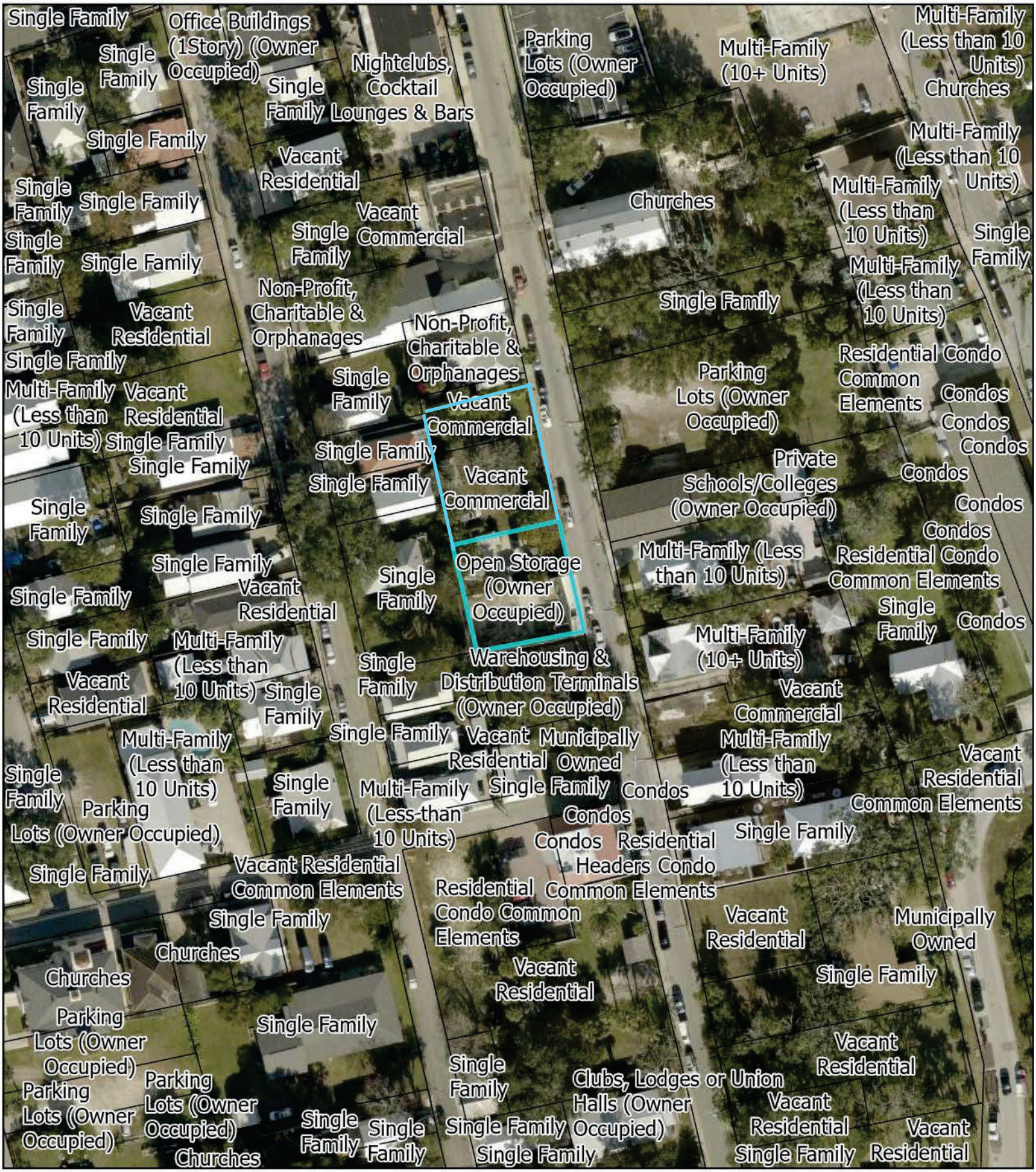
Legend

- Flood Zone AE
- Flood Zone VE
- Flood Zone X/X(S)
- 2018 Contours

Scale: 1:1,000

N W E S

0 25 50 100 Feet



St Johns County Property Appraiser
Use Classification
City of St. Augustine
86, 84, 82 Washington St

Legend

Parcel

Scale: 1:1,000

N W E S

0 30 60 120 Feet

86, 84, 82 Washington 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: Paul and Rebecca Morris Contact Number: [redacted]
   Business *(if applicable)*:_____
   Address: 86 Washington Street City: St Augustine State: Fl Zip: 32084
   E-Mail Address: [redacted]
2. NAME OF PROPERTY OWNER: Paul and Rebecca Morris Contact Number: [redacted]
   Business *(if applicable)*:_____
   Address: 86 Washington Street City: St Augustine State: Fl Zip: 32084
   E-Mail Address: [redacted]
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 86 Washington St Block:_____
   Subdivision: Dumas Tract Parcel Number: 2082100000
4. PROJECT STREET ADDRESS: 82,84&86 Washington Street
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: Use by exception, theatre use,commercial rerecreational and entertainement facility,special event venue, sale of alcohol in CI-1. Off site parking variance requested to reduce the total parking required for a 60 seat venue (whilst providing onsite parking for 6 cars an ADA spave and mulitple bicycle spaces.
8. JUSTIFICATION FOR ACTION REQUESTED: 86 Washington Street was home to the Cameo Movie theatre that once served the reidents of Lincolnville. We want to return it to this whilst also providing a small entertainment facility for drama, art snd music and a meeting place for the community. The limited land available for parking in this location and the fact it is not included in the historic district parking zone (despite its proximity to downtown and its own very rich history) makes it impossible to open this theatre without a variance. We are aiming to incorporating lots 82&84 Washington Street for the project. There is an existing curb cut and 13ft wide entrance at 84 which we wish to use to access the proposed onsite parking on 82. Increasing the width of this entrance to 24ft would reduce the onsite capacity as well as losing a further on-street parking space and we feel would be unneccessary given the street is one way.

04/18/2019

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: Mature Oak and Elm trees onsite, limiterd land available for parking, located just outside Historic district parking zone, our immediate neighbors the St Francis house homeless shelterwhich span 4 buildings have the same zoning and zero onsite parking capacity.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Even though our location and lot dimensions are aligned with multiple other downtown properties with zero onsite parking, under the current parking requirements for this property we will be unable to proceed with this project without this variance. For the past 5 years we have explore every possible alternative option to no avail.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: We have done everything in our plan to maximise our onsite parking capacity whilst also maintianing and protecting the established trees on the lot.

(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: With its proximity to the Lincolnville community and within easy walking distance of downtown we are primarily aiming to attract people arriving by foot or by bicycle. The property is located less that 100 yards from the second largest city owned parking lot in downtoon St Augustine which can help provide for anyone arriving by car. My family and I have lived in Lincolnville for over 25years and are committed to bringing positive energy back to this section of Weshington St.

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: 05/04/2026



Signature of Property Owner — Date: 05/04/2026

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

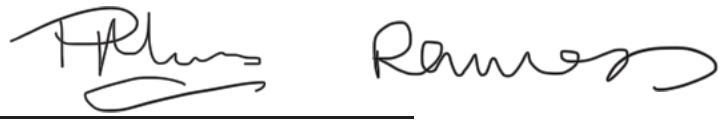
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

Paul and Rebecca Morris

Print name of applicant



Signature of applicant

05/04/2026

Date

CITY OF ST AUGUSTINE EST. 1565

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: _____

Rev:022117

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: _____

Paul and Rebecca Morris

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

Paul and Rebecca Morris

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	2082100000
Location Address	86 WASHINGTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug Lincolnville Area (COM) (610.04)
Tax Description*	DUMAS TRACT CITY LOT 9 BLK K (EX W70FT) OR4926/296 & 5952/1386 ***The Description above is not to be used on legal documents.**
Property Use Code	Open Storage (Owner Occupied) (4905)
Subdivision	Dumas Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.130
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

MORRIS PAUL G,REBECCA A
100%
86 WASHINGTON ST
SAINT AUGUSTINE, FL 32084-0000

MORRIS REBECCA A
100%
86 WASHINGTON ST
SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$5,307.00
Total Land Value	$199,500.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$204,807.00**
Total Deferred	$0.00
Assessed Value	**$204,807.00**
Total Exemptions	
Taxable Value	**$204,807.00**

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	$6,065	$199,500	$0
2024	$0	$6,823	$199,500	$0
2023	$0	$7,582	$199,500	$0
2022	$0	$1,000	$122,550	$0
2021	$0	$1,000	$122,550	$0
2020	$0	$2,500	$85,500	$0
2019	$0	$2,500	$85,500	$0
2018	$0	$2,500	$74,670	$0
2017	$0	$2,500	$74,670	$0
2016	$0	$2,500	$74,670	$0
2015	$0	$2,500	$74,670	$0

Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		5307

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Open Storage	0	0	5700	SF	$199,500

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
5/21/2024	5/17/2024	$100.00	WARRANTY DEED	5952	1386	U	V	LUXE CAMPING LLC	MORRIS PAUL G,REBECCA A
4/20/2020	3/6/2020	$365,000.00	WARRANTY DEED	4926	296	Q	V	NASH PHILIP J	LUXE CAMPING LLC
	4/9/1998	$33,500.00	WARRANTY DEED	1310	2010	Q	I	BARRETT MURRAY LOU ANDREWS (N/K/A STERCHI)	NASH PHILIP J

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/7/2026, 3:02:10 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

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	2082700000
Location Address	84 WASHINGTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug Lincolnville Area (COM) (610.04)
Tax Description*	DUMAS TR CITY ALL LOT 14 & S26 FT OF LOT 15 (EX W10FT) BLK K OR4926/296 & 5952/1386 ***The Description above is not to be used on legal documents.**
Property Use Code	Vacant Commercial (1000)
Subdivision	Dumas Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.110
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

MORRIS PAUL G,REBECCA A	MORRIS REBECCA A
100%	100%
86 WASHINGTON ST	86 WASHINGTON ST
SAINT AUGUSTINE, FL 32084-0000	SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$912.00
Total Land Value	$170,625.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$171,537.00**
Total Deferred	$0.00
Assessed Value	**$171,537.00**
Total Exemptions	
Taxable Value	**$171,537.00**

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	$170,625	$0
2024	$0	$0	$170,625	$0
2023	$0	$0	$170,625	$0
2022	$0	$0	$104,812	$0
2021	$0	$0	$104,812	$0
2020	$0	$0	$73,125	$0
2019	$0	$0	$73,125	$0
2018	$0	$0	$63,862	$0
2017	$0	$0	$63,862	$0
2016	$0	$0	$63,862	$0
2015	$0	$0	$63,862	$0

Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		912

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	4875	SF	$170,625

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
5/21/2024	5/17/2024	$100.00	WARRANTY DEED	5952	1386	U	V	LUXE CAMPING LLC	MORRIS PAUL G,REBECCA A
9/18/2020	9/16/2020	$100.00	QUIT CLAIM DEED	5045	1789	U	V	63 ONEIDA ST LAND TRUST D: 01-14-2016	LUXE CAMPING LLC
4/20/2020	3/6/2020	$365,000.00	WARRANTY DEED	4926	296	Q	V	NASH PHILIP S	LUXE CAMPING LLC
4/20/2020	3/6/2020	$0.00	CORRECTIVE QUITCLAIM	4926	292	U	V	NASH PHILIP J	NASH PHILIP S
	5/6/2008	$100.00	QUIT CLAIM DEED	3077	1711	U	V	SCRIM JIM INC	NASH PHILIP S
	3/19/1999	$11,000.00	WARRANTY DEED	1395	1800	U	V	INTERVAL SUNSTATE MRKTING INC	SCRIM JIM INC
	6/1/1994	$0.00	WARRANTY DEED	1069	1441	U	V	DANIELS LUCIUS EDWARD	INTERVAL SUNSTATE MARKETING
	6/1/1994	$5,500.00	WARRANTY DEED	1057	1603	Q	V	DANIELS LUCIUS E	DANIELS LUCIUS EDWARD

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/13/2026, 3:50:03 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

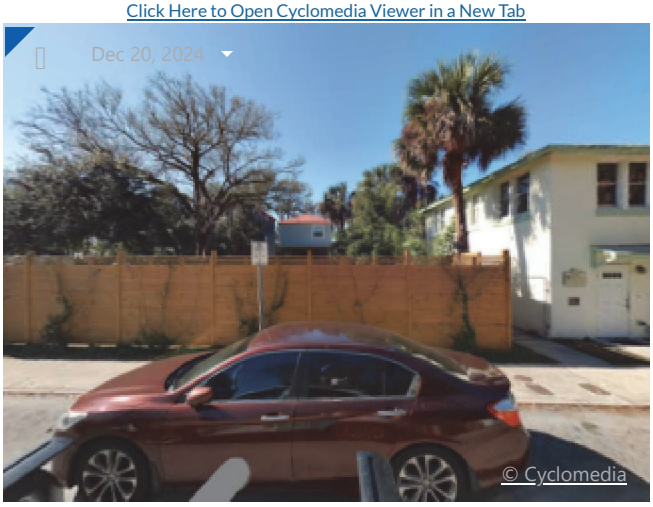
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2082800000
Location Address	82 WASHINGTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug Lincolnville Area (COM) (610.04)
Tax Description*	DUMAS TR CITY ALL LOT 15 (EX S26FT EX W10FT) & LOT 16 BLK K OR4926/296 & 5952/1386 ***The Description above is not to be used on legal documents.**
Property Use Code	Vacant Commercial (1000)
Subdivision	Dumas Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.080
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

MORRIS PAUL G,REBECCA A	MORRIS REBECCA A
100%	100%
86 WASHINGTON ST	86 WASHINGTON ST
SAINT AUGUSTINE, FL 32084-0000	SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$1,127.00
Total Land Value	$126,000.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$127,127.00**
Total Deferred	$0.00
Assessed Value	**$127,127.00**
Total Exemptions	
Taxable Value	**$127,127.00**

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	$126,000	$0
2024	$0	$0	$126,000	$0
2023	$0	$0	$126,000	$0
2022	$0	$0	$77,400	$0
2021	$0	$0	$77,400	$0
2020	$0	$0	$54,000	$0
2019	$0	$0	$54,000	$0
2018	$0	$0	$47,160	$0
2017	$0	$0	$47,160	$0
2016	$0	$0	$47,160	$0
2015	$0	$0	$47,160	$0

Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		1127

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	3600	SF	$126,000

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
5/21/2024	5/17/2024	$100.00	WARRANTY DEED	5952	1386	U	V	LUXE CAMPING LLC	MORRIS PAUL G,REBECCA A
9/18/2020	9/16/2020	$100.00	QUIT CLAIM DEED	5045	1789	U	V	63 ONEIDA ST LAND TRUST D: 01-14-2016	LUXE CAMPING LLC
4/20/2020	3/6/2020	$365,000.00	WARRANTY DEED	4926	296	Q	V	NASH PHILIP J	LUXE CAMPING LLC
4/20/2020	3/6/2020	$100.00	CORRECTIVE QUITCLAIM	4926	294	U	V	NASH PHILIP J	NASH PHILIP J
	5/6/2008	$100.00	QUIT CLAIM DEED	3077	1713	U	V	SCRIM JIM INC	NASH PHILIP J
	9/14/2000	$1,300.00	TAX DEED	1527	1381	U	V	GIVENS DOCK ***	SCRIM JIM INC

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

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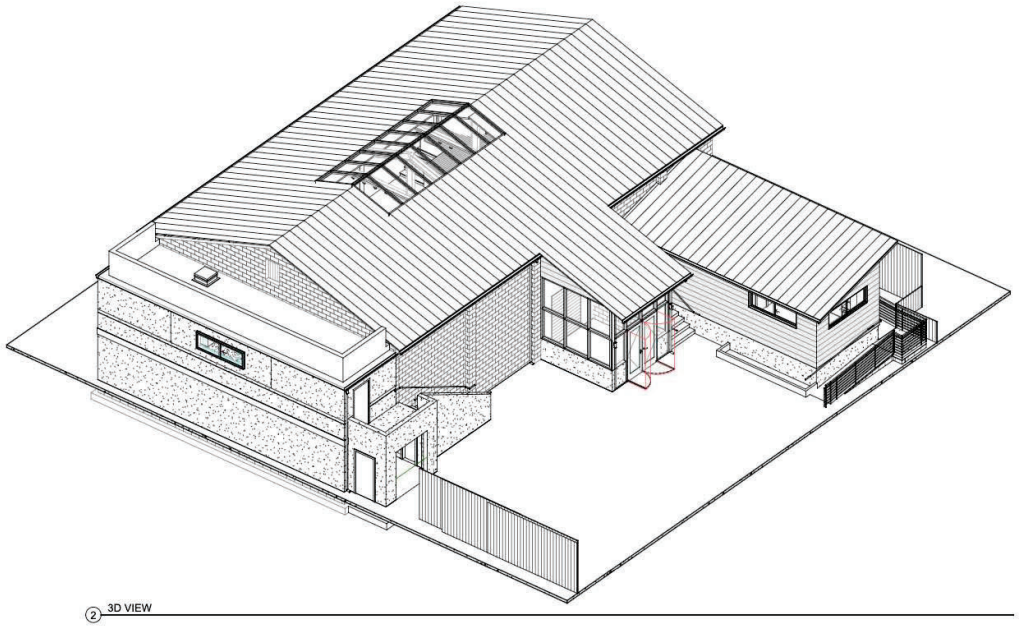
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/13/2026, 3:50:03 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

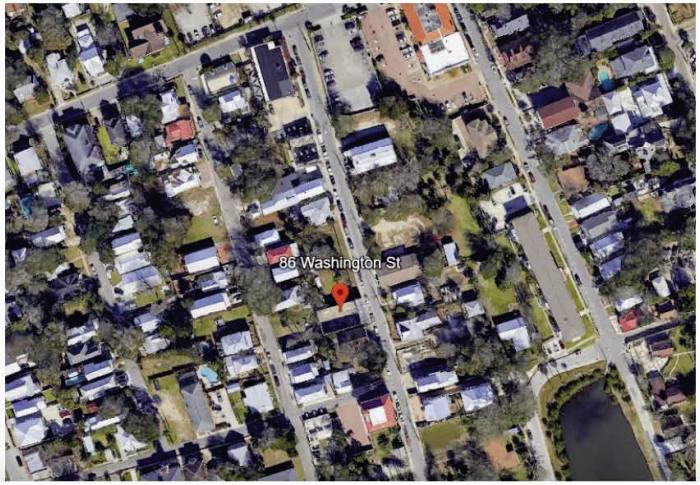
Attachment 4:

Supplemental Information



2 3D VIEW

VICINITY MAP:



PROJECT TEAM:

CLIENT:
Becci and Paul Morris
86 Washington St.
SAINT AUGUSTINE, FL 32082

ARCHITECT:
OPEN CITY ARCHITECTURE, LLC
R. Conner Dowling , AIA
P.O. Box 840101
SAINT AUGUSTINE, FL 32080
904.770.5277
conner@opencityarchitecture.com

SHEET INDEX:

SHEET INDEX1

Rev.	Number	Sheet Name
GENERAL		
	CS	COVER SHEET
ARCHITECTURAL		
	A051	ARCHITECTURAL SITE PLAN
	AD101	FIRST FLOOR DEMOLITION PLAN
	A100	EDGE OF SLAB PLAN
	A101	FIRST FLOOR PLAN
	A103	ROOF PLAN
	A151	LEVEL 2 REFLECTED CEILING PLAN
	A201	EXTERIOR ELEVATIONS
	A202	EXTERIOR ELEVATIONS
	A301	BUILDING SECTIONS
	A302	BUILDING SECTIONS
	A351	WALL SECTIONS
	A451	FIRST FLOOR INTERIOR ELEVATIONS
	A601	DOOR, WINDOW AND STOREFRONT SCHEDULES
	A901	3D REPRESENTATIONS

Open City Architecture

Open City Architecture, LLC
P.O. Box 840111
Saint Augustine, FL 32080
T. 904.770.5277
conner@opencityarchitecture.com

ISSUED FOR INFORMATIONAL PURPOSES ONLY

NOT FOR CONSTRUCTION

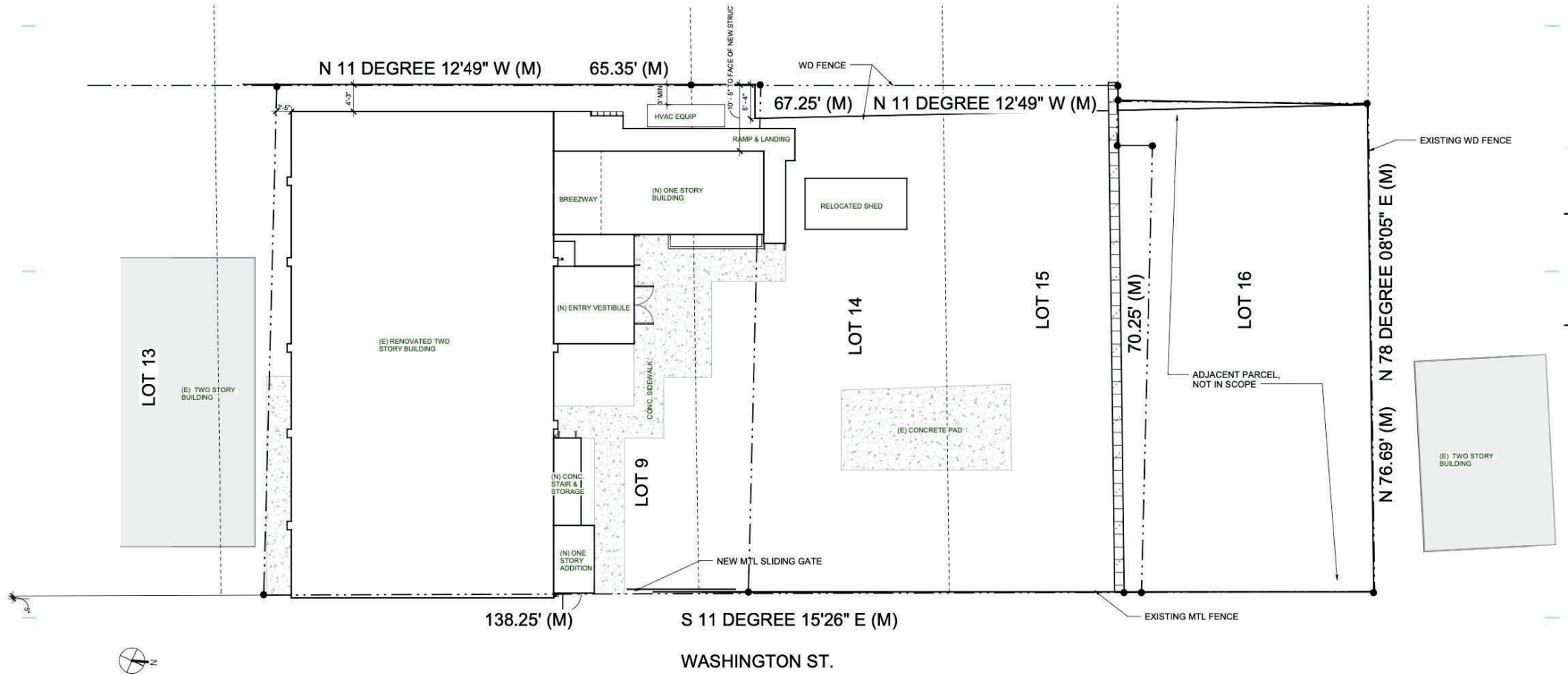
Cameo Event Space

86 Washington Street
Saint Augustine, FL 32084

MARK	DATE	DESCRIPTION
Issued:		12.17.2025
Scale:		
Drawn By:		Author

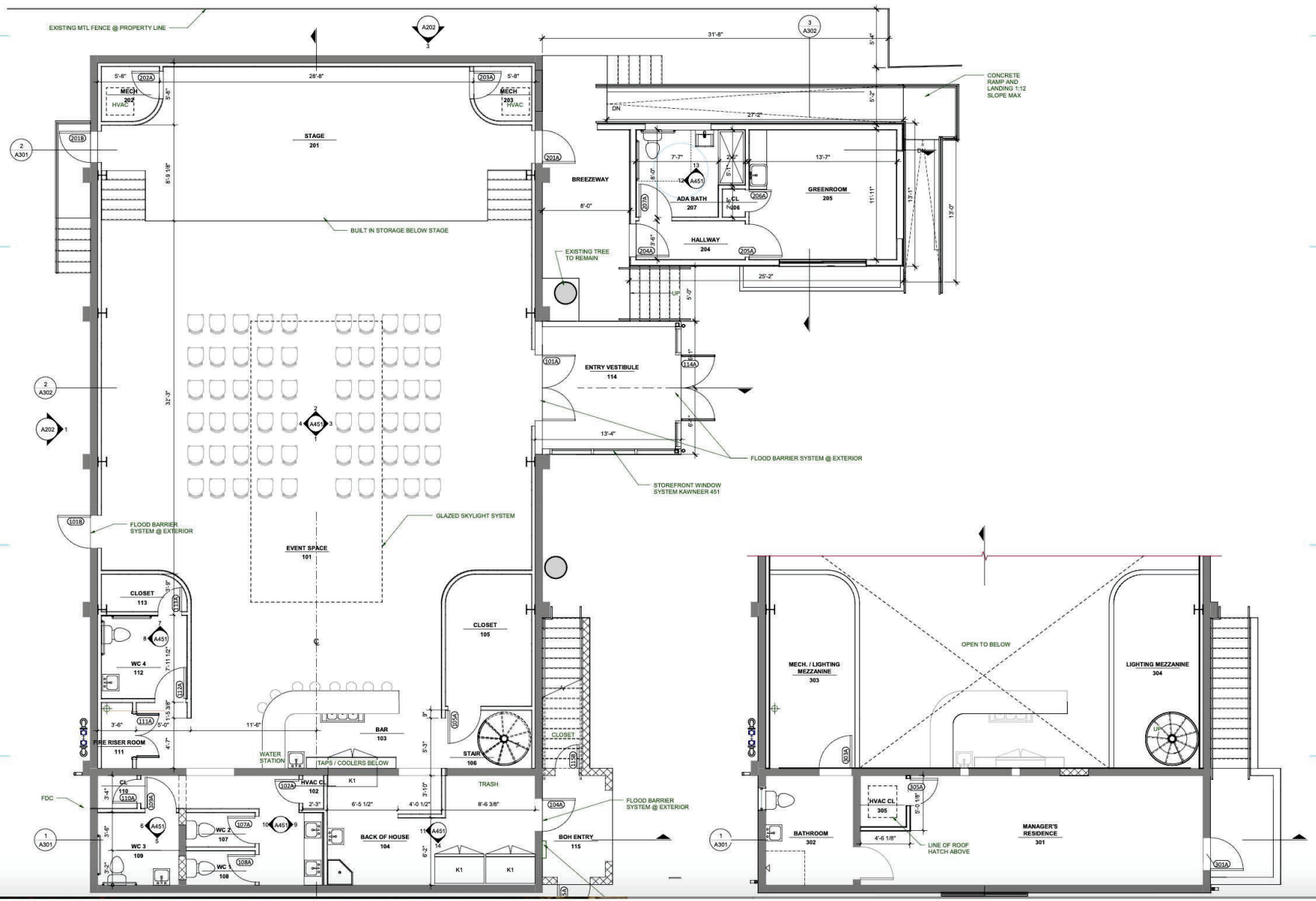
Copyright

Project Number



01 SITE PLAN
1/8" = 1'-0"

ZONING INFORMATION:



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conner@opencityarchitecture.com

ISSUED FOR INFORMATIONAL PURPOSES ONLY

NOT FOR CONSTRUCTION

Cameo Event Space

86 Washington Street
Saint Augustine, FL 32084

MARK	DATE	DESCRIPTION
Issued:		12.17.2025
Scale:		1/4" = 1'-0"
Drawn By:		Author

Copyright

Project Number

SCHEMATIC DESIGN

NO TRESPASSING
PRIVATE PROPERTY



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	6.b.	PZB2026-0050
Request	**Address**	**Parcel ID**
Variance Use by Exception	230 W. King St	111380-0000

Site & Background Information

Applicant:	Sarah Ryan c/o Sarah Ryan Architect
Owner:	Donna and Cope Thomas
Property Class: (St. Johns County Property Appraiser)	0100 – Single Family
Future Land Use Designation:	Commercial Medium Intensity
Zoning Designation:	Commercial Medium Two (CM-2)
Acreage:	0.14
Neighborhood:	West Augustine
Archaeological Zone:	N/A

Request Summary

This application is a request for two variances and a use by exception for the expansion of an existing building located at 230 W. King St. This expansion will add a second story to the existing building. The first variance is a request to reduce the required side setback of 5 (five) feet to 7 inches to provide a second means of egress from the second floor. The second variance request is to reduce the required parking for the business from the required 9 spaces to 6 spaces.

The use by exception is a request for offsite parking for 2 (two) parking spaces at the Broudy's lot located at 212 W. King St.
There are currently 4 parking spaces on site at 230 W. King St.

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 6.5.2 Commercial Medium Intensity This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. 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 units to a maximum of 16 units per acre. • Not more than fifty percent (50%) of the Commercial Medium Intensity designation shall be permitted for residential use. Other uses maximum lot coverage of 70%; maximum height restriction of 35 feet. To encourage mixed use developments: • Residential uses included in mixed use developments shall occupy a minimum of 25% and a maximum of 50% of the development area, unless otherwise approved by the PZB. • Commercial uses included in a residential mixed-use development shall occupy a minimum of 30% and a maximum of 70% of the development area, unless otherwise approved by the PZB. • Mixed use commercial projects are encouraged.	
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]	

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.

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. 28-29. - 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.

(b) Variances:

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

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

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

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

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

	CM-2	230 W King St
Lot coverage by all buildings	Maximum of Seventy-Five (75) percent	2186/6431=34%
Front yard setback	Minimum of Zero (0) feet	Requirement met
Side yard(s) setback	Minimum of Five (5) feet	7 inches (proposed)
Rear yard setback	Minimum of Five (5) feet	5 feet
Height	35 feet	35 ft max.

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 that the unique construction (tectum roof over concrete T-joists) of the existing building and the site constraints make it difficult to add a second stair for means of egress. There is a stair at the rear of the building, but building code requires maintaining a minimum distance to a second stair which resulted in the side stair. Regarding parking, the property is developed and not able to add additional spaces.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
The applicant states that the owner is unable to make reasonable use of the affected property because it is a successful business in a vibrant part of town. The owner is investing in the building on a constrained site.

c. This disadvantage does not exist because of conditions created by the owner or applicant; and
The applicant states that this is an existing building with site constraints which the owner did not create. There is ample parking on the street and in surrounding public parking lots.

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 that granting the variances will contribute to the lively streetscape on West King. No impervious surface will be added for parking which is a benefit to the City.

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE** the variance request to reduce the required side setback of 5 (five) feet to 7 inches to provide a second means of egress from the second floor, the variance request to reduce the required parking for the business from the required 9 spaces to 6 spaces, and the use by exception request for offsite parking for 2 (two) parking spaces at the Broudy's lot located at 212 W. King St or **CONTINUE,** until the applicant provides more information to identify how they meet the four variance criteria.

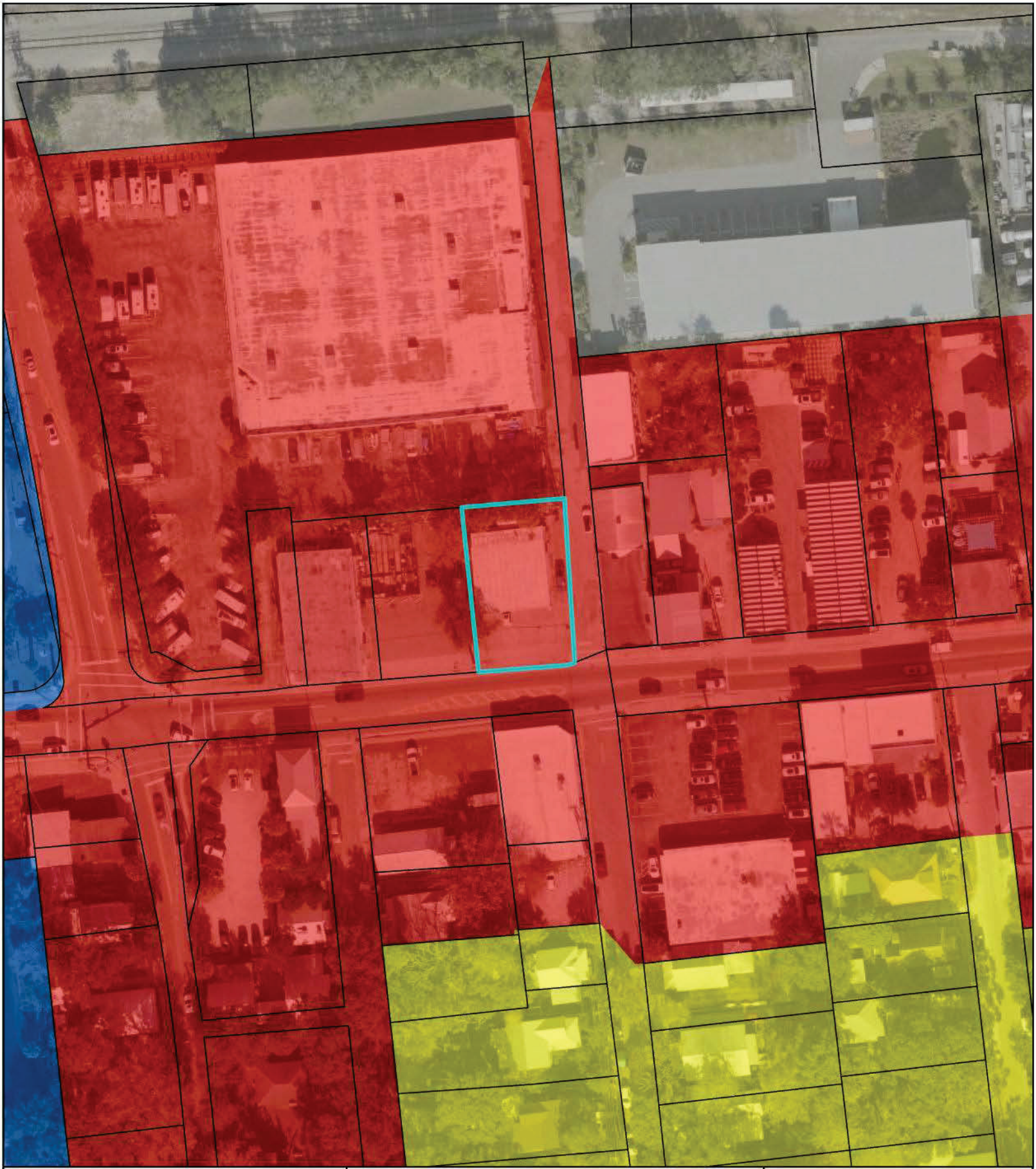
Attachments

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



Future Land Use

City of St. Augustine

230 W. King St

Legend

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

Scale: 1:1,000

N W E S

0 30 60 120 Feet



Zoning Map

City of St. Augustine

230 W. King St

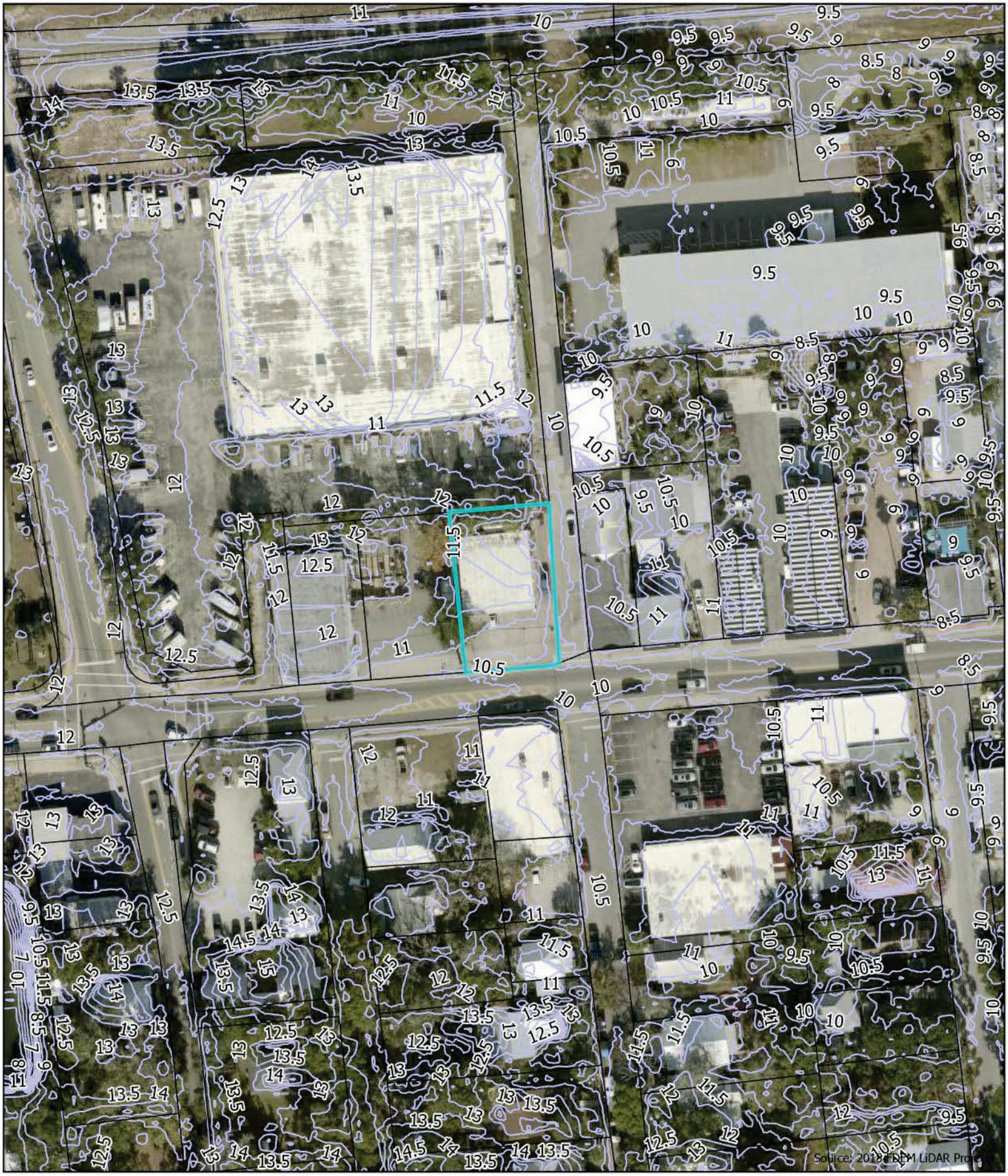
Legend

- Residential Single-Family-Two (RS-2)
- Government Use (GU)
- Commercial Medium-Two (CM-2)
- Industrial and Warehousing (IW)
- Parcel

Scale: 1:1,000

N W E S

0 35 70 140 Feet



Flood Zone & Ground Elevation Contours (ft. NAVD88)

City of St. Augustine

230 W. King St

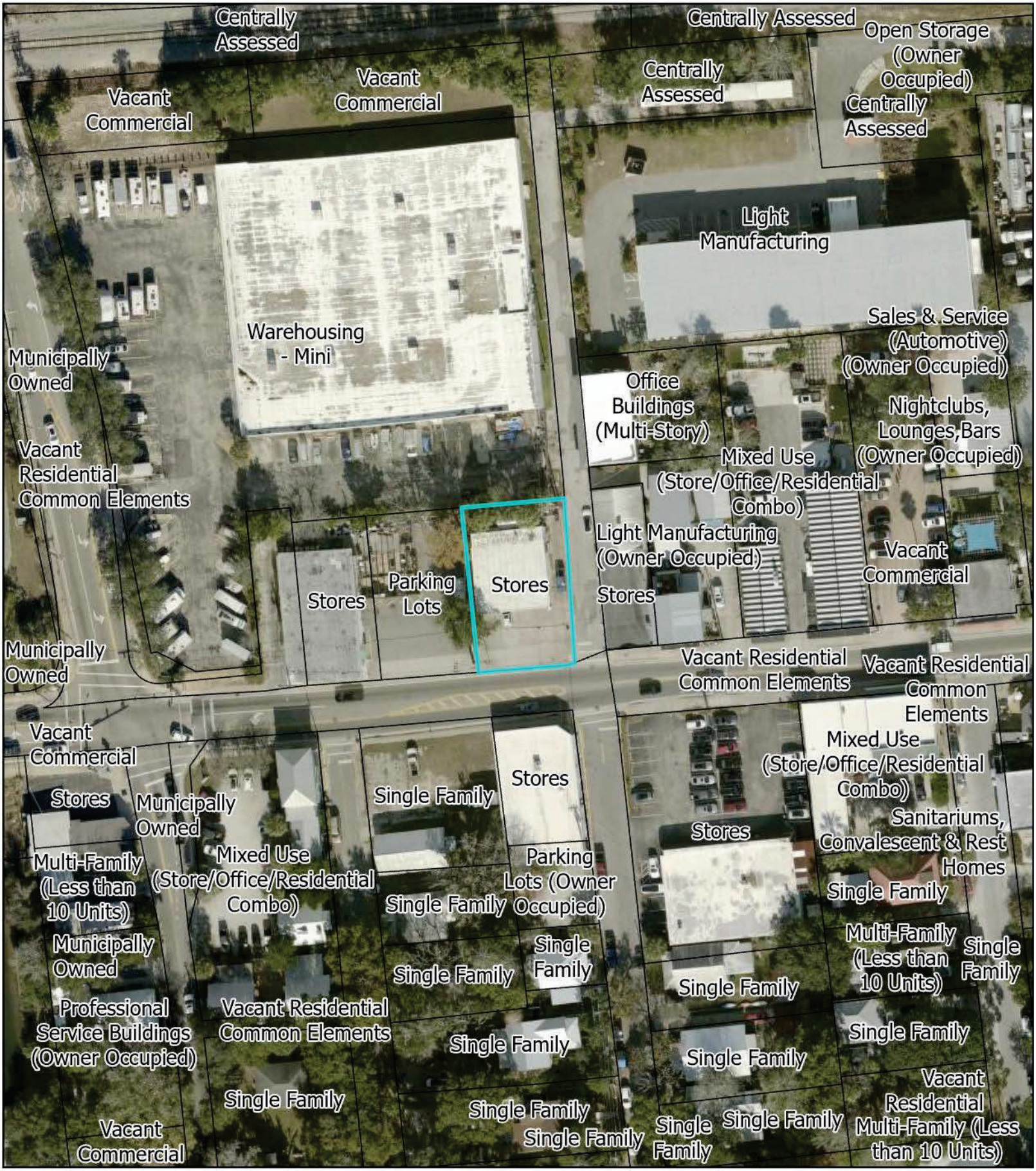
Legend

- Flood Zone AE
- Flood Zone VE
- Flood Zone X/X(S)
- 2018 Contours

Scale: 1:1,000

N W E S

0 25 50 100 Feet



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

Legend

Parcel

Scale: 1:1,000

N W E S

0 30 60 120 Feet

230 W. King St



12/13/2025

Attachment 2:
Application

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: 230 West King St. Augustine 32084

Applicant's Name: Sarah Ryan S Ryan Applicant's Signature: _____

Owner's Name: DONNA THOMAS Owner's Signature: _____

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

SARAH RYAN is/are hereby authorized TO ACT ON BEHALF OF DONNA L THOMAS 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

Donna L Thomas
Print Name of Owner

518-817-1402
Telephone Number

State of FL

County of St Johns

Signed and sworn before me on this 1st day of April, 2026

By Donna L Thomas

Identification verified: Florida Driver's License

Oath sworn: ✓ Yes ____ No

KRISTOPHER K MACANDOG
Notary Public - State of Florida
Commission # HH 368828
My Comm. Expires Mar 2, 2027

Notary Signature: _____

My Commission expires: 03/02/2027

Rev:022117

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: Sarah Ryan Contact Number: 904-547-9430
   Business (*if applicable*): Sarah Ryan Architect
   Address: 201 Owens Ave City: St Augustine State: FL Zip: 32080
   E-Mail Address: [redacted]
2. NAME OF PROPERTY OWNER: Donna and Cope Thomas Contact Number: 581-817-1402
   Business (*if applicable*): A Coastal Home
   Address: 230 West King City: St Augustine State: FL Zip: 32084
   E-Mail Address: [redacted]
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number:_____
4. PROJECT STREET ADDRESS: 230 West King Street
5. SPECIFIC PROPOSED USE: Furniture Store
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☒ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: See Memo
8. JUSTIFICATION FOR ACTION REQUESTED: See Memo

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:_____

See memo

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.

S Ryan 4-6-26

Signature of Applicant Date

4-6-26

Signature of Property Owner Date

04/18/2019

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

DONNA L THOMAS

Print name of applicant

Signature of applicant

4-6-26

Date

SARAH RYAN
ARCHITECT

May 4th, 2026

To: City of St Augustine – Planning and Zoning board
From: Sarah Ryan Architect
Re: **Memo for 230 West King Exception and Variance request**

Description of Action Requested

This is an existing property, and the owner would like to expand her furniture showroom with a 2nd floor addition. The expansion requires two variances and a use by exception. We are requesting a side yard setback variance from 4'-10" to 7 inches to provide a required second means of egress from the second floor.

The second item is a variance and use by exception for parking. The property currently has 4 spaces. With the addition the required parking will be 9 spaces. We can achieve the 9 spaces by a variance reduction in the amount of parking from 9 to 6 spaces. In reality the owner has 3 dedicated spaces for Coastal Home across the street in addition to her four spaces on the property. Although these spaces do not technically count as on-site parking they are dedicated for customers. The owner also has an agreement with the Broudy parking lot for the additional 2 spaces (use by exception). In total there are 4 spaces onsite, 3 across the street and 2 at Broudy's. In addition, there is ample public and street parking available on West King.

The hours of the showroom are Monday through Thursday 10-4 and Friday and Saturday 10-5. The typical number of people in the showroom is 4-6 people at a time. The existing parking lot has spaces available except on certain times on Saturday. The staff park on the street.

Justification for Action Requested

This is a unique existing building, and we are maintaining the character of West King Street and expanding a successful business. The setback variance will be minimal and is next to a parking lot. The stair is also exterior - not covered so will have limited visual impact.

Variance

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

1. Setback: Yes, the unique construction (tectum roof over concrete T-joists) of the existing building and the site constraints make it difficult to add a second stair for means of egress. There is a stair at

the rear of the building but building code requires to maintain a minimum distance to a second stair which resulted in the side stair. Parking: The property is developed and not able to add additional spaces.

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

2. Setback: Yes, this is a successful growing business in a vibrant part of town. The owner is investing in the building on a constrained site.

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

3. Setback: This is an existing building with site constraints which the owner did not create. Parking: There is ample parking on the street and surrounding public parking lots.

Will granting of the variance not be contrary to the public interest; will not adversely affect other property in the vicinity; & will be in harmony with the spirit, intent & purpose of this Section.

4. Granting of the variance(s) will contribute to the lively streetscape on West King. Parking: No impervious surface will be added for parking which is a benefit for the City.

END OF MEMO

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	1113800000
Location Address	230 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	Retail Stores W King St (COM) (680.38)
Tax Description*	2 DANCY TRACT BLK 1 RE-SUB E60 OF S110FT OF LOT 3 OR5598/959 ***The Description above is not to be used on legal documents.**
Property Use Code	Stores (1100)
Subdivision	Dancy Tract of New Augustine Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.140
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

THOMAS COPE C,DONNA L 100% 230 W KING ST SAINT AUGUSTINE, FL 32084-4114	THOMAS DONNA L 100% 230 W KING ST SAINT AUGUSTINE, FL 32084-4114

Map



Valuation Information

Assessed Year	2026
Building Value	$298,020.00
Extra Features Value	$9,370.00
Total Land Value	$187,775.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$495,165.00**
Total Deferred	$0.00
Assessed Value	**$495,165.00**
Total Exemptions	
Taxable Value	**$495,165.00**

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

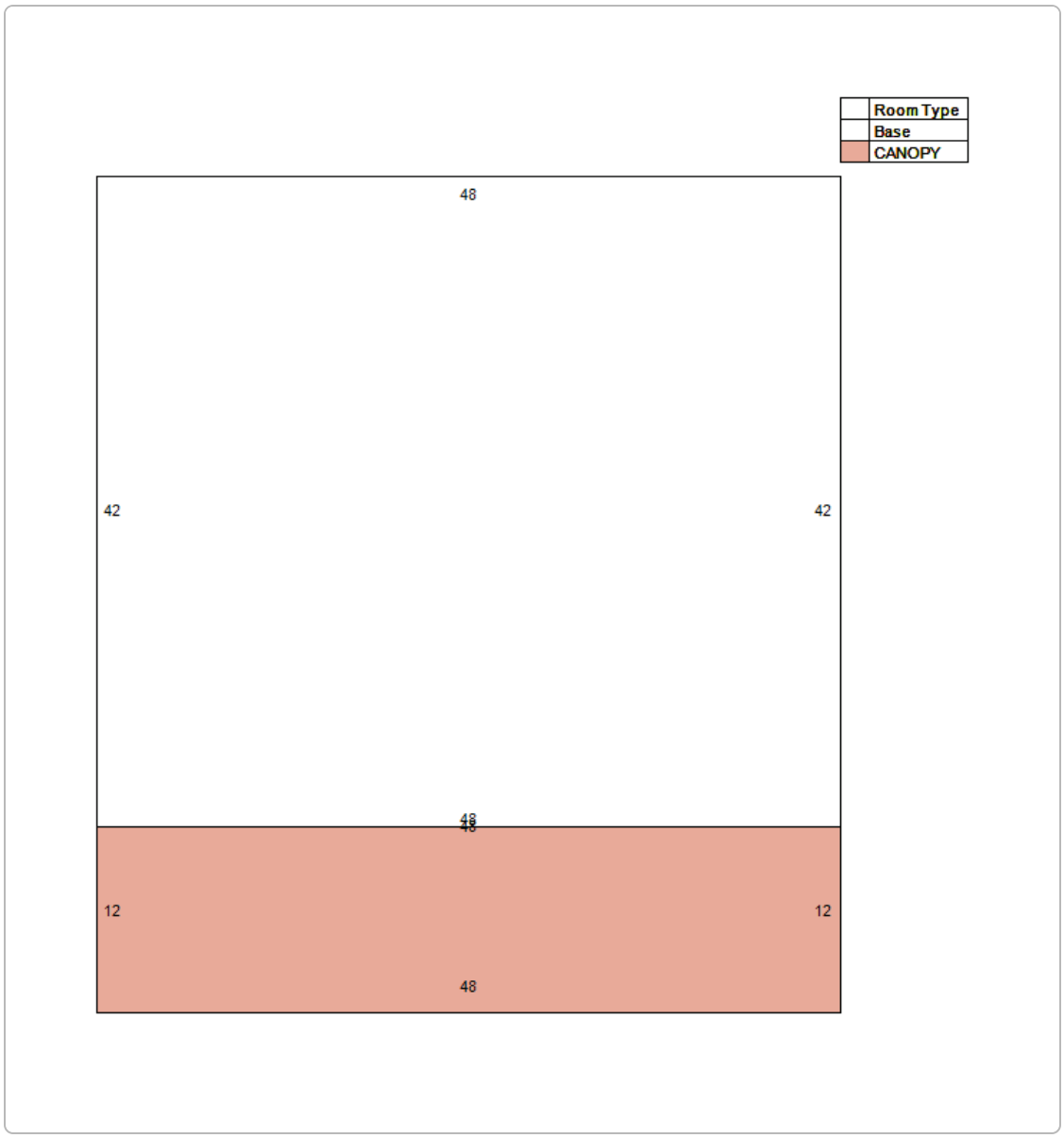
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$301,676	$7,808	$187,775	$0
2024	$230,513	$8,329	$187,775	$0
2023	$233,163	$8,850	$150,220	$0
2022	$47,538	$2,042	$112,665	$0
2021	$41,596	$2,165	$112,665	$0
2020	$43,576	$2,353	$112,665	$0
2019	$44,800	$2,540	$75,110	$0
2018	$46,910	$2,727	$60,000	$0
2017	$39,646	$2,743	$60,000	$0
2016	$39,646	$2,759	$60,000	$0
2015	$39,646	$2,775	$60,000	$0

Building Information

Building	1	**Roof Cover**	Built Up
Building Value	$298,020	**Roof Structure**	Rigid Frame
Year Built	1969	**Interior Flooring**	Terrazzo
Actual Area	2592	**Interior Wall**	Minimum
Conditioned Area	2016	**Heating Type**	Air Duct
Use	Stores (City/Historical)	**Air Conditioning**	Central
Style	04	**Bedrooms**	0
Exterior Wall	Concrete Block, Jumbo Brick	**Baths**	

Description	Square Footage
UNFINISHED CANOPY	576
BASE AREA	2016
Total SqFt	2592

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		8640
Metal Fence - 6' (COM)		730

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	60	100	7511	SF	$187,775

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
7/15/2022	7/15/2022	$495,000.00	WARRANTY DEED	5598	959	U	I	AMMAR ENTERPRISES LLC	THOMAS COPE C,DONNA L
	5/22/2006	$0.00	WARRANTY DEED	2729	444	U	I	AMMAR JAMAL MOUSSA MEFTAH,LIVIA FAY	AMMAR ENTERPRISES LLC
	8/1/1987	$0.00		755	102	U	I		MEFTAH JAMAL,LIVIA F
	8/1/1987	$78,000.00		755	102	Q	I		
	6/1/1984	$0.00		755	100	U	I		
	7/1/1982	$48,000.00		544	744	Q	I		
	1/1/1980	$0.00		446	7	U	I		

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

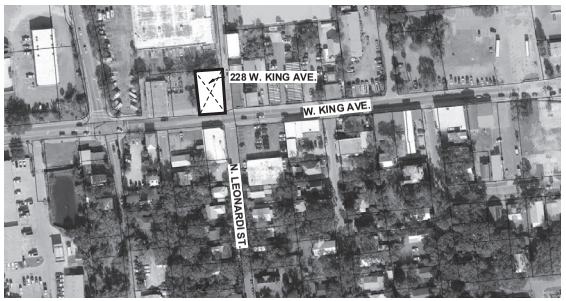
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/7/2026, 3:02:10 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Attachment 4:

Supplemental Information



VICINITY MAP - NTS

THE PROJECT SCOPE INCLUDES A SECOND STORY ADDITION TO THE EXISTING STRUCTURE ON SITE. A NEW ELEVATOR & EXTERIOR STAIR SERVE THIS SECOND LEVEL, WHICH INCLUDES A SHOWROOM, OFFICE & STORAGE ROOM. THE ARCHITECTURAL STYLE WILL COMPLEMENT THIS EXISTING MID CENTURY MODERN BUILDING. NO EXISTING TREES WILL BE REMOVED.

ZONING : CITY OF ST AUGUSTINE CM-2

PARCEL : 1113800000

2 DANCY TRACT BLK 1 RE-SUB E60 OF S110FT OF LOT 3 ORS598/959
FFE : 12.4'
FLOOD ZONE : X
BFE : N/A

LOT COVERAGE:

TOTAL LOT : 6431 SF / .15 ACRES

MAX LOT COVERAGE : 75%
PROPOSED : 2186 SF = 34.0%

SETBACKS

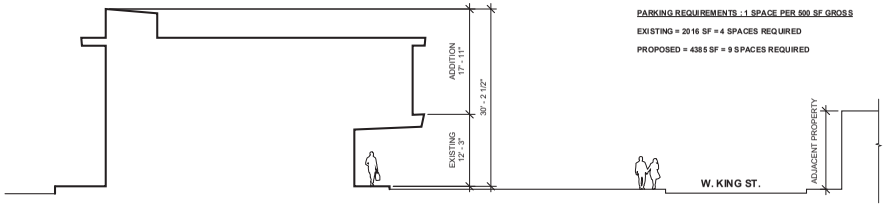
REQUIRED :	PROPOSED :
FRONT : MIN : 0' MAX 30'	35' 3-1/2" (EXISTING)
REAR : 5' - 0"	11' 6-1/2"
SIDE : 5' - 0"	6' 7-1/2" (TO NEW STAIR)
SIDE : 5' - 0"	4' 6" (EXISTING)

SETBACKS MEASURED TO FURTHEST PROJECTION
ALL ADDITIONS WITHIN SETBACKS
EXISTING FOOTPRINT / SETBACKS REMAIN AT SIDES

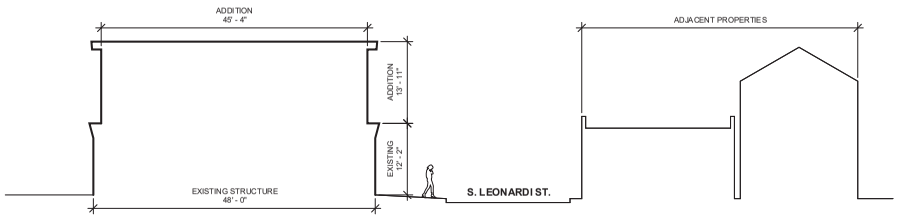
PARKING REQUIREMENTS : 1 SPACE PER 500 SF GROSS

EXISTING = 2016 SF = 4 SPACES REQUIRED

PROPOSED = 4385 SF = 9 SPACES REQUIRED



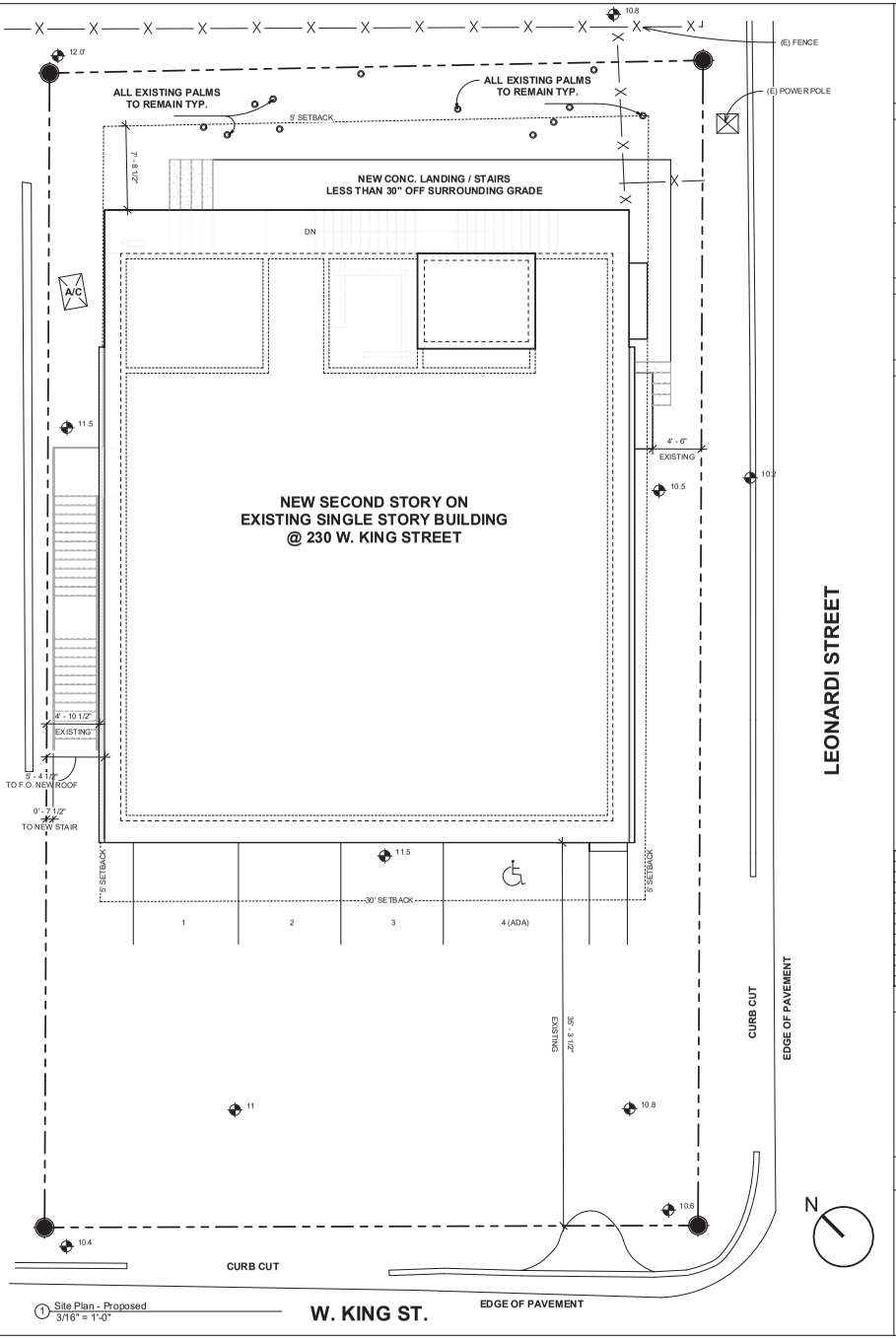
3 SITE SECTION 2
1" = 10'-0"



2 SITE SECTION 1
1" = 10'-0"



SCHEMATIC RENDER & SURROUNDING AREA



1 Site Plan - Proposed
3/16" = 1'-0"

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Structural Engineer:
Swanson Structural
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Saint Augustine, FL 32080

Contractor:
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904.824.1626

A Coastal Home Furniture
230 West King Ave.
Saint Augustine, FL 32084

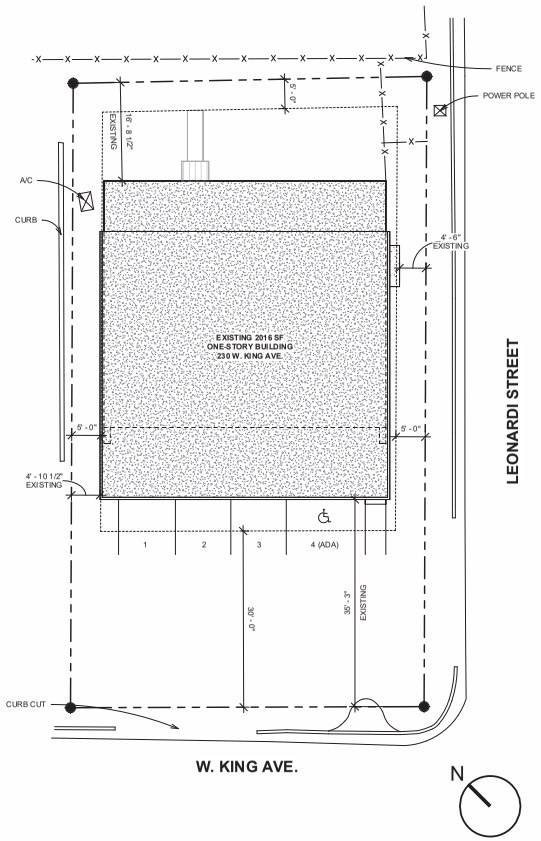
No.	Description	Date
1	PZB SUBMISSION	5.4.26

Scale: As indicated

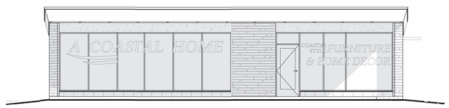
Sheet Title: SITE PLAN

Sheet Number: A100

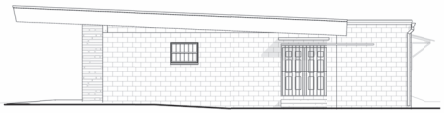
NOT FOR CONSTRUCTION



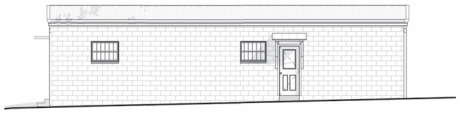
7 Site Plan - Existing
1" = 10'-0"



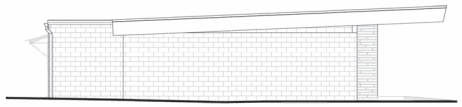
5 SOUTH (FRONT) ELEVATION AS-BUILT
1/8" = 1'-0"



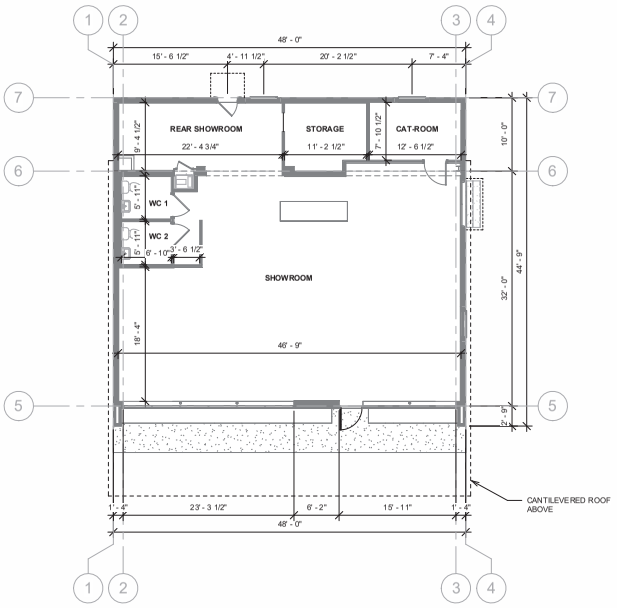
3 EAST (SIDE) EXISTING ELEVATION
1/8" = 1'-0"



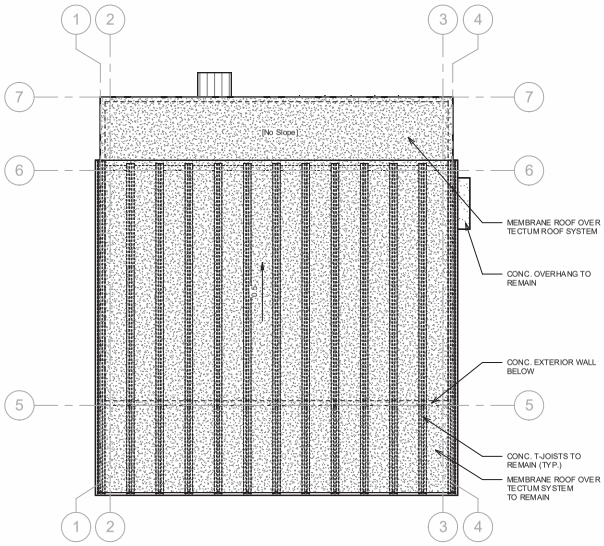
4 NORTH (REAR) EXISTING ELEVATION
1/8" = 1'-0"



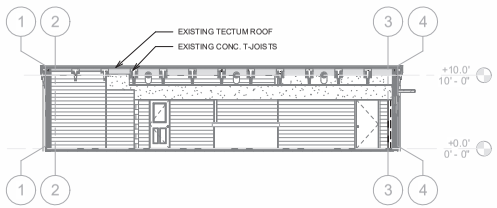
6 WEST (SIDE ELEVATION AS-BUILT
1/8" = 1'-0"



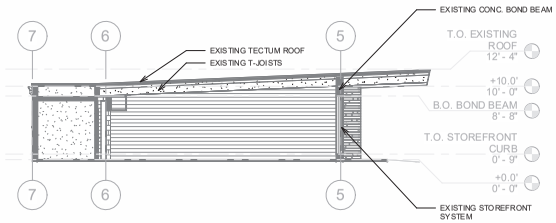
1 EXISTING GROUND FLOOR DIMENSION PLAN
1/8" = 1'-0"



2 EXISTING ROOF PLAN
1/8" = 1'-0"



9 EXISTING SECTION 2
1/8" = 1'-0"



8 EXISTING SECTION 1
1/8" = 1'-0"

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No.	Description	Date
1	PZB SUBMISSION	5.4.26

Scale: As indicated

Sheet Title
EXISTING PLANS

Sheet Number: A050

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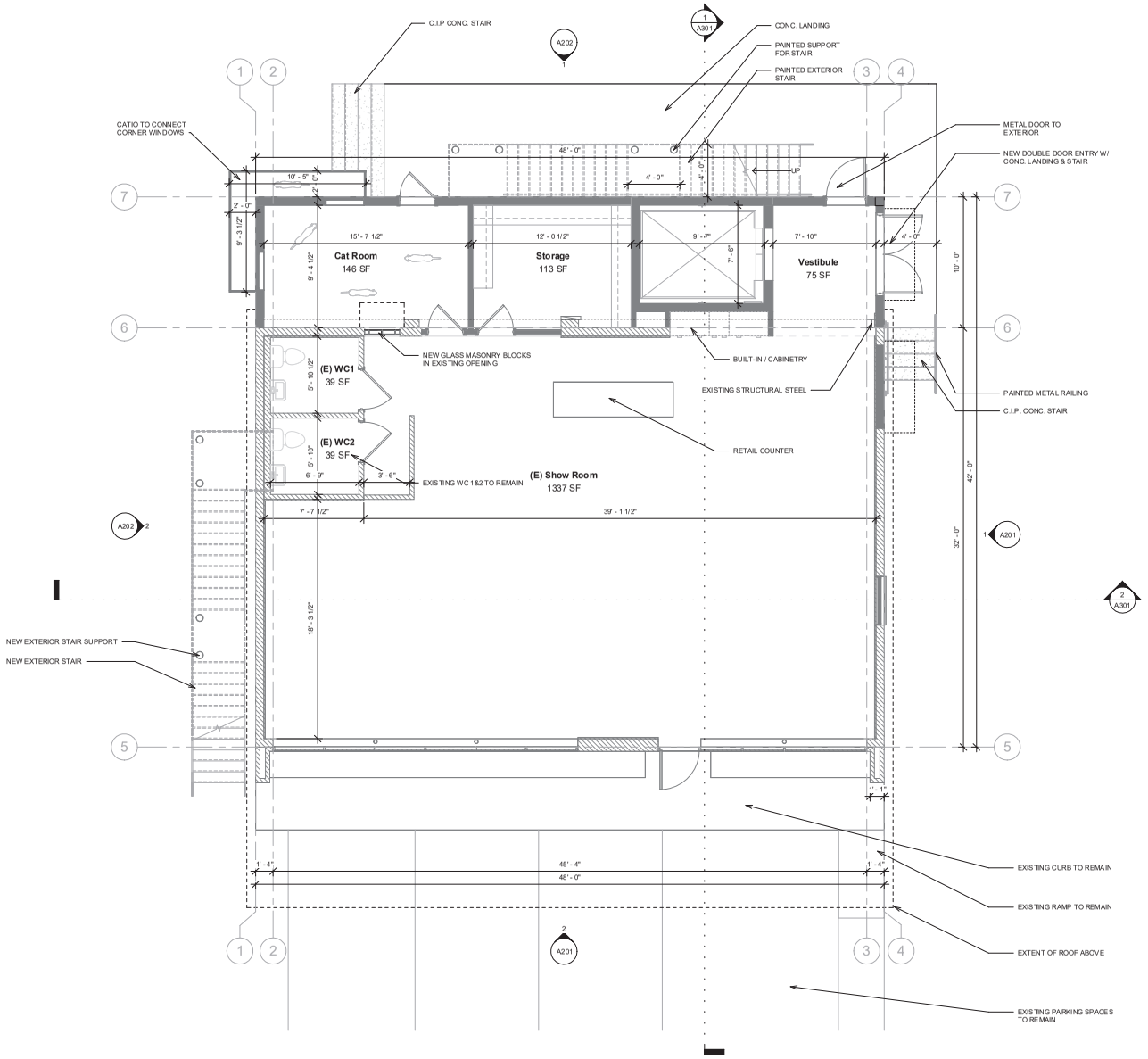

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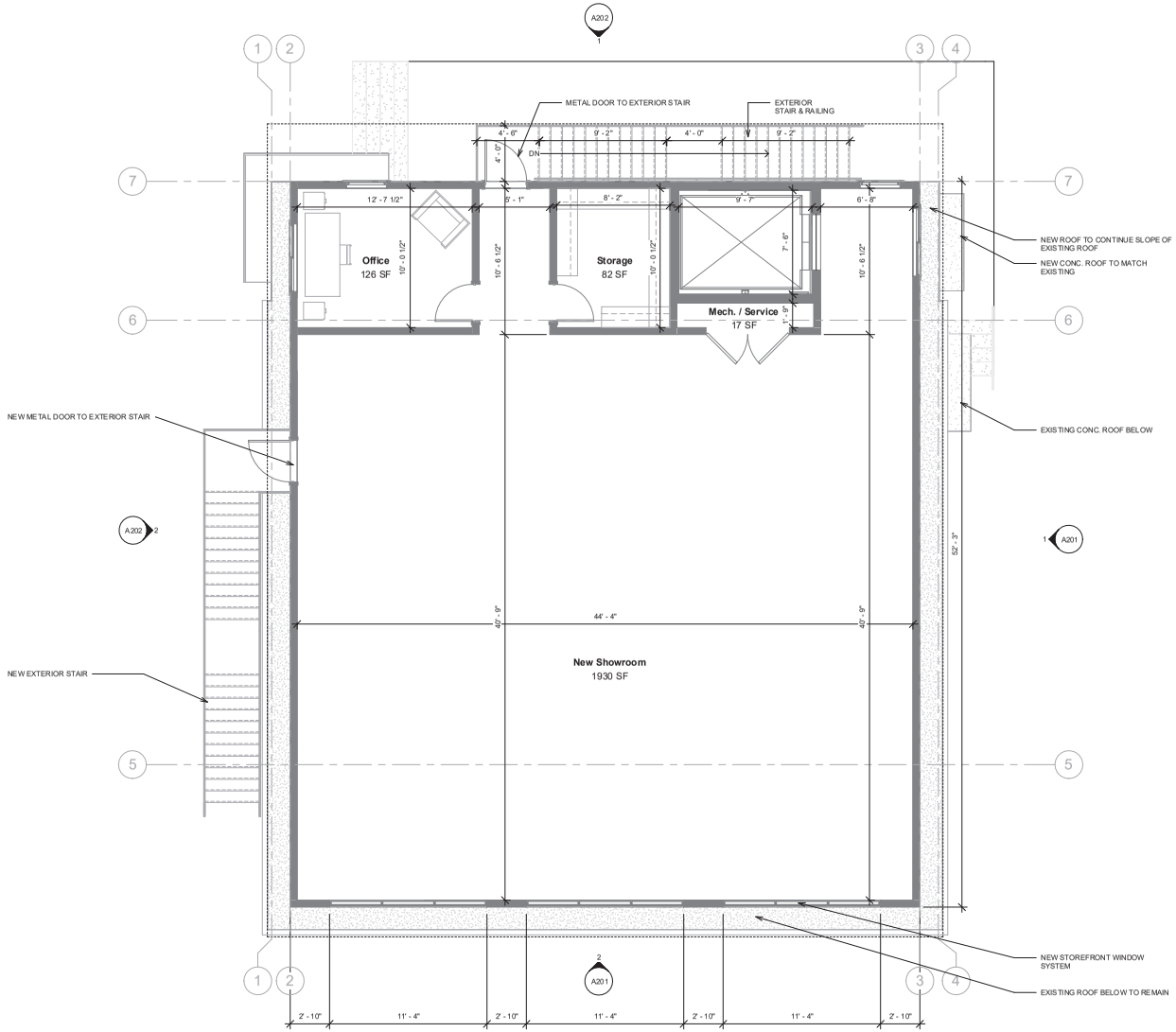
No.	Description	Date
1	PZB SUBMISSION	5.4.26

Scale 1/4" = 1'-0"

Sheet Title
GROUND FLOOR PLAN

Sheet Number A101

NOT FOR CONSTRUCTION



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No.	Description	Date
1	PZB SUBMISSION	5.4.26

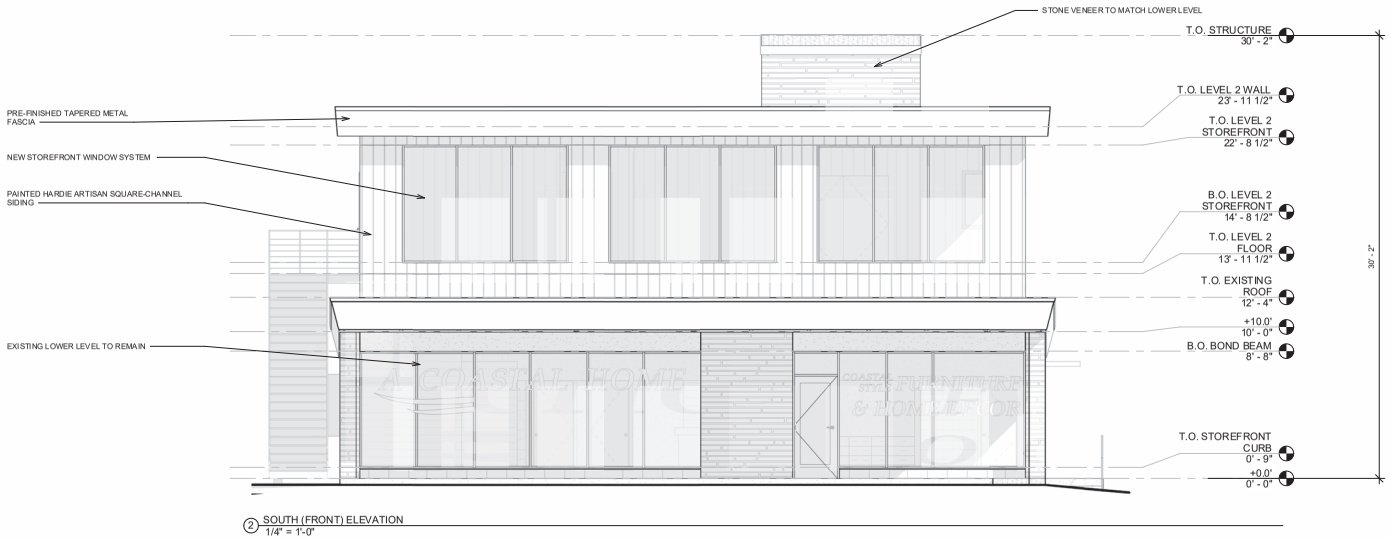
Scale 1/4" = 1'-0"

Sheet Title

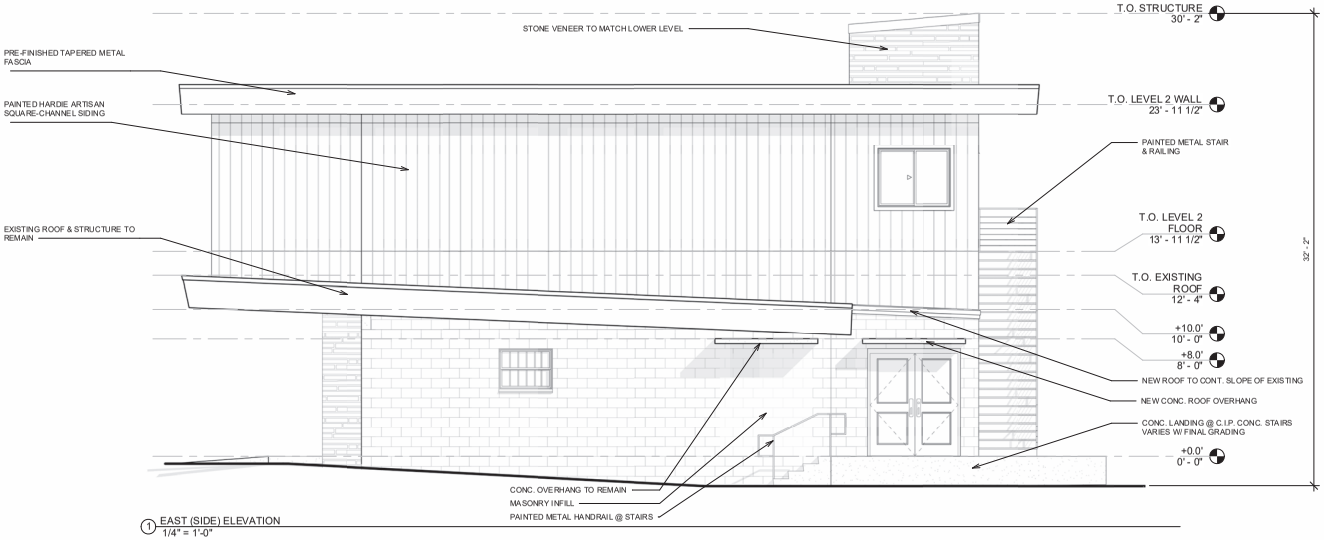
SECOND STORY PLAN

Sheet Number A102

NOT FOR CONSTRUCTION



2 SOUTH (FRONT) ELEVATION
1/4" = 1'-0"



1 EAST (SIDE) ELEVATION
1/4" = 1'-0"

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No.	Description	Date
1	PZB SUBMISSION	5.4.26

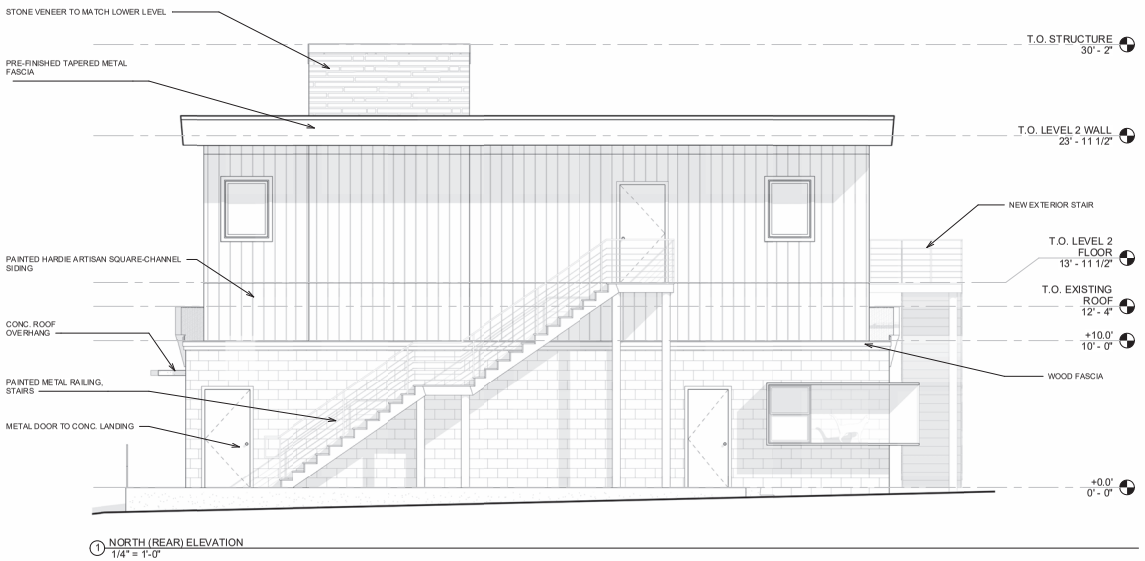
Scale 1/4" = 1'-0"

Sheet Title

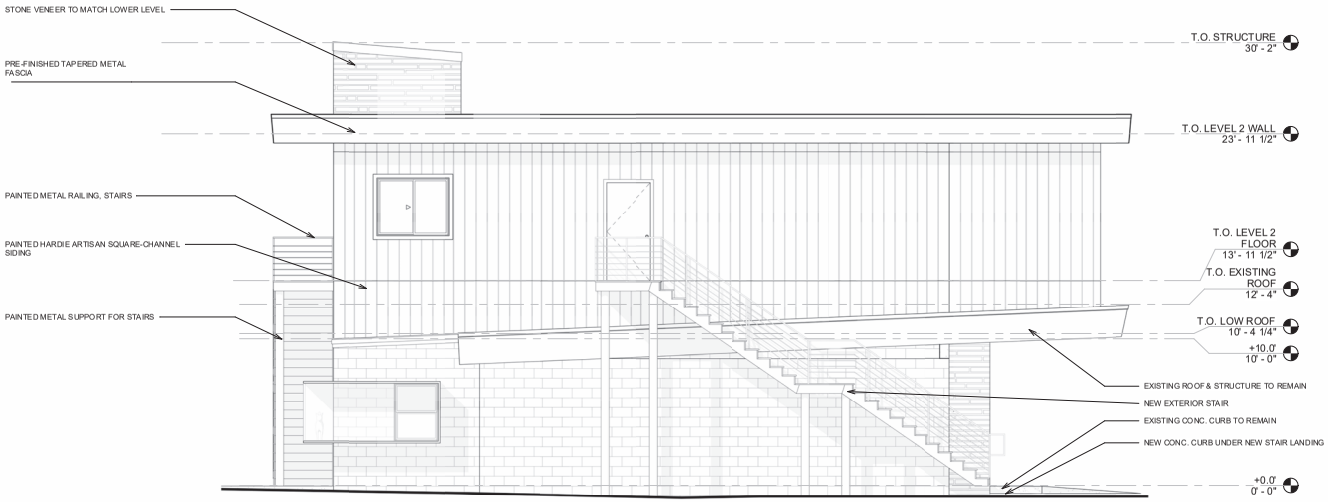
ELEVATIONS

Sheet Number A201

NOT FOR CONSTRUCTION



1 NORTH (REAR) ELEVATION
1/4" = 1'-0"



2 WEST (SIDE ELEVATION
1/4" = 1'-0"

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No.	Description	Date
1	PZB SUBMISSION	5.4.26

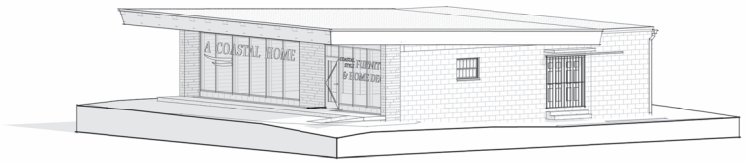
Scale 1/4" = 1'-0"

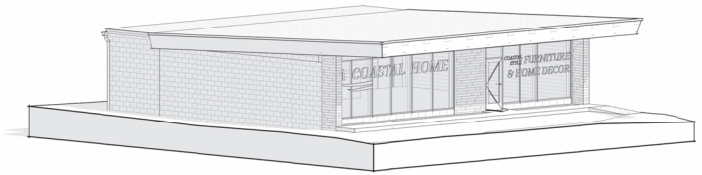
Sheet Title

ELEVATIONS

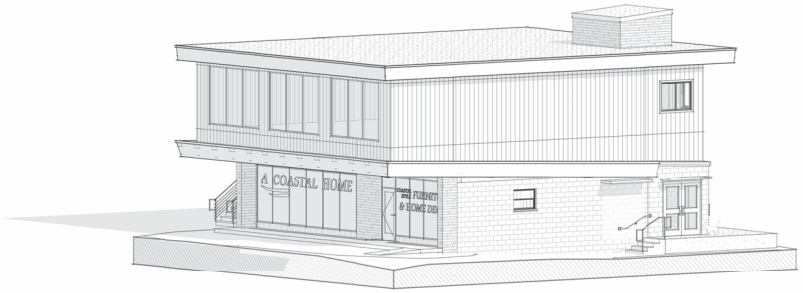
Sheet Number A202

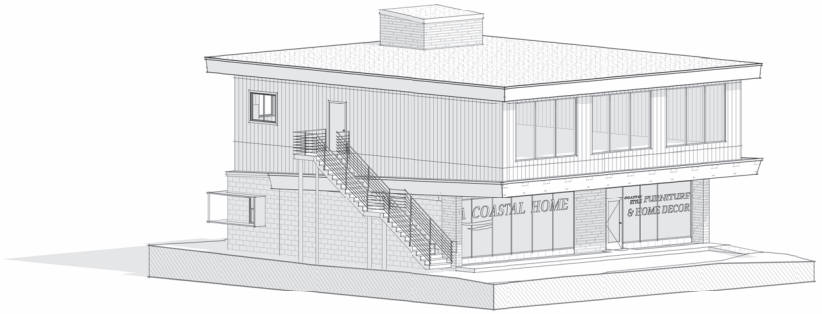
NOT FOR CONSTRUCTION



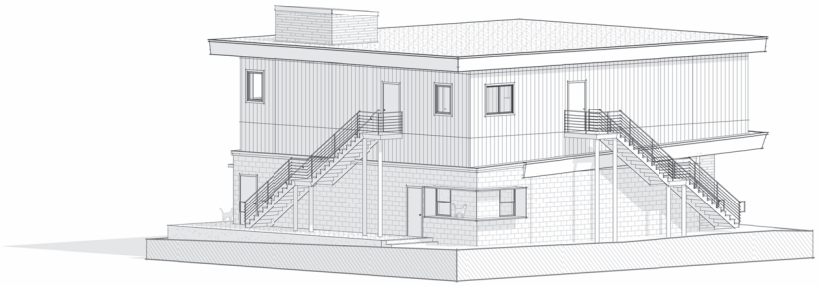


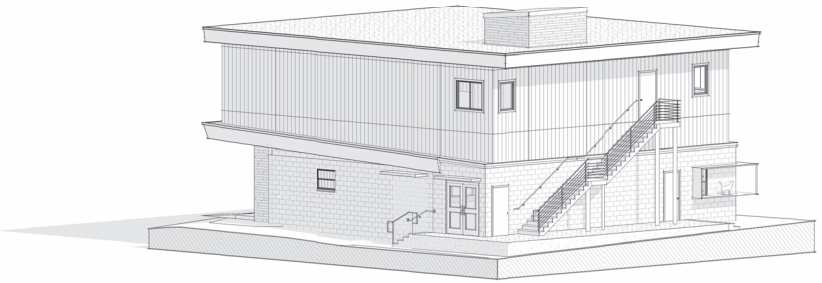
EXISTING 3D VIEWS





PROPOSED 3D VIEWS





3D VIEWS ARE CONCEPTUAL MASSING. NOT TO INDICATE FINISH LEVEL OF DETAIL.

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A Coastal Home Furniture

230 West King Ave.
Saint Augustine, FL 32084

No.	Description	Date
1	PZB SUBMISSION	5.4.26

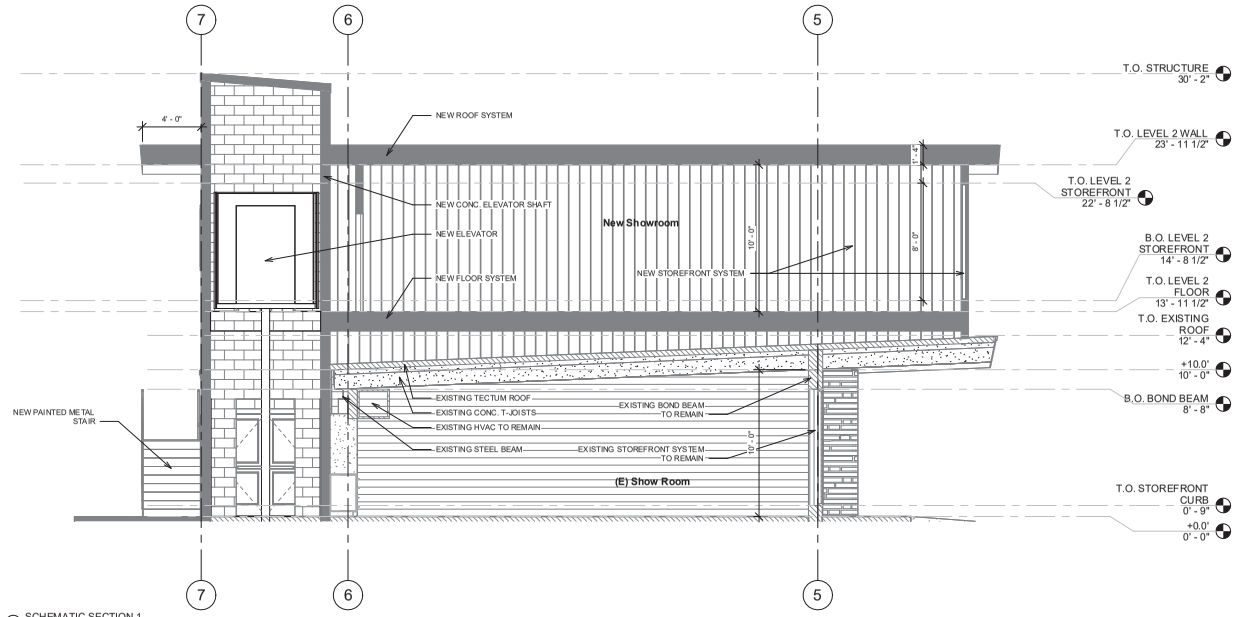
Scale

Sheet Title

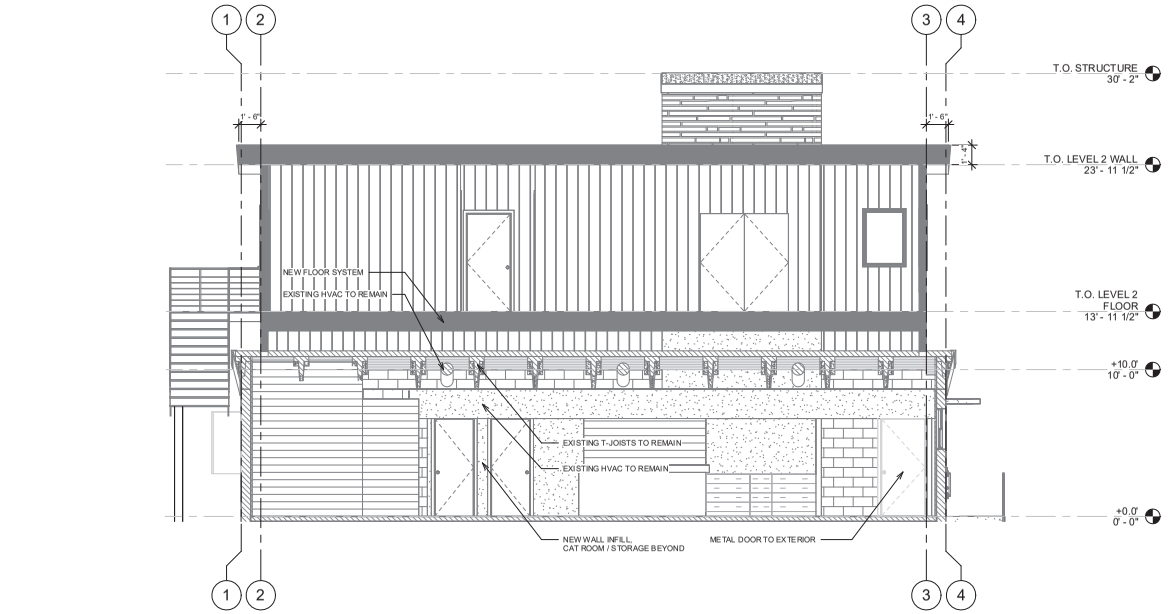
3D VIEWS

Sheet Number A203

NOT FOR CONSTRUCTION



1 SCHEMATIC SECTION 1
1/4" = 1'-0"



2 SCHEMATIC SECTION 2
1/4" = 1'-0"

SARAH RYAN
ARCHITECT

Architect:
Sarah Ryan Architect LLC
201 Owens Ave.
Saint Augustine, FL 32080
904.547.9430

www.sarahryanarchitect.com

Owner:
Cope & Donna Thomas
230 W King St
St. Augustine, FL 32084

Structural Engineer:
Swanson Structural
201 Owens Ave.
Saint Augustine, FL 32080

Contractor:
Len Weeks Construction
904.824.1626

A Coastal Home Furniture

230 West King Ave.
Saint Augustine, FL 32084

No.	Description	Date
1	PZB SUBMISSION	5.4.26

Scale 1/4" = 1'-0"

Sheet Title

SECTIONS

Sheet Number A301

NOT FOR CONSTRUCTION

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	7.a.	PZB2026-0031
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	500 Anastasia Blvd.	218570-0000

Site & Background Information

Applicant:	Matthew H. Lahti, P.E. c/o Gulfstream Design Group, LLC
Owner:	City of St. Augustine
Property Class: (St. Johns County Property Appraiser)	8900-Municipally Owned
Future Land Use Designation:	Public
Zoning Designation:	Government Use
Acreage:	1.27
Neighborhood:	North Davis Shores
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development for the removal of a total of twenty (20) trees, which includes three (3) significant trees including (1) 33" Oak and (2) 16" Cedar trees within Conservation Overlay Zone 3, located at 500 Anastasia Blvd to allow for the redevelopment of the property to accommodate a City Fire Station.

The applicant has not provided City Staff with an arborist's report.

Staff Analysis of Request and 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	

Staff Analysis of Request and Applicable Sections form the City of St. Augustine's 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 states in their report that: "The three (3) Significant trees are clustered along the Comares Avenue frontage and directly conflict with property access. Firetruck access/maneuverability is required along Comares Avenue, making retention of these trees unfeasible while maintaining functionality of the property as a Fire Station. See Attachment A: Demolition, Site and Landscape Plans."

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
The applicant states in their report that: "Removal of these trees is necessary to allow reasonable economic use of the property as a Fire Station. The proposed development and Anastasia Entry Corridor design standards require building placement and through vehicular access that cannot be accommodated without impacting these trees. Preserving them would significantly constrain the site layout and functionality of the property as a Fire Station. See Attachment A: Demolition, Site and Landscape Plans."

c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
The applicant states in their report that: **"Tree removal will not alter erosion and drainage of the Property. To meet FEMA flood requirements, the property will be raised several feet; site drainage will be handled through underground and onsite retention."**

d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
The applicant states in their report: **"While the property contains four (4) Significant trees, the surrounding neighborhood contains a moderate density of trees on both improved and unimproved properties. Tree removal is not expected to significantly impact neighborhood character or property values. The additional landscaping with retained and replacement vegetation will help maintain the overall tree canopy."**

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

The Applicant proposes to remove twenty (20) of the twenty-seven (27) trees on the property, mostly comprised of Palms. Only four (4) trees on the Property meet the City's definition of Significant Trees, and three (3) are proposed for removal. See Attachment A: Demolition, Site and Landscape Plans.

	Species	DBH	Significant	Status
1	Palm	20"	NO	Remove
2	Palm	20"	NO	Remove
3	Palm	20"	NO	Preserve
4	Cedar	30"	YES	Preserve
5	Palm	20"	NO	Remove
6	Palm	18"	NO	Remove
7	Palm	8"	NO	Remove
8	Palm	8"	NO	Remove
9	Palm	14"	NO	Remove
10	Palm	17"	NO	Remove
11	Palm	9"	NO	Remove
12	Palm	8"	NO	Remove
13	Palm	10"	NO	Remove
14	Palm	20"	NO	Remove
15	Palm	13"	NO	Preserve
16	Palm	17"	NO	Preserve
17	Palm	12"	NO	Preserve
18	Palm	14"	NO	Preserve
19	Palm	12"	NO	Preserve
20	Palm	10"	NO	Remove
21	Palm	16"	NO	Remove
22	Palm	13"	NO	Remove
23	Palm	17"	NO	Remove
24	Palm	16"	NO	Remove
25	Oak	33"	YES	Remove
26	Cedar	16"	YES	Remove
27	Cedar	16"	YES	Remove

f. Impact upon the urban and natural environment, including:

1. Ground and surface water stabilization. **The applicant states: "Proper site grading and stormwater management will ensure continued soil and surface water stability."**
2. Water quality and aquifer recharge. **The applicant states: "Stormwater will be managed on-site to maintain water quality and support aquifer recharge."**
3. Ecological impacts. **The applicant states: "Impacts on local ecology will be minimized through selective tree retention and landscaping."**
4. Noise pollution. **The applicant states: "Tree removal is not expected to materially increase noise; building placement will maintain standard buffers and screening."**
5. Air movement. **The applicant states: Site layout preserves natural airflow across the property."**
6. Air quality. **The applicant states: "Limited removal of trees will have minimal effect on overall air quality."**
7. Wildlife habitat. **The applicant states: "Remaining trees and landscaping will continue to support local wildlife."**

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

The applicant states: "Fire Station use and Entry Corridor design standards require building placement and through vehicular access that cannot be accommodated without impacting these trees. Preserving them would significantly constrain the site layout and functionality of the property as a Fire Station. See Attachment A: Demolition, Site and Landscape Plans."

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

Tree Mitigation									
Trees Removed			Trees Retained				Trees Planted		
Type	Size Range	Deficit	Type	Size Range	Credit	QTY	Type	Size Range	Credit
Oak	20+ dbh	2	Cedar	20+ dbh	4	13	Laurel Oaks	Unknown	
Cedar	12+ dbh	1.5	Palm	20+ dbh	4	8	Live Oaks	Unknown	
Cedar	12+ dbh	1.5	Palm	20+ dbh	4	4	Red Cedars	Unknown	
Palm	20+ dbh	2	Palm	20+ dbh	4	4	Crape Myrtle	Unknown	
Palm	12+ dbh	1.5	Palm	12+ dbh	3	6	Washington Palms	Unknown	
Palm	7+ dbh	1	Palm	12+ dbh	3				
Palm	7+ dbh	1	Palm	12+ dbh	3				
Palm	12+ dbh	1.5	Palm	12+ dbh	3				
Palm	12+ dbh	1.5	Palm	12+ dbh	3				
Palm	7+ dbh	1							
Palm	7+ dbh	1							
Palm	7+ dbh	1							
Palm	20+ dbh	2							
Palm	7+ dbh	1							
Palm	12+ dbh	1.5							
Palm	12+ dbh	1.5							
Palm	12+ dbh	1.5							
Palm	12+ dbh	1.5							
Deficits		-25.5	Retaining Credits		31		Planting Credits		
							Total Credits/Deficits		5.5

The above table represents the credits and deficits claimed on page 7 of the applicant's report. However, there is a discrepancy whereas this table reflects 18 trees to be removed and 9 trees retained. Earlier in the report, it is stated that 20 trees are to be removed and 7 trees will be retained. This discrepancy can be addressed in the Civil Plan review process, where Planning and Zoning staff will verify positive tree credits, buffer yard requirements are met, and that the tree ratio is met.

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 5.5 credits and is consistent with Chapter 25. There will be additional credits applied, however at this time, the DBH of the new trees to be planted is unknown.

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.

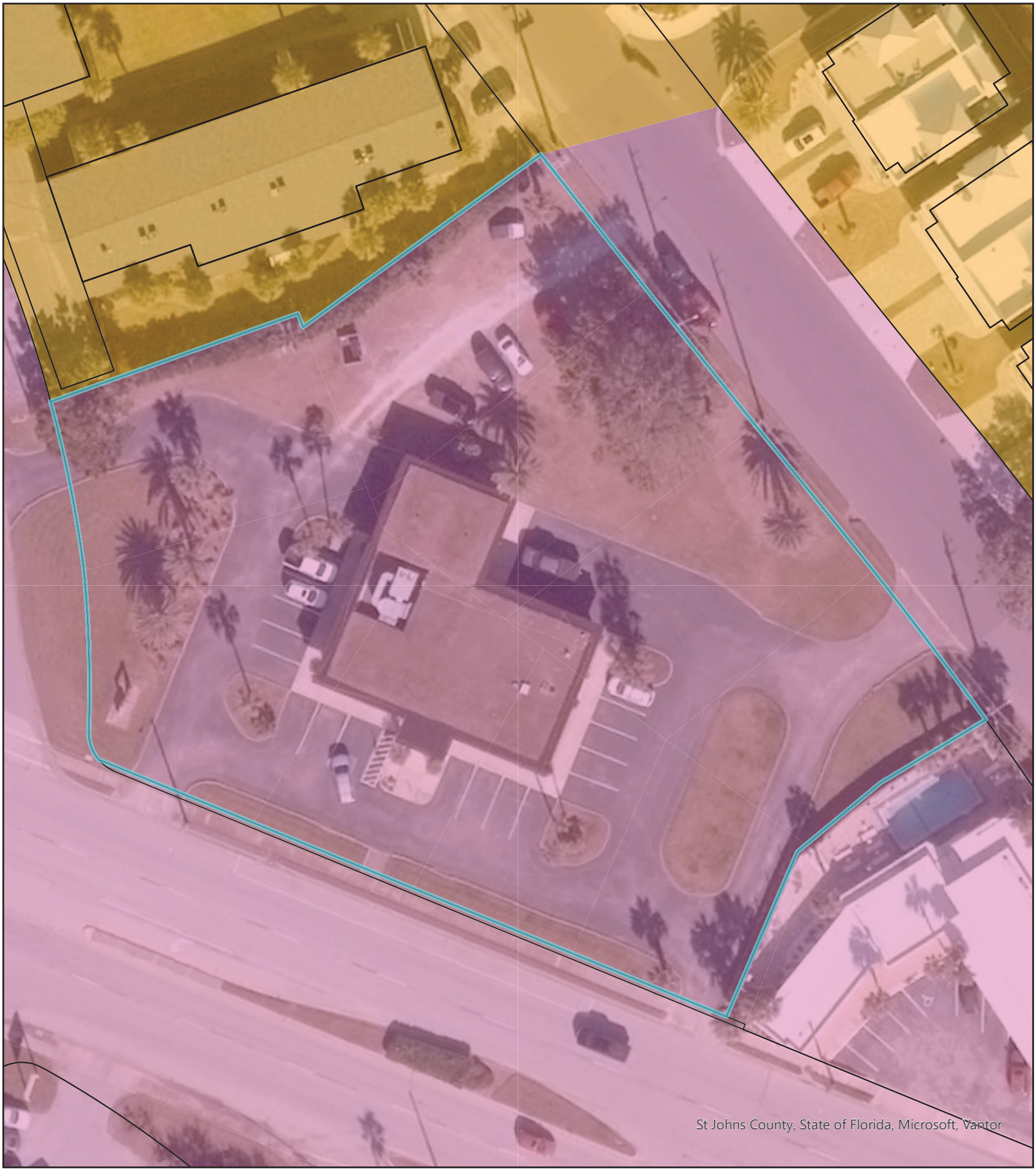
Attachments

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

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

500 Anastasia Blvd.

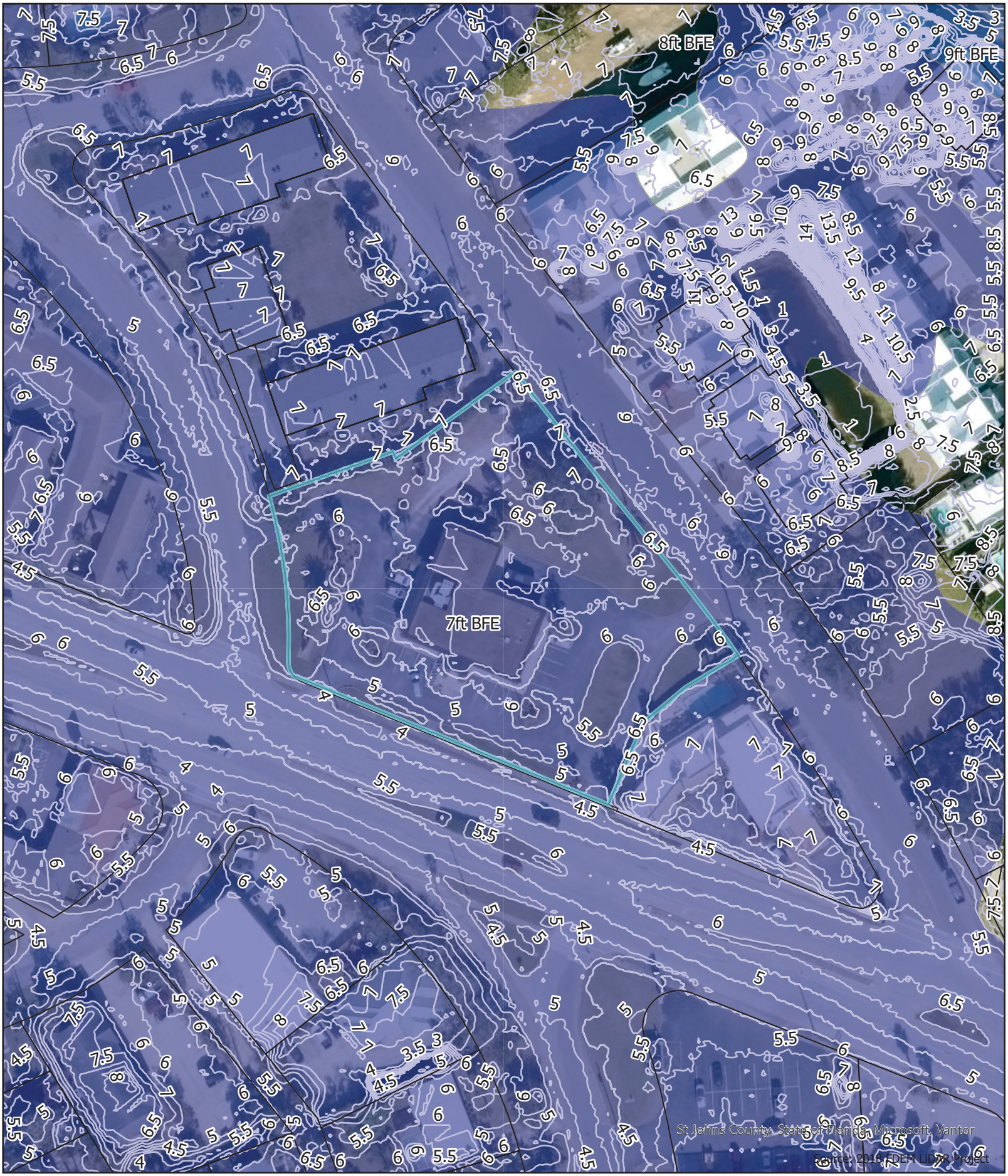
Legend

- Commercial Low Intensity
- Residential Medium Density
- Parcel

Scale: 1:515

N W E S

0 15 30 60 Feet



Flood Zone & Ground Elevation Contours (ft. NAVD88)

City of St. Augustine

500 Anastasia Blvd.

Legend

- Municipal Boundary
- Flood Zone AE
- Flood Zone VE
- <all other values>
- 2018 Contours

Scale: 1:1,000

N W E S

0 25 50 100 Feet

500 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: Matthew H. Lahti, P.E. Contact Number: 904-794-4231
   Business (*if applicable*): Gulfstream Design Group, LLC
   Address: matt@gulfstreamdesign.com City: St. Augustine State: FL Zip: 32080
   E-Mail Address: projects@gulfstreamdesign.com

2. NAME OF PROPERTY OWNER: Reuben C. Franklin Jr., P.E. Contact Number: 904-209-4323
   Business (*if applicable*): City of St. Augustine
   Address: P.O. Box 210 City: St. Augustine State: FL Zip: 32085
   E-Mail Address: rfranklin@citystaug.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 2,3,4,5 &15 All LOTS 16,17,18 & 19 Block: 33
   Subdivision: Davis Shores Ocean View Section Parcel Number: 218570-0000

4. PROJECT STREET ADDRESS: 500 Anastasia Blvd

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:
   approval for the removal of three (3) Significant trees to allow for redevelopment of the commercial property with a City Fire Station

8. JUSTIFICATION FOR ACTION REQUESTED:
   redevelopment of the commercial property with a City Fire Station

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.

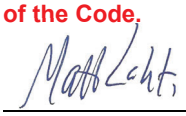
_____

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.



3/9/2026

Signature of Applicant Date

Signature of Property Owner Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

REUBEN FRANKLIN JR

Print name of applicant

Signature of applicant

12/5/25

Date

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Gulfstream Design Group LLC is/are hereby authorized TO ACT ON BEHALF OF The City of St. Augustine, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at: 500 Anastasia Blvd, St. Augustine

BY: _____
Signature of Owner

Reuben Franklin JR
Print Name of Owner

904 - 209 - 4323
Telephone Number

State of Florida

County of Saint Johns

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

By Reuben Franklin Jr.

Identification verified: Character witness

Oath sworn: ✓ Yes ___ No

Notary Public State of Florida
Heather Forensky
My Commission HH 700762
Expires 7/21/2029

Notary Signature: _____

My Commission expires: 7/21/2029

Rev:022117

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.

500 Anastasia Blvd

Project Address: _____

Matthew H. Lahti, P.E.

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

Reuben C. Franklin Jr., P.E.

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

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	2185700000
Location	500 ANASTASIA BLVD
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	Retail Stores Anastasia (COM) (680.3)
Tax Description*	3-100 DAVIS SHORES LOTS 2 3 4 5 & & 15 ALL LOTS 16 17 18 & 19 (EX PT OF LTS 2 & 19 IN OR3874/460) (EX R/W RD #A1A IN OR65/337) BLK 33 OR6082/1951 *The Description above is not to be used on legal documents.
Property Use Code	Owner Occupied Stores (1105)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	16-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	1.270
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

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

Exemption Information

Exemption Type	Status	Amount
City	Future Year Exemption	$0

Map



Valuation Information

Assessed Year	2025
Building Value	$414,947.00
Extra Features Value	$45,426.00
Total Land Value	$829,818.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$1,290,191.00**
Total Deferred	$486,542.00
Assessed Value	**$803,649.00**
Total Exemptions	$0.00
Taxable Value	**$803,649.00**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	$407,669	$48,306	$553,212	$0
2023	$357,643	$48,946	$553,212	$0
2022	$158,645	$14,025	$675,318	$0
2021	$118,984	$17,242	$675,318	$0
2020	$124,649	$20,458	$675,318	$0
2019	$106,842	$20,769	$541,569	$0
2018	$154,737	$26,287	$715,975	$0
2017	$73,684	$16,277	$660,900	$0
2016	$73,684	$16,277	$660,900	$0
2015	$77,369	$16,277	$660,900	$0
2014	$78,018	$16,277	$669,072	$0

Building Information

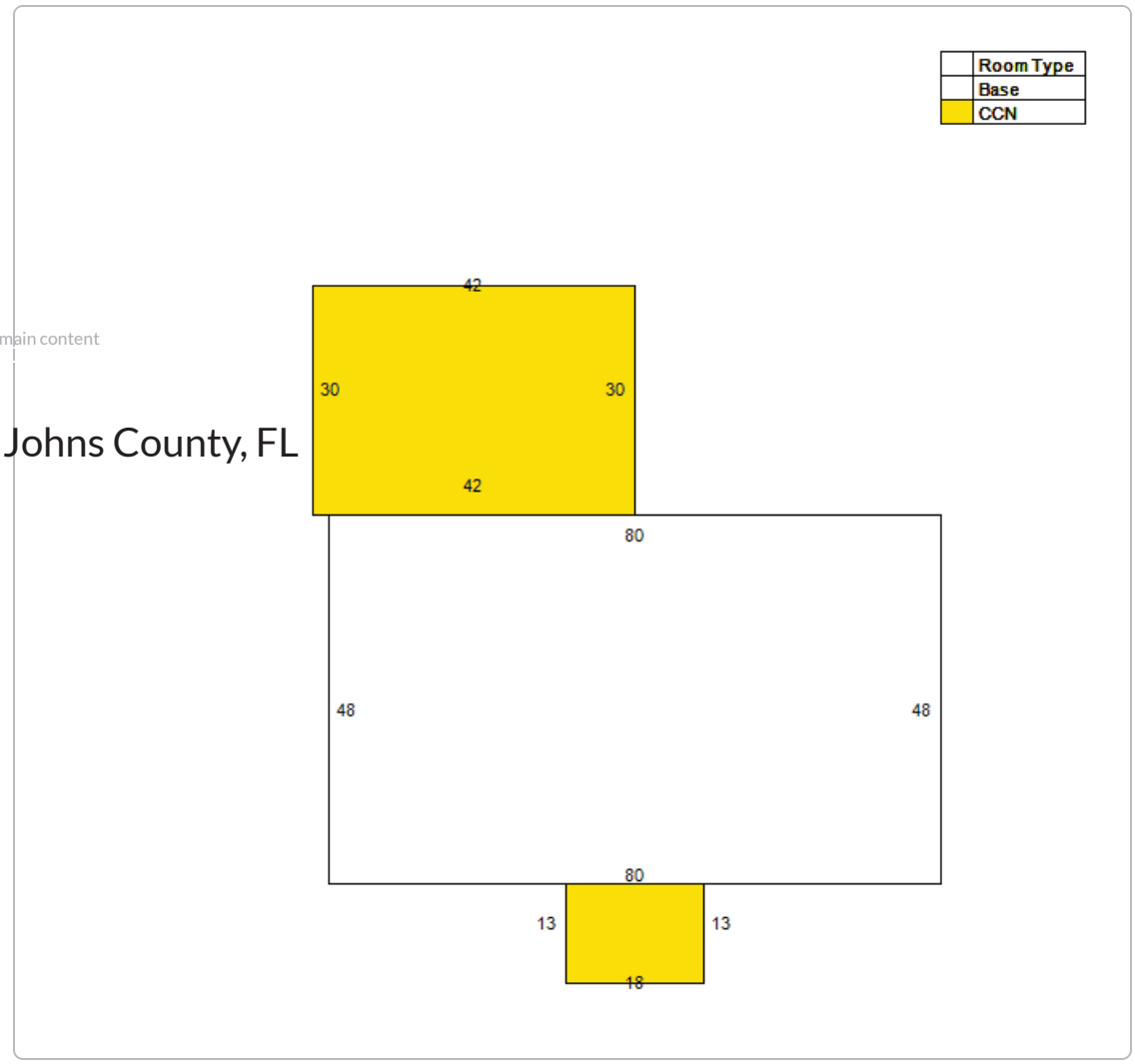
Building	1	**Roof Cover**	Built Up
Building Value	$414,947	**Roof Structure**	Rigid Frame
Year Built	1971	**Interior Flooring**	Marble
Actual Area	5334	**Interior Wall**	Drywall
Conditioned Area	3840	**Heating Type**	Air Duct
Use	Stores (Retail)	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

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

Sketch Information

Skip to main content

St. Johns County, FL



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		8282
Asphalt Paving (COM)		33880
Curb (COM)		3264

Land Information

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

Sale Information

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

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: 9/2/2025, 8:41:10 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Supplemental Information

GULFSTREAM
DESIGN GROUP, LLC

Via Electronic Submittal

March 4, 2026

City of St. Augustine
Planning & Zoning
75 West King Street, 4th Floor
St. Augustine, FL 32084

RE: COSA Fire Station #2
GDG: 24-212
Conservation Overlay Zone 3

Dear COSA:

On behalf of my client, please find the following documents in support of the Conservation Overlay Zone 3 Submittal for City of St. Augustine Fire Station #2 project.

- One (1) Planning and Zoning Board Application Packet
- One (1) COZ3 Report
- One (1) Property Record Card

If you have any questions or require additional information, please do not hesitate to email me at permitting@gulfstreamdesign.com.

Sincerely,

Samantha Baez

Samantha Baez
Project Administrator
Gulfstream Design Group, LLC

GULFSTREAM
DESIGN GROUP, LLC

Conservation Overlay Zone 3 Development

City of St. Augustine
Fire Station #2

City of Saint Augustine, Florida
GDG # 24-212

Prepared for:
City of St. Augustine
P.O. Box 210
Saint Augustine, Florida 32085

Prepared by:
Gulfstream Design Group, LLC
2225 A1A S, Suite A2
Saint Augustine, Florida 32080

March 9, 2026

Table of Contents

1.0 Property Owner, Applicant and Agent Information 2

2.0 Property Location and Description 2

3.0 Application Summary 2

4.0 Findings of Fact 3

4.1 Consistency with the City's Code of Ordinances Sec. 11-29(d)(1) 3

4.2 Consistency with the City's Code of Ordinances Sec. 25-56 6

4.3 Consistency with the City's Code of Ordinances Sec. 28-53 7

5.0 Conclusion 8

Attachment A: Demolition Plan, Site Plan and Landscape Plan .....

1.0 Property Owner, Applicant and Agent Information

Property Owner:
City of St. Augustine
P.O. Box 210
Saint Augustine, Florida 32085
Contact: Reuben Frankin Jr., P.E.

Applicant/Agent:
Gulfstream Design Group, LLC
2225 A1A S, Suite A2
Saint Augustine, Florida 32080
Matt Lahti, P.E. LEED AP | permitting@gulfstreamdesign.com | (904) 794-4231

2.0 Property Location and Description

The property is located on the north side of Anastasia Boulevard (State Road A1A) and bounded on the west by Moultrie Place and on the north by Comares Avenue in the Davis Shores neighborhood of St. Augustine.

Street Address:
500 Anastasia Blvd., Saint Augustine 32080

Parcel ID #:
218570-0000

Total Project Area:
± 1.27 acres

Future Land Use Designation:
Commercial Low Intensity (CLI)

Current Zoning Designation:
Commercial Low-Two (CL-2)

3.0 Application Summary

The Applicant requests Conservation Overlay Zone (COZ) development approval for the removal of three (3) Significant trees within COZ 3 at 500 Anastasia

Boulevard for redevelopment of the commercial property with a City Fire Station. **See Attachment A: Demolition and Landscape Plans.**

#	Species	DBH	Significant DBH	Remove or Preserve
4	Cedar	30”	8”	Preserve
25	Oak	33”	15” (Laurel) or 18” (Live)	Remove
26	Cedar	16”	8”	Remove
27	Cedar	16”	8”	Remove

The Applicant proposes to remove twenty (20) of the twenty-seven (27) trees on the property, mostly comprised of Palms.

Only four (4) trees on the Property meet the City’s definition of Significant Trees, and three (3) are proposed for removal. Those three (3) Significant trees are clustered along the Comares Avenue frontage where firetruck access/maneuverability is required, making preservation unfeasible while maintaining functionality of the property as a Fire Station. **See Attachment A: Demolition, Site and Landscape Plans.**

4.0 Findings of Fact

4.1 Consistency with the City’s Code of Ordinances Sec. 11-29(d)(1)

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 three (3) Significant trees are clustered along the Comares Avenue frontage and directly conflict with property access. Firetruck access/maneuverability is required along Comares Avenue, making retention of these trees unfeasible while maintaining functionality of the property as a Fire Station. **See Attachment A: Demolition, Site and Landscape Plans.**

#	Species	DBH	Significant DBH
25	Oak	33”	15” (Laurel) or 18” (Live)
26	Cedar	16”	8”
27	Cedar	16”	8”

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

Removal of these trees is necessary to allow reasonable economic use of the property as a Fire Station. The proposed development and Anastasia Entry Corridor design standards require building placement and through vehicular access that cannot be accommodated without impacting these trees. Preserving them would significantly constrain the site layout and functionality of the property as a Fire Station. **See Attachment A: Demolition, Site and Landscape Plans.**

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.**
Tree removal will not alter erosion and drainage of the Property. To meet FEMA flood requirements, the property will be raised several feet; site drainage will be handled through underground and onsite retention.

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.**
While the property contains four (4) Significant trees, the surrounding neighborhood contains a moderate density of trees on both improved and unimproved properties. Tree removal is not expected to significantly impact neighborhood character or property values. The additional landscaping with retained and replacement vegetation will help maintain the overall tree canopy.

e. **Whether the tree has been designated a significant tree.**
The Applicant proposes to remove twenty (20) of the twenty-seven (27) trees on the property, mostly comprised of Palms. Only four (4) trees on the Property meet the City's definition of Significant Trees, and three (3) are proposed for removal. **See Attachment A: Demolition, Site and Landscape Plans.**

#	Species	DBH	Significant	Status
1	Palm	20"	NO	Remove
2	Palm	20"	NO	Remove
3	Palm	20"	NO	Preserve

4	Cedar	30”	YES	Preserve
5	Palm	20”	NO	Remove
6	Palm	18”	NO	Remove
7	Palm	8”	NO	Remove
8	Palm	8”	NO	Remove
9	Palm	14”	NO	Remove
10	Palm	17”	NO	Remove
11	Palm	9”	NO	Remove
12	Palm	8”	NO	Remove
13	Palm	10”	NO	Remove
14	Palm	20”	NO	Remove
15	Palm	13”	NO	Preserve
16	Palm	17”	NO	Preserve
17	Palm	12”	NO	Preserve
18	Palm	14”	NO	Preserve
19	Palm	12”	NO	Preserve
20	Palm	10”	NO	Remove
21	Palm	16”	NO	Remove
22	Palm	13”	NO	Remove
23	Palm	17”	NO	Remove
24	Palm	16”	NO	Remove
25	Oak	33”	YES	Remove
26	Cedar	16”	YES	Remove
27	Cedar	16”	YES	Remove

f. Impact upon the urban and natural environment, including:

- **Ground and surface water stabilization.**
  Proper site grading and stormwater management will ensure continued soil and surface water stability.

- **Water quality and aquifer recharge.**
  Stormwater will be managed on-site to maintain water quality and support aquifer recharge.

- **Ecological impacts.**
  Impacts on local ecology will be minimized through selective tree retention and landscaping.

- **Noise pollution.**
  Tree removal is not expected to materially increase noise; building placement will maintain standard buffers and screening.

- **Air movement.**
  Site layout preserves natural airflow across the property.

- **Air quality.**
  Limited removal of trees will have minimal effect on overall air quality.

- **Wildlife habitat.**
  Remaining trees and landscaping will continue to support local wildlife.

g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
The Fire Station use and Entry Corridor design standards require building placement and through vehicular access that cannot be accommodated without impacting these trees. Preserving them would significantly constrain the site layout and functionality of the property as a Fire Station. **See Attachment A: Demolition, Site and Landscape Plans.**

4.2 Consistency with the City's Code of Ordinances Sec. 25-56

g. Relocation and replacement. As condition to the granting of a permit, the property owner or agent will be required to relocate the tree being removed or required to replace the tree being removed with a tree somewhere within the site. Native vegetation shall be replaced with native vegetation. Shade trees must be replaced by shade trees. Understory and palm trees may be replaced by any type tree. Replacement shade trees shall be a minimum of ten (10) feet high and understory trees shall be a minimum of ten (10) feet high when planted. Each Southern Red Cedar tree (juniperus silicicola) removed shall be replaced with a minimum of two (2) Southern Red Cedars of such a size and quality as shall be determined by the city building official to be assured of such Southern Red Cedars' continued viability and growth. The property owner or agent shall also be required to replace the relocated or replacement tree should die within three (3) years from date of planting.
The applicant acknowledges that removal of the Significant trees will require replacement in accordance with City standards as shown below.

#	Significant Tree Removed Species	Mitigation Through Replacement
25	33" Oak	1 Shade Tree (min. 10' tall)
26	16" Cedar	2 Red Cedars (size per COSA)
27	16" Cedar	2 Red Cedars (size per COSA)

4.3 Consistency with the City's Code of Ordinances Sec. 28-53

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

The applicant is proposing to retain one (1) shade tree and eight (8) Palm trees; and replant twenty-five (25) shade trees (13 Laurel Oaks, 8 Live Oaks and 4 Red Cedars), four (4) understory trees (4 Crape Myrtles) and 6 Washington Palm trees. This meets the tree ratio requirements for Shade and Understory, but not Palms. **See Attachment A: Demolition, Site and Landscape Plans.**

Tree Type	Retain	Replant	Ratio	Required	Proposed
Shade	1	25	26 of 42	Min. 50%	62%
Understory	0	4	4 of 42	Max. 50%	9.5%
Palm	6	6	12 of 42	Max. 25 %	28.5%

d. Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed.

The Tree Mitigation and Planting Plans show 31 credits and 25.5 deficits, which is consistent with the requirements of Chapter 25. **See Attachment A: Demolition, Site and Landscape Plans.**

#	Species	DBH	Deficit for Trees Removed	Credits for Trees Retained
1	Palm	20"		4
2	Palm	20"		4
3	Palm	20"		4
4	Cedar	30"		4
5	Palm	20"	2	
6	Palm	18"	1.5	
7	Palm	8"	1	
8	Palm	8"	1	
9	Palm	14"	1.5	

10	Palm	17”	1.5	
11	Palm	9”	1	
12	Palm	8”	1	
13	Palm	10”	1	
14	Palm	20”	2	
15	Palm	13”		3
16	Palm	17”		3
17	Palm	12”		3
18	Palm	14”		3
19	Palm	12”		3
20	Palm	10”	1	
21	Palm	16”	1.5	
22	Palm	13”	1.5	
23	Palm	17”	1.5	
24	Palm	16”	1.5	
25	Oak	33”	2	
26	Cedar	16”	1.5	
27	Cedar	16”	1.5	
	TOTAL	425”	25.5	31

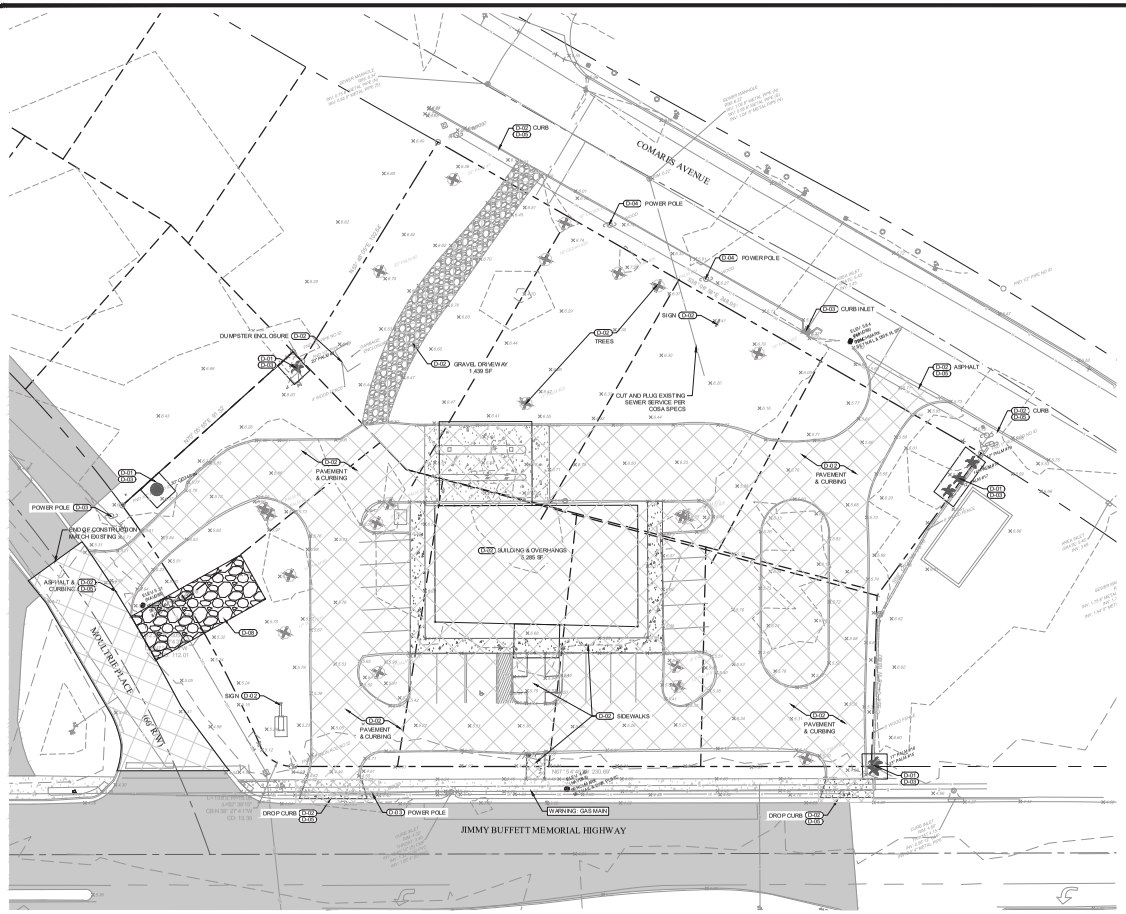
5.0 Conclusion

Based on the location of the Significant trees clustered along Comareas frontage, use of the Property as a Fire Station and Entry Corridor design standards, preservation of all Significant trees would prohibit access and development of the Property.

Based on these Findings and compliance with the City’s mitigation, we respectfully request the Planning and Zoning Board approval the COZ 3 Development request for the removal of three (3) Significant trees.

END OF REPORT

Attachment A:
Demolition Plan, Site Plan and Landscape Plan



GRAPHIC SCALE

0 20 40

1"=20'

LEGEND

EXISTING

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- BUILDING LINE
- 21.33 GRADE ELEVATION
- ASPHALT PAVEMENT

PROPOSED

- EXISTING TO BE REMOVED
- CONSTRUCTION ENTRANCE
- TREE PROTECTION
- EXISTING TREE TO BE REMOVED
- TREES TO REMAIN

DEMOLITION KEY NOTES: (X.XX)

D-01 TREE PROTECTION BARRICADE
D-02 EXISTING TO BE REMOVED
D-03 EXISTING TO REMAIN
D-04 EXISTING TO BE RELOCATED
D-05 SAWCUT & REMOVE PAVEMENT & CURBING
D-06 CONSTRUCTION ENTRANCE (SEE SHEET SWPPP FOR DETAIL)

DEMOLITION AND CLEARING NOTES:

1. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY/COUNTY INSPECTOR AND UNDER CITY/COUNTY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
2. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY/COUNTY INSPECTOR. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

VERTICAL DATUM NOTES:

THESE ENGINEERING DRAWINGS HAVE BEEN DESIGNED USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ESTABLISHED IN 1991 BY THE MINIMUM CONSTRAINT ADJUSTMENT FOR LEVELING OBSERVATIONS.

HORIZONTAL DATUM NOTES:

THESE ENGINEERING DRAWINGS HAVE BEEN DESIGNED USING THE FLORIDA STATE PLAN COORDINATE SYSTEM, FLORIDA EAST (FIPS ZONE 0901), NORTH AMERICAN DATUM 1983 (NAD/83) - (2011) - (EPOCH:2010.0000).

TREE #	TREE SPECIES	TREE INCHES REMOVED	TREE INCHES PRESERVED
1	20" PALM	20	-
2	20" PALM	20	-
3	20" PALM	-	20
4	30" CEDAR	-	30
5	20" PALM	20	-
6	18" PALM	18	-
7	8" PALM	8	-
8	8" PALM	8	-
9	14" PALM	14	-
10	17" PALM	17	-
11	9" PALM	9	-
12	8" PALM	8	-
13	10" PALM	10	-
14	20" PALM	20	-
15	13" PALM	-	13
16	17" PALM	-	17
17	12" PALM	-	12
18	14" PALM	-	14
19	12" PALM	-	12
20	10" PALM	10	-
21	16" PALM	16	-
22	13" PALM	13	-
23	17" PALM	17	-
24	16" PALM	16	-
25	33" OAK	33	-
26	16" CEDAR	16	-
27	16" CEDAR	16	-
TOTAL INCHES IN TABLE:		309	118

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	07.17.25	TVB	PER FIRE COSA COMMENTS

ENGINEERING PLANS FOR COSA FIRE STATION #2

DEMOLITION PLAN

CITY OF ST. AUGUSTINE, FLORIDA

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FOR PERMIT REVIEW

GULFSTREAM DESIGN GROUP, LLC

222 S A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

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PROJECT NO:	24-212
ISSUE DATE:	8-15-2025
DRAFTED BY:	TDP
DESIGNED BY:	TVB
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

6

DATE

DESCRIPTION

NO.

SD 08/15/25 SUBMITTAL

PRELIMINARY PROGRESS PRINT NOT FOR CONSTRUCTION

seal/signature of professional license no.:

client

construction manager

architecture

architect

consultant

project phase: FIRE STATION NO. 2

project address: 500 ANASTASIA BLVD, ST AUGUSTINE, FL 32080

project name: SCHEMATIC DESIGN

sheet name: DEMOLITION PLAN

issue date: 08/15/25

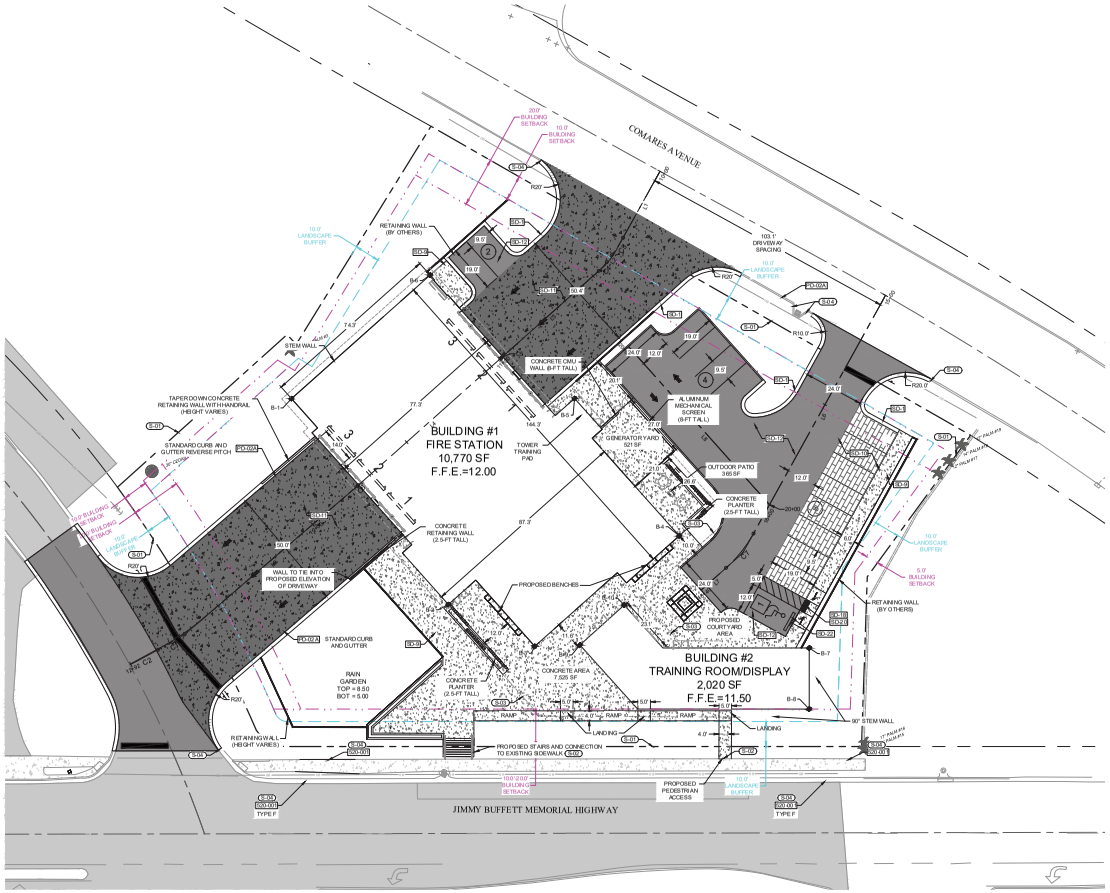
gf dgn file: 2024-P027

designed by: TVB

drawn by: TDP

scale: 1/16" = 1'-0"

sheet number: C-6



GRAPHIC SCALE

0 10 20 30 40

1"= 20'

LEGEND

EXISTING

- PROPERTY LINE
- R/W LINE
- CENTER LINE
- ASPHALT PAVEMENT

PROPOSED

- CURB & GUTTER
- CENTER LINE
- BUILDING OUTLINE
- XX' SETBACK DIMENSION
- XX BUFFER DIMENSION
- # STANDARD PARKING COUNT
- # ADA PARKING COUNT
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERMEABLE PAVER SECTION

GENERAL SITE NOTES:

1. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE CITY OF ST. AUGUSTINE LAND DEVELOPMENT CODE.
2. ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS FOR REFERENCE ONLY. SEE ARCHITECTURAL PLANS BY; FOR EXACT DIMENSIONS CIVIL PLANS REFERENCE EXTERIOR WALL DIMENSIONS. CONTRACTOR TO VERIFY FOUNDATION AND ROOF OVERHANG.
4. ALL HANDICAP RAMPS SHALL MEET CURRENT ADA REQUIREMENTS AND INCLUDE DETECTABLE WARNING PER CITY OF ST. AUGUSTINE REQUIREMENTS.
5. CONTRACTOR SHALL STAKE EACH STAGE OF WORK HORIZONTAL AND VERTICAL, IN ADVANCE OF CONSTRUCTION TO ENSURE THAT NO CONFLICTS EXIST. CONTRACTOR SHALL NOTIFY GULFSTREAM DESIGN GROUP, LLC IMMEDIATELY IF CONDITIONS DIFFER IN THE FIELD.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASTING EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER, ANY EXTRA WORK REQUIRED BY THE PLANS OR SPECIFICATIONS WHICH APPEARS TO BE NOT SHOWN ON THE PLANS. THE EXTRA WORK MUST BE APPROVED BY THE ENGINEER AND THE OWNER BEFORE THE CONTRACTOR PROCEEDS WITH THE EXTRA WORK.
8. ALL BUILDINGS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA BUILDING CODE - ACCESSIBILITY AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
9. ALL OUTSIDE STORAGE YARDS MUST BE FENCED PER CITY OF ST. AUGUSTINE REQUIREMENTS.
10. PRIOR TO TRANSFER OF PROPERTY OWNERSHIP (REAL LAND OR CHANGE IN OWNERSHIP) FOR ANY PORTIONS OF THE APPROVED OR CONSTRUCTED BUILDING, OWNERSHIP DOCUMENTS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT IN ORDER TO MAKE SURE OWNERSHIP DOES NOT VIOLATE BUILDING CODE.
11. ALL SIGNS SHALL MEET THE REQUIREMENTS OF CITY OF ST. AUGUSTINE LOC.
12. APPROXIMATE LOCATION OF PROJECT SIGNAGE SHOWN HEREON.
13. NO DUMPSTER REQUIRED PER CITY OF ST. AUGUSTINE
14. LIGHT FIXTURES SHALL MEET THE DISC REQUIREMENTS THAT BULBS ARE NOT VISIBLE AND HAVE A TEMPERATURE OF 2700K-3000K

SITE DETAILS (SD)

SD-1 TYPE D CURB
SD-9 CONCRETE SIDEWALK
SD-10 PERMEABLE PAVER SECTION
SD-11 HEAVY DUTY CONCRETE PAVEMENT SECTION
SD-12 STANDARD DUTY ASPHALT SECTION
SD-18 DETECTABLE WARNING
SD-20 WHEELCHAIR RAMP IN SIDEWALK
SD-22 CONCRETE WHEELSTOP
PD-02A COSA STANDARD CURB AND GUTTER
S-22-001 FOOT CONCRETE SIDEWALK DETAIL

SITE KEY NOTES: (SD)

S-01 PROPERTY LINE
S-02 CONNECT TO EXISTING SIDEWALK
S-03 BUILDING OVERHANG
S-04 SAWCUT AND MATCH EXISTING CURB AND/OR SIDEWALK TO NEAREST CONSTRUCTION JOINT

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	10/15/25	MHL	PER COSA COMMENTS

ENGINEERING PLANS FOR COSA FIRE STATION #2 GEOMETRY CONTROL POINTS
CITY OF ST. AUGUSTINE, FLORIDA

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FOR PERMIT REVIEW

GULFSTREAM DESIGN GROUP, LLC
2225 A1 A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com
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PROJECT NO. 24-212
ISSUE DATE: 8-15-2025
DRAFTED BY: TDP
DESIGNED BY: TVB
CHECKED BY: MHL

NOT VALID WITHOUT SEAL

8

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT
C1	399.62	12.33	S82° 07' 12.76"W	001°46'02"	6.17
C2	399.49	12.33	S82° 53' 32.65"W	001°46'20"	6.17
C3	64.94	8.073	S54° 42' 35.18"W	007°07'21"	4.04
C4	22.99	4.832	S64° 19' 27.38"W	012°06'23"	2.43
C5	22.99	0.001	S70° 22' 35.47"W	000°00'10"	0.00
C6	22.99	0.419	S70° 54' 01.66"W	001°02'59"	0.21
C7	52.485	17.672	S60° 43' 44.10"W	019°17'29"	8.92

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.41	S51° 09' 55.25"W
L2	3.64	S59° 16' 15.85"W
L3	52.16	S70° 22' 35.90"W
L4	76.79	S70° 22' 32.05"W
L5	91.25	S71° 20' 31.27"W
L6	109.03	S51° 04' 59.46"W
L7	13.38	S70° 22' 28.74"W
L8	84.85	N19° 37' 36.42"W

BUILDING POINT TABLE		
POINT #	NORTHING	EASTING
B-1	2029528.2255	562718.5208
B-2	2029238.2418	562746.7118
B-3	2029169.7422	562772.4791
B-4	2029218.6478	562842.7127
B-5	2029350.7312	562824.8711
B-6	2029339.1168	562789.5599
B-7	2029317.7382	562874.0659
B-8	2029135.1259	562898.8505
B-9	2029354.4166	562789.4345
B-10	2029301.6969	562811.9015

PARKING CALCULATIONS				
USE	# OF EMPLOYEES PER SHIFT	# STORED VEHICLES	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
FIRE STATION & TRAINING ROOM (PUBLIC SERVICE)	6	3	9	12
ADA PARKING SPACES			1	1
TOTAL PARKING SPACES			10	13

SITE DATA TABLE		
GROSS PROPERTY AREA:	55,321 SF	1.27 AC
BUILDING FOOTPRINT AREA:	12,780 SF	0.29 AC
PARKING AND DRIVEWAYS:	17,467 SF	0.40 AC
SIDEWALK AREA	7,525 SF	0.17 AC
TOTAL IMPERVIOUS AREA:	37,792 SF	0.87 AC
PROPERTY ID NO.		2185700 0000
ZONING		GU
FLUM		PUBLIC
FEMA FIRM PANNEL NUMBER		12109C0314 J
	MAXIMUM:	PROPOSED
IMPERVIOUS SURFACE AREA RATIO:	75.00%	68.30%
MAX LOT COVERAGE:	60.00%	23.12%
BUILDING HEIGHT:	35'	±30'

BUFFER & SETBACK TABLE		
BUFFERS & SETBACKS	MINIMUM	PROPOSED
FRONT BUILDING SETBACK (W.E)	10'	10'
SIDE BUILDING SETBACK (N.S)	5'	5'
FRONT LANDSCAPE BUFFER (W.E.)	10'	10'
SIDE LANDSCAPE BUFFER (N.S)	10'	10'

DATE | DESCRIPTION | NO.

PRELIMINARY PROGRESS PRINT NOT FOR CONSTRUCTION
SD 08/15/25 SUBMITTAL

name
professional license no.

client

construction manager

prime architect

consultant

project phase: FIRE STATION NO. 2
project phase: SCHEMATIC DESIGN

SITE PLAN

project name: CITY OF ST. AUGUSTINE
project address: 500 ANASTASIA BLVD, ST AUGUSTINE, FL 32080

issue date: 08/15/25
project no.: 2024-P027
designed by: TVB
drawn by: TDP
scale: 1/16" = 1'-0"
sheet number:

C-8

CHECK LIST SUMMARY

1. **Per Area-by-is Boulevard Design Standards** for entry corridors , a minimum of 50% (2 trees per 100' of frontage) shall be Washington palm.
COMARES AVENUE 160 F, 3.2 trees are required – total 5 trees provided.
ANASTASIA BLD 270 lf 5.4 trees are required – total 11 trees provided 6 Washington Palm trees provided.(more than 50%).

For the north zone, 100% of the required trees in the front buffer yard may be palms. if such a planting scheme exceeds the 25% palm maximum for buffer yard trees per city code, this shall be permitted if palms are not used as require d trees in the other buffer yards.
(note: code only allows 25% max palms for required buffer trees. total trees at buffer 27 provided. 6 Washington Palms/27= 22% provided.)

Total Landscape Tree Percentage Requirement
Shade trees = total 32 trees =F illy (50) percent minimum=16 trees required——22 shade tree s provided which is 69%.
Under story tre es =F illy (50) percent maximum — 4 under story trees provided — 13% provided.
Palmon Twenty-five (25) percent maximum—total 6 palms provided—19% provided.

2. **Front yards**, fronting Anastasia Blvd, shall have buffer yards as shown, "except for any addition al required buffers: 4 trees per 100' of frontage / 20 shrubs per 100' of frontage requirement: 27 0 f 11 trees provided / 60 shrubs provided.

To maintain the unique appearance of the north and south sections of Anastasia Boulevard, a minimum of 50% (2 trees per 100' of frontage) shall be the following for each section of the corridor: Washington Palms, 6 Washington Palm trees provided which is more than 50 %

A minimum of 40% of the buffer yard length, inclusive of drive s, mechanical equipment, etc., shall be landscape. To tal buffer yard length = 944 F. landscape provided =733 lf which is 78 % provided.

Raised planters are encourage d and shall count toward the buffer yard length; however, movable (potted) plants do not count toward a landscape buffer yard.
Landscape Buffer: Minimum 25% not inclusive of drives shall be l andscaped.
at COMARES AVENUE buffer length 250 lf: l andscape buffer of 100 lf provided which is 64%.
at ANASTASIA BLD buffer length 357 lf: landscape buffer of 270 lf pro vided which is 76 %

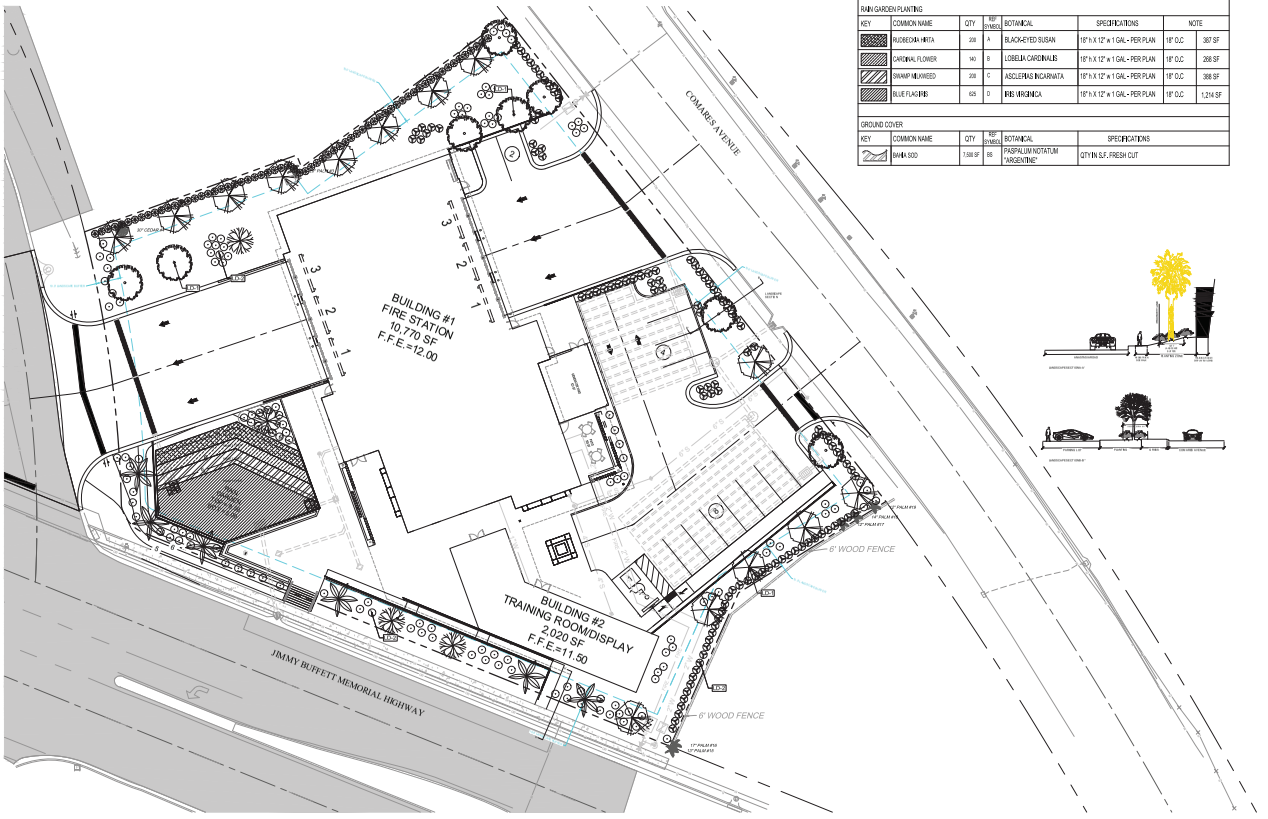
3. Side yards: 4 trees per 100' of frontage 20 shrubs per 100' of frontage
A minimum of 70% of the buffer yard length, not including dri ves, mechanical equipment, etc., shall be landscaped.
East side buffer yard; 137F x 70%= 961f. 4 trees and 20 shrubs requirement. 123 lf (90%) of buffer yard length with 4 trees and 54 shrubs pro vided.
West side buffer yard: 200 F x 70%=1 40F, 6 trees and 28 shrubs requirement. 180 lf (90%) of buffer yard length with 7 t rees and 65 shrubs provided.

4. Within each parking area of five thousand (5,000) square feet or more, there shall be a min imum of five (5) percent of land scaped areas, which shall be reasonably distributed within each five thousand (5,000) square feet of parking areas so as to be provided to fulfill the objectives of this article.
Total parking area 7,190 sf x 5% = 36 0 sf required landscape area s total 400 sf parking area landscape area provided.

Each separate planting area shall contain at least one (1) tree and a tree shall be p lanted for each one hundred (100) square feet of internal landscaping. – 4 trees pro vided.
All internal landscaping shall be protected fro m vehicular encroachment by curbing or wheel stops.
All landscape areas shall be a min imum of one hundre d (100) square feet, with the least dimension being five (5) feet.

The MJA perimeter landscape (shrub pl anting materia l) shall provide screening of vehicles, particularly on the rear and side yards. Reference Ap pendix C for hedge material recommended for parking screening. Provided with the hedge material s from the Reference Ap pendix C

Other LDC Provisions. Compliance with parking, land scaping, screening and all other regulations state d in the city's land dsvelopme nt regulations and not addressed in this do cument shall be addressed as required by the City's land development regulations.



PLANTING LIST

TREES / PALM

KEY	COMMON NAME	QTY	% TOTAL	REF SYMBOL	BOTANICAL	SPECIFICATIONS	TREE INCHES
	LAUREL OAK	14	43%	QL	QUERCUS LAURIFOLIA	4" CAL , 10' TALL MIN, (CANOPY) *	56
	LIVE OAK	8	25%	QV	QUERCUS VIRGINIANA	4" CAL , 10' TALL MIN, (CANOPY) *	32
	CRAPE MYRTLE	4	13%	LI	LAGERSTROEMIA INDICA	4" CAL , MULTI-STEM	16
	WASHINGTON PALM	6	19%	WR	WASHINGTONIA ROBUSTA	10FT TO 12FT CLEAR	6
	TOTAL TREE COUNT	32				TOTAL TREE INCHES	110

SHRUBS

KEY	COMMON NAME	QTY	REF SYMBOL	BOTANICAL	SPECIFICATIONS	NOTE
	ILEX VOMITORIA 'NANA'	130	DY	DWARF YAUPON HOLLY	24"H X 18" W 3 GAL - PER PLAN	UNDER STORY
	SILVERTHORN	65	EP	ELEAGNUS PUNGENS	36"H X 18" W 3 GAL - PER PLAN	SCREENING AT BUFFER
	SWEET VIBURNUM	98	VO	VIBURNUM ODORATISSIMUM	24"H X 18" W 3 GAL - PER PLAN	SCREENING AT PARKING

RAIN GARDEN PLANTING

KEY	COMMON NAME	QTY	REF SYMBOL	BOTANICAL	SPECIFICATIONS	NOTE	
	RUDBECKIA HIRTA	208	A	BLACK-EYED SUSAN	18" H X 12" w 1 GAL - PER PLAN	18" O.C	387 SF
	CARDINAL FLOWER	140	B	LOBELIA CARDINALIS	18" H X 12" w 1 GAL - PER PLAN	18" O.C	208 SF
	SWAMP MILKWEED	208	C	ASCLEPIAS INCARNATA	18" H X 12" w 1 GAL - PER PLAN	18" O.C	366 SF
	BLUE FLAG IRIS	625	D	IRIS VIRGINICA	18" H X 12" w 1 GAL - PER PLAN	18" O.C	1,214 SF

GROUND COVER

KEY	COMMON NAME	QTY	REF SYMBOL	BOTANICAL	SPECIFICATIONS
	BAHIA SOD	7,588 SF	BS	PASPALUM NOTATUM 'ARGENTINE'	QTY IN S.F., FRESH CUT

LEGEND

EXISTING
- PROPERTY LINE
- R/W LINE
- CENTER LINE
- ASPHALT PAVEMENT

PROPOSED
- CURB & GUTTER
- CENTER LINE
- BUILDING OUTLINE
- BUFFER DIMENSION
- PROPOSED GRAVEL SPLASH PAD

GRAPHIC SCALE
1"=100'

KEY NOTES: LD-1

LD-1 TREE PLANTING DETAIL
LD-2 SHRUB PLANTING DETAIL
L-01 IRRIGATION WELL WITH GATE VALVE AND CAP - CONTRACTOR IS RESPONSIBLE FOR SECURING PERMIT AND INSTALLATION

LANDSCAPING GENERAL NOTES:

1. FLORIDA#1: ALL PLANT MATERIAL SHALL BE GRADE FLORIDA NO. 1 OR BETTER IN QUALITY AS DESCRIBED IN THE MOST RECENT PUBLICATION OF "GRADES AND STANDARDS FOR NURSERY PLANS". PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

2. EXISTING PLANTS: IF PROPOSED PLANTS SHOWN ON PLAN INTERFERE WITH EXISTING LANDSCAPING, THE EXISTING LANDSCAPING IS TO REMAIN.

3. MULCH: ALL PLANTING BEDS SHALL BE TOP DRESSED WITH 3" FINE BARK MULCH. ALL TREES NOT IN BEDS SHALL HAVE A 5' DIAMETER MULCH RING. ALL PALMS NOT IN BEDS SHALL HAVE A 3' DIAMETER MULCH RING.

4. SOD: ALL SOD SHALL BE ARGENTINE BAHIA. ALL SOD SHALL BE ROLLED. CONTRACTOR SHALL SOD ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION ACTIVITIES.

5. QUANTITIES: IN THE EVENT OF A VARIATION BETWEEN THE QUANTITIES SHOWN ON THE PLAN LIST AND THE ACTUAL QUANTITY OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL. SOD QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

6. UNFORESEEN CONFLICTS: CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PORTION OF THE LANDSCAPE PLAN AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNFORESEEN OBSTRUCTIONS, GRADE DIFFERENCES, STANDING WATER, SOIL CONDITIONS OR OTHER CONFLICTS EXIST. SUCH UNFORESEEN CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND GULFSTREAM DESIGN GROUP, LLC. PRIOR TO INSTALLATION.

7. SUBSTITUTIONS: NO SUBSTITUTIONS OR VARIATIONS OF ANY PLANT MATERIAL OR ITS INSTALLED LOCATION SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT AND APPROVAL FROM GULFSTREAM DESIGN GROUP, LLC.

8. CONTAINERS: IF GALLONAGE FOR PLANTS OR TREES IS SHOWN, THEY SHALL BE CONTAINER GROWN AND THE SIZE SHOWN SHALL REPRESENT THE MINIMUM ALLOWABLE GALLONAGE ACCEPTED. IN ALL CASES THE PLANT SPECIFIED SIZE SHALL GOVERN OVER THE GALLONAGE INDICATED.

9. PLANTING SOIL: CONTRACTOR SHALL VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO THE PLANT SPECIES SPECIFIED. IF SOIL CONDITIONS ARE DEEMED UNSUITABLE FOR PROPER PLANT HEALTH, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OR GULFSTREAM DESIGN GROUP, LLC. AND PROPER SUBSTITUTIONS SHALL BE SPECIFIED BY GULFSTREAM DESIGN GROUP, LLC. PRIOR TO INSTALLATION. ADDITIONALLY, IF PRESENT, THE CONTRACTOR SHALL REMOVE LIME ROCK, CONCRETE AND OTHER DELETERIOUS DEBRIS FROM PLANTING BEDS. IF DEBRIS IS INTEGRATED IN THE SOIL, THE SOIL MUST BE EXCAVATED AND REPLACED WITH ACCEPTABLE SOIL. LASTLY, ALL FILL TO BE PLACED IN LANDSCAPE AREAS MUST HAVE A pH RANGE BETWEEN 5.5 AND 7.5, BE ORGANIC IN NATURE AND BE FREE OF ROCKS AND DEBRIS.

10. TOPSOIL: TOPSOIL MATERIAL, IF REQUIRED, SHALL BE FREE FROM ALL HARD CLODS, WEEDS, STICKS OVER 1" IN DIAMETER, CLAY, HARDPAN, NOXIOUS PLANTS, SOD, INSECTS, OR OTHER UNDESIRABLE PLANTS, SEEDS OR MATERIAL WHICH MAY BE HARMFUL FOR GROWTH AND SHALL BE CERTIFIED AS STERILE.

11. WEEDS: IF PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY WEEDS PRIOR PLANTING AREAS PRIOR TO THE INSTALLATION OF PROPOSED PLANT MATERIAL AND MULCH COVER. CONTRACTOR SHALL BE RESPONSIBLE TO KEEP BEDS FREE OF WEEDS FOR THE DURATION OF THE 90 DAY MAINTENANCE PERIOD.

12. GRADING: UNLESS OTHERWISE STATED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED AND SODDED IN ORDER TO ELIMINATE BUMPS AND DEPRESSIONS. FINE GRADING SHALL BE DEFINED AS THE FINAL 2" OF GRADE TO BE ACHIEVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REGRADING WASHOUT AREAS CAUSED BY EROSION UNTIL FINAL ACCEPTANCE OF THE PROJECT.

13. STAKING: ALL TREES AND PALMS ARE TO BE STAKED ACCORDING TO THE DETAILS IN THESE PLANS. IT IS THE CONTRACTOR FREE BIRS TO USE OTHER STAKING METHODS THAN SHOWN IN THE DETAILS, HE OR SHE MUST SUBMIT PROPOSED DETAILS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN, REPAIR AND/OR REPLACE ANY PLANTS DAMAGED BY FAILURE TO PROPERLY STAKE OR GUY ANY TREES ON SITE, AT THEIR OWN EXPENSE.

14. CURVILINEAR: CURVILINEAR LANDSCAPE BEDS ARE TO BE EDGED WITH SMOOTH FLOWING CURVES. STRAIGHT LINED LANDSCAPE BEDS ARE TO BE EDGED IN A STRAIGHT LINE PARALLEL TO PARKING LOTS AND STRUCTURES UNLESS DESIGNED OTHERWISE.

15. FERTILIZER: OSMOCOTE SLOW RELEASE FERTILIZER OR EQUAVALENT SHALL BE APPLIED TO ALL TREE, SHRUB AND GROUNDCOVER PLANTING AREAS AT THE RATE OF THREE (3) TABLESPOONS PER 2 S.F. OF PLANTING AREA

16. DRAINAGE: THE LANDSCAPE CONTRACTOR SHALL ASSURE THAT THIS WORK DOES NOT INTERRUPT EXISTING OR PROPOSED DRAINAGE PATTERNS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A CONFLICT ARISES.

17. SPECIFICATIONS: THE OWNER'S REPRESENTATIVE SHALL BE PERMITTED THE RIGHT DURING INSTALLATION TO REJECT ANY AND ALL PLANT MATERIAL AND WORKMANSHIP WHICH IN HIS OR HER OPINION DOES NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.

18. TURNOVER: CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR A TURNOVER DATE TO INCLUDE A WALK-THROUGH AND ACCEPTANCE OF WORK BY THE LANDSCAPE CONTRACTOR. ANY WORK DEEMED UNACCEPTABLE SHALL BE CORRECTED IMMEDIATELY AND REINSPECTED AS SCHEDULED.

19. MAINTENANCE: CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE TO BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE 90 DAYS AFTER FINAL WRITTEN ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE WATERING, PRUNING, WEEDING, MULCHING, MOWING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY IN ORDER TO MAINTAIN PROPER PLANT HEALTH AND SOIL MOISTURE CONTENT.

20. GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL INSTALLED PLANT MATERIAL FOR ONE (1) CALENDAR YEAR STARTING FROM THE TURNOVER DATE. ANY CORRECTED WORK SHALL HAVE A PROPORTIONAL EXTENSION OF GUARANTEE ONCE APPROVED. ANY SICK OR DEAD MATERIAL SHALL BE REPLACED IMMEDIATELY. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE TO HONOR ANY GUARANTEE FOR THE LOSS OF ANY PLANT MATERIAL CAUSED BY FLOODING, FIRE, FREEZING TEMPERATURES, WINDS OVER 50 MPH, LIGHTNING, ANY OTHER NATURAL DISASTER, OR ANY LOSS/DAMAGE CAUSED BY VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.

13

REVISIONS

NO.	DESCRIPTION	DATE
1	PER CITY COMMENTS	10/27/25

PRELIMINARY PROGRESS PRINT NOT FOR CONSTRUCTION
SD 08/15/25 SUBMITTAL

ENGINEERING PLANS FOR
COSA FIRE STATION #2
LANDSCAPE PLAN
CITY OF ST. AUGUSTINE, FLORIDA

Know what's below. Call before you dig. 811

FOR PERMIT REVIEW

GULFSTREAM DESIGN GROUP, LLC
2325 A1A S. SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
rita@gulfstreamdesign.com
GULFSTREAM DESIGN GROUP, LLC | LC 26000

PROJECT NO.	24-212
ISSUE DATE:	8-15-2025
DRAFTED BY:	TDP
DESIGNED BY:	WR/TdB
CHECKED BY:	WR

NOT VALID WITHOUT SEAL

project name: FIRE STATION NO. 2
project address: 500 ANASTASIA BLVD, ST AUGUSTINE, FL 32080
project owner: CITY OF ST. AUGUSTINE
sheet title: LANDSCAPE PLAN
issue date: 08/15/25
project no.: 2024-P027
designed by: TVB
drawn by: TDP
scale: 1/16" = 1'-0"
sheet number: C-13

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	7.b.	PZB2026-0039
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	404 Riberia St.	203540-0000

Site & Background Information

Applicant:	Tom Bartlett c/o DCCM
Owner:	Doug West c/o Alliance Marine Co.
Property Class: **(St. Johns County Property Appraiser)**	2000 – Transit Terminal
Future Land Use Designation:	Marine Industrial
Zoning Designation:	PUD (ORDINANCE NO. 2024-34)
Acreage:	30.15
Neighborhood:	Lincolnville
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development for the removal of one (1) significant tree within COZ 2 at 404 Riberia Street. The approval of this application would allow for the removal of a thirty-six (36) inch dbh Sugarberry tree for the marina expansion.

The site was rezoned from Industrial Warehousing (IW) to St. Augustine Marine Center Planned Unit Development: PUD. The PUD was recommended to the City Commission at the November 5, 2024, Planning and Zoning Board and approved by the City Commission January 27, 2025.

The project is currently in the review process for civil plans (PW2025-0038).

Staff Analysis of Request and 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	

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

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

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

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 one significant tree:
Tree #1642: 36 dbh Sugarberry Tree
The arborist report states that Tree #1642 is in poor condition with a high likelihood of failure.

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

It is unclear from the application whether tree removal is necessary due to the improvements proposed on site or if it is being removed due to poor health.

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

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 marina expansion is requiring the removal of 12 trees with one tree being significant, while retaining 27 trees.

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

The applicant is proposing to remove one significant tree:
Tree #1642: 36 dbh Sugarberry Tree
The arborist report states that Tree #1642 is in poor condition with a high likelihood of failure.

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 tree should have minimal impacts to the urban and natural environment. The applicant will be planting trees to meet bufferyard requirements and preserving trees onsite to create a positive number of tree credits.

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.

It is unclear from the application whether tree removal is necessary due to the improvements proposed on site or if it is being removed due to poor health.

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

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 11 deficits for tree removal and 19.5 credits for trees retained or relocated. This request appears to be consistent with Chapter 25 requirements.

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This application includes a request to remove one significant tree.

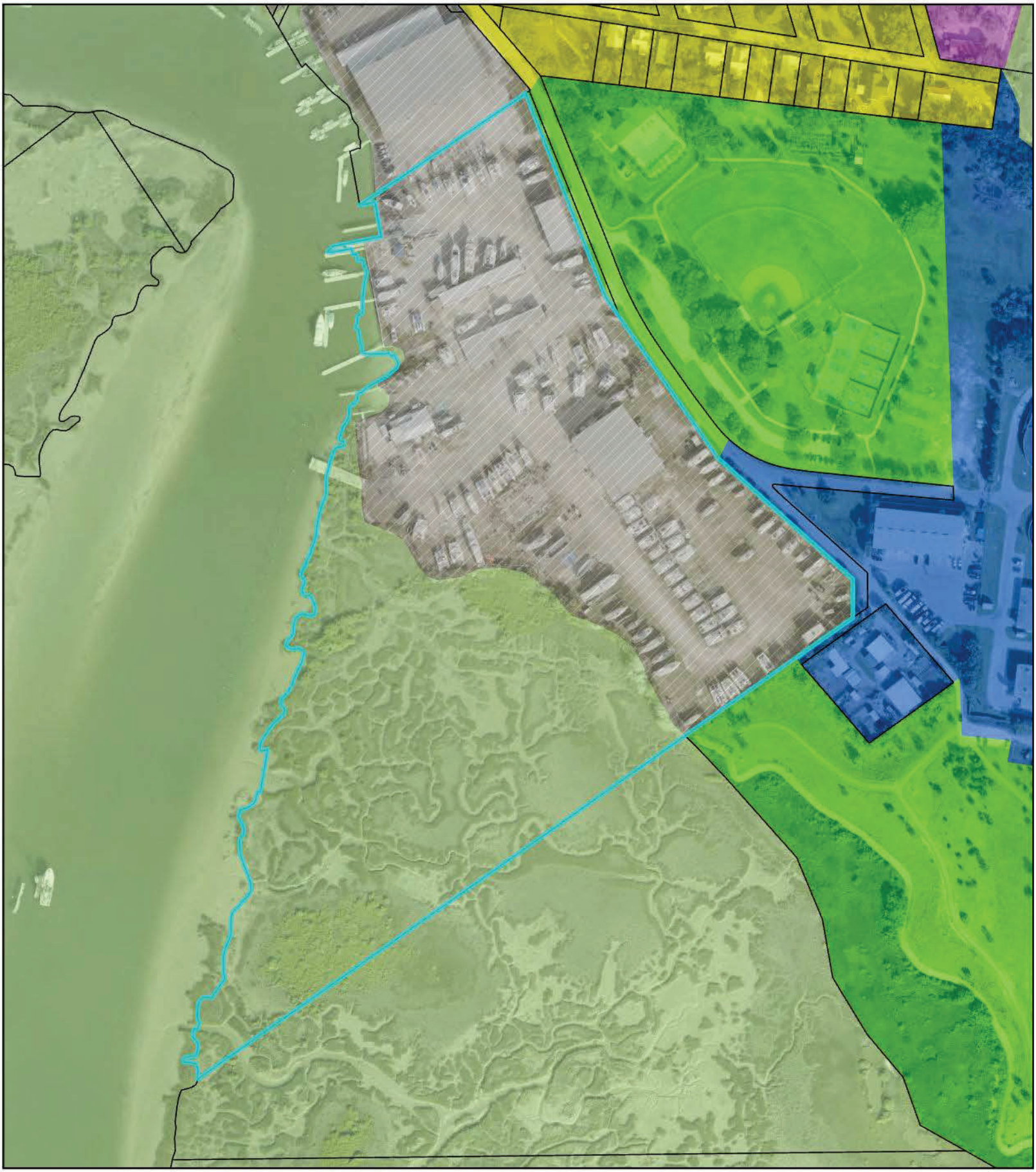
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Planning Manager
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Future Land Use

City of St. Augustine

404 Riberia St.

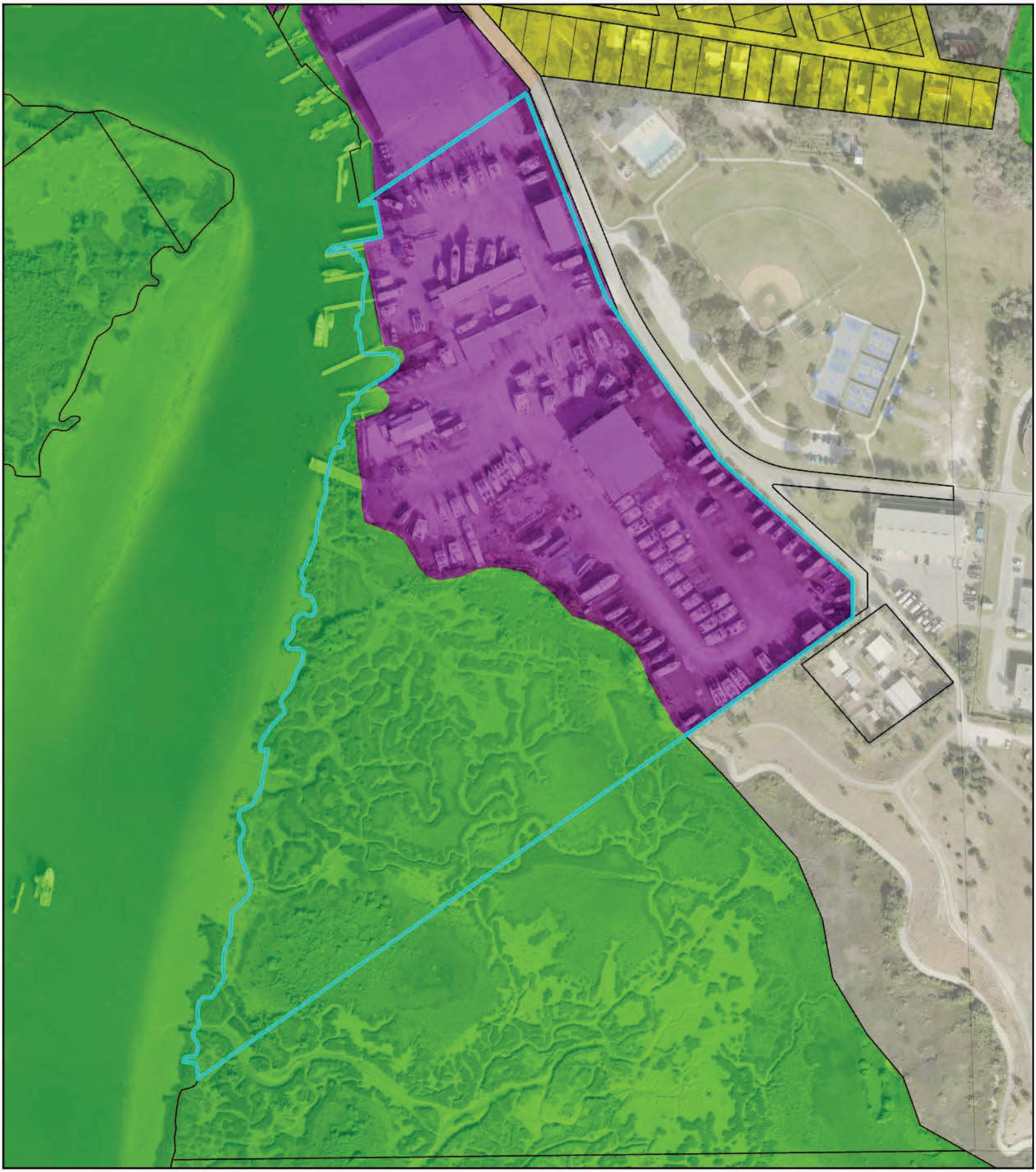
Legend

- Marine Industrial
- Open Land
- Public / Semi-Public
- Recreation / Open Space
- Residential Low Density
- Residential Low Density / Mixed Use
- Parcel

Scale: 1:3,000

N W E S

0 100 200 400 Feet



Zoning Map

City of St. Augustine

404 Riberia St

Legend

- Residential Single-Family-Two (RS-2)
- Residential General-One (RG-1)
- Open Land (OL)
- Government Use (GU)
- Planned Unit Development (PUD)
- Industrial and Warehousing (IW)
- Parcel

Scale: 1:3,000

N W E S

0 112.5 225 450 Feet



Flood Zone & Ground Elevation Contours (ft. NAVD88)

City of St. Augustine

404 Riberia St

Legend

- Flood Zone AE
- Flood Zone VE
- Flood Zone X/X(S)
- 2018 Contours

Scale: 1:3,000

N W E S

0 75 150 300 Feet



St Johns County Property Appraiser
Use Classification
City of St. Augustine
404 Riberia St

Legend

Parcel

Scale: 1:3,000

N W E S

0 100 200 400 Feet

404 Riberia St



01/20/2014

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: Tom Bartlett Contact Number:_____
   Business (*if applicable*): DCCM
   Address: 7 Waldo St City: St. Augustine State: FL Zip: 32084
   E-Mail Address:
2. NAME OF PROPERTY OWNER: Doug West Contact Number:_____
   Business *(if applicable)*: Alliance Marine Co
   Address:_____ City:_____ State:_____ Zip:_____
   E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 1 Block: 48
   Subdivision: City of St. Augustine Parcel Number: 203540-0000
4. PROJECT STREET ADDRESS: 404 Riberia St
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: Tree removal of 36-inch dbh sugarberry tree (1642)
8. JUSTIFICATION FOR ACTION REQUESTED: PUD development for marina expansion.
   The tree is struggling to survive in unsuitable growing conditions along the tidal basin.
   The tree has branch die-back within the canopy, failure prone codominant leaders.

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 this property is part of a approved PUD development

(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:
The tree is struggling to survive in unsuitable growing conditions along the tidal basi
The tree has branch die-back within the canopy. failure prone codominant leaders.

10. PREVIOUS APPPLICATIONS:
Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?
☐ Yes ☒ No If yes, please give date and final disposition below.

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

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

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

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

Signature of Applicant — Date 4/8/2026

Signature of Property Owner — Date 4/8/2026

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.

Tom Bartlett

Print name of applicant

Signature of applicant

4/8/2026

Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

DCCM is/are hereby authorized TO ACT ON BEHALF OF Alliance Marine Co, 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: 404 Riberia St

BY: _____
Signature of Owner

Doug West
Print Name of Owner

561 601 2590
Telephone Number

State of Florida

County of Saint Lucie

Signed and sworn before me on this 8 day of April, 2026

By Oneil McEwan

Identification verified:

Oath sworn: ____Yes____ No

Notary Signature: _____

My Commission expires: 1/9/2027

Oneil McEwan
Notary Public
State of Florida
Comm# HH347624
Expires 1/9/2027

Rev:022117

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: 404 Riberia St

Applicant's Name: Tom Bartlett Applicant's Signature: _____

Owner's Name: Doug West 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	2035400000
Location	404 RIBERIA ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Transit Terminal Riberia St (COM) (625.02)
Tax Description*	(1) (2) (3) (4) & (5) CITY OF ST AUG PT OF BLK 48 & PT LOT 1 OF MARSH LOTS W OF RIBERIA ST & PT IN OR449/223 - 715FT ON RIVER (STEEL BOAT PLANT) & PT OF BLK 48 INC MARSH TO RIVER 410FT IN RIVER (FIBER GLASS BOAT PLANT 1981 VALUATION 509110) (WOOD BOAT PLANT 1981 VALUATION 267050) (EX N PARCEL IN OR4502/454) OR5777/1902 ***The Description above is not to be used on legal documents.**
Property Use Code	Transit Terminals (2000)
Subdivision	City of St Augustine
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	30.150
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

SAMC PARTNERS LLC
100%
80 M STREET SE
STE 470
WASHINGTON, DC 20003-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$0.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$9,314,200.00**
Total Deferred	$0.00
Assessed Value	**$9,314,200.00**
Total Exemptions	
Taxable Value	**$9,314,200.00**

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	$0	$0
2024	$0	$0	$0	$0
2023	$0	$0	$0	$0
2022	$0	$0	$0	$0
2021	$0	$0	$0	$0
2020	$0	$0	$0	$0
2019	$0	$0	$0	$0
2018	$0	$0	$0	$936,408
2017	$0	$0	$0	$936,408
2016	$0	$0	$0	$936,408
2015	$0	$0	$0	$936,408

Building Information

Building	2	**Roof Cover**	Corrugated Steel
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Steel Frame
Year Built	1972	**Interior Flooring**	Concrete Finish
Actual Area	11562	**Interior Wall**	Minimum
Conditioned Area	0	**Heating Type**	None
Use	Warehousing - Flex Space	**Air Conditioning**	None
Style	06	**Bedrooms**	
Exterior Wall	Aluminum Vinyl	**Baths**	

Description	Square Footage
WAREHOUSE	4928
UNFINISHED STORAGE/UTILITY	346
FINISHED CANOPY	238
WAREHOUSE	4400
FINISHED CANOPY	1650
Total SqFt	11562

Building	3	**Roof Cover**	Corrugated Steel
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Wood Truss
Year Built	1980	**Interior Flooring**	Concrete Finish
Actual Area	3796	**Interior Wall**	Minimum
Conditioned Area	0	**Heating Type**	None
Use	Light Manufacturing	**Air Conditioning**	None
Style	06	**Bedrooms**	
Exterior Wall	Concrete Block	**Baths**	

Description	Square Footage
WAREHOUSE	864
WAREHOUSE	2260
UNFINISHED STORAGE/UTILITY	672
Total SqFt	3796

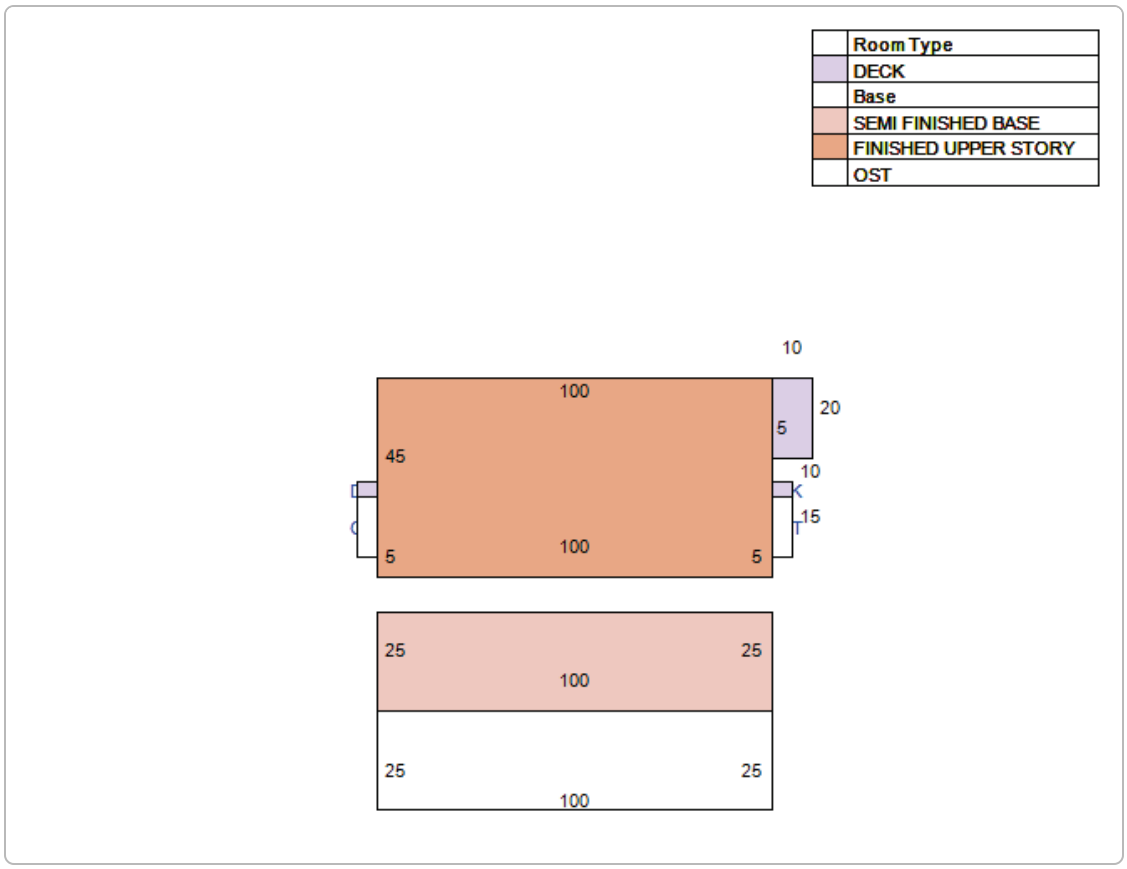
Building	6	**Roof Cover**	Corrugated Steel
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Saw Tooth
Year Built	1979	**Interior Flooring**	Concrete Finish
Actual Area	18750	**Interior Wall**	Minimum
Conditioned Area	0	**Heating Type**	None
Use	Warehouse - Storage	**Air Conditioning**	None
Style	06	**Bedrooms**	
Exterior Wall	Aluminum Vinyl	**Baths**	

Description	Square Footage
WAREHOUSE	18750
Total SqFt	18750

Building	8	**Roof Cover**	Corrugated Steel
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Steel Frame
Year Built	1996	**Interior Flooring**	Concrete Finish, Carpet
Actual Area	10390	**Interior Wall**	Drywall
Conditioned Area	9375	**Heating Type**	Air Duct
Use	Office Class C	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Aluminum Vinyl, Concrete Block	**Baths**	

Description	Square Footage
OUTSIDE STAIRS	75
FINISHED UPPER STORY	5000
SEMI-FINISHED BASE	2500
BASE AREA	2500
FINISHED DECK	200
OUTSIDE STAIRS	75
FINISHED DECK	20
FINISHED DECK	20
Total SqFt	10390

Sketch Information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DECK
Base
SEMI FINISHED BASE
FINISHED UPPER STORY
OST
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100
5
20
45
10
15
5
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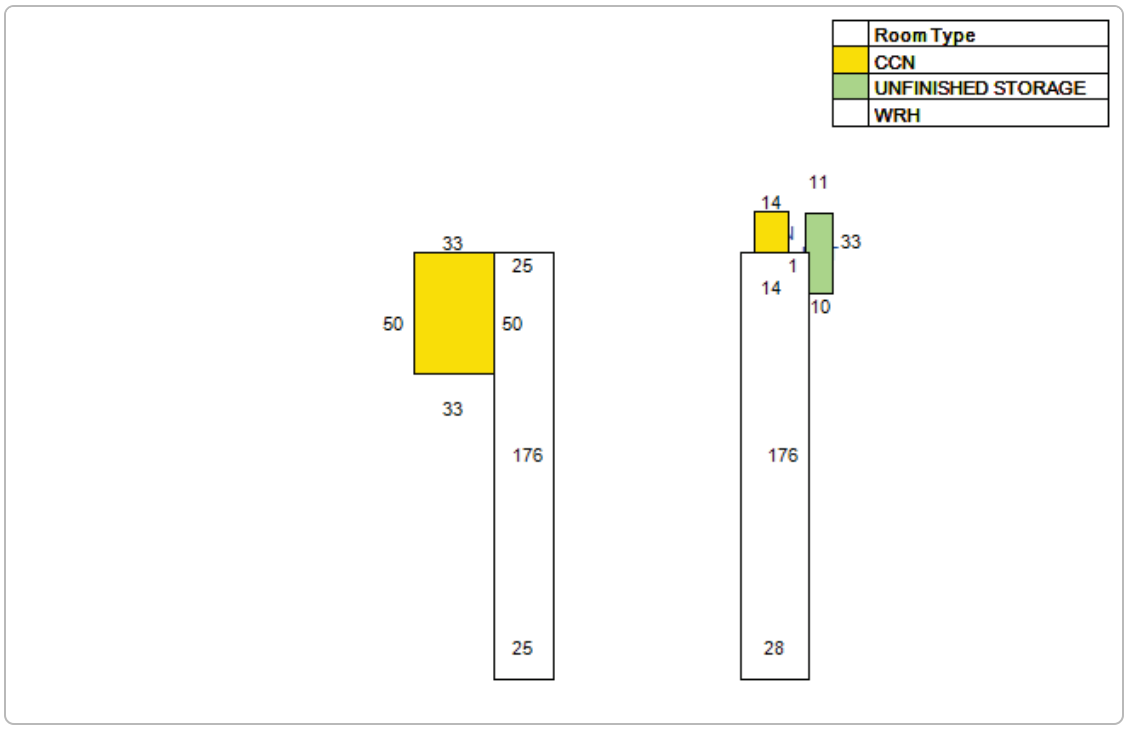
5
25
25
100
25
25
100


Room Type
CCN
UNFINISHED STORAGE
WRH
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14
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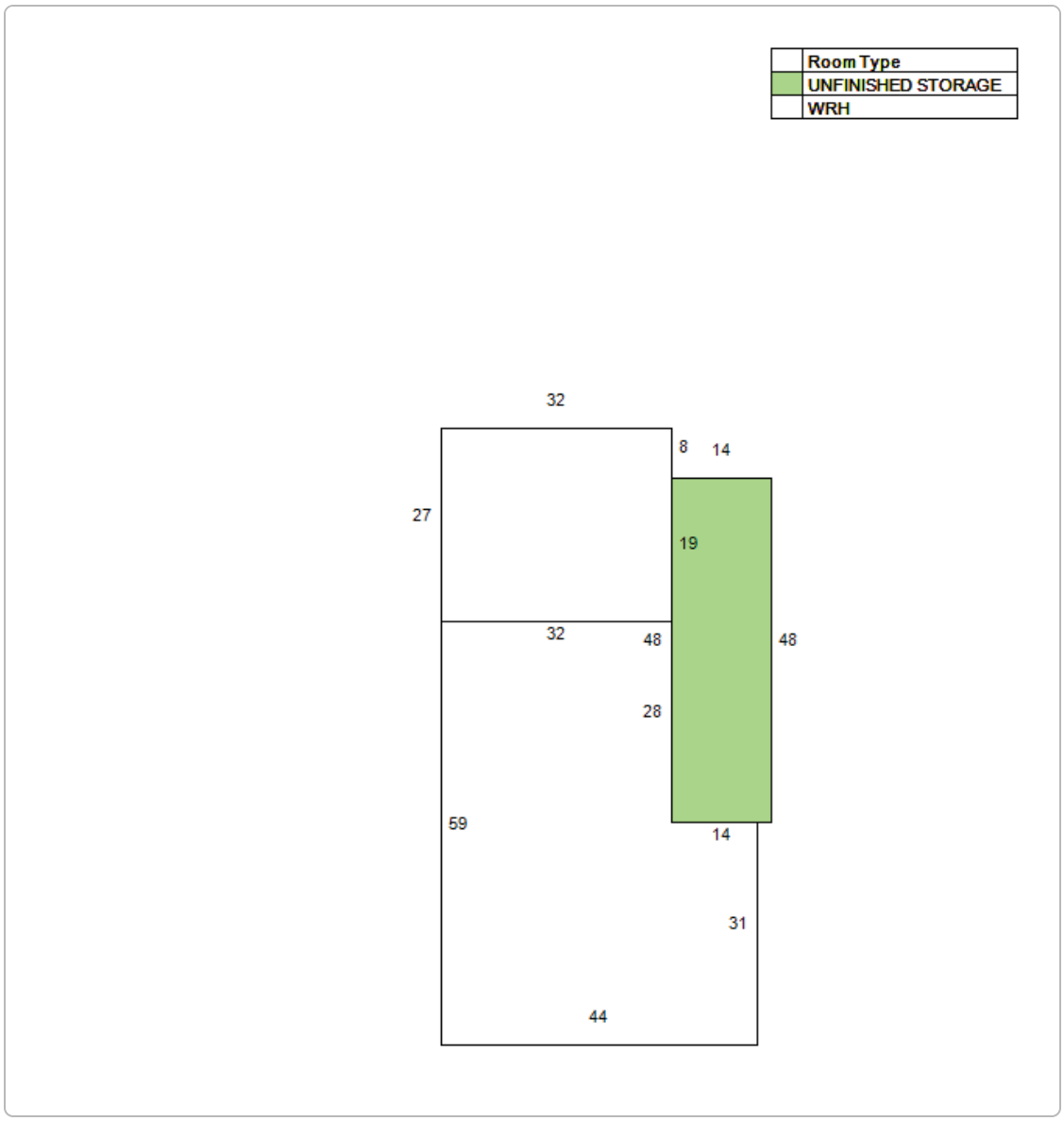
33
176
176
25
28


Room Type
UNFINISHED STORAGE
WRH
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8
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27
19
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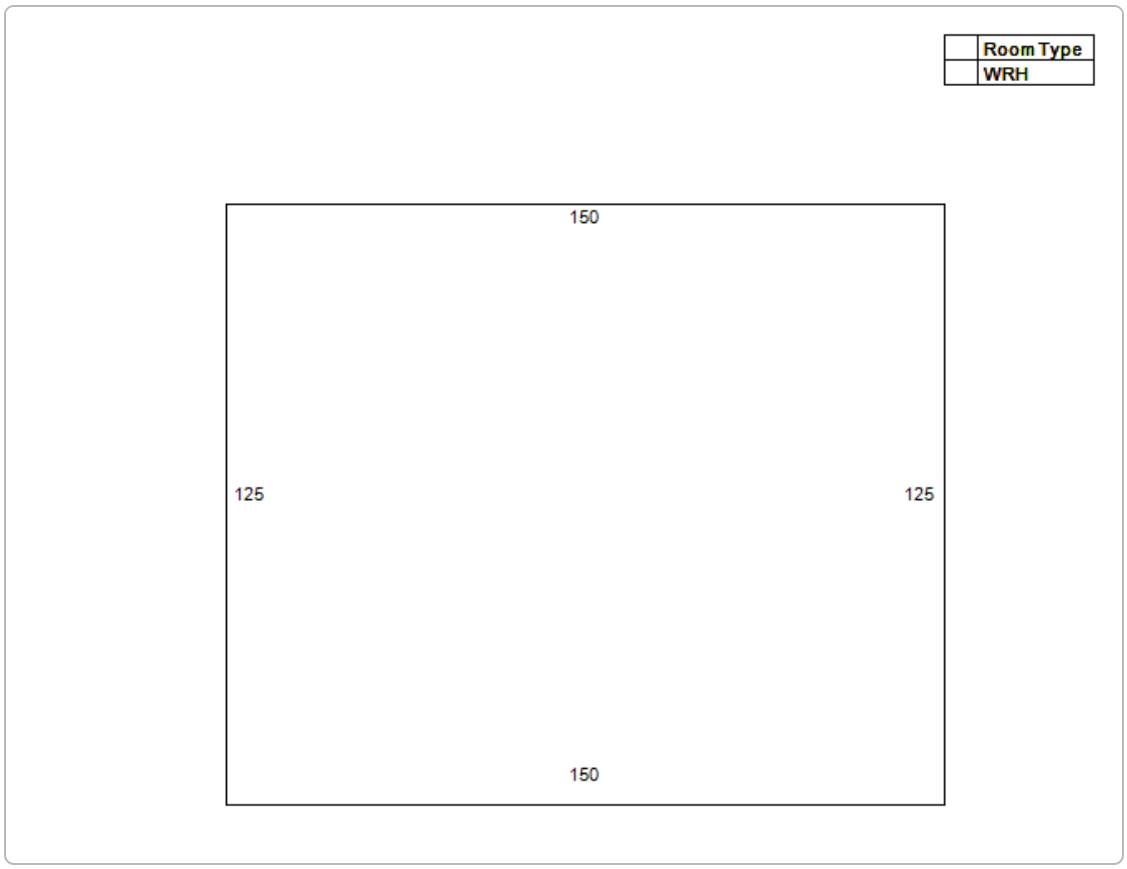
48
48
28
59
14
31
44



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		8024
Storage Building (Mix)		6480
Boat Dock - Average (Mix)		59585
Concrete Paving - Under 8" (COM)		76961
Metal Fence - 6' (COM)		22930
Implement Shed		1395
Implement Shed		1229
Sprinkler Wet (COM)		20719
Steel Door (COM)		1008
Steel Door (COM)		2800
Bulkhead - Excellent (Mix)		70560
Brick Pavers (COM)		8856

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Transit Terminals	0	0	761864	SF	$7,618,640
Rivers, Lakes & Submerged Lands	0	0	0.09	AC	$22
Marshes & Tidal Lands	0	0	12.57	AC	$3,142

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
6/20/2023	6/16/2023	$19,836,400.00	WARRANTY DEED	5777	1902	U	I	WINDWARD MARINA ST AUGUSTINE SOUTH LLC	SAMC PARTNERS LLC
2/13/2018	2/8/2018	$4,300,000.00	WARRANTY DEED	4502	457	U	I	W J DEVELOPMENT CORP	WINDWARD MARINA ST AUGUSTINE SOUTH LLC
4/13/2012	4/13/2012	$0.00	LIS PENDENS	3548	700	U	I	FLORIDA MECHANICAL SYSTEMS INC VS:	W J DEVELOPMENT CORP
	8/1/1990	$0.00		868	1020	U	I		W J DEVELOPMENT CORP

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/7/2026, 3:02:10 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Attachment 4:

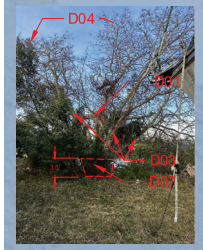
Tree Survey & Arborist Report

LEGEND

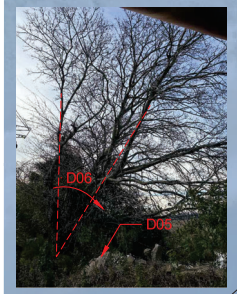
D01 - SPLIT BRANCH, TRUNK OR LIMB
D02 - DECAY AND OR DYING BRANCH OR LIMB
D03 - CO-DOMINANT LEADERS
D04 - DIE BACK IN CANOPY
D05 - EXPOSED ROOTS
D06 - LEANING MORE THAN 15%
D07 - HOLLOW TRUNKS (POSITIVE MALLET TEST)

TREE INVENTORY							
POINT NUMBER	SURVEY DESCRIPTION	TREE SPECIES	TRUNK	DBH	DEFICITS (REMOVE)	Credits (RETAIN)	COMMENTS
307	Lo 4	Live Oak	SINGLE	4		0	OFF SITE
308	Lo 4	Live Oak	SINGLE	4		0	OFF SITE
309	6lo	Live Oak	SINGLE	6		0	OFF SITE
519	LAo 5	Laurel Oak	SINGLE	5		0	OFF SITE
520	LAo 5	Laurel Oak	SINGLE	5		0	OFF SITE
562	LAo 12	Laurel Oak	SINGLE	12		0	OFF SITE
693	LAo 8	Laurel Oak	SINGLE	8			
836	LAo 10	Laurel Oak	SINGLE	10	1		
1125	SP 14	Sabal Palm	SINGLE	14		1	
1126	SP 14	Sabal Palm	SINGLE	14		1	
1127	SP 14	Sabal Palm	SINGLE	14		1	
1128	SP 12	Sabal Palm	SINGLE	12		1	
1129	SP 12	Sabal Palm	SINGLE	12		1	
1130	SP 12	Sabal Palm	SINGLE	12	1		
1131	SP 12	Sabal Palm	SINGLE	12	1		
1132	SP 12	Sabal Palm	SINGLE	12	1		
1528	SP 14	Sabal Palm	SINGLE	14		1	
1565	SP 24	Sabal Palm	SINGLE	24		1	
1566	SP 18	Sabal Palm	SINGLE	18	1		
1567	SP 15	Sabal Palm	SINGLE	15	1		
1623	SP 24	Sabal Palm	SINGLE	24	1		
1633	Sugar BEry CLuster	Sugar Berry	Cluster		0.5		
1634	Sugar BEry CLuster	Sugar Berry	Cluster				
1635	SP 8	Sabal Palm	SINGLE	8	0.5		
1636	SP 5	Sabal Palm	SINGLE	5	0.5		
1637	Sugar BEry CLuster	Sugar Berry	Cluster		0.5		
1642	36" Sugar BEry TREE	Sugar Berry	SINGLE	36	2		
1670	SP 10	Sabal Palm	SINGLE	10		1	
1671	SP 8	Sabal Palm	SINGLE	8		0.5	
1672	SP 8	Sabal Palm	SINGLE	8		0.5	
1673	SP 8	Sabal Palm	SINGLE	8		0.5	
1674	SP 8	Sabal Palm	SINGLE	8		0.5	
1675	SP 8	Sabal Palm	SINGLE	8		0.5	
1676	SP 8	Sabal Palm	SINGLE	8		0.5	
1677	SP 8	Sabal Palm	SINGLE	8		0.5	
1678	SP 8	Sabal Palm	SINGLE	8		0.5	
1679	SP 8	Sabal Palm	SINGLE	8		0.5	
1680	SP 8	Sabal Palm	SINGLE	8		0.5	
1681	SP 8	Sabal Palm	SINGLE	8		0.5	
1682	SP 16	Sabal Palm	SINGLE	16		0	OFF SITE
1683	SP 16	Sabal Palm	SINGLE	16		0	OFF SITE
1684	SP 16	Sabal Palm	SINGLE	16		0	OFF SITE
1685	SP 8	Sabal Palm	SINGLE	8		0	OFF SITE
1686	SP 8	Sabal Palm	SINGLE	8		0	OFF SITE
1687	SP 8	Sabal Palm	SINGLE	8		0	OFF SITE
1688	SP 8	Sabal Palm	SINGLE	8		0.5	
1689	SP 8	Sabal Palm	SINGLE	8		0.5	
1690	SP 8	Sabal Palm	SINGLE	8		0	OFF SITE
1692	SP 8	Sabal Palm	SINGLE	8		0.5	
1693	SP 12	Sabal Palm	SINGLE	12		1	
1694	SP 15	Sabal Palm	SINGLE	15		0	OFF SITE
1695	SP 8	Sabal Palm	SINGLE	8		0	OFF SITE
1696	SP 8	Sabal Palm	SINGLE	8		0.5	
1697	SP 8	Sabal Palm	SINGLE	8		0	OFF SITE
1698	SP 10	Sabal Palm	SINGLE	10		0	OFF SITE
1699	SP 8	Sabal Palm	SINGLE	8		0	OFF SITE
1700	SP 8	Sabal Palm	SINGLE	8		0	OFF SITE
1701	SP 8	Sabal Palm	SINGLE	8		0	OFF SITE
1702	SP 8	Sabal Palm	SINGLE	8		0.5	
1703	SP 12	Sabal Palm	SINGLE	12		0	OFF SITE
1704	SP 12	Sabal Palm	SINGLE	12		0	OFF SITE
1705	SP 12	Sabal Palm	SINGLE	12		1	
1706	SB 10	SB	SINGLE	10		0	OFF SITE
1707	SB 10	SB	SINGLE	10		1	
1708	SP 10	Sabal Palm	SINGLE	10		0.5	
1678	LAo 6	Laurel Oak	SINGLE	6		0	OFF SITE
1679	LAo 6	Laurel Oak	SINGLE	6		0	OFF SITE
1680	LAo 6	Laurel Oak	SINGLE	6		0	OFF SITE
1681	LAo 6	Laurel Oak	SINGLE	6		0	OFF SITE
1928	LAo 6	Laurel Oak	SINGLE	6		0	OFF SITE
1929	LAo 6	Laurel Oak	SINGLE	6		0	OFF SITE
				TOTAL	11	19.5	

TREE 1642 - 36" SUGARBERRY



FULL VIEW OF TREE FACING EAST



FULL VIEW OF TREE FACING SOUTH



ENLARGED VIEW



ENLARGED VIEW

ARBORIST REPORT
Observation date: 02.03.2026
Eric Lanehart, ISA Certified Arborist FL-6709A

DCCM performed a Level 2 Basic Tree Risk Assessment of Tree 1642. This assessment included a comprehensive 360-degree visual inspection of each tree and its surroundings, from ground level through the canopy. The assessment also included sounding of the lower trunk, root flare, and primary stems using a rubber mallet to detect variations in sound indicative of internal decay or hollowing. Risk was evaluated in accordance with ANSI A300 (Part 9) standards and the Tree Risk Assessment Best Management Practices (BMP) guidelines.

The Tree 1642 is identified as a sugarberry (Celtis laevigata). The canopy exhibits some dieback in the upper crown more so throughout portions of the lower canopy. These conditions are consistent with stress related to internal decay and suboptimal growing conditions. Approximately half of the root zone is experiencing ongoing erosion, with visible root exposure observed at the surface.

Structurally, the Tree 1642 is best described as a multi-stemmed cluster with weakly formed codominant leaders, rather than a single dominant trunk. This growth habit results in poor structural integrity, including the presence of included bark at stem unions and stress related epicormic growth throughout the tree. Sounding of the trunk and primary stems produced multiple areas of hollow or decayed response, indicating internal deterioration throughout a significant portion of the structure.

Based on the observed conditions--including canopy decline, root exposure, poor structural form, and confirmed internal decay--Tree 1642 is rated in poor condition with a high likelihood of failure. The immediate targets are stored boats their owners and employees. The risk level is expected to increase following construction activities due to additional stress on the root system and surrounding soil conditions. Future targets may include nearby structures, boats, boat owners and employees.

Based on these findings, and the extent of decay and structural deficiencies present in the primary stems, Tree 1642 does not meet reasonable standards for significant tree protection.

REVISIONS			
NO.	DATE	DESCRIPTION	
1	02-04-2026	PER COSA PUBLIC WORKS DEPT	

DESIGNED: E.B.L.
DRAWN BY: E.B.L.
CHK BY: E.B.L.
DATE: 11-19-25
JOB No.: 23022

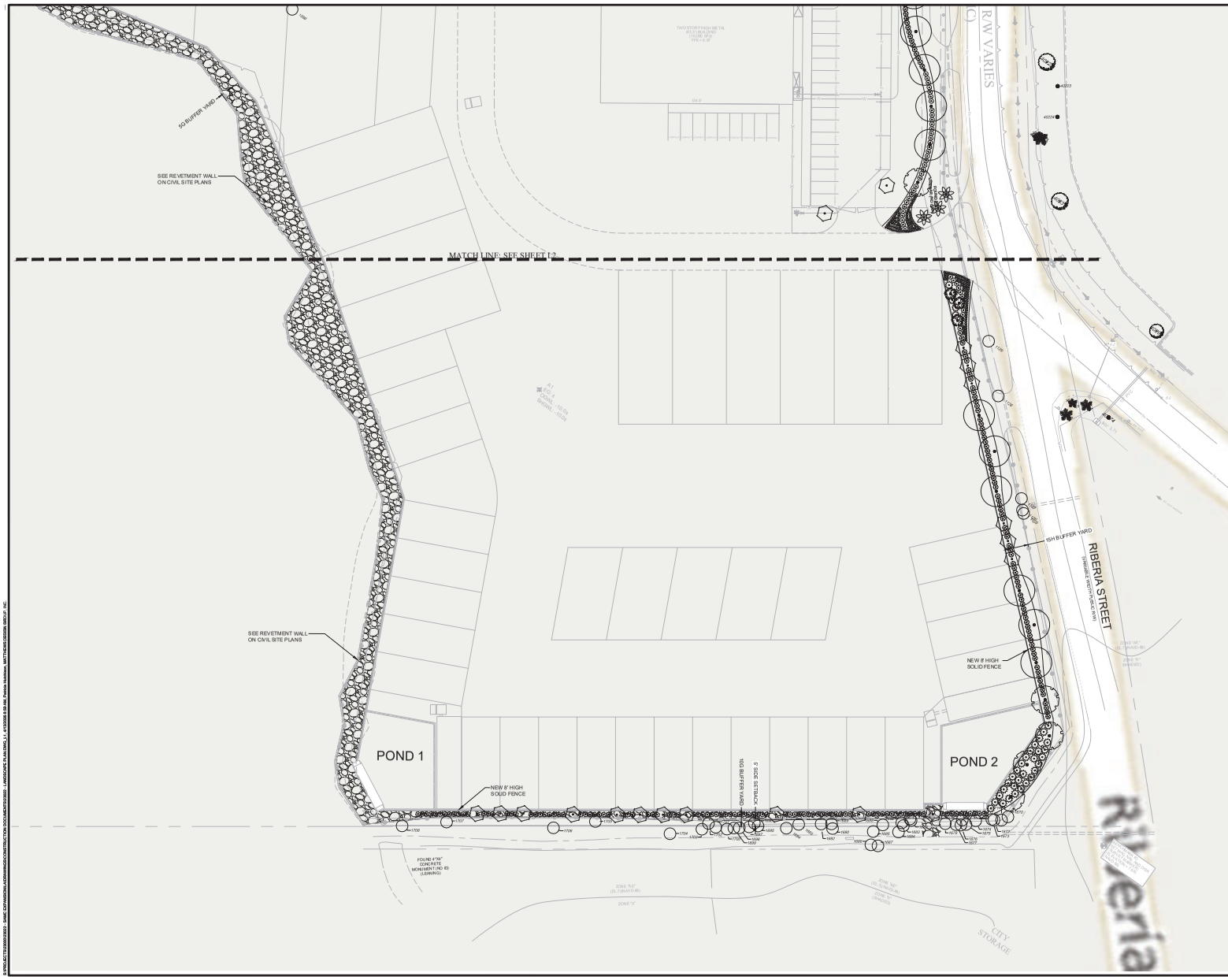
LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA 6666326 FL #6666877

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

TREE INVENTORY PLAN
ST. AUGUSTINE MARINE CENTER
CITY OF ST. AUGUSTINE
PREPARED FOR
MONUMENT MARINE GROUP

SHEET No.: L5
OF 42

F:\PROJECTS\2023\23022 - SAMZ EXPANSION\LDS\WORKING\CONSTRUCTION DOCUMENTS\23022 - LANDSCAPE PLANS_11-19-25.DWG, 11-19-25, 8:19 PM, Eric Lanehart, PLA, ISA, MATTHEWS DESIGN GROUP, INC.



GRAPHIC SCALE

0 30' 45' 60'

1" = 30'

2026-01-22 08:31

PLANT SCHEDULE SAMC

SYMBOL	CODE	COMMON NAME
TREES		
	JB	EASTERN RED CEDAR
	QC	LIVE OAK
	MB	SOUTHERN MAGNOLIA
NON-CANOPY		
	IAE	EAGLESTON HOLLY
PALM TREES		
	SS	CABBAGE PALMETTO
	PS	WILD DATE PALM
SHRUBS		
	IN	DWARF YAUPON HOLLY
	IP	FLORIDA ANISE
	LM3	LILYTURF
	SS2	SAW PALMETTO
	VO	WALTER'S VIBURNUM



NOTE:
LANDSCAPE INSTALLATION COMPLIANCE
THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPE MATERIALS EXACTLY AS SHOWN ON THESE APPROVED PLANS. ANY DEVIATIONS FROM THE APPROVED DESIGN — INCLUDING, BUT NOT LIMITED TO, CHANGES IN PLANT QUANTITIES, PLANT SIZES, PLANT SPACING, REMOVAL OR RETENTION OF EXISTING VEGETATION, AND SITE GRADING — MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION. UNAPPROVED CHANGES MAY RESULT IN THE REQUIREMENT FOR REVISED PLANS TO BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND RE-APPROVAL.

ANY REVISIONS REQUIRED DUE TO UNAUTHORIZED FIELD CHANGES SHALL BE CONSIDERED OUTSIDE THE ORIGINAL SCOPE OF WORK AND WILL REQUIRE ADDITIONAL SERVICES, SUBJECT TO A NEW AGREEMENT.

811 Know what's below. Call before you dig.

NOT FOR CONSTRUCTION PERMIT PURPOSES ONLY.

LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#2635 FL #666877

REVISIONS

NO.	DATE	DESCRIPTION
1	02-04-2026	PER COSA PUBLIC WORKS DEPT.

DESIGN BY: EJL
DWG BY: EJL
CHK BY: EJL
DATE: 11-19-25
JOB No.: 23022

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

LANDSCAPE PLAN

ST. AUGUSTINE MARINE CENTER

CITY OF ST. AUGUSTINE

PREPARED FOR

MONUMENT MARINE GROUP

SHEET No.: L1 OF 42



GRAPHIC SCALE

0 30' 45' 60'

1" = 30'

2026-01-22 08:31

PLANT SCHEDULE SAMC

SYMBOL	CODE	COMMON NAME
TREES		
	JB	EASTERN RED CEDAR
	QC	LIVE OAK
	MB	SOUTHERN MAGNOLIA
NON-CANOPY		
	IAE	EAGLESTON HOLLY
PALM TREES		
	SS	CABBAGE PALMETTO
	PS	WILD DATE PALM
SHRUBS		
	IN	DWARF YAUPON HOLLY
	IP	FLORIDA ANISE
	LM3	LILYTURF
	SS2	SAW PALMETTO
	VO	WALTER'S VIBURNUM



NOTE:
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ANY REVISIONS REQUIRED DUE TO UNAUTHORIZED FIELD CHANGES SHALL BE CONSIDERED OUTSIDE THE ORIGINAL SCOPE OF WORK AND WILL REQUIRE ADDITIONAL SERVICES, SUBJECT TO A NEW AGREEMENT.

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Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION PERMIT PURPOSES ONLY.

LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#6535 FL #866687

REVISIONS

NO.	DATE	DESCRIPTION
1	02-04-2026	PER COSA PUBLIC WORKS DEPT.

DESIGN BY: EJL
DWG BY: EJL
CHK BY: EJL
DATE: 11-19-25
JOB No.: 23022

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

LANDSCAPE PLAN

ST. AUGUSTINE MARINE CENTER

CITY OF ST. AUGUSTINE

PREPARED FOR

MONUMENT MARINE GROUP

SHEET No.: L2 OF 42

LANDSCAPE PLAN
ST. AUGUSTINE MARINE CENTER
CITY OF ST. AUGUSTINE
PREPARED FOR
MOUNUMENT MARINE GROUP
L3
OF 42
Matthews
DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM
REVISIONS
DESCRIPTION
02-04-2026 PER COSA PUBLIC WORKS DEPT.
11-19-25
2302.2
LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#6535 FL#666677
GRAPHIC SCALE
1" = 30'
2025-01-22 08:31
PLANT SCHEDULE SAMC
SYMBOL
CODE
COMMON NAME
TREES
JB
EASTERN REDCEDAR
QC
LIVE OAK
MB
SOUTHERN MAGNOLIA
NON-CANOPY
IAE
EAGLESTON HOLLY
PALM TREES
SS
CABBAGE PALMETTO
PS
WILD DATE PALM
SHRUBS
IN
DWARF YAUPON HOLLY
IP
FLORIDA ANISE
LMD
LILY TURF
SS2
SAW PALMETTO
VO
WALTERS VIBURNUM
NOTE:
LANDSCAPE INSTALLATION COMPLIANCE
THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPE MATERIALS EXACTLY AS SHOWN ON THESE APPROVED PLANS AND LISTED. DEVIATIONS FROM THE APPROVED PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE DESIGNER. CHANGES IN PLANT QUANTITIES, PLANT SIZES, PLANT SPECIES, PLANT LOCATIONS, OR EXISTING VEGETATION AND SITE GRADING – MUST BE REVIEWED AND APPROVED BY THE DESIGNER PRIOR TO IMPLEMENTATION. UNAPPROVED CHANGES MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT ANY PROPOSED CHANGES TO THE GOVERNING AGENCY FOR REVIEW AND RE-APPROVAL.
ANY REVISIONS REQUIRED DUE TO UNAUTHORIZED FIELD CHANGES SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. IF CHANGES OCCUR IN THE SCOPE OF WORK AND WILL REQUIRE ADDITIONAL SERVICES, SUBJECT TO A NEW AGREEMENT.
811
Know what's below.
Call before you dig.
NOT FOR CONSTRUCTION. PERMIT PURPOSES ONLY.
RIBERIA STREET
(VARIABLE WIDTH PUBLIC R/W)
SHELTER YARD
EXISTING 6' CHAIN LINK FENCE (PROJECT LIMITS)
MATCH LINE: SEE SHEET L2
NO WAKE ZONE
MEDIAN LINE OF THE SAN SEBASTIAN RIVER (SEE NOTE No. 8)
9:\PROJECTS\2023\23022 - SAMC EXPANSION\CONSTRUCTION DOCS\ARCH\23022 - LANDSCAPE PLAN.DWG, L3, 4/7/2026 9:05 AM, Peyton Hallstrom, MATTHEWS DESIGN GROUP, INC.

May 1, 2026

City of St. Augustine
Planning and Zoning Board
75 King Street, Lobby B, 4th Floor
St. Augustine, FL 32084

Re: St. Augustine Marine Center Expansion
PZB2026-0039
Observation Letter
Project No.: 23022.00

Observation date: 02.03.2026
Eric Lanehart, ISA Certified Arborist FL-6709A

DCCM performed a Level 2 Basic Tree Risk Assessment of Tree 1642. This assessment included a comprehensive 360-degree visual inspection of each tree and its surroundings, from ground level through the canopy. The assessment also included sounding of the lower trunk, root flare, and primary stems using a rubber mallet to detect variations in sound indicative of internal decay or hollowing. Risk was evaluated in accordance with ANSI A300 (Part 9) standards and the Tree Risk Assessment Best Management Practices (BMP) guidelines.

The Tree 1642 is identified as a sugarberry (Celtis laevigata). The canopy exhibits some dieback in the upper crown more so throughout portions of the lower canopy. These conditions are consistent with stress related to internal decay and suboptimal growing conditions. Approximately half of the root zone is experiencing ongoing erosion, with visible root exposure observed at the surface.

Structurally, the Tree 1642 is best described as a multi-stemmed cluster with weakly formed codominant leaders, rather than a single dominant trunk. This growth habit results in poor structural integrity, including the presence of included bark at stem unions and stress-related epicormic growth throughout the tree. Sounding of the trunk and primary stems produced multiple areas of hollow or decayed response, indicating internal deterioration throughout a significant portion of the structure.

Based on the observed conditions--including canopy decline, root exposure, poor structural form, and confirmed internal decay--Tree 1642 is rated in poor condition with a high likelihood of failure. The immediate targets are stored boats their owners and employees. The risk level is expected to increase following construction activities due to additional stress on the root system and surrounding soil conditions. Future targets may include nearby structures, boats, boat owners and employees.

Based on these findings, and the extent of decay and structural deficiencies present in the primary stems, Tree 1642 does not meet reasonable standards for significant tree protection.

Eric Lanehart, PLA, ISA
Director of Landscape Architecture

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	7.c.	PZB2026-0046
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	1018 Pantano Drive	073433-0940

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owners:	Toll Southeast LP Company Inc.
Property Class: **(St. Johns County Property Appraiser)**	0000 – Vacant Residential
Future Land Use Designation:	Residential Medium Density/Mixed Use
Zoning Designation:	Planned Unit Development: PUD (Ordinance No. 2001-12 & Ordinance No. 2015-34)
Acreage:	.42
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development for significant tree and significant tree canopy removal within COZ 3 for the construction of a single-family home at 1018 Pantano Dr. The approval of this request would allow for the removal of 9 trees (2 significant) and retain 7 trees (1 significant).

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

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

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

This property previously appeared before the Planning and Zoning Board on December 2, 2025 (PZB2025-0085) was approved to remove 7 trees and retain 9 trees.

Consistency with the City of St. Augustine Comprehensive Plan 2040

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

Conservation and Coastal Management Element [LINK TO DOCUMENT]	
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.	The Board is authorized, by city ordinances, to impose limitations on the nature and manner of construction to ensure that this proposal is consistent with the city's objectives to improve air quality, community health, quality of life, aesthetics, and energy conservation by preserving the urban forest.
Recreation and Open Space Element [LINK TO DOCUMENT]	
Transportation and Mobility Element [LINK TO DOCUMENT]	
Housing Element [LINK TO DOCUMENT]	
Infrastructure Element [LINK TO DOCUMENT]	

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

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

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

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

Significant tree means a tree described in the following list:

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

Section 11-29 (d)

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

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

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

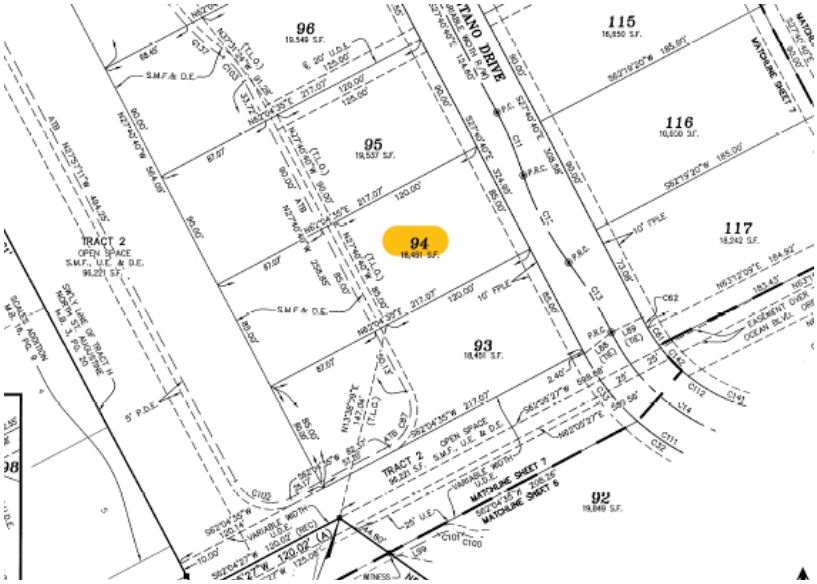
   The condition of trees with respect to disease, insect attack, and danger of falling is unknown as an arborist report has not been provided by the applicant.

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

The trees removed are within close proximity to the footprint of the house or driveway.

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

The lot is able to drain to street or to the drainage easement and storm water pond at the rear of the property.



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

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

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

Lot 94 has three (3) significant trees on site. One significant tree will be retained, and two significant trees will be removed and are highlighted below.

Significant Trees

- **Tree #1 – 23 DBH Live Oak (LIO)**
- **Tree # 0- DBH 24 Water Oak (WRO)(removed)**

- **Tree # 10 – DBH 8 Cedar (CED)(removed)**

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

Madeira Phase 3 is south of the Northeast Florida Regional Airport. Retaining trees will help mitigate noise pollution from the airport.

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

The house placement appears to be strategic to preserve significant trees. Staff notes the PUD does allow lots over 85 feet wide to decrease the side setback from 7.5 to five feet if the combined side setbacks total twenty feet. This lot is approximately 85 feet wide and eligible for a flexible side yard setback to retain trees.

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

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

Sec. 25-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows -9.5 deficits for tree removal and 15 credits for trees retained or relocated. The applicant has a positive number of tree credits which is consistent with the requirements of Chapter 25.

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This application includes requests to remove significant trees and tree canopy for the property at 1018 Pantano Dr.

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.**

Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Supplemental Information
5. PZB2025-0085 Approved Tree Mitigation Plan

Staff Report prepared by:

Sarah Daugherty
Planning Manager
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Future Land Use

City of St. Augustine

1018 Pantano Dr.

Legend

Residential Medium Density / Mixed Use

Scale: 1:1,000

N
W E
S

0 30 60 120 Feet



Zoning Map

City of St. Augustine

1018 Pantano Dr.

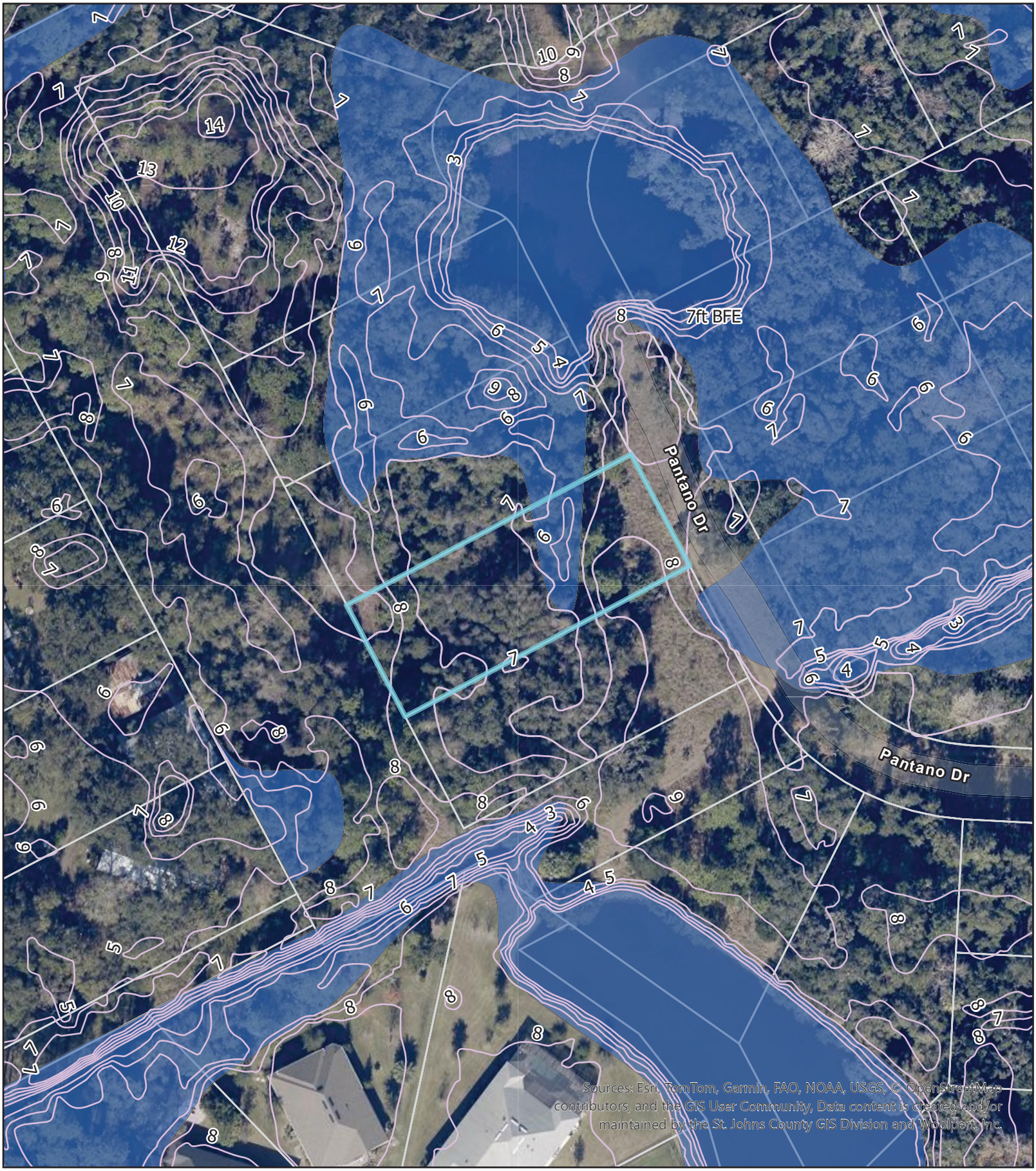
Legend

Planned Unit Development (PUD)

Scale: 1:1,000

N
W E
S

0 35 70 140 Feet



FEMA Flood Zones

City of St. Augustine

1018 Pantano Dr.

Legend

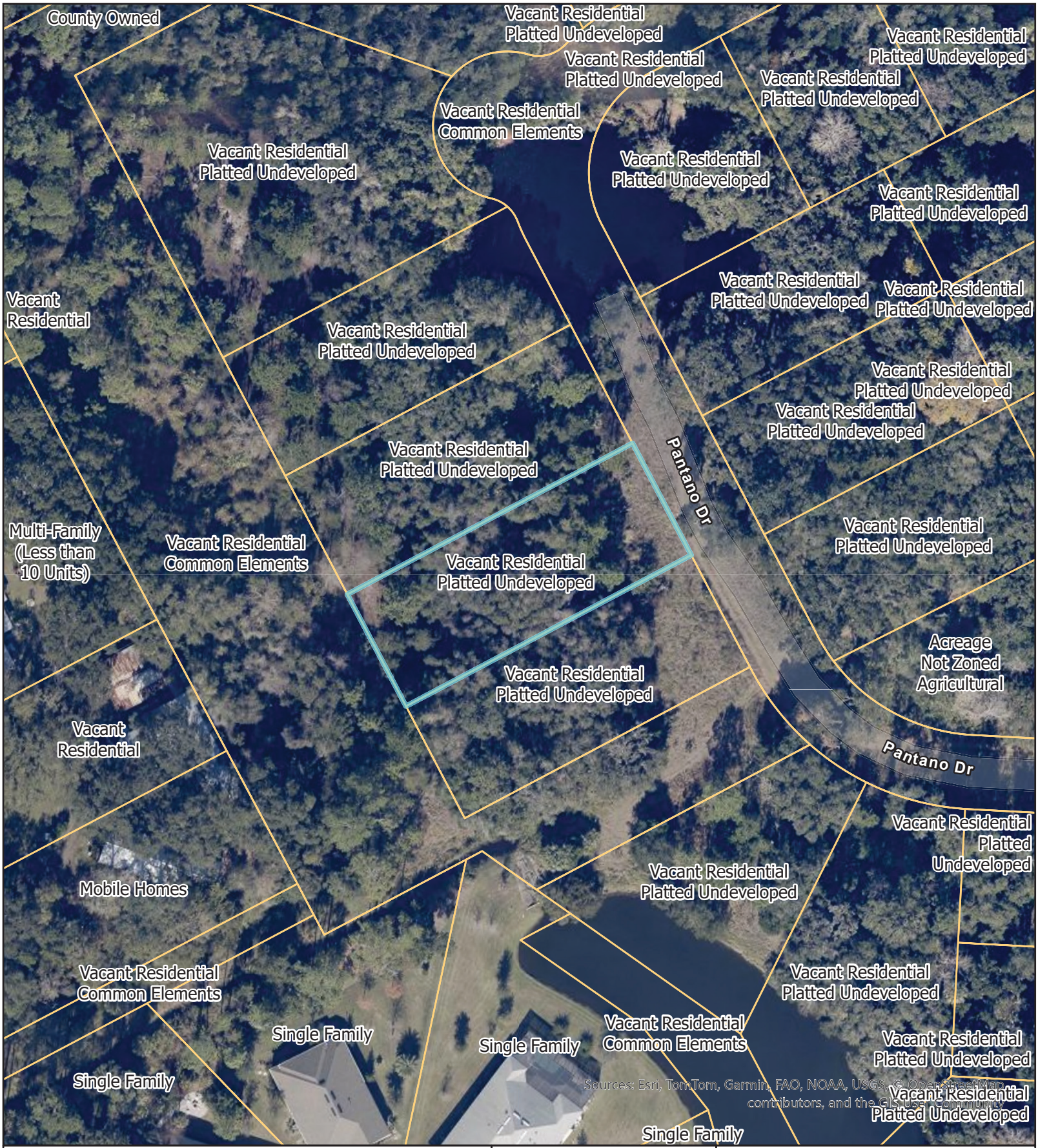
Flood Zone

AE

Scale: 1:1,000

N
W E
S

0 35 70 140 Feet



St Johns County Property Appraiser
Use Classification
City of St. Augustine
1018 Pantano Dr.

Legend

ParcelInfo

Scale: 1:1,000

N W E S

0 30 60 120 Feet

1018 Pantano Dr



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:_____
   Business (*if applicable*): Carter Environmental Services
   Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084
   E-Mail Address: _____

2. NAME OF PROPERTY OWNER:_____ Contact Number:_____
   Business (*if applicable*): Toll Southeast LP Company Inc
   Address: 40 Everest Ln City: St. Johns State: FL Zip: 32259
   E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 94 Block:_____
   Subdivision: JACKSON PARK REVISED PLAT OF NORTH ST. A Parcel Number: 0734330940

4. PROJECT STREET ADDRESS: 1018 Pantano Drive

5. SPECIFIC PROPOSED USE: CONSTRUCTION OF SINGLE FAMILY HOMES DEVELOPMENT PHASE

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

7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE 3 APPROVAL FOR TREE REMOVAL

8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED 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 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.

R. A. Carter

Signature of Applicant — 2-27-26 Date

Signature of Property Owner — 3/2/26 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.

RYAN CARTER

Print name of applicant



Signature of applicant

3-2-26

Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF Toll Bros., 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

Nate Beidle
Print Name of Owner

904-217-3052
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 2 day of March, 2024

By Nate Beidle, VP

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Jessica Smith

My Commission expires: Jun 6, 2027

JESSICA L SMITH
Notary Public - State of Florida
Commission # HH 407441
My Comm. Expires Jun 6, 2027
Bonded through National Notary Assn.

Rev:022117

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: 4000 US HIGHWAY 1

Applicant's Name: RYAN CARTER Applicant's Signature: R. A. Carter

Owner's Name: Nate Beidle Owner's Signature: _____

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Parcel ID	0734330940
Location Address	1018 PANTANO DR SAINT AUGUSTINE 32095-0000
Neighborhood	MADEIRA EAST MARSH/POND (2200.06)
Tax Description*	129/24-31 MADEIRA AT ST AUGUSTINE PHASE 3 LOT 94 OR6168/875 ***The Description above is not to be used on legal documents.**
Property Use Code	Vacant Residential (0000)
Subdivision	MADEIRA AT ST AUGUSTINE PHASE 3
Sec/Twp/Rng	54-6-29
District	Madeira Community Development District City (District 457)
Millage Rate	19.5552
Acreage	0.420
Homestead	N

No Image Available

Owner Information

TOLL SOUTHEAST LP COMPANY INC
100%
40 EVEREST LN
SAINT JOHNS, FL 32259-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$175,000.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$175,000.00**
Total Deferred	$0.00
Assessed Value	**$175,000.00**
Total Exemptions	
Taxable Value	**$175,000.00**

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

Historical Assessment Information

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	$175,000

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
6/17/2025	6/12/2025	$7,545,000.00	WARRANTY DEED	6168	875	Q	V	PONCE ASSOCIATES LLC	TOLL SOUTHEAST LP COMPANY INC

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/7/2026, 3:02:10 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Supplemental Information

CARTER ENVIRONMENTAL SERVICES

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

April 23, 2026

City of St. Augustine
Planning and Zoning Board
75 King Street
St. Augustine, FL 32084

RE: Conservation Overlay Zone 3 – Modified Tree Removal Request
Lot 94 – Estuary at Madeira
1018 Pantano Drive
Parcel No. 0734330940

To Whom it May Concern,

On behalf of the property owner, we respectfully submit this Conservation Overlay Zone 3 modification application for Lot 94 within Estuary at Madeira.

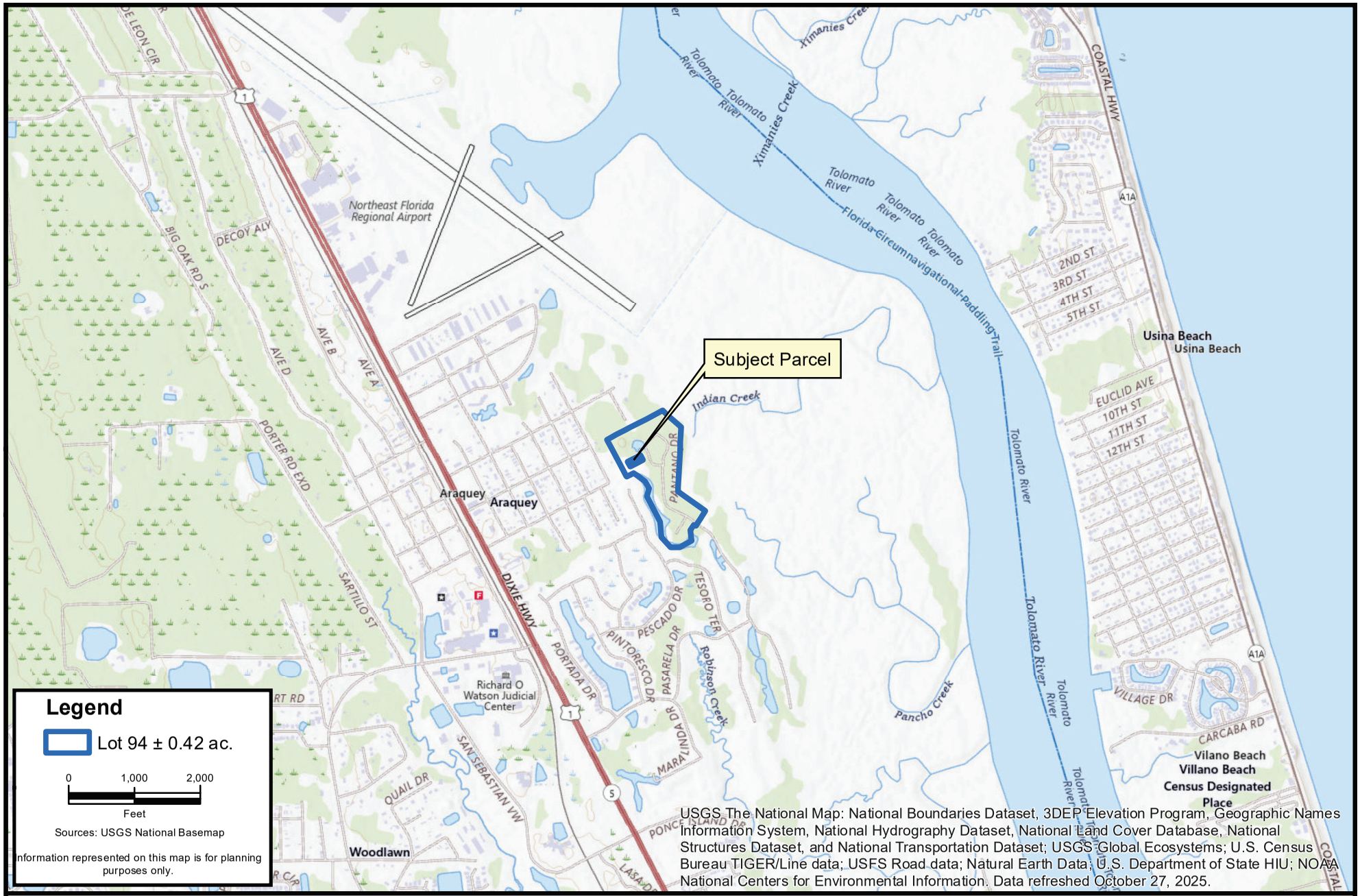
Lot 94 was previously approved for the removal of seven (7) protected trees. Based on the finalized home layout and site improvements, we are requesting authorization for the removal of one (1) additional significant tree and one (1) protected tree as reflected in the enclosed revised tree removal plan and credit/debit summary. The additional removal is necessary due to the proximity of the proposed residence to an existing water oak, which is leaning toward the structure and presents a potential safety concern.

All tree data was collected and verified in accordance with City standards and supporting documentation including the signed and sealed tree survey, exhibits, and credit/debit calculations are included for your review. We respectfully request approval of this modified tree removal application. Please feel free to contact me if additional information or clarification is needed.

Ryan Carter
Carter Environmental Services
42 Masters Drive
St. Augustine, FL 32084904-540-1786
ryan@carterenv.com



Photo 1: Proposed water oak to be removed.



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location

Lot 94 - Estuary Madeira

Project:	5.24637	St. Augustine, FL	Date: Apr 23 2026	Figure:	1

F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24637 Toll Bro Estuary Madeira\GIS\MXD\Lot 94\01-Lot94_Location.mxd



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

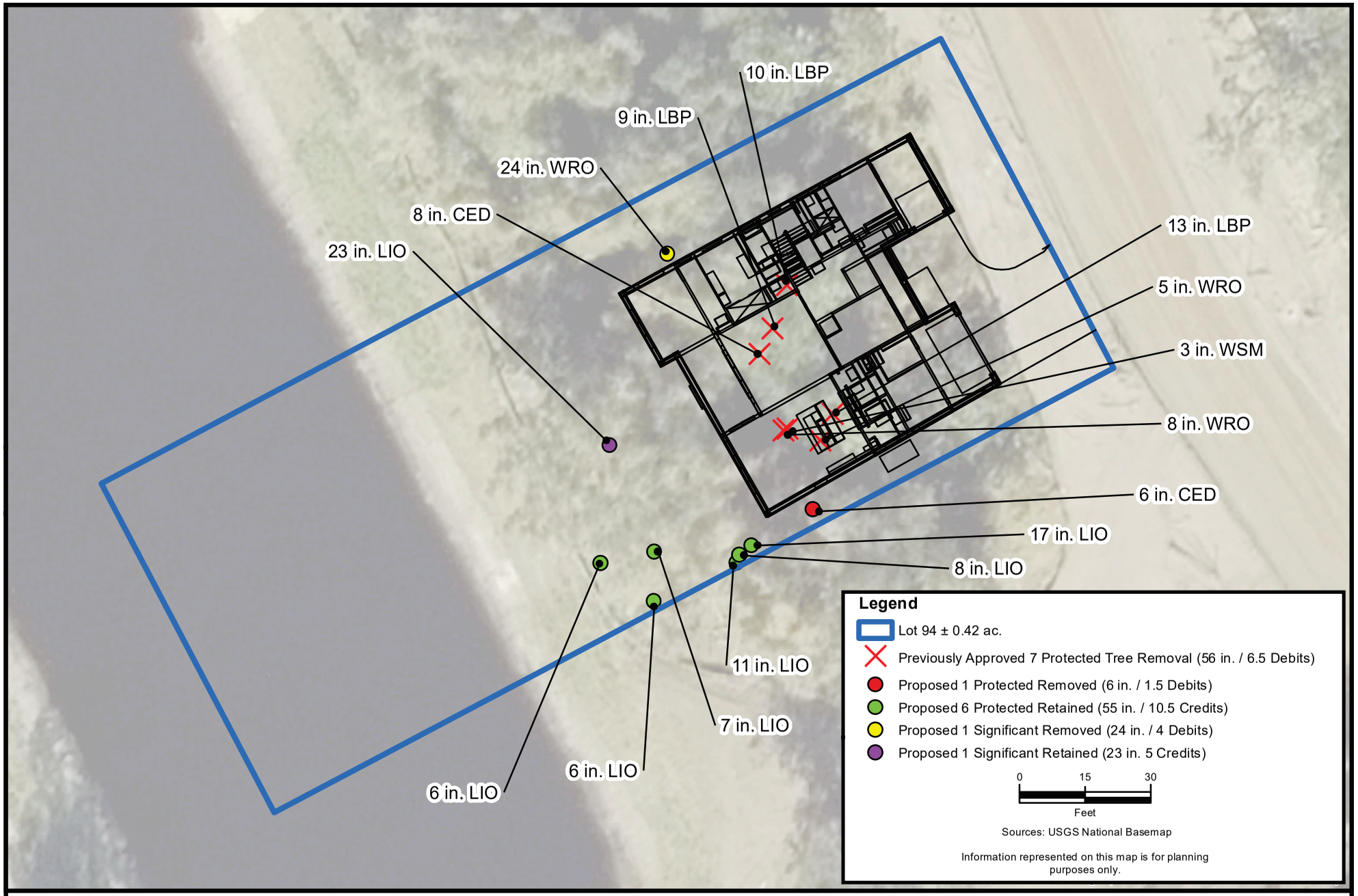
Madeira Overview

Lot 94 - Estuary Madeira

Project:	5.24637	St. Augustine, FL	Date: Apr 23 2026

Figure: 2

F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24637 Toll Bro Estuary Madeira\GIS\MXD\Lot 94\02-Lot94_Overview.mxd



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Lot Alignment

Lot 94 - Estuary Maderia

Project:	5.24637	St. Augustine, FL	Date: May 04 2026	Figure:	3

FID	Species Name	Common Name	DBH	Debit	Lot
15	CED	CEDAR	6	1	94
0	WRO	WATER OAK	24	-4	94
8	LBP	LOBLOLLY PINE	10	-1	94
9	LBP	LOBLOLLY PINE	9	-1	94
10	CED	CEDAR	8	-1	94
11	WRO	WATER OAK	8	-1	94
12	WSM	WINGED SUMAC	3	-0.5	94
13	LBP	LOBLOLLY PINE	13	-1.5	94
14	WRO	WATER OAK	5	-0.5	94
9			**86**	**-9.5**	

FID	Species Name	Common Name	DBH	Credit	Lot
1	LIO	LIVE OAK	23	4	94
2	LIO	LIVE OAK	6	1	94
3	LIO	LIVE OAK	7	2	94
4	LIO	LIVE OAK	6	1	94
5	LIO	LIVE OAK	11	2	94
6	LIO	LIVE OAK	8	2	94
7	LIO	LIVE OAK	17	3	94
7			**78**	**15**	

Tree Credit and Debit Summary

Credits:

Count	DBH	PTS
7	78	15

Debits:

Count	DBH	PTS
9	86	-10
-2	-8	6

CARTER
ENVIRONMENTAL SERVICES

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

October 3, 2025

Carter Environmental Services (CES) Arborist Tree Inventory Practices

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

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

Sincerely,

Chris Walls
ISA Certified Arborist® FL-9985A

SIGNED & SEALED TREE SURVEY

I:\MDG-FILE-01\SERVER\PROJECTS\2500\2519\8 - ESTUARY AT MADEIRA TREE SURVEY\SURVEYING\2 - DWG FILES\2.1 - CURRENT DWG FILES\2-5.25169 ESTUARY MADEIRA TREE SURVEY.DWG, Layout1, 9/12/2025 10:43 AM, Trevor Meek, MATTHEWS | DCCM, INC.

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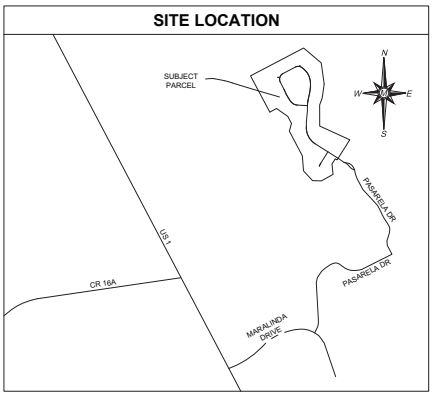

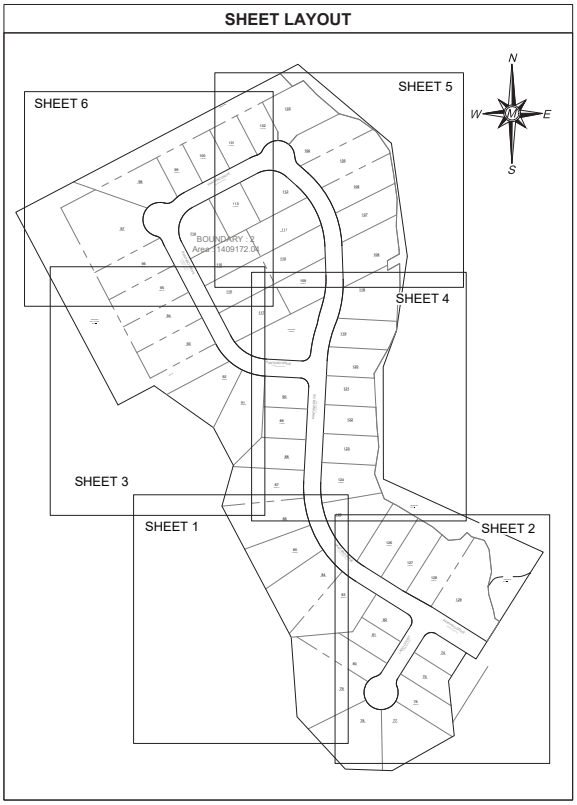

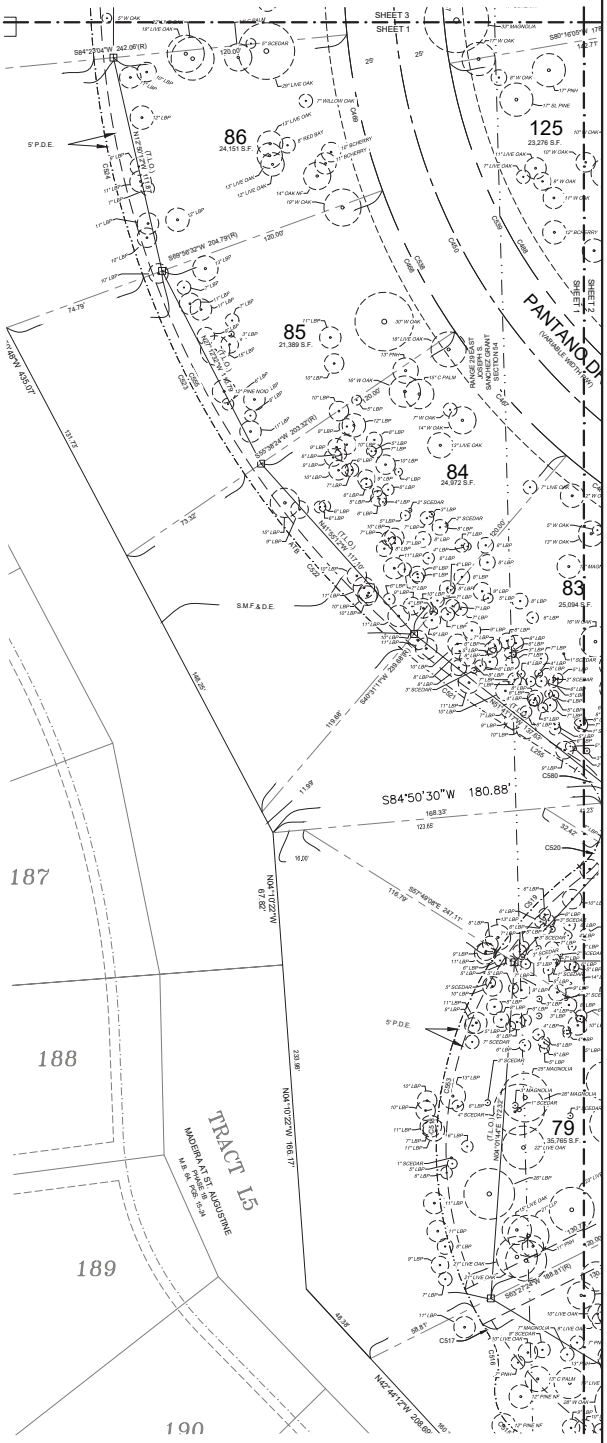

NOTES:

1. THIS IS A SPECIAL PURPOSE SURVEY FOR TREE LOCATION.
2. BEARINGS ARE BASED THE UNRECORDED PRELIMINARY PLAT FOR "Madeira At St. Augustine Phase 3".
3. NO FLOOD INSURANCE RATE MAP INFORMATION DISPLAYED ON THE SURVEY.
4. TREES AS SHOWN ON THIS SURVEY WERE IDENTIFIED BY CARTER ENVIRONMENTAL SERVICES INC, DATED JULY 3RD, 2025, PROJECT 5.24637, EXCLUDING THOSE IDENTIFIED AS "NF" (NO FLAG).
5. THOSE TREES LABELED THAT INCLUDE "NF" (NO FLAG) WERE NOT IDENTIFIED BY AN ARBORIST AND WERE IDENTIFIED BY THE THIS FIRM.
6. ALL TREE HORIZONTAL LOCATIONS WHERE LOCATED BY A SURVEY GRADE "TRIMBLE R12i" GNSS RECEIVER RUNNING TRIMBLE ACCESS SOFTWARE VERSION 2024.10.
7. ALL BEARING CALLS, TRACTS AND LABELED EASEMENTS ARE PER PRELIMINARY PLAT. SEE PLAT FOR LINE, CURVE AND ABBREVIATION INFORMATION. (SHOWN FOR REFERENCE PURPOSES ONLY)
8. 2002 TOTAL TREES LOCATED, 121 TREES LOCATED THAT DID NOT HAVE NUMBERED FLAGS.

ABBREVIATION LEGEND

LBP	LOBLOLLY PINE
S CEDAR	SOUTHERN CEDAR
E CEDAR	EASTERN CEDAR
LLP	LONGLEAF PINE
C PALM	CABBAGE PALM
SL PINE	SLASH PINE
PHH	PIGNUT HICKORY
SBERRY	SUGAR BERRY
BCHERRY	BLACK CHERRY
CLAUREL	CHERRY LAUREL
W OAK	WATER OAK
MB	MAYPOP BERRY
NF	NO FLAG
NEW	NEWLY PLANTED TREE

JEREMY A HEWITT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7413
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 8590

SPECIAL PURPOSE SURVEY

ESTUARY MADERIA
TREE SURVEY

SECTION 25, TOWNSHIP 6 SOUTH
RANGE 29 EAST, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

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

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

REVISIONS

NO.	DATE	DESCRIPTION

SHEET 1 OF 6

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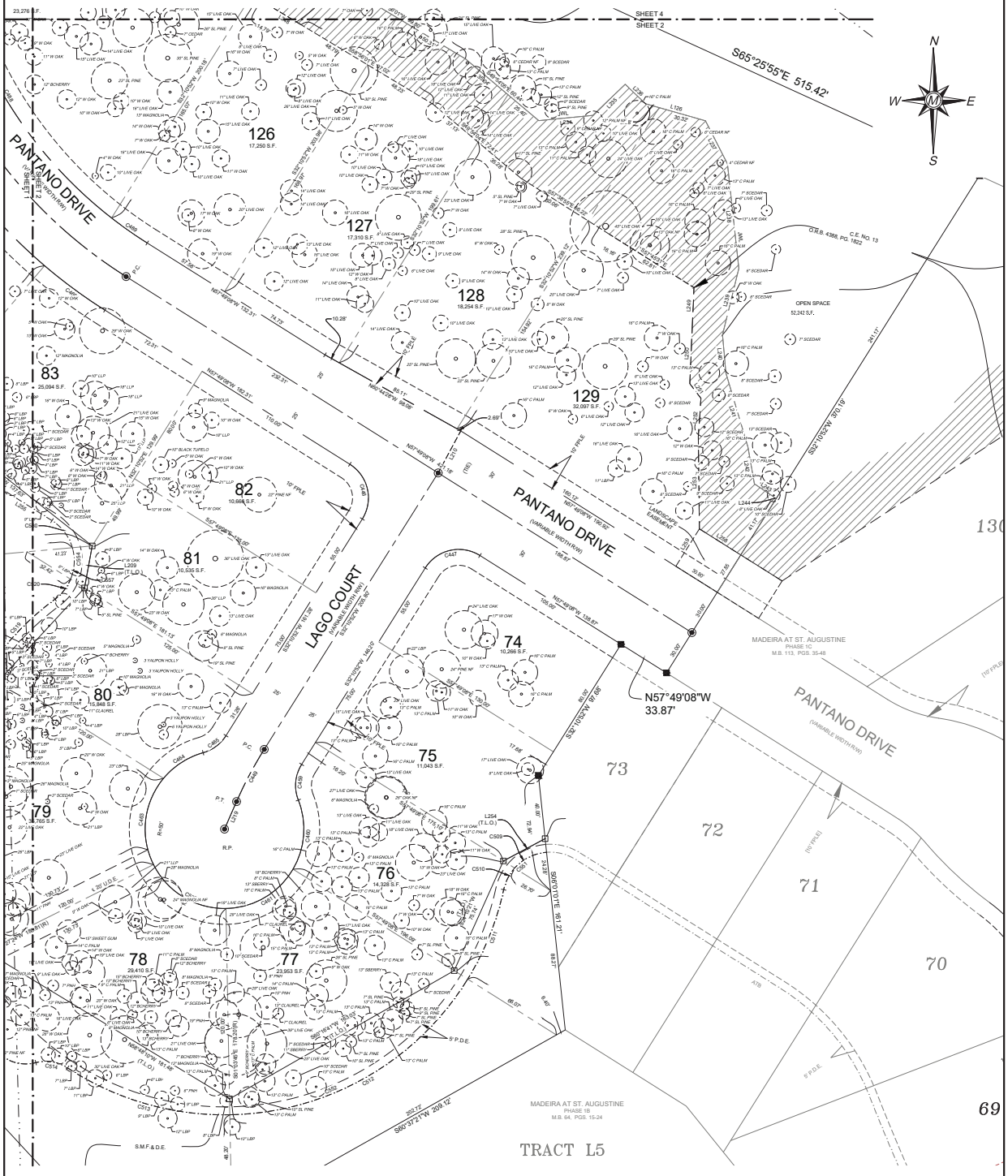

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SHEET 2 OF 2

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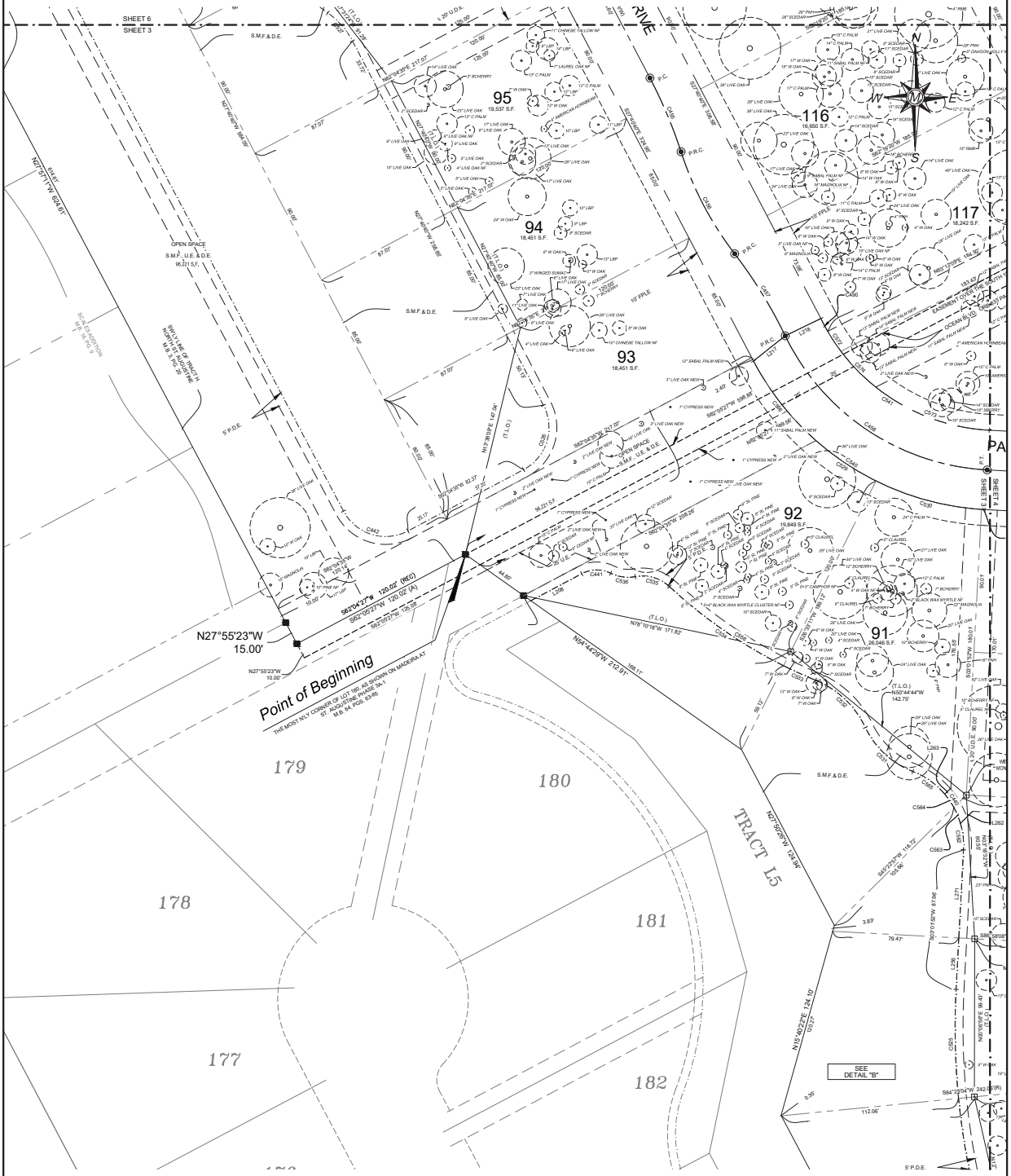
SHEET 6
SHEET 3
SHEET 4
SHEET 3
95
19,537 S.F.
94
18,461 S.F.
93
18,461 S.F.
92
19,849 S.F.
91
28,048 S.F.
116
16,650 S.F.
117
18,242 S.F.
OPEN SPACE
S.M.F. U.E. & D.E.
16,221 S.F.
S.M.F.& D.E.
5' P.D.E.
10' PFLE
Point of Beginning
THE MOST N'LY CORNER OF LOT 180, AS SHOWN ON MADEIRA AT ST. AUGUSTINE, PHASE 3A-1 M.M. 84, PGS. 83-85
N27°55'23"W 15.00'
S62°04'27"W 120.02' (REC)
S62°05'27"W 120.02' (A)
S62°05'27"W 135.08'
N27°55'23"W 10.00'
N27°51'11"W 624.61'
N62°04'39"E 217.07'
S62°04'39"W 207.07'
S62°04'39"W 209.06'
S62°04'48"W 92.07'
N27°55'23"W 124.84'
N27°55'23"W 118.73'
N16°40'12"E 124.10'
S84°27'04"W 242.04'(R)
112.06'
N54°44'26"W 212.91'
N16°16'16"W 171.82'
S62°04'48"W 120.14'
N62°04'39"E 217.07'
S62°04'39"W 217.07'
N62°04'39"E 217.07'
S62°04'39"W 217.07'
N27°55'23"W 90.00'
S62°04'48"W 90.00'
N62°04'48"E 90.00'
S62°04'48"W 90.00'
N62°04'48"E 90.00'
S62°04'48"W 90.00'
N62°04'48"E

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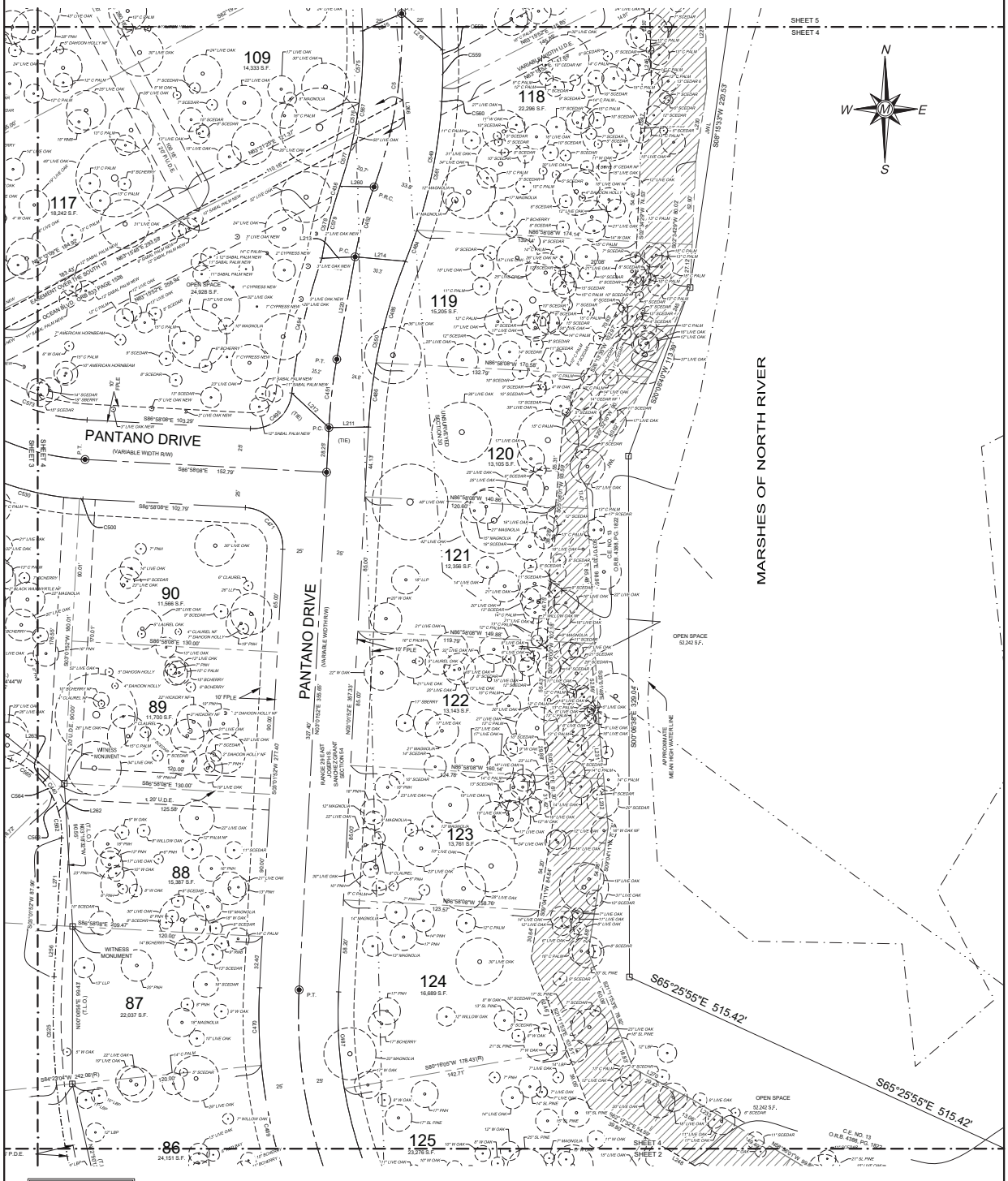

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6 of 4 SHEET

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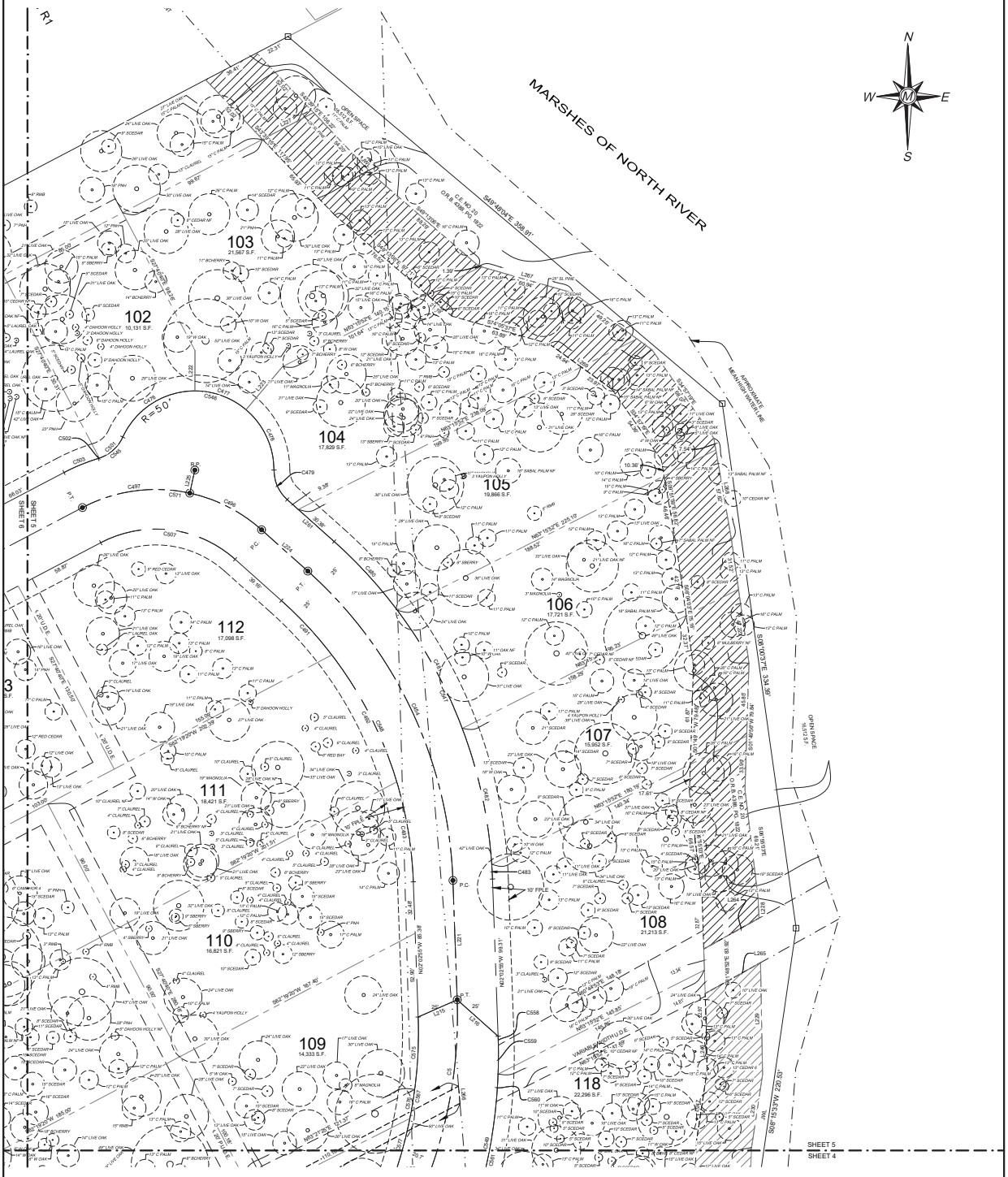

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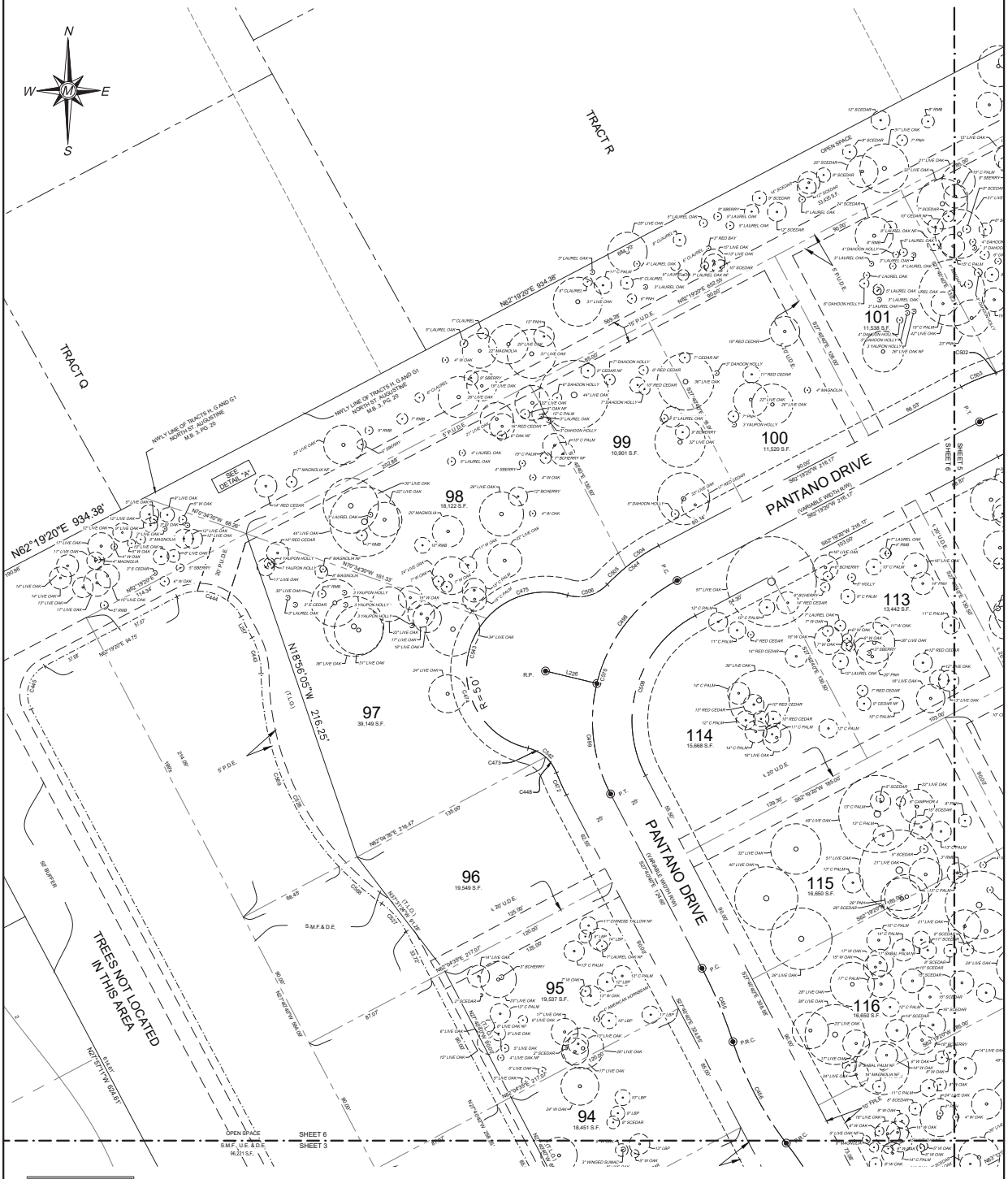
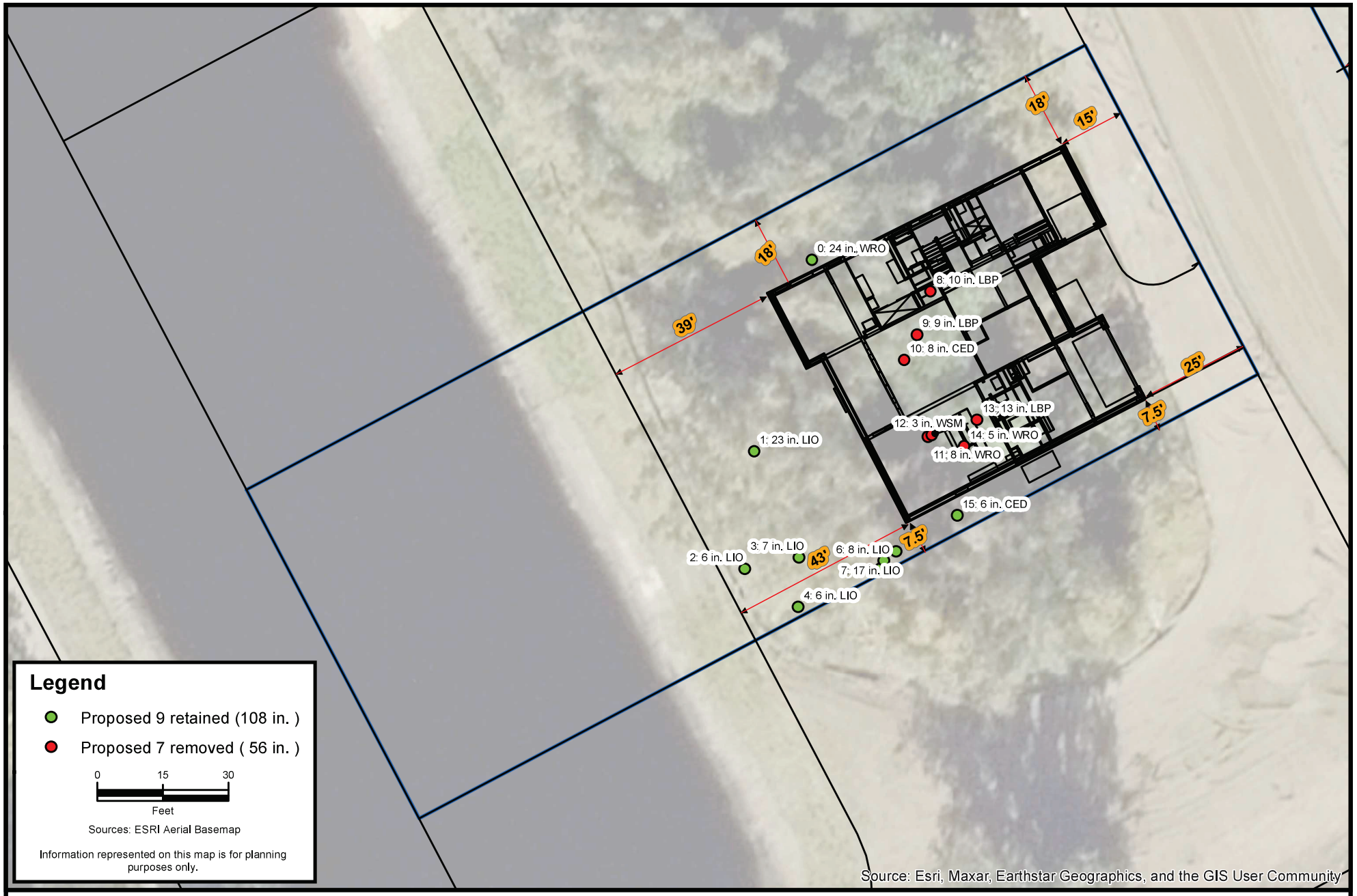

N
W
E
S
TRACT R
TRACT Q
OPEN SPACE
P
12,023 S.F.
N62°19'20"E 934.36'
NWLY LINE OF TRACTS H, G AND G1 NORTH ST. AUGUSTINE M.B. 3, PG. 20
SEE DETAIL "A"
N62°19'20"E 934.38'
N62°19'20"E 934.38'
N62°19'20"E 569.28'
15' P.U.D.E.
20' P.U.D.E.
5' P.U.D.E.
N18°56'05"W 216.25'
(T.L.O.)
R=50'
L=78.54'
CH=70.71'
CB=N63°56'05"W
N62°19'20"E 217.07'
N62°19'20"E 217.07'
N62°19'20"E 217.07'
N62°19'20"E 94.70'
N62°19'20"E 114.04'
N62°19'20"E 214.89'
N62°19'20"E 135.00'
N62°19'20"E 135.00'
N62°19'20"E 135.00

Attachment 5:

PZB2025-0085 Approved Tree Mitigation Plan



CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Lot Alignment

Lot 94 - Estuary Maderia

Project:	5.24637	St. Augustine, FL	Date: Nov 19 2025	Figure:	1

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Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	7.d.	PZB2026-0047
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	958 Pantano Drive	073433-1000

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owners:	Toll Southeast LP Company Inc.
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Medium Density/Mixed Use
Zoning Designation:	Planned Unit Development: PUD (Ordinance No. 2001-12 & Ordinance No. 2015-34)
Acreage:	.26
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development for significant tree and significant tree canopy removal within COZ 3 for the construction of a single-family home at 958 Pantano Dr. The approval of this request would allow for the removal of 8 trees (4 significant) and retain 2 trees (1 significant).

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

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

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

This property previously appeared before the Planning and Zoning Board on December 2, 2025 (PZB2025-0085) was approved to remove 6 trees and retain 4 trees.

Consistency with the City of St. Augustine Comprehensive Plan 2040

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

Conservation and Coastal Management Element	
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.	The Board is authorized, by city ordinances, to impose limitations on the nature and manner of construction to ensure that this proposal is consistent with the city's objectives to improve air quality, community health, quality of life, aesthetics, and energy conservation by preserving the urban forest.
Recreation and Open Space Element	
Transportation and Mobility Element	
Housing Element	
Infrastructure Element	

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

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

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

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

Significant tree means a tree described in the following list:

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

Section 11-29 (d)

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

The city PZB shall consider and base all decisions on the following considerations. Staff analysis is in **BOLD** text.

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

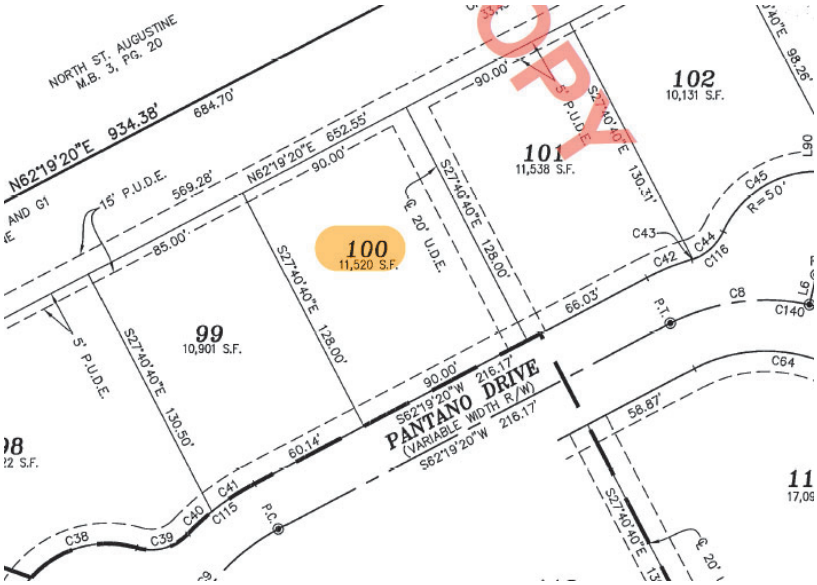
   The condition of trees with respect to disease, insect attack, and danger of falling is unknown as an arborist report has not been provided by the applicant.

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

The trees removed are within close proximity to the footprint of the house or driveway.

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

The can drain to the street or to the drainage easement at the rear of the property.



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

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

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

Lot 100 has five (5) significant trees on site. One significant tree will be retained, and four significant trees will be removed and are highlighted below.

Significant Trees

- **Tree #17 – 36 DBH Live Oak (LIO)**
- **Tree # 16- DBH 19 Red Cedar (CED)(removed)**
- **Tree # 21 – DBH 22 Live Oak (LIO)removed)**

- **Tree # 22 – DBH 26 Live Oak (LIO) (removed)**
- **Tree # 24 – DBH 11 Cedar (CED)(removed)**

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

Madeira Phase 3 is south of the Northeast Florida Regional Airport. Retaining trees will help mitigate noise pollution from the airport.

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

The house placement appears to be strategic to preserve significant trees. Staff notes the PUD does allow lots over 85 feet wide to decrease the side setback from 7.5 to five feet if the combined side setbacks total twenty feet. This lot is approximately 85 feet wide and eligible for a flexible side yard setback to retain trees.

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

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

Sec. 25-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows -9.5 deficits for tree removal and 6 credits for trees retained or relocated. The applicant has a deficit of -3.5 tree credits which is not consistent with the requirements of Chapter 25. The applicant will need to plant additional trees to achieve a positive number of tree credits.

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This application includes requests to remove significant trees and tree canopy for the property at 1018 Pantano Dr.

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.**
- **Positive number of tree credits.**

Attachments

1. Site Maps & Photos
2. Application
3. St. Johns County Property Appraiser Report
4. Supplemental Information
5. PZB2025-0085 Approved Tree Mitigation Plan

Staff Report prepared by:

Sarah Daugherty
Planning Manager
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Future Land Use

City of St. Augustine

958 Pantano Dr.

Legend

- Open Land
- Residential Medium Density / Mixed Use

Scale: 1:1,000

N W E S

0 30 60 120 Feet



Zoning Map

City of St. Augustine

958 Pantano Dr.

Legend

Planned Unit Development (PUD)

Scale: 1:1,000

N
W E
S

0 35 70 140 Feet



FEMA Flood Zones

City of St. Augustine

958 Pantano Dr.

Legend

Flood Zone

AE

Scale: 1:1,000

N
W E
S

0 35 70 140 Feet



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

Legend

ParcelInfo

Scale: 1:1,000

N
W E
S

0 30 60 120 Feet

958 Pantano Dr



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 Drive City: St. Augustine State: FL Zip: 32084
   E-Mail Address: ryan@carterenv.com
2. NAME OF PROPERTY OWNER:_____ Contact Number: 904-482-1127
   Business (*if applicable*): Toll Southeast LP Company Inc
   Address: 40 Everest Ln City: St. Johns State: FL Zip: 32259
   E-Mail Address: NBEIDLE@tollbrothers.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 100 Block:_____
   Subdivision: JACKSON PARK REVISED PLAT OF NORTH ST. A Parcel Number: 0734331000
4. PROJECT STREET ADDRESS: 958 Pantano Dr
5. SPECIFIC PROPOSED USE: CONSTRUCTION OF SINGLE FAMILY HOMES DEVELOPMENT PHASE
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE 3 APPROVAL FOR TREE REMOVAL
8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED 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 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.

R. A. Carter

Signature of Applicant — 2-27-26 Date

Signature of Property Owner — 3/2/26 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.

RYAN CARTER

Print name of applicant



Signature of applicant

3-2-26

Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF Toll Bros., 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

Nate Beidle
Print Name of Owner

904-217-3052
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 2 day of March, 2024

By Nate Beidle, VP

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Jessica Smith

My Commission expires: Jun 6, 2027

JESSICA L SMITH
Notary Public - State of Florida
Commission # HH 407441
My Comm. Expires Jun 6, 2027
Bonded through National Notary Assn.

Rev:022117

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: 4000 US HIGHWAY 1

Applicant's Name: RYAN CARTER Applicant's Signature: R. A. Carter

Owner's Name: Nate Beidle Owner's Signature: _____

Attachment 3:
St. Johns County Property Appraiser Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Parcel ID	0734331000
Location Address	958 PANTANO DR SAINT AUGUSTINE 32095-0000
Neighborhood	MADEIRA EAST MARSH/POND (2200.06)
Tax Description*	129/24-31 MADEIRA AT ST AUGUSTINE PHASE 3 LOT 100 OR6168/875 ***The Description above is not to be used on legal documents.**
Property Use Code	Vacant Residential (0000)
Subdivision	MADEIRA AT ST AUGUSTINE PHASE 3
Sec/Twp/Rng	54-6-29
District	Madeira Community Development District City (District 457)
Millage Rate	19.5552
Acreage	0.260
Homestead	N

No Image Available

Owner Information

TOLL SOUTHEAST LP COMPANY INC
100%
40 EVEREST LN
SAINT JOHNS, FL 32259-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$175,000.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$175,000.00**
Total Deferred	$0.00
Assessed Value	**$175,000.00**
Total Exemptions	
Taxable Value	**$175,000.00**

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

Historical Assessment Information

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	$175,000

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
6/17/2025	6/12/2025	$7,545,000.00	WARRANTY DEED	6168	875	Q	V	PONCE ASSOCIATES LLC	TOLL SOUTHEAST LP COMPANY INC

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/7/2026, 3:02:10 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Supplemental Information

CARTER
ENVIRONMENTAL SERVICES

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

April 23, 2026

City of St. Augustine
Planning and Zoning Board
75 King Street
St. Augustine, FL 32084

RE: Conservation Overlay Zone 3 – Modified Tree Removal Request
Lot 100 – Estuary at Madeira
958 Pantano Drive
Parcel No. 0734331000

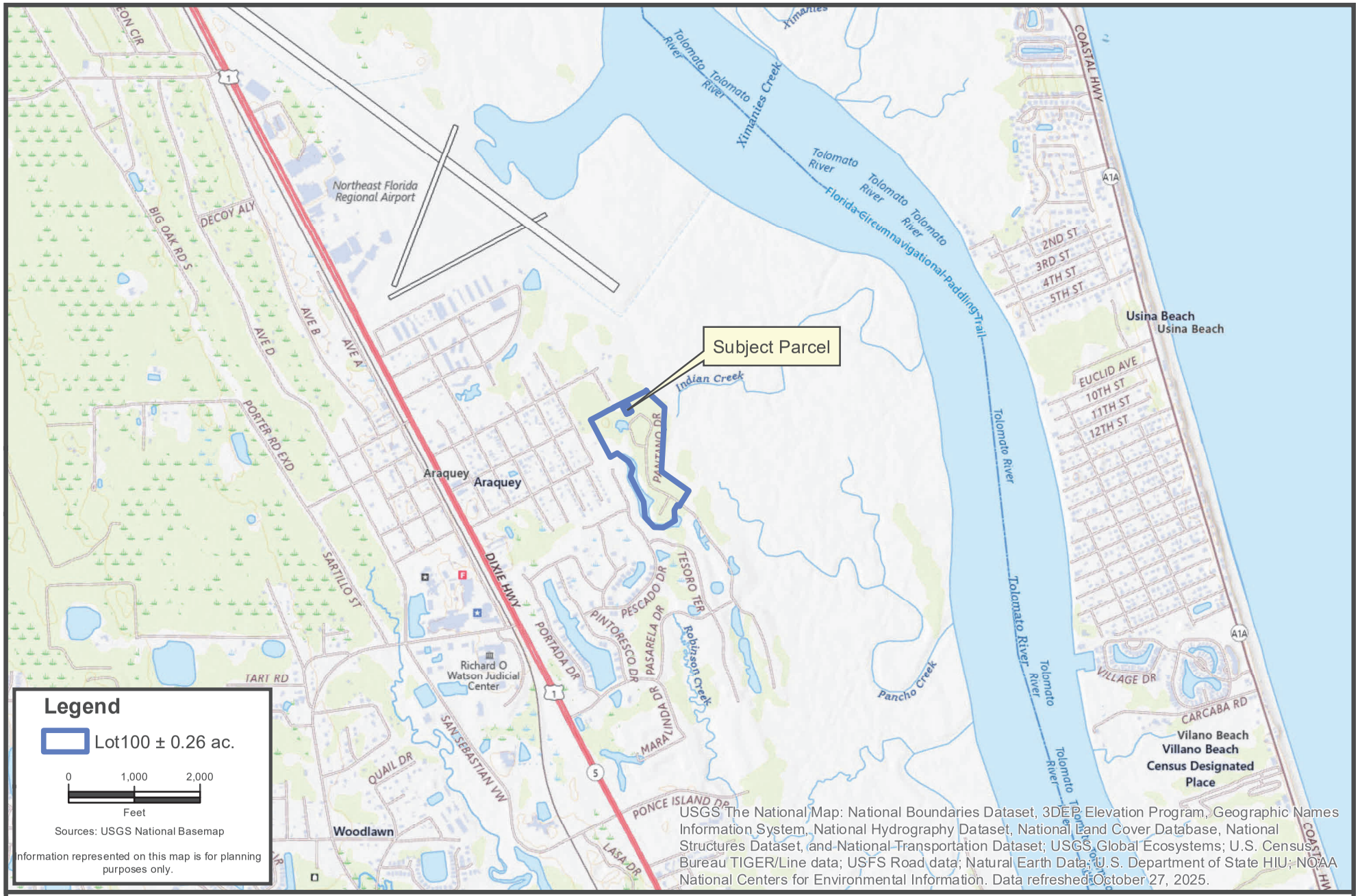
To Whom it May Concern,

On behalf of the property owner, we respectfully submit this Conservation Overlay Zone 3 modification application for Lot 100 within Estuary at Madeira.

Based on the finalized home layout and site improvements for lot 100, we are requesting authorization for the removal of four (4) protected trees and four (4) additional significant trees, as reflected in the enclosed revised tree removal plan and credit/debit summary. Additionally, the applicant was able to preserve one tree that was considered for removal, specifically a 36-inch Live Oak, which provides four (4) tree credits. This effort demonstrates the applicant's continued commitment to working within the site constraints to retain as many existing trees as possible while accommodating the proposed development.

All tree data was collected and verified in accordance with City standards and supporting documentation including the signed and sealed tree survey, exhibits, and credit/debit calculations are included for your review. We respectfully request approval of this modified tree removal application. Please feel free to contact me if additional information or clarification is needed.

Ryan Carter
Carter Environmental Services
42 Masters Drive
St. Augustine, FL 32084904-540-1786
ryan@carterenv.com



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location

Lot 100 - Estuary Madeira

Project:	5.24637	St. Augustine, FL	Date: Apr 23 2026	Figure:	1

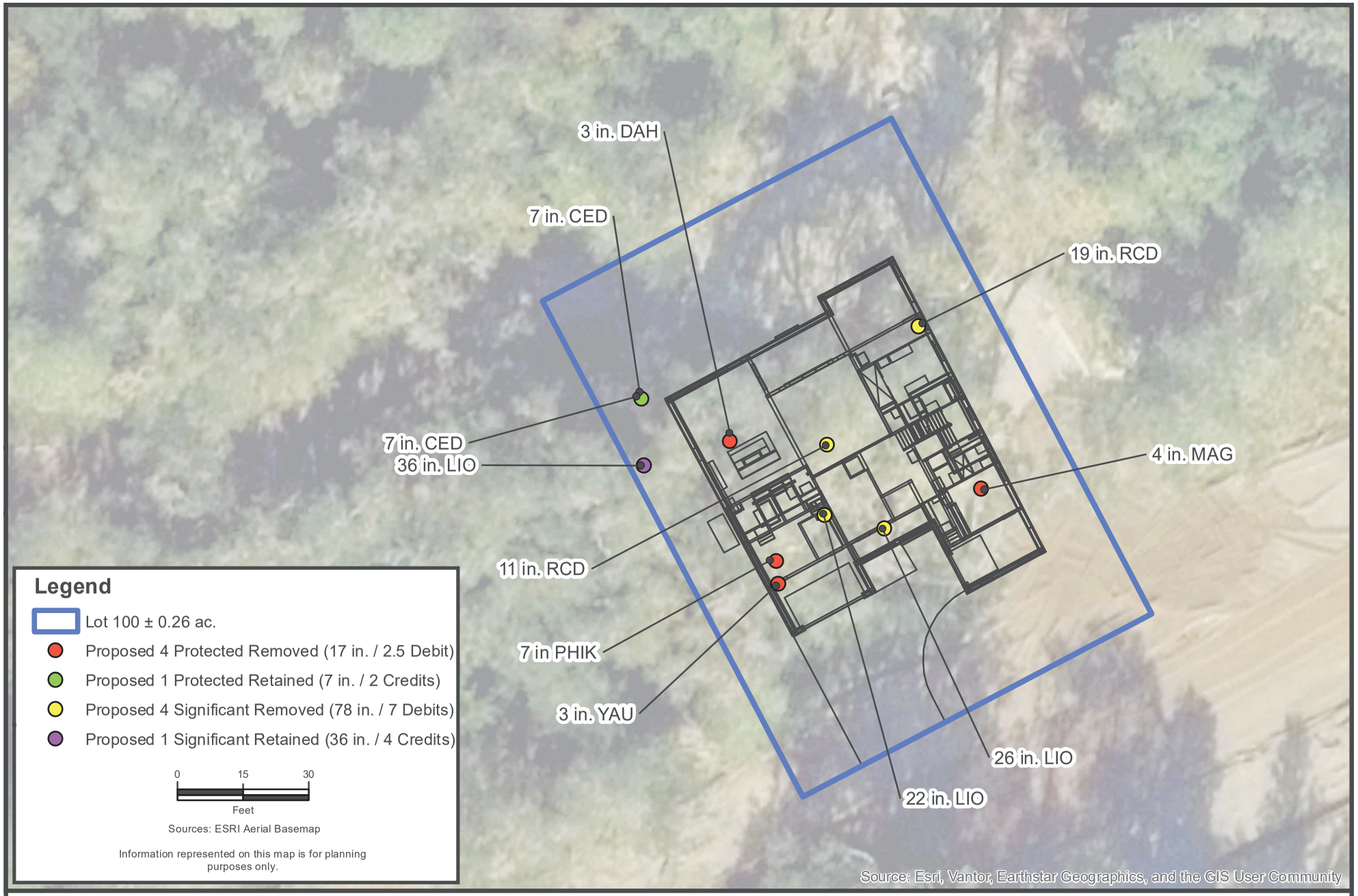


CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Madeira Overview

Lot 100 - Estuary Madeira

Project:	5.24637	St. Augustine, FL	Date: Apr 23 2026	Figure:	2



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Tree Removal

Lot 100 - Estuary Maderia

Project:	5.24637	St. Augustine, FL	Date: Apr 30 2026

Figure: 3

FID	Species Name	Common Name	DBH	Debit	Lot
16	RCD	RED CEDAR	19	-2	100
19	YAU	YAUPON HOLLY	3	-0.5	100
20	PHIK	PIGNUT HICKORY	7	-1	100
21	LIO	LIVE OAK	22	-2	100
22	LIO	LIVE OAK	26	-2	100
24	RCD	RED CEDAR	11	-1	100
23	MAG	MAGNOLIA	4	-0.5	100
25	DAH	DAHOON HOLLY	3	-0.5	100
8			**95**	**-9.5**	

FID	Species Name	Common Name	DBH	Credit	Lot
17	LIO	LIVE OAK	36	4	100
18	CED	CEDAR	7	2	100
2			**43**	**6**	

Tree Credit and Debit Summary

Credits:

Count	DBH	PTS
2	43	6

Debits:

Count	DBH	PTS
8	95	-10
-6	-52	-4

CARTER
ENVIRONMENTAL SERVICES

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

October 3, 2025

Carter Environmental Services (CES) Arborist Tree Inventory Practices

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

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

Sincerely,

Chris Walls
ISA Certified Arborist® FL-9985A

CERTIFIED ARBORIST
ISA

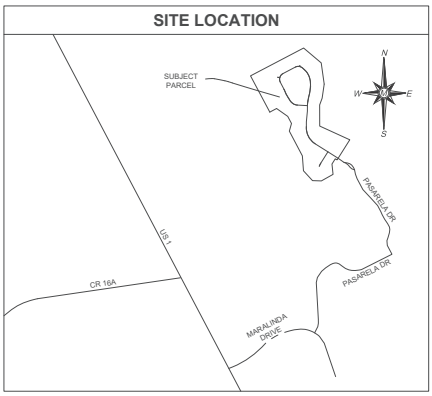
SIGNED & SEALED TREE SURVEY

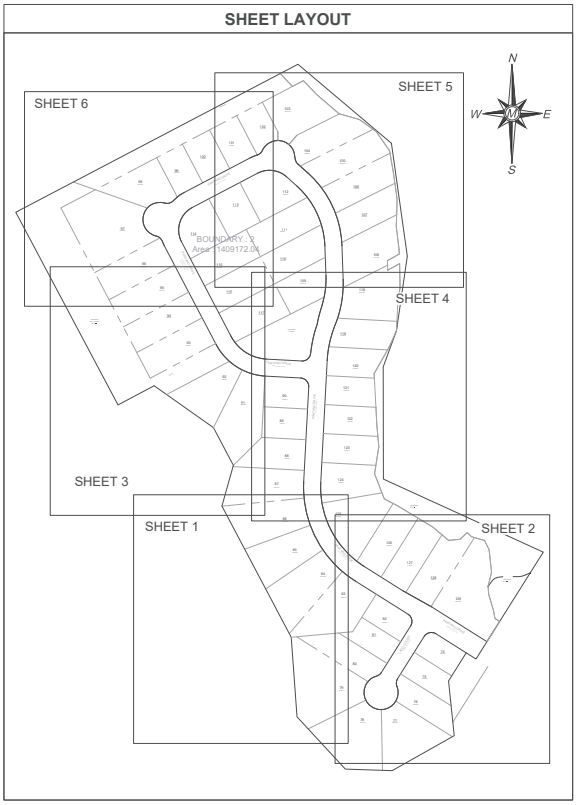
IMDG-FILE-01\SERVER\PROJECTS\25000\25169 - ESTUARY AT MADEIRA TREE SURVEY\SURVEYING\2 - DWG FILES\2.1 - CURRENT DWG FILES\9-5 25169 ESTUARY MADEIRA TREE SURVEY.DWG, Layout1, 9/12/2025 10:43 AM, Trevor Meek, MATTHEWS | DCCM, INC.

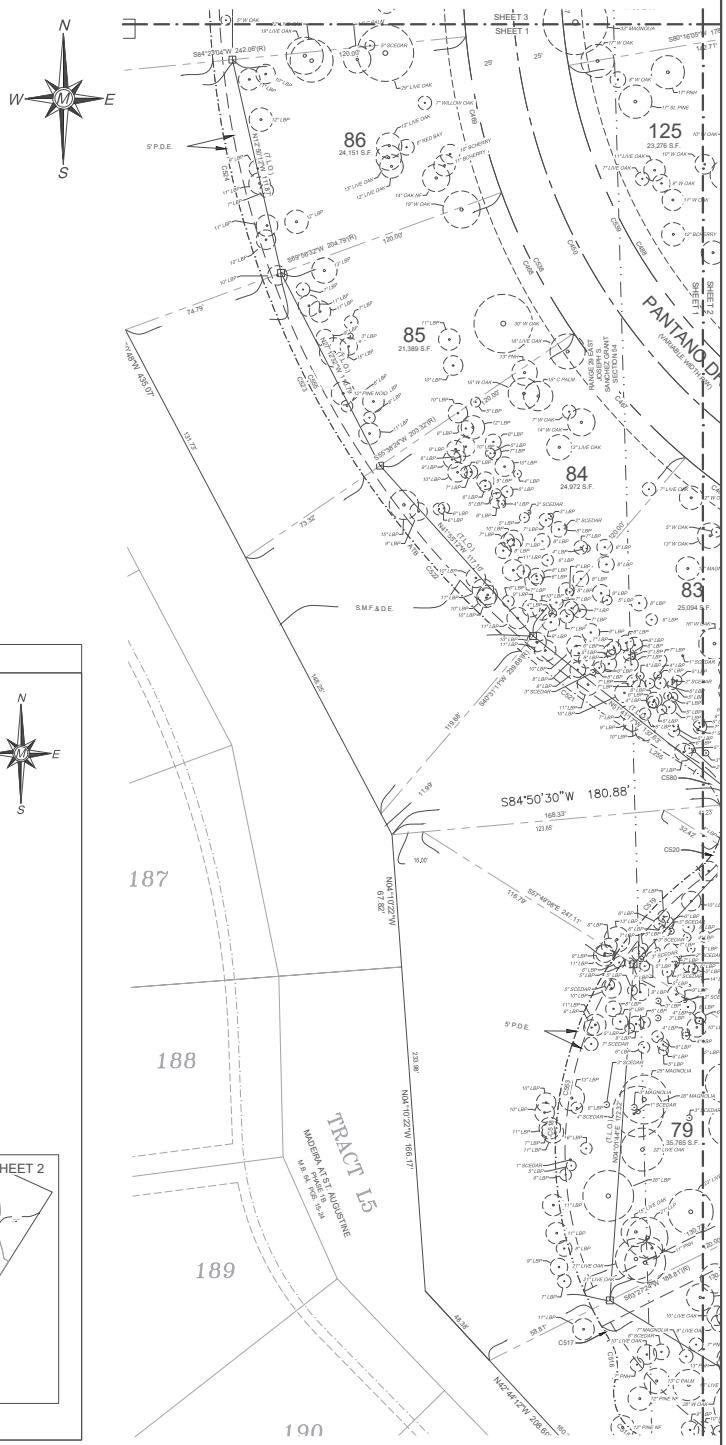
PAGE_SETUP_NAME

MAP SHOWING SURVEY OF

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS THE UNRECORDED PRELIMINARY PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA







NOTES:

1. THIS IS A SPECIAL PURPOSE SURVEY FOR TREE LOCATION.
2. BEARINGS ARE BASED THE UNRECORDED PRELIMINARY PLAT FOR "Madeira At St. Augustine Phase 3".
3. NO FLOOD INSURANCE RATE MAP INFORMATION DISPLAYED ON THE SURVEY.
4. TREES AS SHOWN ON THIS SURVEY WERE IDENTIFIED BY CARTER ENVIRONMENTAL SERVICES INC, DATED JULY 3RD, 2025, PROJECT 5.24637, EXCLUDING THOSE IDENTIFIED AS "NF" (NO FLAG).
5. THOSE TREES LABELED THAT INCLUDE "NF" (NO FLAG) WERE NOT IDENTIFIED BY AN ARBORIST AND WERE IDENTIFIED BY THE THIS FIRM.
6. ALL TREE HORIZONTAL LOCATIONS WHERE LOCATED BY A SURVEY GRADE "TRIMBLE R12i" GNSS RECEIVER RUNNING TRIMBLE ACCESS SOFTWARE VERSION 2024.10.
7. ALL BEARING CALLS, TRACTS AND LABELED EASEMENTS ARE PER PRELIMINARY PLAT. SEE PLAT FOR LINE, CURVE AND ABBREVIATION INFORMATION. (SHOWN FOR REFERENCE PURPOSES ONLY)
8. 2002 TOTAL TREES LOCATED, 121 TREES LOCATED THAT DID NOT HAVE NUMBERED FLAGS.

ABBREVIATION LEGEND

LBP	LOBLOLLY PINE
S CEDAR	SOUTHERN CEDAR
E CEDAR	EASTERN CEDAR
LLP	LONGLEAF PINE
SPALM	SABAL PALM
SL PINE	SLASH PINE
PHN	PIGNUT HICKORY
SBERRY	SUGAR BERRY
BCHERRY	BLACK CHERRY
CLAUREL	CHERRY LAUREL
W OAK	WATER OAK
MB	MULBERRY
NF	NO FLAG
NEW	NEWLY PLANTED TREE

JEREMY A HEWITT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7413
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 8590

SPECIAL PURPOSE SURVEY

ESTUARY MADERIA
TREE SURVEY

SECTION 25, TOWNSHIP 6 SOUTH
RANGE 29 EAST, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

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

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

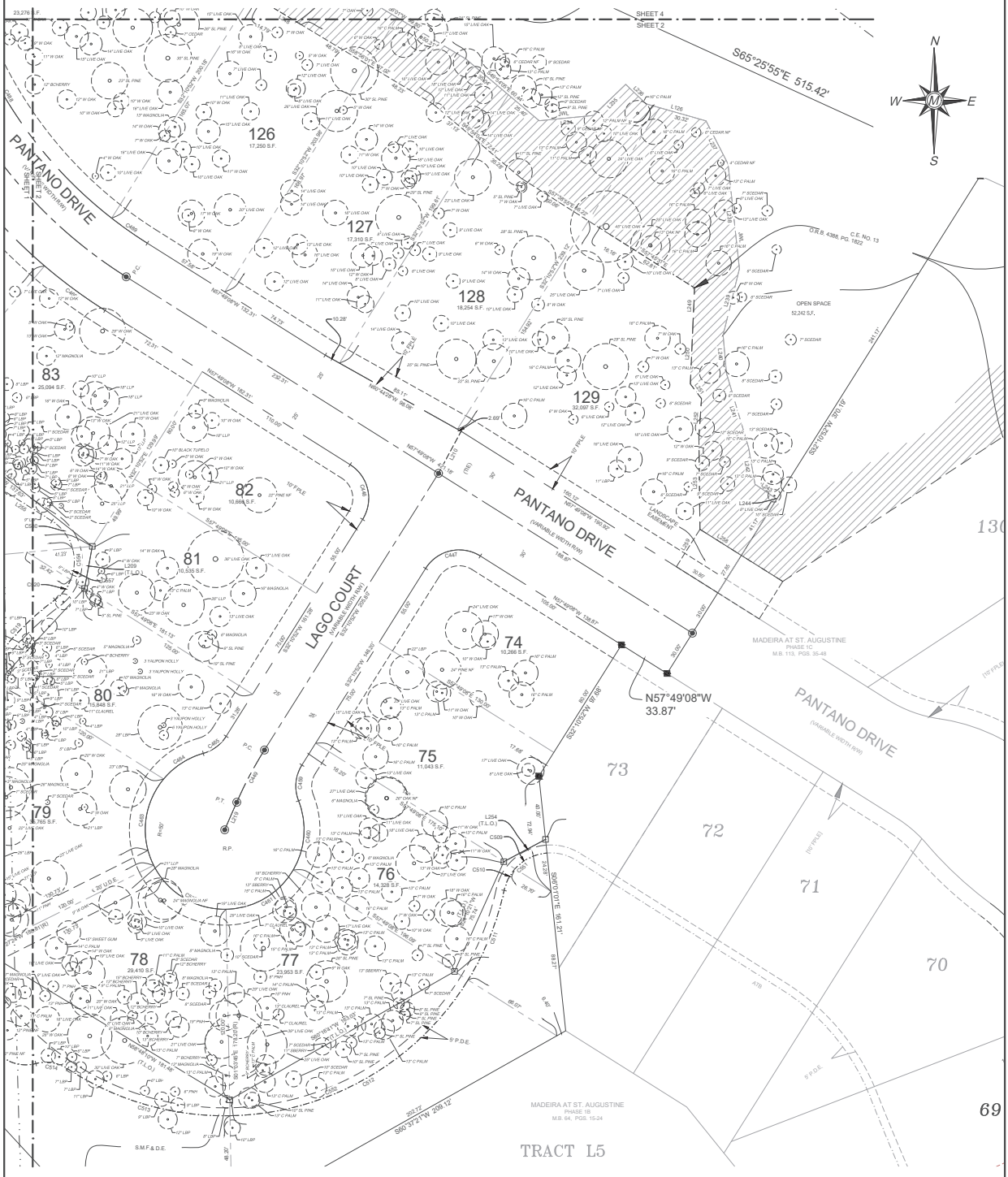
REVISIONS

NO.	DATE	DESCRIPTION

SHEET 1 OF 6

MAP SHOWING SURVEY OF

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS THE UNRECORDED PRELIMINARY PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA



ABBREVIATION LEGEND

LBP	LOBLOLLY PINE
S CEDAR	SOUTHERN CEDAR
E CEDAR	EASTERN CEDAR
LLP	LONGLEAF PINE
C PALM	CABBAGE PALM
SL PINE	SLASH PINE
PNH	PIGNUT HICKORY
SBERRY	SUGAR BERRY
BCHERRY	BLACK CHERRY
CLAUREL	CHERRY LAUREL
W OAK	WATER OAK
RMB	RED MULBERRY
NF	NO FLAG
NEW	NEWLY PLANTED TREE

SPECIAL PURPOSE SURVEY

ESTUARY MADERIA TREE SURVEY

SECTION 25, TOWNSHIP 6 SOUTH
RANGE 29 EAST, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

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

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

REVISIONS

NO.	DATE	DESCRIPTION

SHEET 2 OF 6

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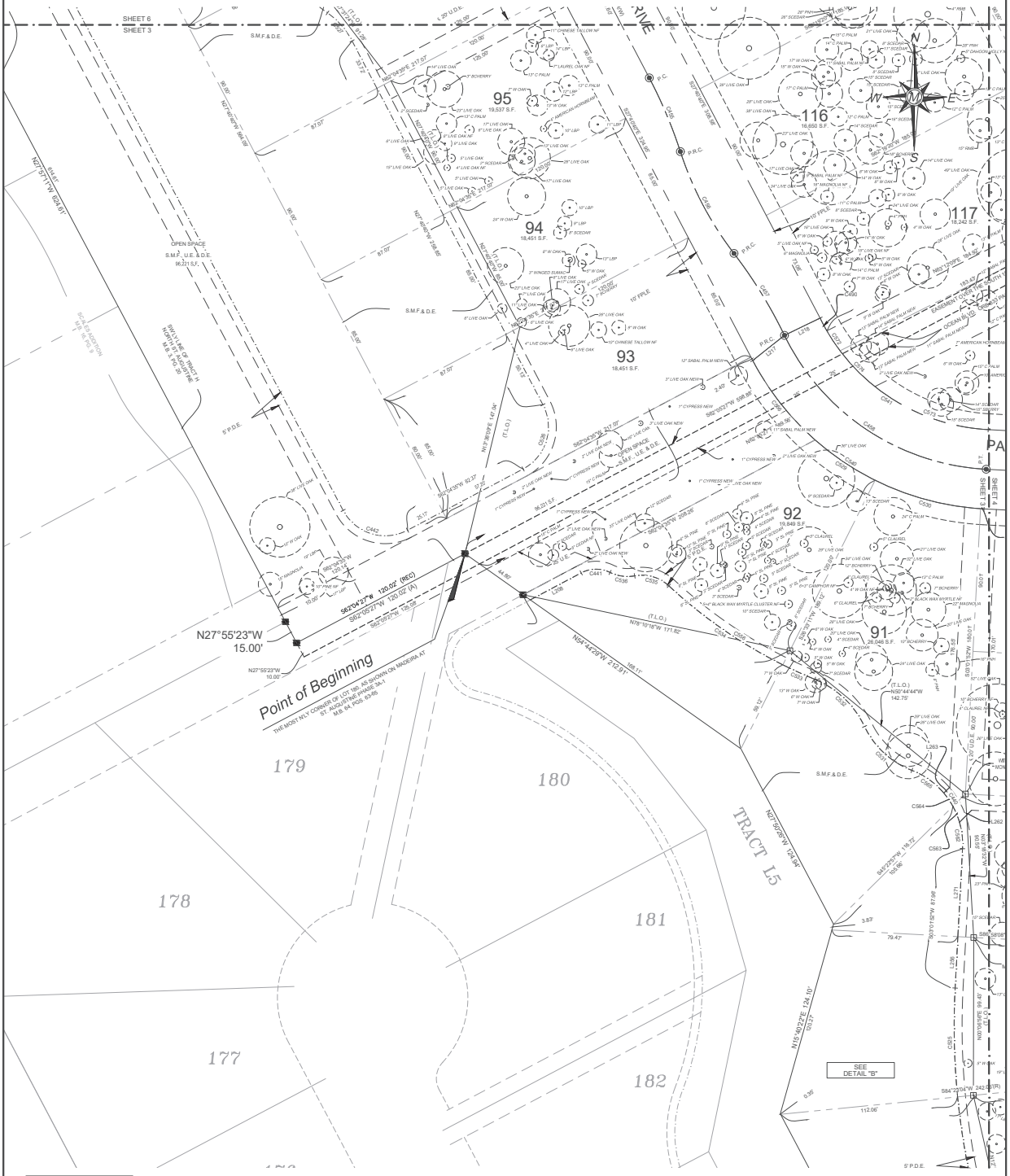

ABBREVIATION LEGEND

LBP	LOBLOLLY PINE
S CEDAR	SOUTHERN CEDAR
E CEDAR	EASTERN CEDAR
LLP	LONGLEAF PINE
C PALM	CABBAGE PALM
SL PINE	SLASH PINE
PHH	PIGNUT HICKORY
W OAK	WATER OAK
BCHERRY	BLACK CHERRY
CLAUREL	CHERRY LAUREL
W OAK	WATER OAK
RMB	RED MULBERRY
NF	NO FLAG
NEW	NEWLY PLANTED TREE

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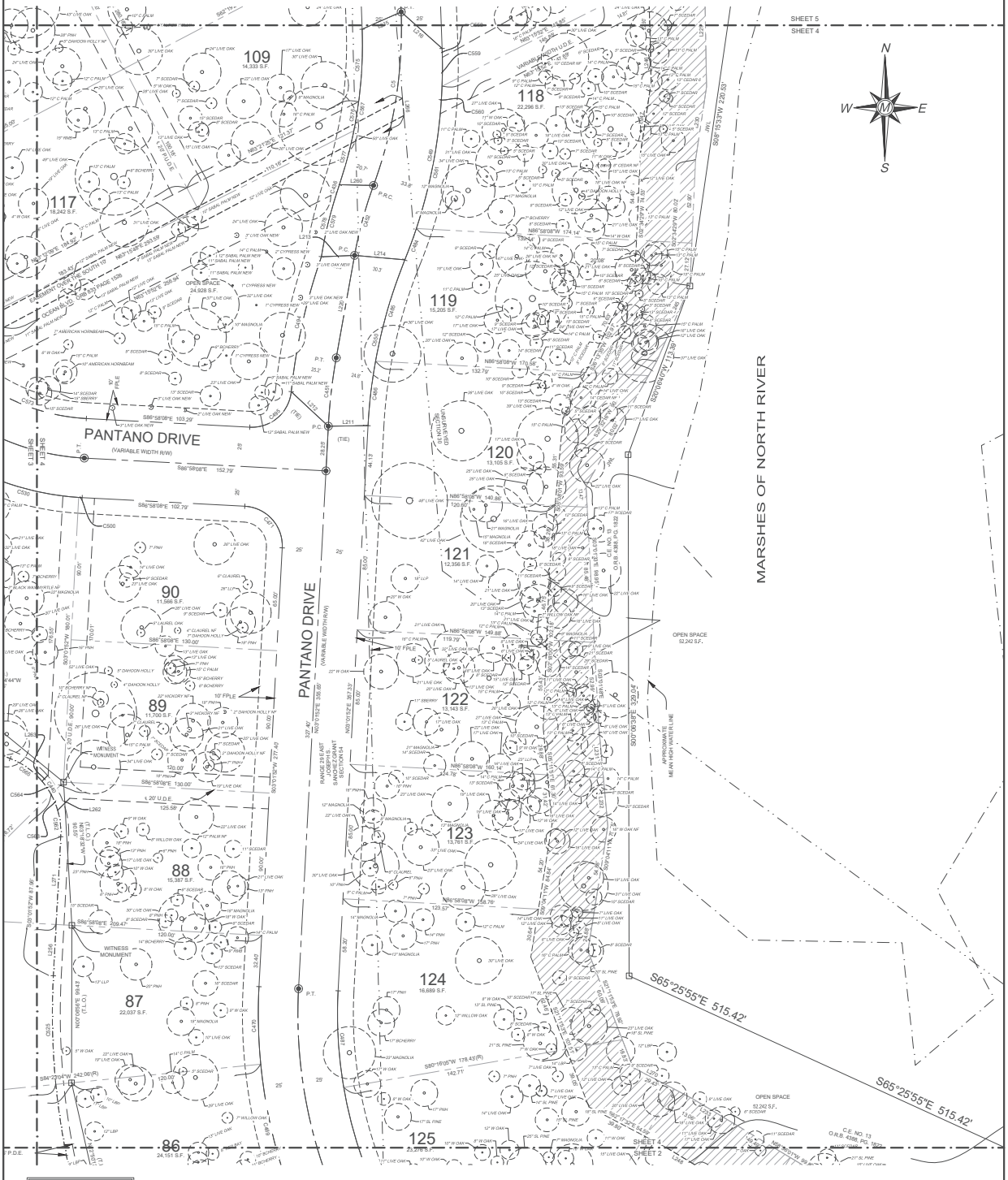

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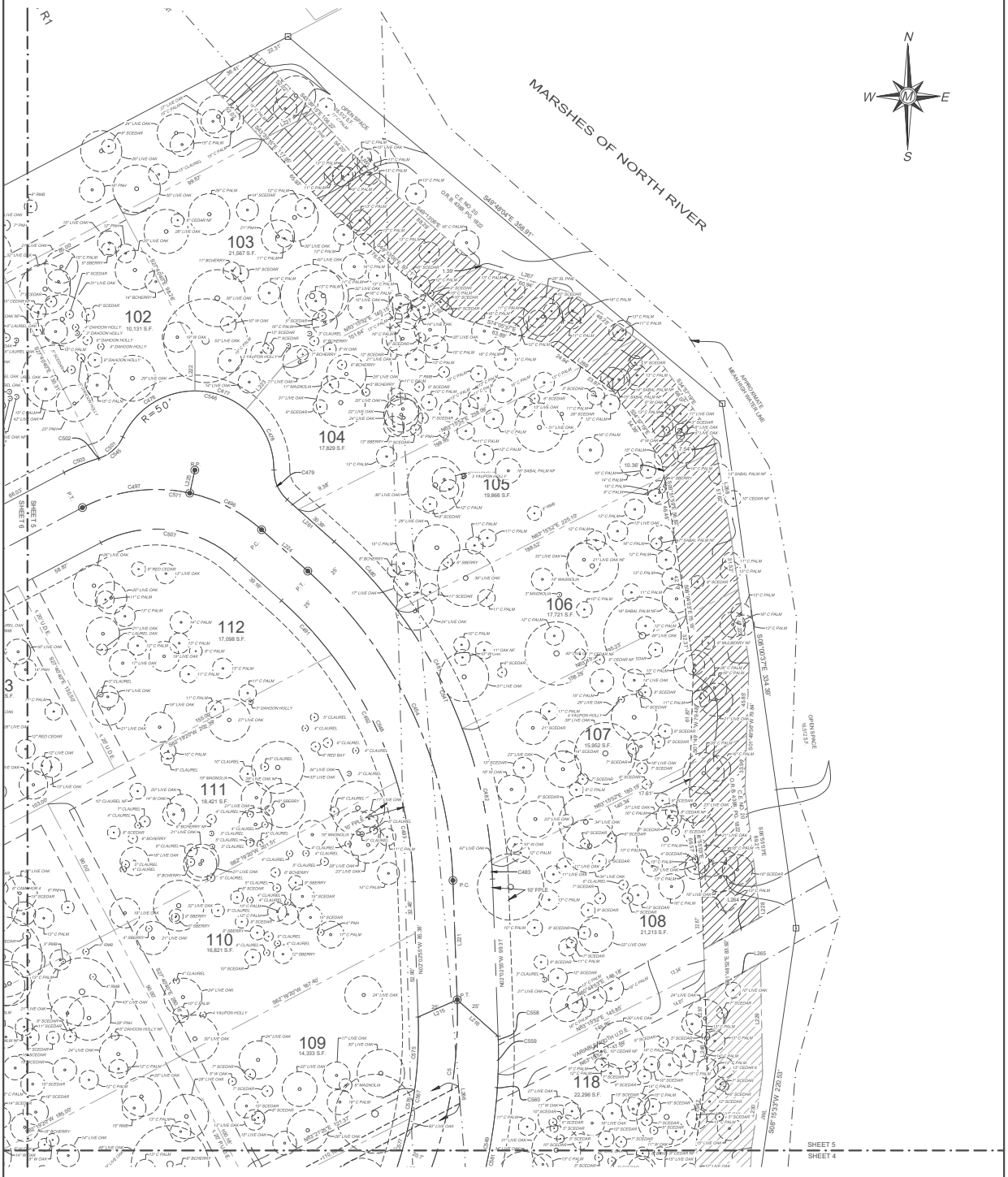

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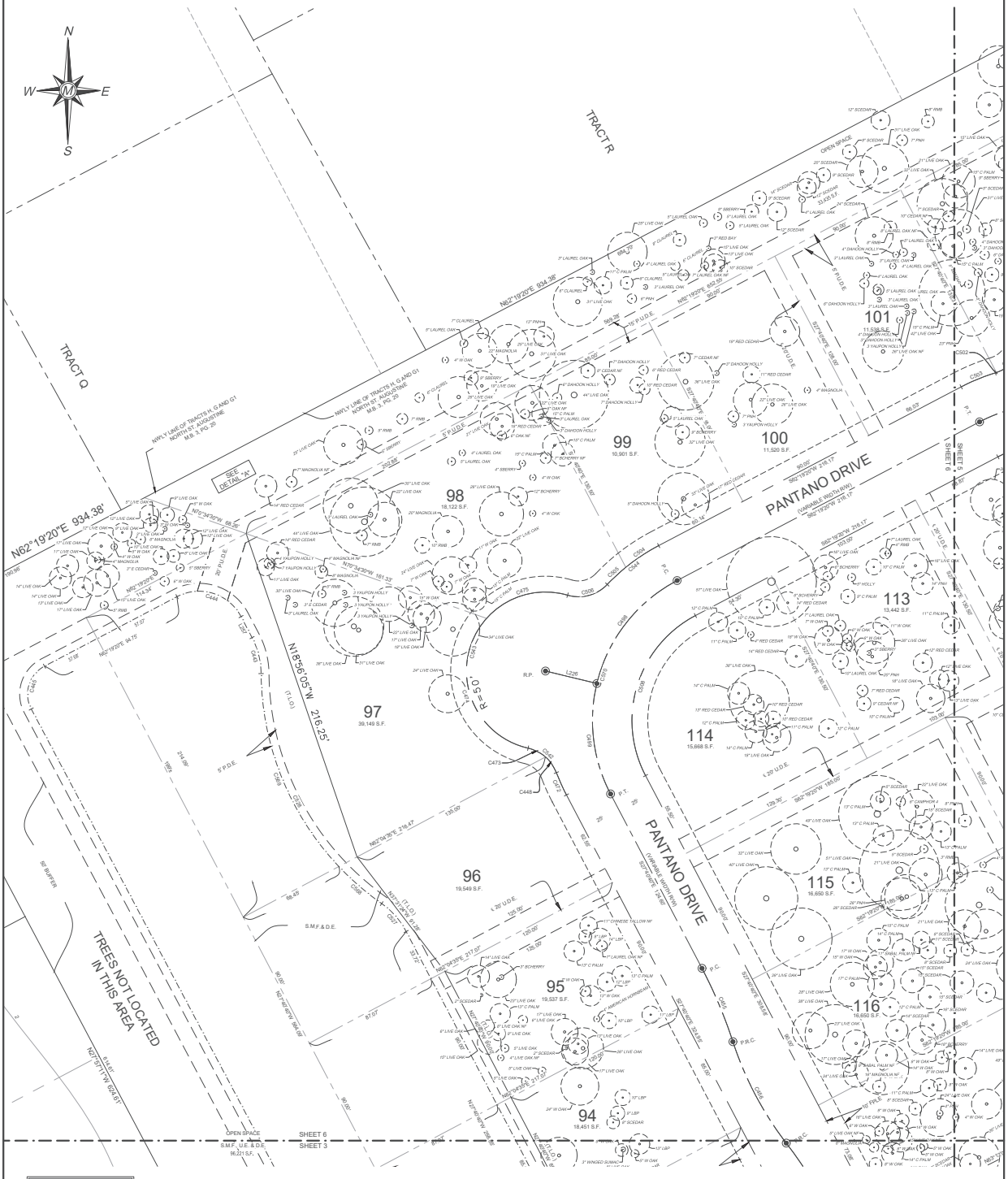
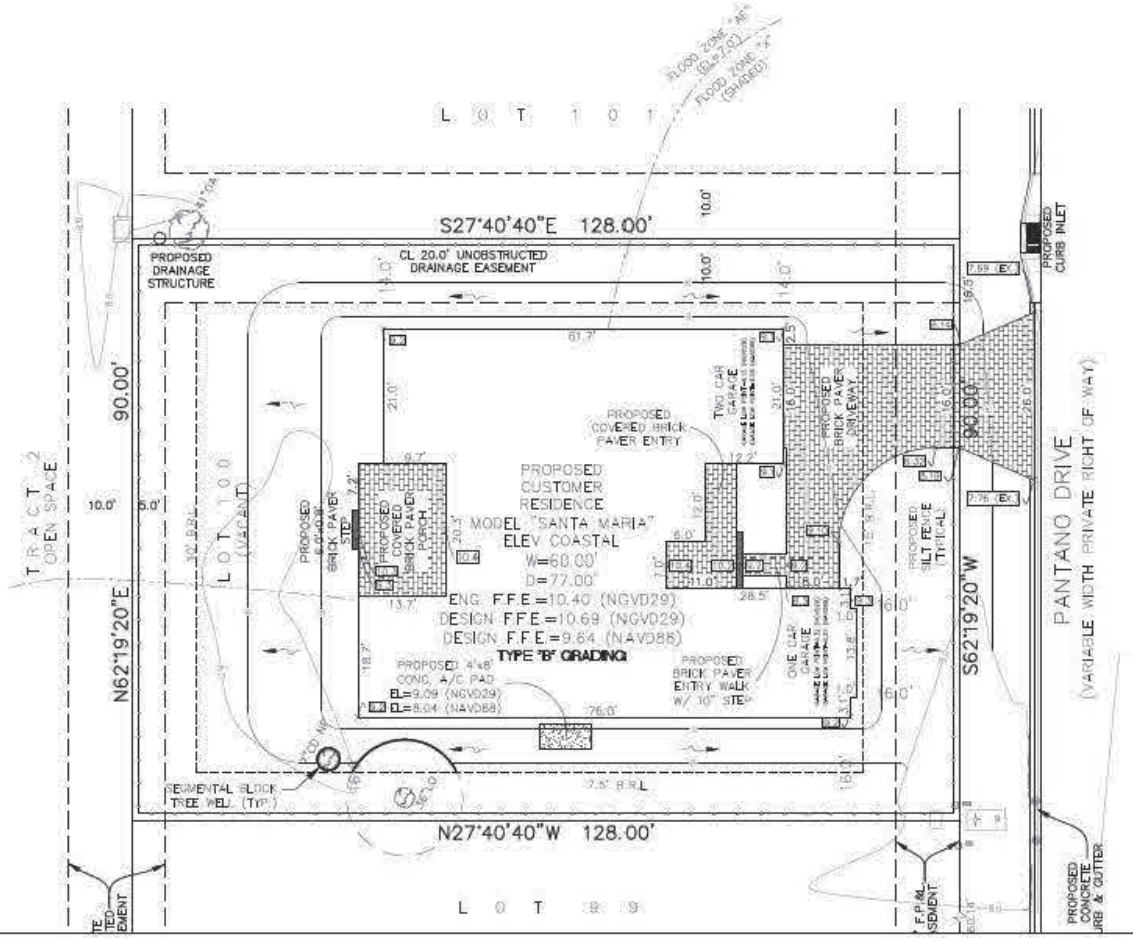

N
W
E
S
TRACT R
TRACT Q
OPEN SPACE
P
12,428 S.F.
N62°19'20"E 934.38'
NWLY LINE OF TRACTS H, G AND G1 NORTH ST. AUGUSTINE M.B. 3, PG. 20
SEE DETAIL "A"
N62°19'20"E 934.38'
N62°19'20"E 934.38'
N62°19'20"E 934.38'

MAP SHOWING LOT GRADING PLAN AND TREE PRESERVATION OF LOT 100 AS SHOWN ON MAP OF MADEIRA AT ST. AUGUSTINE PHASE 3

BEARINGS AND DISTANCES SHOWN HEREON ARE FROM AN UNRECORDED PLAT AND MAY BE SUBJECT TO CHANGE
ST. JOHNS COUNTY, FLA.
CERTIFIED TO: TOLL BROTHERS, INC.



TREE LEGEND

3"YH	3" YAUPON HOLLY	
3"DH	3" DAHOON HOLLY	
4"MG	4" MAGNOLIA	
7"CD	7" CEDAR	
7"PRH	7" PIGNUT HICKORY	
11"RCD	11" RED CEDAR	
30"LO	30" LIVE OAK	

LEGAL DESCRIPTION:

LOT 100 MADEIRA AT ST. AUGUSTINE PHASE 3 AS RECORDED IN MAP BOOK 129, PAGES 24 THROUGH 31, OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

TYPE "B" GRADING

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (SHADED) AND "AE" (EL 7) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12109C0304J, COMMUNITY PANEL 125145, FOR ST. AUGUSTINE, CITY OF ST JOHNS COUNTY LAST REVISED DECEMBER 07, 2018.

BENCHMARK: SET MAGNAIL AND DISK (VIKA) (ELEVATION = 7.65) (NGVD29)

GENERAL NOTES:

1. ALL ATTACHED PATIOS, LANAIS, PORCHES, DOOR LANDINGS, AND SIDEWALKS SHALL HAVE A MINIMUM SLOPE OF 2% AWAY FROM RESIDENCE.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
4. WHERE EXISTING SLOPES-TO-REMAIN ARE GREATER THAN 4:1, CONTRACTOR SHALL SMOOTH GRADES TO BE LESS THAN OR EQUAL TO 4:1.
5. WHERE EXISTING SLOPES-TO-REMAIN CREATE LOW SPOTS AND INCONSISTENCIES, CONTRACTOR SHALL PLACE AND COMPACT FILL IN THESE LOCATIONS TO PROVIDE CONSISTENT DRAINAGE. COMPACTED FILL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
6. TYPE OF PLAN: LOT GRADING AND DRAINAGE PLAN. ANY USE OF THIS PLAN FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
7. ADDITIONS OR DELETIONS TO THIS PLAN BY ANYONE, OTHER THAN THE SIGNING PARTY OR PARTIES, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGEND

ZONED: PUD
SETBACKS:
FRONT YARD: 15 FEET
SIDE YARD: 7.5 FEET
REAR YARD: 35 FEET
SECOND SIDE YARD: 17.5 FEET
MAXIMUM IMPERVIOUS: 70%

Know what's below. Call before you dig. Dial 811

SCALE IN FEET 0 5 10 20

ALLIANT
10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliantinc.com
CA# 29471

NO.	DATE	DESCRIPTION

MADEIRA AT ST. AUGUSTINE - PHASE 3
LOT 100
ST. AUGUSTINE, FL.

LOT GRADING AND TREE PRESERVATION PLAN

Curt M. Wheeler, P.E.
78784
Date License No.

DA/DC
CMW 5/5/20
BY DATE

PROJECT TEAM DATA
DESIGNER: CMW
DRAWN: AS
PROJECT NO:

Attachment 5:

PZB2025-0085 Approved Tree Mitigation Plan



Legend

- Proposed 4 retained (66 in.)
- Proposed 6 removed (72 in.)

0 15 30

Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Lot Alignment

Lot 100 - Estuary Maderia

Project:	5.24637	St. Augustine, FL	Date: Nov 19 2025

Figure: 1

F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24637 Toll Bro Estuary Maderia\GIS\MXD\30scale\Lot100_Alignment.mxd

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	7.e.	PZB2026-0048
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	818 Pantano Drive	073433-1220

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owners:	Toll Southeast LP Company Inc.
Property Class: (St. Johns County Property Appraiser)	0000 – Vacant Residential
Future Land Use Designation:	Residential Medium Density/Mixed Use
Zoning Designation:	Planned Unit Development: PUD (Ordinance No. 2001-12 & Ordinance No. 2015-34)
Acreage:	.30
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development for significant tree and significant tree canopy removal within COZ 2 & 3 for the construction of a single-family home at 818 Pantano Dr. The approval of this request would allow for the removal of 19 trees (8 significant) and retain 26 trees (8 significant).

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

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

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

Consistency with the City of St. Augustine Comprehensive Plan 2040

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 8.1.5 Continue to value the existing tree canopy and promote healthy urban forestry practices.	The Board is tasked with the evaluation of this request and its compliance with the city's policy to continue valuing the existing tree canopy.
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element	
Objective 2.6	The Board is authorized, by city ordinances, to impose limitations on the nature and manner of

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.	construction to ensure that this proposal is consistent with the city's objectives to improve air quality, community health, quality of life, aesthetics, and energy conservation by preserving the urban forest.
Recreation and Open Space Element	
Transportation and Mobility Element	
Housing Element	
Infrastructure Element	

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

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

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

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

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

Significant tree means a tree described in the following list:

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

Section 11-29 (d)

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

The city PZB shall consider and base all decisions on the following considerations. Staff analysis is in **BOLD** text.

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

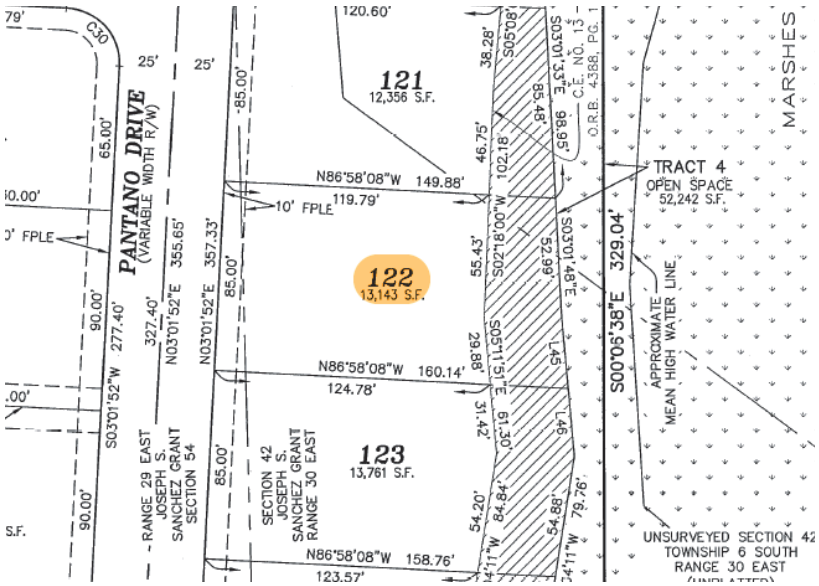
The condition of trees with respect to disease, insect attack, and danger of falling is unknown as an arborist report has not been provided by the applicant.

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

The trees removed are within close proximity to the footprint of the house or driveway.

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

The lot can drain to street or to the conservation easement at the rear of the property.



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

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

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

Lot 122 has sixteen (16) significant trees on site. Eight (8) significant trees will be retained, and eight (8) significant trees will be removed and are highlighted below.

Significant Trees

- **Tree # 1922 – DBH 11 Cedar (CED)**
- **Tree # 1924 – DBH 21 Cedar (CED)**
- **Tree # 1946 – DBH 10 Cedar (CED)**
- **Tree # 1952 – DBH 14 Cedar (CED)**
- **Tree # 1967 – DBH 14 Cedar (CED)**
- **Tree # 1947 – DBH 27 Live Oak (LIO)**
- **Tree # 1951 – DBH 22 Live Oak (LIO)**
- **Tree # 1957 – DBH 22 Water Oak (WRO)**
- **Tree # 1956 – DBH 21 Live Oak (LIO) (remove)**
- **Tree # 1970 – DBH 21 Magnolia (MAG) (remove)**
- **Tree # 1953 – DBH 21 Live Oak (LIO) (remove)**
- **Tree # 1959 – DBH 20 Live Oak (LIO) (remove)**
- **Tree # 1960 – DBH 32 Live Oak (LIO) (remove)**
- **Tree # 1961 – DBH 18 Live Oak (LIO) (remove)**
- **Tree # 1962 – DBH 8 Red Cedar (CED)(remove)**
- **Tree # 1968 - DBH 12 Red Cedar (CED)(remove)**

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

Madeira Phase 3 is south of the Northeast Florida Regional Airport. Retaining trees will help mitigate noise pollution from the airport.

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

The house placement appears to be strategic to preserve significant trees. Staff notes the PUD does allow lots over 85 feet wide to decrease the side setback from 7.5 to five feet if the combined side setbacks total twenty feet. This lot is approximately 90 feet wide and eligible for a flexible side yard setback to retain trees.

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

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

Sec. 25-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows -32 deficits for tree removal and

72 credits for trees retained or relocated. The applicant has 40 credits which is consistent with the requirements of Chapter 25.

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 2 & 3. This application includes requests to remove significant trees and tree canopy for the property at 818 Pantano Dr.

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.**

Attachments

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

Staff Report prepared by:

Sarah Daugherty
Planning Manager
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Future Land Use

City of St. Augustine

818 Pantano Dr.

Legend

- Open Land
- Residential Medium Density / Mixed Use

Scale: 1:1,000

N W E S

0 30 60 120 Feet



Zoning Map

City of St. Augustine

818 Pantano Dr.

Legend

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

Scale: 1:1,000

N
W E
S

0 35 70 140 Feet



FEMA Flood Zones

City of St. Augustine

818 Pantano Dr.

Legend

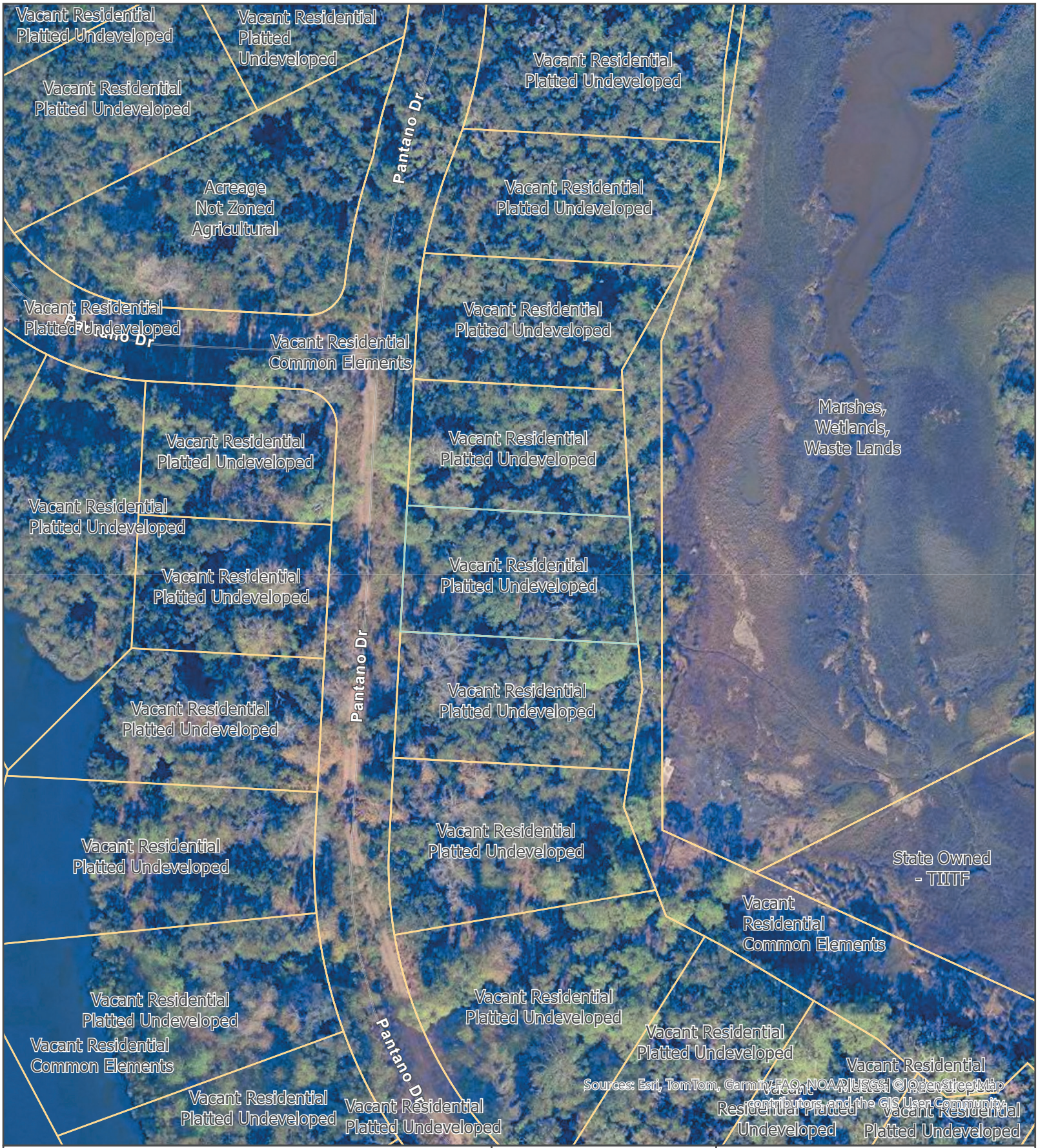
Flood Zone

- AE
- VE

Scale: 1:1,000

N W E S

0 35 70 140 Feet



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

Legend

ParcelInfo

Scale: 1:1,000

N W E S

0 30 60 120 Feet

818 Pantano Dr



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 Drive City: St. Augustine State: FL Zip: 32084
   E-Mail Address: ryan@carterenv.com
2. NAME OF PROPERTY OWNER:_____ Contact Number: 904-482-1127
   Business (*if applicable*): Toll Southeast LP Company Inc
   Address: 40 Everest Ln City: St. Johns State: FL Zip: 32259
   E-Mail Address: NBEIDLE@tollbrothers.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 122 Block:_____
   Subdivision: JACKSON PARK REVISED PLAT OF NORTH ST. A Parcel Number: 0734331220
4. PROJECT STREET ADDRESS: 818 Pantano Dr
5. SPECIFIC PROPOSED USE: CONSTRUCTION OF SINGLE FAMILY HOMES DEVELOPMENT PHASE
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE 3 APPROVAL FOR TREE REMOVAL
8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED 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 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.

R. A. Carter — 2-27-26

Signature of Applicant — Date

3/2/26

Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

RYAN CARTER

Print name of applicant



Signature of applicant

3-2-26

Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF Toll Bros., 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

Nate Beidle
Print Name of Owner

904-217-3052
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 2 day of March, 2024

By Nate Beidle, VP

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Jessica Smith

My Commission expires: Jun 6, 2027

JESSICA L SMITH
Notary Public - State of Florida
Commission # HH 407441
My Comm. Expires Jun 6, 2027
Bonded through National Notary Assn.

Rev:022117

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: 4000 US HIGHWAY 1

Applicant's Name: RYAN CARTER Applicant's Signature: R. A. Carter

Owner's Name: Nate Beidle Owner's Signature: _____

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Parcel ID	0734331220
Location Address	818 PANTANO DR SAINT AUGUSTINE 32095-0000
Neighborhood	MADEIRA EAST ICWFR (2200.07)
Tax Description*	129/24-31 MADEIRA AT ST AUGUSTINE PHASE 3 LOT 122 OR6168/875 ***The Description above is not to be used on legal documents.**
Property Use Code	Vacant Residential (0000)
Subdivision	MADEIRA AT ST AUGUSTINE PHASE 3
Sec/Twp/Rng	30-6-30
District	Madeira Community Development District City (District 457)
Millage Rate	19.5552
Acreage	0.300
Homestead	N

No Image Available

Owner Information

TOLL SOUTHEAST LP COMPANY INC
100%
40 EVEREST LN
SAINT JOHNS, FL 32259-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$450,000.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$450,000.00**
Total Deferred	$0.00
Assessed Value	**$450,000.00**
Total Exemptions	
Taxable Value	**$450,000.00**

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

Historical Assessment Information

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	$450,000

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
6/17/2025	6/12/2025	$7,545,000.00	WARRANTY DEED	6168	875	Q	V	PONCE ASSOCIATES LLC	TOLL SOUTHEAST LP COMPANY INC

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/7/2026, 3:02:10 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Supplemental Information

CARTER
ENVIRONMENTAL SERVICES

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

April 30, 2026

City of St. Augustine
Planning and Zoning Board
75 King Street
St. Augustine, FL 32084

RE: Conservation Overlay Zone 3 – Modified Tree Removal Request
Lot 122 – Estuary at Madeira
818 Pantano Drive
Parcel No. 0734331220

To Whom it May Concern,

On behalf of the property owner, we respectfully submit this Conservation Overlay Zone 3 modification application for Lot 122 within Estuary at Madeira.

Based on the finalized home layout and site improvements for lot 122, we are requesting authorization for the removal of eleven (11) protected trees and eight (8) additional significant trees, as reflected in the enclosed revised tree removal plan and credit/debit summary. Additionally, the applicant was able to preserve eight (8) significant trees and seventeen (17) protected trees on site. This effort demonstrates the applicant's continued commitment to working within the site constraints to retain as many existing trees as possible while accommodating the proposed development.

All tree data was collected and verified in accordance with City standards and supporting documentation including the signed and sealed tree survey, exhibits, and credit/debit calculations are included for your review. We respectfully request approval of this modified tree removal application. Please feel free to contact me if additional information or clarification is needed.

Ryan Carter
Carter Environmental Services
42 Masters Drive
St. Augustine, FL 32084904-540-1786
ryan@carterenv.com



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location

Lot 122 - Estuary Maderia

Project:	5.24637	St. Augustine, FL	Date: Apr 30 2026

Figure: 1

F:\CES Projects\Project Files\Active\Projects\Project Files\2024\5.24637 Toll Bro Estuary Maderia\GIS\MXD\Lot 122\01-Lot122 Location.mxd

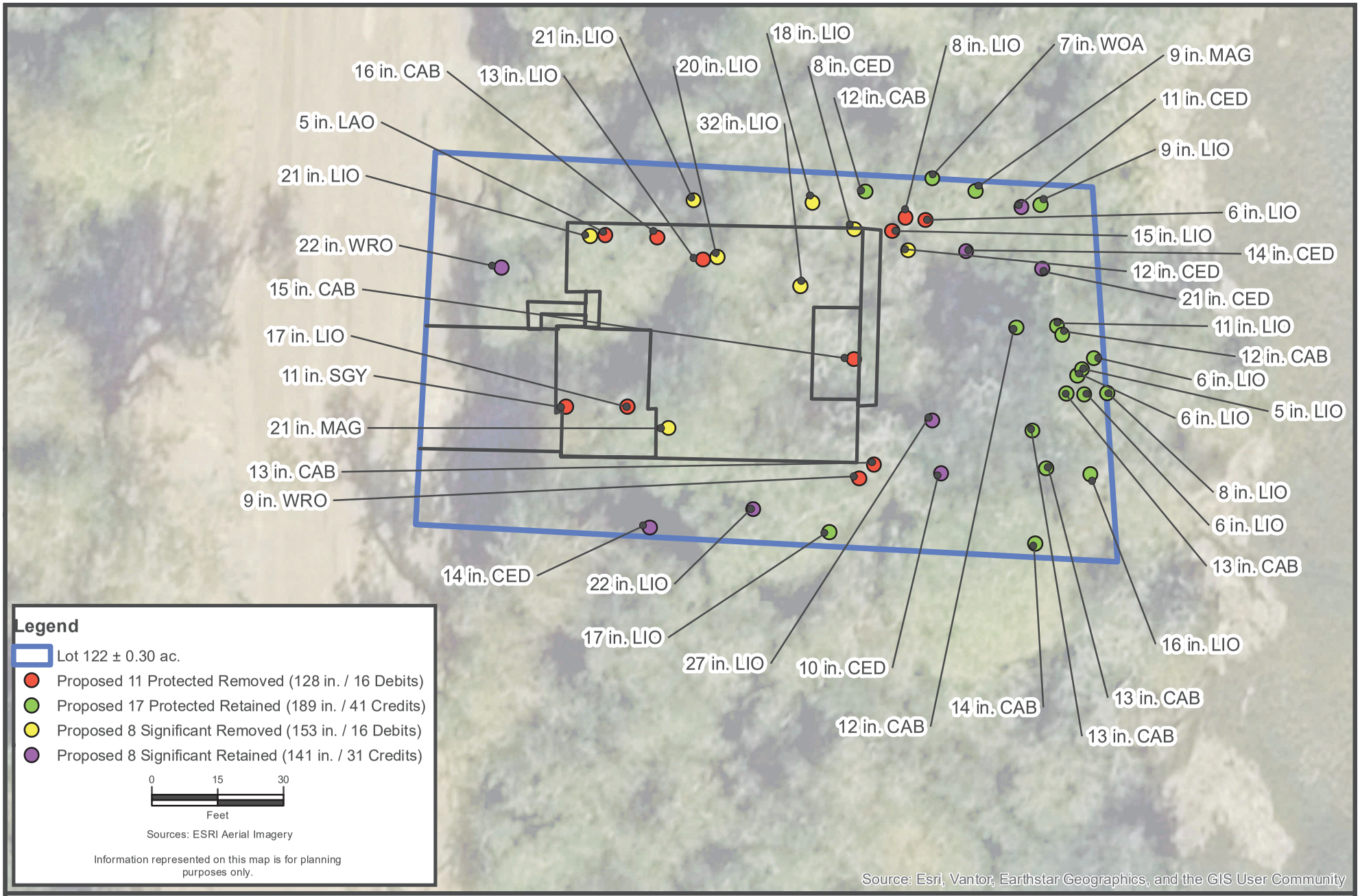


CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Maderia Overview

Lot 122 - Estuary Maderia

Project:	5.24637	St. Augustine, FL	Date: Apr 30 2026	Figure: 2



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Tree Removal

Lot 122 - Estuary Madeira

Project:	5.24637	St. Augustine, FL	Date: May 01 2026

Figure: 3

FID	Species Name	Common Name	DBH	Debit	Lot
1956	LIO	LIVE OAK	21	-2	122
1955	LAO	LAUREL OAK	5	-0.5	122
1972	SGY	SUGARBERRY	11	-1	122
1971	LIO	LIVE OAK	17	-1.5	122
1970	MAG	MAGNOLIA	21	-2	122
1954	CAB	CABBAGE PALM	16	-2.5	122
1953	LIO	LIVE OAK	21	-2	122
1958	LIO	LIVE OAK	13	-1.5	122
1959	LIO	LIVE OAK	20	-2	122
1960	LIO	LIVE OAK	32	-2	122
1961	LIO	LIVE OAK	18	-1.5	122
1962	CED	CEDAR	8	-2	122
1964	LIO	LIVE OAK	15	-1.5	122
1965	LIO	LIVE OAK	8	-1	122
1966	LIO	LIVE OAK	6	-0.5	122
1968	CED	CEDAR	12	-2.5	122
1969	CAB	CABBAGE PALM	15	-2.5	122
1948	CAB	CABBAGE PALM	13	-2.5	122
1949	WRO	WATER OAK	9	-1	122
19			**281**	**-32**	

FID	Species Name	Common Name	DBH	Credit	Lot
1925	CAB	CABBAGE PALM	12	3	122
1927	CAB	CABBAGE PALM	12	3	122
1930	CAB	CABBAGE PALM	13	3	122
1935	CAB	CABBAGE PALM	13	3	122
1936	CAB	CABBAGE PALM	13	3	122
1944	CAB	CABBAGE PALM	14	3	122
1963	CAB	CABBAGE PALM	12	3	122
1922	CED	CEDAR	11	3	122
1924	CED	CEDAR	21	5	122
1946	CED	CEDAR	10	3	122
1952	CED	CEDAR	14	4	122
1967	CED	CEDAR	14	4	122
1923	LIO	LIVE OAK	9	2	122
1926	LIO	LIVE OAK	11	2	122
1928	LIO	LIVE OAK	6	1	122
1929	LIO	LIVE OAK	5	1	122
1931	LIO	LIVE OAK	6	1	122
1932	LIO	LIVE OAK	8	2	122
1933	LIO	LIVE OAK	6	1	122
1937	LIO	LIVE OAK	16	3	122
1947	LIO	LIVE OAK	27	4	122
1950	LIO	LIVE OAK	17	3	122
1951	LIO	LIVE OAK	22	4	122
1921	MAG	MAGNOLIA	9	2	122
1920	WOA	WILLOW OAK	7	2	122
1957	WRO	WATER OAK	22	4	122
26			**330**	**72**	

Tree Credit and Debit Summary

Credits:

Count	DBH	PTS
26	330	72

Debits:

Count	DBH	PTS
19	281	-32
7	49	40

CARTER ENVIRONMENTAL SERVICES

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

October 3, 2025

Carter Environmental Services (CES) Arborist Tree Inventory Practices

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

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

Sincerely,

Chris Walls
ISA Certified Arborist® FL-9985A

CERTIFIED ARBORIST ISA

SIGNED & SEALED TREE SURVEY

IMDG FILE:\SURVEY\PROJECTS\25000\25169 - ESTUARY AT MADEIRA TREE SURVEY\SURVEYING\2 - DWG FILES\2.1 - CURRENT DWG FILES\9-5 25169 ESTUARY MADEIRA TREE SURVEY.DWG, Layout1, 9/12/2025 10:43 AM, Trevor Meek, MATTHEWS | DCCM, INC.

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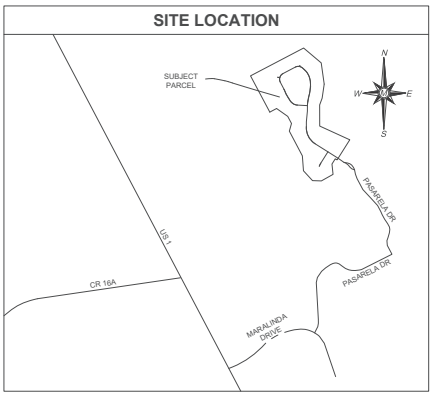
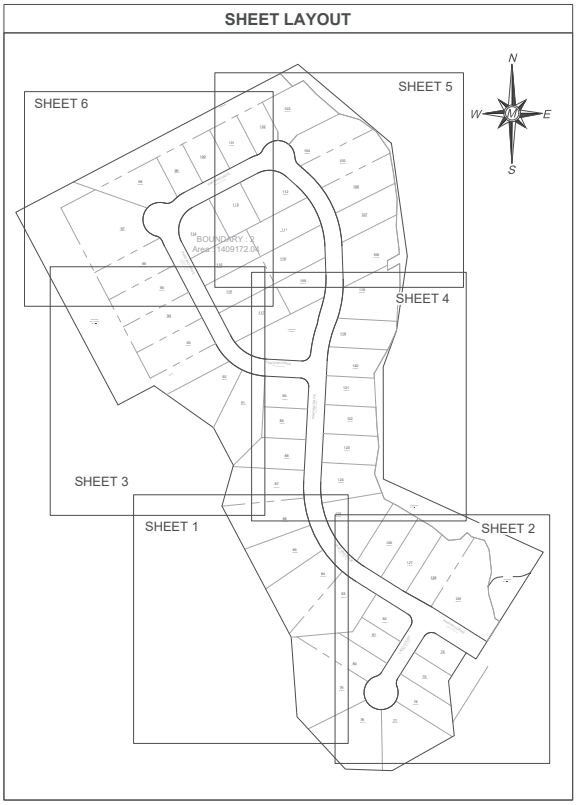
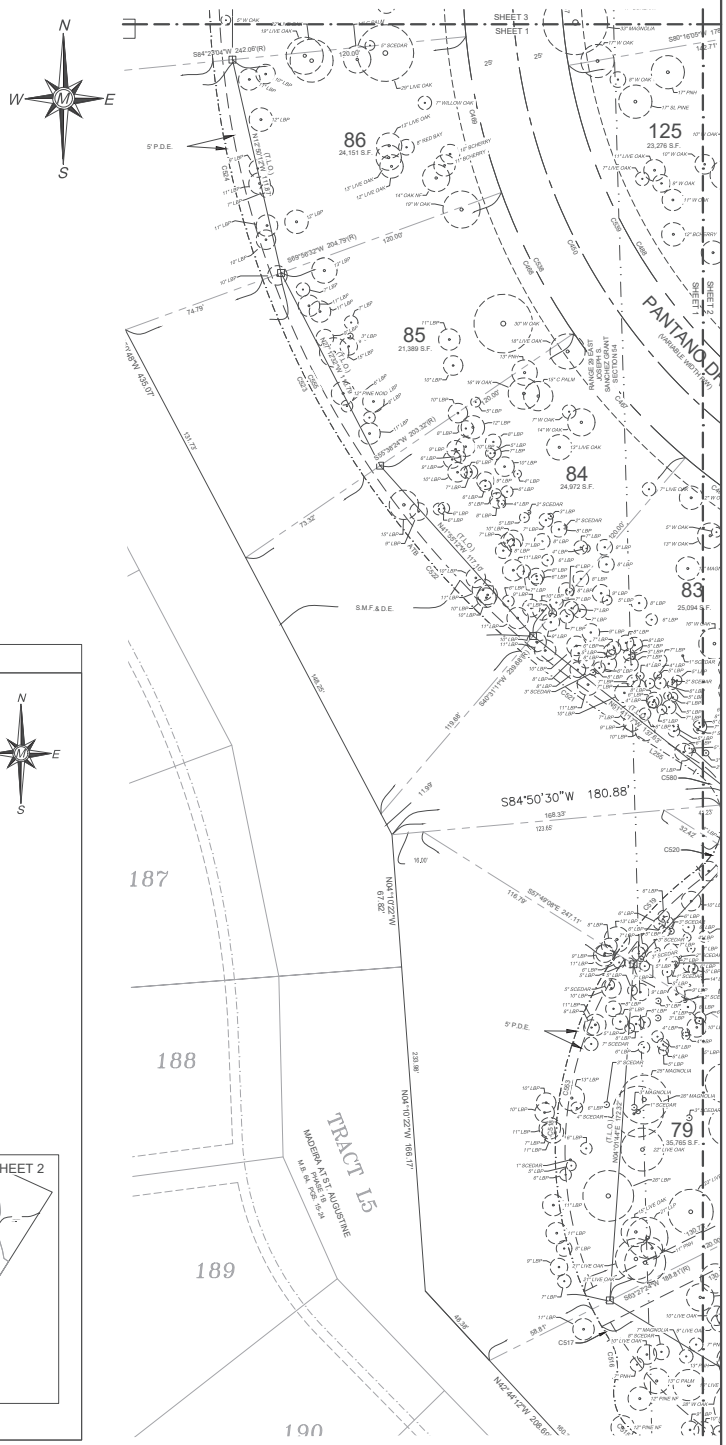
MAP SHOWING SURVEY OF

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS THE UNRECORDED PRELIMINARY PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA







NOTES:

1. THIS IS A SPECIAL PURPOSE SURVEY FOR TREE LOCATION.
2. BEARINGS ARE BASED THE UNRECORDED PRELIMINARY PLAT FOR "Madeira At St. Augustine Phase 3".
3. NO FLOOD INSURANCE RATE MAP INFORMATION DISPLAYED ON THE SURVEY.
4. TREES AS SHOWN ON THIS SURVEY WERE IDENTIFIED BY CARTER ENVIRONMENTAL SERVICES INC, DATED JULY 3RD, 2025, PROJECT 5.24637, EXCLUDING THOSE IDENTIFIED AS "NF" (NO FLAG).
5. THOSE TREES LABELED THAT INCLUDE "NF" (NO FLAG) WERE NOT IDENTIFIED BY AN ARBORIST AND WERE IDENTIFIED BY THE THIS FIRM.
6. ALL TREE HORIZONTAL LOCATIONS WHERE LOCATED BY A SURVEY GRADE "TRIMBLE R12i" GNSS RECEIVER RUNNING TRIMBLE ACCESS SOFTWARE VERSION 2024.10.
7. ALL BEARING CALLS, TRACTS AND LABELED EASEMENTS ARE PER PRELIMINARY PLAT. SEE PLAT FOR LINE, CURVE AND ABBREVIATION INFORMATION. (SHOWN FOR REFERENCE PURPOSES ONLY)
8. 2002 TOTAL TREES LOCATED, 121 TREES LOCATED THAT DID NOT HAVE NUMBERED FLAGS.

ABBREVIATION LEGEND

LBP	LOBLOLLY PINE
S CEDAR	SOUTHERN CEDAR
E CEDAR	EASTERN CEDAR
LLP	LONGLEAF PINE
S PALM	SABAL PALM
SL PINE	SLASH PINE
PHN	PIGNUT HICKORY
SBERRY	SUGAR BERRY
BCHERRY	BLACK CHERRY
CLAUREL	CHERRY LAUREL
W OAK	WATER OAK
MB	MULBERRY
NF	NO FLAG
NEW	NEWLY PLANTED TREE

JEREMY A HEWITT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7413
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 8590

SPECIAL PURPOSE SURVEY

ESTUARY MADERIA
TREE SURVEY

SECTION 25, TOWNSHIP 6 SOUTH
RANGE 29 EAST, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

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

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

REVISIONS

NO.	DATE	DESCRIPTION

SHEET 1 OF 1

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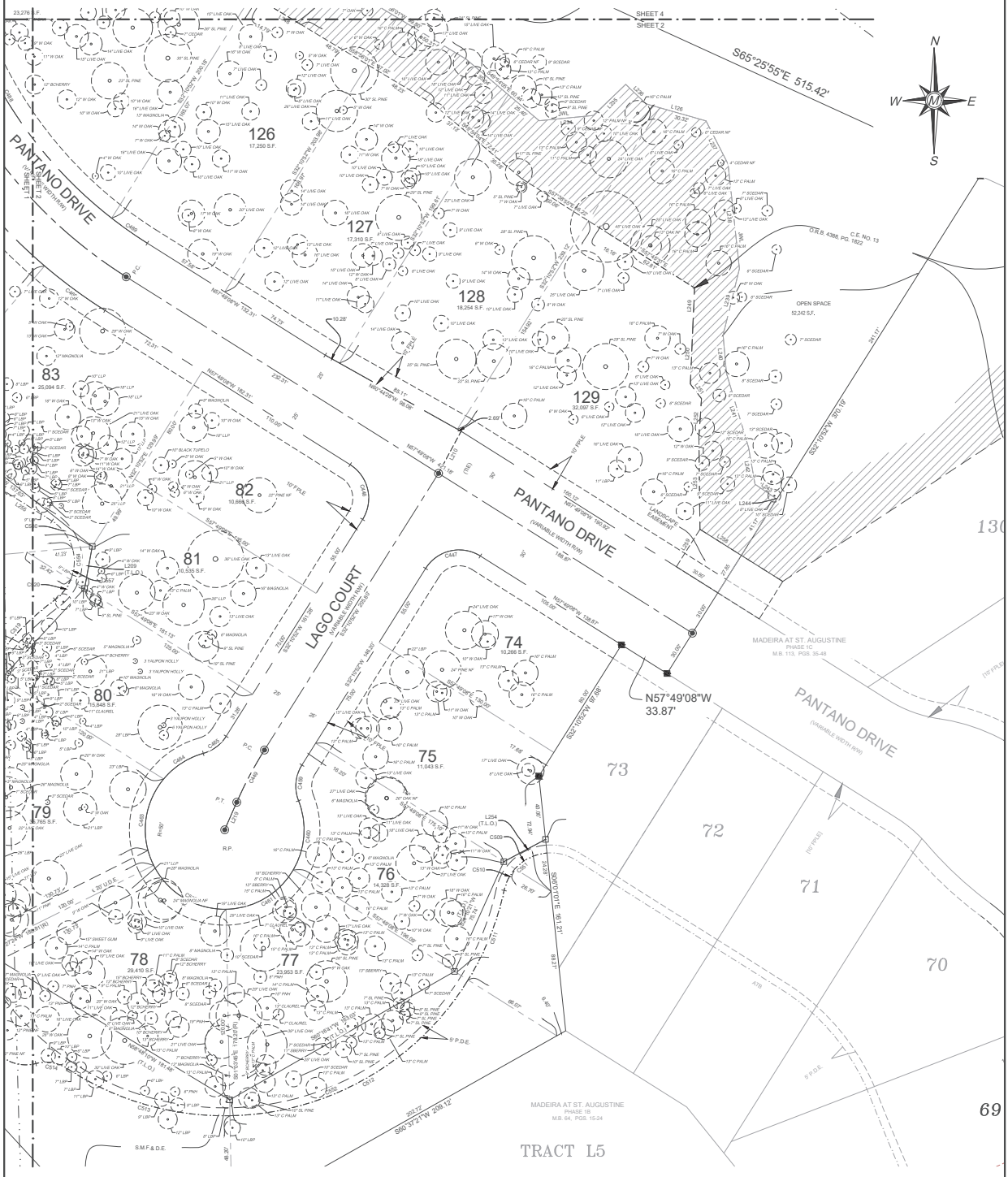

ABBREVIATION LEGEND

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BCHERRY	BLACK CHERRY
CLAUREL	CHERRY LAUREL
W OAK	WATER OAK
RMB	RED MULBERRY
NF	NO FLAG
NEW	NEWLY PLANTED TREE

SPECIAL PURPOSE SURVEY

ESTUARY MADERIA
TREE SURVEY

SECTION 25, TOWNSHIP 6 SOUTH
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INFO@MDGINC.COM

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

REVISIONS

NO.	DATE	DESCRIPTION

SHEET 2 OF 2

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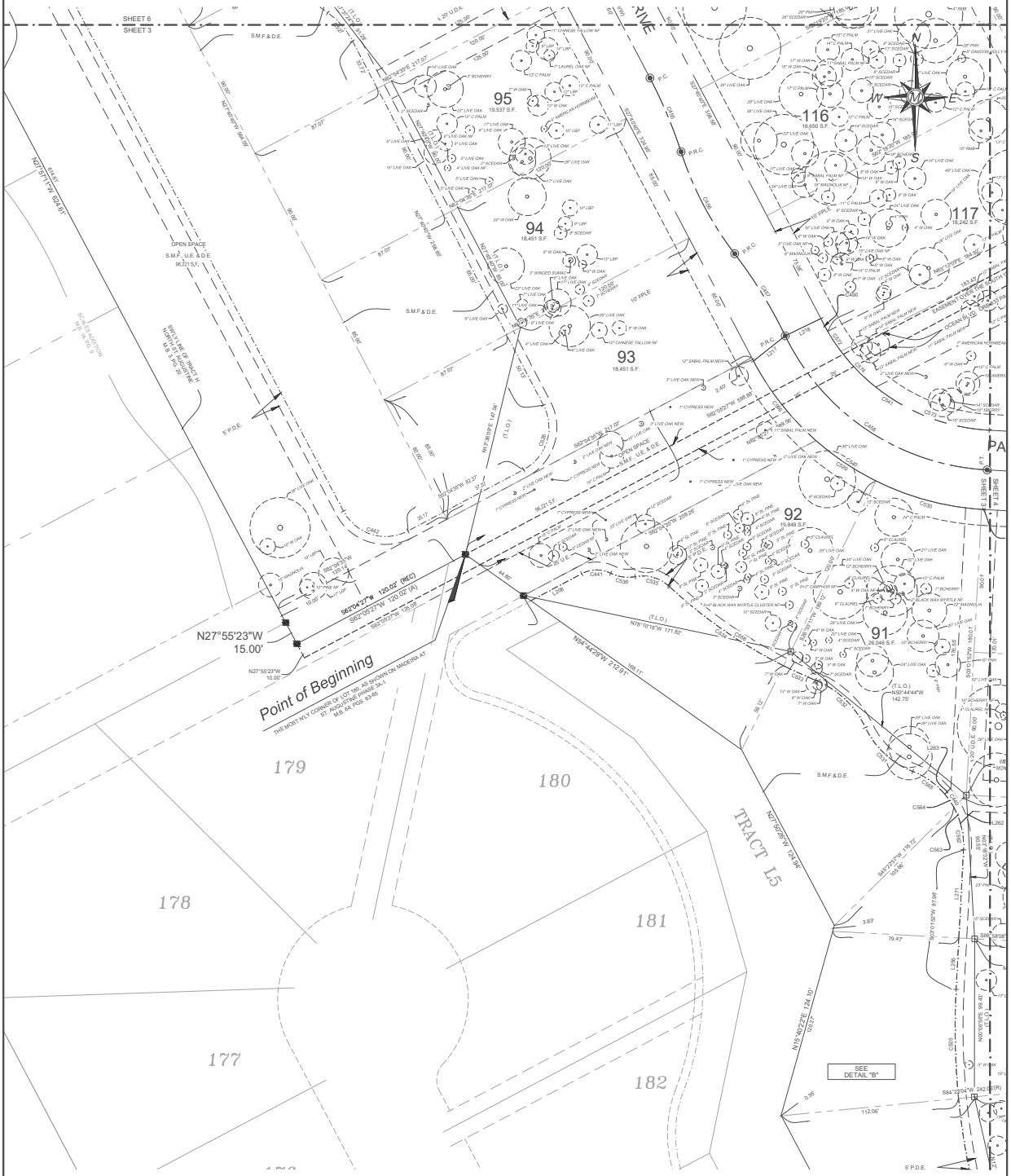

ABBREVIATION LEGEND

LBP	LOBLOLLY PINE
S CEDAR	SOUTHERN CEDAR
E CEDAR	EASTERN CEDAR
LLP	LONGLEAF PINE
C PALM	CABBAGE PALM
SL PINE	SLASH PINE
PNH	PIGNUT HICKORY
SBERRY	SUGAR BERRY
BCHERRY	BLACK CHERRY
CLAUREL	CHERRY LAUREL
W OAK	WATER OAK
RMB	RED MULBERRY
NF	NO FLAG
NEW	NEWLY PLANTED TREE

SPECIAL PURPOSE SURVEY

ESTUARY MADERIA TREE SURVEY

SECTION 25, TOWNSHIP 6 SOUTH
RANGE 29 EAST, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

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

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

REVISIONS

NO.	DATE	DESCRIPTION

SHEET 3 OF 6

I:\MDG-FILE-SYS\DRIVE\PROJECTS\25000\25169 - ESTUARY AT MADEIRA TREE SURVEY\SURVEY\NG2 - DWG FILES\2.1 - CURRENT DWG FILES\9-5 25169 ESTUARY MADEIRA TREE SURVEY.DWG, Layout1 (6), 9/12/2025 10:43 AM, Trevor Meek, MATTHEWS | DCCM, INC.
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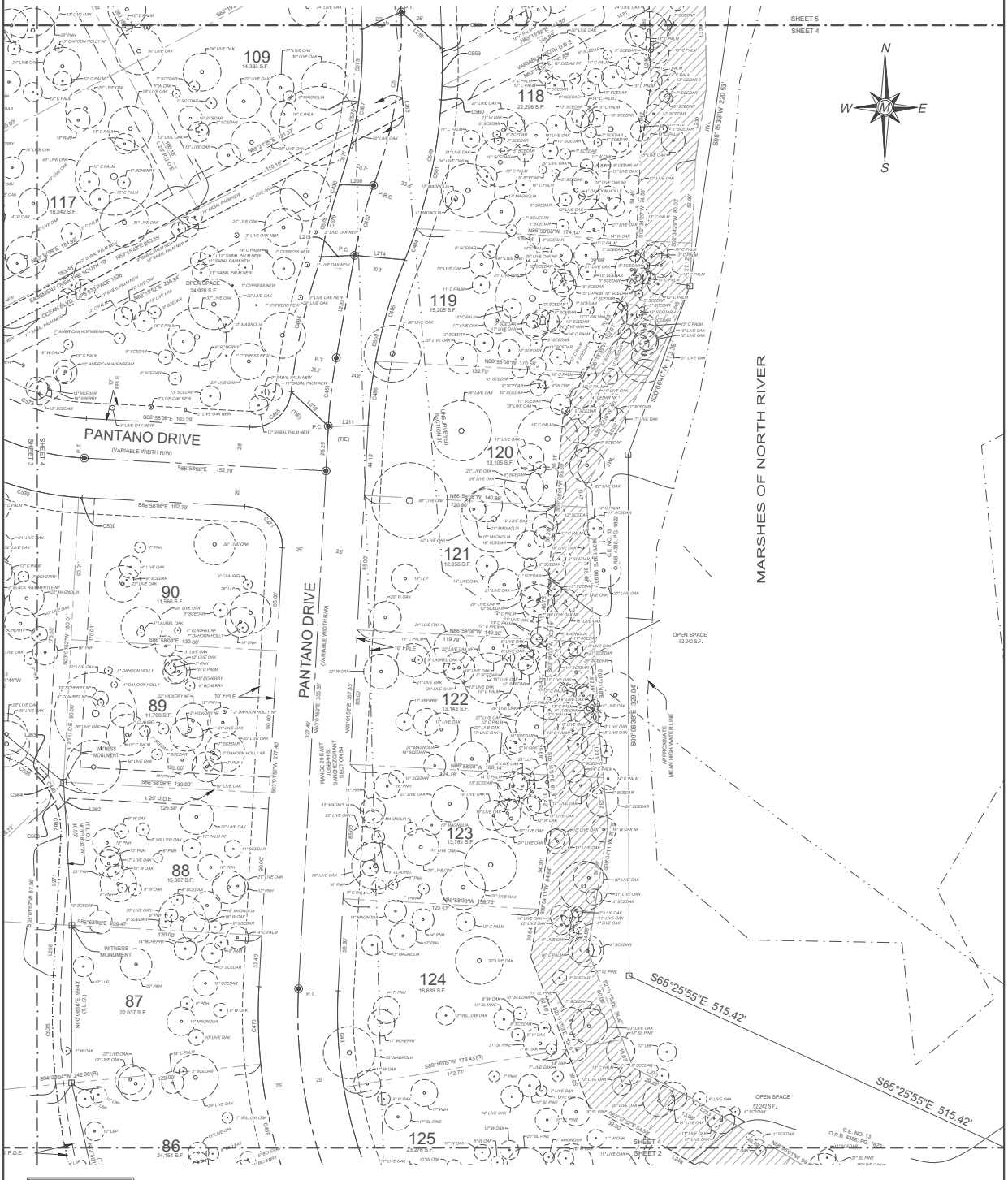
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18,242 S.F.
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15,205 S.F.
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122
13,143 S.F.
123
13,761 S.F.
124
16,689 S.F.
125
23,278 S.F.
90
11,598 S.F.
89
11,798 S.F.
88
15,387 S.F.
87
22,037 S.F.
86
24,151 S.F.
OPEN SPACE
24,928 S.F.
OPEN SPACE
52,242 S.F.
OPEN SPACE
52,242 S.F.
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(VARIABLE WIDTH R/W)
PANTANO DRIVE
(VARIABLE WIDTH R/W)
MARSHES OF NORTH RIVER
APPROXIMATE MEAN HIGH WATER LINE
EASEMENT OUT TIME SOUTH 10' (O.R. 833, PAGE 1526)
OCEAN BLVD. (VACATED)
RANGE LINE EAST SANCHEZ GRANT SECTION 54
WITNESS MONUMENT
WITNESS MONUMENT
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S86°58'08"E 152.79'
S86°58'08"E 102.79'
S86°58'08"E 130.00'
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S84°27'04"W 242.06'(R)
S80°16'05"W 178.43'(R)
S65°25'55"E 515.42'
S65°25'55"E 515.42'
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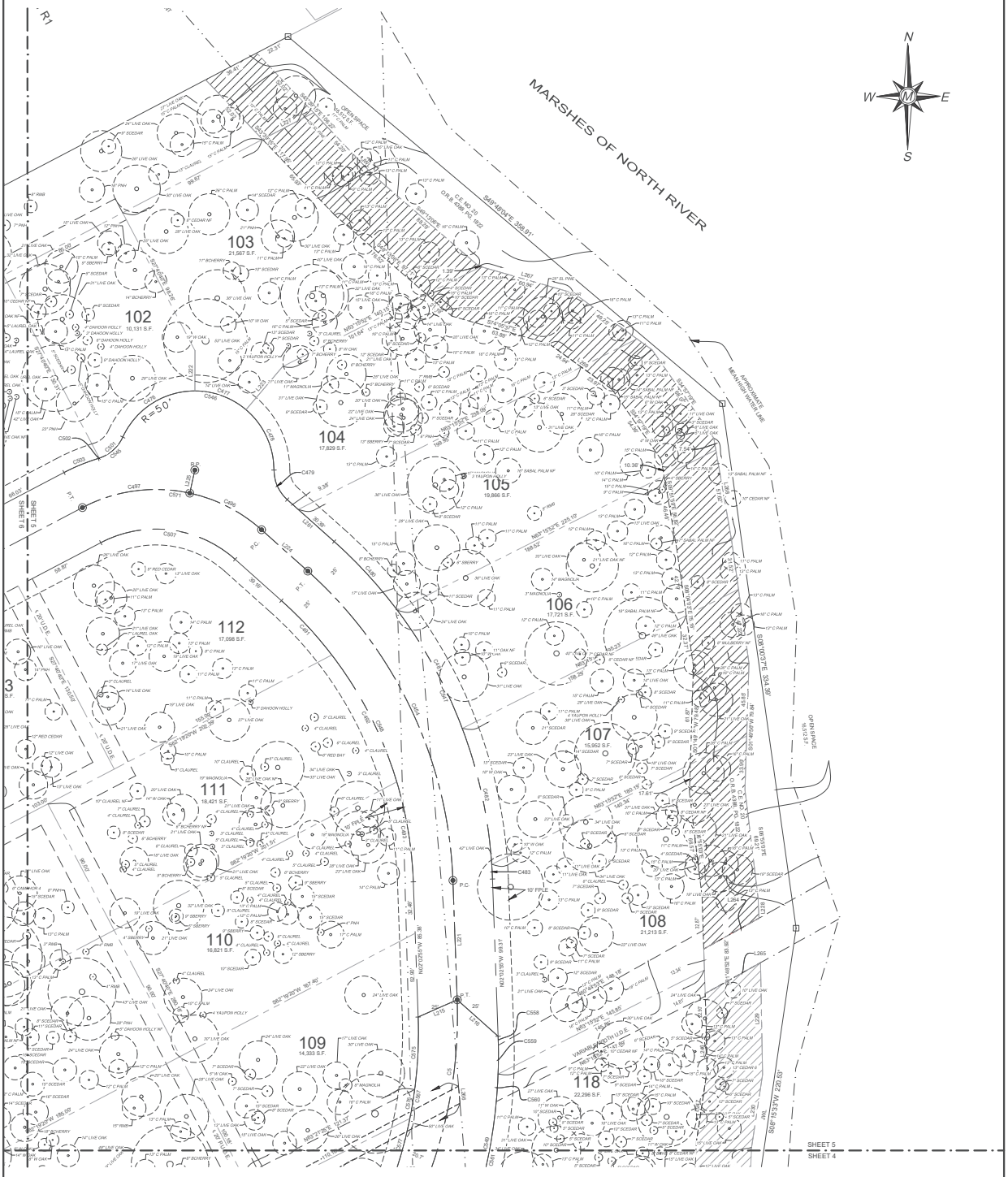

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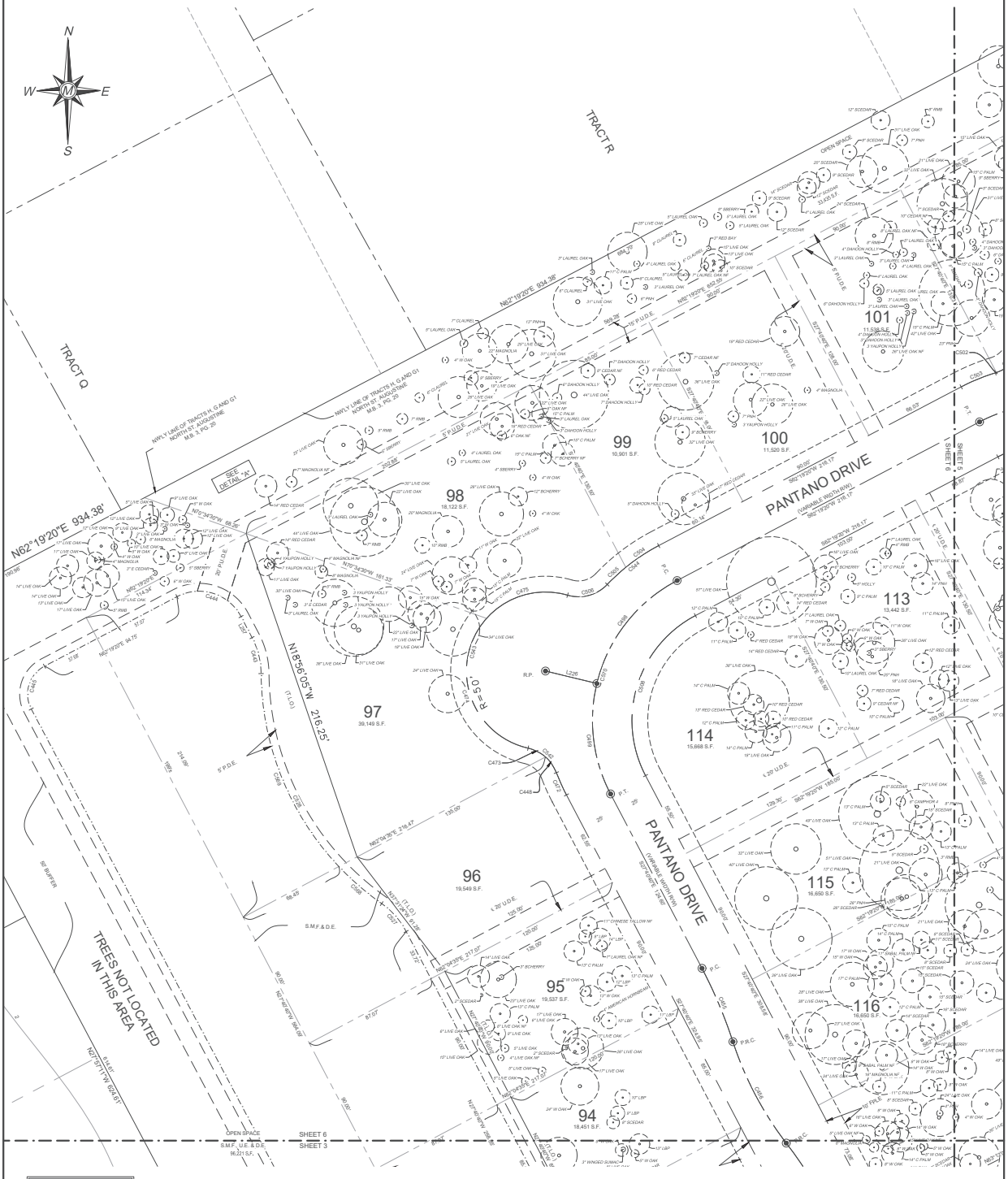
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12,428 S.F.
N62°19'20"E 934.38'
N62°19'20"E 934.38'
NWLY LINE OF TRACTS H, G AND G1 NORTH ST. AUGUSTINE M.B. 3, PG. 20
SEE DETAIL "A"
N62°19'20"E 934.38'
N62°19'20"E 114.04'
N62°19'20"E 94.70'
N18°56'05"W 216.25'
(T.L.O.)
N62°19'20"E 217.07'
N62°19'20"E 217.07'
N62°19'20"E 217.07'

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	7.f.	PZB2026-0049
Request	**Address**	**Parcel ID**
Conservation Overlay Zone Development	910 Pantano Drive	073433-1060

Site & Background Information

Applicant:	Ryan Carter c/o Carter Environmental Services
Owners:	Toll Southeast LP Company Inc.
Property Class: **(St. Johns County Property Appraiser)**	0000 – Vacant Residential
Future Land Use Designation:	Residential Medium Density/Mixed Use
Zoning Designation:	Planned Unit Development: PUD (Ordinance No. 2001-12 & Ordinance No. 2015-34)
Acreage:	.41
Neighborhood:	N/A
Archaeological Zone:	N/A

Request Summary

This is a request for Conservation Overlay Zone (COZ) development for significant tree and significant tree canopy removal within COZ 2 & 3 for the construction of a single-family home at 910 Pantano Dr. The approval of this request would allow for the removal of 10 trees (1 significant) and retain 25 trees (7 significant).

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

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

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

Consistency with the City of St. Augustine Comprehensive Plan 2040

Goal, Policy, or Objective	Staff Analysis
Future Land Use Element [LINK TO DOCUMENT]	
Policy 8.1.5 Continue to value the existing tree canopy and promote healthy urban forestry practices.	The Board is tasked with the evaluation of this request and its compliance with the city's policy to continue valuing the existing tree canopy.
Historic Preservation Element [LINK TO DOCUMENT]	
Conservation and Coastal Management Element	
Objective 2.6	The Board is authorized, by city ordinances, to impose limitations on the nature and manner of

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.	construction to ensure that this proposal is consistent with the city's objectives to improve air quality, community health, quality of life, aesthetics, and energy conservation by preserving the urban forest.
Recreation and Open Space Element	
Transportation and Mobility Element	
Housing Element	
Infrastructure Element	

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

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

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

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

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

Significant tree means a tree described in the following list:

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

Section 11-29 (d)

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

The city PZB shall consider and base all decisions on the following considerations. Staff analysis is in **BOLD** text.

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

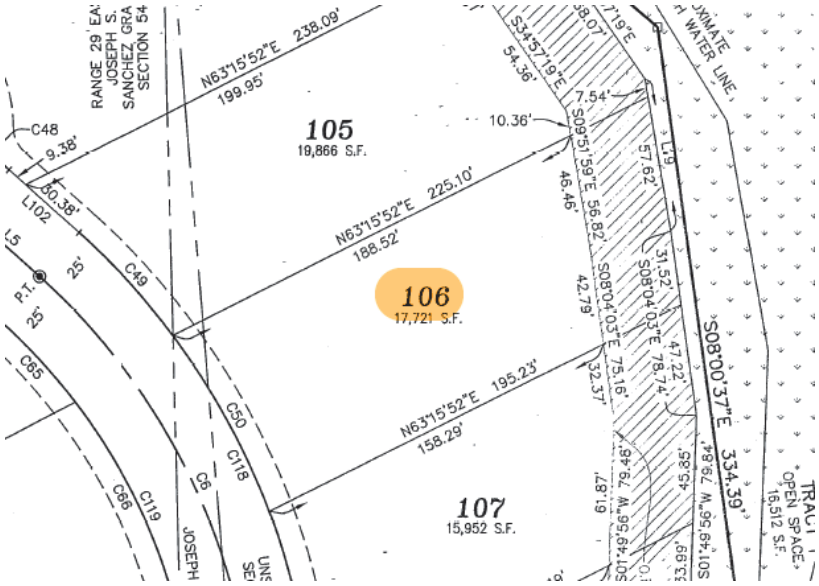
The condition of trees with respect to disease, insect attack, and danger of falling is unknown as an arborist report has not been provided by the applicant.

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

The trees removed are within close proximity to the footprint of the house or driveway.

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

The provided lot grading plan shows the lot draining to the conservation easement in the rear of the property.



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

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

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

Lot 106 has eight (8) significant trees on site. Seven (7) significant trees will be retained, and one (1) significant trees will be removed and is highlighted below.

Significant Trees

- **Tree # 1171 – DBH 8 Cedar (CED)**
- **Tree # 1117 – DBH 33 Live Oak (LIO)**
- **Tree # 1127 – DBH 36 Live Oak (LIO)**
- **Tree # 1132 – DBH 24 Live Oak (LIO)**
- **Tree # 1136 – DBH 31 Live Oak (LIO)**
- **Tree # 1143 – DBH 49 Live Oak (LIO)**
- **Tree # 1245 – DBH 21 Live Oak (LIO)**
- **Tree # 1140 – DBH 40 Live Oak (LIO) (remove)**

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

   Madeira Phase 3 is south of the Northeast Florida Regional Airport. Retaining trees will help mitigate noise pollution from the airport.

g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
   The application includes a lot grading plan with limits of fill and tree wells at the tree protection zone for all retained trees. The application demonstrates strategic tree removal and a carefully considered tree protection plan.

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

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

Sec. 25-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows -17 deficits for tree removal and 73 credits for trees retained or relocated. The applicant has 56 credits which is consistent with the requirements of Chapter 25.

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 2 & 3. This application includes requests to remove significant trees and tree canopy for the property at 910 Pantano Dr.

Attachments

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

Staff Report prepared by:

Sarah Daugherty
Planning Manager
Planning and Building Department

Attachment 1:
Site Maps
and Photos

910 Pantano Dr



12/13/2025



Future Land Use

City of St. Augustine

910 Pantano Dr.

Legend

- Open Land
- Residential Medium Density / Mixed Use

Scale: 1:1,000

N W E S

0 30 60 120 Feet



Zoning Map

City of St. Augustine

910 Pantano Dr.

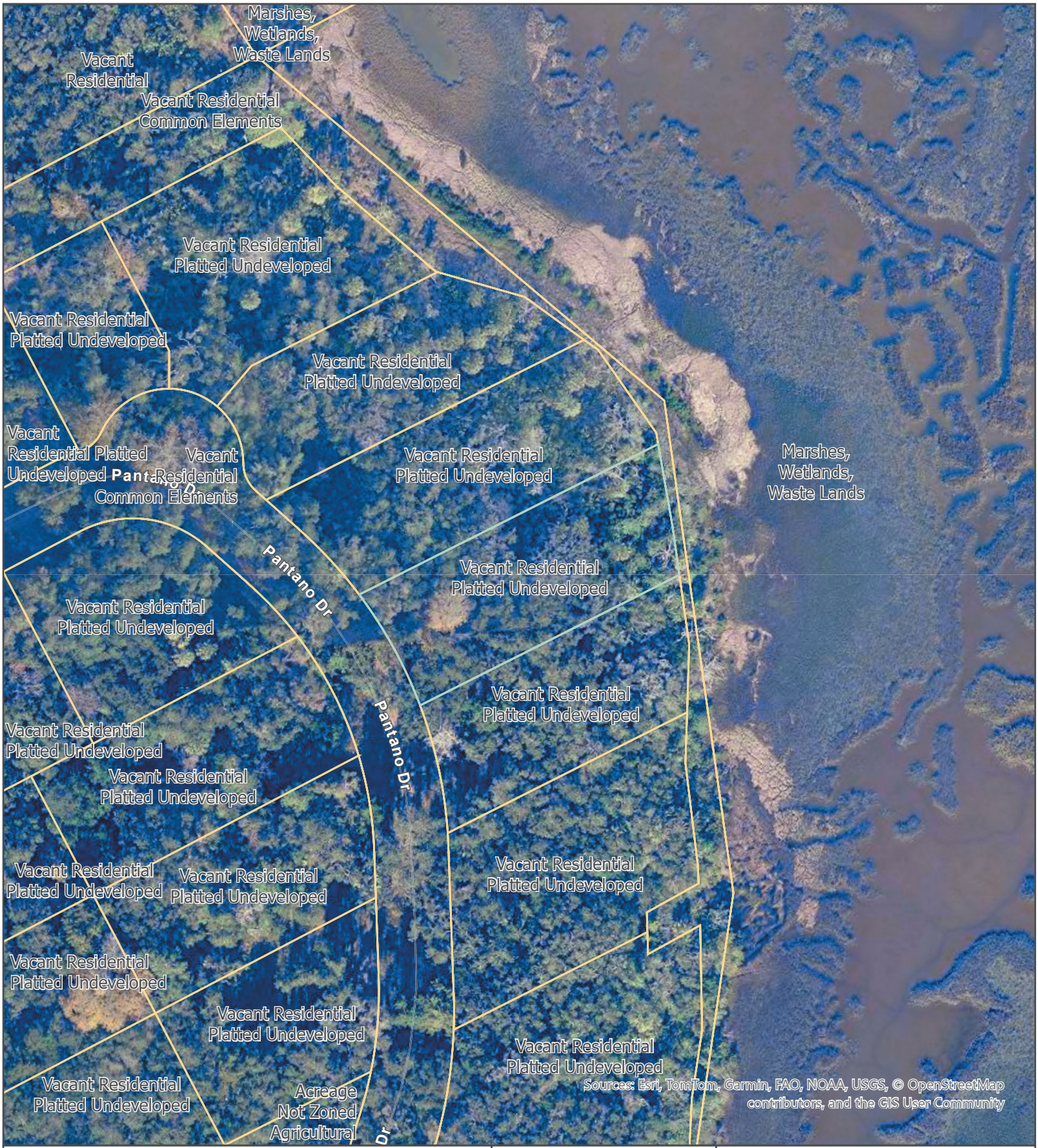
Legend

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

Scale: 1:1,000

N
W E
S

0 35 70 140 Feet



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

Legend

Parcel

Scale: 1:1,000

N W E S

0 30 60 120 Feet



FEMA Flood Zones

City of St. Augustine

910 Pantano Dr.

Legend

Flood Zone

- AE
- VE

Scale: 1:1,000

N W E S

0 35 70 140 Feet

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Ryan Carter Contact Number: 904-540-1786
   Business (*if applicable*): Carter Environmental Services
   Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084
   E-Mail Address: ryan@carterenv.com
2. NAME OF PROPERTY OWNER:_____ Contact Number: 904-482-1127
   Business (*if applicable*): Toll Southeast LP Company Inc
   Address: 40 Everest Ln City: St. Johns State: FL Zip: 32259
   E-Mail Address: NBEIDLE@tollbrothers.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 106 Block:_____
   Subdivision: JACKSON PARK REVISED PLAT OF NORTH ST. A Parcel Number: 0734331060
4. PROJECT STREET ADDRESS: 910 Pantano Dr
5. SPECIFIC PROPOSED USE: CONSTRUCTION OF SINGLE FAMILY HOMES DEVELOPMENT PHASE
6. ACTION REQUESTED:
   - ☒ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE 3 APPROVAL FOR TREE REMOVAL
8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE ATTACHED 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 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.

R. A. Carter — 2-27-26

Signature of Applicant — Date

3/2/26

Signature of Property Owner — Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

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

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

RYAN CARTER

Print name of applicant



Signature of applicant

3-2-26

Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF Toll Bros., 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

Nate Beidle
Print Name of Owner

904-217-3052
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 2 day of March, 2024

By Nate Beidle, VP

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Jessica Smith

My Commission expires: Jun 6, 2027

JESSICA L SMITH
Notary Public - State of Florida
Commission # HH 407441
My Comm. Expires Jun 6, 2027
Bonded through National Notary Assn.

Rev:022117

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: 4000 US HIGHWAY 1

Applicant's Name: RYAN CARTER Applicant's Signature: R. A. Carter

Owner's Name: Nate Beidle Owner's Signature: _____

Attachment 3:
St. Johns County
Property Appraiser
Report

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$450,000.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$450,000.00**
Total Deferred	$0.00
Assessed Value	**$450,000.00**
Total Exemptions	
Taxable Value	**$450,000.00**

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

Historical Assessment Information

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	$450,000

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
6/17/2025	6/12/2025	$7,545,000.00	WARRANTY DEED	6168	875	Q	V	PONCE ASSOCIATES LLC	TOLL SOUTHEAST LP COMPANY INC

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 4/23/2026, 3:52:48 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

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	0734331060
Location Address	910 PANTANO DR SAINT AUGUSTINE 32095-0000
Neighborhood	MADEIRA EAST ICWFR (2200.07)
Tax Description*	129/24-31 MADEIRA AT ST AUGUSTINE PHASE 3 LOT 106 OR6168/875 ***The Description above is not to be used on legal documents.**
Property Use Code	Vacant Residential (0000)
Subdivision	MADEIRA AT ST AUGUSTINE PHASE 3
Sec/Twp/Rng	30-6-30
District	Madeira Community Development District City (District 457)
Millage Rate	19.5552
Acreage	0.410
Homestead	N

No Image Available

Owner Information

TOLL SOUTHEAST LP COMPANY INC
100%
40 EVEREST LN
SAINT JOHNS, FL 32259-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$450,000.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$450,000.00**
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Assessed Value	**$450,000.00**
Total Exemptions	
Taxable Value	**$450,000.00**

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

Historical Assessment Information

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/7/2026, 3:02:10 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Attachment 4:

Supplemental Information

CARTER ENVIRONMENTAL SERVICES

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

May 4, 2026

City of St. Augustine
Planning and Zoning Board
75 King Street
St. Augustine, FL 32084

RE: Conservation Overlay Zone 3 – Modified Tree Removal Request
Lot 106 – Estuary at Madeira
910 Pantano Drive
Parcel No. 0734331060

To Whom it May Concern,

On behalf of the property owner, we respectfully submit this Conservation Overlay Zone 3 modification application for Lot 106 within Estuary at Madeira.

Based on the finalized home layout and site improvements for lot 106, we are requesting authorization for the removal of nine (9) protected trees and one (1) additional significant trees, as reflected in the enclosed revised tree removal plan and credit/debit summary. Additionally, the applicant was able to preserve seven (7) significant trees and seventeen (17) protected trees on site. This effort demonstrates the applicant's continued commitment to working within the site constraints to retain as many existing trees as possible while accommodating the proposed development.

All tree data was collected and verified in accordance with City standards and supporting documentation including the signed and sealed tree survey, exhibits, and credit/debit calculations are included for your review. We respectfully request approval of this modified tree removal application. Please feel free to contact me if additional information or clarification is needed.

Ryan Carter
Carter Environmental Services
42 Masters Drive
St. Augustine, FL 32084904-540-1786
ryan@carterenv.com

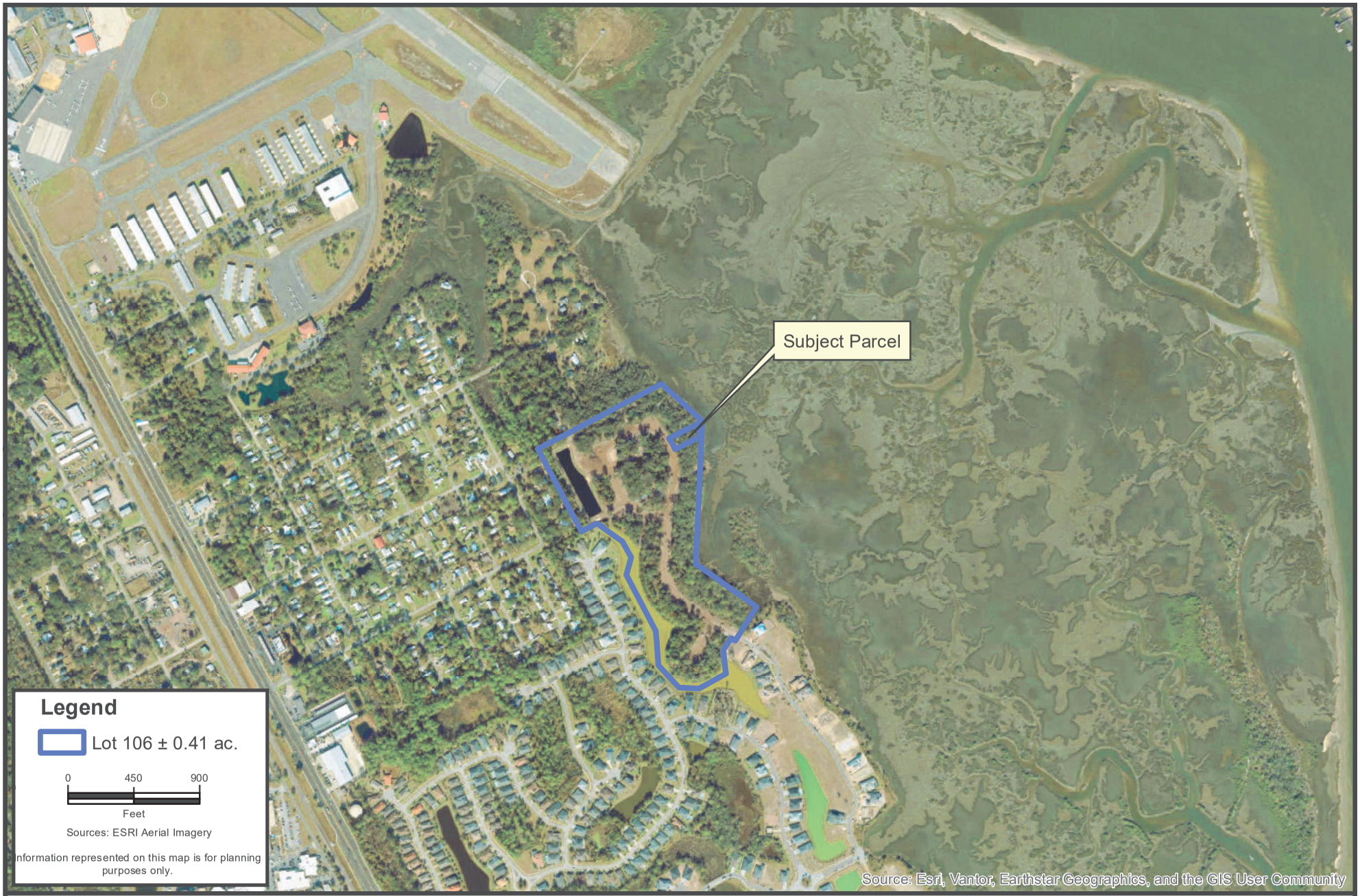


CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location

Lot 106 - Estuary Madeira

Project:	5.24637	St. Augustine, FL	Date: Apr 23 2026	Figure:	1



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Madeira Overview

Lot 106 - Estuary Madeira

Project:	5.24637	St. Augustine, FL	Date: Apr 23 2026

Figure: 2



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Tree Removal

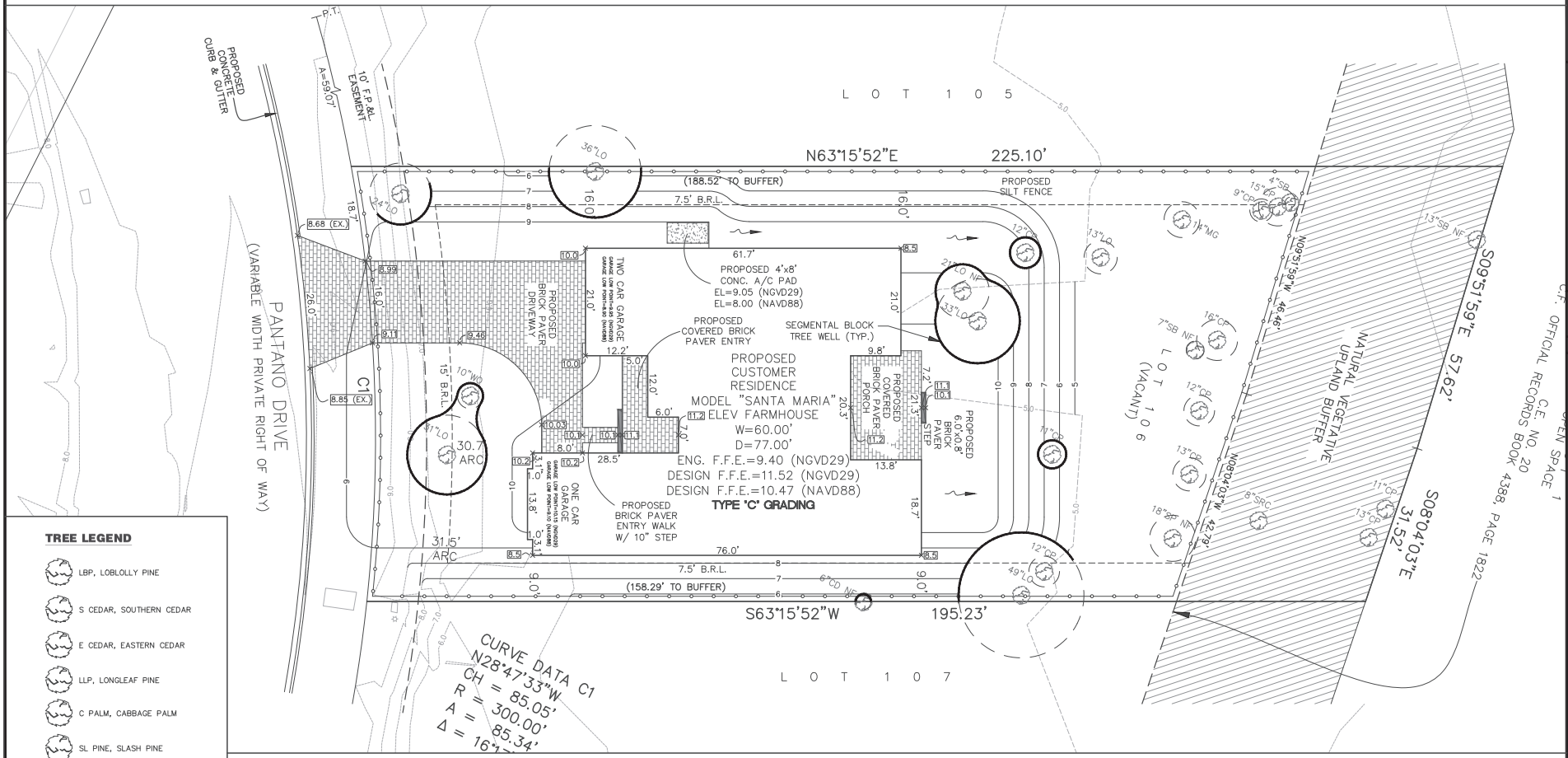
Lot 106 - Estuary Madeira

Project:	5.24637	St. Augustine, FL	Date: May 04 2026	Figure:	3

MAP SHOWING PLOT PLAN OF LOT 106 AS SHOWN ON MAP OF MADEIRA AT ST. AUGUSTINE PHASE 3

AS RECORDED IN MAP BOOK 129 PAGES 24–31 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

CERTIFIED TO: TOLL BROTHERS, INC.



TREE LEGEND

- LBP, LOBLOLLY PINE
- S CEDAR, SOUTHERN CEDAR
- E CEDAR, EASTERN CEDAR
- LLP, LONGLEAF PINE
- C PALM, CABBAGE PALM
- SL PINE, SLASH PINE
- PNH, PIGNUT HICKORY
- SBERRY, SUGAR BERRY
- BCHERRY, BLACK CHERRY
- CLAUREL, CHERRY LAUREL
- W OAK, WATER OAK
- RMB, RED MULBERRY

LEGAL DESCRIPTION:

LOT 106, MADEIRA AT ST. AUGUSTINE PHASE 3, AS RECORDED IN MAP BOOK 129, PAGES 24 THROUGH 31, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

TYPE "C" GRADING

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X–SHADED", AND "AE" (EL 7) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12109C0304J, COMMUNITY PANEL 125145, FOR ST. AUGUSTINE, CITY OF ST. JOHNS COUNTY LAST REVISED DECEMBER 07, 2018.

BENCHMARK: FOUND SANITARY TOP (ELEVATION = 8.40) (NAVD88)

GENERAL NOTES:

1. ALL ATTACHED PATIOS, LANAIS, PORCHES, DOOR LANDINGS, AND SIDEWALKS SHALL HAVE A MINIMUM SLOPE OF 2% AWAY FROM RESIDENCE.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
4. WHERE EXISTING SLOPES–TO–REMAIN ARE GREATER THAN 4:1, CONTRACTOR SHALL SMOOTH GRADES TO BE LESS THAN OR EQUAL TO 4:1.
5. WHERE EXISTING SLOPES–TO–REMAIN CREATE LOW SPOTS AND INCONSISTENCIES, CONTRACTOR SHALL PLACE AND COMPACT FILL IN THESE LOCATIONS TO PROVIDE CONSISTENT DRAINAGE. COMPACTED FILL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
6. TYPE OF PLAN: LOT GRADING AND DRAINAGE PLAN. ANY USE OF THIS PLAN FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
7. ADDITIONS OR DELETIONS TO THIS PLAN BY ANYONE, OTHER THAN THE SIGNING PARTY OR PARTIES, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGEND

ABBREVIATIONS		SYMBOLS	
BB	BEARING BASIS		PROPOSED CONTOUR
LB	LICENSED BUSINESS		SILT FENCE
MB	MAP BOOK		EASEMENT
ORB	OFFICIAL RECORDS BOOK		BUILDING SETBACK
PB	PLAT BOOK	X24.26	EXISTING ELEVATION
PG	PAGE	24.9	PROPOSED ELEVATION
R/W	RIGHT-OF-WAY		FLOW LINE
TYP	TYPICAL		BRICK PAVER
TOP	TOP OF BANK		CONCRETE
TOE	TOE OF SLOPE		TREE WELL (BY OTHERS)
FFE	FINISHED FLOOR ELEVATION		
(P)	PLATTED		
(M)	MEASURED		
(U.D.A.E.)	UTILITY DRAINAGE AND F.P.&L.		
F.P.&L.	FLORIDA POWER & LIGHT		

Know what's below. Call before you dig. Dial 811

ZONED: PUD
SETBACKS:
FRONT YARD: 20 FEET
SIDE YARD: 7.5 FEET
REAR YARD: 35 FEET
MAXIMUM IMPERVIOUS: 70%

SCALE 0 5 10 20 IN FEET

ALLIANT
10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
CA# 29471

NO.	DATE	DESCRIPTION

MADEIRA AT ST. AUGUSTINE - PHASE 3
LOT 106
ST. AUGUSTINE, FL

LOT GRADING AND TREE PRESERVATION PLAN

CURT M. WIMPEE, P.E.
79764
Date License No.

QA/QC
CMW 5/4/26
BY DATE

PROJECT TEAM DATA
DESIGNED: CMW
DRAWN: KED
PROJECT NO: 4001040–00

FID	Species Name	Common Name	DBH	Debit	Lot
1133	CAB	CABBAGE PALM	11	-2	106
1134	CAB	CABBAGE PALM	10	-2	106
1137	OAK	LIVE OAK	11	-1	106
1138	CED	CEDAR	6	-1.5	106
1140	LIO	LIVE OAK	40	-2	106
1141	CED	CEDAR	7	-2	106
1139	CAB	CABBAGE PALM	12	-2.5	106
1146	CAB	CABBAGE PALM	10	-2	106
1147	MAG	MAGNOLIA	3	-0.5	106
1148	MAG	MAGNOLIA	14	-1.5	106
10			**124**	**-17**	

FID	Species Name	Common Name	DBH	Credit	Lot
1135	WRO	WATER OAK	10	2	106
1103	CAB	CABBAGE PALM	15	3	106
1104	CAB	CABBAGE PALM	9	2	106
1116	CAB	CABBAGE PALM	12	3	106
1145	CAB	CABBAGE PALM	12	3	106
1149	CAB	CABBAGE PALM	11	2	106
1150	CAB	CABBAGE PALM	13	3	106
1151	CAB	CABBAGE PALM	12	3	106
1153	CAB	CABBAGE PALM	16	3	106
1172	CAB	CABBAGE PALM	13	3	106
1173	CAB	CABBAGE PALM	11	2	106
1356	CAB	CABBAGE PALM	13	3	106
1142	CED	CEDAR	6	2	106
1171	CED	CEDAR	8	3	106
1115	LIO	LIVE OAK	13	3	106
1117	LIO	LIVE OAK	33	4	106
1127	LIO	LIVE OAK	36	4	106
1132	LIO	LIVE OAK	24	4	106
1136	LIO	LIVE OAK	31	4	106
1143	LIO	LIVE OAK	49	4	106
1245	LIO	LIVE OAK	21	4	106
1105	SGY	SUGARBERRY	4	1	106
1152	SPM	SABAL PALM	18	3	106
1154	SPM	SABAL PALM	7	2	106
1177	SPM	SABAL PALM	13	3	106
25			**410**	**73**	

Tree Credit and Debit Summary

Credits:

Count	DBH	PTS
25	410	73

Debits:

Count	DBH	PTS
10	124	-17

15	286	56

CARTER
ENVIRONMENTAL SERVICES

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

October 3, 2025

Carter Environmental Services (CES) Arborist Tree Inventory Practices

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

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

Sincerely,

Chris Walls
ISA Certified Arborist® FL-9985A

CERTIFIED ARBORIST
ISA

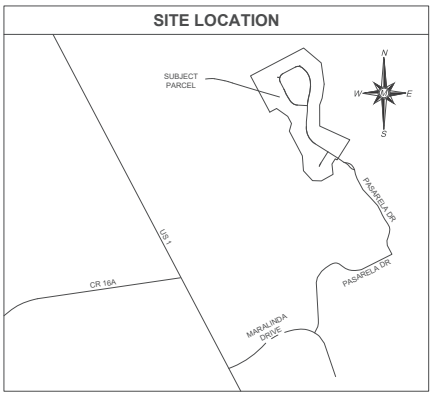
SIGNED & SEALED TREE SURVEY

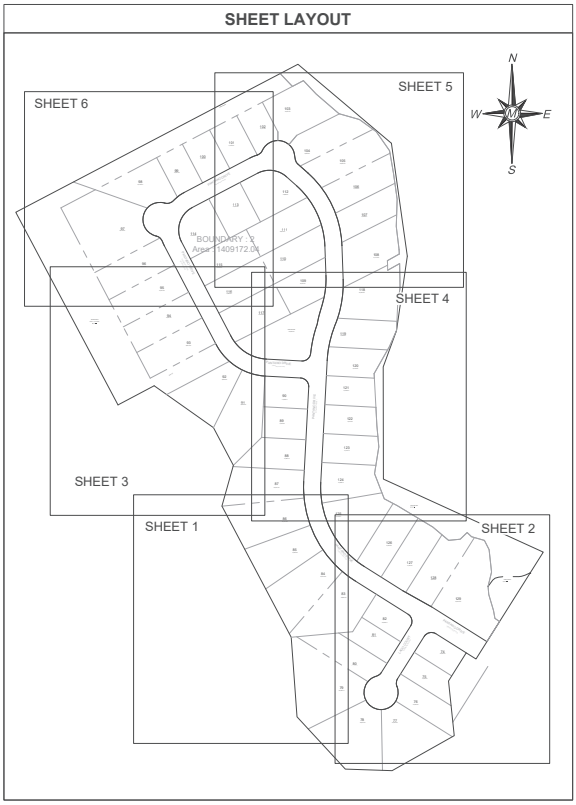
IMDG FILE:\\SERVER\PROJECTS\25000\25169 - ESTUARY AT MADEIRA TREE SURVEY\SURVEYING\2 - DWG FILES\2.1 - CURRENT DWG FILES\9-5 25169 ESTUARY MADEIRA TREE SURVEY.DWG, Layout1, 9/12/2025 10:43 AM, Trevor Meek, MATTHEWS | DCCM, INC.

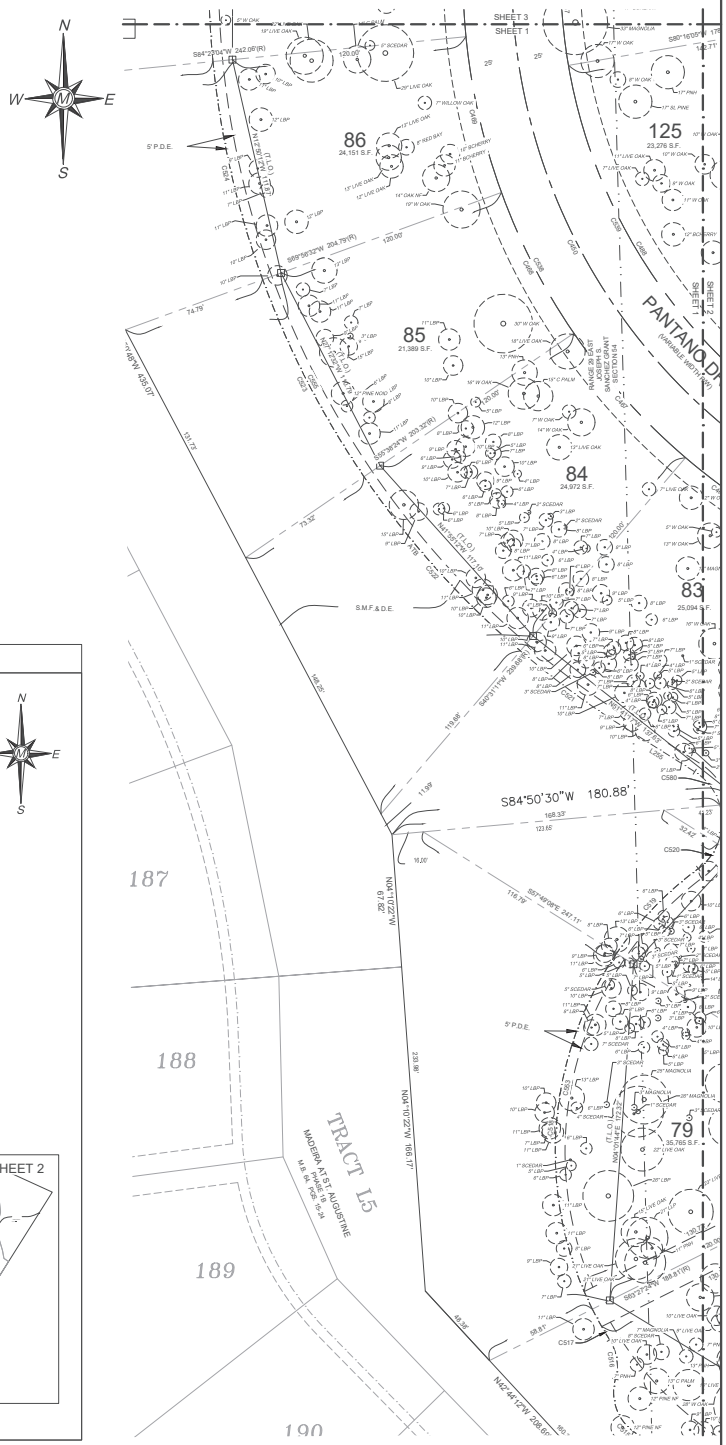
PAGE_SETUP_NAME

MAP SHOWING SURVEY OF

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1519, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS THE UNRECORDED PRELIMINARY PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA







NOTES:

1. THIS IS A SPECIAL PURPOSE SURVEY FOR TREE LOCATION.
2. BEARINGS ARE BASED THE UNRECORDED PRELIMINARY PLAT FOR "Madeira At St. Augustine Phase 3".
3. NO FLOOD INSURANCE RATE MAP INFORMATION DISPLAYED ON THE SURVEY.
4. TREES AS SHOWN ON THIS SURVEY WERE IDENTIFIED BY CARTER ENVIRONMENTAL SERVICES INC, DATED JULY 3RD, 2025, PROJECT 5.24637, EXCLUDING THOSE IDENTIFIED AS "NF" (NO FLAG).
5. THOSE TREES LABELED THAT INCLUDE "NF" (NO FLAG) WERE NOT IDENTIFIED BY AN ARBORIST AND WERE IDENTIFIED BY THE THIS FIRM.
6. ALL TREE HORIZONTAL LOCATIONS WHERE LOCATED BY A SURVEY GRADE "TRIMBLE R12i" GNSS RECEIVER RUNNING TRIMBLE ACCESS SOFTWARE VERSION 2024.10.
7. ALL BEARING CALLS, TRACTS AND LABELED EASEMENTS ARE PER PRELIMINARY PLAT. SEE PLAT FOR LINE, CURVE AND ABBREVIATION INFORMATION. (SHOWN FOR REFERENCE PURPOSES ONLY)
8. 2002 TOTAL TREES LOCATED, 121 TREES LOCATED THAT DID NOT HAVE NUMBERED FLAGS.

ABBREVIATION LEGEND

LBP	LOBLOLLY PINE
S CEDAR	SOUTHERN CEDAR
E CEDAR	EASTERN CEDAR
LLP	LONGLEAF PINE
C PALM	CABBAGE PALM
SL PINE	SLASH PINE
PHH	PIGNUT HICKORY
SBERRY	SUGAR BERRY
BCHERRY	BLACK CHERRY
CLAUREL	CHERRY LAUREL
W OAK	WATER OAK
MB	MULBERRY
NF	NO FLAG
NEW	NEWLY PLANTED TREE

JEREMY A HEWITT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7413
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 8590

SPECIAL PURPOSE SURVEY

ESTUARY MADERIA
TREE SURVEY

SECTION 25, TOWNSHIP 6 SOUTH
RANGE 29 EAST, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

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

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

REVISIONS

NO.	DATE	DESCRIPTION

SHEET 1 OF 6

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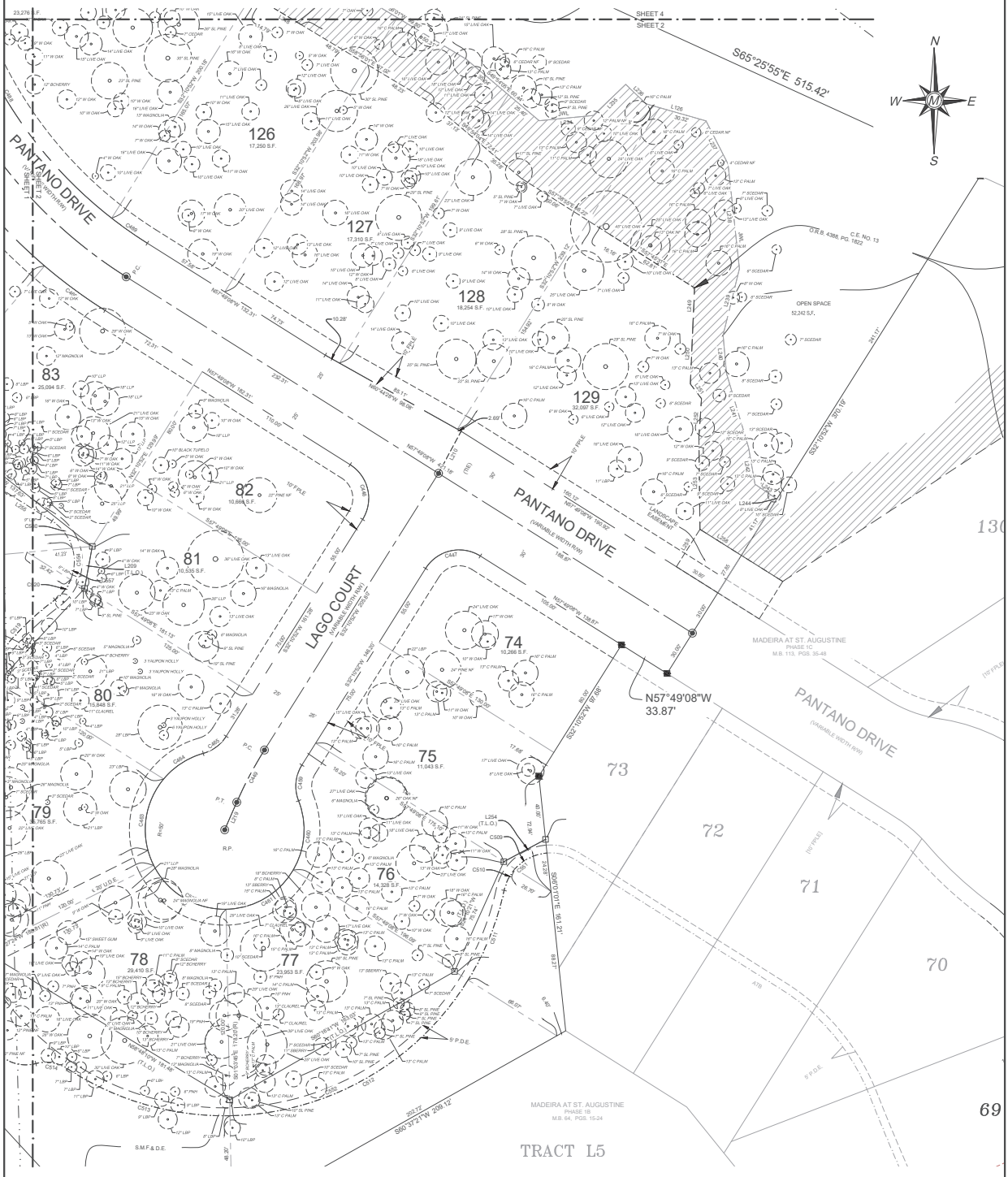

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SPECIAL PURPOSE SURVEY

ESTUARY MADERIA
TREE SURVEY

SECTION 25, TOWNSHIP 6 SOUTH
RANGE 29 EAST, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

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

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

REVISIONS

NO.	DATE	DESCRIPTION

SHEET 2 OF 2

IMDG-FILE-01\SERVER\PROJECTS\25000\25169 - ESTUARY AT MADEIRA TREE SURVEY\SURVEY\NGS2 - DWG FILES\2.1 - CURRENT DWG FILES\9-5 25169 ESTUARY MADEIRA TREE SURVEY.DWG, Layout1 (2), 9/12/2025 10:43 AM, Trevor Meek, MATTHEWS | DCCM, INC.
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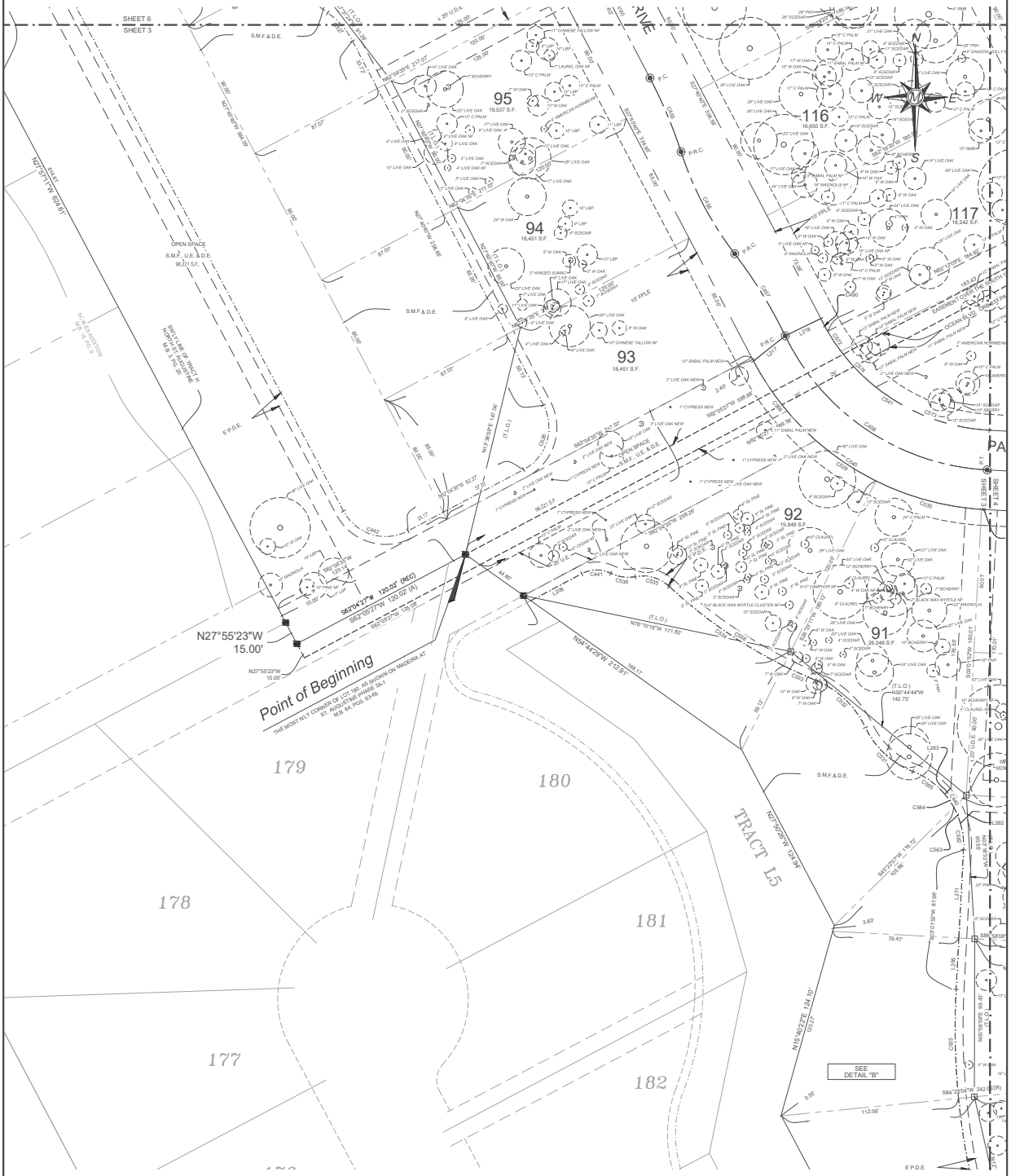

ABBREVIATION LEGEND

LBP	LOBLOLLY PINE
S CEDAR	SOUTHERN CEDAR
E CEDAR	EASTERN CEDAR
LLP	LONGLEAF PINE
C PALM	CABBAGE PALM
SL PINE	SLASH PINE
PHH	PIGNUT HICKORY
W OAK	WATER OAK
BCHERRY	BLACK CHERRY
CLAUREL	CHERRY LAUREL
W OAK	WATER OAK
RMB	RED MULBERRY
NF	NO FLAG
NEW	NEWLY PLANTED TREE

SPECIAL PURPOSE SURVEY

ESTUARY MADERIA
TREE SURVEY

SECTION 25, TOWNSHIP 6 SOUTH
RANGE 29 EAST, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

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

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

REVISIONS

NO.	DATE	DESCRIPTION

SHEET 3 OF 6

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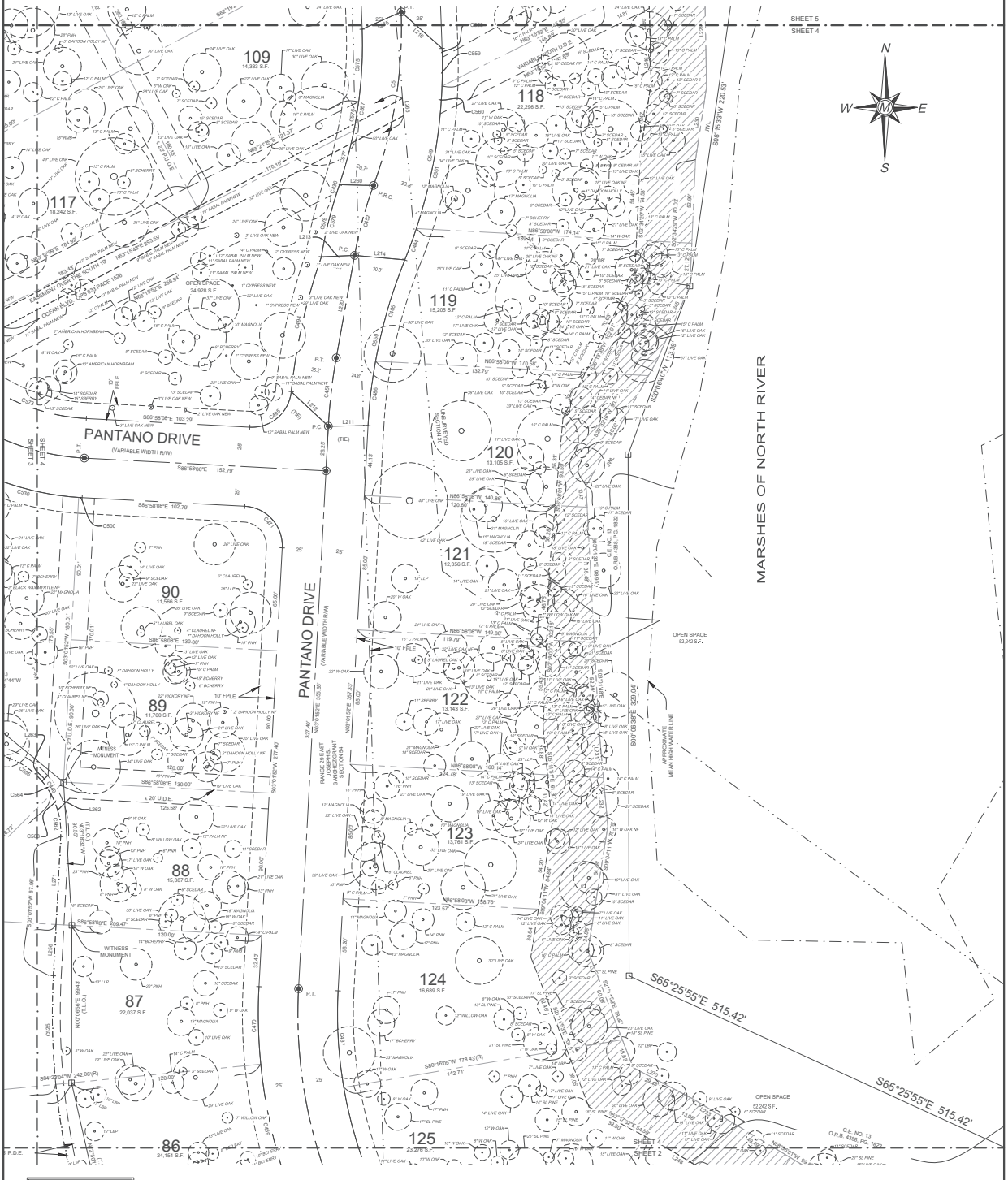
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87
22,037 S.F.
86
24,151 S.F.
OPEN SPACE
24,928 S.F.
OPEN SPACE
52,242 S.F.
OPEN SPACE
52,242 S.F.
PANTANO DRIVE
(VARIABLE WIDTH R/W)
PANTANO DRIVE
(VARIABLE WIDTH R/W)
MARSHES OF NORTH RIVER
APPROXIMATE MEAN HIGH WATER LINE
EASEMENT OUT TIME SOUTH 10' (O.R. 833, PAGE 1526)
OCEAN BLVD. (VACATED)
RANGE LINE EAST SANCHEZ GRANT SECTION 54
WITNESS MONUMENT
WITNESS MONUMENT
S86°58'08"E 103.29'
S86°58'08"E 152.79'
S86°58'08"E 102.79'
S86°58'08"E 130.00'
S86°58'08"E 130.00'
S86°58'08"E 209.47'
S84°27'04"W 242.06'(R)
S80°16'05"W 178.43'(R)
S65°25'55"E 515.42'
S65°25'55"E 515.42'
S00°15'35"W 220.83'
S00°08'38"E 329.04'
S00°01'52"E 357.85'
S00°01'52"E 357.33'
N00°01'52"W 277.40'
N00°01'52"W 87.96'
N00°08'38"W 84.83'
N86°58'08"W 174.14'
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N86°58'08"W 140.86'
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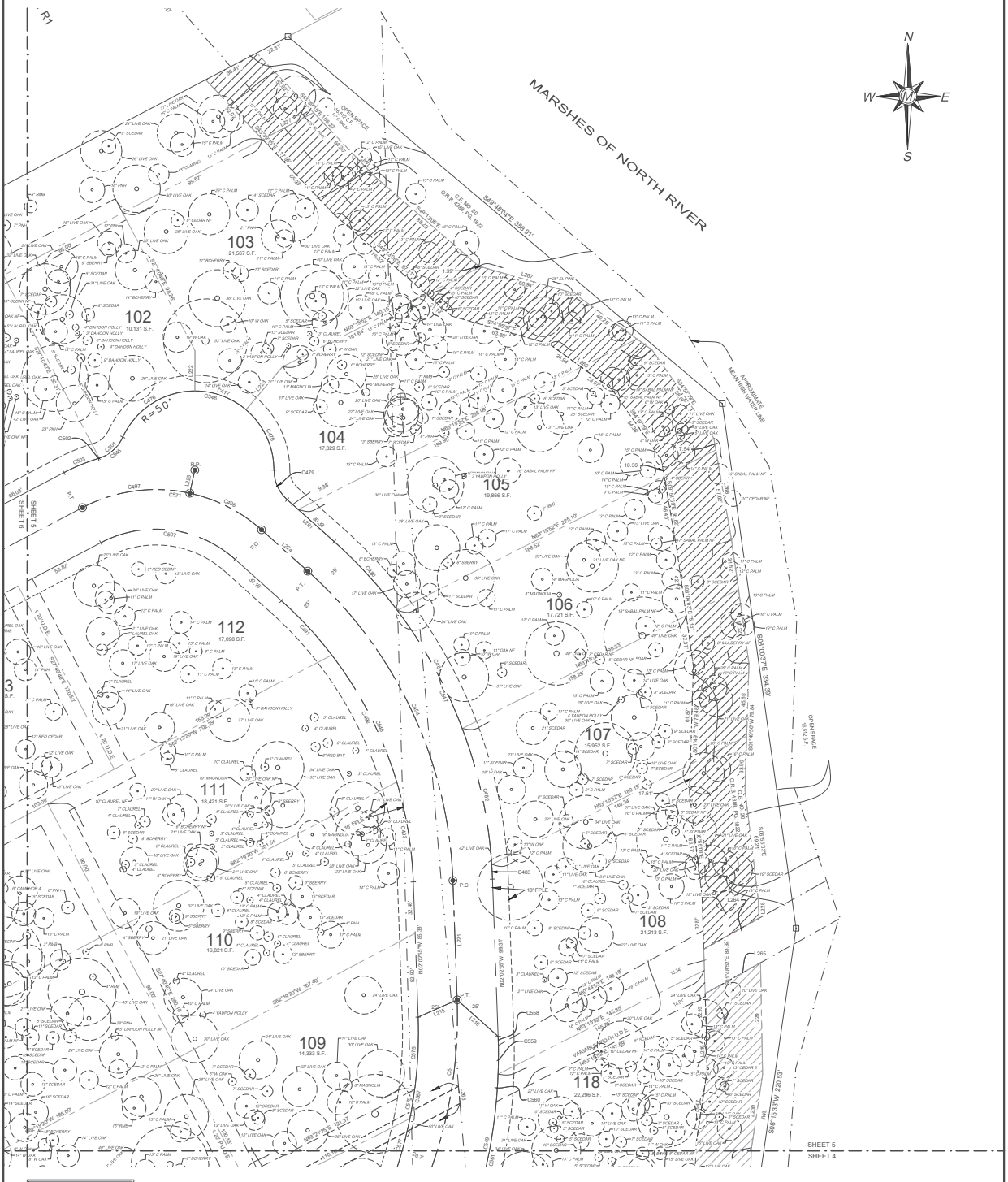

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NO.	DATE	DESCRIPTION

SHEET 5 of 6

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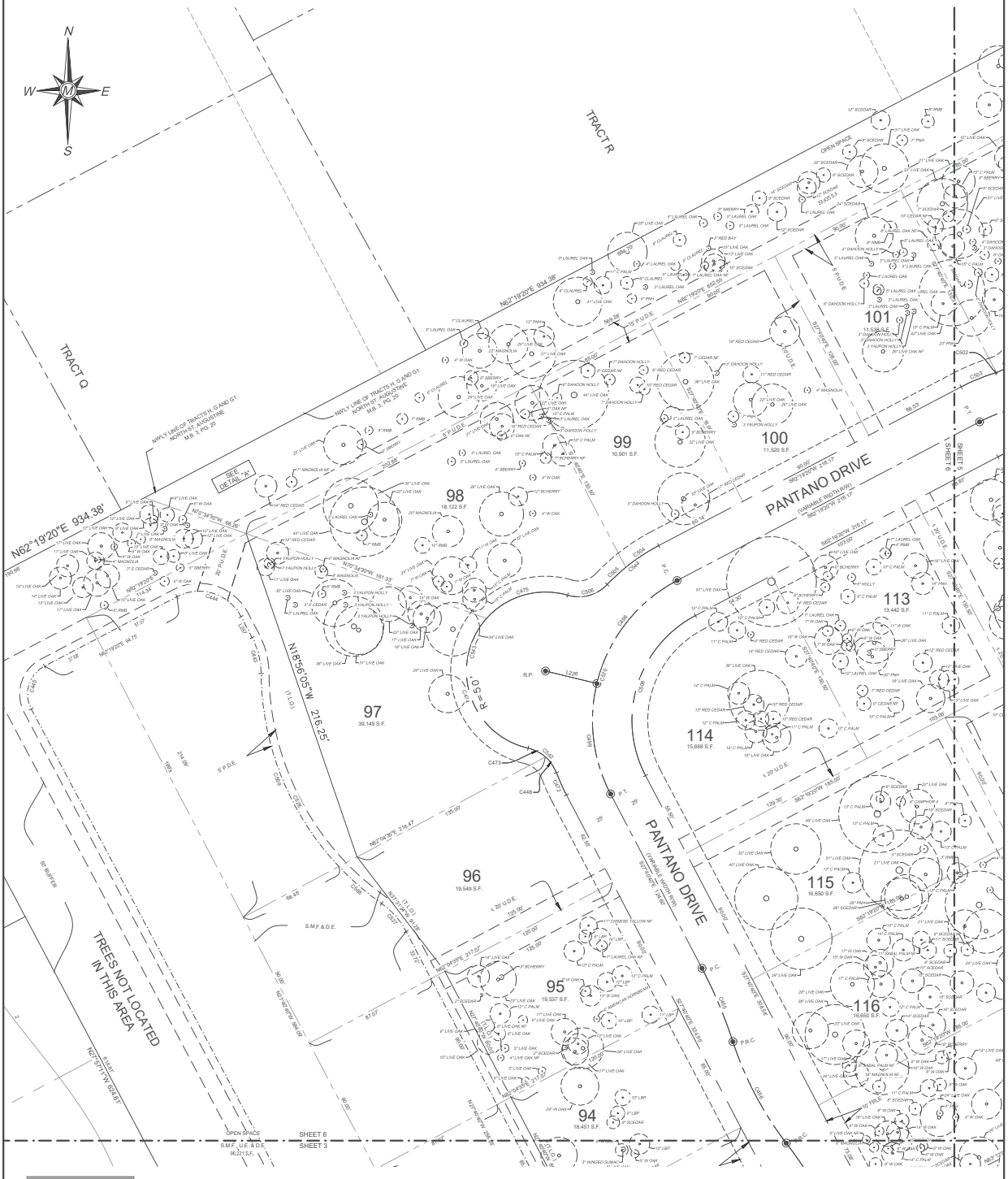
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N62°19'20"E 934.38'
NWLY LINE OF TRACTS H, G AND G1 NORTH ST. AUGUSTINE M.B. 3, PG. 20
SEE DETAIL "A"
N62°19'20"E 934.38'
N62°19'20"E 114.04'
N62°19'20"E 94.70'
N18°56'05"W 216.25'
N62°19'20"E 934.38'
N62°19'20"E 934.38'
N62°19'20"E 934.38

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	8.a	PZB2026-0053
Request	**Address**	**Parcel ID**
Land Use Plan Amendment, Rezoning, and Use by Exception	18 Spring Street	103940-0000
	20 Spring Street	103910-0010

Site & Background Information

Applicant:	Habitat for Humanity of St. Johns County, Inc.
Owner:	St. Luke Alpha and Omega Pentecostal Church of Florida, Inc.
Property Class: (St. Johns County Property Appraiser)	7100 - Churches 2815 – Parking Lots (Owner Occupied)
Future Land Use Designation:	Residential Low Density
Zoning Designation:	Residential Single-Family-Two: RS-2
Acreage:	.51
Neighborhood:	Ravenswood
Archaeological Zone:	N/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 Residential Medium Density and a request to recommend a rezoning from Residential Single-Family-Two (RS-2) to Residential General One (RG-1) to the City Commission and a use by exception for a business office in RG-1 zoning at 18 and 20 Spring Street.

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 for the future land use amendment and rezoning.

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

Goal, Policy, or Objective
Future Land Use Element
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 6.4.4 Residential Medium Density This district is intended to apply to those neighborhoods designated for single and multiple family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation), as appropriate. For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

Goal, Policy, or Objective
Future Land Use Element
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 current use of the property is a church which is an allowable use by exception in the current RS-2 zoning district. The applicant would like to change the use from a church to a business office of a faith based nonprofit. The current zoning and future land use do not allow a business office. The proposed zoning category would allow a business office as a use by exception.

2. The relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and
Surrounding properties within 300 feet of the 18 and 20 Spring are predominately designated RS-2 zoning and Residential Low Density future land. Southwest of the property is a multi-family use on North Whitney Street which is zoned RG-1 with a Future Land Use of Residential Medium Density. The St. Johns County Property Appraiser reports the surrounding uses are predominately single-family residential with three multi-family uses, a cemetery and several vacant lots within a 300 feet area of the subject property. The applicant's request for the use of a faith based nonprofit office is a similar use to the previous use as a church. However, it is not allowed by the current zoning designation of RS-2. The applicant is minimizing the intensity of change in their rezoning request by requesting a zoning category of Residential General-One that allows their requested use only by a use by exception. Residential General-One is the next step up in intensity in zoning categories. This request, however, would be an island within the current zoning and future land use designations.

3. Consistency with the comprehensive plan.
Residential Medium Density future land use is intended to apply to those neighborhoods designated for single and multiple family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. The proposed changes in Future Land Use would allow a modest increase in density and intensity. The proposed Future Land Use and zoning changes would seem more compatible if contiguous to the CL-1 commercial corridor along Masters and Palmer Streets or another similar zoning and Future Land Use designation in the Ravenswood neighborhood.

Below is a table comparing the RG-1 zoning district, the requested zoning designation of this application, and the RS-2 zoning district, the current zoning designation of the subject property.

18 and 20 Spring Street	
RS-2	**RG-1**
Permitted Uses	
Permitted uses and structures: - Single-family dwellings - home-based business.	*Permitted uses and structures*: - Single-family dwellings. - Multiple-family dwellings. - Housing for the elderly. - Roominghouses and boardinghouses. - Tourist homes and bed and breakfast inns. - Neighborhood recreational facility. - Accessory apartments. - Home-based business.
Permissible Uses by Exception	
Permissible uses by exception: See section 28-347	*Permissible uses by exception*:

18 and 20 Spring Street	
RS-2	**RG-1**
In addition to the permissible uses by exception listed in the schedule of district regulations, (article III), the following uses shall be permissible by exception in the districts indicated; and, unless specific provision is made otherwise in the grant of exception, such uses, whether permitted or permissible by exception, shall conform to all supplementary regulations listed under such use: - Home occupations and home office, private - Day nurseries - Parking lots - Railroads - Schools - Churches - Bar, cocktail lounge, saloon, tavern and /or restaurant in connection with hotel or motel. - Special Event Venue - Mobile food dispensing vehicle	- See section 28-347, special event venue as per section 28-347(8) only allowed as an accessory use to a principal use. - Hospitals and medical clinics, medical and dental offices, and intermediate care facilities. - Professional offices, such as accountant, architect, attorney, engineer, land surveyor, optometrist and similar uses. - Business offices, such as real estate broker, insurance agent, stockbroker, manufacturer's agent and similar uses. - Radio or television broadcasting office. - Marinas, including food service incident to operation of a marina. - Hotels and motels with or without kitchenettes (maximum thirty (30) units). - Restaurants and/or bars in connection with hotels or motels, with a maximum of three (3) seats per hotel or motel unit. - Hair salons, barbershops, interior decorators, photographic and art studios, and dance and music studios. - Mobile food dispensing vehicle as per section 28-347(9).
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).	*Nonresidential uses:* - Minimum lot width, fifty (50) feet. - Minimum lot area, five thousand four hundred fifty (5,450) square feet.
Minimum yard setback requirements	
Residential uses: - Front, fifteen (15) feet. - Side, ten (10) feet. - Rear, ten (10) feet.	*Nonresidential uses:* - Front, fifteen (15) feet. - Side, ten (10) feet. - Rear, ten (10) feet.
Maximum lot coverage by all buildings	
Thirty (30) percent.	Fifty (50) percent.

18 and 20 Spring Street	
RS-2	**RG-1**
Maximum height of structures	
Thirty-five (35) feet.	Thirty-five (35) feet.

Use by Exception for a Business Office

The applicant is also requesting a Use by Exception for a Business Office. The granting of this approval would allow the applicant to open the office for Habitat for Humanity of St. Johns County at 18 and 20 Spring Street. This Use by Exception could only be given on the condition of securing the requested Future Land Use and Zoning changes.

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.

The proposed use is similar to the previous use of a church and may be similar in intensity and traffic generation.

The requested use is the business office of a faith-based nonprofit that provide houses for low income residents and would be considered to promote the health, safety, welfare, morals, and general welfare of the neighborhood. Staff recommend approval with conditions if the Board were to give a positive recommendation of the Future Land Use amendment and zoning change.

Staff Recommendation

Future Land Use Amendment:

Review of Sec. 28-30 is used to determine whether to make a positive recommendation to the city commission to amend the city's land use plan map from Residential Low Density to Residential Medium Density. This review is the responsibility of the Planning and Zoning Board.

The Board can make the following findings as part of a recommendation based on Sec. 28-30 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.

- The Board can choose to **RECOMMEND** the Future Land Use amendment to the City Commission as the zoning is consistent with Sec. 28-30. Or,

- The Board can choose to **NOT RECOMMEND** the Future Land Use amendment to City Commission as the request is not consistent with Sec. 28-30.

Zoning Change:

Review of Sec. 28-30 is used to determine whether to make a positive recommendation to the city commission to rezone the property from Residential Single-Family-Two (RS-2) to Residential General One (RG-1). This review is the responsibility of the Planning and Zoning Board.

The Board can make the following findings as part of a recommendation based on Sec. 28-30 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.

- The Board can choose to **RECOMMEND** the zoning change to the City Commission as the zoning request is consistent with Sec. 28-30. Or,

- The Board can choose to **NOT RECOMMEND** the zoning change to City Commission as the zoning request is not consistent with Sec. 28-30.

Use by Exception:

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE with conditions,** a use by exception request for a professional and business office located at 18 and 20 Spring Street.

- The Board can choose to Approve the Use by Exception as it is consistent with the requirements of Sec. 28-29 **with the following Conditions** that the requested Future Land Use Amendment and Zoning change are approved by the City Commission. Or,
- The Board can choose to **DENY** the Use by Exception as it is not consistent with the above findings of Sec. 28-29.

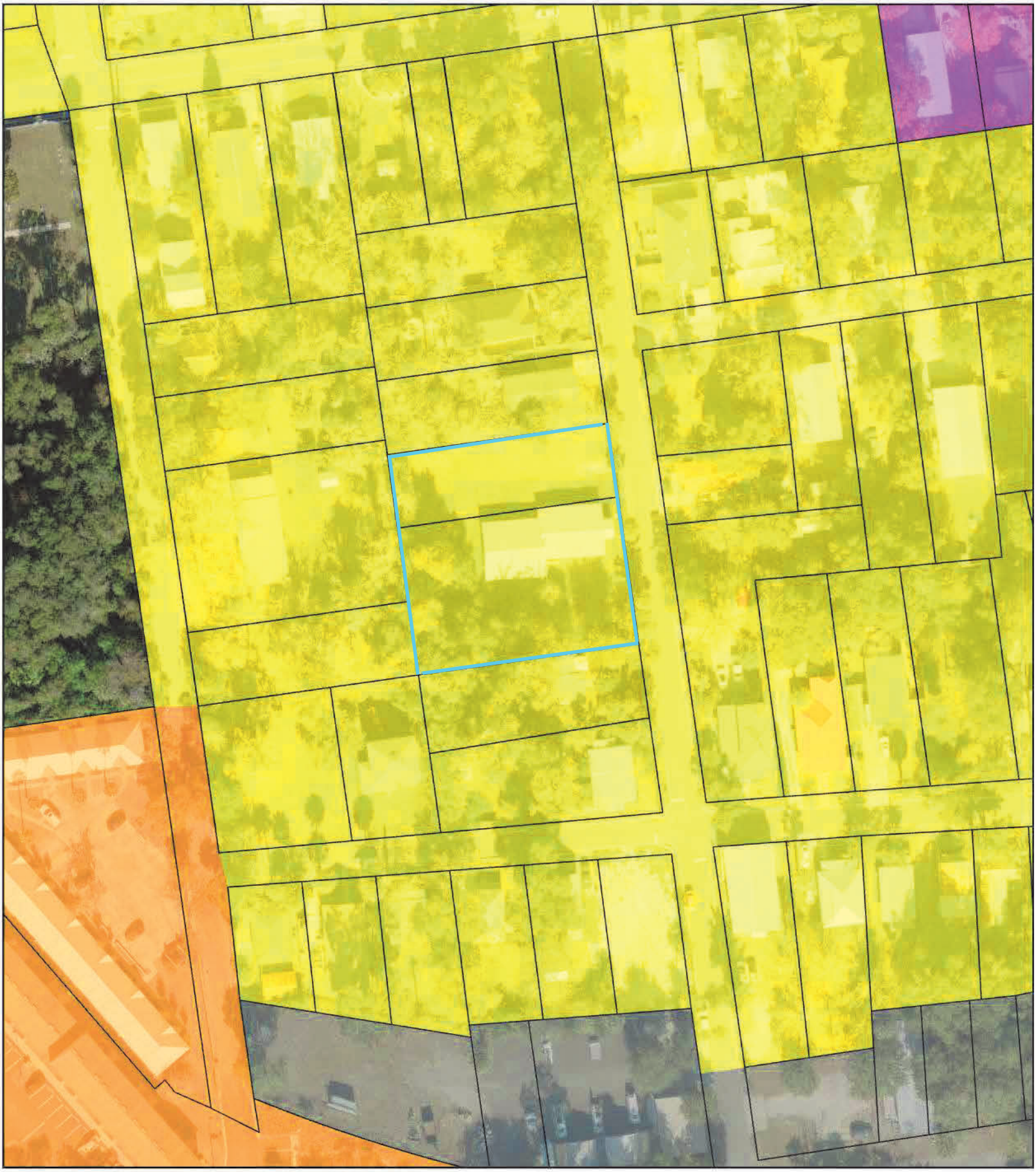
Attachments

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

Staff Report prepared by:

Sarah Daugherty
Planning Manager
Planning and Building Department

Attachment 1:
Site Maps
and Photos



Future Land Use

City of St. Augustine

18 & 20 Spring St.

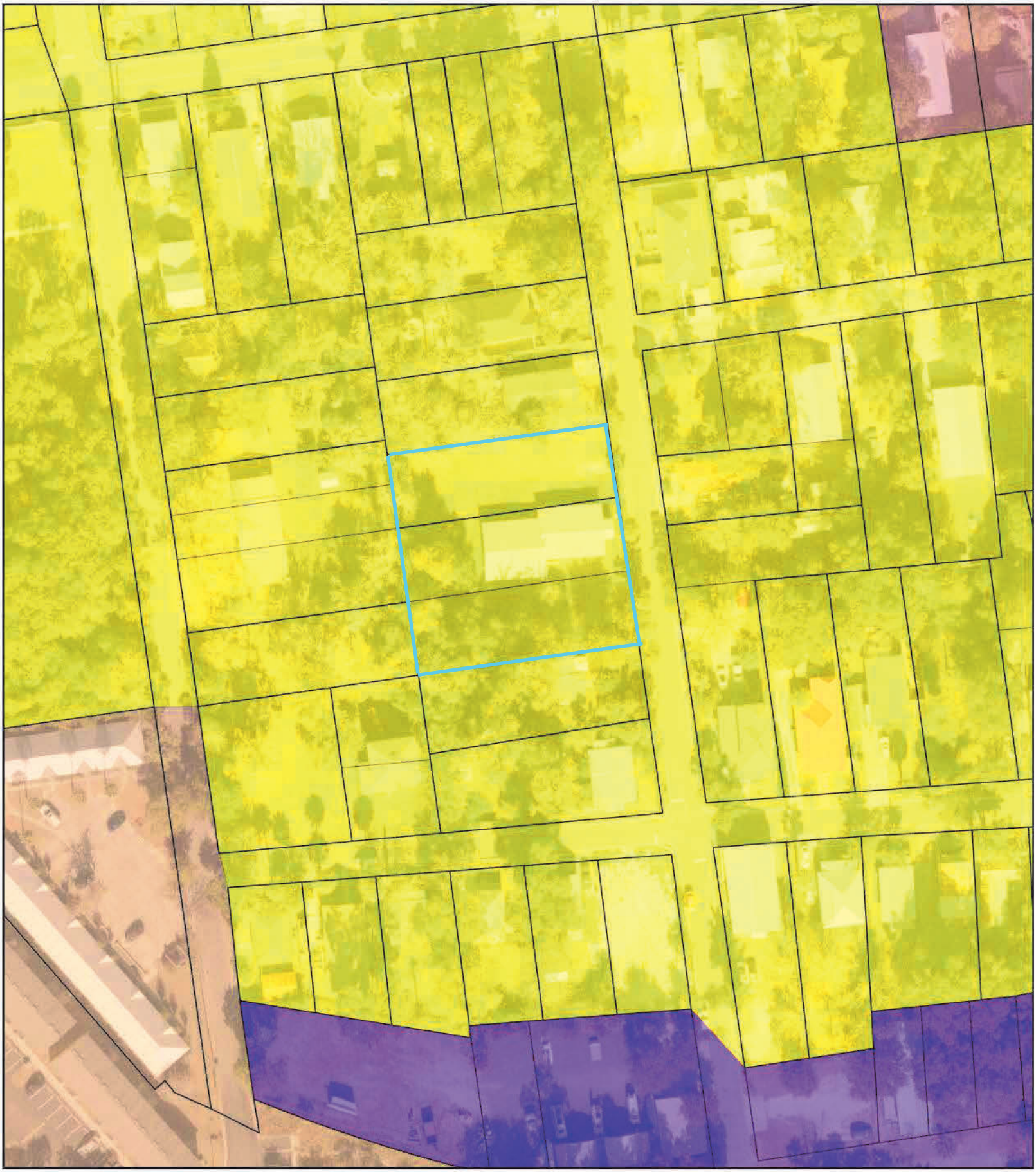
Legend

- Commercial Low Intensity
- Industrial
- Residential Low Density
- Residential Medium Density
- Parcel

Scale: 1:1,000

N W E S

0 30 60 120 Feet



Zoning Map

City of St. Augustine

18 & 20 Spring St

Legend

- Residential Single-Family-Two (RS-2)
- Residential General-One (RG-1)
- Commercial Low-One (CL-1)
- Industrial and Warehousing (IW)
- Parcel

Scale: 1:1,000

N W E S

0 35 70 140 Feet



Flood Zone & Ground Elevation Contours (ft. NAVD88)

City of St. Augustine

18 & 20 Spring St

Legend

- Flood Zone AE
- Flood Zone VE
- Flood Zone X/X(S)
- 2018 Contours

Scale: 1:1,000

N W E S

0 25 50 100 Feet



St Johns County Property Appraiser
Use Classification
City of St. Augustine
18 & 20 Spring St

Legend

Parcel

Scale: 1:1,000

N
W E
S

0 30 60 120 Feet

18 & 20 Spring 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: Habitat for Humanity of St. Johns County, Inc.
   Address: 7 Hopkins Street City: St. Augustine State: Florida Zip: 32084
2. NAME OF PROPERTY OWNER: St. Luke Alpha and Omega Pentecostal Church of Florida, Inc.
   Address: 18 Spring Street City: St. Augustine State: Florida Zip: 32084
3. LEGAL DESCRIPTION OF PROJECT PROPERTY: See Exhibit A
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number:_____
4. PROJECT STREET ADDRESS: 18 and 20 Spring Street, St. Augustine, Florida 32084
5. SPECIFIC PROPOSED USE: Convert church property to faith-based nonprofit office
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☒ Exception
   - ☐ Variance
   - ☐ Other: _____
   - ☐ Appeal of Staff Determination
   - ☒ Land Use Plan Amendment
   - ☒ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: FLUM from Residential Low Density to Residential Medium Density; Rezoning from RS-2 to RG-1 and Special Exception for faith-based nonprofit office
8. JUSTIFICATION FOR ACTION REQUESTED: Maintain existing church structure, and convert from church to faith-based nonprofit 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 4-7-26 Date

Signature of Property Owner Date

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.

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_____

Signature of Applicant Date

The Alpha and Omega Pentecostal Church of America Inc. Paul Gross 04/15/2026 01:07 PM

Signature of Property Owner Date

Electronically Signed using eSignOnline™ [Session ID : 61214c21-0991-4dc2-9974-8338ee1fffbe]

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.

HABITAT FOR HUMANITY OF ST. JOHNS COUNTY, INC.

By: _____
Signature of applicant

Malinda Everson
Print name of applicant

Its: Executive Director

4-7-26
Date

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization for Agent

Sidney F. Ansbacher, Esq. is/are hereby authorized TO ACT ON BEHALF St. Luke Alpha & Omega Pentacostal Church, Inc., the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at:

20 Spring Street, St. Augustine, Florida 32084

ST. LUKE ALHA AND OMEGA PENTECOSTAL CHURCH OF FLORIDA, INC.

BY: Paul Gross
Signature of Owner

PAUL GROSS
Print Name of Owner

Title: Overseer

410-746-5870
Telephone Number

State of Maryland

County of Baltimore

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

By Dorothy C. Brown-Dorsey

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: Dorothy C. Brown-Dorsey

My Commission expires: April 25, 2029

Rev:022117

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization for Agent

Sidney F. Ansbacher, Esq. is/are hereby authorized TO ACT ON BEHALF Alpha and Omega Pentecostal Church of America, Inc., the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at:

18 Spring Street, St. Augustine, Florida 32084

ST. LUKE ALHA AND OMEGA PENTECOSTAL CHURCH OF FLORIDA, INC.

BY: Paul Gross
Signature of Owner

PAUL GROSS
Print Name of Owner

Title: Overseer

410-746-5870
Telephone Number

State of Maryland

County of Baltimore

Signed and sworn before me on this 17th day of April, 2024.

By Dorothy C. Brown-Dorsey

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Dorothy C Brown-Dorsey

My Commission expires: April 25, 2029

Rev:022117

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: 18 & 20 Spring Street, St. Augustine, FL 32084

Applicant's Name: Malinda Evenson Executive Director, Habitat for Humanity of St. Johns County

Applicant's Signature: _____

Owner's Name: The Alpha and Omega Pentecostal Church of

Owner's Signature: The Alpha and Omega Pentecostal Church of

Electronically Signed using eSignOnline™ [Session ID : b0ba5015-cbc1-4475-9fea-a1cc3febaf29]

90 17757

O.R. 862 PG 1995

4825

THIS WARRANTY DEED Made the 13th day of July A.D. 1990 by

EDWIN R. BROWN, a married man conveying his separate non homestead property

hereinafter called the grantor, to

ST. LUKE ALPHA & OMEGA PENTACOSTAL CHURCH, INC.

whose postoffice address is ~~19 Spring St.~~ PO Box 1767
St. Augustine, Florida ~~32084~~ 32085

herein called the grantee:
(wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal respresentatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

In New Augustine, commencing at a point on the West side of Spring St. (Avenue), 250 feet South of the Southwest corner of John Street and Spring St. (Avenue), running thence Southerly on the West side of Spring St. (Avenue) 50 feet; thence Westerly parallel to John Street 150 feet; thence Northerly parallel to Spring St. (Avenue) 50 feet; thence Easterly parallel to John Street 150 feet to the West side of Spring St. (Avenue) and the point of beginning.

Subject to Reservations, restrictions and easements held by the State of Florida as recorded in Deed Book 181, page 363 of the public records of St. Johns County, Florida.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants, with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1989.

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

Signed, sealed and delivered in our presence:

Witness

Witness

Edwin R. Brown LS
EDWIN R. BROWN

_____ LS

Documentary Tax Pd. $ 27.50

$ ~~—~~ Intangible Tax Pd.

Carl "Bud" Marshall, Clerk St. Johns County By: _____ D.C.

State of Florida
County of St. Johns

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

EDWIN R. BROWN

to me known to be the person described in who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13 day of July, A.D. 1990.

Carol A. Lagasse

(Notary Seal)

Notary Public
My commission Expires:

Notary Public
State of Florida at Large
My Commission Expires April 17, 1992

This instrument prepared by: Carol A. Lagasse'
Estate Title and Guaranty Inc.
71 Carrera Street
St. Augustine, Florida 32084
as necessary incident to the fulfillment of conditions set forth in a Title Insurance Binder issued by Estate Title and Guaranty, Inc.

COPY

RECORDED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
90 JUL 17 PM 3:23
CLERK OF CIRCUIT COURT

FORM 1102 Florida WARRANTY DEED—(Statutory Form.)

OFF REC 185 PAGE 209

TUTBLANX REGISTERED U.S. PAT. OFFICE
Tuttle Law Print, Publishers, Rutland, Vt.

This Indenture,

71 379

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 21st *day of* December *A. D. 1970*

Between, BEN PERKINS and RACHEL PERKINS, his wife,

of the County of St. Johns *in the State of* Florida
party of the first part, and ALPHA AND OMEGA PENTECOSTAL CHURCH OF AMERICA, INC., whose mailing address is: 22 Evergreen Street, St. Augustine, Florida 32084,

of the County of St. Johns *in the State of* Florida
party of the second part,

Witnesseth, *that the said party of the first part, for and in consideration of the sum of* $10.00 and other good and valuable considerations ~~Dollars~~ *to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of* St. Johns *, State of Florida, to wit:*

A parcel of Land in St. Augustine, St. Johns County, Florida, more fully described as follows:

Commencing at the intersection of the South Line of John Street with the West line of Spring Street as indicated on Map of New Augustine, dated June, 1918, on file in the public records of said County; thence Southerly, on said West Line of Spring Street, 300 feet to the point of beginning at the Northeast corner of the herein described Parcel of Land; thence continuing Southerly, on said West Line of Spring Street, 50 feet; thence Westerly, perpendicular from said West Line of Spring Street, 150 feet; thence Northerly, parallel with said West Line of Spring Street, 50 feet; thence Easterly, perpendicular to said West Line of Spring Street and on the South Line of that Land described in Deed recorded in Official Records Book 143, page 15, of said public records, 150 feet to the point of beginning.

The above described land is also described as:

The North 50 feet of the South 165 feet of the North 365 feet of Lot 11, Block 6, GREENO TRACT, St. Johns County, Florida.

Subject to reservation of mineral rights in Deed from Trustees of the Internal Improvement Fund recorded in Deed Book 156, Page 187.

STATE OF FLORIDA DOCUMENTARY STAMP TAX JAN 26 71 $2.40 DEP. CLERK CIRCUIT CT. ST. JOHNS COUNTY

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

In Witness Whereof, *the said party of the first part has hereunto set his hand and seal the day and year first above written.*

Signed, Sealed and Delivered in Our Presence:

Willard Howatt
Shirley J. Cook

Benjamin Perkins
Ben Perkins
Rachel Perkins

This instrument was prepared by:
WILLARD HOWATT
HOWATT AND BENNETT
115 Cordova Street
St. Augustine, Florida

STATE OF FLORIDA DOCUMENTARY SUR TAX $1.10 JAN 26 1971

State of Florida

County of ST. JOHNS

OFF REC 185 PAGE 210

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,
BEN PERKINS and RACHEL PERKINS, his wife,

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.
Witness my hand and official seal at St. Augustine County of St. Johns, and State of Florida, this 21st day of December, A. D. 1970.

Shirley J. Cook

My Commission Expires June 27, 1971 Notary Public, State of Florida at Large.

SHIRLEY J. COOK NOTARY PUBLIC STATE OF FLORIDA AT LARGE

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

JAN 25 11 22 AM '71

Oliver Trenton
CLERK CIRCUIT COURT

COPY

Warranty Deed

TO

Date

ABSTRACT OF DESCRIPTION

James W. Baker
Rt 1 Box 156 A 7
Elkton, Fla

VERIFIED BY
MG.

Recdg. 6.00
SS 2.40
ST 1.10

FILED
92 MAY 21 PM 12:08
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC.

We, the undersigned, with other persons being desirous of forming a nonprofit corporation, under the provisions of Chapter 617, Florida Statutes, do agree to the following:

ARTICLE I

The name of this Corporation is HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC. The address of the principal office and mailing address of this Corporation shall be 32 Sevilla Street, St. Augustine, Florida 32084.

ARTICLE II

1. The general purposes of the Corporation are as follows:

a. To witness to and implement the Gospel of Jesus Christ in Florida and throughout the United States and the world by working with economically disadvantaged people to help them to create a better human habitat in which to live and work;

b. To cooperate with other charitable organizations, through grants and otherwise, which are working to develop a better human habitat for economically disadvantaged people;

c. To communicate the Gospel of Jesus Christ by means of the spoken and written word;

d. To receive, maintain, and accept as assets of the Corporation, any property, whether real, personal or mixed, by way of gift, bequest, devise or purchase from any person, firm, trust or corporation, to be held, administered and disposed of exclusively for charitable, religious, educational and scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, as amended, and in accordance with and pursuant to the provisions of these Articles of Incorporation; but no gift, bequest, devise or purchase of any such property shall be received or made and accepted if it is conditioned or limited in such manner as shall require the disposition of income or principal to any organization other than a "charitable organization" or for any purposes other than "charitable purposes" which would jeopardize the status of the Corporation as an entity exempt from federal income tax pursuant to the relevant provisions of the Internal Revenue Code, as amended; and

e. To exclusively promote and carry on any other religious, charitable or educational purposes and activities for which corporations may be organized and operated under the relevant provisions of the Internal Revenue Code, as amended, and under the Florida Nonprofit Corporation Act.

2. Anything contained in these Articles of Incorporation to the contrary notwithstanding, the Corporation shall not carry on or otherwise engage in any activities not permitted to be carried on or engaged in by (i) a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, as amended, or any corresponding section of any future tax code; (ii) a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code, as amended, or any corresponding section of any future tax code; or (iii) a corporation organized and existing under the Florida Nonprofit Corporation Code.

ARTICLE III

The members of the Board of Directors shall be the members of the Corporation during their respective terms of office.

ARTICLE IV

The name and address of the incorporators of these Articles are:

Henry L. Twine
163 Palmo Street
St. Augustine, Fl. 32084

Larry Clark
2740 Loja Street
St. Augustine, Fl. 32084

Sam Schlegel
5 Flamingo Dr.
P.O. Box 4320
St. Augustine, Fl. 32085

Greg Kaminsky
362 Armas Avenue
St. Augustine, Fl. 32095

John P. Foster
6459 Santina Way
St. Augustine, Fl. 32095

Susie Russell
18 Franciscan Way
St. Augustine, Fl. 32084

Kathy McLean
35 Cincinnati Avenue
St. Augustine, Fl. 32084

Bill Irwin
50 Dolphin Drive
St. Augustine, Fl. 32084

Susan Maass
134 Lobelia Road
St. Augustine, Fl. 32086

John A. Hunter
32 Sevilla Street
St. Augustine, Fl. 32084

Nicolle Bauer
17 Aviles Drive
St. Augustine, Fl. 32095

Bob Robertson
610 Old Beach Road
St. Augustine, FL. 32084

Deltra Long
65 Osceola Road
P.O. Box 5266
St. Augustine, Fl. 32085

Rudolph B. Hadley, Sr.
P.O. Box 1274
5718 Rudolph Avenue
St. Augustine, Fl. 32085

ARTICLE V

The Corporation is to exist perpetually.

ARTICLE VI

The business of this Corporation shall be managed by the Board of Directors. This Corporation shall have fourteen (14) directors initially. The number of directors may be increased or decreased from time to time by the By-Laws, but shall never be less than three (3).

The Board of Directors shall be appointed and hold office in accordance with the By-Laws.

The names and addresses of the persons who are to serve as directors for the ensuing year, or until the first annual meeting of the Corporation are:

Henry L. Twine
163 Palmo Street
St. Augustine, Fl. 32084

Larry Clark
2740 Loja Street
St. Augustine, Fl. 32084

Sam Schlegel
5 Flamingo Dr.
P.O. Box 4320
St. Augustine, Fl. 32085

Greg Kaminsky
362 Armas Avenue
St. Augustine, Fl. 32095

John P. Foster
6459 Santina Way
St. Augustine, Fl. 32095

Susie Russell
18 Franciscan Way
St. Augustine, Fl. 32084

John A. Hunter
32 Sevilla Street
St. Augustine, Fl. 32084

Kathy McLean
35 Cincinnati Avenue
St. Augustine, Fl. 32084

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50 Dolphin Drive
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Bob Robertson
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134 Lobelia Road
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Deltra Long
65 Osceola Road
P.O. Box 5266
St. Augustine, Fl. 32085

Rudolph B. Hadley, Sr.
P.O. Box 1274
5718 Rudolph Avenue
St. Augustine, Fl. 32085

Nicolle Bauer
17 Aviles Drive
St. Augustine, Fl. 32095

The street address of the initial registered office of this Corporation shall be 32 Sevilla Street, St. Augustine, Florida 32084, and the name of the initial registered agent of the Corporation at that address is John A. Hunter.

ARTICLE VII

In accordance with Section 501(c)(3) of the Federal Internal Revenue Code, the Corporation shall operate exclusively as a non-profit organization for the purposes set forth in Article II above. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensations for services rendered and to make payments and distributions in furtherance of the purposes set forth in these Articles of Incorporation. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislations, and the Corporation shall not participate in, or intervene in any political campaign on behalf of or in opposition to any candidate for public office.

ARTICLE VIII

In the event of the dissolution and liquidation of this Corporation, to the extent allowed or permitted under applicable laws, the property and assets of the Corporation shall be, as determined by the board of directors, distributed to or sold and the proceeds of such sale distributed to: (i) Habitat for Humanity International, Inc., a Georgia Nonprofit Corporation and a Corporation exempt form taxation under Section 501(c)(3) of the Internal Revenue Code, as amended; or, (ii) any other organization(s) organized and

operating for the same purposes for which the Corporation is organized and operating or any organization(s), foundation)(s), fund(s), or corporation(s) organized and operating exclusively for religious, charitable, scientific, educational or other purposes permitted by Section 501(c)(3) of the Internal Revenue Code, as amended, all of which such organization(s), foundation(s) fund(s) or corporation(s) shall be exempt under Section 501(c)(3) of the Internal Revenue Code, as amended. In the event that any assets are not disposed of in accordance with the provisions of these Articles of Incorporation or that the Corporation shall fail to act within a reasonable time in the manner provided in these Articles of Incorporation, the Court of St. Johns County, Florida, shall, upon application of one or more persons having a real interest in the Corporation or its assets, make such distributions as provided in these Articles of Incorporation.

ARTICLE IX

The Board of Directors of this Corporation shall adopt By-Laws not inconsistent with these Articles of Incorporation for the conduct of the Corporation's business and the carrying out of its purposes. The By-Laws may be amended, altered or rescinded in whole or in part, from time to time, by a two-thirds (2/3) vote of the members of the Board of Directors present at a meeting at which a quorum is present, provided, however, that if the meeting is other than

the annual meeting of the Board of Directors, ten (10) days' notice in writing of the time, place and purpose of such meeting shall be given to each director unless such notice shall be waived in writing.

IN WITHNESS WHEREOF, the undersigned subscribing incorporators, have hereunto set their hands and seals on this 4th day of May, A. D., 1992.

Henry L. Twine

Larry Clark

Sam Schlegel

Greg Kaminsky

Susie Russell

John P. Foster

Kathy McLean

Bill Irwin

Susan Maass

Deltra Long

Rudolph B. Hadley, Sr.

Nicolle Bauer

John A. Hunter

Bob Robertson

ACKNOWLEDGMENT OF REGISTERED AGENT:

Having been named to accept service of process for the above stated Corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and

agree to comply with the provisions of said Act relative to keeping open said office.

John A. Hunter

FILED
92 MAY 21 PM 12:08
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 4th day of May, A. D., 1992, by John A. Hunter, who is personally known to me or who has produced Driver License as identification and who did take an oath.

Notary Public, State of Florida at Large.
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

HENRY L. TWINE
MY COMMISSION # CC 192282
EXPIRES: March 31, 1995
Bonded Thru Notary Public Underwriters

The foregoing instrument was acknowledged before me this 4th day of May, A. D., 1992, by Henry L. Twine, Larry Clark, Sam Schlegel, Greg Kaminsky, Susie Russell, John P. Foster, Kathy McLean, Bill Irwin, Susan Maass, Deltra Long, Rudolph B. Hadley, Sr., Nicolle Bauer, John A. Hunter and Bob Robertson who are personally known to me or who have produced Driver License as identification and who did take an oath.

Notary Public, State of Florida at Large.
My Commission Expires: _____

HENRY L. TWINE
MY COMMISSION # CC 192282
EXPIRES: March 31, 1995
Bonded Thru Notary Public Underwriters

State of Florida

Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., a corporation organized under the Laws of the State of Florida, filed on May 21, 1992, as shown by the records of this office.

The document number of this corporation is N49047.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
22nd day of May, 1992.

Jim Smith
Secretary of State

CR2EO22 (2-91)

N25000019047

Florida Department of State

Division of Corporations

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H25000360354 3)))

H250003603543ABC

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

2025 DEC 15 PM 12:49 RECEIVED

To:

Division of Corporations
Fax Number : (850)617-6380

From:

Account Name : FISHER, TOUSEY, LEAS & BALL
Account Number : I19990000021
Phone : (904)356-2600
Fax Number : (904)355-0233

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: meverson@habitatstjohns.org

2025 DEC 15 PM 12:48 FILED

COR AMND/RESTATE/CORRECT OR O/D RESIGN
HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUN

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	$35.00

12/16/2025

Electronic Filing Menu Corporate Filing Menu Help

(((H25000360354 3)))

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC.

DOCUMENT NUMBER: N49047

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

SIDNEY F. ANSBACHER, ESQ.
(Name of Contact Person)

UPCHURCH, BAILEY AND UPCHURCH
(Firm/ Company)

780 N. PONCE DE LEON BOULEVARD
(Address)

ST. AUGUSTINE, FLORIDA 32084
(City/ State and Zip Code)

meverson@habitatstjohns.org
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Sidney F. Ansbacher at 904 829-9066
(Name of Contact Person) (Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- ■ $35 Filing Fee
- ☐ $43.75 Filing Fee & Certificate of Status
- ☐ $43.75 Filing Fee & Certified Copy (Additional copy is enclosed)
- ☐ $52.50 Filing Fee Certificate of Status Certified Copy (Additional Copy is Enclosed)

Mailing Address
Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address
Amendment Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

(((H25000360354 3)))

FILED

2025 DEC 15 PM 12:38

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Articles of Amendment
to
Articles of Incorporation
of

HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC.

(Name of Corporation as currently filed with the Florida Dept. of State)

N49047

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this ***Florida Not For Profit Corporation*** adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

HABITAT FOR HUMANITY OF ST. JOHNS COUNTY, INC.

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:
(Principal office address MUST BE A STREET ADDRESS)

N/A

C. Enter new mailing address, if applicable:
(Mailing address MAY BE A POST OFFICE BOX)

N/A

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent: N/A

New Registered Office Address:

(Florida street address)

_____, Florida _____
(City) *(Zip Code)*

New Registered Agent's Signature, if changing Registered Agent:
I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

Signature of New Registered Agent, if changing

(((H25000360354 3)))

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:
(Attach additional sheets, if necessary)
Please note the officer/director title by the first letter of the office title:
P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

X Change	PT	John Doe
X Remove	V	Mike Jones
X Add	SV	Sally Smith

Type of Action (Check One)	Title	Name	Address
1) ____ Change ____ Add	S	Landon Johnson	116 Southwind Circle St. Augustine, FL 32086
x Remove			
2) x Change ____ Add	S	Lisa Payne	337 Woodridge Lane St. Johns, FL 32084
____ Remove			
3) ____ Change x Add ____ Remove	D	Diane Vespucci	669 Bahia Ct St. Augustine, FL 32086
4) ____ Change x Add	D	Aliyah Meyer	337 Woodridge Ln St. Johns, FL 32259
____ Remove			
5) ____ Change ____ Add			
____ Remove			
6) ____ Change ____ Add			
____ Remove			

E. If amending or adding additional Articles, enter change(s) here:
(attach additional sheets, if necessary). (Be specific)

N/A

(((H25000360354 3)))

The date of each amendment(s) adoption: N/A, if other than the date this document was signed.

Effective date if applicable: N/A
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) (CHECK ONE)

The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.

(((H25000360354 3)))

☑ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated 10-2-25

Signature _____

(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

MALINDA EVERSON

(Typed or printed name of person signing)

EXECUTIVE DIRECTOR

(Title of person signing)

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	1039100010
Location Address	20 SPRING ST SAINT AUGUSTINE 32084-0000
Neighborhood	Greeno Tract (COM) (474.01)
Tax Description*	(15-1) GREENO TRACT S50FT OF N200FT OF LOT 11 BLK 6 OR862/1995 ***The Description above is not to be used on legal documents.**
Property Use Code	Parking Lots (Owner Occupied) (2815)
Subdivision	Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.170
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

ST LUKE ALPHA OMEGA
100%
18 SPRING ST
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$19,796

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$1,740.00
Total Land Value	$60,990.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$62,730.00**
Total Deferred	$42,934.00
Assessed Value	**$19,796.00**
Total Exemptions	$19,796.00
Taxable Value	**$0.00**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$1,856	$60,990	$0
2024	$0	$845	$60,990	$0
2023	$0	$845	$50,022	$0
2022	$0	$1,243	$12,278	$0
2021	$0	$1,243	$12,278	$0
2020	$0	$1,243	$12,278	$0
2019	$0	$1,243	$12,278	$0
2018	$0	$1,243	$12,278	$0
2017	$0	$1,243	$12,278	$0
2016	$0	$1,243	$12,278	$0
2015	$0	$1,243	$12,278	$0

Extra Feature Information

Code Description	Status	Value
Metal Fence - 4' (COM)		1740

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	50	150	50	EF	$60,990

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
	7/1/1990	$0.00		862	1995	U	I		ST LUKE ALPHA OMEGA
	6/1/1982	$0.00		548	424	U	I		
	3/1/1981	$19,500.00		487	507	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/7/2026, 3:02:10 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1039400000
Location Address	18 SPRING ST SAINT AUGUSTINE 32084-0000
Neighborhood	Greeno Tract (COM) (474.01)
Tax Description*	(18) & (20) GREENO TRACT S100 OF N300 FT OF LOT 11 BLK 6 DB192/509 & OR185/209 ***The Description above is not to be used on legal documents.**
Property Use Code	Churches (7100)
Subdivision	Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.340
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

ALPHA & OMEGA PENTECOSTAL CHR
100%
18 SPRING ST
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$150,114

Map



Valuation Information

Assessed Year	2026
Building Value	$94,415.00
Extra Features Value	$3,502.00
Total Land Value	$121,980.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$219,897.00**
Total Deferred	$69,783.00
Assessed Value	**$150,114.00**
Total Exemptions	$150,114.00
Taxable Value	**$0.00**

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

Historical Assessment Information

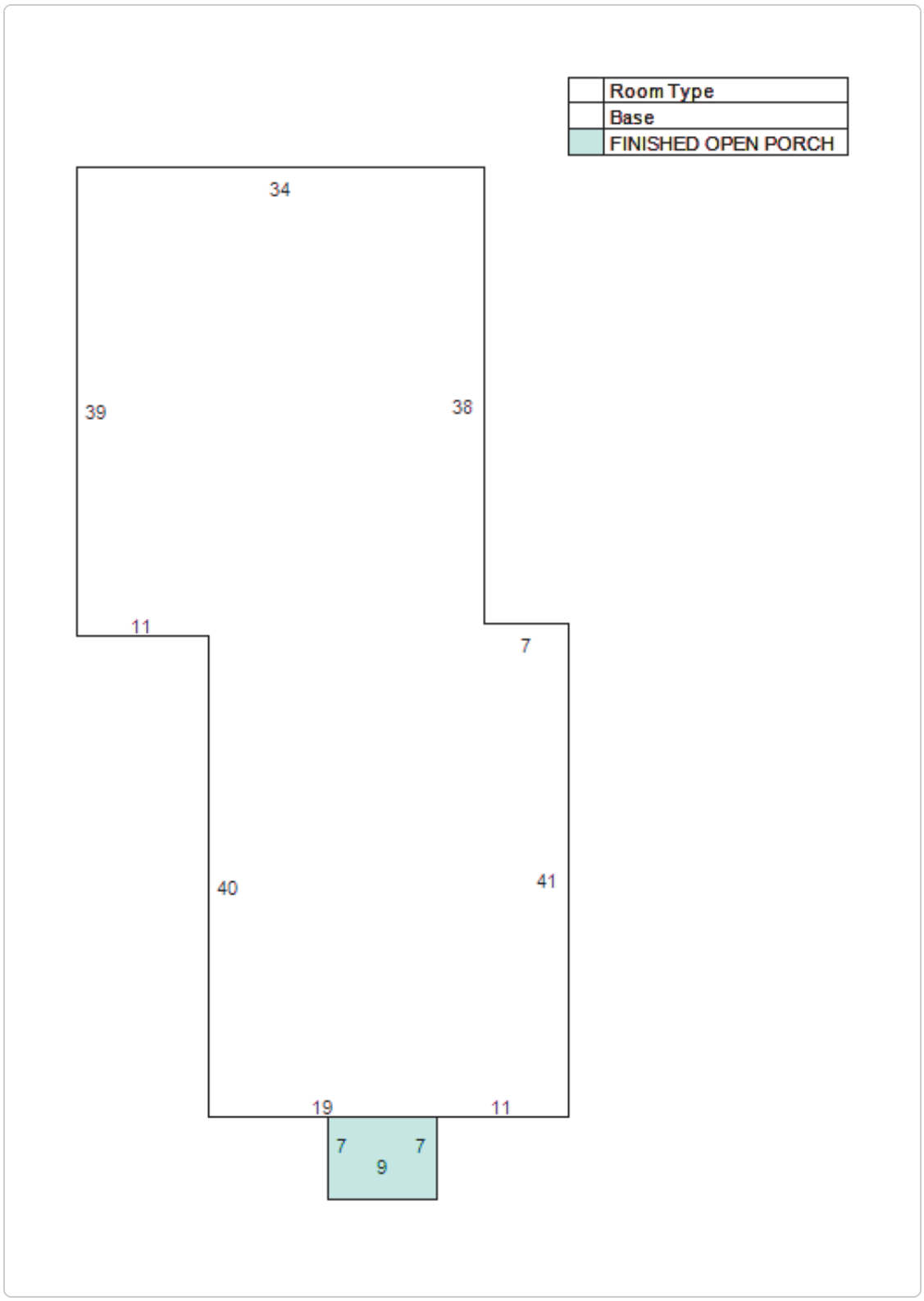
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$70,000	$3,752	$121,980	$0
2024	$70,063	$4,002	$121,980	$0
2023	$73,885	$4,252	$35,845	$0
2022	$64,968	$1,717	$35,845	$0
2021	$62,450	$1,717	$35,845	$0
2020	$63,804	$491	$35,845	$0
2019	$77,089	$491	$35,845	$0
2018	$80,759	$491	$35,845	$0
2017	$73,801	$491	$27,285	$0
2016	$70,060	$491	$27,285	$0
2015	$60,585	$491	$24,610	$0

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$94,415	**Roof Structure**	Gable Hip
Year Built	1988	**Interior Flooring**	Carpet, Sheet Vinyl
Actual Area	2596	**Interior Wall**	Drywall
Conditioned Area	2533	**Heating Type**	Air Duct
Use	Churches	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Block	**Baths**	

Description	Square Footage
BASE AREA	2533
FINISHED OPEN PORCH	63
Total SqFt	2596

Sketch Information



Extra Feature Information

Code Description	Status	Value
Metal Fence - 6' (COM)		3502

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	100	150	100	EF	$121,980

No data available for the following modules: Sales Questionnaire Form, Sale 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: 5/7/2026, 3:02:10 AM

Contact Us

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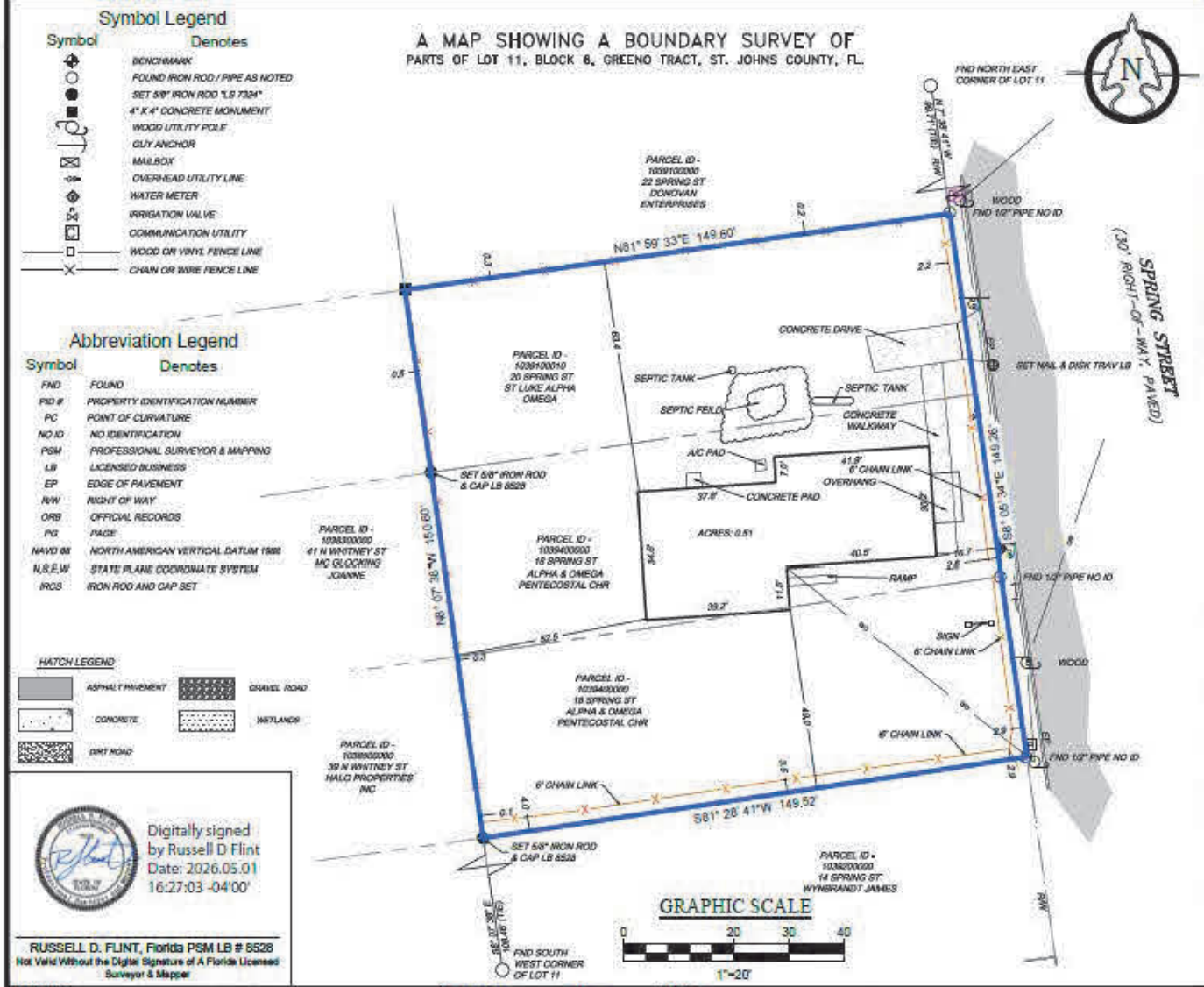
SCHNEIDER GEOSPATIAL

Attachment 4:

Survey

A MAP SHOWING A BOUNDARY SURVEY OF
PARTS OF LOT 11, BLOCK 6, GREENO TRACT, ST. JOHNS COUNTY, FL.



DESCRIPTION (ORB 185 Pg 209):

A PARCEL OF LAND IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF JOHN STREET WITH THE WEST LINE OF SPRING STREET AS INDICATED ON MAP OF NEW AUGUSTINE, DATED JUNE, 918, ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY, ON SAID WEST LINE OF SPRING STREET, 300 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTHERLY, ON SAID WEST LINE OF SPRING STREET, 50 FEET; THENCE WESTERLY, PERPENDICULAR FROM SAID WEST LINE OF SPRING STREET, 150 FEET; THENCE NORTHERLY, PARALLEL WITH SAID WEST LINE OF SPRING STREET, 50 FEET; THENCE EASTERLY, PERPENDICULAR TO SAID WEST LINE OF SPRING STREET AND ON THE SOUTH LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 143, PAGE 15, OF SAID PUBLIC RECORDS, 150 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS ALSO DESCRIBED AS:

THE NORTH 50 FEET OF THE SOUTH 165 FEET OF THE NORTH 365 FEET OF LOT 11, BLOCK 6, GREENO TRACT, ST. JOHNS COUNTY, FLORIDA.

DESCRIPTION (ORB 862 PG 1995):

IN NEW AUGUSTINE, COMMENCING AT A POINT ON THE WEST SIDE OF SPRING ST. (AVENUE), 250 FEET SOUTH OF THE SOUTHWEST CORNER OF JOHN STREET AND SPRING ST. (AVENUE), RUNNING THENCE SOUTHERLY ON THE WEST SIDE OF SPRING ST. (AVENUE) 50 FEET; THENCE WESTERLY PARALLEL TO JOHN STREET 150 FEET; THENCE NORTHERLY PARALLEL TO SPRING ST. (AVENUE) 50 FEET; THENCE EASTERLY PARALLEL TO JOHN STREET 150 FEET TO THE WEST SIDE OF SPRING ST. (AVENUE) AND THE POINT OF BEGINNING. SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS HELD BY THE STATE OF FLORIDA AS RECORDED IN DEED BOOK 181, PAGE 365 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

AS SURVEYED DESCRIPTION

A PARCEL OF LAND IN NEW AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, AND ALSO BEING THE SAME PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 185 PAGE 209 AND ALSO BOOK 862 PAGE 1995, OF SAID ST JOHNS COUNTY OFFICIAL RECORDS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF JOHN STREET WITH THE WEST LINE OF SPRING STREET AS INDICATED ON MAP OF NEW AUGUSTINE, DATED JUNE, 918, ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 8° 05' 34" E, ON SAID WEST LINE OF SPRING STREET, 246.4 FEET TO AN EXISTING ½" IRON PIPE NO ID AND TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING S 8° 05' 34" E, ON SAID WEST LINE OF SPRING STREET, 149.26 FEET TO AN EXISTING ½" IRON PIPE NO ID; THENCE S 81° 28' 41" W, FROM SAID WEST LINE OF SPRING STREET, 149.52 FEET; THENCE N 8° 07' 38" W, 150.60 FEET TO AN EXISTING 4"X 4" CONCRETE MONUMENT; THENCE N 81° 59' 33" E, 149.60 FEET TO THE POINT OF BEGINNING. CONTAING 0.51 ACRES MORE OR LESS.

GENERAL NOTES

1. THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM ("RTK GPS") SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATIONS FLORIDA PERMANENT REFERENCE NETWORK ("FPRN"). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROL ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC), THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.
4. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY-PANEL NUMBER 12109C0314J REVISED 12/7/2018 THIS SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH, AS A RESULT THERE MAY BE EASEMENTS OR OTHER RIGHTS THAT A TITLE SEARCH MAY PROVIDE THAT EXIST ON THIS PROPERTY. THIS PROPERTY WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD OR NOT OF RECORD.
7. THIS SURVEY DOES NOT INFER OR DETERMINE OWNERSHIP.
8. THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.

SHEET: 01
OF 01

Digitally signed by Russell D Flint
Date: 2026.05.01 16:27:03 -04'00'

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

CERTIFY TO: HABITAT FOR HUMANITY, ST JOHNS

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

SURVEYOR'S CERTIFICATE

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

REV.	DATE	WHO	DESCRIPTION

TITLE: **BOUNDARY**

PROJECT: 18 SPRING STREET

ADDRESS: 18 SPRING STREET SAINT AUGUSTINE, FL

PROJECT NO:	26-0775
MAP DATE:	04/28/2026
SURVEY DATE:	04/27/2026
CHECKED BY:	RDF
DRAWN BY:	AMW
FIELD WORK:	PAW
P.I.D.:	1039400000 & 1039100010

Flint Surveying & Mapping, Inc.
111 NATURE WALK PKWY #102
ST JOHNS, FL 32092
PHONE (904) 302-3048
LICENSED PROFESSIONAL
LICENSE CA #PSM LB #8528

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	9.a	PZB2026-0052
Request	**Address**	**Parcel ID**
Rezoning	65 Lewis Blvd.	119550-0000

Site & Background Information

Applicant:	Roy Campbell / San Sebastian Marine Inc. c/o River's Edge Marina
Owner:	San Sebastian Marine Inc. c/o River's Edge Marina
Property Class: (St. Johns County Property Appraiser)	2000 – Transit Terminals
Future Land Use Designation:	Commercial Medium Intensity
Zoning Designation:	Abandoned PUD
Acreage:	1.23
Neighborhood:	Oyster Creek
Archaeological Zone:	N/A

Request Summary

This application is a request to recommend a rezoning from abandoned PUD to Residential and General Office (RGO) to the City Commission at 65 Lewis Boulevard.

Positive recommendations and approval of the request noted above by the PZB would allow the applicant to move forward and seek final approvals from the City of St. Augustine City Commission for the rezoning. The requested zoning category is a return to the previous zoning as the current zoning is a defunct PUD.

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

Goal, Policy, or Objective
Future Land Use Element
Future Land Use
FLUE Policy 6.5.2 Commercial Medium Intensity This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. 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 units to a maximum of 16 units per acre. • Not more than fifty percent (50%) of the Commercial Medium Intensity designation shall be permitted for residential use. Other uses maximum lot coverage of 70%; maximum height restriction of 35 feet. To encourage mixed use developments: • Residential uses included in mixed use developments shall occupy a minimum of 25% and a maximum of 50% of the development area, unless otherwise approved by the PZB. • Commercial uses included in a residential mixed-use development shall occupy a minimum of 30% and a maximum of 70% of the development area, unless otherwise approved by the PZB. • Mixed use commercial projects are encouraged

Goal, Policy, or Objective
Future Land Use Element
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 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 current zoning is an abandoned PUD. The zoning request is to return to the previous zoning category which is consistent with the current use of a marina.

2. The relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and

The previous zoning of the property was Residential General Office (RGO). This rezoning request is consistent with the comprehensive plan and brings the zoning category back into compliance from the defunct PUD.

3. Consistency with the comprehensive plan.
The proposed zoning category of Residential and General Office is consistent with the current Future Land Use of Commercial Medium Intensity.

65 Lewis Blvd.
RGO
Permitted Uses
Permitted uses and structures: - Multiple-family dwellings. - Professional and business offices. - Restaurants, but not drive-in. - Retail sales such as specialty food stores and drugs (but not supermarkets), clothing and 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 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, retail sale of alcohol and similar products, with no exterior display or storage of merchandise permitted. - Marina. - Museums. - Parking facilities and garages. - Bar/tavern. - Hotels, motels, conference centers, convention centers and spas. - Craft alcohol industry. - Home-based business. - Mobile food dispensing vehicle as per section 28-347(9).
Permissible Uses by Exception
Permitted uses by exception: - See section 28-347(1) and (2), special event venue as per section 28-347(8) only allowed as an accessory use to a principal use. - Light manufacturing, processing, packaging and fabricating. - Housing for the cognitively impaired. - Housing for the elderly.

65 Lewis Blvd.
RGO
- Single-family dwellings, with minimum yard requirements as defined for zoning district RS-2 and a maximum height of thirty-five (35) feet. - Retirement housing, which shall be defined as any building or buildings, section or distinct part of a building, private home, boarding house, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to one (1) or more adults who are not relatives of the owner or administrator. Retirement housing: may provide non-invasive services such as assistance with: (i) medication management including: with medication administration (topical, oral, and by injection (although only a licensed nurse may administer any such injection)) and ordering medications from a pharmacy; (ii) arranging for the provision of independent medical services (both off the property and as "home health care" on the property); (iii) diabetes testing; (iv) diet control and administration; and (v) wellness services, which include quarterly health assessments, weight monitoring, blood pressure checks, contracting with medical professionals, and coordinating any special services required by the resident (such as acquisition of medical equipment and supplies). The term "retirement housing" does not include the provision of medical, nursing, dental, or mental health services. The term "retirement housing" also does not include nursing homes. - Commercial recreational and entertainment facilities including outdoor sports or activities such as tennis, paddle tennis, handball, racquetball, shuffleboard, miniature golf, archery range and horseshoe games but not shooting gallery, skating rinks, pony rides or go-cart tracks.
Minimum lot requirements
- As per planning and zoning board site plan review.
Minimum yard setback requirements
- Front, fifteen (15) feet. - Side, ten (10) feet. - Rear, ten (10) feet.
Maximum lot coverage by all buildings
- Fifty (50) percent
Maximum height of structures
- Fifty (50) feet

Staff Recommendation

Review of Sec. 28-30 is used to determine whether to make a positive recommendation to the city commission to rezone the property from Abandoned PUD to Residential General Office (RGO). This review is the responsibility of the Planning and Zoning Board.

The Board can make the following findings as part of a recommendation based on Sec. 28-30 has studied and considered:

(1) The need and justification for the change stems from the fact that the proposed use is not permitted within abandoned PUD 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.

- The Board can choose to **RECOMMEND** the zoning change to the City Commission as the zoning request is consistent with Sec. 28-30. Or,

- The Board can choose to **NOT RECOMMEND** the zoning change to City Commission as the zoning request is not consistent with Sec. 28-30.

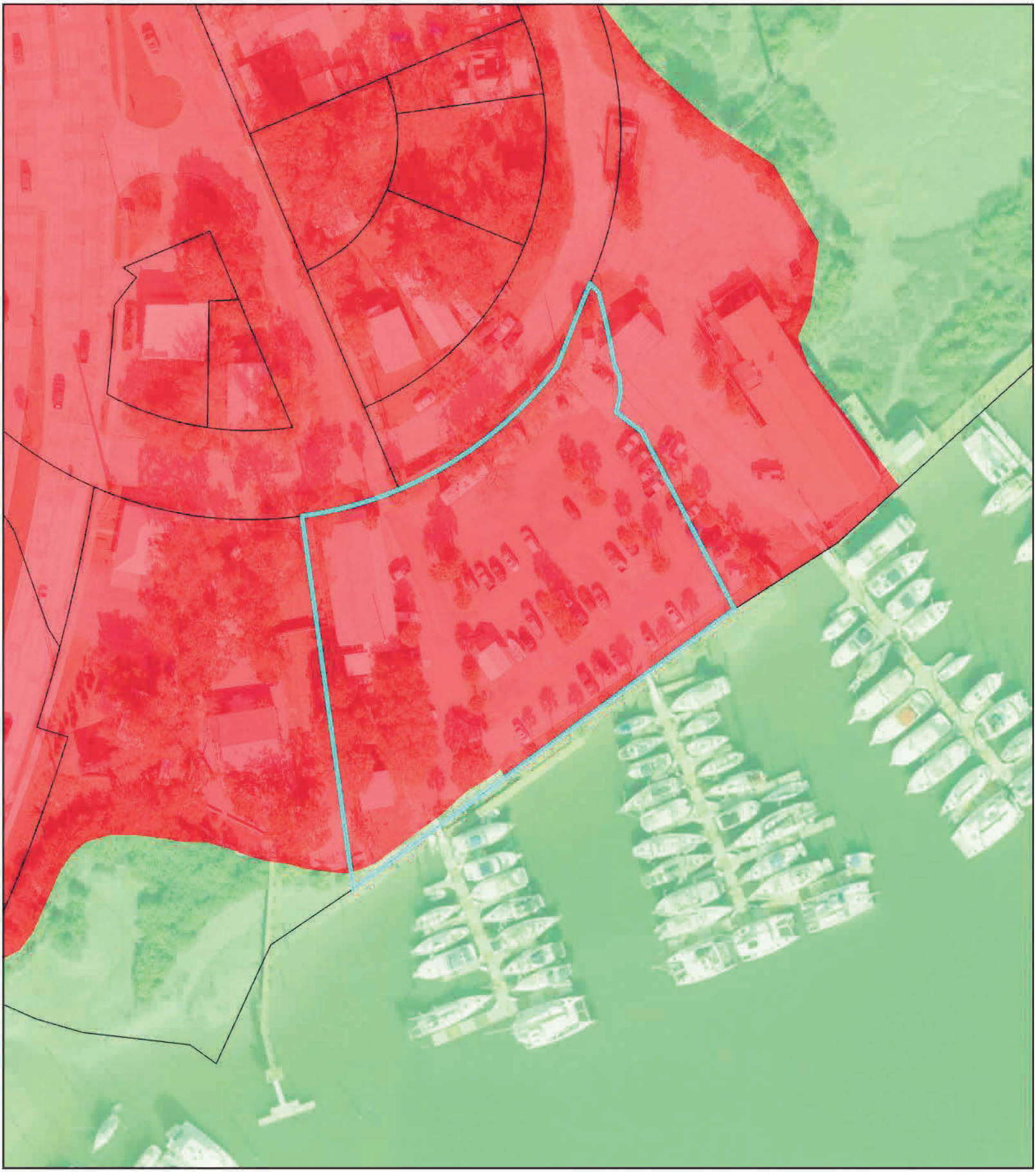
Attachments

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



Future Land Use

City of St. Augustine

65 Lewis Blvd

Legend

- Commercial Medium Intensity
- Open Land
- Parcel

Scale: 1:1,000

N W E S

0 30 60 120 Feet



Zoning Map

City of St. Augustine

65 Lewis Blvd

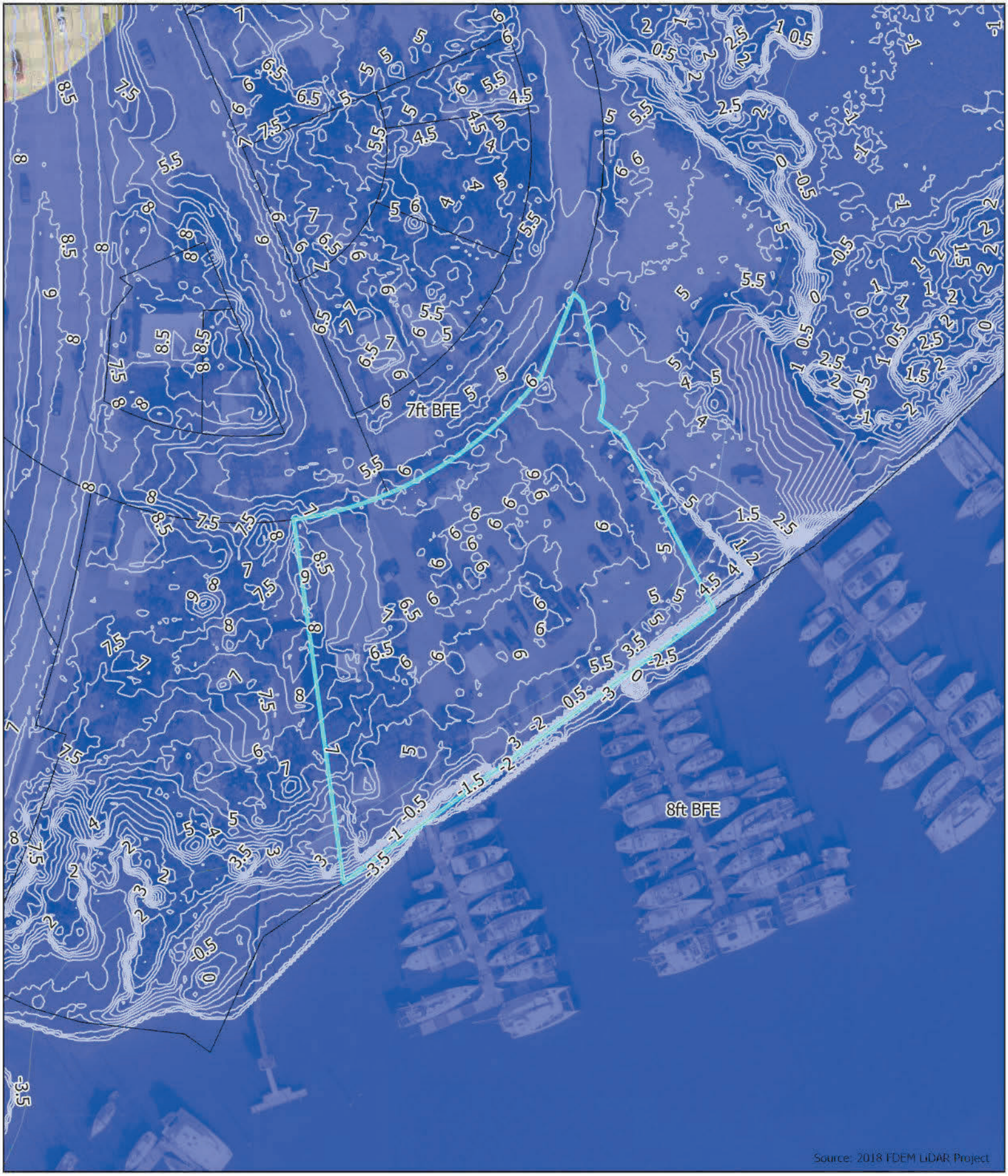
Legend

- Open Land (OL)
- Planned Unit Development (PUD)
- Abandoned PUD (APUD)
- Commercial Medium-Two (CM-2)
- Parcel

Scale: 1:1,000

N W E S

0 35 70 140 Feet



Flood Zone & Ground Elevation Contours (ft. NAVD88)

City of St. Augustine

65 Lewis Blvd

Legend

- Flood Zone AE
- Flood Zone VE
- Flood Zone X/X(S)
- 2018 Contours

Scale: 1:1,000

N W E S

0 25 50 100 Feet



St Johns County Property Appraiser
Use Classification
City of St. Augustine
65 Lewis Blvd.

Legend

Parcel

Scale: 1:1,000

N
W E
S

0 30 60 120 Feet

65 Lewis 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: Roy Campbell / San Sebastian Marine, Inc. Contact Number: [redacted]
   Business (*if applicable*): River's Edge Marina
   Address: 65 Lewis Blvd. City: St. Augustine State: FL Zip: 32084
   E-Mail Address: [redacted]

2. NAME OF PROPERTY OWNER: San Sebastian Marine, Inc. Contact Number: 904-827-0520
   Business (*if applicable*): River's Edge Marina
   Address: 65 Lewis Blvd. City: St. Augustine State: FL Zip: 32084
   E-Mail Address: [redacted]

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 4, 5, 6, 7 Block: Block G
   Subdivision: Wildwood Park Parcel Number: 1195500000

4. PROJECT STREET ADDRESS: 65 Lewis Blvd.

5. SPECIFIC PROPOSED USE: Marina

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

7. DESCRIPTION OF ACTION REQUESTED: The proeprty owners are requesting to have the current zoning: Expired PUD converted back to the original zoning: RGO

8. JUSTIFICATION FOR ACTION REQUESTED:
   The owners want to have this converted back to the original zoning --as the current zoning is: Expired PUD

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: 5/4/26



Signature of Property Owner — Date: 5/4/26

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.

Roy Campbell

Print name of applicant

Signature of applicant

5/4/26

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: 65 Lewis Blvd

Applicant's Name: Roy Campbell Applicant's Signature: [signature]

Owner's Name: Roy Campbell Owner's Signature: [signature]

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Craig Cunningham is/are hereby authorized TO ACT ON BEHALF OF San Sebastian Marine Inc, the owner(s) of those lands described within ☐ the attached application, or ☒ described within the previously filed Application number: PZB2026-0052, 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: 65 Lewis Blvd., St Augustine, FL 32084

BY: Edwin K. Martin
Signature of Owner

Edwin K Martin
Print Name of Owner

904-827-0520
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this _____ day of May, 2026

By Edwin K Martin

Identification verified: Known

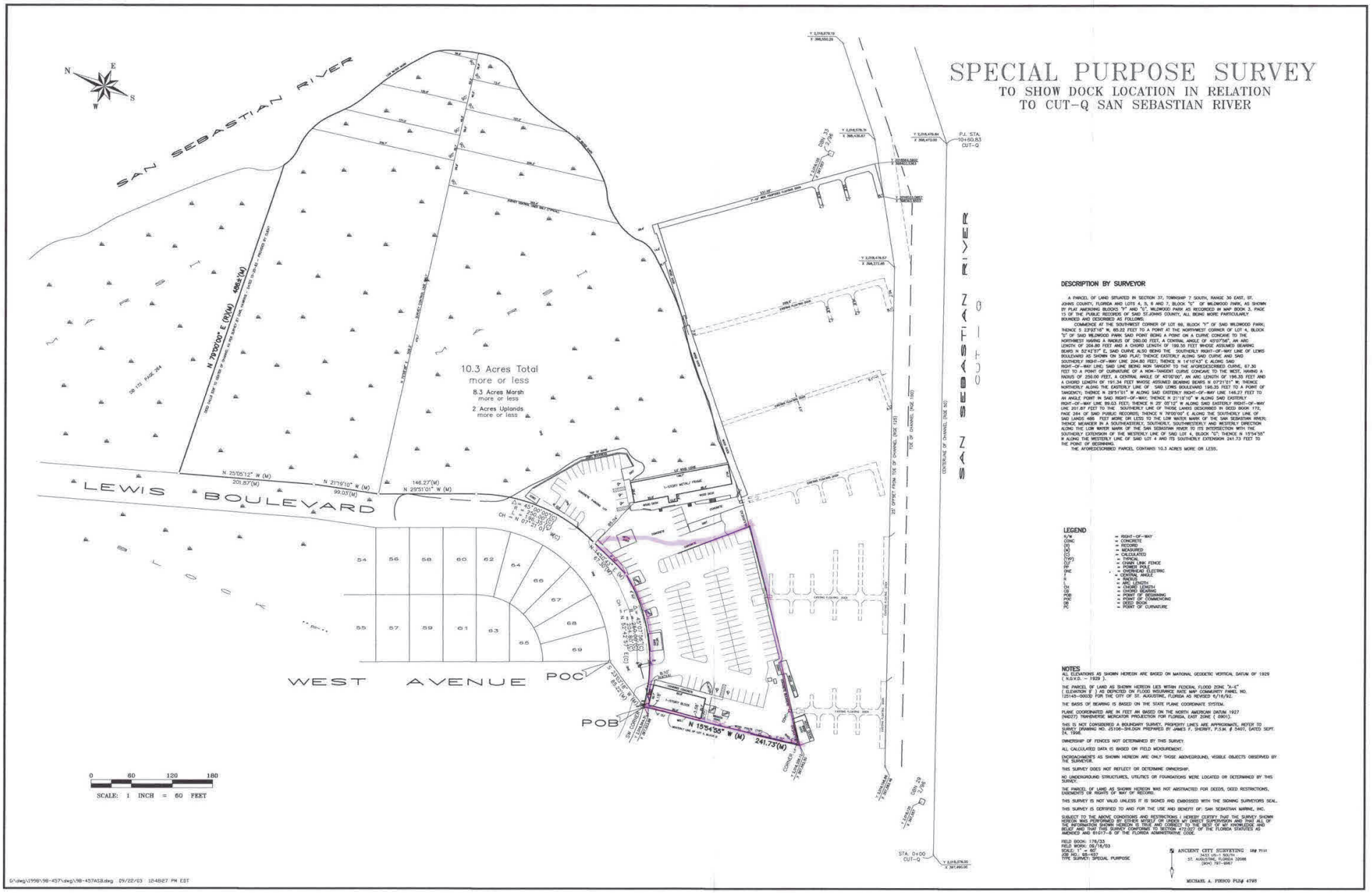
Oath sworn: _____ Yes ✓ No

Notary Signature: _____

My Commission expires: October 25, 2028

STEPHANIE JILL MANGUM
Notary Public - State of Florida
Commission # HH 585899
My Comm. Expires Oct 25, 2028
Bonded through National Notary Assn.

Rev:022117



SPECIAL PURPOSE SURVEY

TO SHOW DOCK LOCATION IN RELATION TO CUT-Q SAN SEBASTIAN RIVER

DESCRIPTION BY SURVEYOR

A PARCEL OF LAND SITUATED IN SECTION 37, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND LOTS 4, 5, 6 AND 7, BLOCK "C" OF WILDWOOD PARK, AS SHOWN BY PLAT AMENDING BLOCKS "F" AND "C," WILDWOOD PARK AS RECORDED IN MAP BOOK 3, PAGE 15 OF THE PUBLIC RECORDS OF SAID ST.JOHNS COUNTY, ALL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 60, BLOCK "F" OF SAID WILDWOOD PARK; THENCE S 23°53'16" W, 85.22 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 4, BLOCK "C" OF SAID WILDWOOD PARK SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 43°07'56", AN ARC LENGTH OF 204.80 FEET AND A CHORD LENGTH OF 199.55 FEET WHOSE ASSUMED BEARING BEARS N 52°47'01" E; SAID CURVE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF LEWIS BOULEVARD AS SHOWN ON SAID PLAT; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE 204.80 FEET; THENCE N 14°10'43" E ALONG SAID RIGHT-OF-WAY LINE, SAID LINE BEING NON TANGENT TO THE AFOREDESCRIBED CURVE, 67.30 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 196.35 FEET AND A CHORD LENGTH OF 191.34 FEET WHOSE ASSUMED BEARING BEARS N 07°21'01" W; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LEWIS BOULEVARD 196.35 FEET TO A POINT OF TANGENCY; THENCE N 29°51'01" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE 146.27 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY; THENCE N 21°18'10" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE 99.03 FEET; THENCE N 25° 05'12" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE 201.87 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 172, PAGE 264 OF SAID PUBLIC RECORDS; THENCE N 78°00'05" E ALONG THE SOUTHERLY LINE OF SAID LANDS 406 FEET MORE OR LESS TO THE LOW WATER MARK OF THE SAN SEBASTIAN RIVER; THENCE MEANDER IN A SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY AND WESTERLY DIRECTION ALONG THE LOW WATER MARK OF THE SAN SEBASTIAN RIVER TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 4, BLOCK "C"; THENCE N 15°54'35" W ALONG THE WESTERLY LINE OF SAID LOT 4 AND ITS SOUTHERLY EXTENSION 241.73 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 10.3 ACRES MORE OR LESS.

LEGEND

R/W	= RIGHT-OF-WAY
CONC	= CONCRETE
(R)	= RECORD
(M)	= MEASURED
(C)	= CALCULATED
(TYP)	= TYPICAL
CLF	= CHAIN LINK FENCE
WF	= WOOD FENCE
OHE	= OVERHEAD ELECTRIC
Δ	= CENTRAL ANGLE
R	= RADIUS
L	= ARC LENGTH
CH	= CHORD LENGTH
CB	= CHORD BEARING
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCING
DB	= DEED BOOK
PC	= POINT OF CURVATURE

NOTES

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

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "A-4" (ELEVATION 9') AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 125145-0003D FOR THE CITY OF ST. AUGUSTINE, FLORIDA AS REVISED 6/18/92.

THE BASIS OF BEARING IS BASED ON THE STATE PLANE COORDINATE SYSTEM.

PLANE COORDINATES ARE IN FEET AN BASED ON THE NORTH AMERICAN DATUM 1927 (NAD27) TRANSVERSE MERCATOR PROJECTION FOR FLORIDA, EAST ZONE (0901).

THIS IS NOT CONSIDERED A BOUNDARY SURVEY, PROPERTY LINES ARE APPROXIMATE, REFER TO SURVEY (DRAWING NO. 25106-3M.DGN PREPARED BY JAMES F. SHERRY, P.S.M. # 5407, DATED SEPT. 24, 1998.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

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

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

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

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

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

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: SAN SEBASTIAN MARINE, INC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS, I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY (1) ME MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

FIELD BOOK: 179/33
FIELD WORK: 09/18/03
SCALE: 1" = 60'
JOB NO.: 98-457
TYPE SURVEY: SPECIAL PURPOSE

ANCIENT CITY SURVEYING LB# 7111
3453 US-1 SOUTH
ST. AUGUSTINE, FLORIDA 32086
(904) 797-9967

MICHAEL A. PIRICO PLS# 4795

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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	1195500000
Location	65 LEWIS BLVD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Transit Terminal US-1 (COM) (681.11)
Tax Description*	3-15 WILDWOOD PARK LOTS 4 5 6 & 7 BLK G OR369/562 & 564 & 435/182 &1193/1457 &3745/913(Q/C) ***The Description above is not to be used on legal documents.**
Property Use Code	Transit Terminals (2000)
Subdivision	Wildwood Park, Plat Amending Blocks F &
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	1.230
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

SAN SEBASTIAN MARINE INC
100%
65 LEWIS BLVD
SAINT AUGUSTINE, FL 32084-4251

Map



Valuation Information

Assessed Year	2026
Building Value	$143,692.00
Extra Features Value	$36,585.00
Total Land Value	$1,071,560.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$1,251,837.00**
Total Deferred	$5,639.00
Assessed Value	**$1,246,198.00**
Total Exemptions	
Taxable Value	**$1,246,198.00**

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	$129,548	$38,955	$964,404	$0
2024	$127,856	$42,172	$964,404	$0
2023	$131,673	$64,232	$910,826	$0
2022	$85,608	$44,607	$910,826	$0
2021	$88,325	$44,607	$910,826	$0
2020	$91,044	$44,607	$910,826	$0
2019	$64,527	$24,221	$910,826	$0
2018	$68,047	$24,221	$910,826	$0
2017	$70,394	$24,221	$910,826	$0
2016	$55,728	$14,945	$910,826	$0
2015	$58,661	$14,945	$910,826	$0

Building Information

Building	2	**Roof Cover**	Modular Metal
Building Value	$143,692	**Roof Structure**	Wood Truss
Year Built	1978	**Interior Flooring**	Carpet, Ceramic Tile
Actual Area	3274	**Interior Wall**	Drywall
Conditioned Area	2480	**Heating Type**	Air Duct
Use	Sales & Service (Automotive)	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Block, Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	2480
FINISHED STORAGE/UTILITY	80
FINISHED CANOPY	714
Total SqFt	3274

Sketch Information

PROPERTY APPRAISER

St. Johns County, FL



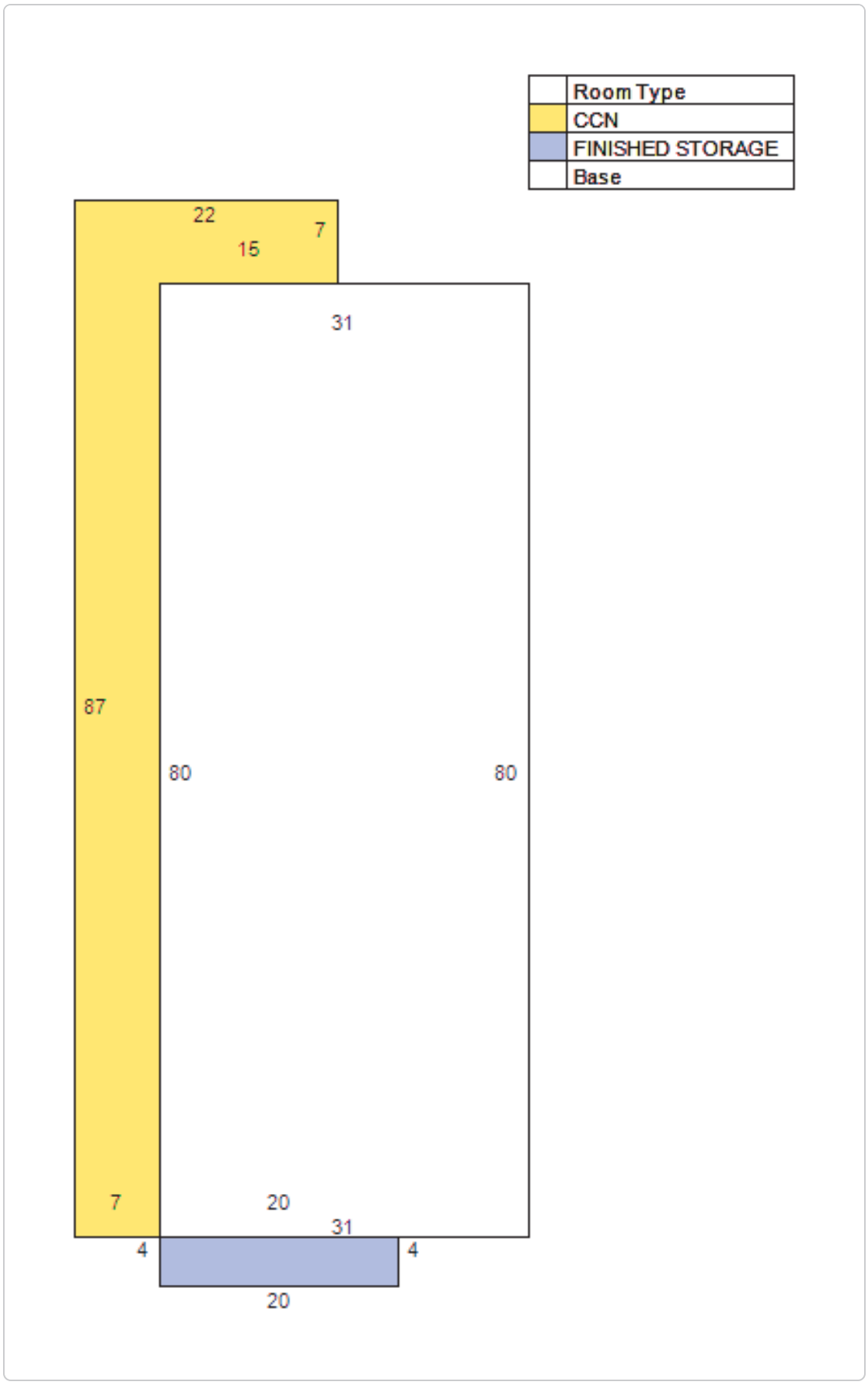


Parcel ID	1195500000	**Physical Address**	65 LEWIS BLVD SAINT AUGUSTINE	**Building Value**	$143,692	**Last 2 Sales**			
Property Class	2000 - Transit Terminals	**Mailing Address**	SAN SEBASTIAN MARINE INC 65 LEWIS BLVD SAINT AUGUSTINE FL 32084-4251	**Extra Feature Value**	$36,585	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$1,071,560	8/28/1996	$285000	05	Q
Acres	1.23			**Just Value**	$1,251,837	1/1/1978	$130000	11	U
				Total Deferred	$5,639				
				Assessed Value	$1,246,198				
				Total Exemptions	N/A				
				Taxable Value	$1,246,198				

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

Date created: 5/2/2026
Last Data Uploaded: 5/1/2026 3:58:13 AM

Developed by SCHNEIDER GEOSPATIAL


Room Type
CCN
FINISHED STORAGE
Base
22
7
15
31
87
80
80
7
20
31
4
4
20

Extra Feature Information

Code Description	Status	Value
Metal Fence - 6' (COM)		2092
Pavilion - Average (Mix)		2434
Boat Dock - Average (Mix)		2353
Bulkhead - Average (Mix)		20935
Bulkhead - Low (Mix)		4752
Steel Building (COM)		4019

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Transit Terminals	290	210	53578	SF	$1,071,560

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
6/13/2013	6/11/2013	$100.00	QUIT CLAIM DEED	3745	913	U	I	DOUGLAS DONALD C	SAN SEBASTIAN MARINE INC
	8/28/1996	$285,000.00	WARRANTY DEED	1193	1457	Q	I	EVANS JAMES A JR	SAN SEBASTIAN MARINE INC
	1/1/1979	$0.00		435	182	U	I		EVANS JAMES A JR
	1/1/1978	$130,000.00		369	562	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: 5/7/2026, 3:02:10 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
June 2, 2026	9.b	PZB2026-0045
Request	**Address**	**Parcel ID**
Land Use Plan Amendment, Rezoning, and Variance	69 Lewis Boulevard	164280-0150

Site & Background Information

Applicant:	RB63, Inc. c/o 2 Creeks Dockside
Owner:	San Sebastian Marine Inc. c/o River's Edge Marina
Property Class: (St. Johns County Property Appraiser)	2100 – Restaurants & Cafeterias
Future Land Use Designation:	Commercial Medium Intensity Open Land
Zoning Designation:	Abandoned PUD
Acreage:	9.3
Neighborhood:	Oyster Creek
Archaeological Zone:	N/A

Request Summary

This application is a request to recommend a rezoning from abandoned PUD to Residential and General Office (RGO) landward of the most restrictive jurisdictional line and Open Land (OL) waterward of the most restrictive jurisdictional line to the City Commission as well as a variance to reduce the number of required off-street parking spaces at 69 Lewis Boulevard.

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 for the rezoning. The requested zoning category is a return to the previous zoning as the current zoning is a defunct PUD.

Processing this application shall not constitute City agreement with any legal description boundary that may include the City of St. Augustine's submerged lands.

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

Goal, Policy, or Objective
Future Land Use Element
Future Land Use
FLUE Policy 6.5.2 Commercial Medium Intensity This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. 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 units to a maximum of 16 units per acre. • Not more than fifty percent (50%) of the Commercial Medium Intensity designation shall be permitted for residential use. Other uses maximum lot coverage of 70%; maximum height restriction of 35 feet. To encourage mixed use developments: • Residential uses included in mixed use developments shall occupy a minimum of 25% and a maximum of 50% of the development area, unless otherwise approved by the PZB. • Commercial uses included in a residential mixed-use development shall occupy a minimum of 30% and a maximum of 70% of the development area, unless otherwise approved by the PZB. • Mixed use commercial projects are encouraged

Goal, Policy, or Objective
Future Land Use Element
FLUE Policy 6.7.1 Open Land (Very Low Density) This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity, but landward of the most restrictive jurisdictional line. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district. Single Family dwellings including mobile homes are allowed at two dwelling units per acre; Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and similar uses may occur. Other uses Maximum lot coverage of 20%; maximum height restriction of 35 feet.
FLUE 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 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 current zoning is an abandoned PUD. The zoning request is to return to the previous zoning category which is consistent with the current use of a restaurant.

2. The relationship of the proposed amendment and rezoning to the city's general planning program and such comprehensive plans, and
   The previous zoning of the property before it was zoned PUD was Residential General Office (RGO). This rezoning request to return to RGO for the upland portions and Open Land for the wetland portions is consistent with the comprehensive plan and brings the zoning category back into compliance from the defunct PUD.

3. Consistency with the comprehensive plan.
   The proposed zoning category of Residential and General Office and Open Land is consistent with the current Future Land Use of Commercial Medium Intensity and Open Land (Very Low Density).

69 Lewis Blvd.
RGO
Permitted Uses
Permitted uses and structures: - Multiple-family dwellings. - Professional and business offices. - Restaurants, but not drive-in. - Retail sales such as specialty food stores and drugs (but not supermarkets), clothing and 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 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, retail sale of alcohol and similar products, with no exterior display or storage of merchandise permitted. - Marina. - Museums. - Parking facilities and garages. - Bar/tavern. - Hotels, motels, conference centers, convention centers and spas. - Craft alcohol industry. - Home-based business. - Mobile food dispensing vehicle as per section 28-347(9).

Permissible Uses by Exception

Permitted uses by exception:

- See section 28-347(1) and (2), special event venue as per section 28-347(8) only allowed as an accessory use to a principal use.
- Light manufacturing, processing, packaging and fabricating.
- Housing for the cognitively impaired.
- Housing for the elderly.
- Single-family dwellings, with minimum yard requirements as defined for zoning district RS-2 and a maximum height of thirty-five (35) feet.
- Retirement housing, which shall be defined as any building or buildings, section or distinct part of a building, private home, boarding house, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to one (1) or more adults who are not relatives of the owner or administrator. Retirement housing: may provide non-invasive services such as assistance with: (i) medication management including: with medication administration (topical, oral, and by injection (although only a licensed nurse may administer any such injection)) and ordering medications from a pharmacy; (ii) arranging for the provision of independent medical services (both off the property and as "home health care" on the property); (iii) diabetes testing; (iv) diet control and administration; and (v) wellness services, which include quarterly health assessments, weight monitoring, blood pressure checks, contracting with medical professionals, and coordinating any special services required by the resident (such as acquisition of medical equipment and supplies). The term "retirement housing" does not include the provision of medical, nursing, dental, or mental health services. The term "retirement housing" also does not include nursing homes.
- Commercial recreational and entertainment facilities including outdoor sports or activities such as tennis, paddle tennis, handball, racquetball, shuffleboard, miniature golf, archery range and horseshoe games but not shooting gallery, skating rinks, pony rides or go-cart tracks.

Minimum lot requirements

- As per planning and zoning board site plan review.

Minimum yard setback requirements

- Front, fifteen (15) feet.
- Side, ten (10) feet.
- Rear, ten (10) feet.

Maximum Lot Coverage

- Fifty (50) percent

Maximum height of structures

- Fifty (50) feet

69 Lewis Blvd.

OL
Permitted Uses
Permitted uses and structures: - Marinas, bait and tackle shops. - Intermediate care facilities. - Outdoor market. - Commercial recreational facilities. - Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs and wells. - Churches, monasteries, convents, temporary revival establishments, cemeteries, columbariums, crematories, mausoleums and memorial structures and monuments. - - Schools, colleges and universities with conventional academic curriculums. - Housing for the elderly. - Single-family dwellings on individual lots provided that no subdivision plat shall be recorded for such use in this district. - Day nurseries and kindergartens (see section 28-347(2)). - Governmental uses. - Professional and business offices. - Museums. - The sale of wine, vinous spirits or vinous liquors for religious or sacramental purposes; however, the sale of said wine, vinous spirits or vinous liquors shall be in compliance with F.S. § 564.03 and any rules or regulations of the Division of Alcoholic Beverages and Tobacco of the State of Florida Department of Business Regulation or its successor. - Home-based business.
Permissible Uses by Exception
Permitted uses by exception: - See section 28-347. - Radio or television broadcasting office, studio, transmitter, antenna and line-of-sight relay device. - Racetrack for vehicles or animals. - Animal hospital, veterinary clinic, animal boarding place, fur farm, dog kennel, provided no structure for the housing of animals shall be located within two hundred (200) feet of any residence. - Caretaker residence. - Commercial hunting or fishing camp. - Mobile home on individual lots provided that no subdivision plat shall be recorded for such use in this district. - Restaurant and refreshment stand (but not drive-in). - Public Airport, if not GU zoning. - Not-for-profit clubs. - Travel trailer park.

- Sale of antiques, gift, souvenir and craft shops. - Mobile food dispensing vehicle as per section 28-347(9). - Mobile food truck court as per section 28-347(9).
Minimum lot requirements
Single-family dwelling or mobile home on individual lot: - Minimum lot width, one hundred (100) feet. - Minimum lot area, one-half acre. Other permitted or permissible uses or structures. None.
Minimum yard setback requirements
- Front, fifteen (15) feet. - Side, twenty (20) feet. - Rear, twenty (20) feet.
Maximum Lot Coverage
- Single-family dwelling and mobile homes on individual lot and accessory building thereto, ten (10) percent. - Other permitted or permissible uses and accessory buildings thereto, twenty (20) percent.
Maximum height of structures
- Thirty-five (35) feet

Variance to the Minimum Number of Required Off-Street Parking Spaces

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

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

Current Parking Requirements:

Parking Requirement	Current Amount	Spaces Required
1 space per 200 sf of non-patron area	~900 sf non-patron area	4.5
1 space per 4 seats	150 seats	37.5

Total Spaces Required	**42**

Proposed Parking Requirements:

Parking Requirement	Proposed Amount	Spaces Required
1 space per 200 sf of non-patron area	~900sf non-patron area	**4.5**
1 space per 4 seats	**210 seats**	**52.5**
	Total Spaces Required	**57**

The applicant is requesting a variance to reduce the parking from 57 parking spaces to 42 parking spaces previously required.

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

(b) Variances:

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

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

The site is currently a developed site that previously was used as a restaurant. The site has a limited amount of uplands and the restaurant itself is placed partially over the wetlands.

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

Expanding the restaurant seating capacity is difficult due to limited upland area available to expand the parking facilities.

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

The applicant recently leased the property to open a new restaurant, and the limited upland area conditions preceded the applicant.

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

The applicant states that there are 10 boat slips and 6 motorcycle spaces that would provide the necessary parking and would prevent the variance from creating a condition that would adversely affect other property in the vicinity.

Staff Recommendation

Rezoning:

Review of Sec. 28-30 is used to determine whether to make a positive recommendation to the city commission to rezone the property from Abandoned PUD to Residential General Office (RGO) and Open Land (OL). This review is the responsibility of the Planning and Zoning Board.

The Board can make the following findings as part of a recommendation based on Sec. 28-30 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 abandoned PUD 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.

- The Board can choose to **RECOMMEND** the zoning change to the City Commission as the zoning request is consistent with Sec. 28-30. Or,

- The Board can choose to **NOT RECOMMEND** the zoning change to City Commission as the zoning request is not consistent with Sec. 28-30.

Variance:

Based on a review of Sec. 28-29 staff find that the Board can **APPROVE with conditions,** a variance request to reduce the number of required off-street parking spaces at 69 Lewis Blvd.

- The Board can choose to **Approve** as it is consistent with the requirements of Sec. 28-29 **with the following Condition** that the requested Zoning change are approved by the City Commission. Or,
- The Board can choose to **DENY** Variance as it is not consistent with the above findings of Sec. 28-29.

Attachments

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

Staff Report prepared by:

Sarah Daugherty
Planning Manager
Planning and Building Department

Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
June 2, 2026	9.b	PZB2026-0045
Request	**Address**	**Parcel ID**
Land Use Plan Amendment, Rezoning, and Variance	69 Lewis Boulevard	164280-0150

Site & Background Information

Applicant:	RB63, Inc. c/o 2 Creeks Dockside
Owner:	San Sebastian Marine Inc. c/o River's Edge Marina
Property Class: (St. Johns County Property Appraiser)	2100 – Restaurants & Cafeterias
Future Land Use Designation:	Commercial Medium Intensity Open Land
Zoning Designation:	Abandoned PUD
Acreage:	9.3
Neighborhood:	Oyster Creek
Archaeological Zone:	N/A

Request Summary

This application is a request to recommend a rezoning from abandoned PUD to Residential and General Office (RGO) landward of the most restrictive jurisdictional line and Open Land (OL) waterward of the most restrictive jurisdictional line to the City Commission as well as a variance to reduce the number of required off-street parking spaces at 69 Lewis Boulevard.

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 for the rezoning. The requested zoning category is a return to the previous zoning as the current zoning is a defunct PUD.

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

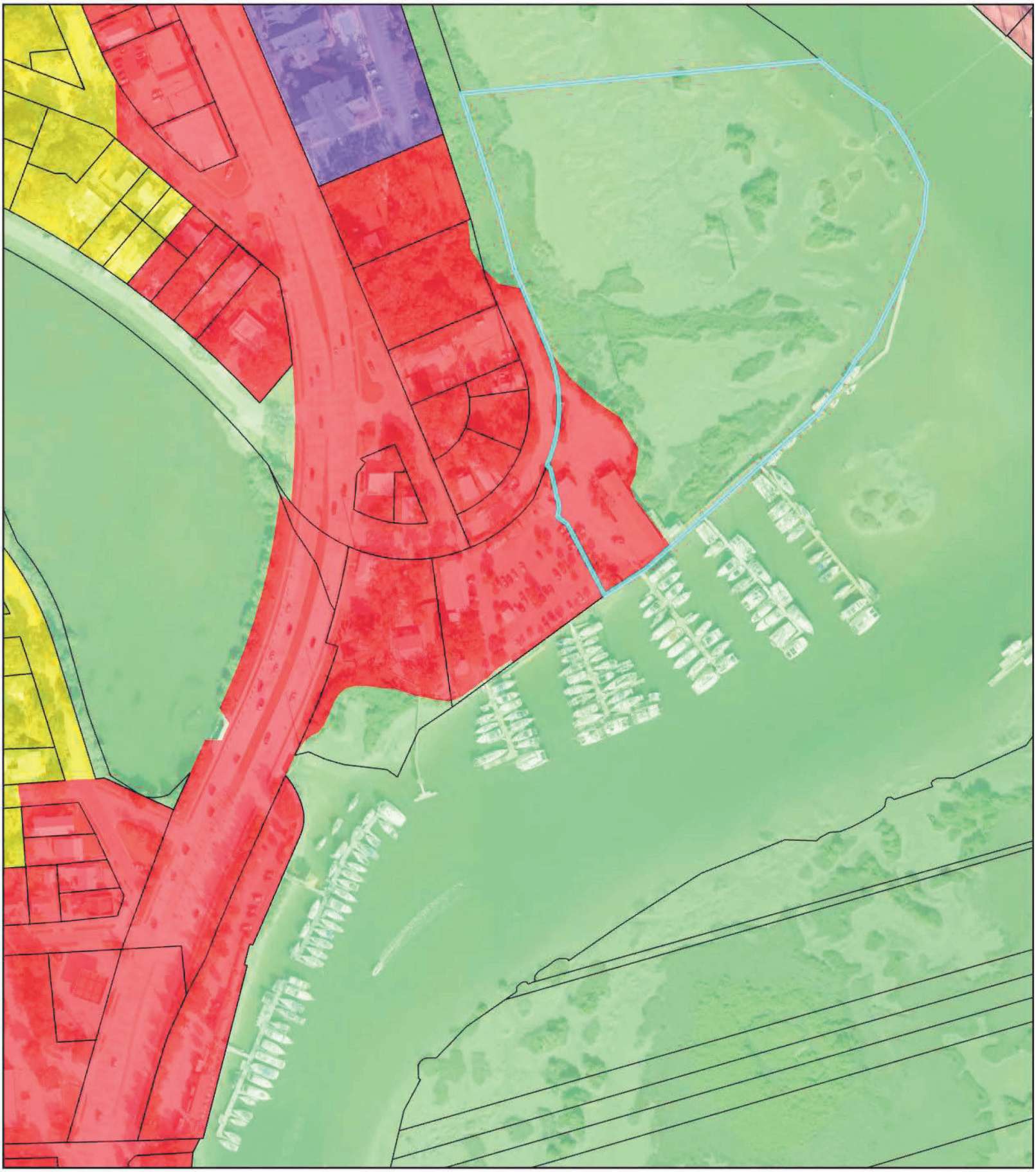
Goal, Policy, or Objective
Future Land Use Element
Future Land Use
FLUE Policy 6.5.2 Commercial Medium Intensity This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. 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 units to a maximum of 16 units per acre. • Not more than fifty percent (50%) of the Commercial Medium Intensity designation shall be permitted for residential use. Other uses maximum lot coverage of 70%; maximum height restriction of 35 feet. To encourage mixed use developments: • Residential uses included in mixed use developments shall occupy a minimum of 25% and a maximum of 50% of the development area, unless otherwise approved by the PZB. • Commercial uses included in a residential mixed-use development shall occupy a minimum of 30% and a maximum of 70% of the development area, unless otherwise approved by the PZB. • Mixed use commercial projects are encouraged

Goal, Policy, or Objective
Future Land Use Element
FLUE Policy 6.7.1 Open Land (Very Low Density) This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity, but landward of the most restrictive jurisdictional line. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district. Single Family dwellings including mobile homes are allowed at two dwelling units per acre; Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and similar uses may occur. Other uses Maximum lot coverage of 20%; maximum height restriction of 35 feet.
FLUE 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 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]

Attachment 1:
Site Maps
and Photos



Future Land Use

City of St. Augustine

69 Lewis Blvd

Legend

- Commercial Medium Intensity
- Open Land
- Residential Low Density
- Residential Low Density / Mixed Use
- Residential Medium Density / Mixed Use
- Parcel

Scale: 1:2,500

N W E S

0 85 170 340 Feet



Zoning Map

City of St. Augustine

69 Lewis Blvd

Legend

- Open Land (OL)
- Planned Unit Development (PUD)
- Abandoned PUD (APUD)
- Commercial Medium-Two (CM-2)
- Parcel

Scale: 1:1,266

N W E S

0 45 90 180 Feet



Flood Zone & Ground Elevation Contours (ft. NAVD88)

City of St. Augustine

69 Lewis Blvd

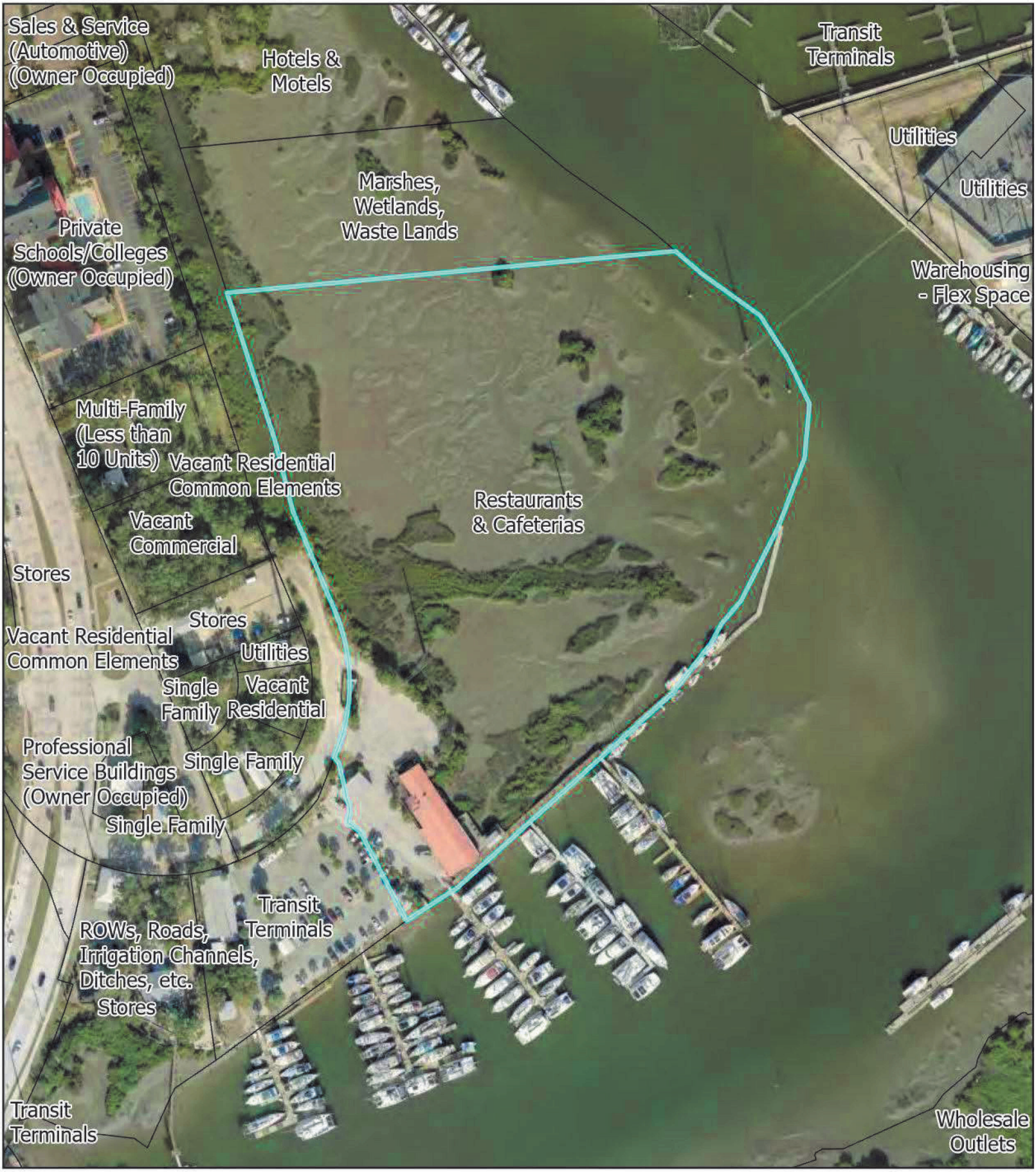
Legend

- Flood Zone AE
- Flood Zone VE
- Flood Zone X/X(S)
- 2018 Contours

Scale: 1:2,500

N W E S

0 62.5 125 250 Feet



St Johns County Property Appraiser
Use Classification
City of St. Augustine
69 Lewis Blvd.

Legend

Parcel

Scale: 1:2,000

N W E S

0 65 130 260 Feet

69 Lewis Blvd



12/13/2025

Attachment 2:
Application

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: 350.00 (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: RB63, Inc. Contact Number: [redacted]
   Business *(if applicable)*: 2 Creeks Dockside
   Address: 69 Lewis Blvd. City: St. Augustine State: FL Zip: 32084
   E-Mail Address: [redacted]
2. NAME OF PROPERTY OWNER: San Sebastian Marine, Inc. Contact Number: [redacted]
   Business *(if applicable)*: River's Edge Marina
   Address: 65 Lewis Blvd. City: St. Augustine State: FL Zip: 32084
   E-Mail Address: [redacted]
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: _____ Block: _____
   Subdivision: _____ Parcel Number: 1642800150
4. PROJECT STREET ADDRESS: 69 Lewis Blvd., St. Augustine, FL 32084
5. SPECIFIC PROPOSED USE: Restaurant
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☒ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Rezone to RGO
   Requesting parking variance. There are curently 50 car parking spots. 6 motorcycle parking spots, and 10 transient boat slips.
   Request that the boat slips be used in calculation for needed parking spots as many patrons will be arriving by boat. Also, most of the live aboard patrons in the marina will be patrons of the restaurant.
   Increase number of seats from approved 150 to actual number of seats on premises, 210.
   Approval to build a dock/deck within Conservation Overlay Zones 1&2
8. JUSTIFICATION FOR ACTION REQUESTED: Property is currenty in a defunct PUD status
   This proposed rezoning would bring it back to an active zoning designation of RGO.
   The restaurant previously operated with over 200 seats, but only approved for 150.
   Build additional dock/deck (plans included) requires rezoning
   New signage request requires rezoning of 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: yes
Limited on uplands - adjacent to marsh

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: Inherited the building with more than 150 seats. Previous BTR approved for 150 seats

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: Existed before I leased property

(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: Granting the variance will allow applicant to restore restaurant to serve the public with great quality food in a first class facility which showcases the natural beauty of St. Augustine. Also brings property up to code and back to an active zoning classification

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 5-4-26

Signature of Property Owner — Date 5-4-26

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.

Rich McCann For RB63, Inc.
Print name of applicant

Signature of applicant

5-4-22
Date

10/31/17

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: 69 Lewis Blvd

Applicant's Name: Richard E. McGrath Applicant's Signature:

Owner's Name: Roy Campbell 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

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1642800150
Location	69 LEWIS BLVD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	US-1 South to Wildwood Dr (COM) (647.5)
Tax Description*	15 MARSH LAND LYING E OF LEWIS BLVD IN WILDWOOK PARK & S OF WORLEY SUB TO WATERS OF ST SEBASTIAN RIVER (EX N525FT) OR372/88 & 1193/1457 &3745/913(Q/C) ***The Description above is not to be used on legal documents.**
Property Use Code	Restaurants & Cafeterias (2100)
Subdivision	N/A
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	9.300
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

SAN SEBASTIAN MARINE INC
100%
65 LEWIS BLVD
SAINT AUGUSTINE, FL 32084-4251

Map



Valuation Information

Assessed Year	2026
Building Value	$436,607.00
Extra Features Value	$158,279.00
Total Land Value	$1,021,530.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$1,616,416.00**
Total Deferred	$420,099.00
Assessed Value	**$1,196,317.00**
Total Exemptions	
Taxable Value	**$1,196,317.00**

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

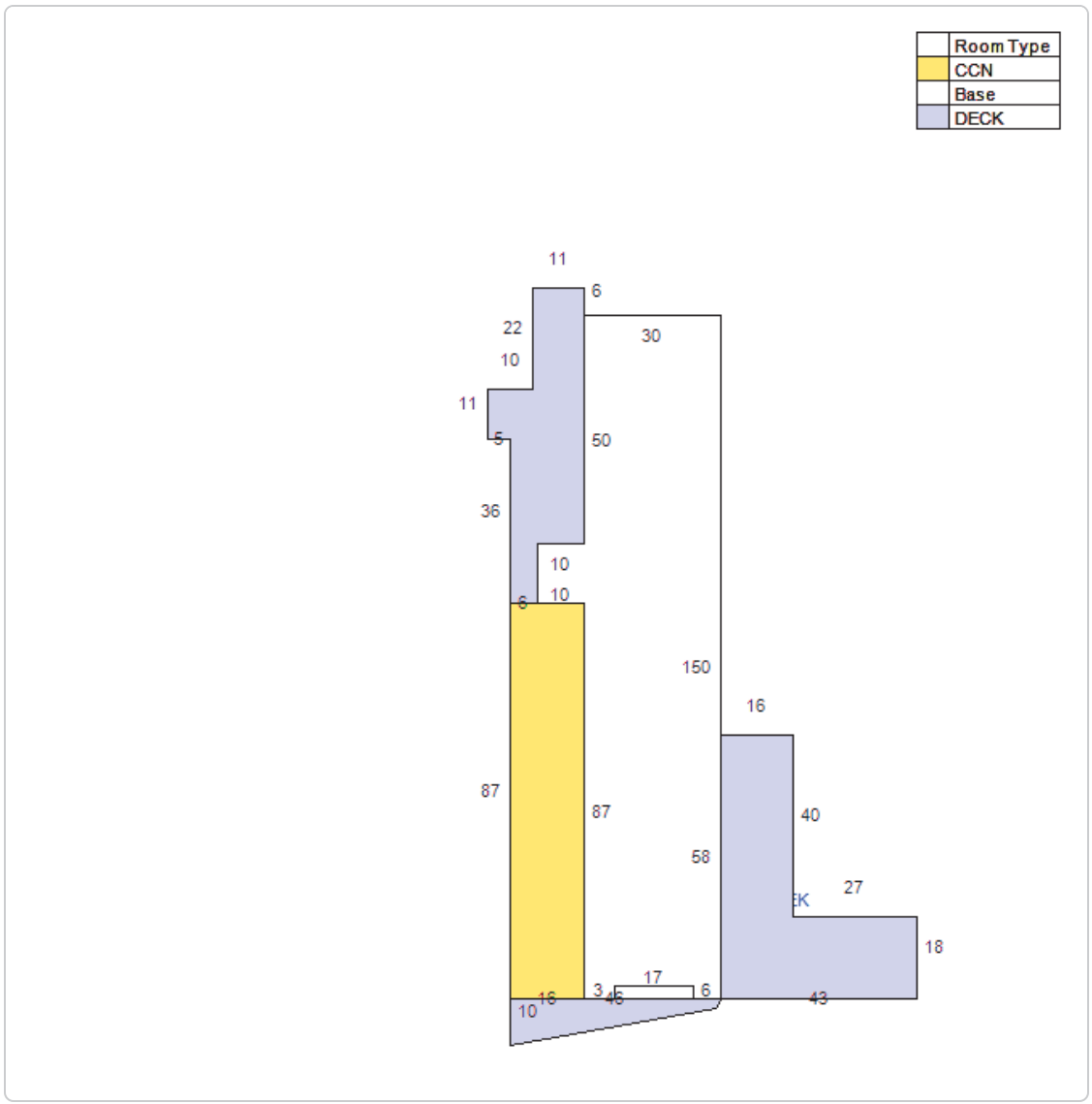
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$447,028	$168,631	$919,600	$0
2024	$358,418	$177,980	$919,600	$0
2023	$277,176	$93,357	$868,635	$0
2022	$239,839	$60,739	$579,772	$0
2021	$217,474	$60,800	$579,772	$0
2020	$224,379	$60,860	$579,772	$0
2019	$233,258	$40,685	$579,772	$0
2018	$240,221	$40,746	$579,772	$0
2017	$247,184	$40,807	$579,772	$0
2016	$101,509	$9,453	$579,772	$0
2015	$101,509	$9,453	$579,772	$0

Building Information

Building	1	**Roof Cover**	Modular Metal
Building Value	$436,607	**Roof Structure**	Wood Truss
Year Built	1920	**Interior Flooring**	
Actual Area	8575	**Interior Wall**	Wall Board
Conditioned Area	4579	**Heating Type**	Air Duct
Use	Restaurants & Cafeterias	**Air Conditioning**	Central
Style	05	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

Description	Square Footage
FINISHED DECK	919
BASE AREA	4579
FINISHED CANOPY	1392
FINISHED DECK	1414
FINISHED DECK	271
Total SqFt	8575

Sketch Information



Extra Feature Information

Code Description	Status	Value
Handicap Ramp (COM)		2106
Concrete Paving - Under 8" (COM)		88279
Pool House (Mix)		4463
Wood Fence - 6' and Above (COM)		387
Boat Dock - Average (Mix)		63044

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	0	0	50965	SF	$1,019,300
Marshes & Tidal Lands	0	0	8.92	AC	$2,230

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
6/13/2013	6/11/2013	$100.00	QUIT CLAIM DEED	3745	913	U	I	DOUGLAS DONALD C	SAN SEBASTIAN MARINE INC
	8/28/1996	$285,000.00	WARRANTY DEED	1193	1457	Q	V	EVANS JAMES R JR	SAN SEBASTIAN MARINE INC
	1/1/1979	$0.00		435	182	Q	V		EVANS JAMES R JR
	1/1/1978	$100,000.00		372	88	Q	V		

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: 5/7/2026, 3:02:10 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Attachment 4:

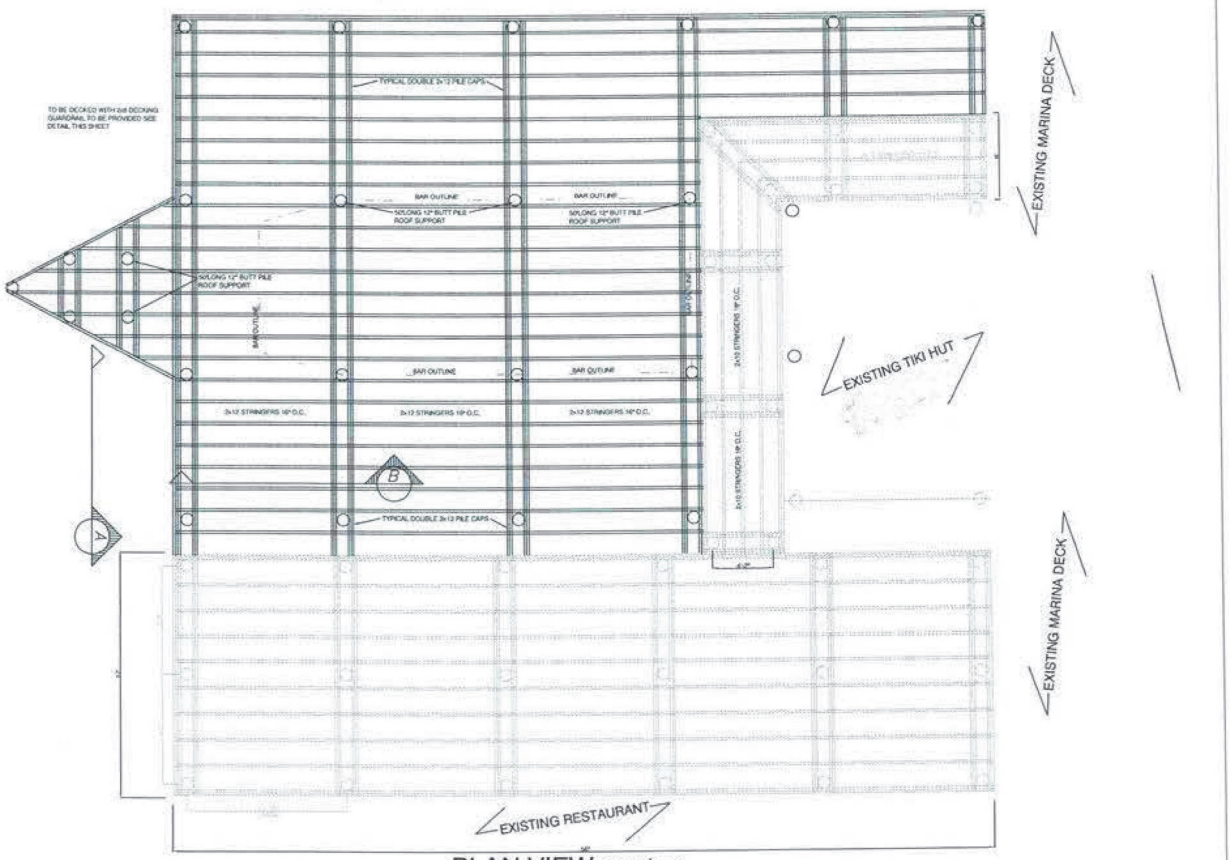
Supplemental Information

EXHIBIT A-1

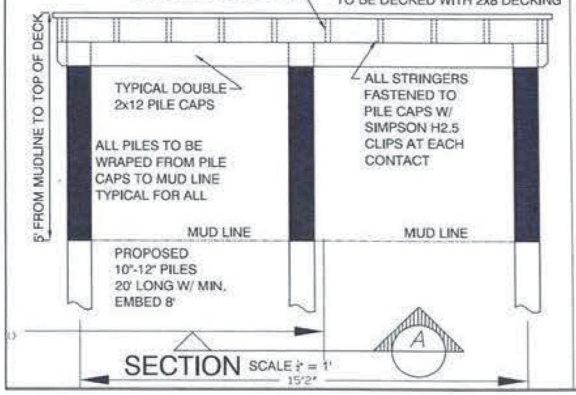
NOTE
Ex A
demised premesis

~50 +/-
+2 handicap spots

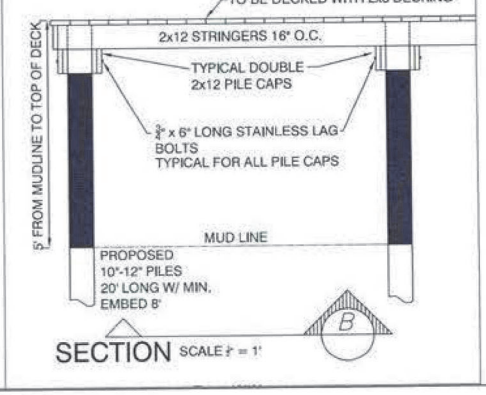




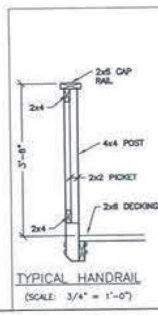
PLAN VIEW SCALE $\frac{1}{4}$" = 1'



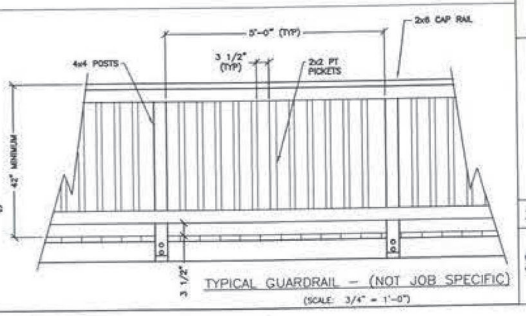
SECTION SCALE $\frac{1}{4}$" = 1'



SECTION SCALE $\frac{1}{4}$" = 1'



TYPICAL HANDRAIL
(SCALE: 3/4" = 1'-0")



TYPICAL GUARDRAIL – (NOT JOB SPECIFIC)
(SCALE: 3/4" = 1'-0")

Date	Reasons

RGM ENGINEERING, INC.
65 LEWIS BLVD
ST. AUGUSTINE, FLORIDA 32084
904-814-7633

2 CREEKS DOCKSIDE DECK ADDITION

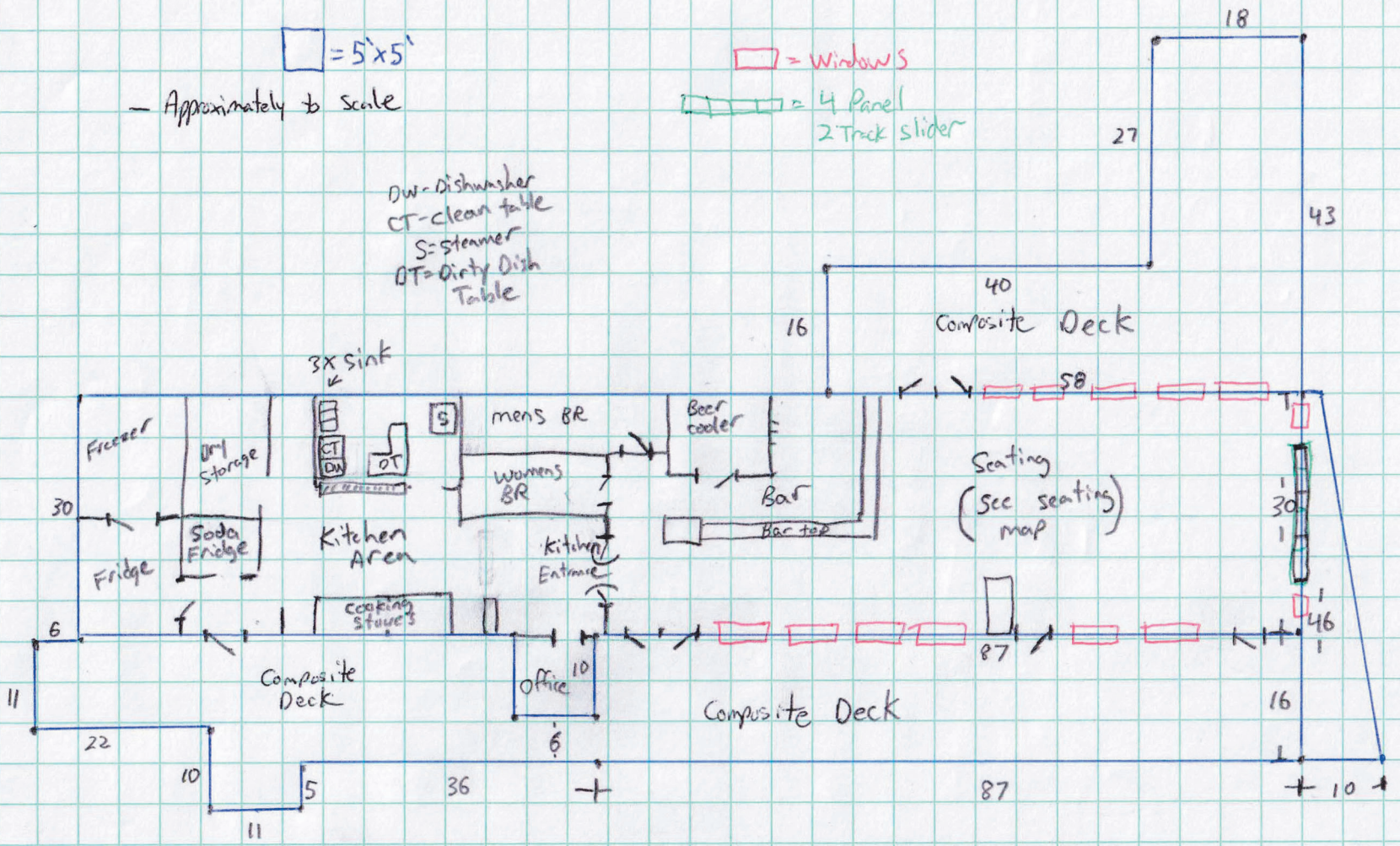
DECK PLAN

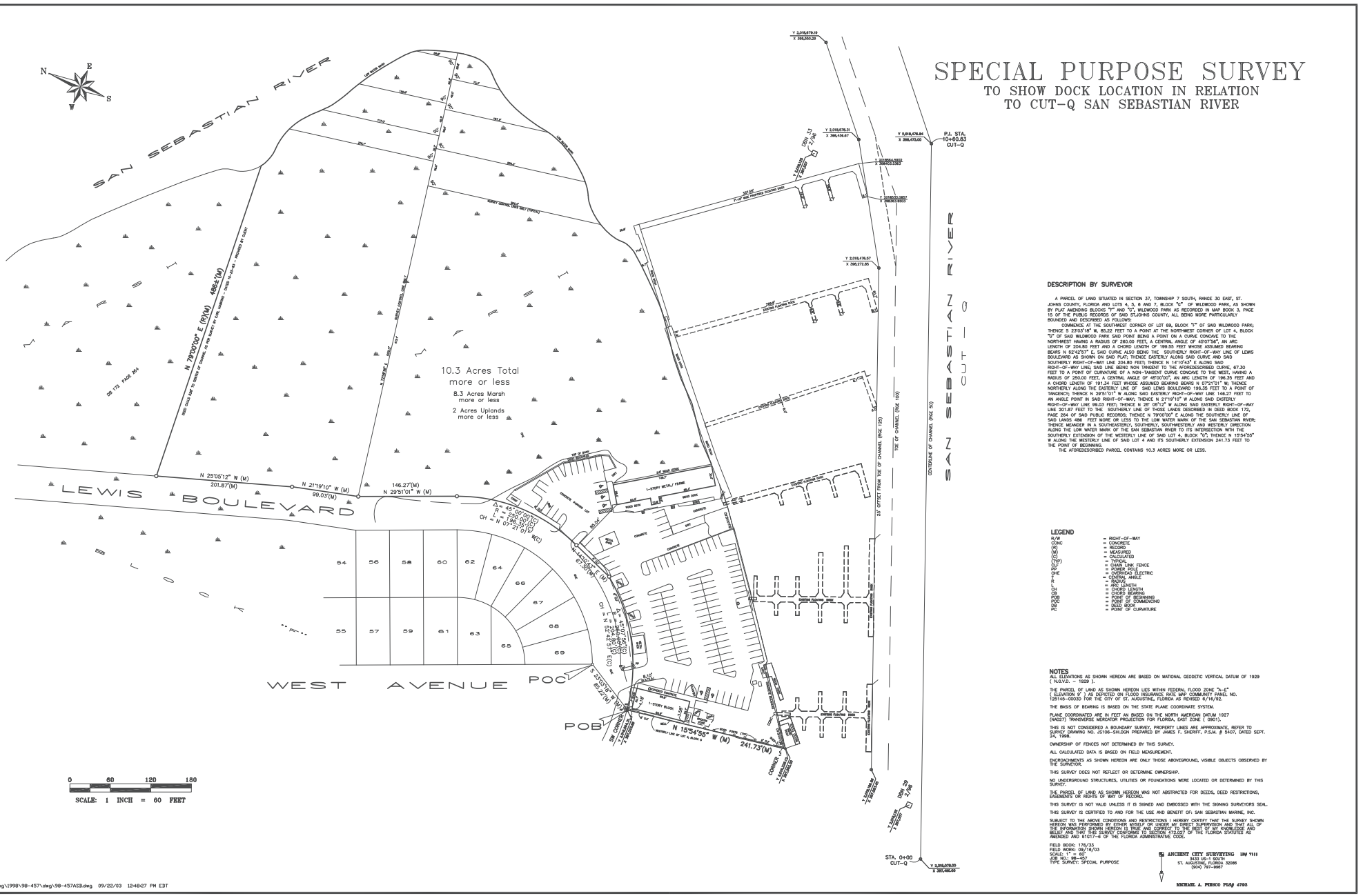
ROBERT G. MORGEN JR., P.E.
#56118

2-16-26

S-1

2 Creeks Dockside





SPECIAL PURPOSE SURVEY

TO SHOW DOCK LOCATION IN RELATION TO CUT-Q SAN SEBASTIAN RIVER

DESCRIPTION BY SURVEYOR

A PARCEL OF LAND SITUATED IN SECTION 37, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND LOTS 4, 5, 6 AND 7, BLOCK "D" OF WILDWOOD PARK, AS SHOWN BY PLAT AMENDING BLOCKS "F" AND "D", WILDWOOD PARK AS RECORDED IN MAP BOOK 3, PAGE 15 OF THE PUBLIC RECORDS OF SAID ST.JOHNS COUNTY, ALL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 69, BLOCK "F" OF SAID WILDWOOD PARK; THENCE S 23°03'18" W, 85.22 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 4, BLOCK "D" OF SAID WILDWOOD PARK SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 45°07'34", AN ARC LENGTH OF 204.80 FEET AND A CHORD LENGTH OF 199.55 FEET WHOSE ASSUMED BEARING BEARS N 82°42'57" E, SAID CURVE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF LEWIS BOULEVARD AS SHOWN ON SAID PLAT; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE 204.80 FEET; THENCE N 14°10'43" E ALONG SAID RIGHT-OF-WAY LINE; SAID LINE BEING NON TANGENT TO THE AFOREDESCRIBED CURVE, 67.30 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 196.35 FEET AND A CHORD LENGTH OF 191.34 FEET WHOSE ASSUMED BEARING BEARS N 07°21'01" W; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LEWIS BOULEVARD 196.35 FEET TO A POINT OF TANGENCY; THENCE N 29°51'01" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE 146.27 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY; THENCE N 21°19'10" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE 99.03 FEET; THENCE N 25° 05'12" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE 201.87 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 172, PAGE 264 OF SAID PUBLIC RECORDS; THENCE N 79°00'00" E ALONG THE SOUTHERLY LINE OF SAID LANDS 486 FEET MORE OR LESS TO THE LOW WATER MARK OF THE SAN SEBASTIAN RIVER; THENCE MEANDER IN A SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY AND WESTERLY DIRECTION ALONG THE LOW WATER MARK OF THE SAN SEBASTIAN RIVER TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 4, BLOCK "D"; THENCE N 15°54'55" W ALONG THE WESTERLY LINE OF SAID LOT 4 AND ITS SOUTHERLY EXTENSION 241.73 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 10.3 ACRES MORE OR LESS.

LEGEND

R/W	= RIGHT-OF-WAY
CONC	= CONCRETE
(R)	= RECORD
(M)	= MEASURED
(C)	= CALCULATED
P.O.B.	= POINT OF BEGINNING
C/F	= CHAIN LINK FENCE
PP	= POWER POLE
OHE	= OVERHEAD ELECTRIC
Δ	= CENTRAL ANGLE
R	= RADIUS
L	= ARC LENGTH
CH	= CHORD LENGTH
CB	= CHORD BEARING
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCING
DB	= DEED BOOK
PC	= POINT OF CURVATURE

NOTES

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

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "A-E" (ELEVATION 9') AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 125145-0003D FOR THE CITY OF ST. AUGUSTINE, FLORIDA AS REVISED 8/16/82.

THE BASIS OF BEARING IS BASED ON THE STATE PLANE COORDINATE SYSTEM.

PLANE COORDINATES ARE IN FEET AN BASED ON THE NORTH AMERICAN DATUM 1927 (NAD27) TRANSVERSE MERCATOR PROJECTION FOR FLORIDA, EAST ZONE (0901).

THIS IS NOT CONSIDERED A BOUNDARY SURVEY, PROPERTY LINES ARE APPROXIMATE, REFER TO SURVEY DRAWING NO. JS106-SHI.DGN PREPARED BY JAMES F. SHERIFF, P.S.M. # 5407, DATED SEPT. 24, 1998.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

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

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

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

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

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

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: SAN SEBASTIAN MARINE, INC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

FIELD BOOK: 176/33
FIELD WORK: 09/16/03
SCALE: 1" = 60'
JOB NO.: 98-457
TYPE SURVEY: SPECIAL PURPOSE

ANCIENT CITY SURVEYING LB# 7111
3433 US-1 SOUTH
ST. AUGUSTINE, FLORIDA 32086
(904) 797-9967

MICHAEL A. PERNOD PLS# 4788

G:\dwg\1998\98-457\dwg\98-457ASB.dwg 09/22/03 12:48:27 PM EDT

2 Creeks Dockside Seating Plan
Approximately 82 seats inside
68 seats outside

