

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, AUGUST 4, 2026 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) July 7, 2026 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
 - a) PZB2026-0055 Lukaj & Oriola Aleksander - Applicant & Owner
Continued from the
July 7, 2026,
Regular Meeting [San Carlos Ave / PID #191930-0020](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.
 - b) PZB2026-0062 Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
[1033 Pantano Dr](#)
To approve the removal of significant trees and significant tree canopy within Conservation Overlay Zone 3.
 - c) PZB2026-0063 Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc. - Owner
[970 Pantano Dr](#)
To approve the removal of significant trees and significant tree canopy within Conservation Overlay Zone 3.
6. Other Business
 - a) Discussion and recommendation related to updating language in Chapter 11 and Chapter 25 related to tree protection and tree canopy.

7. 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 July 7, 2026

The Planning and Zoning Board met in formal session Tuesday, July 7, 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
Jan Kelly

Absent Christina Tucker (Excused)

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

2. General Public hearings for Items Not on the Agenda

BJ Kalaidi asked all present to vote yes for the proposed property tax changes.

3. Approval of Minutes

MOTION

Mr. Blow MOVED to APPROVED the June 2, 2026 minutes as presented. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

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

4. Modification and Approval of Agenda

MOTION

Mr. Pappas MOVED to APPROVE the Agenda as presented. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

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

5. Variance

5. (a) PZB2026-0040 – Brandy Holland – Applicant
Annie Jensen & Brandy Holland – Owner
78 Sanford Street

Continued from the June 2, 2026 Regular Meeting

To approve a variance to the rear and side yard setback requirements 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 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 criteria.

The applicant was not present at the time this item was to be heard. The following motion was presented:

MOTION

Mr. Davis MOVED to hear this item at the end of the agenda. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION

AYES: Davis, Blow, Kelly, Pappas, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

This application was heard after item 6.c. and prior to Item 7. Other Business items.

Brandy Holland reviewed the application.

The Board presented their Ex Parte Communication.

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

Mr. Holland provided his rebuttal.

The Board discussed:

- The owner was trying to restore this property
- The purchase of an additional 15 feet on the south side and the additional 20 feet on another side had not yet closed
- The impervious/lot coverage percent was dependent on the square footage of the additional property
- Lot coverage would be 42% if the additional properties were not added
- This approval should be conditioned that the closing should occur to grant the variance of 42% versus 33%

- This building was constructed in 1920, and the lot coverage was 41% with the original structure
- Because the square footage of the new structure was larger than the original, this would not be grandfathered because of the age of the property
- There was not an existing permit at this time, everything was in review pending the outcome of this hearing
- The elevation of the house would be approximately 20 feet

MOTION

Mr. Pappas MOVED to APPROVE application PZB2026-0040 which includes a lot coverage with the new structure at 33.3% and the rear yard setback would change from 10 feet to 8 ½ feet and the side yard setback from 10 feet to 2.9 feet. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Pappas, Blow, Kelly, Davis, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

5. (b) PZB2026-0059 – James G. Whitehouse, Esq. c/o St. Johns Law Group – Applicant
Tommy Ribeiro Santiago c/o Gilza Investments LLC – Owner
111 Washington Street

To approve a variance to the front and side yard setback requirements.

Ms. Thompson read the staff report and said based on a review of Sec. 28-29 staff find that the Board can APPROVE variance request to reduce the front and side yard setbacks, as the variance criteria are met, or CONTINUE, until the applicant provides more information to identify how they meet the four variance criteria.

James Whitehouse reviewed the application.

¹ Break 3:12 – 3:22 p.m.

The Board presented their Ex Parte Communication.

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

Public hearing was opened.

BJ Kalaidi asked about the fences being on the property line and any problems that might occur with repair. She pointed out that the owner did not live in this house.

Fran Charlson wanted clarity of how close the variance would make the apartment to the property line, she said that if it wasn't too close, she had no issue with the variance being granted.

Mr. Whitehouse provided his rebuttal.

Public hearing was closed.

The Board discussed:

- Confirmed the setback was 4.6 feet and the roof extended into the setback
- Confirmed that the rear setback was 5 feet
- Verified that the elevation of the new house would be higher than the existing house
- The existing house was built in 1939
- There was plenty of room for parking
- Verified that the garage had been demolished and would not be replaced
- The square footage of the new structure would be 450 square feet
- The lot size was a singular disadvantage
- The impervious surface ratio was about 33-34%
- Confirmed that the owner would be moving into the area
- No change in parking
- The location of the structure was moved because of the existing storm drain

MOTION

Mr. Davis MOVED to APPROVE application PZB2026-0059 at 111 Washington for a variance to the front yard setback from 15 feet to 5 feet and to reduce the side yard setback to 4.6 feet with the eaves hanging over the 4.6 feet because it met the requirements for a disadvantage and because house was built in 1939 and the storm drain in the front yard. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Davis, Pappas, Kelly, Blow, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Conservation Overlay Zone Development

6. (a) PZB2026-0055 – Lukaj & Oriola Aleksander – Applicant & Owner San Carlos Avenue / PID 191930-0020

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.

Joseph Brinson reviewed the application.

The Board presented their Ex Parte Communication, including additional photographs provided by Mr. Blow.

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

Public hearing was opened.

Jennifer McKinney was strongly opposed to the removal of any trees in the Magnolia Avenue area. She thought it would be prudent to work around the existing trees to build any structures.

Melinda Rakoncay said that tree canopy was very important to the area. She supported the staff recommendation to move the house to the back of the property to save the large trees. She said that the lot covered the area between May Street and San Carlos and it appeared there was plenty of room.

Public hearing was closed.

Mr. Princeton provided his rebuttal.

The Board discussed:

- The removal of the large limb in the neighbor's yard had mitigated the issue of having to remove the entire tree
- Thought the house could be moved back on the property, which would save the trees
- The proposed house would be on piers, which helped to protect the root systems on the trees

Mr. Blow asked if this would be a situation where there could be a second opinion from a different arborist and were there funds available to do that.

Ms. Lopez advised the board that there was a line item in the Planning and Building budget to cover the cost of various experts for the city to assist the board with information for certain applications.

- Needed additional information explaining the reason the house could not be moved on the property to save the tree
- Removing the limb had helped the tree (T-1); however, there was still some decay visible
- Not convinced that the house could not be moved on the lot
- Thought that the canopy was the beauty of the lot
- Section 11-29d stated that the PZB was authorized to impose limitations on the nature and manor of construction
- The east setback belonged to the city and, it appeared that there was room to

flip the house on the lot to save the T-2 tree and possibly the T-1 tree as well

- The pier foundation was the best option for construction
- A variance request was easier to approve if the trees were going to be saved

MOTION

Mr. Davis MOVED to CONTINUE application PZB2026-0055 to the August 4, 2026 meeting. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Davis, Pappas, Kelly, Blow, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) PZB2026-0056 – Tim O'Reilly c/o PRIME AE – Applicant

Barry Broudy c/o Broudy Bros LTD – Owner

198 West King Street/PID111200-0000;
212 West King Street/PID 111220-0000;
West King Street/P:ID 111225-0000; 39
North Ponce De Leon Boulevard/PID
111225-0120

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.

Tim O'Reilly, Jason Perin, and Barry Broudy 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.

BJ Kalaidi asked how many trees would be left in place with 17 being removed. She

asked for an update of changes with the trees in the last two years as the arborist report was 2 years old. She asked that the code enforcement violations from the auto repair shop be documented. She did not think that CRA dollars should be used for the garage project, she thought that the property tax dollars should be used for the fire station rather than the parking garage. She asked for clarification of where trees would be placed when the project was completed.

Melinda Rakoncay said she realized that the location of the building had been determined; however, would there be a way to move the entrance ramp to save any trees that already existed.

Mr. O'Reilly provided his rebuttal.

Public hearing was closed.

The Board discussed:

Ms. Kelly asked what the contaminants were on the property.

Ms. Lopez advised that this was a designated brown field, and the developer would be responsible for the clean-up.

Mr. Davis confirmed the existing grade on the lot currently to be seven and one half feet and advised that construction would require a lot of fill on the lot and that would change the grade, which would be problematic for existing trees. He confirmed the proposed finished floor height would be eight feet.

Mr. Blow agreed that there was really no way to save any of the trees proposed for removal. He wanted to include a condition that no trees be removed prior to final financing and permitting.

Mr. Pappas advised that typically no trees could be removed until permits were in place.

Ms. Lopez thought there may be contamination remediation that would change the process somewhat.

Mr. Perin explained that there was a remediation plan from the DEP. He advised that there was no groundwater contamination.

MOTION

Mr. Blow MOVED to APPROVE application PZB2026-0056 tree removal with the condition that the applicant receive all required permits and any financing required prior to tree removal. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Blow, Pappas, Kelly Davis, Johns

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) PZB2026-0057 – Ryan Carter c/o Carter Environmental Services – Applicant Toll Southeast LP Company Inc – Owner 1006 Pantano Drive

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

Ms. Thompson read the staff report and said review of Sec. 11-29 is the responsibility of the Planning and Zoning Board for the proposed development within Conservation Overlay Zone 3. This application includes request to remove significant trees and tree canopy for the property at 1006 Pantano Drive.

Ryan Carter reviewed the application.

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

The Board expressed their appreciation for the updated changes and said that these were positive changes that had saved more trees.

MOTION

Ms. Kelly MOVED to APPROVE application PZB2026-0057 for the removal of significant trees and significant tree canopy within Conservation Overlay Zones 2 & 3. The motion was SECONDED by Ms. Johns.

VOTE ON MOTION:

AYES: Kelly, Johns, Davis, Blow, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Other Business

7. (a) Review and recommendation of the Planning and Building Department fee schedule

Amy Skinner asked the board to review the proposed updated fee schedule for her to obtain a recommendation to the City Commission. She advised that the last time fees had been raised was in 2017. She indicated that a state statute had been revised requiring all building permit fees to be completed reviewed and updated by July 1, 2026. She said that the proposed planning fees would be more tailored to the actual cost of performing certain duties such as alcohol licenses, and the fee for the Friday Review application would be raised to \$50 from \$20. She said that the permit fee changes were based on a tiered approach with simpler applications being less expensive compared to more complicated applications. She advised that tree removal permit fees had been raised as well because a code enforcement officer had to review those applications in the field. She said that HARB fees were significantly lower than the Planning board fees and they would be brought more in line with the Planning fees. She advised that the methodology had been changed when reviewing building permits

and thought the proposed fee changes were reasonable.

Mr. Schauland advised the Board that HB803 passed. He said that the permit fees would be based on the cost to the city and that cost would be passed on to the homeowner or contractor. He described the four-tier system that would be put in place to control the administration and tracking of fees charged to permit seekers. He said that the statute allowed for there to be a reserve in the budget as long as it was earmarked for use in the future.

Mr. Davis asked what the reserves were at this time and confirmed that the department was at a break-even point. He advised that any funds collected by the building department was to be spent in the building department. He did not think that the cost was too high. He confirmed that the building official would be able to waive additional re-inspections.

Ms. Johns confirmed that the tree removal fee would apply to the entire application regardless of the amount of trees.

Mr. Pappas felt that with property tax changes it would be more difficult to gage the calculations and so he had no issue with increases.

Mr. Blow asked if there was any system for customer feedback designed for regulatory type agencies.

Ms. Lopez advised that there was a system available through the communication department for all departments in the city.

Mr. Davis explained that the system was designed for individuals to speak to staff and if problems were not resolved at that level, they were able to speak to directors and eventually if necessary to the commission.

MOTION

Mr. Davis MOVED to MAKE A RECOMMENDATION to the City Commission to APPROVE the Fee Schedule changes for Planning and Building for 2027 as presented. The motion was SECONDED by Ms. Johns and PASSED BY UNANIMOUS VOICE VOTE.

7.(b) Review and discussion regarding proposed shared parking code amendment

Ms. Daugherty reviewed the changes to the shared parking plan that were to go to the City Commission for final approval. She asked the Board for a recommendation.

Mr. Pappas thought that this part of the mobility plan should be put forward. He agreed that something needed to be done on the West King side of town for parking.

MOTION

Mr. Pappas MOVED to MAKE A RECOMMENDATION to the City Commission to APPROVE the amendment to the shared parking code as presented. The motion was SECONDED by Mr. Davis and PASSED BY UNANIMOUS VOICE VOTE.

VOTE ON MOTION:

AYES:

NAYES: NONE

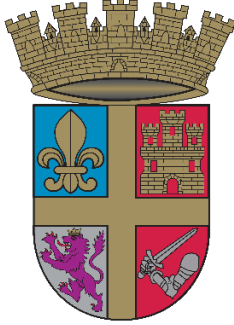
MOTION CARRIED UNANIMOUSLY

8. Adjournment

Having no further business, Ms. Johns adjourned the meeting at 4:10 P.M.²

Susan Johns, Chairperson

² Transcribed by Michele Fudo



Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: August 4, 2026

SUBJECT: PZB 2026-0055
San Carlos Ave / Parcel ID 191930-0020

The applicant has requested to CONTINUE their application to be heard at the September 1st 2026, meeting so they may provide additional information.



Planning and Zoning Board

Planning Division Staff Report
Planning and Building Department

Public Hearing Date	Agenda Item	Application Number
August 4, 2026	5.b.	PZB2026-0062
Request	Address	Parcel ID
Conservation Overlay Zone Development	1033 Pantano Drive	073433-1170

Site & Background Information

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

Request Summary

This is a request for [Conservation Overlay Zone \(COZ\) development](#) for significant tree and significant tree canopy removal within [COZ 3](#) for the construction of a single-family home at 1033 Pantano Dr.

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

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

Earlier this year at the February 3, 2026, Planning and Zoning Board meeting, a request for significant tree and significant tree canopy removal within [COZ 3](#) for the construction of a single-family home at 1033 Pantano Dr was approved by the board to remove 18 protected trees and 3 significant trees.

The applicant has finalized the layout and site improvements for 1033 Pantano Dr and is now requesting the removal of two (2) additional significant trees.

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 [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:

Latin Name	Common Name	Minimum dbh to Maximum dbh
<i>Fraxinus spp.</i>	ash	18
<i>Betula nigra</i>	birch, river	24
<i>Punus serotina</i>	black cherry	18
<i>Nyssa sylvatica</i>	blackgum, black tupelo	18
<i>Catalpa binoniodes</i>	catalpa	18
<i>Prunus caroliniana</i>	cherry laurel	10

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

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

Section 11-29(c)

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

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

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

Section 11-29 (d)

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

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

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

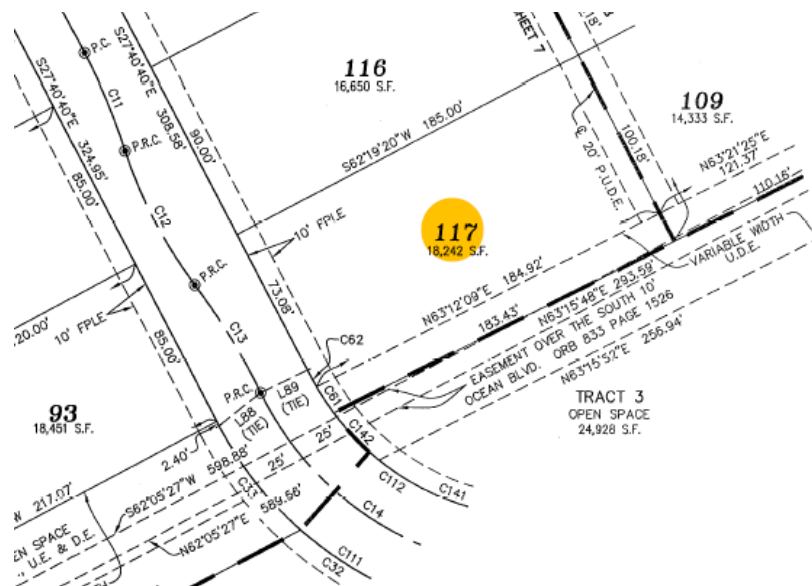
The condition of trees with respect to disease, insect attack, and danger of falling is unknown as an arborist report has not been provided by the applicant.

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

The trees proposed for removal are close to the footprint of the house.

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

The lot could drain to street or to the drainage easement at the rear of the property. Lot 117 is platted with a ten-foot P.U.D.E (Private Unobstructed Drainage Easement) in the rear and a variable width U.D.E. (Unobstructed Drainage Easement) along the southern property line. The tree mitigation plan does not depict the location of the easement. It is unclear if any of the retained trees are within the easement and could be subject to removal during routine maintenance.



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

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

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

Lot 117 has nine significant trees on site. Four significant trees will be retained, and five significant trees will be removed and are highlighted below.

Significant Trees Lot 117

- 1. Tree # 149 – 26 DBH Live Oak (LIO)**
- 2. Tree # 150 - 13 DBH Cedar (CED)**
- 3. Tree # 173 - 31 DBH Live Oak (LIO)**
- 4. Tree # 145 – 49 DBH Live Oak (LIO)**
- 5. Tree # 142 – 28 DBH Live Oak (LIO)**
- 6. Tree # 141- 25 DBH Live Oak (LIO)**
- 7. Tree # 157 - 8 DBH Cedar (CED) (removed)**
- 8. Tree # 155 - 24 DBH Live Oak (LIO) (removed)**
- 9. Tree # 151 - 19 DBH Live Oak (LIO) (removed)**

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

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

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

The house placement appears to be strategic to preserve significant trees. Staff notes the PUD does allow lots over 85 feet wide to decrease the side setback from 7.5 to five feet if the combined side setbacks total twenty feet. This lot is approximately 97 feet wide and eligible for a flexible side yard setback to retain trees. However, the variable width U.D.E. (Unobstructed Drainage Easement) along the southern property line would limit the ability to reduce the side setback along the southern property line.

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

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

Sec. 25-53 (d) Tree mitigation requires the credits for trees retained to be in excess of deficits of trees removed. The tree mitigation table in the application shows 28.5 deficits for tree removal and 43 credits for trees retained or relocated. The applicant has a positive number of tree credits which is consistent with the requirements of Chapter 25.

Staff Recommendation

Review of Sec. 11-29 is the responsibility of the PZB for the proposed development within Conservation Overlay Zone 3. This application includes requests to remove significant trees and tree canopy for the property at 1033 Pantano Drive / PID 073433-1170.

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
1033 Pantano Dr.

Legend

Future_Land_Use

 RESIDENTIAL MEDIUM DENSITY / MIXED USE

Scale: 1:1,000



0 30 60 120 Feet





Zoning Map

City of St. Augustine

1033 Pantano Dr.

Legend

Zoning_Current

ZONECLASS

PUD

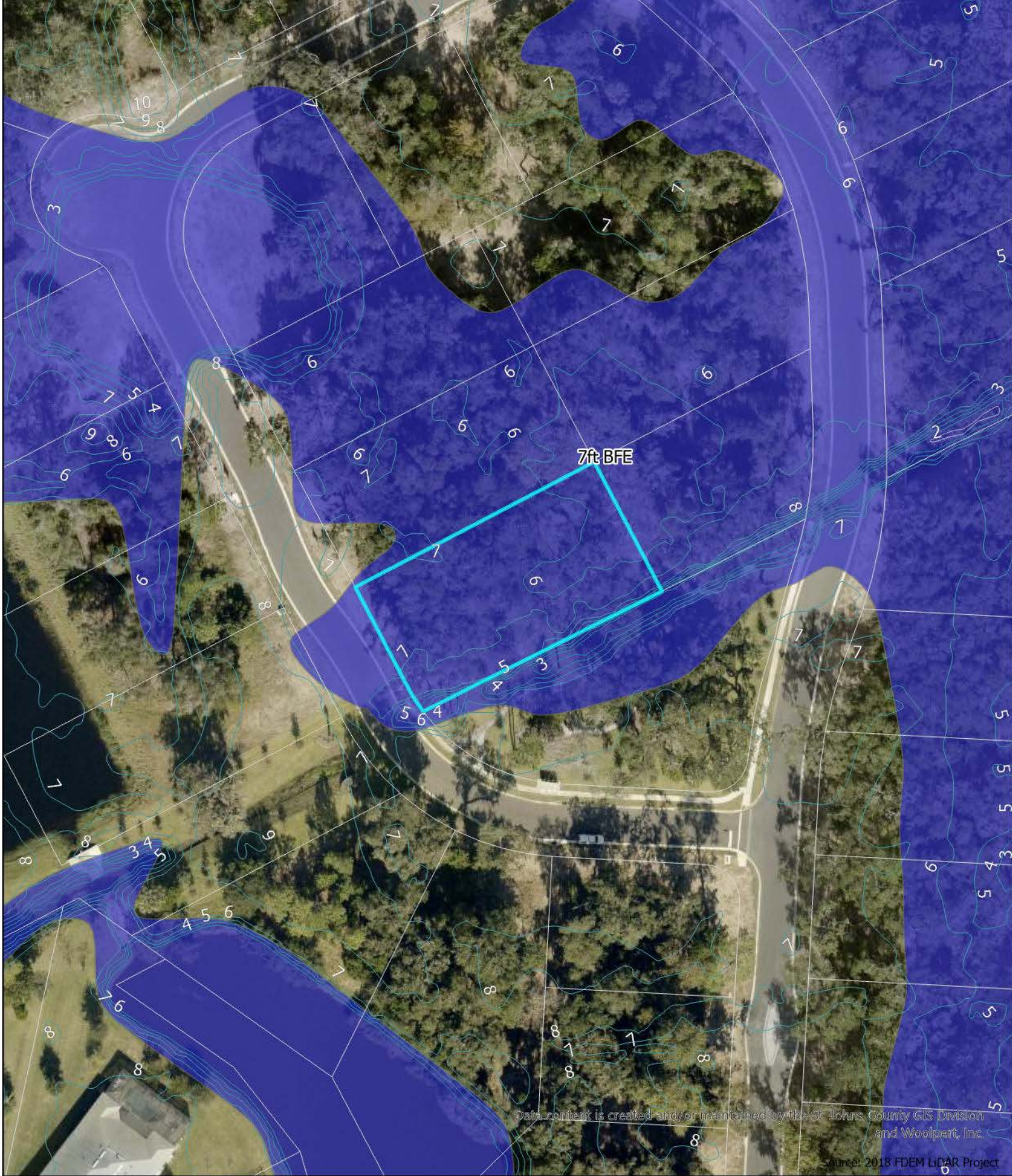
PUD

Scale: 1:1,000



0 35 70 140 Feet

Page 21 of 53



Data content is created and/or maintained by the St. Johns County GIS Division and Woolpert, Inc.

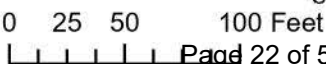
Source: 2018 FDEM LiDAR Project

Flood Zone & Ground Elevation
Contours (ft. NAVD88)
City of St. Augustine
1033 Pantano Dr

Legend

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

Scale: 1:1,000





St Johns County Property Appraiser
Use Classification
City of St. Augustine
1033 Pantano Dr.

Legend

- SJC_Parcel_Uses
- SJCParcels

Scale: 1:500

0 15 30 60 Feet

Page 23 of 53

1033 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: 117 Block: _____

Subdivision: JACKSON PARK REVISED PLAT OF NORTH ST. A Parcel Number: 0734331170

4. PROJECT STREET ADDRESS: 1033 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.



Signature of Applicant

7/16/2026

Date



Signature of Property Owner

7/16/26

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

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

Signature of applicant

7/17/2026

Date



Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF OF Toll Southeast LP Company 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: _____

BY: _____

Signature of Owner

Nathan Beidle

Print Name of Owner

410-382-2221

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 17 day of July, 2026

By Nate Beidle

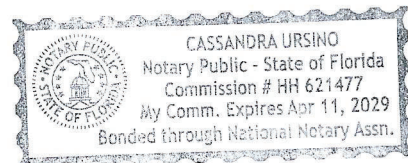
Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

My Commission expires: _____

4/11/2029



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: Lot 117 - 1033 Pantano Drive

Ryan Carter

Applicant's Name: Toll Southeast LP Company INC Applicant's Signature: 

Toll Southeast LP Company INC

Owner's Name: Owner's Signature: 

Attachment 3:
St. Johns County
Property Appraiser
Report

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Parcel ID	0734331170	
Location Address	1033 PANTANO DR SAINT AUGUSTINE 32095-0000	No Image Available
Neighborhood	MADEIRA EAST MARSH/POND (2200.06)	
Tax Description*	129/24-31 MADEIRA AT ST AUGUSTINE PHASE 3 LOT 117 OR6168/875 *The Description above is not to be used on legal documents.	
Property Use	Vacant Residential (0000)	
Code		
Subdivision	MADEIRA AT ST AUGUSTINE PHASE 3	
Sec/Twp/Rng	54-6-29	
District	Madeira Community Development District City (District 457)	
Millage Rate	19.5552	
Acreage	0.420	
Homestead	N	

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	\$0.00
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		Instrument							
Date	Sale Date	Sale Price	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: 7/1/2026, 3:49:23 AM

Contact Us



Attachment 4:

Supplemental Information



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

July 1, 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 117 – Estuary at Madeira
1033 Pantano Drive
Parcel No. 0734331170

To Whom it May Concern,

On behalf of the property owner, we respectfully submit this Conservation Overlay Zone 3 modification application for Lot 117 within Estuary at Madeira.

Lot 117 was previously approved for the removal of eighteen (18) protected trees and three (3) significant trees. Based on the finalized home layout and site improvements for lot 117, we are requesting authorization for the removal of two (2) additional significant trees, as reflected in the enclosed revised tree removal plan and credit/debit summary. The additional removal is necessary to accommodate a revised home plan select for lot 117.

The requested removal of the two (2) additional significant trees is necessary due to the size of the existing 26-inch live oak and its proximity to the proposed residence set up on the required stem wall. The tree would overhang the residence and would likely create future issues for the homeowner. The cedar is also directly in line with it and would need to be removed.

We looked at shifting the home further north, however that would put the home closer to the retained significant trees on the south side of lot 116, which already has an approved grading plan and would potentially require a revision of the grading plan to ensure the retained trees remain undisturbed.

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.**



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

www.carterenv.com

Location

Lot 117 - Estuary Maderia

Project: 5.24637

St. Augustine, FL

Date: Jul 01 2026

Figure:

1





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Maderia Overview

Lot 117 - Estuary Maderia

Project: 5.24637

St. Augustine, FL

Date: Jul 01 2026



Figure:

2

 Lot 117 ± 0.42 ac.

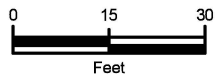
✗ Previously Approved 18 Protected Tree Removed (157 in. / 19 Debits)

X Previously Approved 3 Significant Tree Removed (51 in. / 5 Debits)

● Proposed 11 Protected Retained (117 in / 27 Credits_

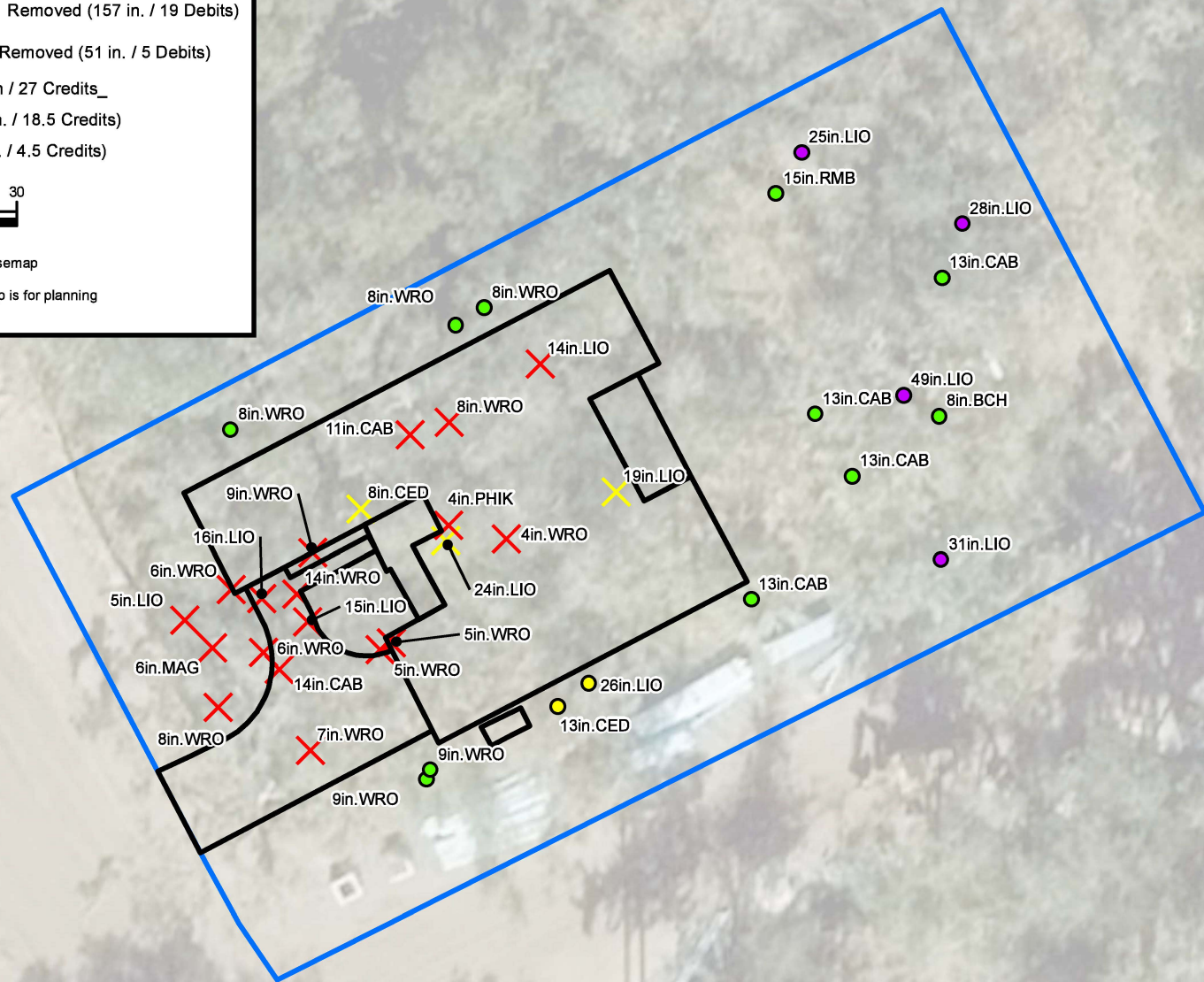
● Proposed 4 Significant Retained (133 in. / 18.5 Credits)

● Proposed 2 Significant Removed (39 in. / 4.5 Credits)



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Tree Removal
Lot 117 - Estuary Maderia

Project:	5.24637
----------	---------

St. Augustine, FL

Date: Jul 01 2026

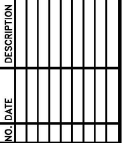
Figure:

3 |



ALLIANT

10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
CAll 29471

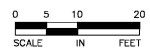
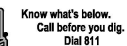


BC		BLACK CHERRY
SRC		SOUTHERN RED CEDAR
PH		PIGNUT HICKORY
MG		MAGNOLIA
LO		LIVE OAK
WO		WATER OAK
CP		CABBAGE PALM
RM		RED MULLBERRY

BENCHMARK: FOUND MAGNAIL AND DISK #3731 (ELEVATION = 9.04) (NGVD29)

1. ALL ATTACHED PATIOS, ANNALS, 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 GEOIDETIC VERTICAL DATUM OF 1929 (NGVD29).
3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR UTILITIES. UNDEGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND RECORD MODELS AND/OR RECORD DRAWINGS OR MANHOLES. ALL INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITIES 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. THIS PLAN, LOT, GRANT, EASEMENT, OR 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 THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE AS SUCH. ANY BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE BOUNDARY AND/OR SITE PLAN PREPARED AND SIGNED BY ALL AMERICAN SURVEYING AND MAPPING, INC.

LEGEND		SIGNATURE
A	ALIGNED BARRI	PROPOSED CONTOUR
B	LEARNING BUSINESS	98.7% ELEVATION
M	MAIN BANK	EXISTENT
OBS	ORIGINAL RECORD BOOK	1:1 SLOPE
PB	FLY BACK	EXISTING ELEVATION
PD	FACE	PROPOSED ELEVATION
R/W	RIGHT-OF-WAY	FLOWING
T	TOP TYPICAL	BRICK PAVING
TOP	TOP OF BANK	CONCRETE
TS	TOP OF SLOPE	
FEE	FINISHED FLOOR ELEVATION	
(P)	PLANTED	
(M)	MEASURED	
G.S.A.	UTILITY DRAINAGE AND FLOOD PROTECTS PERMIT	
		TRUE WELL (BY OTHERS)

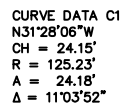


ZONED: PUD
SETBACKS:
FRONT YARD: 20 FEET
SIDE YARD: 7.5 FEET
REAR YARD: 35 FEET
MAXIMUM IMPERVIOUS: 70%

MADEIRA AT ST. AUGUSTINE - PHASE 3

LOT GRADING AND TREE PRESERVATION PLAN

AS RECORDED IN MAP BOOK 129 PAGES 24-31 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
CERTIFIED TO: TOLL BROTHERS, INC.



ALL PAVERS ALL MEASUREMENTS ESTIMATED
FRONT 1,168± SQ. FT.
BACK 205± SQ. FT.

TREE LEGEND

- 8"BC 8" BLACK CHERRY
8"SRC 8" SOUTHERN RED OAK
4"PH 4" PIGNUT HICKORY
6"MG 6" MAGNOLIA
36"LO 36" LIVE OAK
8"WQ 8" WATER OAK
13"CP 13" CABBAGE PALM
15"RM 15" RED MULLBERRY

DIMENSIONS SHOWN HEREON ARE PER FIRST FLOOR PLAN

LOT 117	MODEL "SANTA MARIA" ELEV FARMHOUSE
LOT SIZE	18,242 SQ. FT.
DRIVEWAY TO R/W	976 SQ. FT.
ENTRY WALK	55 SQ. FT.
APPROXIMATE CONCRETE ON-SITE	32 SQ. FT.
APPROXIMATE SIDEWALK & APRON	560 SQ. FT.
APPROXIMATE BRICK PAVERS	1,373 SQ. FT.
APPROXIMATE SOO	13,864 SQ. FT.
RIGHT-OF-WAY LENGTH	97.26 FT.
TOTAL BUILDING COVERAGE	4,025 SQ. FT. 22%
TOTAL IMPERVIOUS COVERAGE	5,093 SQ. FT. 28%
TOTAL EASEMENT AREA	3,629 SQ. FT.

TREE SCHEDULE

LOT SQ. FT. MINUS EASEMENTS/WETLANDS	14,613
ACRES=14,613/43,560	0.34
ACRESx40=REQUIRED TREE INCHES	13.6

THE REQUIRED NUMBER OF TREE INCHES WILL BE MET
USING 2" DIAMETER TREES.
70% OF REQUIRED PLANTED TREES SHALL BE CANOPY TYPE,
WITH NO MORE THAN 50% OF THE SAME SPECIES.

NOTES:

1. ALL SETBACKS AND TIES ARE MEASURED TO THE FOUNDATION WALLS.
2. OF THE 70% CANOPY TYPE TREES REQUIRED, NO MORE THAN 10% SHALL BE OF THE SAME SPECIES PER APPROVED NEIGHBORHOOD SITE PLAN.
3. ALL SIDEWALK AND CURBWORK SHALL, AT A MINIMUM, MEET THE FOLLOWING STANDARDS AND ADA STANDARDS. CROSS SLOPES SHALL BE NO MORE THAN 2% AND RUNNING SLOPE NOT TO EXCEED 5%. THE PORTION OF THE SIDEWALK WHICH ADJACENT PROPERTIES SHALL BE MAINTAINED SHALL ALSO MEET THIS REQUIREMENT. ALSO, UTILITIES (METER BOXES, VALVES, ETC.) SHALL NOT BE LOCATED WITHIN THE SIDEWALK.
4. EROSION CONTROL MEASURES (I.E. SILT FENCE) WILL BE USED AROUND THE PROPERTY BOUNDARY TO PREVENT IMPACT TO ADJACENT PROPERTIES.
5. ALL WALL MARKINGS SHALL BE 12" TO 18" FOOT SEPARATION BETWEEN A/C PAD AND PROPERTY LINE.

TREE TABLE

SQUARE FEET	CANOPY TYPE TREES			
ACRES	TOTAL TREES PLANTED	QV-1-LIVE OAK		INCHES
INCHES REQUIRED	CANOPY TREES %70%	QV-2-LIVE OAK		
TREES PLANTED	CANOPY TYPE TREES	IV-AMER. HOLLY		INCHES
		MG-MAGNOLIA		INCHES
		RIVER BIRCH		INCHES
		TOTAL INCHES		INCHES

70% ARE TO BE CANOPY TYPE WITH NO MORE THAN HALF OF THE SAME SPECIES

NOTES—THE INFORMATION SHOWN HEREON SHOULD NOT BE USED FOR CONSTRUCTION OR DESIGN PURPOSES. PLEASE REFER TO THE CITY/COUNTY APPROVED ENGINEERING AND ARCHITECTURAL PLANS FOR FINAL DESIGN OF STRUCTURES, SIDEWALKS AND UTILITIES.

BEARINGS AND DIRECTIONAL NORTH ARE BASED ON FLORIDA STATE PLANE
COORDINATE GRID SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "AE" (EL. 7.0') AS SHOWN ON FLOOD INSURANCE RATE MAP 0312 J FOR ST. JOHNS COUNTY, FLORIDA, F.I.R.M. INDEX DATE 12-07-18

ALL AMERICAN SURVEYING AND MAPPING, INC.

SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 8455

<u>Legend</u>			
COAL	= COVERED	F.F.E.	= FINISH FLOOR ELEVATION
CONC.	= CONCRETE	A/C	= AIR CONDITIONER
EMST	= EASEMENT	LD	= IDENTIFICATION
GRASS	= GRASS	P.A.M.	= PERMANENT REFERENCE
WDM.	= CONCRETE		MONUMENT
IR.	= IRON PIPE	P.T.C.	= POINT OF TANGENCY
LOP.	= LINE OF PIER	P.C.P.	= PERMANENT CONTROL POINT
Δ	= DELTA ANGLE	P.C.C.	= POINT OF CURVE
CH	= CHORD	P.R.C.	= POINT OF REVERSE CURVE
Δ	= ARC LENGTH	P.C.C.P.	= POINT OF COMPOUND CURVE
Δ	= CALCULATED	B.L.	= BUILDING LINE
D	= DIAMETER	F.P.L.	= FLORIDA POWER & LIGHT
(D)	= RADIUS	T.P.	= TYPICAL
W	= WIDTH	N.G.	= NATIONAL GEOGRAPHIC VECTORS, DATUM
E	= EASEMENT	NWD	= NORTH AMERICAN DATUM
W	= ROAD LINE	SC	= REF TO SCAL.
P.W.	= RIGHT-OF-WAY	L.B.	= LICENSED BUSINESS
(A)	= ACTUAL	P.O.	= POINT OF INTERSECTION
(W)	= WIDTH	E.W.	= EDGE OF WATER
		T.B.	= TOP OF BANK

SKETCH FOR PLOT PLAN ONLY - DOES NOT
REPRESENT OR PURPORT TO SHOW BOUNDARY
LINES NOR IS IT BASED ON A FIELD RUN SURVEY

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2647

James P. Kanning
FLORIDA REGISTERED SURVEYOR AND APPRAISER

SCALE 1"=20'
DATE 06-10-26

F.B. X D.C. N/A DR. BY BRB

010 P:\2026 (97930)\TOLL BROTHERS\WADERIA ST AUG 3

ORDER NO. 231503-PLOTPLAN

FILE 985

FID	Species Name	Common Name	DBH	Debit	Lot
137	CAB	CABBAGE PALM	11	-2	117
151	LIO	LIVE OAK	19	-1.5	117
152	WRO	WATER OAK	4	-0.5	117
153	LIO	LIVE OAK	14	-1.5	117
154	WRO	WATER OAK	8	-1	117
155	LIO	LIVE OAK	24	-2	117
156	PHIK	PIGNUT HICKORY	4	-0.5	117
157	CED	CEDAR	8	-2	117
158	WRO	WATER OAK	9	-1	117
159	WRO	WATER OAK	14	-1.5	117
160	LIO	LIVE OAK	15	-1.5	117
161	LIO	LIVE OAK	16	-1.5	117
162	WRO	WATER OAK	6	-0.5	117
163	CAB	CABBAGE PALM	14	-2.5	117
164	MAG	MAGNOLIA	6	-0.5	117
165	WRO	WATER OAK	8	-1	117
166	WRO	WATER OAK	7	-1	117
169	WRO	WATER OAK	5	-0.5	117
170	WRO	WATER OAK	5	-0.5	117
171	LIO	LIVE OAK	5	-0.5	117
172	WRO	WATER OAK	6	-0.5	117
149	LIO	LIVE OAK	26	-2	117
150	CED	CEDAR	13	-2.5	117
23			247	-28.5	

FID	Species Name	Common Name	DBH	Credit	Lot
136	WRO	WATER OAK	8	2	117
138	WRO	WATER OAK	8	2	117
139	WRO	WATER OAK	8	2	117
140	RMB	RED MULBERRY	15	3	117
141	LIO	LIVE OAK	25	4	117
142	LIO	LIVE OAK	28	4	117
143	CAB	CABBAGE PALM	13	3	117
144	BCH	BCH	8	2	117
145	LIO	LIVE OAK	49	4	117
146	CAB	CABBAGE PALM	13	3	117
147	CAB	CABBAGE PALM	13	3	117
148	CAB	CABBAGE PALM	13	3	117
167	WRO	WATER OAK	9	2	117
168	WRO	WATER OAK	9	2	117
173	LIO	LIVE OAK	31	4	117
15			250	43	

Tree Credit and Debit Summary

Credits:

Count	DBH	PTS
15	250	43

Debits:

Count	DBH	PTS
23	247	-29
-8	3	15



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,

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

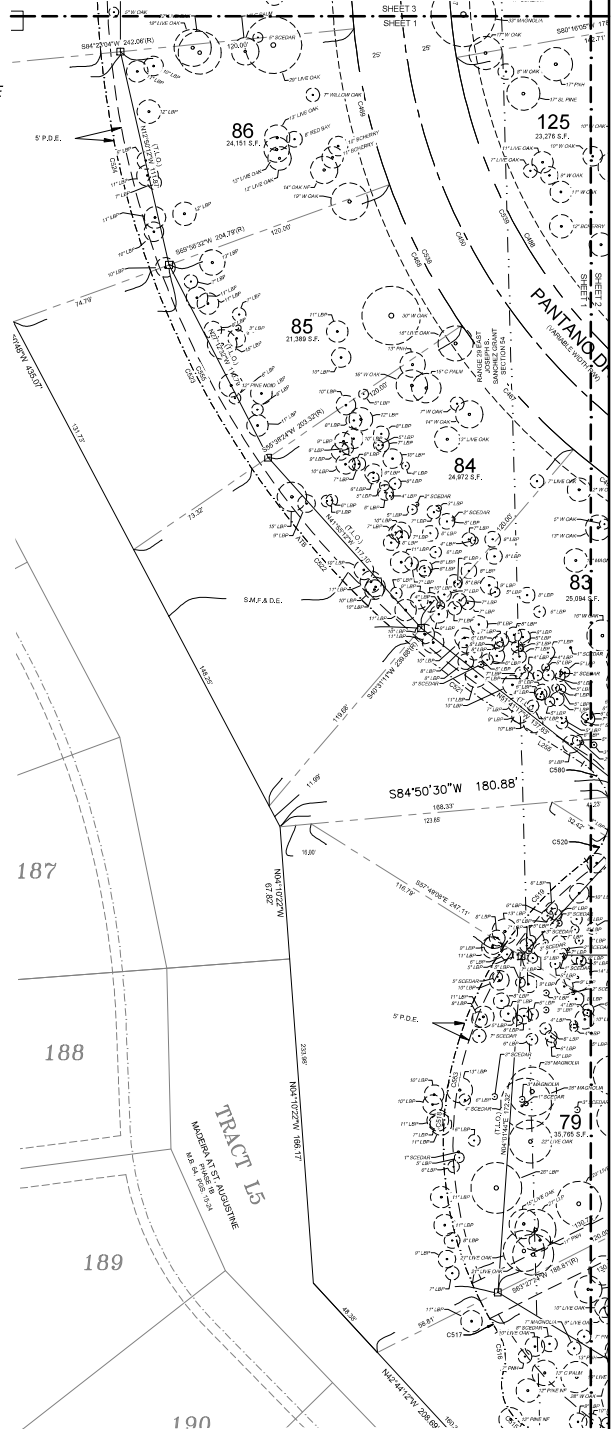
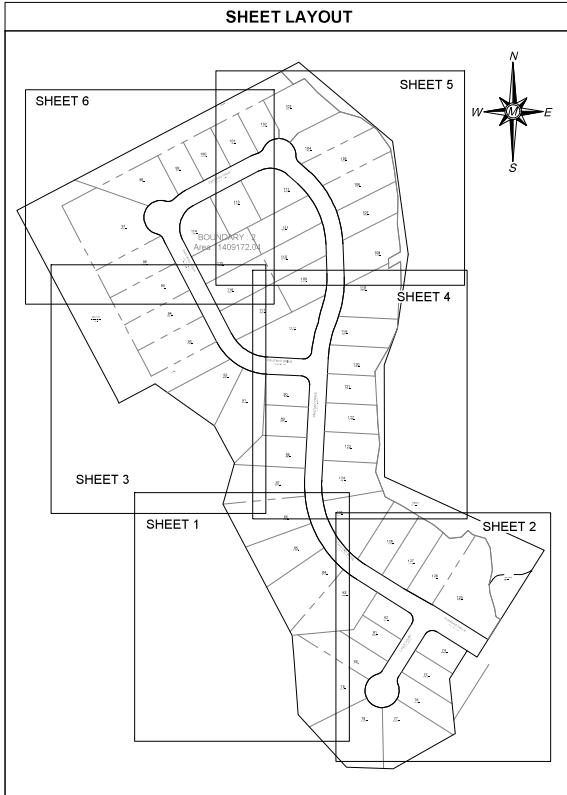
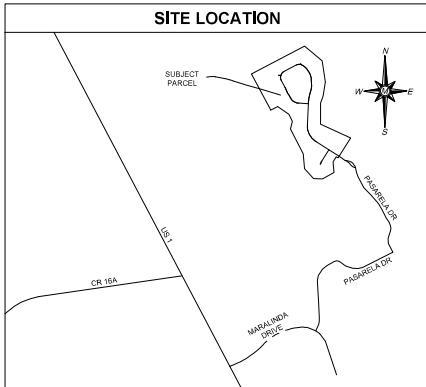
Chris Walls
ISA Certified Arborist® FL-9985A



SIGNED & SEALED TREE SURVEY

MAP SHOWING SURVEY OF

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (LOCATED BY OFFICIAL RECORDS 833, PAGE 1518, 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 MADIRA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.



NOTES:

- THIS IS A SPECIAL PURPOSE SURVEY FOR TREE LOCATION.
- BEARINGS ARE BASED THE UNRECORDED PRELIMINARY PLAT FOR "Madera At St. Augustine Phase 3".
- NO FLOOD INSURANCE RATE MAP INFORMATION DISPLAYED ON THE SURVEY.
- 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).
- THOSE TREES LABELED THAT INCLUDE "NF" (NO FLAG) WERE NOT IDENTIFIED BY AN ARBORIST AND WERE IDENTIFIED BY THE THIS FIRM.
- ALL TREE HORIZONTAL LOCATIONS WHERE LOCATED BY A SURVEY GRADE "TRIMBLE R12" GNSS RECEIVER RUNNING TRIMBLE ACCESS SOFTWARE VERSION 2024.10.
- ALL BEARING CALLS, TRACTS AND LABELED EASEMENTS ARE PER PRELIMINARY PLAT. SEE PLAT FOR LINE, CURVE AND ABBREVIATION INFORMATION, (SHOWN FOR REFERENCE PURPOSES ONLY)
- 2002 TOTAL TREES LOCATED, 121 TREES LOCATED THAT DID NOT HAVE NUMBERED FLAGS.

ABBREVIATION LEGEND	
1" DBH	1\"/>

JEREMY A HEWITT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7413
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 8550



SPECIAL PURPOSE SURVEY
**ESTUARY MADIRA
TREE SURVEY**
SECTION 35 TOWNSHIP 6 SOUTH
RANGE 29 EAST, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

Matthew's DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1314 • FAX: 904.826.4547
INFO@MDCDC.COM

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

NO. DATE
REVISIONS
DESCRIPTION



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 MADERA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA



SPECIAL PURPOSE SURVEY

**ESTUARY MADERIA
TREE SURVEY**

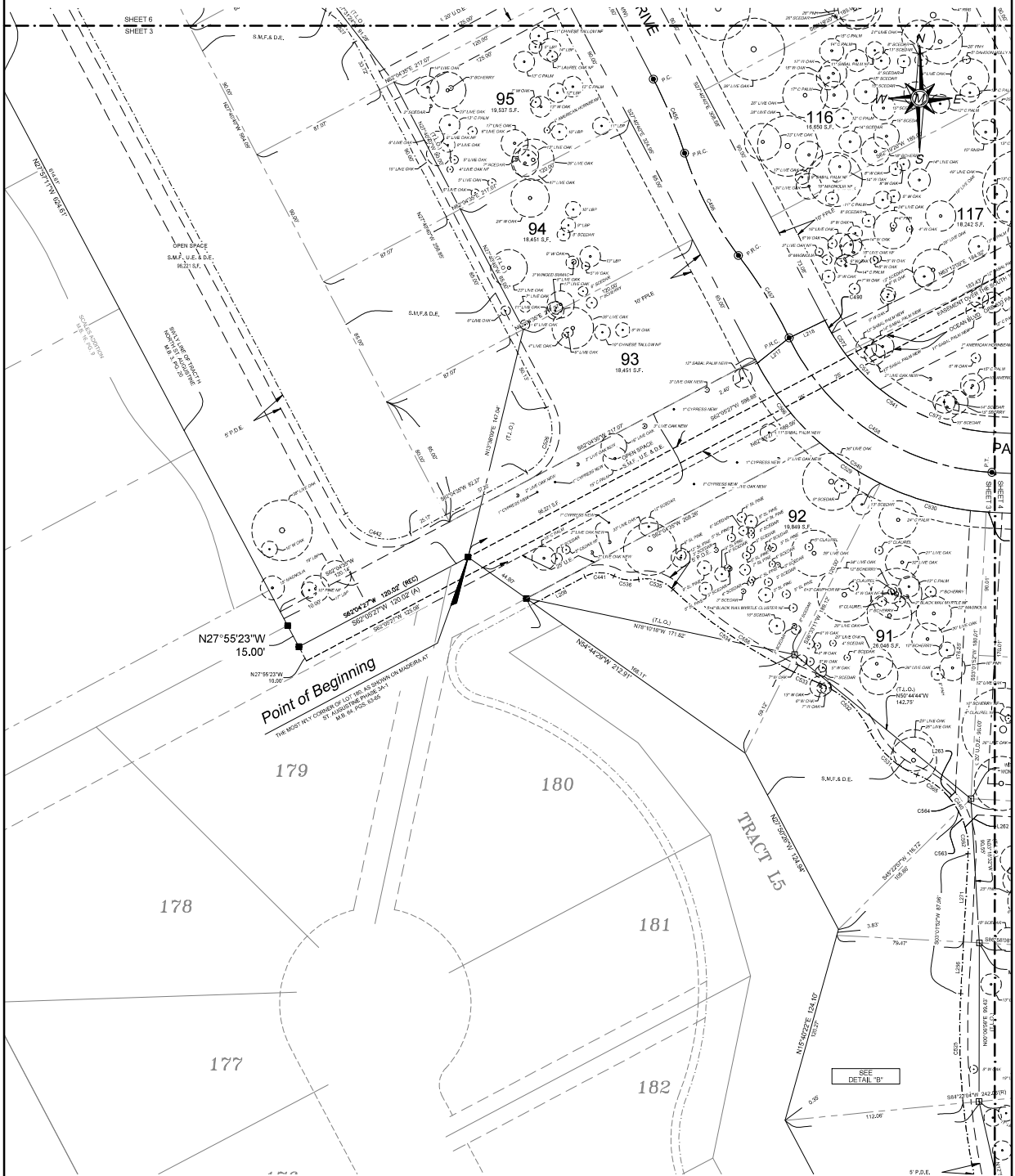
SECTION 25, TOWNSHIP 8 SOUTH
RANGE 29 EAST, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

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

DATE	5/5/25	NO.		DATE	REVISIONS DESCRIPTION
SCALE	1"=30'				
JOB NO.	25 169				
DRAWN BY:	TM/JAH				
DWG NO.	1				

MAP SHOWING SURVEY OF

A PORTION OF THE PLAT OF NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 30, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A PORTION OF OCEAN BOULEVARD (VACATED BY OFFICIAL RECORDS 833, PAGE 1518, SAID PUBLIC RECORDS) A PORTION OF UNSURVEYED SECTION 25, TOWNSHIP 8 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 8 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 8 SOUTH, RANGE 30 EAST, AND A PORTION OF UNSURVEYED SECTIONS 30, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS THE UNRECORDED PRELIMINARY PLAT OF MADERA AT ST. AUGUSTINE PHASE 3 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA



ABBREVIATION LEGEND	
10'	10' LINE
15'	15' LINE
20'	20' LINE
25'	25' LINE
30'	30' LINE
35'	35' LINE
40'	40' LINE
45'	45' LINE
50'	50' LINE
55'	55' LINE
60'	60' LINE
65'	65' LINE
70'	70' LINE
75'	75' LINE
80'	80' LINE
85'	85' LINE
90'	90' LINE
95'	95' LINE
100'	100' LINE
105'	105' LINE
110'	110' LINE
115'	115' LINE
120'	120' LINE
125'	125' LINE
130'	130' LINE
135'	135' LINE
140'	140' LINE
145'	145' LINE
150'	150' LINE
155'	155' LINE
160'	160' LINE
165'	165' LINE
170'	170' LINE
175'	175' LINE
180'	180' LINE
185'	185' LINE
190'	190' LINE
195'	195' LINE
200'	200' LINE
205'	205' LINE
210'	210' LINE
215'	215' LINE
220'	220' LINE
225'	225' LINE
230'	230' LINE
235'	235' LINE
240'	240' LINE
245'	245' LINE
250'	250' LINE
255'	255' LINE
260'	260' LINE
265'	265' LINE
270'	270' LINE
275'	275' LINE
280'	280' LINE
285'	285' LINE
290'	290' LINE
295'	295' LINE
300'	300' LINE
305'	305' LINE
310'	310' LINE
315'	315' LINE
320'	320' LINE
325'	325' LINE
330'	330' LINE
335'	335' LINE
340'	340' LINE
345'	345' LINE
350'	350' LINE
355'	355' LINE
360'	360' LINE
365'	365' LINE
370'	370' LINE
375'	375' LINE
380'	380' LINE
385'	385' LINE
390'	390' LINE
395'	395' LINE
400'	400' LINE
405'	405' LINE
410'	410' LINE
415'	415' LINE
420'	420' LINE
425'	425' LINE
430'	430' LINE
435'	435' LINE
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445'	445' LINE
450'	450' LINE
455'	455' LINE
460'	460' LINE
465'	465' LINE
470'	470' LINE
475'	475' LINE
480'	480' LINE
485'	485' LINE
490'	490' LINE
495'	495' LINE
500'	500' LINE
505'	505' LINE
510'	510' LINE
515'	515' LINE
520'	520' LINE
525'	525' LINE
530'	530' LINE
535'	535' LINE
540'	540' LINE
545'	545' LINE
550'	550' LINE
555'	555' LINE
560'	560' LINE
565'	565' LINE
570'	570' LINE
575'	575' LINE
580'	580' LINE
585'	585' LINE
590'	590' LINE
595'	595' LINE
600'	600' LINE
605'	605' LINE
610'	610' LINE
615'	615' LINE
620'	620' LINE
625'	625' LINE
630'	630' LINE
635'	635' LINE
640'	640' LINE
645'	645' LINE
650'	650' LINE
655'	655' LINE
660'	660' LINE
665'	665' LINE
670'	670' LINE
675'	675' LINE
680'	680' LINE
685'	685' LINE
690'	690' LINE
695'	695' LINE
700'	700' LINE
705'	705' LINE
710'	710' LINE
715'	715' LINE
720'	720' LINE
725'	725' LINE
730'	730' LINE
735'	735' LINE
740'	740' LINE
745'	745' LINE
750'	750' LINE
755'	755' LINE
760'	760' LINE
765'	765' LINE
770'	770' LINE
775'	775' LINE
780'	780' LINE
785'	785' LINE
790'	790' LINE
795'	795' LINE
800'	800' LINE
805'	805' LINE
810'	810' LINE
815'	815' LINE
820'	820' LINE
825'	825' LINE
830'	830' LINE
835'	835' LINE
840'	840' LINE
845'	845' LINE
850'	850' LINE
855'	855' LINE
860'	860' LINE
865'	865' LINE
870'	870' LINE
875'	875' LINE
880'	880' LINE
885'	885' LINE
890'	890' LINE
895'	895' LINE
900'	900' LINE
905'	905' LINE
910'	910' LINE
915'	915' LINE
920'	920' LINE
925'	925' LINE
930'	930' LINE
935'	935' LINE
940'	940' LINE
945'	945' LINE
950'	950' LINE
955'	955' LINE
960'	960' LINE
965'	965' LINE
970'	970' LINE
975'	975' LINE
980'	980' LINE
985'	985' LINE
990'	990' LINE
995'	995' LINE
1000'	1000' LINE



SPECIAL PURPOSE SURVEY
ESTUARY MADERA
TREE SURVEY
SECTION 25, TOWNSHIP 8 SOUTH
RANGE 29 EAST, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

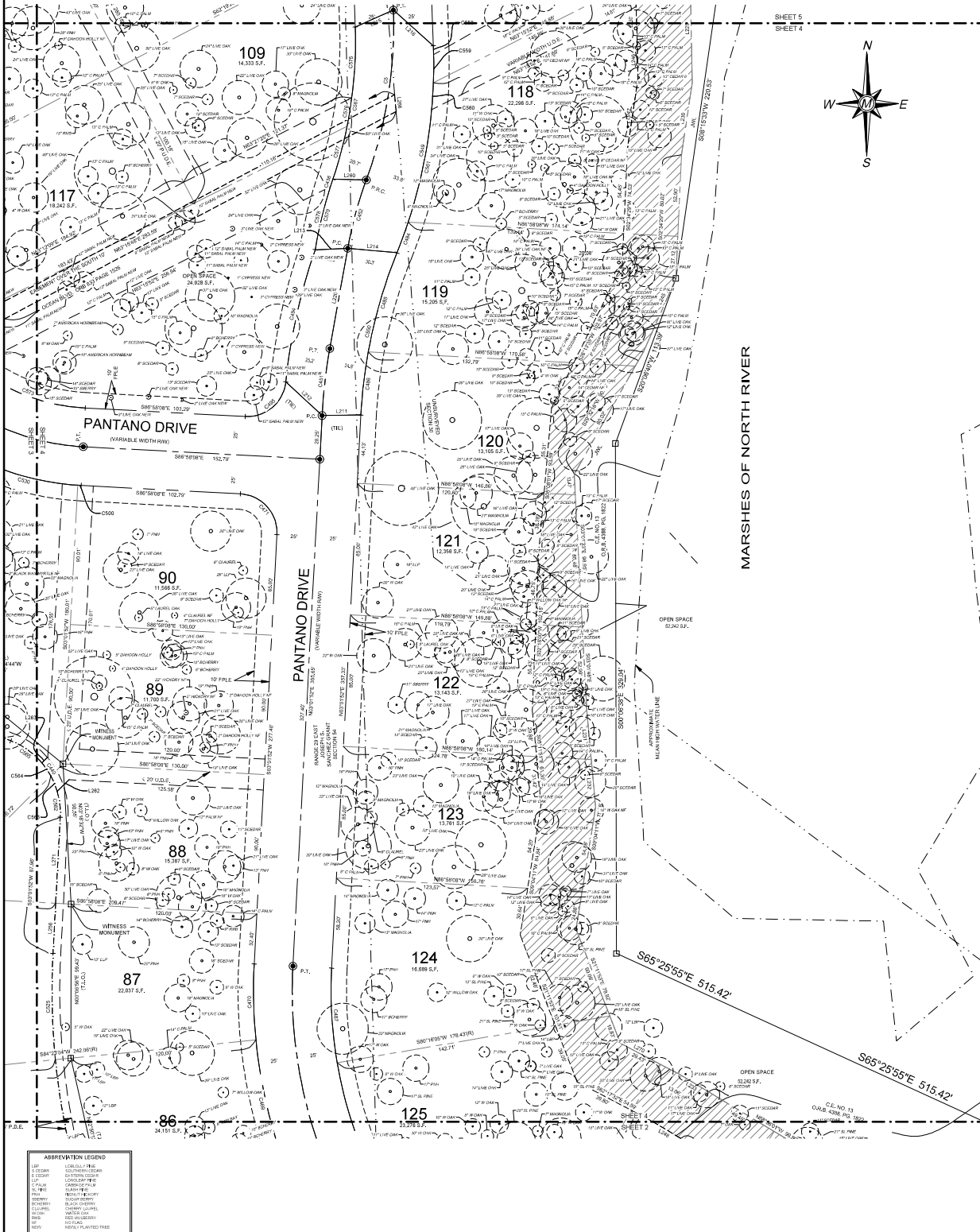
Matthews DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1314 • FAX: 904.826.4547
INFO@MDCMC.COM

DATE	NO.	DATE	REVISIONS
5/5/05			
SCALE 1"=30'			
JOB NO. 25169			
DRAWN BY: TMJ/AH			
DATE: 5/5/05			
NO. 1			



MAP SHOWING SURVEY OF

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



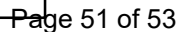
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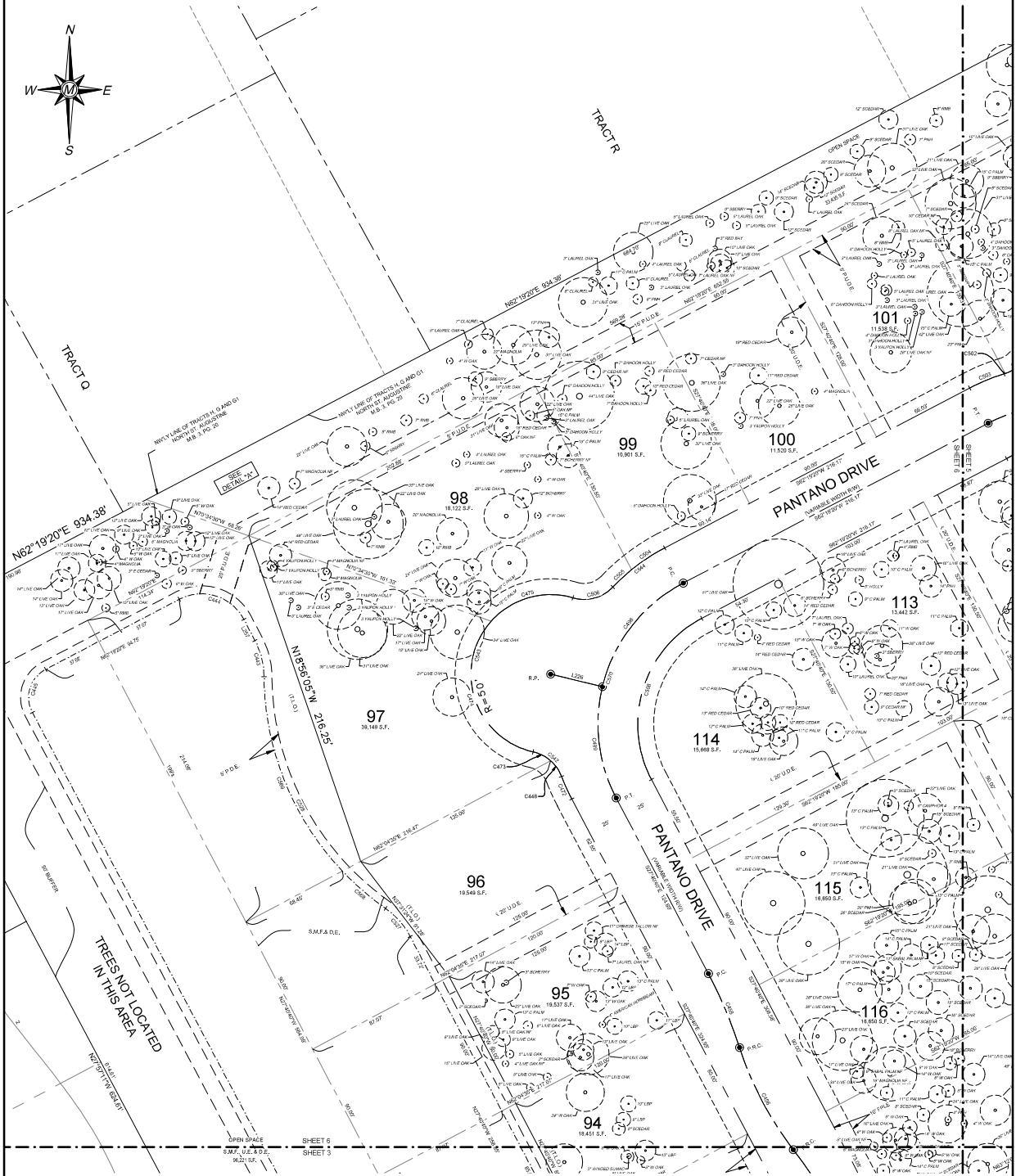
DATE	NO.	DATE	REVISIONS
5/5/05			DESCRIPTION
SCALE	1"=30'		
JOB NO.	25169		
DRAWN BY	TW/JAH		
DATE	5/5/05		
NO.			
DATE			
REVISIONS			
DESCRIPTION			

9 4

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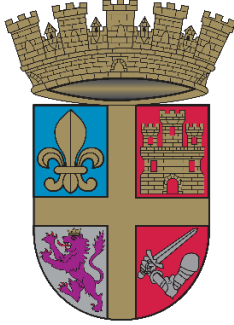
SPECIAL PURPOSE SURVEY

**ESTUARY MADERIA
TREE SURVEY**

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SCALE	1"=30'				
JOB NO.	25169				
DRAWN BY:	TM/JAH				
DWG NO.	1				



Planning and Zoning Board

Planning Division Memorandum
Planning and Building Department

TO: Planning and Zoning Board

DATE: August 4, 2026

SUBJECT: PZB 2026-0063
970 Pantano Dr / Parcel ID 073433-0990

This application has been administratively withdrawn. It was submitted as an application to remove significant trees within Conservation Overlay Zone 3. However, after staff reviewed the submittal, there were no trees shown to be removed on the site plan provided by the applicant.