AGENDA

Planning and Zoning Board
City of St. Augustine, Florida
COMMUNICATIONS MEDIA TECHNOLOGY (CMT) MEETING
Tuesday, May 5, 2020 at 10:00 a.m.

Pursuant to the City of St. Augustine Resolution 2020-13 and associated exhibits, a meeting of the Planning & Zoning Board of the City of St. Augustine will be held on **TUESDAY, MAY 5, 2020** at 10:00 a.m. The Meeting will allow for the use of Communications Media Technology (CMT) under the authority granted by the Governor of the State of Florida pursuant to Executive Order 20-69 and subsequent City of St. Augustine Resolution 2020-13. Appointed Board members, City Staff, and advertised agents/applicants/property owners will be allowed to participate through video conferencing.

All other interested parties may participate in the meeting as follows:

IN PERSON:
The Alcazar Room at City Hall located at 75 King Street will be open for attendance with limited capacity consistent with the public health, and life safety requirements as promulgated by the CDC. These include mandated capacity and distancing requirements. Physical attendance will be prioritized as follows until maximum capacity is reached:
a. Board Members
b. City Attorney/Assistant City Attorney
c. City Staff Presenters
d. City Clerk/Recording Secretary
e. Applicant and/or Applicant's Agent/Legal Counsel
f. Witnesses for Applicant
g. Public participants

VIEW THE MEETING REMOTELY:
Live: The meeting will be broadcast on the City's website at http://CityStAugTV.com
Post-recording: The meeting will be aired at a later time on Government Comcast Channel 3

PROVIDE PUBLIC COMMENT:
1. In writing: Members of the general public wishing to provide public comment prior to the meeting may submit comments via email at PZB@citystaug.com. All comments must be received by 8:00 a.m., May 5, 2020. All public comment will be limited to three (3) minutes. The City Clerk will receive and preserve all written comment consistent with Florida Public Records law but will only read into the record the equivalent of three (3) minutes or 400 words. (Property owners noticed individually by mail should submit their written comments on the form mailed to them and submit the form electronically or via mail before May 1, 2020).
2. In person during the meeting: Members of the public physically present in the Alcazar Conference room at 75 King Street may make public comment at the podium provided in accordance with the above 'In Person' procedures.

3. Via telephone during the meeting: Members of the public who wish to participate through remote audio participation may do so by dialing 904-293-4330 when prompted for the specific item on the agenda or at open public comment. The callers will be placed on hold and queued for each agenda item public comment period.

All other Rules of Decorum shall apply to the extent they do not conflict or are not applicable. The meeting moderator will monitor adherence to the Rules of Decorum and may mute any persons determined to be in violation.

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Conservation Overlay Zone Development

a. 2020-0028

Ryan Carter – Applicant
c/o Carter Environmental Services
Brian Crawford – Owner
25 Avista Circle
To approve a five-foot expansion of an existing terminal platform, a boat lift and two three foot (3') wide catwalks south of the existing boat slips on a one hundred eighty-nine-foot (189') long dock. within Conservation Overlay Zone 1.

b. 2020-0035

Herbert Vandermark
c/o Yelton Construction
Alan Stevenson – Owner
c/o St. Augustine Beach Investments, LLC.
34. N St. Augustine Blvd
To approve a five-foot (5') by one hundred twenty-foot (120') dock with a twelve-foot (12') by twenty foot (20') terminal platform with two (2) associated boat lifts.

c. 2020-0036

Rob Bowmaster - Applicant
c/o Hayward Construction, Inc.
Jeff Yancey – Owner
156 Ancient Island Drive
To approve a 10,000-pound boat lift and associated platform at the end of an existing dock within Conservation Overlay Zone 1.

d. 2020-0038

Brain Spahr – Applicant
Steven Stewart – Owner
259 S. Matanzas Blvd
To approve a five-foot (5') by three hundred ten (310') long dock with a fifty foot (50') by twenty foot (20') terminal platform and a three foot (3') by twenty four (24') foot finger pier to support a single boatlift within Conservation Overlay Zone 1.

4. Use by Exception

a. 2020-0020
(continued March 3, 2020)

Lorraine Searle – Applicant
Cobeca Holdings, LLC – Owner
240 San Marco Avenue
To approve a use by exception for a child day care center within Commercial Medium-two (CM-2) Zoning.

5. 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 three (3) days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

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

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board -Virtual/CMT

DATE: May 5, 2020

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2020-0028**

AGENDA ITEM	4(a)
APPLICANT	Ryan Carter c/o Carter Environmental Services, Inc.
OWNER	Brian Crawford
LOCATION	25 Avista Circle / PIN 214450-0000
REQUEST	To approve a five-foot expansion of an existing terminal platform, a boat lift and two three foot (3') wide catwalks south of the existing boat slip and floating dock on a one hundred eighty-nine-foot (189') long dock within Conservation Overlay Zone 1.
PLANS DATED	February 4, 2020
LAND USE	Residential Low Density
ZONING	Residential Single Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal
Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources.

CCM Objective 7
Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this

objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area.

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.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Sec. 11-26. - Purpose and intent.

The purpose of this article is to establish criteria for the review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3 following the goals, objectives and policies contained in the conservation and coastal management element of the comprehensive plan. Further, this article shall serve to preserve and protect environmentally sensitive areas within the city; to promote an understanding of the importance of these areas through passive or scenic recreational opportunities; to protect and conserve endangered, threatened or unique plant and animal life; and to minimize the dangers of natural disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-28. Issuance of building permits.

(a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.

Sec. 11-29. Standards for review.

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

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria: *Please refer to the staff summary and analysis below.*

STAFF SUMMARY AND ANALYSIS

This proposed five-foot (5') wide expansion of an existing terminal platform, an additional boat lift and two three foot (3') wide catwalks south of the existing boat lift/slip and floating dock (for a total of two boat lifts) on a one hundred eighty-nine-foot (189') long dock. The total length of the dock is not changing. See attachment 2 graphics for details for the request.

Conservation Overlay Zone Development *(Staff analysis in italics)*

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific conditions:

The site is currently occupied by a single-family home and existing dock with two (2) boat lifts

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.

Other neighboring sites have docks and platforms of varying lengths generally perpendicular to the shore and extending into the water with terminal and boat lifts.

(3) Natural and proposed drainage patterns.

Patterns aren't expected to change since improvements are over the water.

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

Only potential effects would be from the use and storage of motorized vessels already experienced in the immediate and general area. This proposal would add to and modify the area of a previous dock.

(5) Proposed soil stabilization and erosion control methods.

N/A

(6) Impact on floodplain.

N/A

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

It would be a minimal impact towards these communities apart from disturbance during the construction process.

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

N/A

(9) Effect of shade on vegetation and shellfish.

It should be minimal in nature given the dimensions of the existing dock

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

No additional effect since this proposal is similar to other residential docks in the area.

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

It would be limited to the existing dock at the site, no increase in width is proposed.

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

Minimal, due to multiple existing docks in the area, and existing view limitations.

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

N/A

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

Minimal, if any.

CITY OF ST. AUGUSTINE

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N/A

(6) Impact on floodplain.

N/A

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

It would be a minimal impact towards these communities apart from disturbance during the construction process.

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Minimal, due to multiple existing docks in the area, and existing view limitations.

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

N/A

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

Minimal, if any.

(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.)

N/A

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

Minor impacts from the placement of pilings, but there will be long term benefits in the form of artificial habitat for aquatic life.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

As proposed, the proposed dock, platform and terminal end meet all standards set forth in LDC Sec. 11-29. The overall height of the dock does not exceed 6 feet above the mean highwater line. There is currently one boat lift at the site and this request would result in a final configuration of two boat lifts and one floating dock. The proposed boat lift will be rated at 12,000 pounds and will be low-profile.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a five-foot expansion of an existing terminal platform, a boat lift and two three foot (3') wide catwalks in Conservation Overlay Zone 1 located at 25 Avista Circle / PIN 214450-0000.

By approval of this application, the City does not make representation, approval, or claim to riparian rights to any party.

Attachments
Attachment 1 – Application & Property Record Card
Attachment 2 – Conservation Overlay Zone Narrative & Graphics

_____

Patrick Doty, CFM
Senior Development Review Planner
Planning & Building Department

Attachment 1

Application & Property Record Card

RECEIVED
By Patrick Doty at 10:47 am, Feb 12, 2020

CITY OF ST. AUGUSTINE
A3 - APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: $330 BDAC Project No. _____

Receipt No. _____ Meeting Date: _____

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT: Ryan Carter Daytime Telephone: 904-540-1786
   Business *(if applicable)*: Carter Environmental Services, Inc.
   Address: 42 Masters Dr. City: St. Augustine State: FL Zip: 32084

2. NAME OF PROPERTY OWNER: Brian Crawford Daytime Telephone: ???
   Business *(if applicable)*: _____
   Address: 3917 NW 97th BLVD City: Gainesville State: FL Zip: 32606

3. LEGAL DESCRIPTION OF PROJECT PROPERTY
   Lot: 9 Block: 1
   Subdivision: Avista Parcel Number: 2144500000

4. PROJECT STREET ADDRESS: 25 Avista Circle

5. SPECIFIC PROPOSED USE: Dock modification

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

7. DESCRIPTION OF ACTION REQUESTED:
   Conservation Overlay Zone Approval

8. JUSTIFICATION FOR ACTION REQUESTED: see Overlay Zone Development Supplement

Townet Press, Inc., St. Augustine, FL 4330

9. If applying for a variance, please complete the following:

(a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully. _____

(b) Can you establish that this disadvantage is not due to the owner's actions? Please explain fully. _____

(c) Can you establish that this disadvantage prevents reasonable use of the property? Please explain fully. _____

(d) If granted, will the variance adversely affect other property in the area? Please explain fully. _____

(e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code?
Please explain fully. _____

10. PREVIOUS APPLICATIONS
Has any application been submitted to the Planning and Zoning Board concerning any part of the subject property within the past year?
☐ Yes ☒ No If yes, 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.

12. _____ 2-4-20
Signature of Applicant Date

13. _____ 2/6/20
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 Ch. 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

2-4-20

Date

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	2144500000
Location Address	25 AVISTA CIR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	7-7 AVISTA SUB OF DAVIS SHORES LOT 9 BLK 1 OR4235/1184 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Avista Subdivision
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.320
Homestead	N

Owner Information

Owner Name	Crawford Brian S Etal 100% Roberts-Crawford Amber J 100%
Mailing Address	3917 NW 97TH BLVD GAINESVILLE, FL 32606-0000

Map

Attachment 2
Conservation Overlay Zone
Application Narrative & Graphics

25 Avista Circle
Overlay Zone Development Application Supplement
February 2020

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a dock and boat lift at 25 Avista Circle.

The property owner would like to modify their Conservation Overlay Zone approval to extend their terminal platform by five feet and add a boat lift flanked by two three-foot-wide catwalks. Please see attached plans for detailed dimensions.

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

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

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

2. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

   The additional area is over open water.

3. *The proposed structures will not block or disrupt any vista or scenic opportunities*.

   No boat houses are proposed. Dock height is similar to neighboring docks and comply with Federal and State regulations.

4. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole*.

   There are other adjacent docks of similar size in the area.

Applications for development in Conservation Overlay Zones are to be evaluated according to certain criteria set forth in Section 11-29(c) of the City Code. The owner has complied with each of those criteria, as detailed below:

1. *Site specific conditions.*

This property has approximately 100 feet of river frontage. The shoreline is bulkheaded and the bottom substrate is sand and silt. No salt marsh vegetation or oyster colonies are present along the shoreline.

2. *The site's relationship to adjacent properties, bodies of water and surrounding conservation zones*.

   The property is adjacent to other single-family homes along the Intracoastal Waterway.

3. *Natural and proposed drainage patterns*.

   Drainage will not be altered by the proposed works.

4. *Effect of point and non-point discharge in the marine environment*.

   Point and non-point discharge will not be altered.

5. *Proposed soil stabilization and erosion control methods*.

   Soil and erosion controls will be used during construction, such as floating turbidity barriers.

6. *Impact on floodplain*.

   There is no impact on floodplains associated with this application.

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

   <u>Vegetative impacts</u>: Not applicable

   <u>Lighting of the open water areas at night</u>: The proposed works will be lit with low level, directional lighting that greatly minimizes the amount of light intrusion into the marsh and open water.

   <u>Increased noise from day users</u>: Minimal noise associated with private residential boating activities.

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

   There will be no storage of pollutants or the use of poisonous chemicals and materials

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

   None

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

    No effect anticipated

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

    Not applicable.

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

    Not applicable.

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

    Not applicable.

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

    Not applicable.

15. *Impact of development on water quality*.

    Not applicable.

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

    a) The effects of the proposed project on commercial and sport fish are as follows:

       <u>Positive</u>: The new dock could provide shelter for larval, juvenile, and adult fish.

       <u>Negative</u>: None

    b) The effects of the project on shellfish are as follows:

       <u>Positive</u>: The pilings used to construct the dock could be colonized by barnacles, or mussels. This will be an addition of habitat.

       <u>Negative</u>: None

    c) The effects of the project on water fowl are as follows

       <u>Positive</u>: None

<u>Negative</u>: None

17. Dock specifications:

    a) No *boathouse, roofed structure or wall shall be constructed on any dock*.

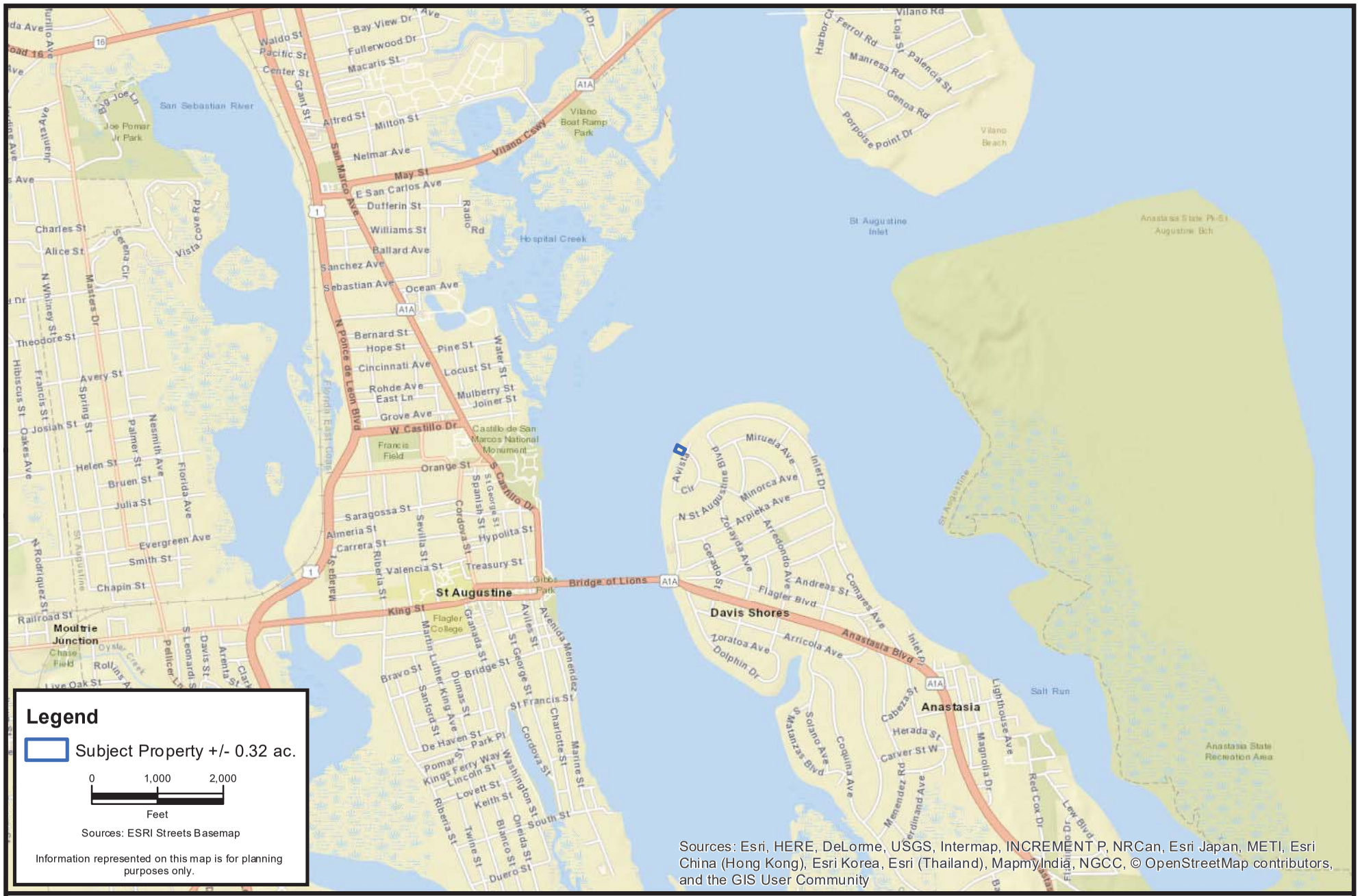
    There are no proposed plans for any boathouse, roofed structure or wall within the dock.

    b) *The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line*.

    The deck is 5' above MHW.

    c) *Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile*.

    The boat lift will not exceed 12,000 pounds.



CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Location Map

25 Avista Circle

Project:	5.19405	St. Augustine, FL	Date: Jan 03 2020

Figure: 1

C:_CES\CES Projects\Project Files\Active\Projects\Project Files\2019\5.19405 P&G Crawford\GIS\MXD\01-PG Crawford_Location.mxd

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

Aerial Map

25 Avista Circle

Project:	5.19405	St. Augustine, FL	Date: Jan 03 2020

Figure: 2

C:\...\CES\CES Projects\Project Files\Active\Projects\Project Files\2019\5.19405 P&G Crawford\GIS\MXD\02-PG Crawford_Aerial.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

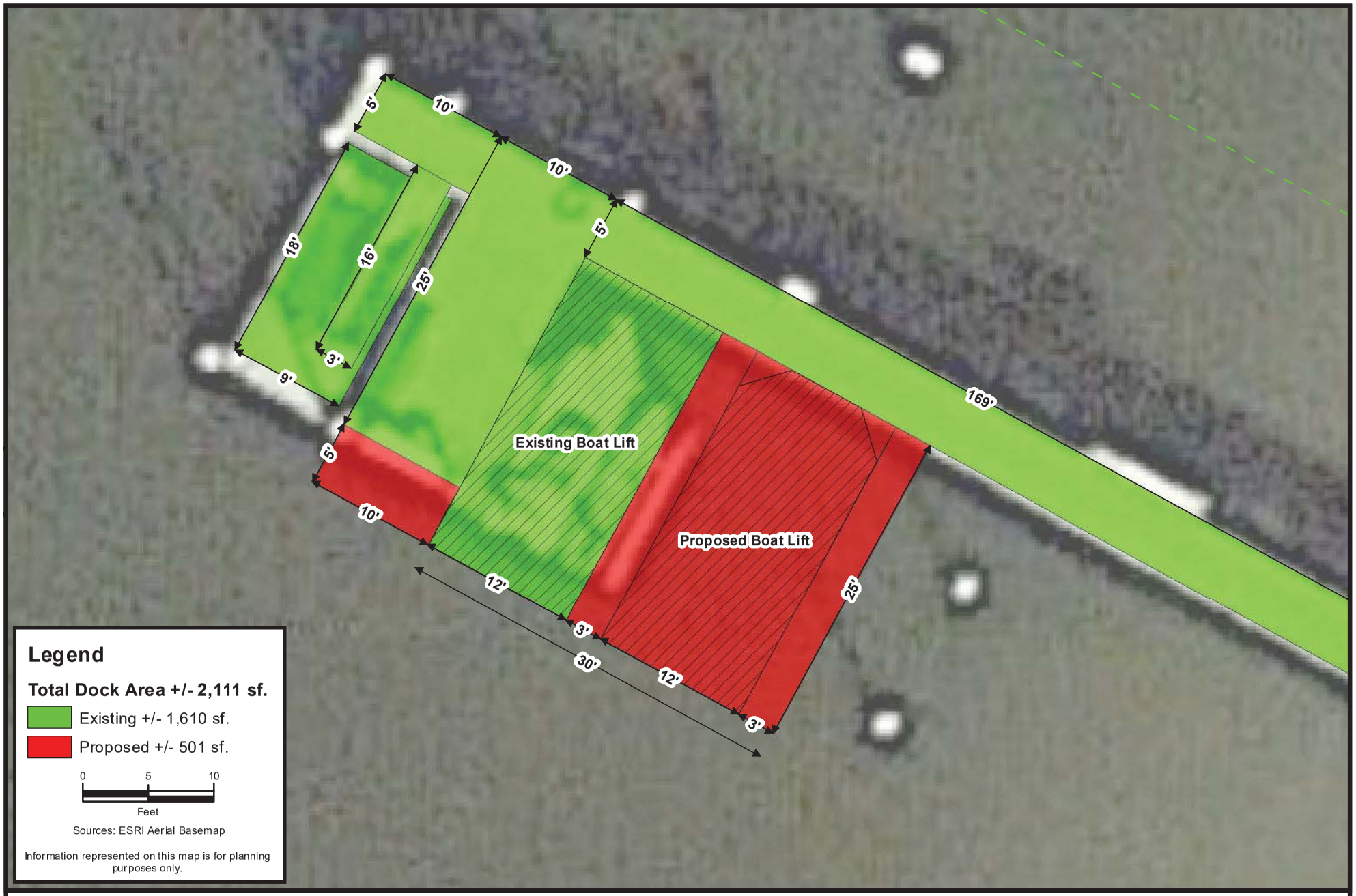
Dock Alignment

25 Avista Circle

Project:	5.19405	St. Augustine, FL	Date: Feb 04 2020

Figure: 3

C:_CES\CES Projects\Project Files\Active\Projects\Project Files\2019\5.19405 P&G Crawford\GIS\MXD\03-PG Crawford_Proposed Alignment.mxd



Legend

Total Dock Area +/- 2,111 sf.

Existing +/- 1,610 sf.

Proposed +/- 501 sf.

0 5 10

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

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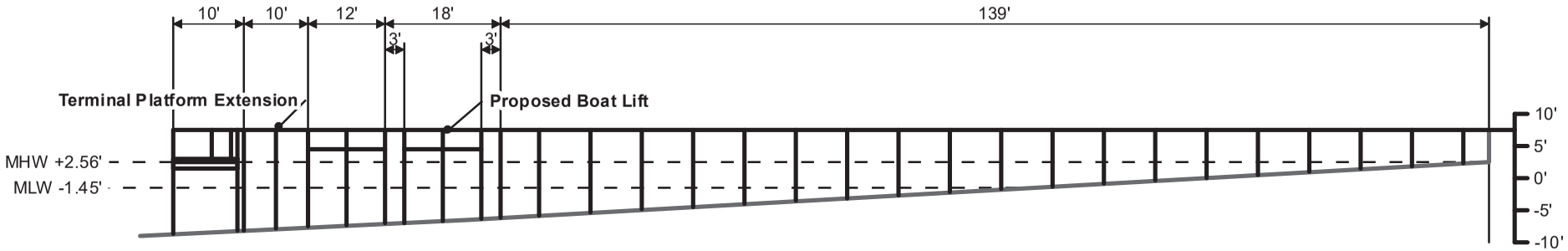
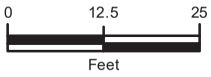
Proposed Dock Modification

25 Avista Circle

Project:	5.19405	St. Augustine, FL	Date: Feb 04 2020	Figure: 4

G:_CES\CES Projects\Project Files\Active\Projects\Project Files\2019\5.19405 P&G Crawford\GIS\MXD\04-PG Crawford_Proposed Mod Dimensions.mxd





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

Dock Modification Cross-Section

25 Avista Circle

Project:	5.19405	St. Augustine, FL	Date: Feb 04 2020	Figure:	5

C:\T_CES\CES Projects\Project Files\Active\Projects\Project Files\2019\5.19405 P&G Crawford\GIS\MXD\05-PG Crawford_Cross Section.mxd

CITY OF ST. AUGUSTINE

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board -Virtual/CMT

DATE: May 5, 2020

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2020-0035**

AGENDA ITEM	4(b)
APPLICANT	Herbert Vandermark c/o Yelton Construction
OWNER	Alan Stevenson
LOCATION	34 N. St. Augustine Blvd. / PIN 213510-0000
REQUEST	To approve a five-foot (5') by one hundred twenty-foot (120') dock with a twelve-foot (12') by twenty foot (20') terminal platform with two (2) associated boat lifts.
PLANS DATED	February 12, 2020
LAND USE	Residential Low Density
ZONING	Residential Single Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal
Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources.

CCM Objective 7
Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area.

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.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Sec. 11-26. - Purpose and intent.

The purpose of this article is to establish criteria for the review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3 following the goals, objectives and policies contained in the conservation and coastal management element of the comprehensive plan. Further, this article shall serve to preserve and protect environmentally sensitive areas within the city; to promote an understanding of the importance of these areas through passive or scenic recreational opportunities; to protect and conserve endangered, threatened or unique plant and animal life; and to minimize the dangers of natural disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-28. Issuance of building permits.

(a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.

Sec. 11-29. Standards for review.

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

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria: *Please refer to the staff summary and analysis below.*

STAFF SUMMARY AND ANALYSIS

This proposed five-foot (5') by one hundred twenty-foot (120') dock with a twelve-foot (12') by twenty foot (20') terminal platform with two (2) associated boat lifts. See attachment 2 graphics for details for the request.

Conservation Overlay Zone Development *(Staff analysis in italics)*

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific conditions:

The site is currently vacant with an existing bulkhead.

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.

Other neighboring sites have docks and platforms with boat lifts

(3) Natural and proposed drainage patterns.

Patterns aren't expected to change since improvements are over the water.

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

Only potential effects would be from the use and storage of motorized vessels already experienced in the immediate and general area.

(5) Proposed soil stabilization and erosion control methods.

N/A

(6) Impact on floodplain.

N/A

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

It would be a minimal impact towards these communities apart from disturbance during the construction process.

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

N/A

(9) Effect of shade on vegetation and shellfish.

It should be minimal in nature given the dimensions of the existing dock

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

No additional effect since this proposal is similar to other residential docks in the area.

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

It would be limited to the five-foot-wide dock attached to the existing bulkhead.

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

Minimal, due to multiple existing docks in the area, including to the north and south.

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

N/A

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

Minimal, if any.

(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.)

N/A

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

Minor impacts from the placement of pilings.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels.

The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

As proposed, the proposed dock, platform and boat lifts meet all standards set forth in LDC Sec. 11-29. The overall height of the dock does not exceed 6 feet above the mean highwater line. The proposed boat lifts will be rated at 12,000 pounds and will be low-profile. The dock as proposed cannot be constructed until there is a permitted single-family home for the lot; if approved, this would be for the design and configuration of the dock only.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a five-foot (5') by one hundred twenty-foot (120') dock with a twelve-foot (12') by twenty foot (20') terminal platform with two (2) associated boat lifts within Conservation Overlay Zone 1 located at 34 N. St. Augustine Blvd. / PIN 213510-0000.

By approval of this application, the City does not make representation, approval, or claim to riparian rights to any party.

Attachments
Attachment 1 – Application & Property Record Card
Attachment 2 – Conservation Overlay Zone Narrative & Graphics

_____
Patrick Doty, CFM
Senior Development Review Planner
Planning & Building Department

Attachment 1

Application & Property Record Card

- April 13th Deadline -

RECEIVED
By Patrick Doty at 11:16 am, Mar 19, 2020

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: Herbert Vandermark Contact Number: 904-819-9141
   Business *(if applicable)*: Yelton Construction Company, Inc.
   Address: 2435 Dobbs Rd. Ste. A City: St. Augustine State: FL Zip: 32086.

2. NAME OF PROPERTY OWNER: Alan Stevenson Contact Number: 904-826-7242
   Business *(if applicable)*: Sta. Beach Investments, LLC. 100%.
   Address: 590 A1A Beach Blvd City: St. Agustine State: FL Zip: 32080.

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 15 & 13 Block: 1 & 6
   Subdivision: David Shaws Oceanview select. Parcel Number: 2135100000

4. PROJECT STREET ADDRESS: 34 N. St Augustine Blvd. St. Augustine, FL 32080.

5. SPECIFIC PROPOSED USE: S/F Private Dock.

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

7. DESCRIPTION OF ACTION REQUESTED: Construct a S/F Private Dock totaling 1,368 sqft + (2) two docked Lifts. 5'x 120' walkway, 12'x20' terminal end + 12'x12' + 12'x32' docked Lifts.

8. JUSTIFICATION FOR ACTION REQUESTED: S/F Private Dock.

10/31/17

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING:

(a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: N/A.

(b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully: N/A.

(c) Can you establish that this disadvantage prevents reasonable use of the property:
Please explain fully: N/A.

(d) If granted, will the variance adversely affect other property in the area:
Please explain fully: NO.

(e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: Yes.

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: 2/26/20.

Signature of Property Owner — Date: 2-20-20

10/31/17

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 Ch. 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.

Herbert Vandermark

Print name of applicant

Signature of applicant

2/26/20

Date

ST. JOHNS COUNTY PROPERTY APPRAISER Eddie Creamer

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	2135100000
Location Address	34 N ST AUGUSTINE BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	OR4832/556 3-97 DAVIS SHORES LOT 15 BLK 1 & LOT 13 BLK 6 AVISTA SUB OF DAVIS SHORES MB7/7 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.420
Homestead	N

Owner Information

Owner Name	Sta Beach Investments LLC 100%
Mailing Address	580 A1A BEACH BLVD SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2020
Building Value	$0
Extra Features Value	$14,776
Total Land Value	$781,200
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$795,976**
Total Deferred	$0
Assessed Value	**$795,976**
Total Exemptions	$0
Taxable Value	**$795,976**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	$0	$15,922	$781,200	$0	$0	$797,122	$797,122	$0	$797,122
2018	$0	$15,977	$781,200	$0	$0	$797,177	$797,177	$0	$797,177
2017	$146,546	$16,032	$781,200	$0	$0	$943,778	$761,480	$232,298	$711,480
2016	$278,287	$14,776	$781,200	$0	$0	$1,074,263	$856,793	$267,470	$806,793
2015	$226,976	$14,776	$781,200	$0	$0	$1,022,952	$850,837	$222,115	$800,837
2014	$216,434	$14,776	$781,200	$0	$0	$1,012,410	$844,084	$218,326	$794,084
2013	$222,056	$14,776	$781,200	$0	$0	$1,018,032	$831,610	$236,422	$781,610
2012	$204,433	$14,776	$598,500	$0	$0	$817,709	$817,709	$50,000	$767,709
2011	$206,988	$14,776	$584,010	$0	$0	$805,774	$805,774	$50,000	$755,774
2010	$172,850	$14,776	$648,900	$0	$0	$836,526	$836,526	$50,000	$786,526

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Bulkhead (Average)	0	0	0	0	1644

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	140	175	140	FF	$781,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/15/2019	11/15/2019	$1,200,000.00	WD	4832	556	Q	V	WHITMIRE LELAN F & MC CORKLE DENISE M(WIFE)	STA BEACH INVESTMENTS LLC
	2/27/2004	$1,350,000.00	WD	2148	1895	Q	I	SCHNEIDER ELIZABETH M	WHITMIRE LELAN F & MC CORKLE DENISE M(WIFE)
									SCHNEIDER FREDERICK E JR
	10/1/1990	$0.00		873	223	U	I		
	10/1/1990	$435,000.00		873	223	Q	I		
	8/1/1988	$0.00		792	679	U	I		
	8/1/1988	$250,000.00		791	246	Q	I		

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: 2/14/2020, 11:18:25 PM

Developed by Schneider GEOSPATIAL

Version 2.3.40

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Herb Vandermark is/are hereby authorized TO ACT ON BEHALF OF Man Stevenson, 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

Man Stevenson
Print Name of Owner

904-826-7242.
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 24th day of March, 2020.

By Glan Stevenson

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: June 17, 2022

ELLEN M. HAGAR
MY COMMISSION # GG 197616
EXPIRES: June 17, 2022
Bonded Thru Notary Public Underwriters

Personal Present.

Rev:022117

Attachment 2
Conservation Overlay Zone
Application Narrative & Graphics

storation plan(s) shall be deve ped to achieve the fifty (50) percent criteria . ve for those sites already disturbed. If altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the twenty-five (25) feet buffer may be permitted.

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific conditions. All work to take place using barge / crane to construct s/f private dock.

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones. N/A.

(3) Natural and proposed drainage patterns. NONE.

(4) Effect of point and nonpoint discharge in the marine environment. NONE. All materials discharge to remain in waterway.

(5) Proposed soil stabilization and erosion control methods. NONE. No stabilization or erosion for s/f dock.

(6) Impact on floodplain. NONE. All water to remain in intercostal waterway.

(7) Impact of development on vegetative and animal communities. N/A No vegetation +/or animals present.

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. NONE.

(9) Effect of shade on vegetation and shellfish. N/A No vegetation or shellfish present.

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. N/A. All works via barge + turbidity curtains will be used if necessary. No shoreline erosions.

(11) Impact of development on shoreline by linear feet and percent of site. NONE.

(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. will be in compliance with city ordinance. NONE.

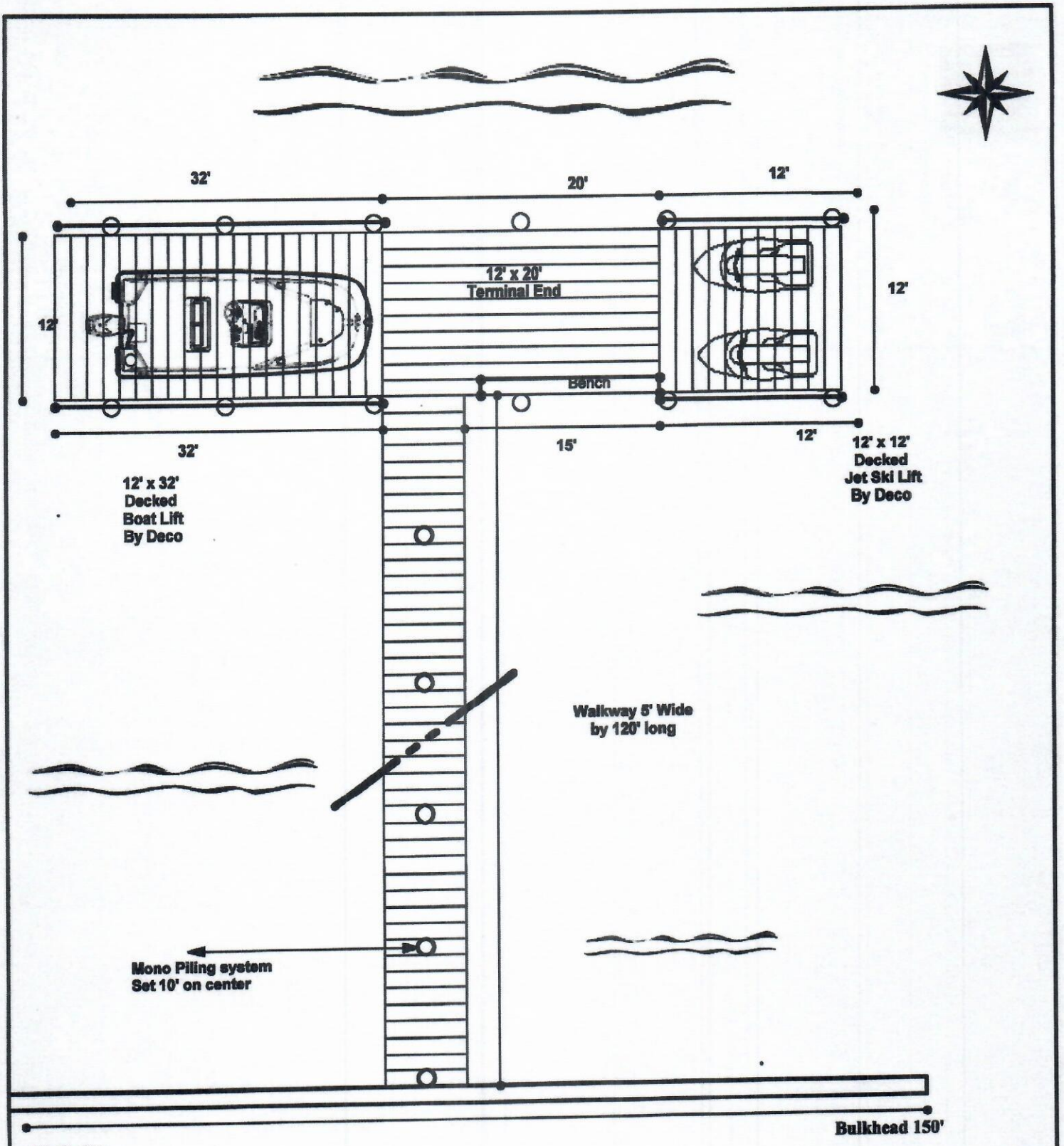
(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. NONE. No habitats present.

(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.) All works to take place via barge/crane. All works to remain intercostal waterway.

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl. NONE - No present.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or

Single family private dock will be constructed in compliance with the city ordinance.



32x12=384
20x12=240
12x12=144
5x120=600

Total 1,368 SQ FT.

Yelton Construction Company, Inc.
State Certified Building Contractor
CBC 1251736
2435 Dobbs Rd. Ste. A
St. Augustine, FL 32086
Office (904) 819-9141 Fax (904) 819-9143

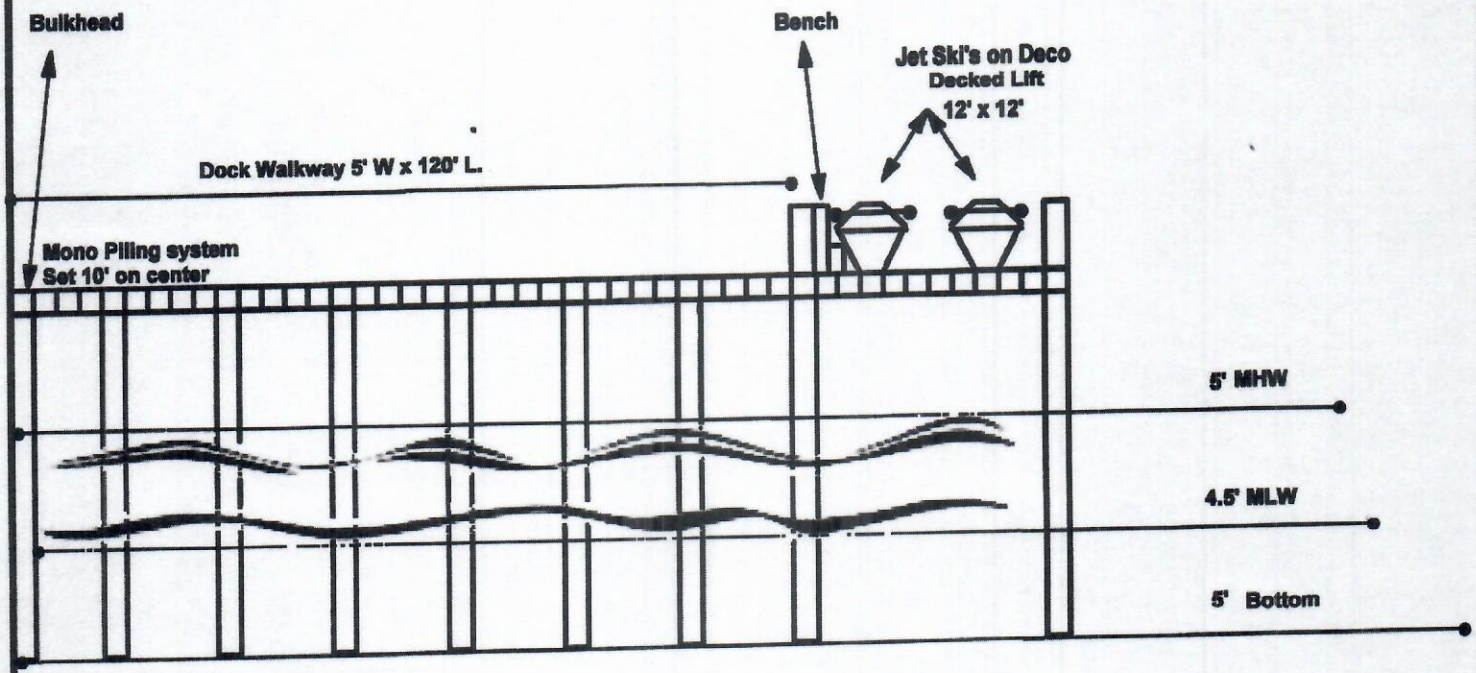
Plan View

Alan Stevenson
34 N. St. Augustine Blvd.
St. Augustine, FL 32080

JOB NO.: 20-014

Scale: Not to Scale

Date: 02/12/20



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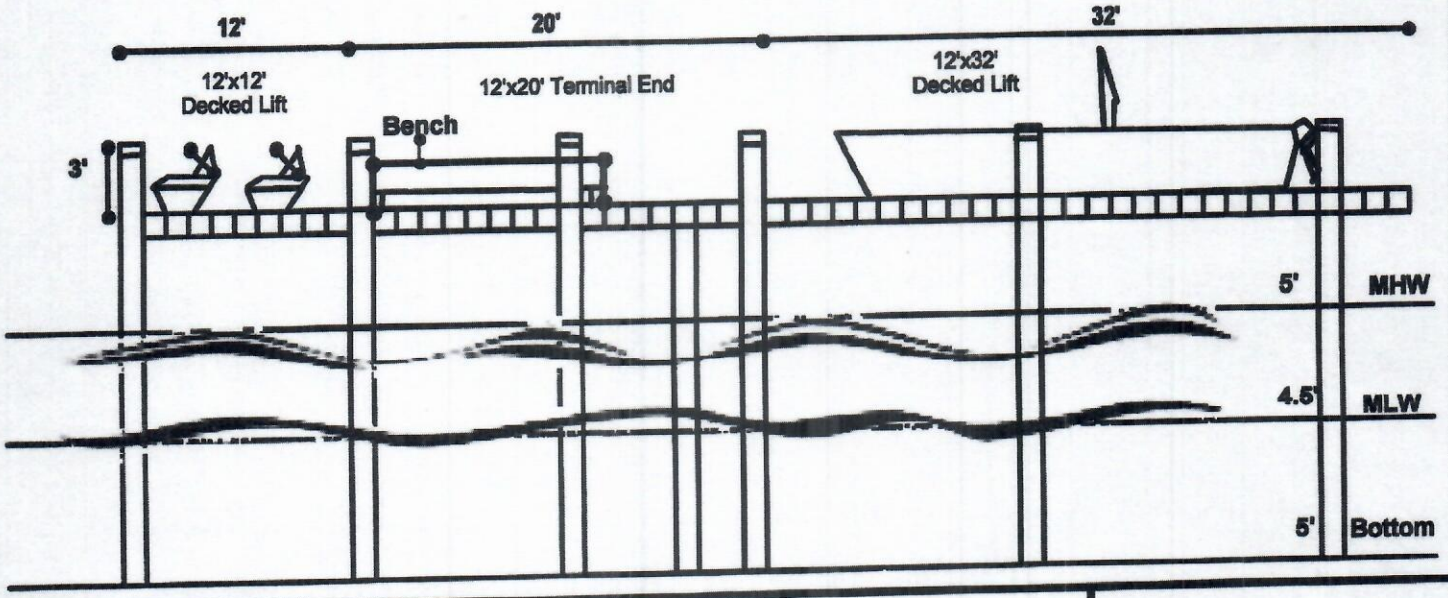
Profile View

Alan Stevenson
34 N. St. Augustine Blvd.
St. Augustine, FL 32080

JOB NO.:20-014

Scale: Not to Scale

Date: 02/13/20



Yelton Construction Company, Inc.
State Certified Building Contractor
CBC 1251736
2435 Dobbs Rd. Ste. A
St. Augustine, FL 32086
Office (904) 819-9141 Fax (904) 819-9144

Cross Section

Alan Stevenson
34 N. St. Augustine Blvd.
St. Augustine, FL 32080

JOB NO.: 20-014

Scale: Not to Scale

Date: 02/13/20

34 N St Augustine Blvd
34 N St Augustine Blvd
Add to project
2D
Camera: 307 m 29°53'45"N 81°18'22"W -21 cm

seum
34 N St Augustine Blvd
Add to project
34 N St Augustine Blvd
2D
100%
Camera: 307 m 29°53'45"N 81°18'15"W
15 m

RECEIVED
By Patrick Doty at 2:45 pm, Apr 21, 2020

ST. JOHNS COUNTY PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL

ALAN STEVENSON

34 N ST. AUGUSTINE BLVD.

CITY OF ST. AUGUSTINE

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board -Virtual/CMT

DATE: May 5, 2020

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2020-0036**

AGENDA ITEM	4(c)
APPLICANT	Rob Bowmaster c/o Hayward Construction, Inc.
OWNER	Jeff Yancey
LOCATION	156 Ancient Island Dr / PIN 161252-0050
REQUEST	To approve a 10,000-pound boat lift and associated platform at the end of an existing dock within Conservation Overlay Zone 1.
PLANS DATED	December 17, 2019
LAND USE ZONING	Residential Medium Density Residential General-One (RG-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal
Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources.

CCM Objective 7
Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area.

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.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Sec. 11-26. - Purpose and intent.

The purpose of this article is to establish criteria for the review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3 following the goals, objectives and policies contained in the conservation and coastal management element of the comprehensive plan. Further, this article shall serve to preserve and protect environmentally sensitive areas within the city; to promote an understanding of the importance of these areas through passive or scenic recreational opportunities; to protect and conserve endangered, threatened or unique plant and animal life; and to minimize the dangers of natural disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-28. Issuance of building permits.

(a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.

Sec. 11-29. Standards for review.

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

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria: *Please refer to the staff summary and analysis below.*

STAFF SUMMARY AND ANALYSIS

This proposed five-foot (5') wide expansion of an existing terminal platform, an additional boat lift and two three foot (3') wide catwalks south of the existing boat lift/slip and floating dock (for a total of two boat lifts) on a one hundred eighty-nine-foot (189') long dock. The total length of the dock is not changing. See attachment 2 graphics for details for the request.

Conservation Overlay Zone Development *(Staff analysis in italics)*

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific conditions:

The site is currently occupied by a single-family home and existing dock.

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.

Other neighboring sites have docks and platforms of varying lengths generally perpendicular to the shore and extending into the water.

(3) Natural and proposed drainage patterns.

Patterns aren't expected to change since improvements are over the water.

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

Only potential effects would be from the use and storage of motorized vessels already experienced in the immediate and general area.

(5) Proposed soil stabilization and erosion control methods.

N/A

(6) Impact on floodplain.

N/A

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

It would be a minimal impact towards these communities apart from disturbance during the construction process.

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

N/A

(9) Effect of shade on vegetation and shellfish.

It will be minimal in nature given the dimensions of the existing dock.

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

No additional effect since this proposal is similar to other residential docks in the area.

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

It would be limited to the existing dock at the site, no increase in width is proposed.

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

Minimal, due to multiple existing docks in the area.

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

N/A

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

Minimal, if any.

(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.)

N/A

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

Minor impacts from the placement of pilings.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

As proposed, the boatlift will meet all standards set forth in LDC Sec. 11-29. The proposed boat lift will be rated at 12,000 pounds and will be low-profile.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a 10,000-pound boat lift and associated platform at the end of an existing dock within Conservation Overlay Zone 1 located at 156 Ancient Island Dr / PIN 161252-0050.

By approval of this application, the City does not make representation, approval, or claim to riparian rights to any party.

Attachments
Attachment 1 – Application & Property Record Card
Attachment 2 – Conservation Overlay Zone Narrative & Dock Graphics

_____

Patrick Doty, CFM
Senior Development Review Planner
Planning & Building Department

Attachment 1

Application & Property Record Card

RECEIVED
By Patrick Doty at 9:40 am, Apr 13, 2020

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number:_____ Meeting Date:_____

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

1. NAME OF APPLICANT:_____ Contact Number: 904-886-7122
   Business *(if applicable)*: Hayward Construction Group LLC
   Address: 12058 San Jose Blvd Suite 1003 City: Jacksonville State: FL Zip: 32223
   E-Mail Address: haywardconstruct@bellsouth.net
2. NAME OF PROPERTY OWNER: Jeff Yancey Contact Number: 904-229-9580
   Business *(if applicable)*:_____
   Address: Lot 5 Ancient City Dr. City: St. Augustine State: FL Zip: 32080
   E-Mail Address: jeffreymyancey@yahoo.com ; chrispt96@yahoo.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 5 Block:_____
   Subdivision: Antigua Phase 1 Parcel Number: 1612520050
4. PROJECT STREET ADDRESS: 156 ANCIENT ISLAND DR St. Augustine, FL 32080
5. SPECIFIC PROPOSED USE: Installation of a Boatlift
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☒ Other: Installation of a boalift on previously permitted dock
7. DESCRIPTION OF ACTION REQUESTED: Install a 10,000 lb boatlift on a newly constructed dock at Antigua 156 Ancient Island Drive.
8. JUSTIFICATION FOR ACTION REQUESTED: Needs boatlift to be able to get a boat in and out of water.

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:_____

(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.

_____ 4/7/20

Signature of Applicant Date

_____ 4/7/20

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.

Jeff Yancey
Print name of applicant

Signature of applicant

4/7/20
Date

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

Hayward Construction Group, LLC is/are hereby authorized TO ACT ON BEHALF OF Jeff Yancey & Christine Haynie, 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

Jeff Yancey
Print Name of Owner

904-229-9580
Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 7th day of April, 2020

By Jeff Yancey

Identification verified:

Oath sworn: ✓ Yes ____ No personally known.

Notary Signature: Teresa M Petrilli Teresa M. Petrilli

My Commission expires: May 21, 2023

TERESA M. PETRILLI
Notary Public - State of Florida
Commission # GG 297966
My Comm. Expires May 21, 2023
Bonded through National Notary Assn.

Rev:022117

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

Summary

Parcel ID	1612520050
Location Address	156 ANCIENT ISLAND DR SAINT AUGUSTINE 32080-0000
Neighborhood	Antigua (SF) (2650.02)
Tax Description*	93/18-25 ANTIGUA PHASE ONE LOT 5 OR4796/1625 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	ANTIGUA PHASE ONE
Sec/Twp/Rng	29-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.330
Homestead	Y

Owner Information

Owner Name	Haynie Christine M Et AL 100% Yancey Jeffrey M 100%
Mailing Address	156 ANCIENT ISLAND DR SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2020
Building Value	$250,688
Extra Features Value	$0
Total Land Value	$250,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$500,688**
Total Deferred	$37,990
Assessed Value	**$462,698**
Total Exemptions	$87,990
Taxable Value	**$412,698**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	$0	$0	$58,000	$0	$0	$58,000	$58,000	$0	$58,000

Exemption Information

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$25,000

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	2682	**Roof Cover**	Composite Shingle
Conditioned Area	2028	**Interior Flooring**	Ceramic Tile, Hardwood
Actual Year Built	2019	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Siding	**Baths**	2.5

Category	Type	Pct
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Frame	Wood Frame	100%
Exterior Wall	Concrete Siding	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Flooring	Hardwood	60%
Interior Flooring	Ceramic Tile	40%
Interior Walls	Drywall	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Electrical	Good	100%
Plumbing	12 Fixtures	100%
Wind	2 Story Frame	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	900	900
BASE AREA	1128	1128
FINISHED OPEN PORCH	0	130
FINISHED OPEN PORCH	0	54
FINISHED GARAGE	0	470
Total SqFt	2028	2682

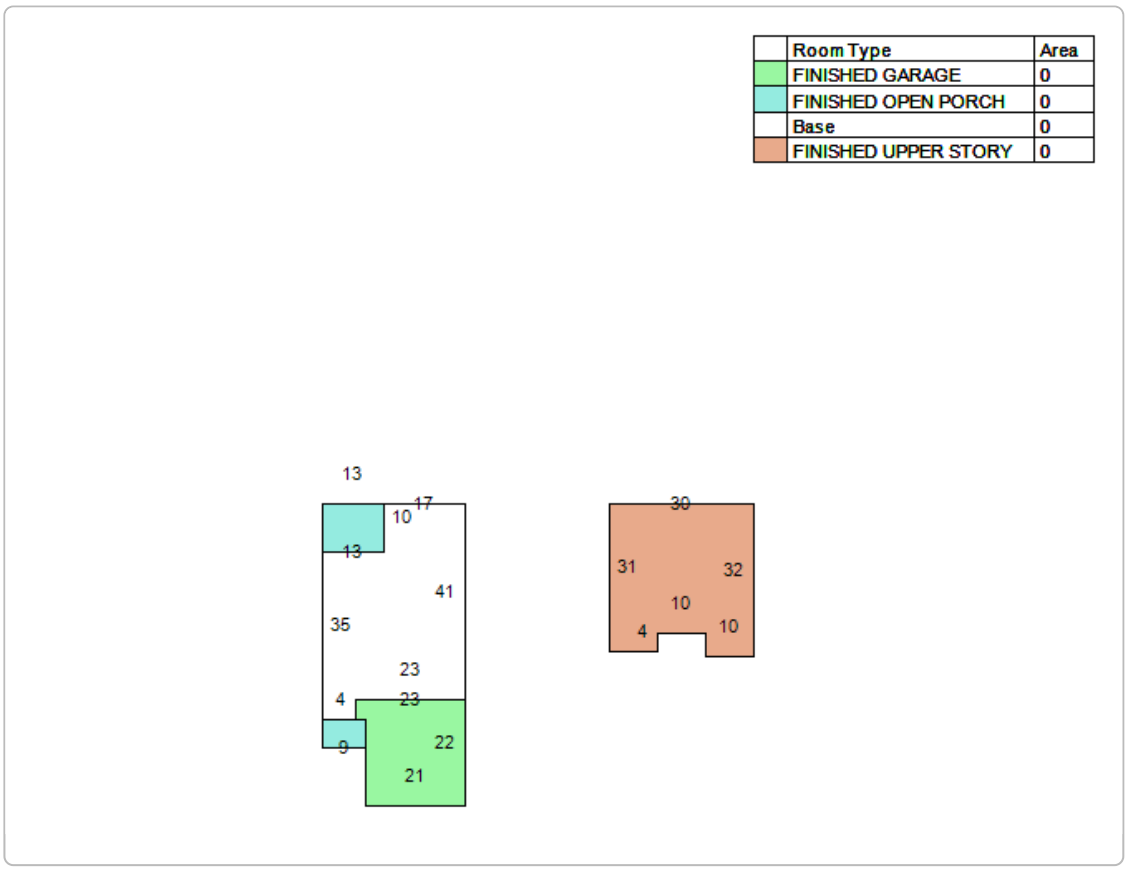
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	$250,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/17/2019	9/6/2019	$613,200.00	WD	4796	1625	Q	I	DREAM FINDERS HOMES LLC	HAYNIE CHRISTINE M ET AL
1/9/2019	1/4/2019	$1,699,900.00	WD	4665	961	Q	V	ANT JV OWNER LLC	DREAM FINDERS HOMES LLC

Sketch Information



No data available for the following modules: 2018 TRIM Notice, 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

Developed by Schneider GEOSPATIAL

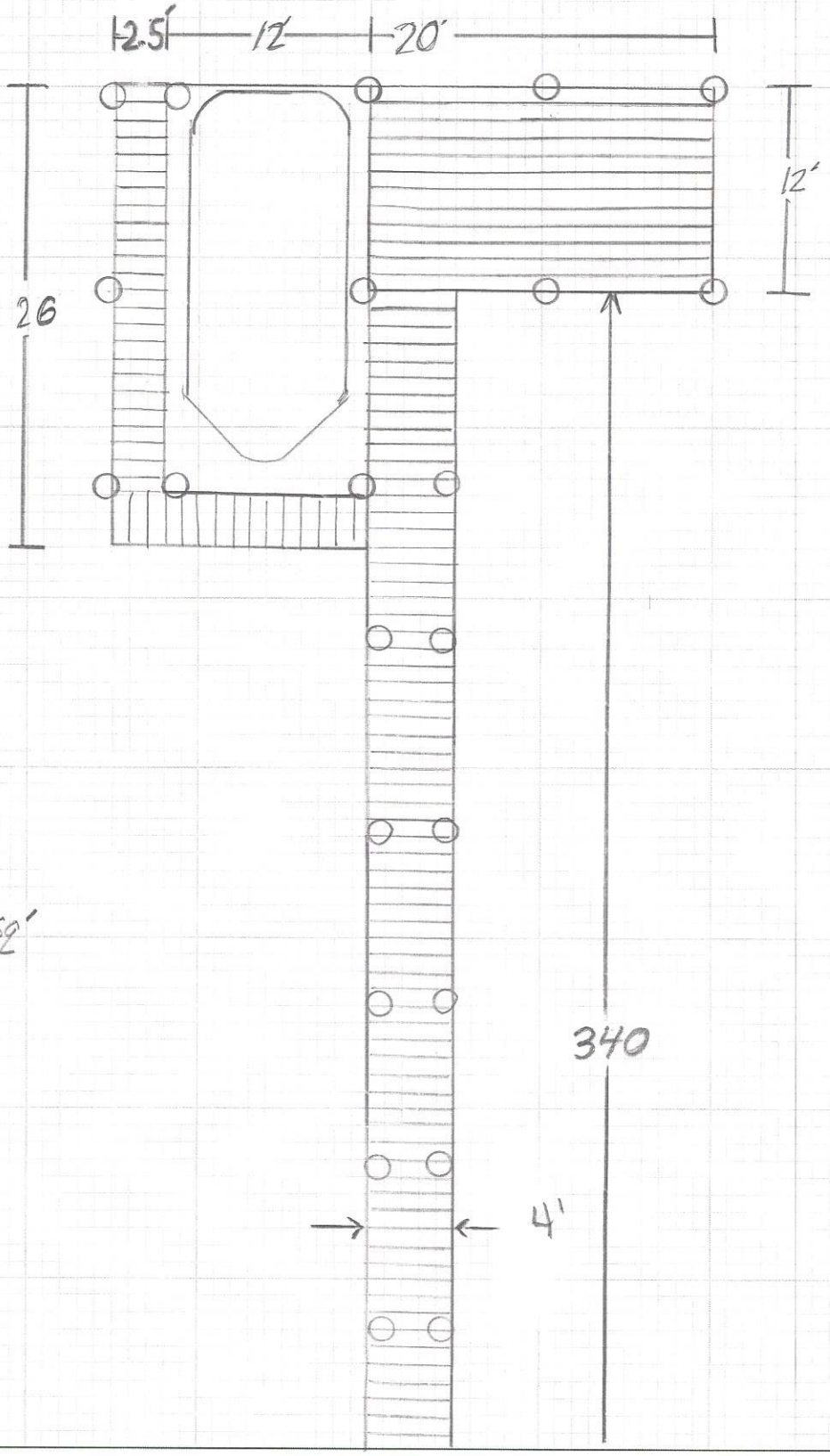
Last Data Upload: 4/23/2020, 11:57:49 PM

Version 2.3.56

Attachment 2
Conservation Overlay Zone
Application Narrative & Graphics

HAYWARD CONSTRUCTION GROUP, LLC
CGC 1524614
Phone: 904-886-7122 ▪ E-Mail: haywardconstruct@bellsouth.net

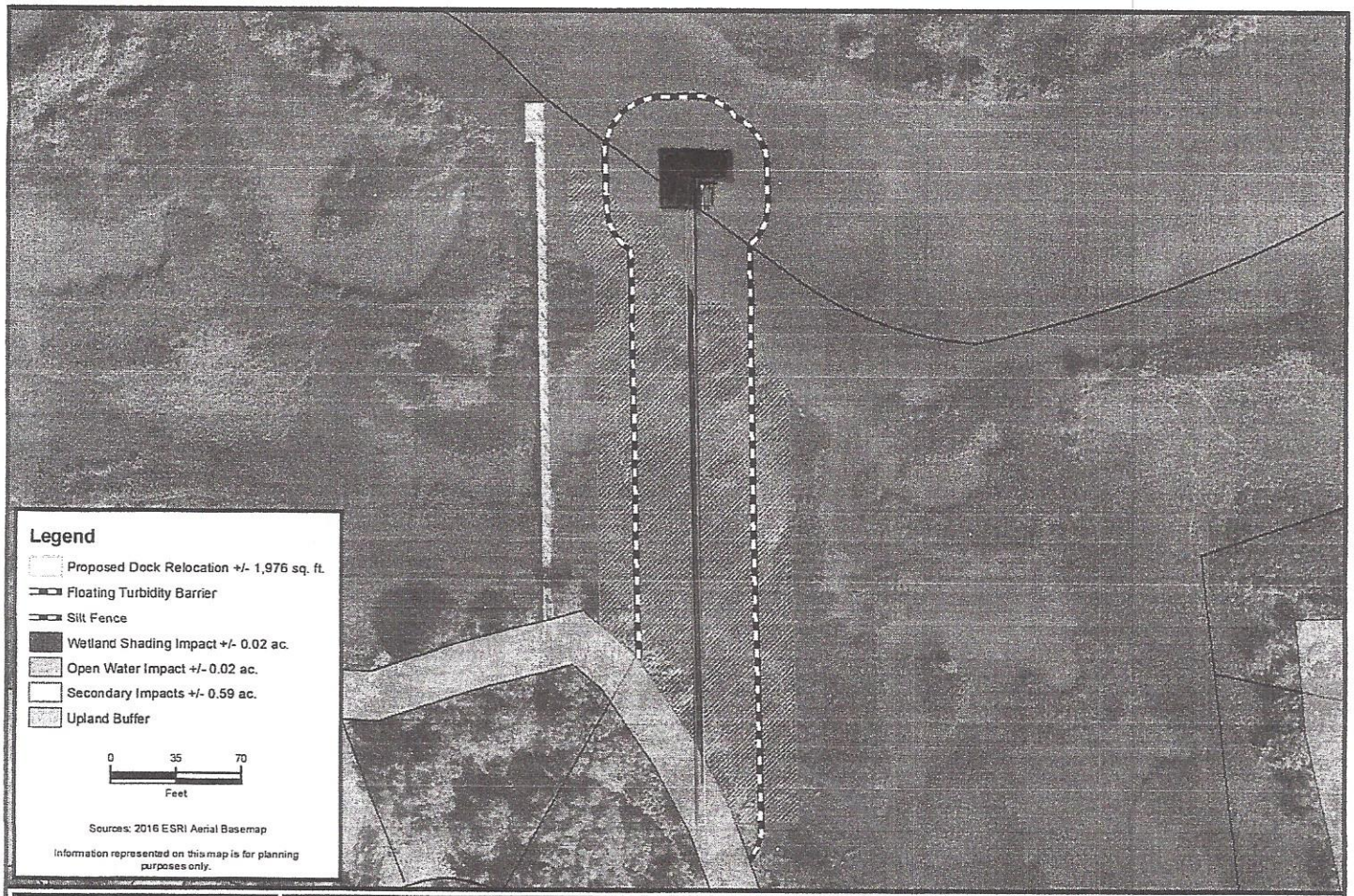
PROJECT: YANCEY LOT 5
DATE: 12-2-19
REP: ROB BOUMASTER



340'x4' = 1360
12'x20' = 240
14.5'x26 = 377
1,977 SQ'

12058 San Jose Blvd., Suite 1003 ▪ Jacksonville, FL 32223
Fax: 904-886-7992

Rev 12/17/19



CARTER ENVIRONMENTAL SERVICES, INC.
CES
7 Waldo Street
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Phase 1 Dock Proposed Relocation

Dreamfinders Antigua

Project: 5.08029	St. Johns County, FL	Date: Feb 28 2017	Figure: 2b

Yancey
156 Ancient Island

Sec. 11-29. - Standards for review.

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

(b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line) twenty-five (25) feet in Conservation Overlay Zone 2 shall remain undeveloped or, if the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

(1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.

(2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed strand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.

(3) Dead, diseased, unsafe, or fallen trees may be removed.

(4) Reasonably sized bridges, paths, walkways, gazebos, docks and decks, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the buffer).

Restoration plan(s) shall be developed to achieve the fifty (50) percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the twenty-five (25) feet buffer may be permitted.

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific conditions. - Addition of boat lift to new dock.

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones. N/

(3) Natural and proposed drainage patterns. N/A

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

(5) Proposed soil stabilization and erosion control methods. N/A

(6) Impact on floodplain. N/A

(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. NO

(9) Effect of shade on vegetation and shellfish. NO

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. NONE

(11) Impact of development on shoreline by linear feet and percent of site. NO

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

(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. NO

(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. NONE

(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.) N/A

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl. N/A

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck. ✓ 10,000 lb

(d) 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 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.

(1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board 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.

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

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.

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.

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

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.

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.

(e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under section 11-27 unless, upon consideration of the criteria set forth above, it finds any of the following will result:

(1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.

(2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.

(3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.

(4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.

(Code 1964, § 7-115; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 00-34, § 1, 10-9-00; Ord. No. 01-14, § 1, 7-23-01; Ord. No. 04-01, § 1, 1-26-04; Ord. No. 14-14, § 1, 9-22-14; Ord. No. 19-03, § 1, 1-28-19)

CITY OF ST. AUGUSTINE

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board -Virtual/CMT

DATE: May 5, 2020

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2020-0036**

AGENDA ITEM	4(d)
APPLICANT	Brain Spahr
OWNER	Steven Stewart
LOCATION	259 S. Matanzas Blvd / PIN 221310-0000
REQUEST	To approve a five-foot (5') by three hundred ten (310') long dock with a fifty foot (50') by twenty foot (20') terminal platform and a three foot (3') by twenty four (24') foot finger pier to support a single boatlift within Conservation Overlay Zone 1.
PLANS DATED	April 15, 2020
LAND USE	Residential Low Density
ZONING	Residential Single Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal
Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources.

CCM Objective 7
Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area.

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.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Sec. 11-26. - Purpose and intent.

The purpose of this article is to establish criteria for the review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3 following the goals, objectives and policies contained in the conservation and coastal management element of the comprehensive plan. Further, this article shall serve to preserve and protect environmentally sensitive areas within the city; to promote an understanding of the importance of these areas through passive or scenic recreational opportunities; to protect and conserve endangered, threatened or unique plant and animal life; and to minimize the dangers of natural disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-28. Issuance of building permits.

(a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.

Sec. 11-29. Standards for review.

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

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria: *Please refer to the staff summary and analysis below.*

STAFF SUMMARY AND ANALYSIS

This proposed five-foot (5') wide expansion of an existing terminal platform, an additional boat lift and two three foot (3') wide catwalks south of the existing boat lift/slip and floating dock (for a total of two boat lifts) on a one hundred eighty-nine-foot (189') long dock. The total length of the dock is not changing. See attachment 2 graphics for details for the request.

Conservation Overlay Zone Development *(Staff analysis in italics)*

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

(1) Site specific conditions:

The site is currently occupied by a single-family home and existing damaged dock (to be removed).

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.

Other neighboring sites have docks and platforms of varying lengths generally perpendicular to the shore and extending into the water with terminal and boat lifts.

(3) Natural and proposed drainage patterns.

Patterns aren't expected to change since improvements are over the water.

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

Only potential effects would be from the use and storage of motorized vessels already experienced in the immediate and general area.

(5) Proposed soil stabilization and erosion control methods.

N/A

(6) Impact on floodplain.

N/A

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

It would be a minimal impact towards these communities apart from disturbance during the construction process.

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

N/A

(9) Effect of shade on vegetation and shellfish.

It should be minimal in nature given the dimensions of the existing dock. The applicant is proposing ¼" spacing between boards on the 5' wide dock.

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

No additional effect since this proposal is similar to other residential docks in the area.

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

It would be limited to the 5' wide dock along the 120' shoreline with an existing bulkhead.

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

Minimal, due to multiple existing docks in the area, the docks proposed length is consistent with other docks in the area.

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

N/A

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

Minimal, if any.

(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.)

N/A

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

Minor impacts from the placement of pilings.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

As proposed, the proposed dock, platform and terminal end meet all standards set forth in LDC Sec. 11-29 and above. The overall height of the dock does not exceed 6 feet above the mean highwater line. The proposed boat lift will be rated at 12,000 pounds and will be low-profile.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of five-foot (5') by three hundred ten (310') long dock with a fifty foot (50') by twenty foot (20') terminal platform and a three foot (3') by twenty four (24') foot finger pier to support a single boatlift within Conservation Overlay Zone 1 located at 259 S. Matanzas Blvd / PIN 221310-0000.

By approval of this application, the City does not make representation, approval, or claim to riparian rights to any party.

Attachments
Attachment 1 – Application & Property Record Card
Attachment 2 – Conservation Overlay Zone Narrative & Graphics

_____
Patrick Doty, CFM
Senior Development Review Planner
Planning & Building Department

Attachment 1

Application & Property Record Card

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: Steven Stewart Contact Number: 404-790-8600
   Business (*if applicable*):_____
   Address: 259 S Matanzas Blvd City: St. Augustine State: FL
   Zip:32080 E-Mail Address: steve@faithaluminum.com
2. NAME OF PROPERTY OWNER: Same as Applicant Contact Number:_____
   Business (*if applicable*):_____
   Address:_____ City:_____ State:_____ Zip:_____
   E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 28 & 29 Block:50
   Subdivision: Davis Shores Parcel Number: 2213100000
4. PROJECT STREET ADDRESS: 259 S Matanzas Blvd
5. SPECIFIC PROPOSED USE: Dock Modification
6. ACTION REQUESTED:
   - **X** Conservation Zone Development
   - ☐ Exception
   - ☐ Variance
   - ☐ Other: _____
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: Conservation Overlay Zone Approval to Re-Build/Modify a dock
8. JUSTIFICATION FOR ACTION REQUESTED: See attached 17 Point Analysis

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.

_____ 4/15/2020

Signature of Applicant Date

_____ 4/15/2020

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.

Steven Stewart
Print name of applicant

Signature of applicant

4/15/2020
Date

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Brian Spahr is/are hereby authorized TO ACT ON BEHALF OF Steven Stewart, the owner(s) of those lands described within

X 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

Steven J Stewart
Print Name of Owner

904-790-8600
Telephone Number

State of FLORIDA

County of ST JOHNS

Signed and sworn before me on this 16th day of APRIL, 2020

By STEVEN J. STEWART

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: _____ PHYSICAL PRESENCE

My Commission expires: DEC 01 2020

JOHN F. KAVANAUGH
Notary Public - State of Florida
Commission # GG 052623
My Comm. Expires Dec 5, 2020
Bonded through National Notary Assn.

Rev:022117

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

Summary

Parcel ID	1612520050
Location Address	156 ANCIENT ISLAND DR SAINT AUGUSTINE 32080-0000
Neighborhood	Antigua (SF) (2650.02)
Tax Description*	93/18-25 ANTIGUA PHASE ONE LOT 5 OR4796/1625 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	ANTIGUA PHASE ONE
Sec/Twp/Rng	29-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.330
Homestead	Y

Owner Information

Owner Name	Haynie Christine M Et AL 100% Yancey Jeffrey M 100%
Mailing Address	156 ANCIENT ISLAND DR SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2020
Building Value	$250,688
Extra Features Value	$0
Total Land Value	$250,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$500,688**
Total Deferred	$37,990
Assessed Value	**$462,698**
Total Exemptions	$87,990
Taxable Value	**$412,698**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	$0	$0	$58,000	$0	$0	$58,000	$58,000	$0	$58,000

Exemption Information

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$25,000

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	2682	**Roof Cover**	Composite Shingle
Conditioned Area	2028	**Interior Flooring**	Ceramic Tile, Hardwood
Actual Year Built	2019	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Siding	**Baths**	2.5

Category	Type	Pct
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Frame	Wood Frame	100%
Exterior Wall	Concrete Siding	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Flooring	Hardwood	60%
Interior Flooring	Ceramic Tile	40%
Interior Walls	Drywall	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Electrical	Good	100%
Plumbing	12 Fixtures	100%
Wind	2 Story Frame	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	900	900
BASE AREA	1128	1128
FINISHED OPEN PORCH	0	130
FINISHED OPEN PORCH	0	54
FINISHED GARAGE	0	470
Total SqFt	2028	2682

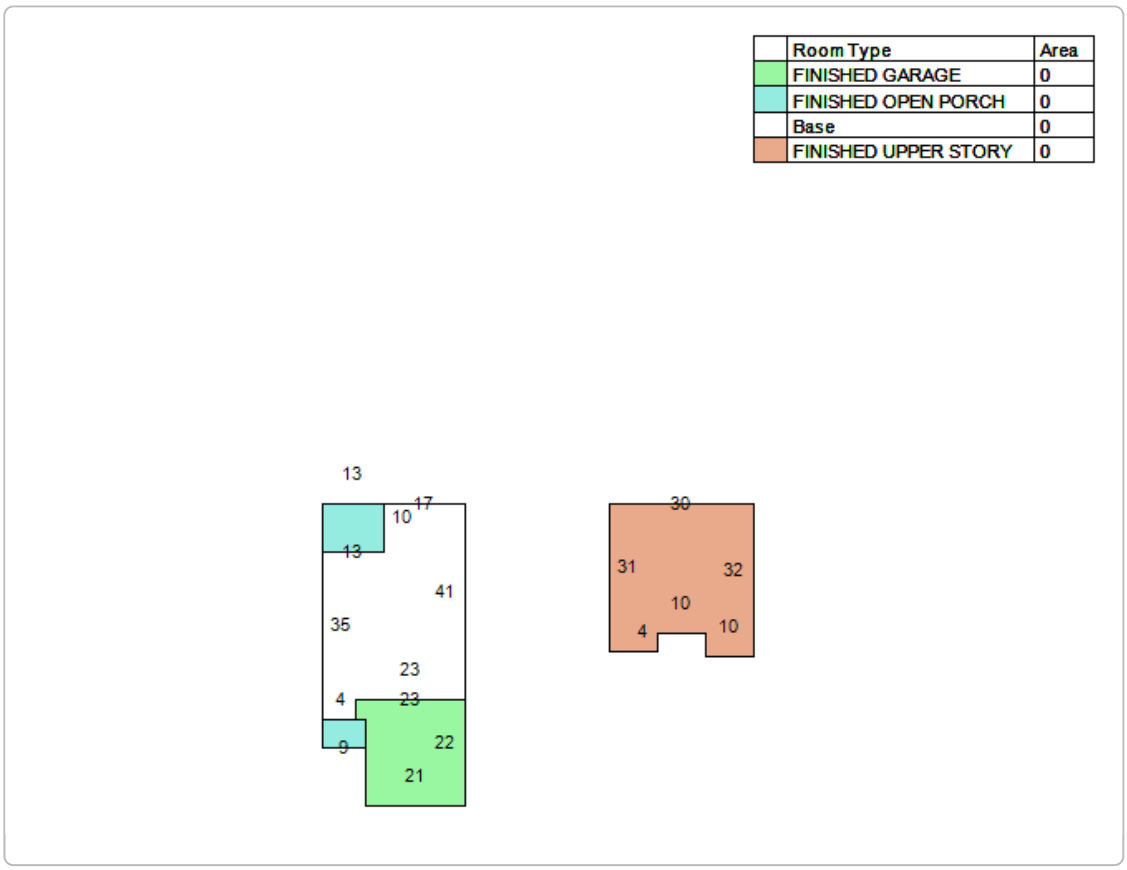
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	$250,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/17/2019	9/6/2019	$613,200.00	WD	4796	1625	Q	I	DREAM FINDERS HOMES LLC	HAYNIE CHRISTINE M ET AL
1/9/2019	1/4/2019	$1,699,900.00	WD	4665	961	Q	V	ANT JV OWNER LLC	DREAM FINDERS HOMES LLC

Sketch Information



No data available for the following modules: 2018 TRIM Notice, 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

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/23/2020, 11:57:49 PM

Version 2.3.56

Attachment 2
Conservation Overlay Zone
Application Narrative & Graphics

Brian L Spahr
424 Peregrine Ct., Jacksonville, Florida 32225
(904) 626-1377

Stewart Dock
259 S. Matanzas Blvd
Parcel No. 2213100000
17 Point Criteria Summary

(1) Site specific conditions.

The proposed dock will cross three different natural communities; Transitional Wetlands, Saltmarsh above MHW, and Saltmarsh below MHW. The transitional wetland area is dominated by salt bush (*Baccharis halimifolia*) and sea ox-eye (*Borrichia frutescens*). The saltmarsh above MHW is dominated by saltmarsh cordgrass (*Spartina patens*) and saltwort (*Batis maritima*). The saltmarsh below MHW consists of open mudflats and spartina grass (*Spartina alterniflora*) with scattered/sparse black mangroves (*Avicennia germinans*).

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.

The proposed dock will extend out into the saltmarsh and terminate within the Matanzas River/ICW (Figure 1). There are several other docks of similar size and length within the immediate vicinity and the proposed dock will not impede anyone else's ability to construct a dock.

(3) Natural and proposed drainage patterns.

The proposed dock will have no impact on existing drainage patterns.

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

Point and nonpoint discharge from the proposed, minimal single family dock and its use will be negligible. The proposed dock will only house one boat and no fish cleaning station will be placed on the dock.

(5) Proposed soil stabilization and erosion control methods.

All necessary silt screens and/or turbidity barriers will be employed during construction.

(6) Impact on floodplain.

No impact to the floodplain will occur with the proposed dock.

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

Brian L Spahr
424 Peregrine Ct., Jacksonville, Florida 32225
(904) 626-1377

No impact to vegetative or animal communities will occur with the proposed dock**.** The access pier will be constructed 5' over the saltmarsh vegetation with ¼ inch spacing between the deck boards. This will allow the vegetation to persist under the dock.

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

No contaminated drainage will occur. Additionally, the storage and use of poisonous chemical or materials will occur with the proposed dock.

(9) Effect of shade on vegetation and shellfish.

The access pier will be constructed 5' over the saltmarsh vegetation with ¼ inch spacing between the deck boards. This will allow the vegetation to persist under the dock. Additionally, all efforts will be made to avoid shellfish beds.

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

The proposed dock will only house one (1) boat. The boat wake will have a negligible effect on manatees, vegetation, shellfish, wildlife, or shoreline erosion.

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

The proposed dock will impact 5' of the existing 120' of shoreline which has an existing bulkhead.

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

Due to the orientation of the subject property, the proposed dock will be in the view corridor of the subject property only. The proposed dock will extend +/-330' out into the waterway and will be built as low to the ground as possible to maintain the natural vegetation under the dock. The length will be consistent with the adjacent docks.

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

N/A

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

There will be no loss of plant and animal habitat with the proposed dock.

Brian L Spahr
424 Peregrine Ct., Jacksonville, Florida 32225
(904) 626-1377

(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.)

There will be no impact on water quality with the proposed dock.

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

Impacts to the development of shellfish, fisheries and waterfowl will be negligible.

(17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The proposed dock will adhere to all conditions outlined above.

RE: Dock Permit 259 S Matanzas

From: Paul Thompson (paul@thompsonrealty.org)

To: briansphr@yahoo.com; office@thompsonrealty.org

Date: Friday, April 3, 2020, 02:04 PM EDT

TO WHOM IT MAY CONCERN

The owners of the property at 259 S. Matanzas Blvd have permission to cross the wetlands we currently own for the replacement of a single family dock as shown in the attachments received via email from Brian Spahr on March 30, 2020.

The Permittee must secure any additional permits required for the duration of the docks existence.

The Permittee must maintain and repair the dock as the need arises.

Sincerely,

Paul J. Thompson

Paul J. Thompson

President/Thompson Bros. Realty, Inc

Paul J. Thompson
PO Drawer 70
St. Augustine, Fl 32085-0070

ph: 904-217-4369 Cell: 904-540-2904

Paul@ThompsonRealty.org

From: Brian Spahr
Sent: Monday, March 30, 2020 4:09 PM
To: paul@thompsonrealty.org

Cc: steve@faithaluminum.com; Tim Schmidt
Subject: Dock Permit 259 S Matanzas

Paul

As discussed, I am permitting a dock at this address and FDEP has pointed out that we will be crossing land owned by the Pierre Thompson Revocable Trust. As requested, attached are the Figures. Let me know what we need to do next. Thanks again for your help with this.

Brian L. Spahr

424 Peregrine Ct.

Jacksonville, FL 32225

(904) 626-1377

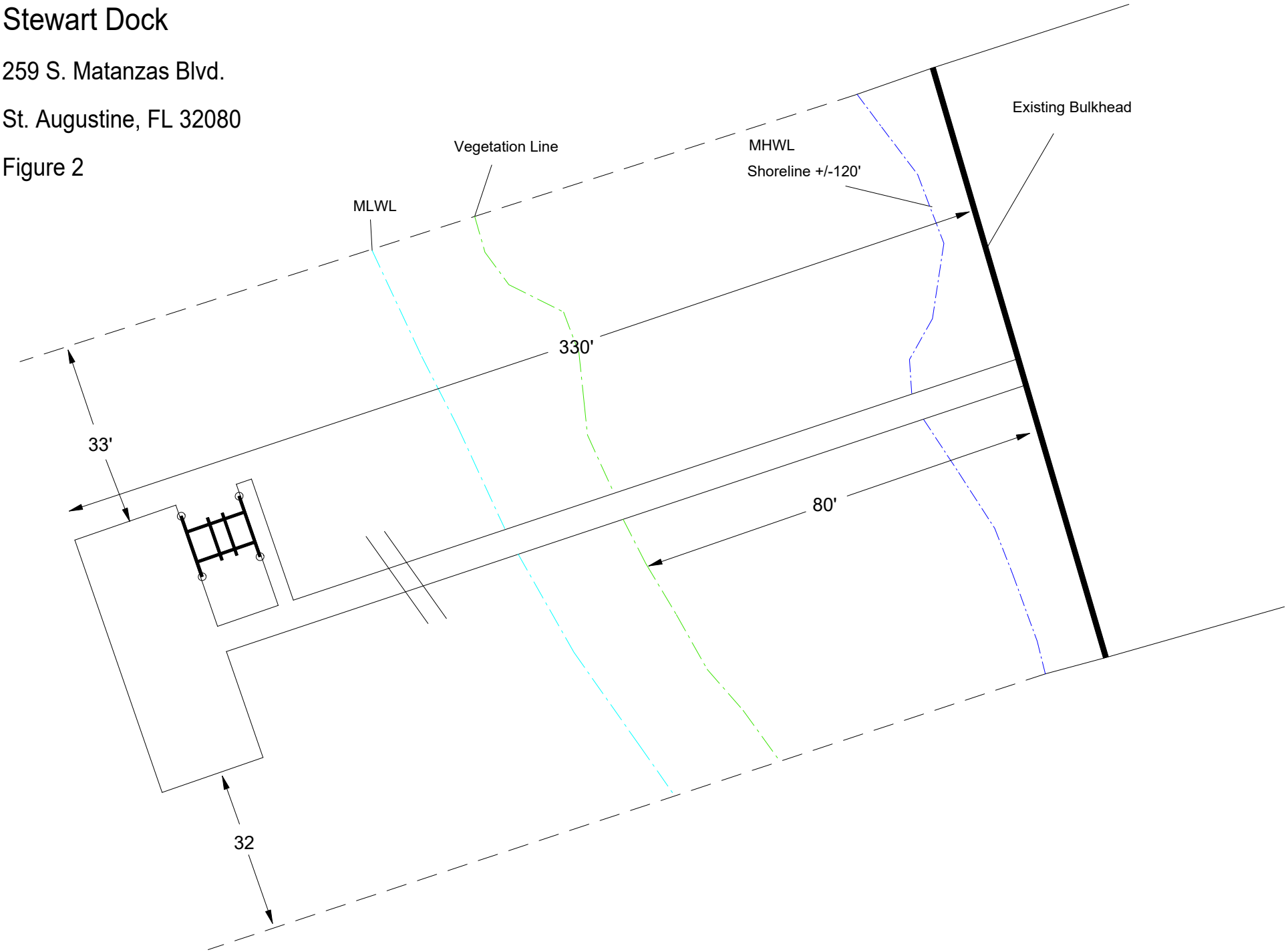
Stewart Dock
259 S Matanzas Blvd.
St Augustine, FL 32080
Figure 1
Legend
259 S Matanzas Blvd
Bridge of Lions
Gerado St
Arredondo Ave
Andreas St
Comares Ave
Arricola Ave
Zoratoa Ave
Dolphin Dr
Inlet Pl
Ocean Way
A1A
White St E
Cabeza St
Solano Ave
Menendez Rd
Herada St
Magnolia Dr
Kenan St
Charlotte St
259 S Matanzas Blvd
Marine St
Coquina Ave
Old Quarry Rd
Google Earth
© 2019 Google
2000 ft
N

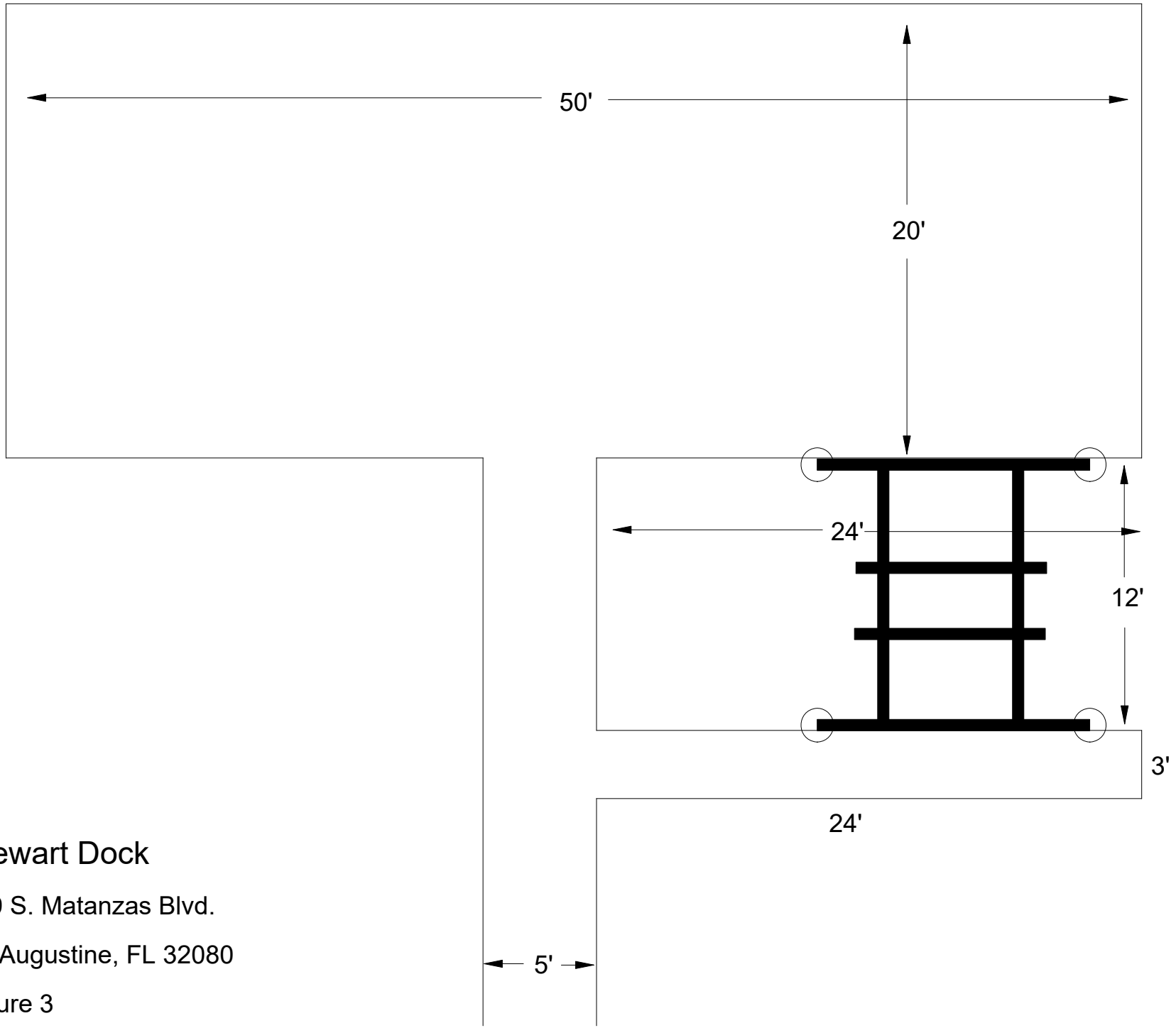
Stewart Dock

259 S. Matanzas Blvd.

St. Augustine, FL 32080

Figure 2





Stewart Dock

259 S. Matanzas Blvd.

St. Augustine, FL 32080

Figure 3

Stewart Dock

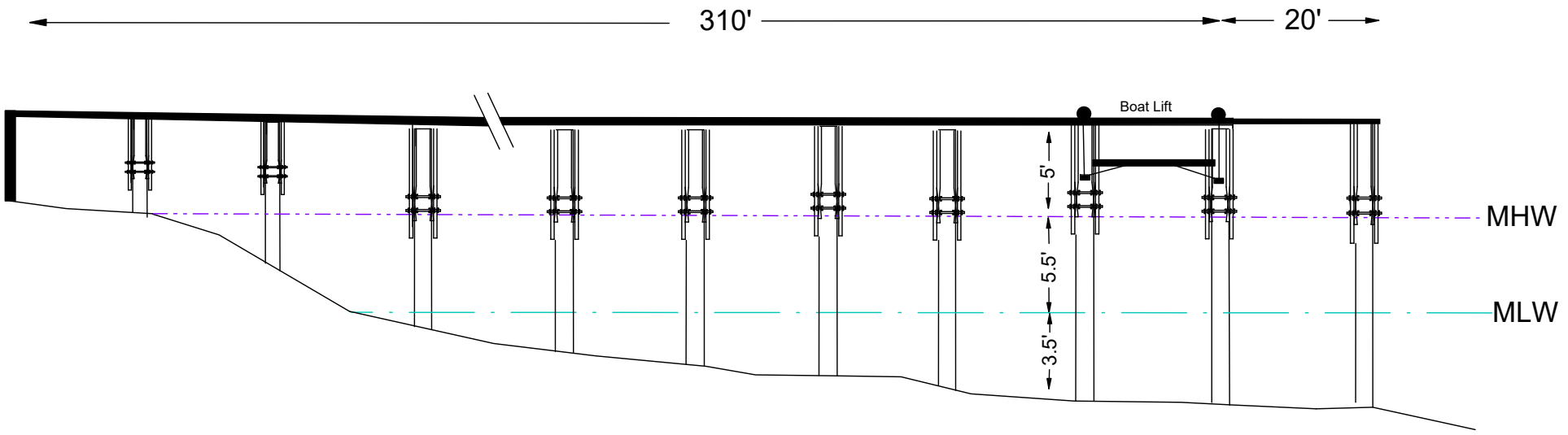
259 S. Matanzas Blvd.

St. Augustine, FL 32080

Figure 4

Walkway

-10"butt piles w/ saltwater 2.5 CCA Treatment
-All capps 2' x 10' 0.60 CCA Treatment, Stringers 2" x 10" 0.60 CCA Treatment
-Decking 2" x 6" radius edge D1 decking w/ 0.25 ACQ Treatment
-X-Bracing 3" x 8" attached w/ stainless lags



Stewart Dock
Figure 5
Legend
259 S Matanzas Blvd
N
200 ft
Google Earth

CITY OF ST. AUGUSTINE

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board -Virtual/CMT

DATE: May 5, 2020 (continued March 3, 2020)

RE: **USE BY EXCEPTION #2020-0020**

AGENDA ITEM	5(a)
APPLICANT	Lorraine Searle
OWNER	Cobeca Holdiongs, LLC
LOCATION	240 San Marco Ave / PIN 155670-0000
REQUEST	To approve a use by exception for a child day care.
LAND USE	Commercial Medium Intensity
ZONING	Commercial-Medium, two (CM-2)
SURROUNDING USES	Single-Family Residential, Automotive Shops, Retail

APPLICABLE CODES/ORDINANCES

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

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

(a) Zoning exceptions:

(1) In general. In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).

(2) Written applications. All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) Violations of exceptions. The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

General Zoning Standards:

Sec. 28-209. - Commercial medium-two: CM-2.

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

(3) *Permissible uses by exception*. See section 28-347.

Sec. 28-347. - Supplementary regulations for certain uses:

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:

(2) Day nurseries: Day nurseries, including kindergartens and child care centers, but excluding child care homes, shall be a permissible use by exception in all residential districts, except RS-1, subject to all of the following conditions:

Staff response are below in *Italics.*

a. Indoor usable space shall consist of space available for indoor play, classrooms, activity areas or map areas, and shall not be less than twenty (20) square feet per child.

The applicant is proposing a maximum of 24 children (age 6 weeks to 4 years old) per the narrative provided, the provided site plan indicates the number of children will not exceed 25 children. The site plan indicates 1,100 square feet of indoor space for the daycare which results in 44 square feet per child at 25 children.

b. Outdoor play areas shall be enclosed by a fence or wall of at least four (4) feet in height and such area shall not be less than forty-five (45) square feet per child and shall contain sufficient space for use by fifty (50) percent of the maximum enrollment at one time.

The applicant is proposing a 960 square feet of outdoor play area enclosed by a 6-foot-tall fence. The space, at 45 square feet per chi8ld, can acocomdate 21 children at a time, which is sufficient space for fifty percent of the maximum enrollment of 25 children at one time.

c. All facilities, operation and maintenance shall meet all applicable city or state regulations for such use.

The applicant did not provide any documentation regarding the state regulations for this use.

d. An application for exception, where required, shall state the maximum number of children to be accommodated; and in no case shall the number of children approved in the grant of exception be exceeded.

The maximum number of children is listed at 25.

e. A site plan shall be submitted indicating designated indoor and outdoor space, fences or walls, vehicular ingress and egress, off-street parking areas, and loading and unloading areas. The site plan shall be approved with the exception and shall be maintained according to the plan as long as the use exists.

The applicant has provided a site plan that indicates the location of parking, doors, parking lot access, the childcare area with outdoor play area, but does not provide a loading/unloading area. Staff was provided with an updated survey this is included with attachment 2. An aerial photograph is attached for reference.

Sec. 28-374. - Off-street stacking requirements.

(a) Whenever a structure or use requires the off-loading of passengers or allows for use without exiting the vehicle, stacking or off-loading lanes and spaces will be required on-site as follows:

(2) Child care facilities. One (1) stacking space per eight (8) students up to a maximum of five (5) spaces.

Staff has reviewed the provide survey to ensure there is adequate stacking provided within the drive aisle of the property and has determined that there is sufficient stacking for three (3) cars on site.

STAFF SUMMARY AND ANALYSIS

The applicant is proposing a use by exception for daycare with a maximum of twenty-five (25) children. The site currently has 15 parking spaces shown, a minimum of one space per employee is required, however that number is unknown at this time. The spa is listed at 2,107 square feet which requires one space per 200 square feet, which requires 11 parking spaces leaving 4 spaces for daycare employees. The applicant shows that there will be sufficient indoor and outdoor area for the play area and meets all requirements listed above. This proposed use should not result in major impacts on traffic flow for this neighborhood as it is an established use with parking provided on site. There is sufficient space to stack the three (3) cars onsite for loading and unloading, however, no details were provided for loading/unloading in the submittal.

STAFF RECOMMENDATION

Based on a review of Section 28-29 and 28-347, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a use by exception for a daycare at **240 San Marco Ave / PIN 155670-0000.**

Attachments
Attachment 1 – Application & Property Record Card
Attachment 2 – Location, Survey, Site Plan and Floor Plan

_____
Patrick Doty, CFM
Senior Development Review Planner
Planning and Building Department

Attachment 1

Application & Property Records

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: $250.00 (plus advertising costs) Project Number: 2020-0020

Receipt Number: 1792585 Meeting Date: 3/3/20

Advertising Costs: $ 83.90 Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: LORRAINE SEARLE Contact Number: 904-315-0848
   Business *(if applicable)*: WELL WOMEN 360
   Address: 492 OCEAN FOREST DR. City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: lorraine searle@msn.com
2. NAME OF PROPERTY OWNER: LORRAINE SEARLE Contact Number: 904-315-0848
   Business *(if applicable)*: _____
   Address: 240 SAN MARCO AVE City: SAINT AUG. State: FL. Zip: 32084
   E-Mail Address: 360WELLWOMEN@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: _____ Block: _____
   Subdivision: _____ Parcel Number: _____
4. PROJECT STREET ADDRESS: 240 SAN MARCO AVE. ST.
5. SPECIFIC PROPOSED USE: DAY CARE SERVICE (INFANT - 4 YEARS)

RECEIVED
FEB 07 2020
Planning/Building Dept.

6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☒ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: CURRENTLY OWN A BUSINESS PROVIDING A MONTESSORI INSPIRED PLAY AREA. WOULD LIKE TO OPEN UP A DAY CARE SETTING INFANT - PRE SCHOOL CHILDREN.
8. JUSTIFICATION FOR ACTION REQUESTED: MEETING THE NEEDS OF OUR COMMUNITY BY PROVIDING QUALITY DAY CARE FOR PRE SCHOOL CHILDREN.

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

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

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: N/A.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: N/A.

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

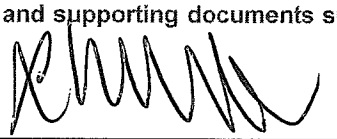
10. PREVIOUS APPPLICATIONS:
Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?
☐ Yes ☑ No If yes, please give date and final disposition below.

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.

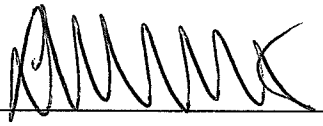
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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: 02-06-2020



Signature of Property Owner — Date: 02-06-2020.

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

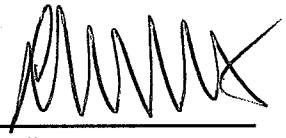
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

LORRAINE SEARLE

Print name of applicant

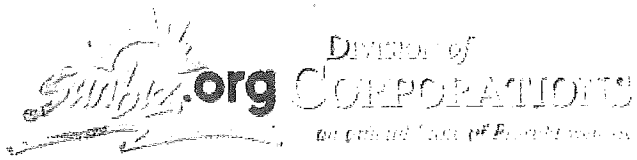


Signature of applicant

02-06-2020

Date

DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company
COBECA HOLDINGS LLC

Filing Information

Document Number	L16000197362
FEI/EIN Number	81-5068417
Date Filed	10/26/2016
Effective Date	01/01/2017
State	FL
Status	ACTIVE

Principal Address

240 SAN MARCO AVENUE
ST AUGUSTINE, FLORIDA, FL 32084

Changed: 04/30/2018

Mailing Address

492 OCEAN FOREST DRIVE
ST AUGUSTINE, FL 32080

Registered Agent Name & Address

Searle, Thomas A, DR
492 OCEAN FOREST DRIVE
ST AUGUSTINE, FL 32080

Name Changed: 04/28/2019

Authorized Person(s) Detail

Name & Address

Title AMBR

SEARLE, THOMAS A, DR
492 OCEAN FOREST DRIVE
ST AUGUSTINE,, FL 32080

Title MGR

SEARLE, LORRAINE M, MRS
492 OCEAN FOREST DRIVE
ST AUGUSTINE,, FL 32080

Annual Reports

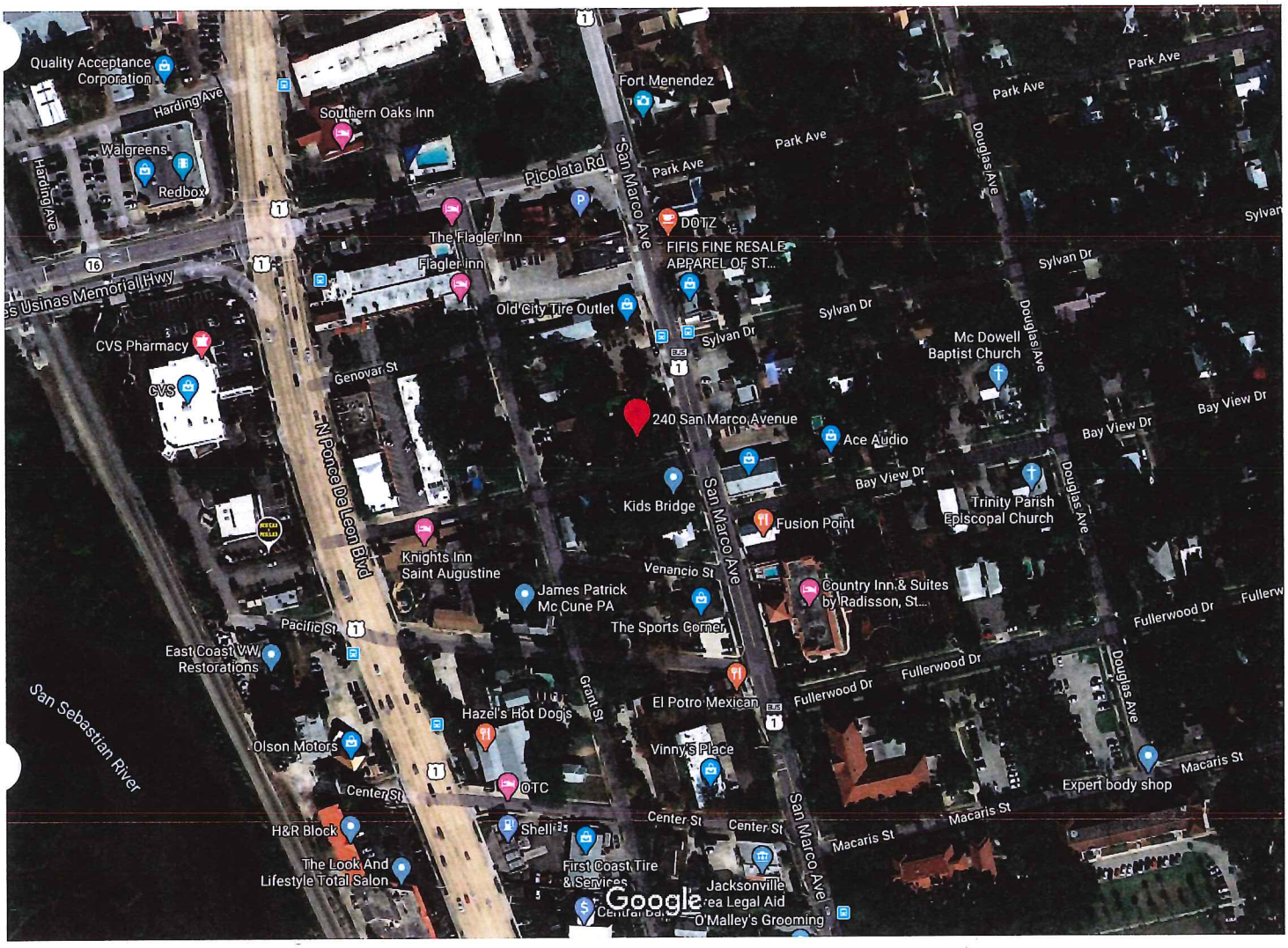
Report Year	Filed Date
2018	04/30/2018
2019	04/28/2019

Document Images

04/28/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
10/26/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Google Maps 240 San Marco Ave



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 100 ft

240 San Marco Ave

St. Augustine, FL 32084

Directions Save Nearby Send to your phone Share

WM8G+8W St. Augustine, Florida

Photos

At this location

Beaches Music Together
Educational institution · 240 San Marco Ave

Well Women 360
5.0 ★★★★★ (19)
Spa · 240 San Marco Ave

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	1556700000
Location Address	240 SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave North (COM) (602.5)
Tax Description*	3-84 FERREIRA WOOD LOTS 1 & 2 OR4356/89 *The Description above is not to be used on legal documents.
Property Use Code	Professional Service Buildings (1900)
Subdivision	Ferreira Wood
Sec/Twp/Rng	57-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.290
Homestead	N

Owner Information

Owner Name	Cobeca Holdings LLC 100%
Mailing Address	492 OCEAN FOREST DR SAINT AUGUSTINE, FL 32080-

Valuation Information

	2020
Building Value	$213,929
Extra Features Value	$10,997
Total Land Value	$254,400
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$479,326
Total Deferred	$0
Assessed Value	$479,326
Total Exemptions	$0
Taxable Value	$479,326

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	$201,322	$11,911	$254,400	$0	$0	$467,633	$467,633	$0	$467,633
2018	$194,497	$10,739	$254,400	$0	$0	$459,636	$459,636	$0	$459,636
2017	$127,753	$5,180	$190,800	$0	$0	$323,733	$323,733	$0	$323,733
2016	$130,987	$5,768	$190,800	$0	$0	$327,555	$327,555	$0	$327,555
2015	$73,885	$3,888	$190,800	$0	$0	$268,573	$268,573	$0	$268,573
2014	$54,867	$4,310	$103,032	$0	$0	$162,209	$162,209	$0	$162,209
2013	$53,530	$3,105	$103,032	$0	$0	$159,667	$159,667	$0	$159,667
2012	$54,996	$3,541	$103,032	$0	$0	$161,569	$161,569	$0	$161,569
2011	$55,121	$4,334	$114,480	$0	$0	$173,935	$173,935	$0	$173,935
2010	$56,590	$4,334	$127,200	$0	$0	$188,124	$188,124	$0	$188,124

Building Information

Building	1
Actual Area	3256
Conditioned Area	3256
Actual Year Built	1981
Use	Professional Service Building
Style	04
Class	N
Exterior Wall	Concrete Block
Roof Structure	Wood Truss
Roof Cover	Composite Shingle
Interior Flooring	Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct

Exterior Wall	Concrete Block	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Good	100%
Insulation	2" Fiberglass	100%

Description	Conditioned Area	Actual Area
BASE AREA	2156	2156
BASE AREA	1100	1100
Total SqFt	3256	3256

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Asphault Paving	0	0	0	0	4387
Commercial Aluminum/Vinyl Fence (Commercial)	0	0	0	0	315
Wood Fence (Commercial)	0	0	0	0	248

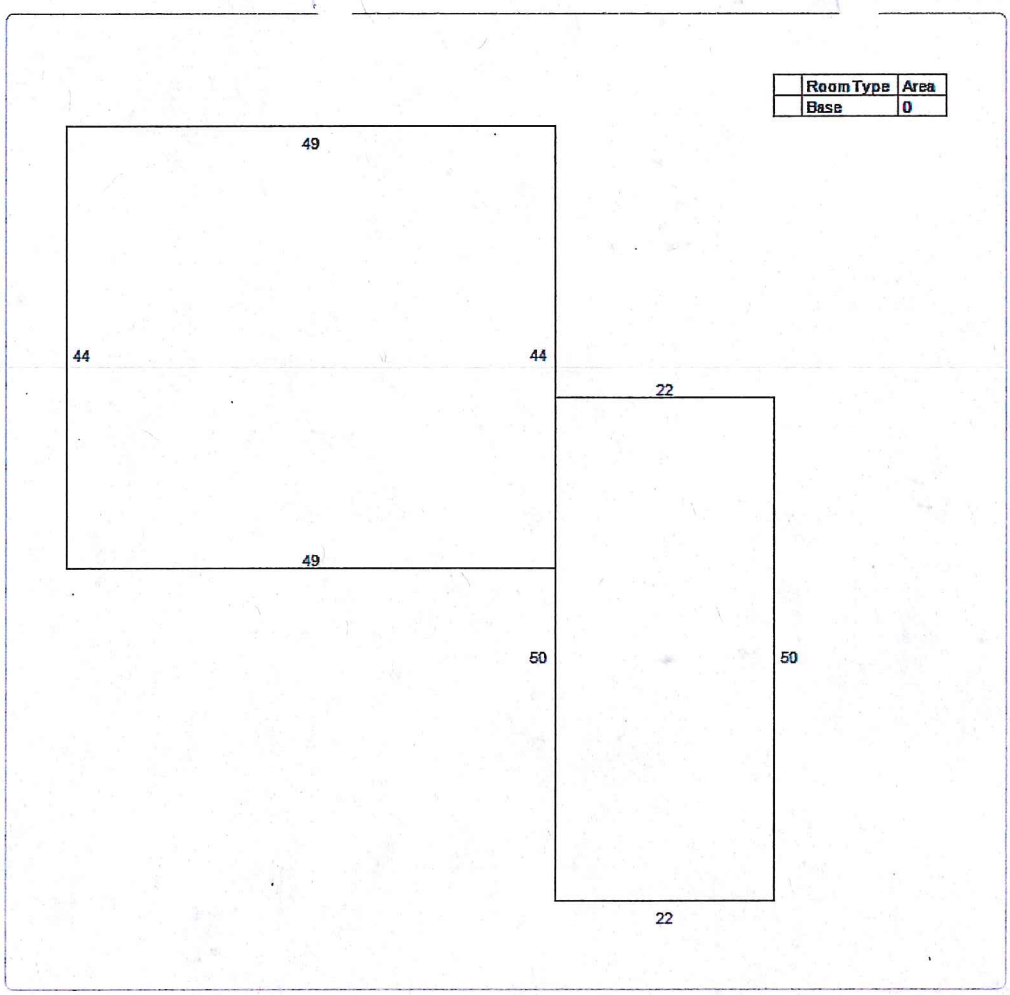
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Professional Service Buildings	106	120	12720	SF	$254,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/7/2017	1/4/2017	$555,000.00	WD	4356	89	Q	I	JACALONE JEROME	COBECA HOLDINGS LLC
2/17/2014	2/13/2014	$250,000.00	WD	3846	815	Q	I	240 SAN MARCO AVENUE LAND TRUST	JACALONE JEROME
10/16/2013	10/15/2013	$138,700.00	CT	3803	384	U	I	MARIOTTI'S CLEANING CTRS INC ETAL	240 SAN MARCO AVENUE LAND TRUST
5/24/2013	5/22/2013	$0.00	LP	3736	75	U	I	TD BANK NA	MARIOTTI'S CLEANING CTRS INC ETAL
3/11/2011	3/11/2011	$0.00	LP	3417	1089	U	I	TD BANK NA	MARIOTTI'S CLEANING CTRS INC
	8/1/1985	$0.00		681	594	U	I		MARIOTTI'S CLEANING CTRS INC
	9/1/1984	$0.00		656	286	U	I		

Sketch Information



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

Developed by Schneider GEOSPATIAL

Last Data Upload: 2/7/2020, 11:39:09 PM

Version 2.3.39

Attachment 2

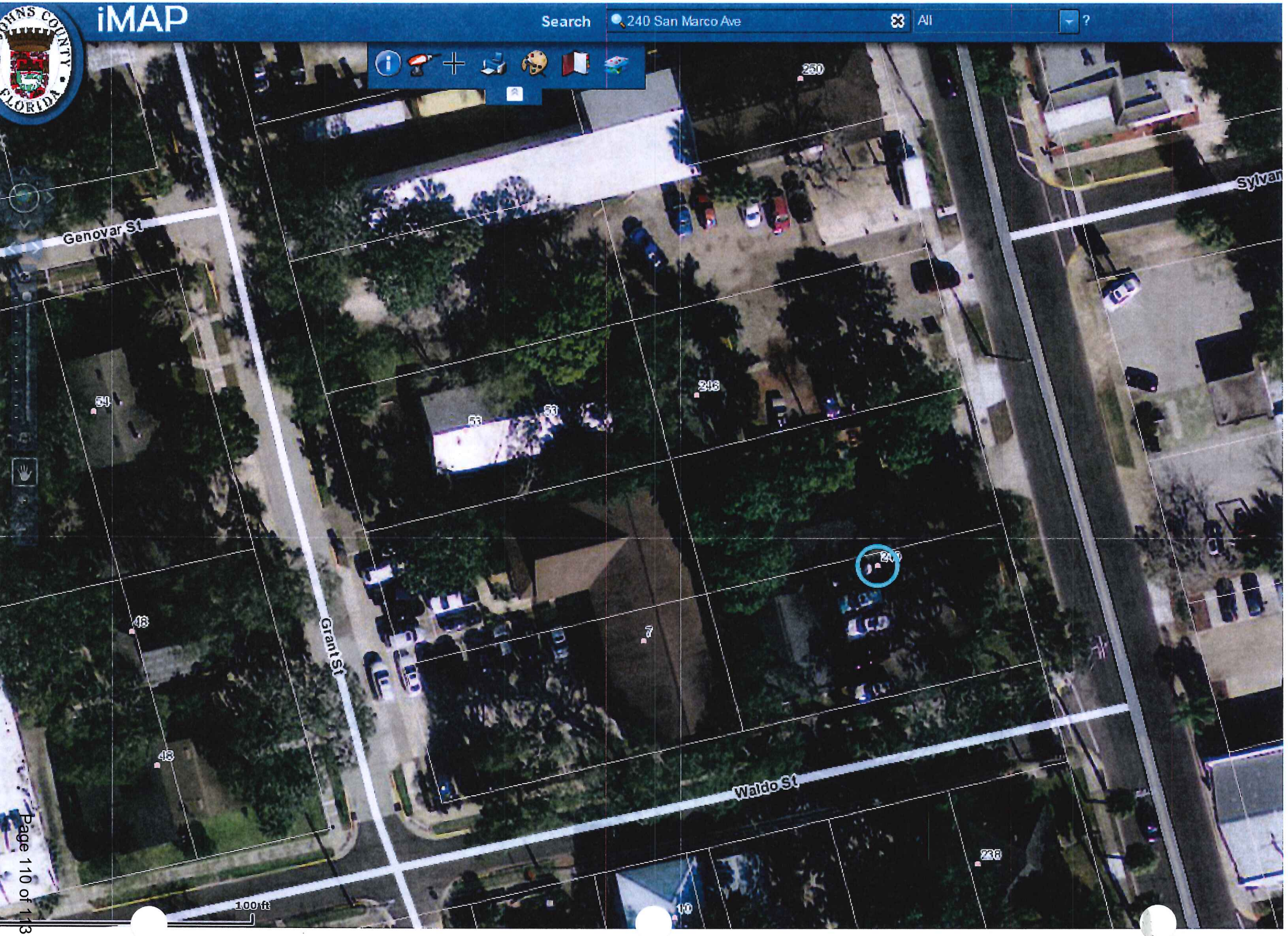
Narrative, Site Plan &

Floor Plan

Well Women 360 has identified the need to incorporate a high-quality daycare setting within the community of St. Augustine. The proposal is to open a daycare to infants, toddlers, and preschools ages 6weeks- 4years old. We have 15 parking spaces with 1 handicap parking space. We would like to have a maximum of 24 children in our center.

* PHOTOGRAPHS AVAILABLE OF BUILDING.

Chuck


iMAP
Search
240 San Marco Ave
All
?
Genovar St
Grant St
Waldo St
Sylvan
250
246
54
53
50
48
48
7
238
100 ft

WELL WOMEN 360

B – 3 Compartment Sink
C – 4 – Hand Sinks
D – 1 – Prep sink
E – 1 – Residential Dishwasher
F – Under Counter Ice Maker
G – Mop Sink
H – Stack Washer-Dryer
FE – Fire Extinguisher

Seating for 21

Grease Trap Behind 3 compartment sink Outside Building
Water & Sewer by City of St. Augustine

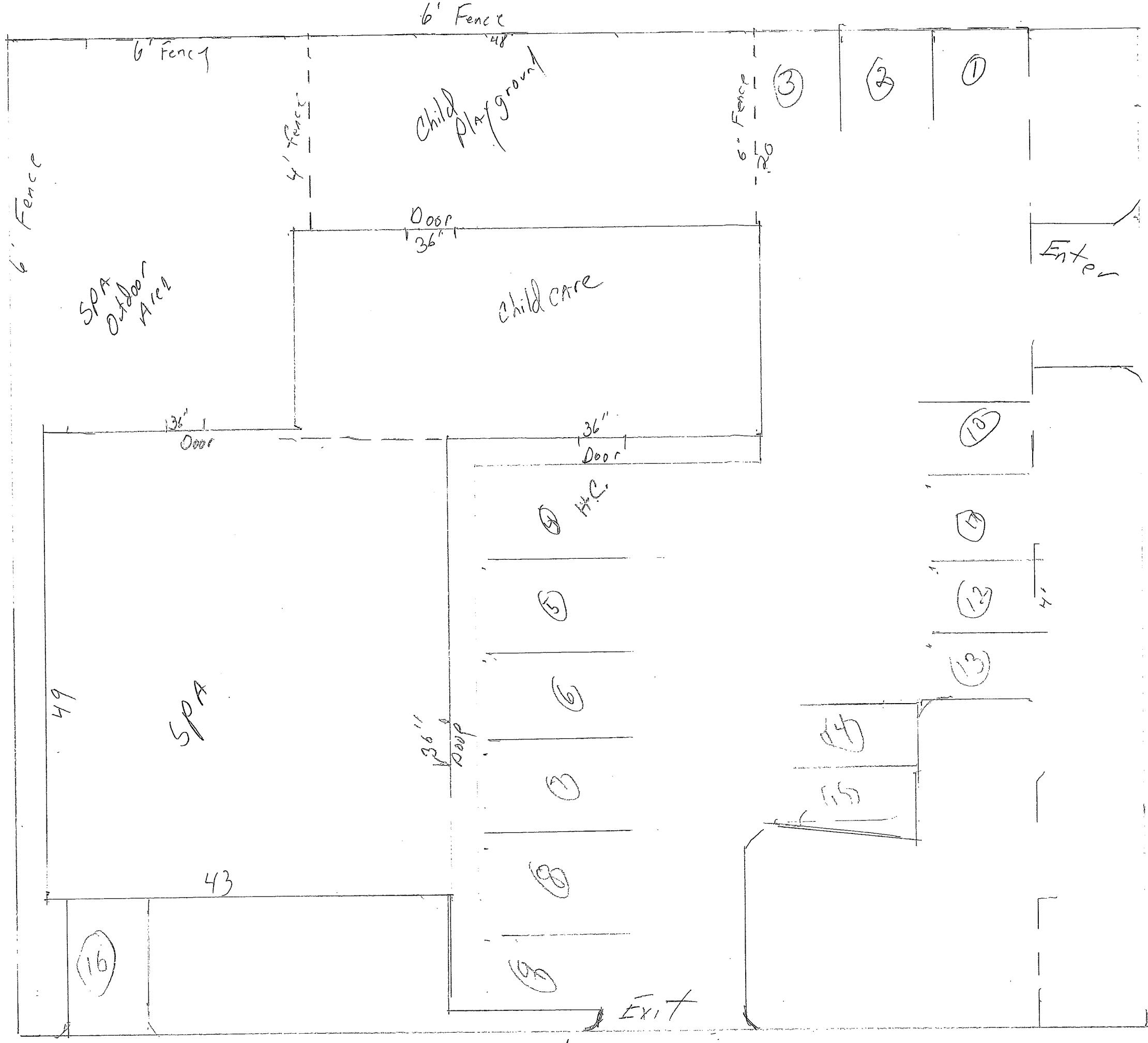
Cobeca Holdings
Well Women 360
240 San Marco
Spa & Lounge
1/4" = 1'

Well Women 360 1/4" = 1'
240 San Marco
St. Augustine, Fl.
SPA & Lounge for Pregnant Women & New Mothers
A joy filled establishment to help Keep Mothers Healthy & fit
Owner :- Cobeca Holdings - Director Lorraine Searle & Licensed health Professional
There will be fresh fruit Smoothies & Healthy wraps & salads Available
There will also be food prep & cooking demonstrations

Seating for 21 Members Spa Area For Massage, Facials, & Lazer treatments

A 1" Back Flow Preventer to be supplied by Owner as well as a 50 Gallon Grease Trap Located behind the building adjacent to the Kitchen
H.V.A.C. is existing and Located in the Attic Along with the Water Heater. Garbage container on South side of Building
Water, Sewer, and Garbage pick up by the City of St. Augustine
Washer & Dryer for Spa Staff Personal Only
Staff will be responsible for Daily Cleaning

Cobeca Holdings
360 Women Wellness Ctr.
240 San Marco
Childrens Area
Exercise Area



Sf. Daycare — 1100
sf. Outdoor Play - 960
sf SPA — 2107
sf Outdoor SPA - 1230
SF Parking - 4816
sf Green Area — 2507
Total Lot — 12720

15 Parking Space
1 H.C. Parking Space

Indoor Sf. Allows - 20SF per Child 1100 ÷ 20 = 55

outdoor Sf Allows - 45SF. Per Child 960 ÷ 45 = 21

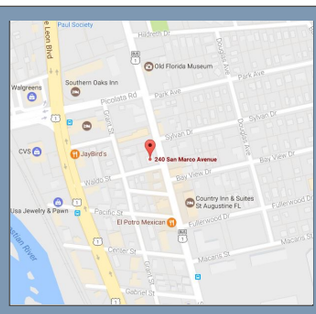
Not to exceed - 25 children

WELL WOMEN 360

RECEIVED
By Patrick Doty at 2:23 pm, Mar 10, 2020

PREPARED BY:

EXACTA
LAND SURVEYORS, LLC
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882

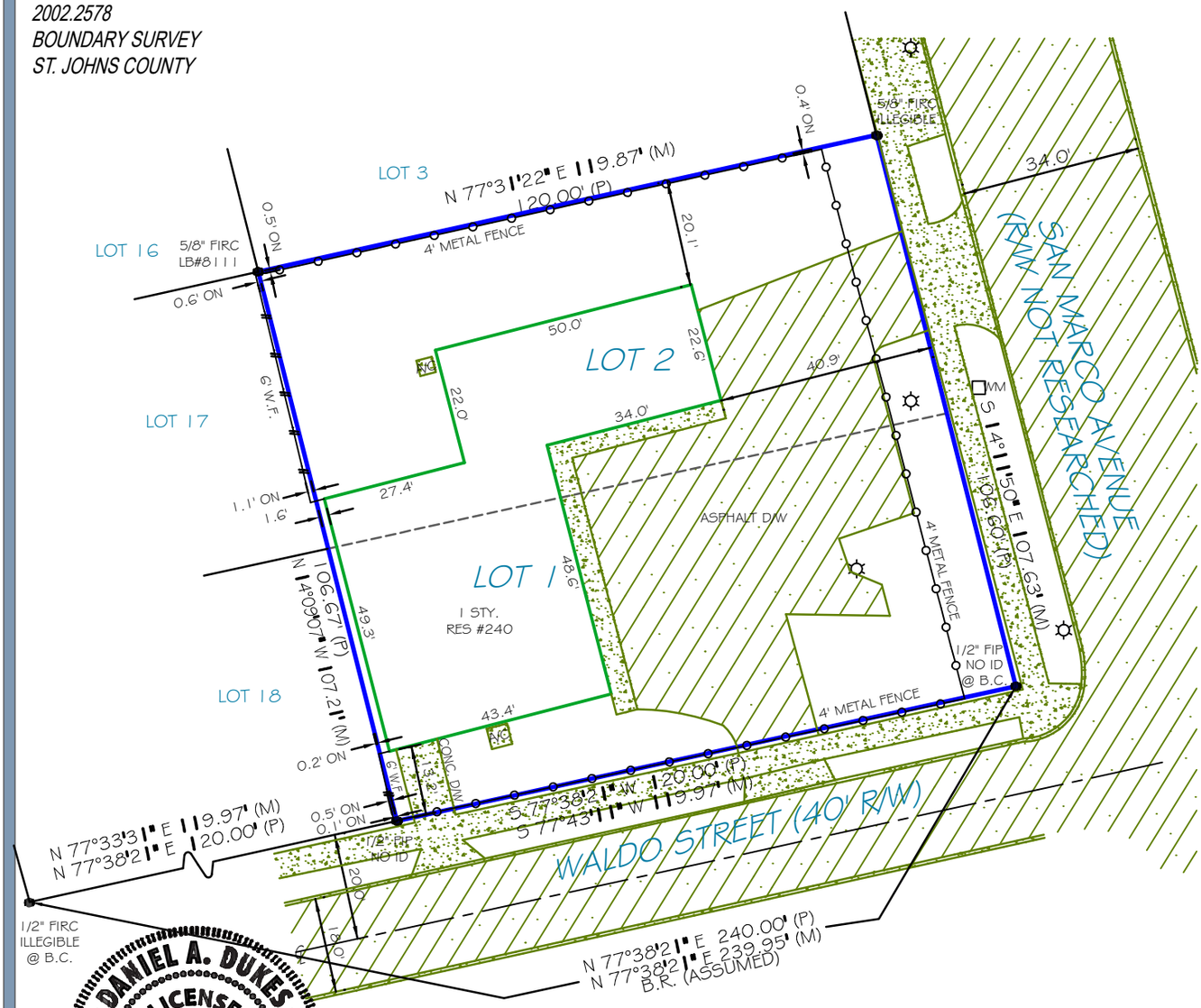


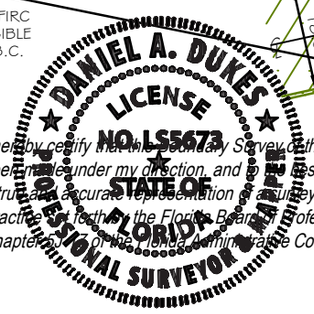
PROPERTY ADDRESS: 240 SAN MARCO AVENUE, ST. AUGUSTINE, FLORIDA 32084

SURVEY NUMBER: 2002.2578

FIELD WORK DATE: 3/2/2020 REVISION DATE(S): (REV.0 3/3/2020)

2002.2578
BOUNDARY SURVEY
ST. JOHNS COUNTY





I hereby certify that the Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Daniel A. Dukes

NOTES:
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 9). THIS PROPERTY WAS FOUND IN THE CITY OF ST AUGUSTINE, COMMUNITY NUMBER 125145, DATED 09/02/04.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 03/03/20

BUYER: LORRAINE SEARLE

SELLER:

CERTIFIED TO: LORRAINE SEARLE

This is page 1 of 2 and is not valid without all pages.

Florida Land Title Association
FLTA
AFFILIATE MEMBERS

EXACTA LAND SURVEYORS, LLC.
LB# 8291
11940 Fairway Lakes Drive | Suite 1 | Fort Myers, FL 33913
P: 866.735.1916 | F: 866.744.2882
Please remit payment to: 2132 E 9th St, Suite 310, Cleveland, OH 44115