

**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, MAY 11, 2020 - 5:00 PM
ALCAZAR ROOM**

1. CALL TO ORDER

- ◆ Roll Call
- ◆ Invocation and Pledge of Allegiance

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

- 3.A.** Proclamation 2020-06: Proclaiming May 2020 as *National Drug Court Month*. (N. Sikes-Kline, Commissioner)
- 3.B.** Proclamation 2020-07: Proclaims May 17-23 as *National Public Works Week*. (T. Upchurch, Mayor)

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

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

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

(PRESENTATIONS (MAXIMUM OF **10** MINUTES PER PRESENTATION)). PRESENTATIONS FOR COMMISSION MEETINGS MUST BE PRESENTED TO THE CITY MANAGER FOR APPROVAL NO LATER THAN TEN (10) WORKING DAYS PRIOR TO THE NEXT CITY COMMISSION MEETING. A PRESENTATION SUPPORT SERVICES REQUEST (AVAILABLE ON THE CITY'S WEBSITE) MUST ACCOMPANY ALL PRESENTATIONS.

7.A. General Public Presentations

7.B. Items of Great Public Importance

7.B.1. COVID-19 update and status of implementation of Phase 1: safe, smart step-by-step plan for Florida's recovery. (*J. Regan, City Manager*)

7.C. Other Items Requiring Public Hearing

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

8.A.1. Ordinance 2020-21: Amends Section 28-127 of the Code of the City of St. Augustine to modify the number of members and to revise the minimum qualification criteria for members of the Corridor Review Committee. (*I. Lopez, City Attorney*)

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

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

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

9.A.1. Ordinance 2020-18: Amends the Future Land Use Map designation of 415 South Ponce de Leon Boulevard from Residential Medium Density/Mixed Use to Commercial Medium Intensity. (*D. Birchim, Director, Planning and Building*)

9.A.2. Ordinance 2020-19: Amends the zoning of 415 South Ponce de Leon Boulevard from Planned Unit Development to Commercial Medium Two. (*D. Birchim, Director Planning and Building*)

9.A.3. Ordinance 2020-20: Amends the zoning of Flagler Crossing Planned Unit Development, which is an undeveloped approximately 135 acre site, to Residential Low One in order to develop the property as multi-family residential. (*D. Birchim, Director Planning and Building*)

9.B. Resolutions

- 9.B.1. Resolution 2020-17:** Adopts the revised Local Mitigation Strategy (LMS) for St. Johns County which must be updated every five years to remain compliant with FEMA guidelines. (*R. Franklin, Director Public Works*)

10. STAFF REPORTS AND PRESENTATIONS

11. ITEMS BY CITY ATTORNEY

- 11.A.** Request to confirm the Mayor, or Vice Mayor in their absence, to be designated as chairperson of the audit committee, year to year. (*I Lopez, City Attorney*)

12. ITEMS BY CITY CLERK

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

NOTICES: In accordance with Florida Statute 286.0105: "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." ***In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone 904-825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services. ***The City of St. Augustine encourages anyone wishing to present the invocation at city commission meetings to contact the City Clerk's office, to be placed on the rotation list, and encourages people of all religious affiliations or of no religious affiliation to present a non-denominational invocation to inspire us in the work of the City Commission. The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CONSENT AGENDA - MAY 11, 2020

- CA.1.** Preview of upcoming Commission meetings.

- CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON JUNE 8, 2020:**

- Ordinance 2020-18
- Ordinance 2020-19
- Ordinance 2020-20

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

- May 25, 2020 - Meeting Cancelled - Memorial Day Weekend
- June 8, 2020 - Regular Commission Meeting
- June 22, 2020 - Regular Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- March 9, 2020 - Regular Commission Meeting
- March 12, 2020 - Special Commission Meeting

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

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.

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

CA.8. Yearly progress report of the 2019 Floodplain Management Plan as part of the City's CRS recertifications. *(R. Franklin, Director Public Works)*

CA.9. Payment of April outside counsel attorney's fees in the matters of Marlowe (\$3,480.00) and Seavin, (\$1,344.00). *(I. Lopez, City Attorney)*



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

❧ PROCLAMATION ❧

WHEREAS, 2020 marks the 31st Anniversary of the Miami-Dade Drug Court, the first Drug Court in the nation. That court sparked a national revolution that changed the face of the American Justice System; and

WHEREAS, for the past thirty years Drug Courts have served 1.5 million individuals, restored lives, reunited families and made communities across this nation safer; and

WHEREAS, Drug Courts are now recognized as the most successful criminal justice intervention in our nation's history; and

WHEREAS, treatment courts significantly improve substance-abuse treatment outcomes, substantially reduce substance abuse and crime, and do so at less expense than any other criminal justice strategy; and

WHEREAS, 75% of treatment court graduates will never see another pair of handcuffs and saves an average of \$6,000 for every individual served; and

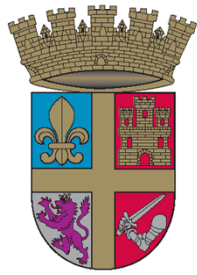
WHEREAS, Drug Courts demonstrate that when one person rises out of drugs and crime, we ALL rise and the time has come to put a Drug Court within reach of every eligible person in need.

Now therefore, we, the St. Augustine City Commission hereby proclaims **May 2020** as **“NATIONAL DRUG COURT MONTH”** in the City of St. Augustine, recognizing the successful work of the practitioners and participants of Drug Court Programs and urges all citizens to join in recognizing the significant contributions of drug courts, and to congratulate drug court graduates this year.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 11th day of May in the year of our Lord two thousand and twenty and the four hundred and fifty-fourth year of the founding of St. Augustine, the Nation's Oldest City.

“Most Loyal and Valorous”

Title conferred on the Presidio of St. Augustine by King Philip V of Spain, November 26, 1715



Est. 1565

City of St. Augustine

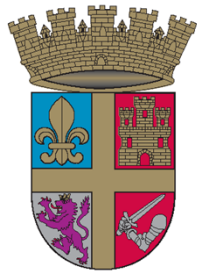
La Lealísima y Valerosa Ciudad de San Agustín de la Florida

Tracy W. Upchurch, Mayor

2020-06

"Most Loyal and Valorous"

Title conferred on the Presidio of St. Augustine by King Philip V of Spain, November 26, 1715



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of The City of St. Augustine; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the City of St. Augustine to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2020 marks the 60th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now

NOW, THEREFORE, The City Commission of the City of St. Augustine does hereby proclaim the week of **May 17-23, 2020** as **NATIONAL PUBLIC WORKS WEEK** in the **City of St. Augustine**, and calls upon all citizens all citizens to join with representatives of the American Public Works Association/Canadian Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I hereunto set my hand and do cause the Seal of the City of St. Augustine to be affixed this 11th day of May in the year of our Lord two thousand and eighteen, the four hundred and fifty second year of the founding of St. Augustine, the Nation's Oldest City.

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Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

2020-07

Tracy Upchurch, Mayor

"Most Loyal and Valorous"

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ORDINANCE NO. 2020-21

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 28, ARTICLE II, DIVISION 5, SECTION 28-127 OF THE CODE OF THE CITY OF ST. AUGUSTINE REVISING THE MINIMUM QUALIFICATIONS FOR MEMBERS OF THE CORRIDOR REVIEW COMMITTEE BY PROVIDING FOR ONE ARCHITECT OR LANDSCAPE ARCHITECT SEAT AND PROVIDING THAT THE OTHER TWO SEATS BE DESIGNATED FOR PROPERTY OWNERS OR TENANTS OF PROPERTIES LOCATED WITHIN THE RESPECTIVE ENTRY CORRIDORS OR MAY BE ASSIGNED TO ANOTHER ARCHITECT OR LANDSCAPE ARCHITECT; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the City has approved updates to its Design Standards for Entry Corridors (DSEC); and

WHEREAS, with the adoption of new DSEC regulations, a Corridor Review Committee should be tasked with its interpretation; and

WHEREAS, design standards rely on experienced professional interpretations to maintain consistent application of the rules; and

WHEREAS, the limited number of different property owners or tenants along the entry corridors has caused difficulty in obtaining a full membership panel, as has the limited availability of design professionals (architect or landscape architect) caused difficulty in obtaining the ideal mixture of board members; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety and general welfare that the following sections be adopted;

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

Section 1. Amending Chapter 28, Article II, Division 5, Section 28-127. Chapter 28, Article II, Division 5, Section 28-127 of the Code of the City of St. Augustine is hereby amended, as follows:

Sec. 28-127 – Minimum qualifications criteria.

~~OneTwo~~ (12) seats on the board shall be designated for a licensed, or retired, architect or landscape architect with preference given to those who are city residents or whose business is located within the city; ~~and one~~ One (1) seat on the board shall be designated for property owners or tenants of properties located within the respective entry corridors as defined in the City's adopted design standards for entry corridors. The third seat on the board may be held by either a property owner or tenant, or by an architect or landscape architect. Preference will be given to appointing an architect or landscape architect for the third seat on the board, however, If insufficient qualified applications are received by the Clerk, the City Commission may appoint another property owner or tenant to be seated in order to maintain the three (3) person board. The City Commission shall have final authority over the evaluation of qualifications received and appointment of board members.

Section 2. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

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

Section 4. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to Section 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2020.

Tracy W. Upchurch, Mayor-Commissioner

ATTEST:

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: May 11, 2020

RE: Ordinance 2020-18 – Amending the Future Land Use Map (FLUM) Designation of 415 S. Ponce de Leon Boulevard from Residential Medium Density/Mixed Use to Commercial Medium Intensity

The property at 415 South Ponce de Leon Boulevard has a Future Land Use Map (FLUM) designation of Residential Medium Density/Mixed Use identified in the city's Comprehensive Plan 2030. This property was originally part of the River's Edge PUD, which expired in January 2008. A new PUD, specifically for 415 S. Ponce de Leon Boulevard, was created in July 2008 and modified in 2009 to allow, a restaurant in an existing restaurant building and a professional office or retail sales within an existing residential building. The property currently contains a restaurant (Tammy's Comfort Food), a vacant single family residence and a fruit and vegetable produce stand that pre-dates the PUD. The property is approximately 1.64 acres in size and it is adjacent to the San Sebastian River on the south side, Ponce de Leon Boulevard on the west side and the River's Edge Marina on the east side.

On March 3, 2020, the Planning and Zoning Board made a positive recommendation to amend the FLUM designation of 415 South Ponce de Leon Boulevard from Residential Medium Density/Mixed Use to Commercial Medium Intensity. The Commercial Medium Intensity FLUM designation applies to all properties along Ponce de Leon Boulevard with the exception of the PUD properties.

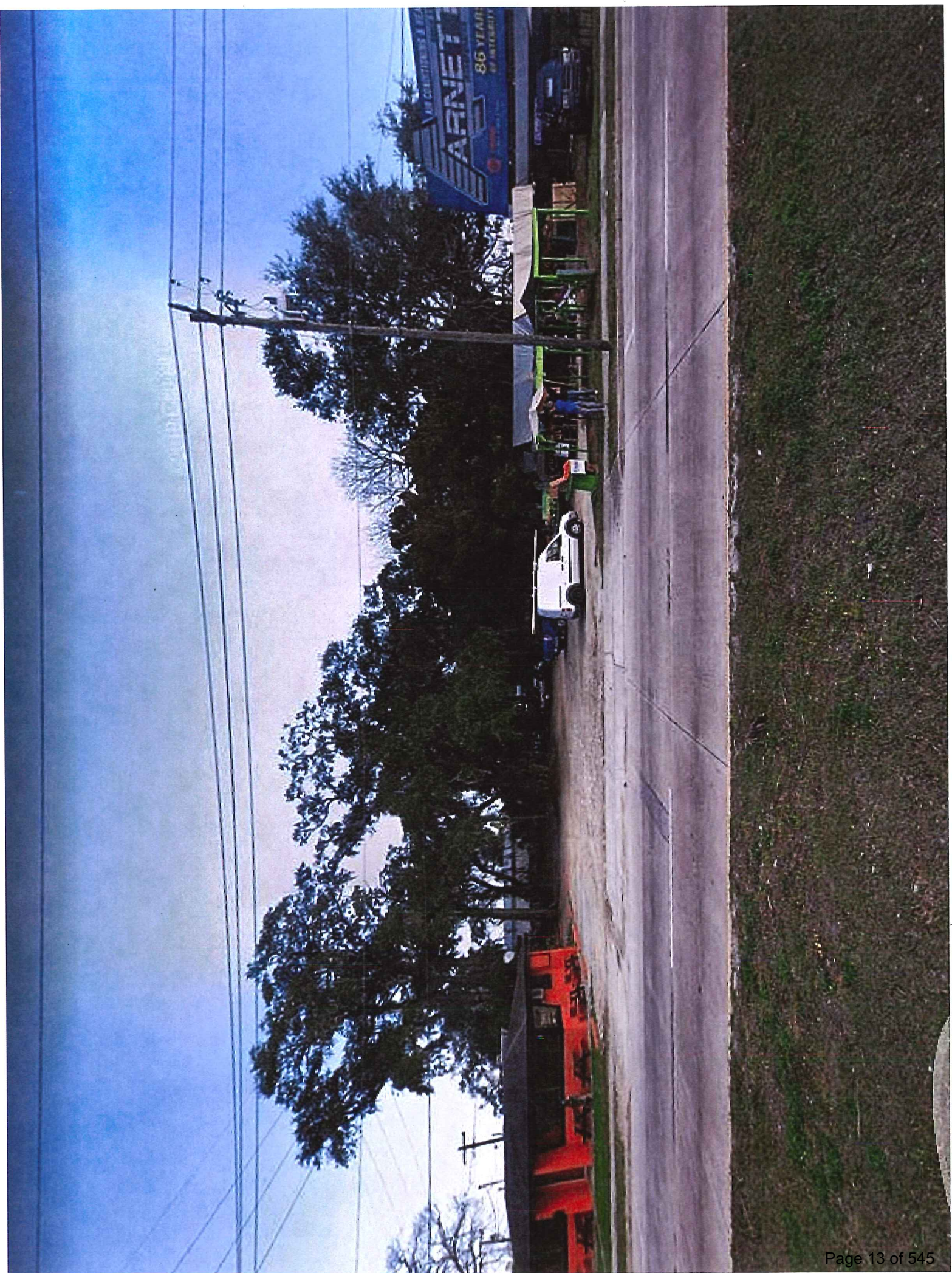
The proposed Commercial Medium Intensity FLUM designation establishes the maximum height of buildings as 35 feet, a maximum lot coverage of 70% and a maximum of 16 residential units per acre. The underlying Future Land Use Map (FLUM) designation of Residential Medium Density/Mixed Use assigned to the property must be changed to Commercial Medium Intensity to allow this rezoning of this property.

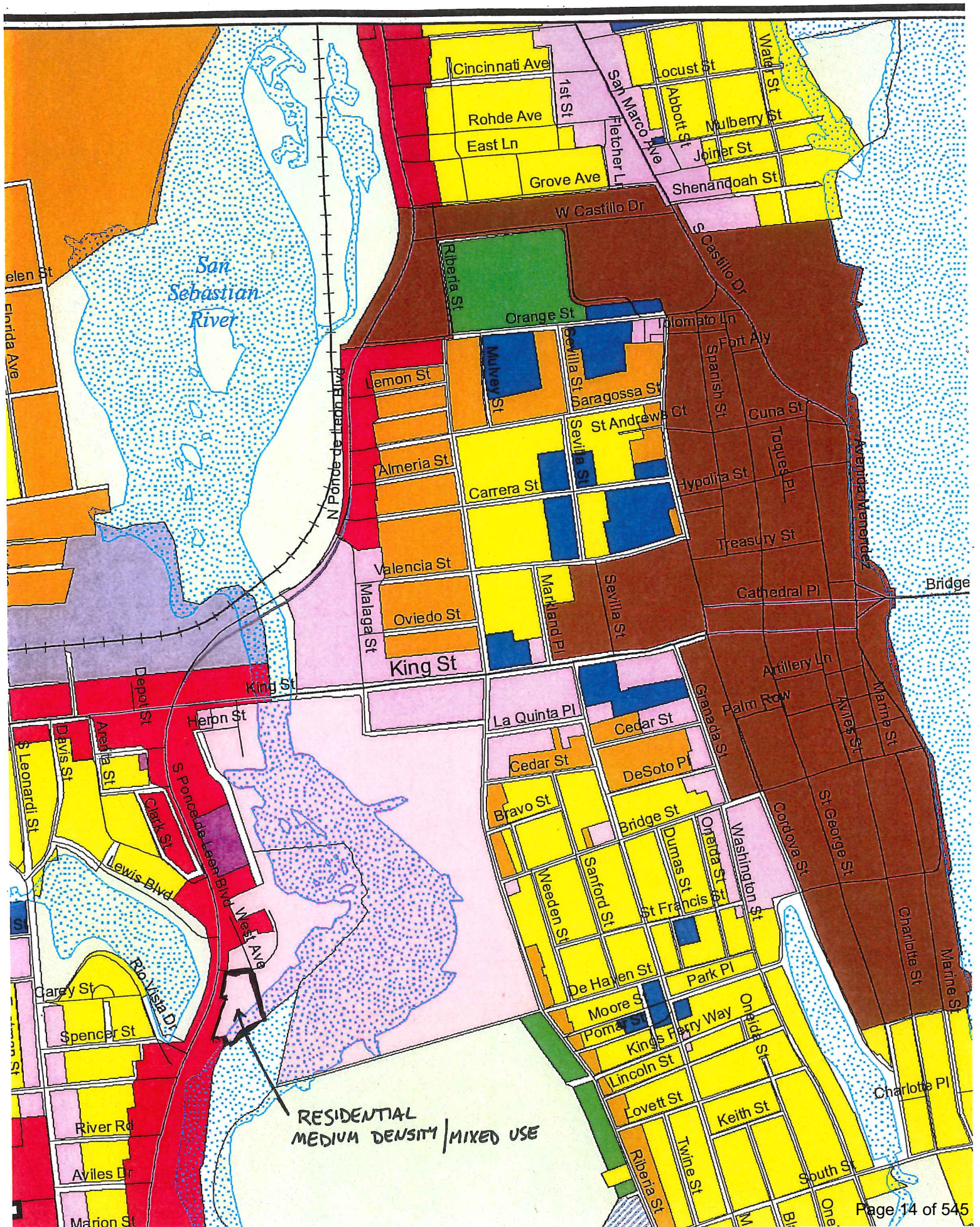
Please place Ordinance 2020-18 on the May 11, 2020 City Commission agenda of first reading.

If you have any questions, please let me know.



David Birchim, AICP
Director, Planning and Building







Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	1195300000	Physical Address	415 S PONCE DE LEON BLVD	Building Value	\$56,068	Last 2 Sales			
Property Class	2205 - Owner Occupied Drive-In Restaurants	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$3,744	Date	Price	Reason	Qual
Taxing District	City of St Augustine		SARRIS FAMILY TRUST AGREEMENT	Total Land Value	\$518,032	n/a	0	n/a	n/a
Acres	1.64		2385 FAIROAKS RD	Just Value	\$577,844	n/a	0	n/a	n/a
			DECATUR GA 30033-1207	Total	\$17,868				
				Deferred Assessed Value	\$559,976				
				Total	N/A				
				Exemptions					
				Taxable Value	\$559,976				

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

Date created: 1/9/2020
Last Data Uploaded: 1/9/2020 1:15:52 AM

Developed by  Schneider
GEOSPATIAL

EXISTING FLUM DESIGNATION

Residential Medium Density Mixed Use

This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low intensity commercial mix of uses.

Residential Uses

See Residential Medium Density

Other Uses

A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), low intensity commercial, institutional (including schools), recreational and open land. The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns. Low intensity industrial uses shall not be permitted near schools.

Maximum lot coverage of 50%; maximum height restriction of 50 feet.

PROPOSED FLUM DESIGNATION

Commercial Medium Intensity

This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. It is not intended that this district become or be used for strip commercial purposes.

Residential Uses

Single family Residential

Eight single family dwelling units per acre (minimum lot area is 5,450 square feet). Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use.

Multiple family Residential

Maximum of 16 units per acre (minimum of 5,450 square feet of lot area for single family dwelling units and for multiple family dwelling units, 7,250 square feet of lot area for the first two units and 1,750 square feet of lot area for each additional unit).

Other uses

Minimum lot area must equal 15,000 square feet; maximum lot coverage of 70%; maximum height restriction of 35 feet.

BACKUP MATERIAL FOR

ORD 2020-18

ORD 2020-19



March 4, 2020

James Whitehouse
c/o St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

Re: Rezoning – 415 S. Ponce De Leon Boulevard– Case Number 2020-0003

Dear Applicant:

On Tuesday, March 3, 2020, the Planning and Zoning Board (PZB) met and discussed your application to rezone the Rivers Edge PUD (Ord. 2006-14) to Commercial Medium-two (CM-2) zoning. A request to amend the Future land Use Map (FLUM) designation from residential medium density/mixed use to commercial medium intensity.

Specifically, based upon evidence presented, the PZB **recommended approval** to the City Commission as described in the attached copy of the executed Order.

Please contact the Planning and Building Department at 904-825-1065 for questions you may have regarding this matter.

Sincerely,

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

TYPE OF REQUEST:

- ☐ Appeal
☐ Conservation Overlay Zone Development
One/Two/Three
☐ Use by Exception
☐ Final Development Plan
☐ Land Use Plan Amendment

- ☐ Preliminary Subdivision Plat Approval
☐ PUD Modification/Amendment
☒ Rezoning
☐ Variance
☐ Other Click here to enter text.

IN THE MATTER OF:

Case No.: 2020-0003
Applicant: James Whitehouse
Owner: Sarris Family Trust, Phillip Sarris
Address: 415 S. Ponce de Leon Blvd
Parcel Number: 1195300000

RE: Rezoning, pursuant to Section 28-30, City of St. Augustine Code, to request to rezone the Rivers Edge PUD (Ord. 2006-14) to Commercial Medium-two (CM-2) zoning. A request to amend the Future land Use Map (FLUM) designation from residential medium density/mixed use to commercial medium intensity.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MARCH 3, 2020, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the March 3, 2020 Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a land use designation of Residential Medium Density/Mixed Use and a zoning classification of Planned Unit Development (PUD).
4. The above-described Rezoning is subject to Section 28-30 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-30, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request to rezone the Rivers Edge PUD (Ord. 2006-14) to Commercial Medium-two (CM-2) zoning. A request to amend the Future land Use Map (FLUM) designation from residential medium density/mixed use to commercial medium intensity.

Subject to the following conditions:

-
-
-
-
-
-
-

RECOMMENDATION TO APPROVE REZONING
AND FLUM AMENDMENT AS SUBMITTED

DONE AND ORDERED, at a public hearing on the 3 day of MARCH, A.D., 2020, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2020 - 0003

REQUEST APPROVED / DENIED / CONTINUED

Karen Zander
Sign Name

KAREN ZANDER

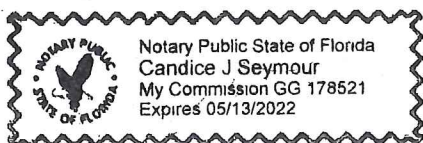
Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Karen Zander, by means of ☒ physical presence or ☐ online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 3rd day of March, A.D., 2020.



Candice J. Seymour
Notary Public, State of Florida

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 3, 2020 (continued February 4, 2020)

RE: **REZONING / FUTURE LAND USE MAP AMENDMENT – 2020-0003**

AGENDA ITEM 8(b)

APPLICANT James Whitehouse – Applicant
c/o St. Johns Law Group

OWNER Sarris Family Trust, Phillip Sarris

LOCATION 415 S. Ponce De Leon Blvd / PIN 119530-0000

REQUEST A request to rezone the Rivers Edge PUD (Ord. 2006-14) to Commercial Medium-two (CM-2) zoning. A request to amend the Future land Use Map (FLUM) designation from Residential Medium Density/Mixed Use to Commercial Medium Intensity.

APPLICABLE CODES/ORDINANCES FOR REZONING

Sec. 28-30. - Comprehensive plan amendments, rezonings and amendment of chapter.

(c) *Nature and requirements of board report.* The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:

- (1) The need and justification for the change.
- (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
- (3) Consistency with the comprehensive plan.

(d) *Board report to commission.* If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission.

The report and recommendation of the board shall be advisory only and shall not be construed to be binding upon the city commission. If the board recommends denial of the amendment or rezoning, the property owner or other person aggrieved may proceed with an appeal to the city commission pursuant to section 28-29(g) of the City Code.

STAFF ANALYSIS & SUMMARY

Continued from February 4, 2020 meeting. Staff does not make a recommendation on rezoning applications, however all information provided will be submitted to the Board and analyzed by staff with a comparative analysis of the existing and proposed zoning districts and future land use designations. This information provided below is meant as an aid in reviewing the existing, allowed uses and the proposed uses allowed under the requested zoning district.

The applicant is requesting that the property be rezoned from PUD Ord. 2006-14 “Rivers Edge PUD (attachment 2) to its former Commercial Medium-two (CM-2) zoning (attachment 3), as well as amend

the future land use map designation from Residential Medium Density/Mixed Use to Commercial Medium Intensity (attachment 4) to be consistent with the requested zoning and surrounding properties. The parcel is currently zoned as PUD. The applicant suggests that the proposed changes would be consistent with the zoning and future land use map designations in the immediate area.

The subject property is 1.64 acres in total. To be consistent with the proposed comprehensive plan submitted to the Florida Dept. of Economic Opportunity in November 2019, all land waterward of the most restrictive jurisdictional line is to be zoned Open Land (OL) and have a future land use map designation of Open Land (Conservation) (OL). Landward of this line the future land use map designation would be Commercial Medium Intensity and the zoning would be the Compatible Commercial, Medium-two (CM-2).

PARCEL/EXISTING PUD SUMMARY

The property's existing zoning is a Planned Unit Development approved under Ordinance 2006-14, known as the "River's Edge PUD," which has expired. The entire PUD parcel is approximately 16.66 acres of land comprised of 6.66 acres of uplands and approximately 10 acres of wetlands (subject to confirmation by a formal determination). The existing PUD is approved for the following uses:

- 99 residential condominium units (in 4 separate buildings)
- A marina with up to 150 wet slips
- An existing cell tower,
- A commercial center containing:
 - A 150-seat restaurant
 - Dockmaster's office, public plaza, combination of retail shops and/or offices not to exceed 9,890 square feet
- A 10' wide Riverwalk adjacent to the San Sebastian River.
- Sale of alcoholic beverages for on- and off-site consumption.

Adjacent Zoning Districts

<u>Subject Property</u>	<u>Current Zoning - Expired PUD</u>	<u>Proposed - CM-2</u>
North	Commercial Medium, Two - CM-2, Residential General - Office (RGO), Open Land (OL)	n/a
South	Commercial Medium, Two - CM-2 / Open Lands - OL	n/a
East	San Sebastian River (OL)	Open Land (OL) east of most restrictive jurisdictional line
West	Commercial Medium, Two - CM-2	n/a

Subject Parcel & Adjacent Future Land Use Designations

<u>Subject Property</u>	<u>Current FLU</u>	<u>Proposed</u>
	Residential Medium Density / Mixed Use	Commercial Medium Intensity
North	Open Land (Conservation)	Open Land (Conservation) - pending
South	Commercial Medium Intensity	Open Land (Conservation) - pending
East	Residential Medium Density / Mixed Use	Open Land (Conservation) east of most restrictive jurisdictional line
West	Commercial Medium Intensity / Open Land	n/a

Surrounding UsesSubject Property

North	Single Family Homes & Commercial/Retail
South	Marina
East	Marina, San Sebastian River
West	Commercial/Retail

Allowed Uses Comparison

USE	PUD - Expired	CM-2*
Single Family Dwelling	Not allowed	Yes
Multiple-Family Dwelling	expired	Yes
Marina	Yes	Yes
Restaurant	Yes	Yes
Retail/Commercial	Yes	Yes
Offices	Yes	Yes
Alcohol sales for on- site consumption	Yes	Yes
Hotels/Motels	Not allowed	Yes
Colleges	Not allowed	Yes
Intermediate care Facilities	Not Allowed	Yes

* - A complete list of uses is provided in attachment 3

Density Comparison Table for 1.64 acres of developable land (to be confirmed following a wetland delineation)

Residential Density	PUD / Res. Med. Density/ Mixed Use	CM-2/ Commercial medium Intensity
Single Family	Not allowed	Max. 13 units or 8 units per acre (pending 16 units/acre)
Multiple -Family	99 units or 13.8 units per acre (expired)	Maximum 26 units or 16 units/acre

Maximum Building Height

	PUD	CM-2
Height	48'	35'

STAFF RECOMMENDATION

Staff does not make recommendations concerning amending the land use of property. The Planning and Zoning Board makes formal recommendations to the City Commission regarding changing the land use.

Staff does not make recommendations concerning the rezoning of land. The Planning and Zoning Board makes formal recommendations to the City Commission regarding the rezoning of land.

The PZB should make a motion regarding a recommendation to designate the land use of the property at 415 S. Ponce De Leon Blvd / PIN 119530-0000. The applicant requests Commercial Medium Intensity.

The PZB should make a motion regarding a recommendation to rezone the property at 415 S. Ponce De Leon Blvd / PIN 119530-0000. The applicant requests rezoning from PUD to CM-2.

ATTACHMENTS

Attachment 1 – Application & Property Record Card

Attachment 2 – Existing PUD Ord. 2006-14

Attachment 3 – Commercial Medium-two (CM-2) zoning

Attachment 4 - Future Land Use Information

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

Attachment 1

Application



CITY OF ST. AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

JAN. 03 2020

Planning / Building Dept.

Application Fee: \$300 (plus advertising costs)

Project Number: 2020-0003

Receipt Number: 1764321

Meeting Date: Feb. 4, 2020

Advertising Costs: \$ _____

Paid On: _____

Receipt Number: _____

1. NAME OF APPLICANT: James G. Whitehouse, Esq. Contact Number: 904 495-0400
Business (if applicable): St. Johns Law Group
Address: 104 Sea Grove Main Street City: St. Augustine State: FL Zip: 32080
E-Mail Address: jameswhitehouse@sjlawgroup.com

2. NAME OF PROPERTY OWNER: Sarris Family Trust, Philip Sarris, Trustee Contact Number: _____
Business (if applicable): _____
Address: _____ City: _____ State: _____ Zip: _____
E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: See Attached Block: _____
Subdivision: _____ Parcel Number: 1195300000

4. PROJECT STREET ADDRESS: 415 S Ponce de Leon Blvd

5. SPECIFIC PROPOSED USE: Commercial

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

7. DESCRIPTION OF ACTION REQUESTED: _____

SEE ATTACHED

8. JUSTIFICATION FOR ACTION REQUESTED: _____

SEE ATTACHED

04/18/2019

9. IF APPLICANT IS REQUESTING A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

12/7/2013

Signature of Property Owner

Date

OWNER'S AUTHORIZATION ATTACHED

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04/18/2019

Planning / Building Dept.

REZONING TO FORMER COMMERCIAL DESIGNATION Planning / Building Dept.

7. The applicant requests that that this property be re-zoned back to its former Commercial Medium 2 (CM-2) designation from its current PUD designation. This request is consistent with all of the zoning in the area along this commercial corridor of US-1 and with the future land use designation of commercial for this area.

8. This property is located along the US-1 commercial corridor, at the intersection of US-1 and Lewis Blvd., and just to the south of the US-1 and King Street intersection. It is designated as Commercial Medium on the City's Future Land Use Map and it is currently zoned PUD. The properties to the north and the south are zoned commercial and the properties across US-1 to the west are all zoned commercial. The owner wishes to return this property to the well-suited CM-2 commercial zoning that is compatible to the area and matches the rest of the properties up and down US-1 in this area. This request meets the Goals, Policies and Objectives of the City's Comprehensive Plan and is consistent with the commercial future land use as assigned by the city for this area. The uses and regulations of the requested CM-2 zoning fit particularly well into the surrounding areas and the already developed uses therein.

In sum, the above requested commercial zoning category will thoroughly compliment the adjacent commercial developments. The applicant sincerely appreciates your review and thoughtful consideration returning this property to the requested compatible/similar designation that is in conformance with all of the adjoining properties along this US-1 commercial corridor.

From: James Whitehouse <jameswhitehouse@sjlawgroup.com>
Sent: Thursday, January 30, 2020 6:18 PM
To: Patrick Doty; David Birchim
Cc: James Whitehouse
Subject: RE: February PZB Agenda Packet

David,

As discussed, please add a land use plan amendment to Commercial to our application for the following (and notice the same for the Amendment and the Rezoning for the March PZB meeting):

2020-0003

James Whitehouse – Applicant

Sarris Family Trust, Phillip Sarris – Owner

415 S. Ponce de Leon Blvd

A request to rezone the Rivers Edge PUD (Ord. 2006-14) to Commercial Medium-two (CM-2) zoning.

Thanks.
James



James G. Whitehouse, Esquire, Board Certified Expert*
St. Johns Law Group
www.sjlawgroup.com

From: Patrick Doty <pdoty@citystaug.com>
Sent: Wednesday, January 29, 2020 2:59 PM
To: Patrick Doty <pdoty@citystaug.com>
Subject: February PZB Agenda Packet

Hello,

You are receiving this email because you have an item on the February 4th Planning & Zoning Board Agenda Meeting. The meeting starts at 2 pm in the Alcazar Room. Please let me know if you have any questions.

Agenda Items & Agenda Packet: <https://staugustinefl.civicclerk.com/web/Player.aspx?id=187&key=-1&mod=-1&mk=-1&nov=0>

Patrick H. Doty, CFM
Senior Planner
City of St. Augustine
904.209.4331

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.



JAN 03 2020

Planning / Building Dept.

**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.

James G. Whitehouse, Esq.

Print name of applicant

[Signature]
Signature of applicant

12/7/19
Date

10/31/17

JAN 03 2020

Planning / Building Dept.



Owner's Authorization For Agent

ST. JOHNS LAW GROUP / JAMES G. WHITEHOUSE, ESQ. is hereby authorized TO ACT ON BEHALF OF Sarris Family Trust, the owner of those lands described within the attached application 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, for an application related to a REZONING, and any other matter related to properties located at 415 S. PONCE DE LEON BLVD St. Augustine, FL, and including the following Parcel No.: 119530 0000.

BY: Philip T. Sarris
Signature of Owner

PHILIP T. SARRIS
Print Name of Owner

(404) 633-2028
Telephone Number

State of Georgia

County of DeKalb

Signed and sworn before me on this 7th day of December 2019

By Philip SARRIS

Identification verified:

Oath sworn: ☒ Yes ☐ No

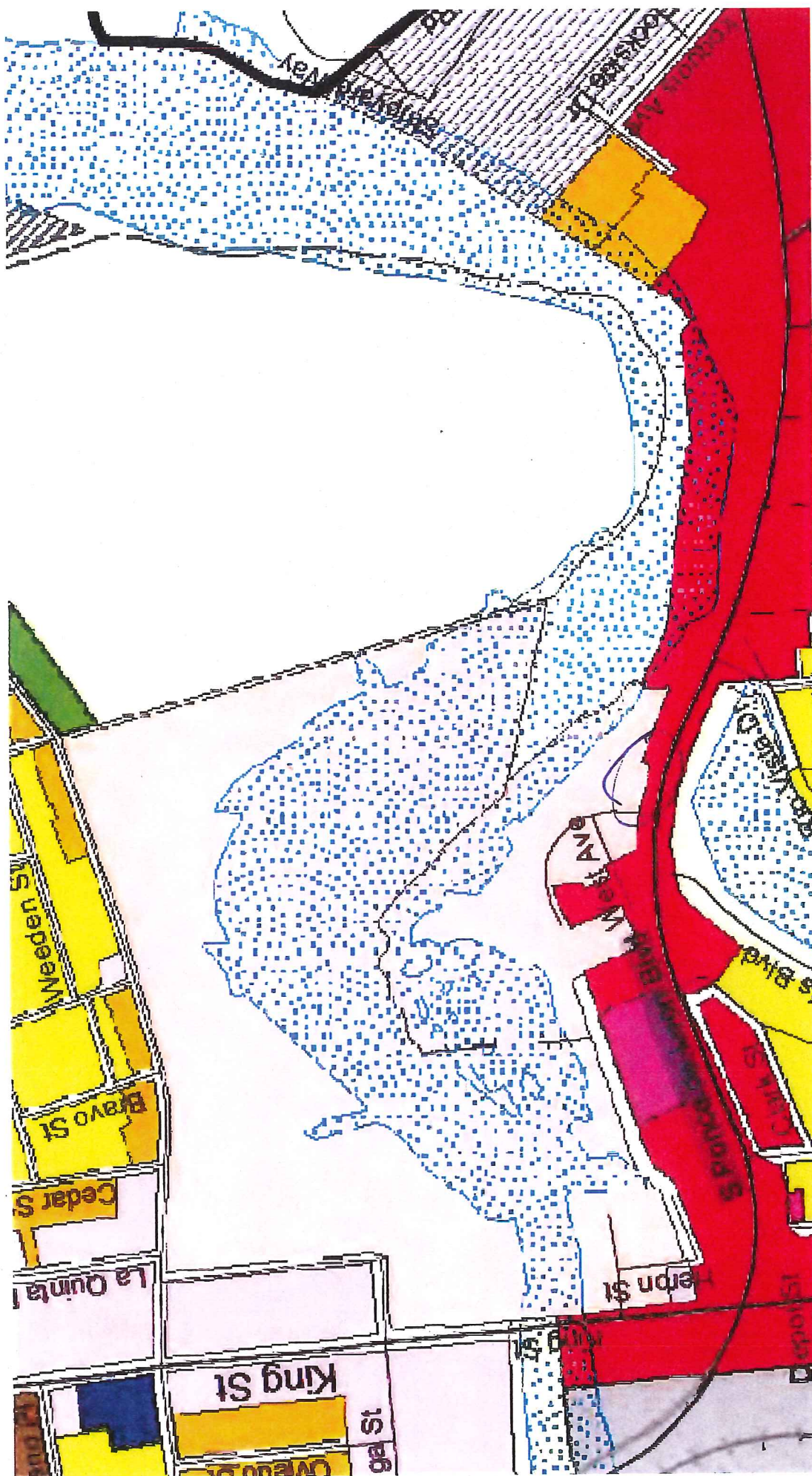
Notary Signature:

Gregory Vourfounis

My Commission expires:

Gregory Vourfounis
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 05/23/2023





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SCHEDULE "A"

Lots Two (2) and Three (3) of Block "O" of Wildwood Park, a subdivision in the Southeast portion of the Avico and Viel Grant in Section 37, Township 7 South, Range 30 East, according to map thereof recorded in Map Book 1, page 133 of the public records of St. Johns County, Florida, and also

A parcel of submerged land in the unsurveyed part of Section 19, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:

Commence at the northeast corner of Lot 3, Block G, Wildwood Park Subdivision as recorded in Map Book 1, Page 133 of the Public Records of St. Johns County, Florida; thence South $8^{\circ} 11' 34''$ East 175 feet, more or less, to the intersection with the East line of the Avico & Viel Grant, Section 39, Township 7 South, Range 30 East, for the Point of Beginning; thence continue South $8^{\circ} 11' 35''$ East 145 feet, more or less, to the intersection with an established Bulkhead Line which is recorded in Map Book 10, Pages 70 and 71 of the Public Records of St. Johns County, Florida; thence South $67^{\circ} 54' 57''$ West 183.8 feet along the established Bulkhead Line to the point where the established Bulkhead Line changes its direction from South $67^{\circ} 54' 57''$ West to South $29^{\circ} 46' 44''$ West; thence North $60^{\circ} 46' 08''$ West 120.54 feet to the intersection with the East right of way line of State Road No. 5 at State Road Station 166 + 70.00; thence Northerly along the East right of way line of State Road No. 5, 195 feet, more or less, to the point where the Easterly right of way line of State Road No. 5 jogs 22 feet westerly at State Road Station 168 + 50; thence Westerly 22 feet along said Easterly right of way line; thence Northerly along said Easterly right of way line 50 feet, more or less, to the intersection with the Southerly boundary of the Avico & Viel Grant, Section 39, Township 7 South, Range 30 East; thence South $24^{\circ} 53'$ East 10 feet, more or less, along the Southerly boundary of the Avico & Viel Grant; thence South $67^{\circ} 53'$ East 198 feet, more or less, along the Southerly boundary of the Avico & Viel Grant; thence North $39^{\circ} 07'$ East 10 feet, more or less, along the Southerly boundary of the Avico & Viel Grant to the Point of Beginning. Containing 1.2 acres, more or less.

MEMO: Legibility of writing.
typing or printing unsatisfactory in
this document.

JAN 03 2020

Planning / Building Dept.

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

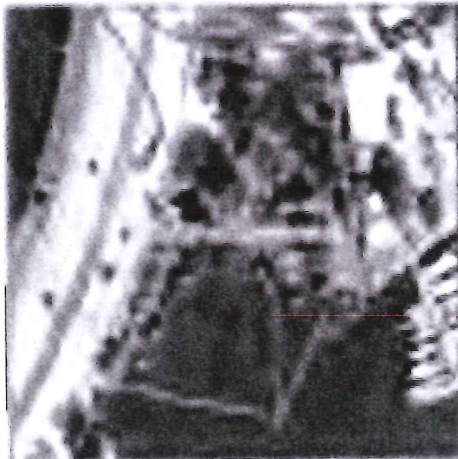
Summary

Parcel ID 1185300.00
Location Address 415 S POND # DECATUR, GA 30017
SALVAGE JUSTICE (2004-03-01)
Neighborhood Restaurant Walk Co. Limited Service (2014-02-20-14)
Tax Description 3-15 WILLOWOOD PARK LOT 21 EX RAY OF R.D. 5 IN DB249/174 & ALL LOT 5 BUCK 0.5 FT OF UNSURVEYED SEC 17 IN DB240/19 OR 10/67/132 (1/18) & 1075/244 & 247 250 251 252
The County of the above is not to be used on legal documents.
Property Use Drive-In Restaurants (Owner Occupied) (2205)
Code
Subdivision Willowood Park, Map 14
Sec./Twp./Rng 19-7-30
District City of St. Augustine (District 452)
Millage Rate 30.0503
Acreage 1.540
Homestead 14

Owner Information

Owner Name Sam's Family Trust Agreement 100%
Sam's Family Trust 100%
Mailing Address 2285 FAIRWAYS RD
DECATUR, GA 30013-2207

Map



Valuation Information

Planning / Building Dept.

	2020
Building Value	\$56,068
Extra Features Value	\$3,744
Total Land Value	\$518,032
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$577,844
Total Deferred	\$17,868
Assessed Value	\$559,976
Total Exemptions	\$0
Taxable Value	\$559,976

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	\$58,424	\$3,744	\$518,032	\$0	\$0	\$580,200	\$509,069	\$71,131	\$509,069
2018	\$61,048	\$3,744	\$518,032	\$0	\$0	\$582,824	\$462,790	\$120,034	\$462,790
2017	\$41,751	\$2,420	\$518,032	\$0	\$0	\$562,203	\$420,718	\$141,485	\$420,718
2016	\$41,751	\$2,420	\$518,032	\$0	\$0	\$562,203	\$382,471	\$179,732	\$382,471
2015	\$41,751	\$2,420	\$518,032	\$0	\$0	\$562,203	\$347,701	\$214,502	\$347,701
2014	\$39,296	\$2,420	\$274,376	\$0	\$0	\$316,092	\$316,092	\$0	\$316,092
2013	\$39,296	\$2,420	\$274,376	\$0	\$0	\$316,092	\$316,092	\$0	\$316,092
2012	\$40,304	\$2,420	\$274,376	\$0	\$0	\$317,100	\$317,100	\$0	\$317,100
2011	\$41,816	\$2,420	\$304,833	\$0	\$0	\$349,069	\$349,069	\$0	\$349,069
2010	\$50,930	\$2,420	\$380,975	\$0	\$0	\$434,325	\$434,325	\$0	\$434,325

Building Information

Building	1
Actual Area	1556
Conditioned Area	1380
Actual Year Built	1910
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Asbestos

Roof Structure	Gable Hip
Roof Cover	Asbestos
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Asbestos	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Asbestos	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Condition	Fair	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1380	1380
PATIO	0	160
PATIO	0	16
Total SqFt	1380	1556

Building	2
Actual Area	1335
Conditioned Area	1002
Actual Year Built	1960
Use	Restaurants & Cafeterias
Style	04
Class	N
Exterior Wall	Concrete Block

Roof Structure	Gable Hip
Roof Cover	Built Up, Composite Shingle
Interior Flooring	Terrazzo
Interior Wall	Minimum
Heating Type	Forced Air
Heating Fuel	
Air Conditioning	Window
Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	60%
Roofing Cover	Built Up	40%
Interior Walls	Minimum	100%
Interior Flooring	Terrazzo	100%

Category	Type	Pct
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Masonry	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Condition	Fair	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
CANOPY	0	333
BASE AREA	1002	1002
Total SqFt	1002	1335

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	16	26	0	416

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	0	0	30457	SF	\$517,769
Marshes & Tidal Lands	0	0	1.051	AC	\$263

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/23/1995	\$100.00	TR	1095	256	U	I	SARRIS STEVE	SARRIS FAMILY TRUST AGREEMENT
	1/23/1995	\$100.00	TR	1095	253	U	I	ALLEN ELLEN	SARRIS FAMILY TRUST AGREEMENT
	1/23/1995	\$100.00	TR	1095	250	U	I	SARRIS MINAS	SARRIS FAMILY TRUST AGREEMENT
	1/23/1995	\$100.00	TR	1095	247	U	I	SARRIS GEORGE T	SARRIS FAMILY TRUST AGREEMENT
	1/23/1995	\$100.00	TR	1095	244	U	I	SARRIS PHILIP	SARRIS FAMILY TRUST AGREEMENT
	12/14/1994	\$0.00	PR	1087	332	U	I	SARRIS XENI ESTATE, BY PERS REP	SARRIS MINAS A ETAL
8/17/1960	8/5/1960	\$0.00	TR	260	19	U	I	THIF STATE OF FLORIDA	SARRIS ANTONIOS, XENI

Area Sales Report

Recent Sales in Area

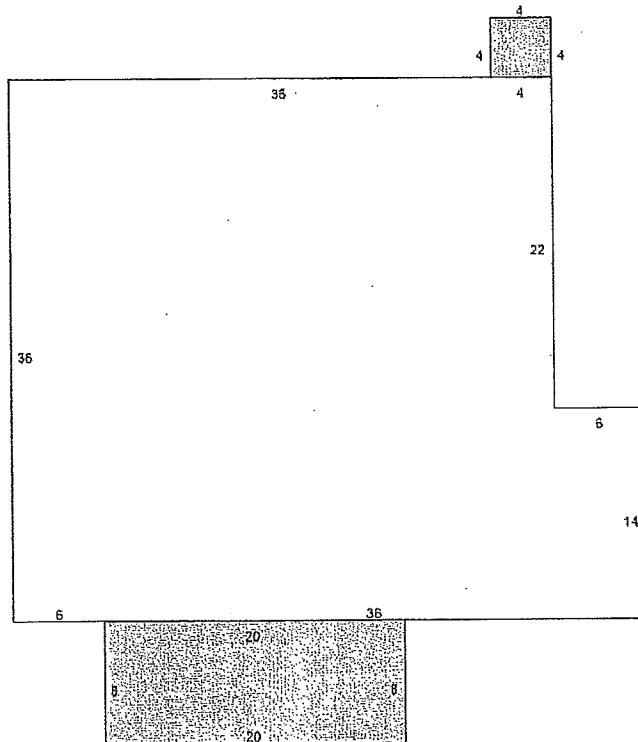
Sketch Information

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	Room Type	Area
	PATIO	0
	Base	0

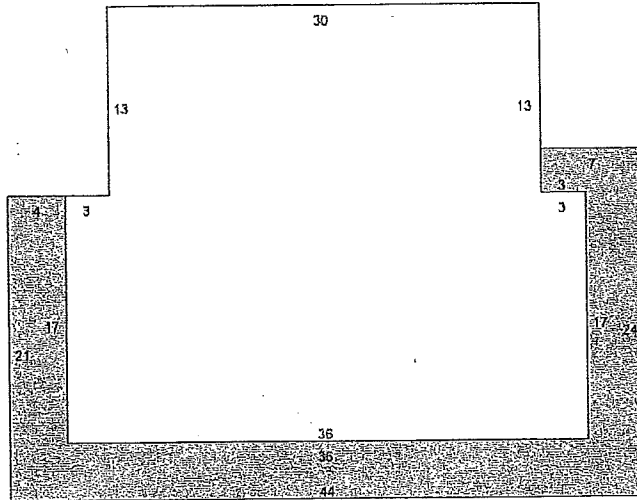


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Room Type	Area
Base	0
CANOPY	0



No data available for the following modules: Exemption Information.

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

Last Data Upload: 12/20/2019 11:20:11 PM

Version 2.3.30

Developed by



JAN 03 2020

This Instrument Prepared:

Planning / Building Dept.

36c
13+2
doc
709
DAVID M. ANDREWS
100 South Park Blvd., Suite 101
P.O. Box 5358
St. Augustine, FL 32085
(904) 826-1987
FLA. Bar No. 0141061

Grantee #1 S.S. No. -

DEED IN TRUST

THIS INDENTURE WITNESSETH, made this 3rd day of January, 1995, BETWEEN:

PHILIP T. SARRIS

Whose address is: 2385 Fair Oaks Rd.
Decatur, GA 30033
of the County of Dekalb, State of Georgia, grantor and:

PHILIP T. SARRIS, MINAS A. SARRIS, and GEORGE T. SARRIS, Trustees
(the term Trustee may be used in the singular or plural)

Whose address is: 2385 Fair Oaks Road
Decatur, GA 30033
of the County of Dekalb, State of Georgia, grantee,

WITNESSETH that said grantor, for and in consideration of One Dollar (\$1) and other valuable considerations, receipt of which is hereby acknowledged, does hereby convey and warrant to grantee as Trustee under the provisions of a trust agreement dated the 3rd day of January, 1995, known as the "SARRIS FAMILY TRUST AGREEMENT", the following described real estate in St. Johns County, Florida, to wit:

ALL OF THAT PROPERTY MORE PARTICULARLY DESCRIBED ON SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Subject to easements, restrictions, and reservations of record and taxes for the calendar year 1995. The property being herein conveyed is not the homestead of the Grantor as the Grantor resides at 2385 Fair Oaks Rd., Decatur, GA 30033

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this Deed and in the trust agreement.

Authority of Trustee

There is hereby conferred on the Trustee, the power and authority, either to protect, conserve, and to sell, or to lease,

Planning / Building Dept.

or to encumber, or otherwise to manage and dispose of the real property described in this instrument.

Reliance by Third Parties on Authority of Trustee

Any party dealing with the Trustee in relation to this property, may rely on the authority of the Trustee, and has no obligation to look beyond the Trustee, as is more specifically spelled out in Florida Statute 689.071(2)(3).

Interests of Beneficiaries

The interest of each beneficiary shall be personal property only pursuant to the provisions of Florida Statute 689.071(4).

Successor Trustee

In the event any of the original Trustees named herein dies, resigns, or can no longer serve then the remaining Trustees have all the powers delineated herein.

IN WITNESS WHEREOF, this Warranty Deed to Trustee is executed by the aforementioned Grantor, 23rd day of January, 1995 and Grantor does hereby fully warrant the title herein.

GRANTOR

Billie D. Smith

WITNESS

Printed Name: BILLIE D. Smith

Philip T. Sarris

PHILIP T. SARRIS

Robert J. Cash

WITNESS

Printed Name: Robert J. Cash

STATE OF GEORGIA
COUNTY OF DEKALB

The foregoing instrument was acknowledged before me this 23rd day of January, 1995, by PHILIP T. SARRIS who is personally known to me and who did (did not) take an oath.

My commission expires:

MY COMMISSION EXPIRES DECEMBER 7, 1996

Barbara Cohen
NOTARY PUBLIC

BARBARA COHEN

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JAN 03 2020

Planning / Building Dept.

O.R. 1095 PG 0246

SCHEDULE "A"

Lots Two (2) and Three (3) of Block "G" of Wildwood Park, a subdivision in the Southeast portion of the Avico and Viel Grant in Section 37, Township 7 South, Range 30 East, according to map thereof recorded in Map Book 1, page 133 of the public records of St. Johns County, Florida, and also

A parcel of submerged land in the unsurveyed part of Section 19, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:

Commence at the northeast corner of Lot 3, Block G, Wildwood Park Subdivision as recorded in Map Book 1, Page 133 of the Public Records of St. Johns County, Florida; thence South $8^{\circ} 11' 34''$ East 175 feet, more or less, to the intersection with the East line of the Avico & Viel Grant, Section 39, Township 7 South, Range 30 East, for the Point of Beginning; thence continue South $8^{\circ} 11' 35''$ East 145 feet, more or less, to the intersection with an established Bulkhead Line which is recorded in Map Book 10, Pages 70 and 71 of the Public Records of St. Johns County, Florida; thence South $67^{\circ} 54' 57''$ West 183.8 feet along the established Bulkhead Line to the point where the established Bulkhead Line changes its direction from South $67^{\circ} 54' 57''$ West to South $29^{\circ} 46' 44''$ West; thence North $60^{\circ} 46' 08''$ West 120.54 feet to the intersection with the East right of way line of State Road No. 5 at State Road Station 166 + 70.00; thence Northerly along the East right of way line of State Road No. 5, 195 feet, more or less, to the point where the Easterly right of way line of State Road No. 5 jogs 22 feet westerly at State Road Station 168 + 50; thence Westerly 22 feet along said Easterly right of way line; thence Northerly along said Easterly right of way line 50 feet, more or less, to the intersection with the Southerly boundary of the Avico & Viel Grant, Section 39, Township 7 South, Range 30 East; thence South $24^{\circ} 53'$ East 10 feet, more or less, along the Southerly boundary of the Avico & Viel Grant; thence South $67^{\circ} 53'$ East 198 feet, more or less, along the Southerly boundary of the Avico & Viel Grant; thence North $39^{\circ} 07'$ East 10 feet, more or less, along the Southerly boundary of the Avico & Viel Grant to the Point of Beginning. Containing 1.2 acres, more or less.

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JAN 03 2020

Planning / Building Dept.

Ret
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704
This Instrument Prepared:

DAVID M. ANDREWS
100 South Park Blvd., Suite 101
P.O. Box 5358
St. Augustine, FL 32085
(904) 826-1987
FLA. Bar No. 0141061

Grantee #1 S.S. No. -

DEED IN TRUST

THIS INDENTURE WITNESSETH, made this 23rd day of January,
1995, BETWEEN:

GEORGE T. SARRIS

Whose address is: 3400 River Ferry Dr.
Alpharetta, GA 30202
of the County of Dekalb, State of Georgia, grantor and:

PHILIP T. SARRIS, MINAS A. SARRIS, and GEORGE T. SARRIS, Trustees
(the term Trustee may be used in the singular or plural)

Whose address is: 2385 Fair Oaks Road
Decatur, GA 30033
of the County of Dekalb, State of Georgia, grantee,

WITNESSETH that said grantor, for and in consideration of One Dollar (\$1) and other valuable considerations, receipt of which is hereby acknowledged, does hereby convey and warrant to grantee as Trustee under the provisions of a trust agreement dated the 23rd day of January, 1995, known as the "SARRIS FAMILY TRUST AGREEMENT", the following described real estate in St. Johns County, Florida, to wit:

ALL OF THAT PROPERTY MORE PARTICULARLY DESCRIBED ON SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Subject to easements, restrictions, and reservations of record and taxes for the calendar year 1995. The property being herein conveyed is not the homestead of the Grantor as the Grantor resides at 3400 River Ferry Dr., Alpharetta, GA 30202.

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this Deed and in the trust agreement.

Authority of Trustee

There is hereby conferred on the Trustee, the power and authority, either to protect, conserve, and to sell, or to lease,

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or to encumber, or otherwise to manage and dispose of the real property described in this instrument.

Reliance by Third Parties on Authority of Trustees

Any party dealing with the Trustee in relation to this property, may rely on the authority of the Trustee, and has no obligation to look beyond the Trustee, as is more specifically spelled out in Florida Statute 689.071(2)(3).

Interests of Beneficiaries

The interest of each beneficiary shall be personal property only pursuant to the provisions of Florida Statute 689.071(4).

Successor Trustee

In the event any of the original Trustees named herein dies, resigns, or can no longer serve then the remaining Trustees have all the powers delineated herein.

IN WITNESS WHEREOF, this Warranty Deed to Trustee is executed by the aforementioned Grantor, 23rd day of January, 1995 and Grantor does hereby fully warrant the title herein.

GRANTOR

Billie D. Smith
WITNESS
Printed Name: Billie D. Smith

George T. Sarris
GEORGE T. SARRIS

Robert J. Cash
WITNESS
Printed Name: Robert J. Cash

STATE OF GEORGIA
COUNTY OF DEKALB

The foregoing instrument was acknowledged before me this 23rd day of January, 1995, by GEORGE T. SARRIS who is personally known to me and who did (did not) take an oath.

My commission expires:

Barbara Cohen
NOTARY PUBLIC
B4123424 COHEN

Planning / Building Dept.

SCHEDULE "A"

Lots Two (2) and Three (3) of Block "O" of Wildwood Park, a subdivision in the Southeast portion of the Avice and Viel Grant in Section 37, Township 7 South, Range 30 East, according to map thereof recorded in Map Book 1, page 133 of the public records of St. Johns County, Florida, and also

A parcel of submerged land in the unsurveyed part of Section 19, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:

Commence at the northeast corner of Lot 3, Block G, Wildwood Park Subdivision as recorded in Map Book 1, Page 133 of the Public Records of St. Johns County, Florida; thence South $8^{\circ} 11' 34''$ East 175 feet, more or less, to the intersection with the East line of the Avice & Viel Grant, Section 39, Township 7 South, Range 30 East, for the Point of Beginning; thence continue South $8^{\circ} 11' 35''$ East 145 feet, more or less, to the intersection with an established Bulkhead Line which is recorded in Map Book 10, Pages 70 and 71 of the Public Records of St. Johns County, Florida; thence South $67^{\circ} 54' 57''$ West 183.8 feet along the established Bulkhead Line to the point where the established Bulkhead Line changes its direction from South $67^{\circ} 54' 57''$ West to South $29^{\circ} 46' 44''$ West; thence North $60^{\circ} 46' 08''$ West 120.54 feet to the intersection with the East right of way line of State Road No. 5 at State Road Station 166 + 70.00; thence Northerly along the East right of way line of State Road No. 5, 195 feet, more or less, to the point where the Easterly right of way line of State Road No. 5 jogs 22 feet westerly at State Road Station 168 + 50; thence Westerly 22 feet along said Easterly right of way line; thence Northerly along said Easterly right of way line 50 feet, more or less, to the intersection with the Southerly boundary of the Avice & Viel Grant, Section 39, Township 7 South, Range 30 East; thence South $24^{\circ} 53'$ East 10 feet, more or less, along the Southerly boundary of the Avice & Viel Grant; thence South $67^{\circ} 53'$ East 198 feet, more or less, along the Southerly boundary of the Avice & Viel Grant; thence North $39^{\circ} 07'$ East 10 feet, more or less, along the Southerly boundary of the Avice & Viel Grant to the Point of Beginning. Containing 1.2 acres, more or less.

MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document.

JAN 03 2020

This Instrument Prepared:
DAVID M. ANDREWS
100 South Park Blvd., Suite 101
P.O. Box 5358
St. Augustine, FL 32085
(904) 826-1987
FLA. Bar No. 0141061

Planning / Building Dept.

Grantee #1 S.S. No. -

DEED IN TRUST

THIS INDENTURE WITNESSETH, made this 23rd day of January
1995, BETWEEN:

MINAS A. SARRIS

Whose address is: 3274 David Rd.
Atlanta, GA 30341
of the County of Dekalb, State of Georgia, grantor and:

PHILIP T. SARRIS, MINAS A. SARRIS, and GEORGE T. SARRIS, Trustees
(the term Trustee may be used in the singular or plural)

Whose address is: 2385 Fair Oaks Road
Decatur, GA 30033
of the County of Dekalb, State of Georgia, grantee,

WITNESSETH that said grantor, for and in consideration of One Dollar (\$1) and other valuable considerations, receipt of which is hereby acknowledged, does hereby convey and warrant to grantee as Trustees under the provisions of a trust agreement dated the 23rd day of January, 1995, known as the "SARRIS FAMILY TRUST AGREEMENT", the following described real estate in St. Johns County, Florida, to wit:

ALL OF THAT PROPERTY MORE PARTICULARLY DESCRIBED ON SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Subject to easements, restrictions, and reservations of record and taxes for the calendar year 1995. The property being herein conveyed is not the homestead of the Grantor as the Grantor resides at 3274 David Road, Atlanta, GA 30341

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this Deed and in the trust agreement.

Authority of Trustee

There is hereby conferred on the Trustee, the power and authority, either to protect, conserve, and to sell, or to lease,

Planning / Building Dept.

or to encumber, or otherwise to manage and dispose of the real property described in this instrument.

Reliance by Third Parties on Authority of Trustee

Any party dealing with the Trustee in relation to this property, may rely on the authority of the Trustee, and has no obligation to look beyond the Trustee, as is more specifically spelled out in Florida Statute 689.071(2)(3).

Interests of Beneficiaries

The interest of each beneficiary shall be personal property only pursuant to the provisions of Florida Statute 689.071(4).

Successor Trustee

In the event any of the original Trustees named herein dies, resigns, or can no longer serve then the remaining Trustees have all the powers delineated herein.

IN WITNESS WHEREOF, this Warranty Deed to Trustee is executed by the aforementioned Grantor, 23rd day of January, 1995 and Grantor does hereby fully warrant the title herein

GRANTOR

Billie D. Smith
WITNESS
Printed Name: BILLIE D. SMITH

Minas A. Sarris
MINAS A. SARRIS

Robert J. Cash
WITNESS
Printed Name: Robert J. Cash

STATE OF GEORGIA
COUNTY OF DEKALB

The foregoing instrument was acknowledged before me this 23rd day of January, 1995, by MINAS A. SARRIS who is personally known to me and who did (did not) take an oath.

My commission expires:

Barbara Cohen
NOTARY PUBLIC
BARBARA COHEN

MY COMMISSION EXPIRES DECEMBER 7, 1998

JAN 03 2020

Planning / Building Dept.

O.R. 1095 PG 0252

SCHEDULE "A"

Lots Two (2) and Three (3) of Block "O" of Wildwood Park, a subdivision in the Southeast portion of the Avice and Viel Grant in Section 37, Township 7 South, Range 30 East, according to map thereof recorded in Map Book 1, page 133 of the public records of St. Johns County, Florida, and also

A parcel of submerged land in the unsurveyed part of Section 19, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:

Commence at the northeast corner of Lot 3, Block G, Wildwood Park Subdivision as recorded in Map Book 1, Page 133 of the Public Records of St. Johns County, Florida; thence South $8^{\circ} 11' 34''$ East 175 feet, more or less, to the intersection with the East line of the Avice & Viel Grant, Section 39, Township 7 South, Range 30 East, for the Point of Beginning; thence continue South $8^{\circ} 11' 35''$ East 145 feet, more or less, to the intersection with an established Bulkhead Line which is recorded in Map Book 10, Pages 70 and 71 of the Public Records of St. Johns County, Florida; thence South $67^{\circ} 54' 57''$ West 183.8 feet along the established Bulkhead Line to the point where the established Bulkhead Line changes its direction from South $67^{\circ} 54' 57''$ West to South $29^{\circ} 46' 44''$ West; thence North $60^{\circ} 46' 08''$ West 120.54 feet to the intersection with the East right of way line of State Road No. 5 at State Road Station 166 + 70.00; thence Northerly along the East right of way line of State Road No. 5, 195 feet, more or less, to the point where the Easterly right of way line of State Road No. 5 jogs 22 feet westerly at State Road Station 168 + 50; thence Westerly 22 feet along said Easterly right of way line; thence Northerly along said Easterly right of way line 50 feet, more or less, to the intersection with the Southerly boundary of the Avice & Viel Grant, Section 39, Township 7 South, Range 30 East; thence South $24^{\circ} 53'$ East 10 feet, more or less, along the Southerly boundary of the Avice & Viel Grant; thence South $57^{\circ} 53'$ East 198 feet, more or less, along the Southerly boundary of the Avice & Viel Grant; thence North $39^{\circ} 07'$ East 10 feet, more or less, along the Southerly boundary of the Avice & Viel Grant to the Point of Beginning. Containing 1.2 acres, more or less.

NOTED: Legibility of address
typing or printing unsatisfactory in
this document.

JAN 03 2020

Planning / Building Dept.

ld
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This Instrument Prepared:
DAVID M. ANDREWS
100 South Park Blvd., Suite 101
P.O. Box 5358
St. Augustine, FL 32085
(904) 826-1987
FLA. Bar No. 0141061

Grantee #1 S.S. No. --

DEED IN TRUST

THIS INDENTURE WITNESSETH, made this 2nd day of January,
1995, BETWEEN:

ELLEN S. ALLEN, improperly spelled as ELLEN S. ALLAN
in the document in O.R. Book 1087, Page 332.

Whose address is: P.O. Box 1221
St. Augustine, FL 32085
of the County of St. Johns, State of Florida, grantor and:

PHILIP T. SARRIS, MINAS A. SARRIS, and GEORGE T. SARRIS, Trustees
(the term Trustee may be used in the singular or plural)

Whose address is: 2385 Fair Oaks Road
Decatur, GA 30033
of the County of Dekalb, State of Georgia, grantee,

WITNESSETH that said grantor, for and in consideration of One Dollar (\$1) and other valuable considerations, receipt of which is hereby acknowledged, does hereby convey and warrant to grantee as Trustee under the provisions of a trust agreement dated the 23rd day of JANUARY, 1995, known as the "SARRIS FAMILY TRUST AGREEMENT", the following described real estate in St. Johns County, Florida, to wit:

ALL OF THAT PROPERTY MORE PARTICULARLY DESCRIBED ON SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Subject to easements, restrictions, and reservations of record and taxes for the calendar year 1995. The property being herein conveyed is not the homestead of the Grantor as the Grantor resides at 511 Vail Point Rd., St. Augustine, FL 32086.

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this Deed and in the trust agreement.

Authority of Trustee

Planning / Building Dept.

There is hereby conferred on the Trustee, the power and authority, either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument.

Reliance by Third Parties on Authority of Trustee

Any party dealing with the Trustee in relation to this property, may rely on the authority of the Trustee, and has no obligation to look beyond the Trustee, as is more specifically spelled out in Florida Statute 689.071(2)(3).

Interests of Beneficiaries

The interest of each beneficiary shall be personal property only pursuant to the provisions of Florida Statute 689.071(4).

Successor Trustee

In the event any of the original Trustees named herein dies, resigns, or can no longer serve then the remaining Trustees have all the powers delineated herein.

IN WITNESS WHEREOF, this Warranty Deed to Trustee is executed by the aforementioned Grantor, 15 day of January, 1995 and Grantor does hereby fully warrant the title herein.

GRANTOR

WITNESS

Printed Name: _____

DAVID M. ANDREWS

Ellen S. Allen
ELLEN S. ALLEN

WITNESS

Printed Name: _____

REBECCA A. LANIER

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 15 day of January, 1995, by ELLEN S. ALLEN who is personally known to me and who did (did not) take an oath.

My commission expires:

Rebecca A. Lanier
NOTARY PUBLIC



REBECCA A LANIER
My Commission CC391053
Expires 11-1-1998
Cand
800-42-3

SCHEDULE "A"

Lots Two (2) and Three (3) of Block "0" of Wildwood Park, a subdivision in the Southeast portion of the Avico and Viel Grant in Section 37, Township 7 South, Range 30 East, according to map thereof recorded in Map Book 1, page 133 of the public records of St. Johns County, Florida, and also

A parcel of submerged land in the unsurveyed part of Section 19, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:

Commence at the northeast corner of Lot 3, Block G, Wildwood Park Subdivision as recorded in Map Book 1, Page 133 of the Public Records of St. Johns County, Florida; thence South $8^{\circ} 11' 34''$ East 175 feet, more or less, to the intersection with the East line of the Avico & Viel Grant, Section 39, Township 7 South, Range 30 East, for the Point of Beginning; thence continue South $8^{\circ} 11' 35''$ East 145 feet, more or less, to the intersection with an established Bulkhead Line which is recorded in Map Book 10, Pages 70 and 71 of the Public Records of St. Johns County, Florida; thence South $67^{\circ} 54' 57''$ West 183.8 feet along the established Bulkhead Line to the point where the established Bulkhead Line changes its direction from South $67^{\circ} 54' 57''$ West to South $29^{\circ} 46' 44''$ West; thence North $60^{\circ} 46' 08''$ West 120.54 feet to the intersection with the East right of way line of State Road No. 5 at State Road Station 166 + 70.00; thence Northerly along the East right of way line of State Road No. 5, 195 feet, more or less, to the point where the Easterly right of way line of State Road No. 5 jogs 22 feet westerly at State Road Station 168 + 50; thence Westerly 22 feet along said Easterly right of way line; thence Northerly along said Easterly right of way line 50 feet, more or less, to the intersection with the Southerly boundary of the Avico & Viel Grant, Section 39, Township 7 South, Range 30 East; thence South $24^{\circ} 53'$ East 10 feet, more or less, along the Southerly boundary of the Avico & Viel Grant; thence South $67^{\circ} 53'$ East 198 feet, more or less, along the Southerly boundary of the Avico & Viel Grant; thence North $39^{\circ} 07'$ East 10 feet, more or less, along the Southerly boundary of the Avico & Viel Grant to the Point of Beginning. Containing 1.2 acres, more or less.

RECEIVED

JAN 03 2020

Planning / Building Dept.

Ref
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This Instrument Prepared:
DAVID M. ANDREWS
100 South Park Blvd., Suite 101
P.O. Box 5358
St. Augustine, FL 32085
(904) 826-1987
FLA. Bar No. 0141061

Grantee #1 S.S. No. -

DEED IN TRUST

THIS INDENTURE WITNESSETH, made this 25th day of January, 1995, BETWEEN:

STEVE GARRIS

Whose address is: P.O. Box 1205
St. Augustine, FL 32085
of the County of St. Johns, State of Florida, grantor and:

PHILIP T. GARRIS, MINAS A. GARRIS, and GEORGE T. GARRIS, Trustees
(the term Trustee may be used in the singular or plural)

Whose address is: 2385 Fair Oaks Road
Decatur, GA 30033
of the County of Dekalb, State of Georgia, grantee,

WITNESSETH that said grantor, for and in consideration of One Dollar (\$1) and other valuable considerations, receipt of which is hereby acknowledged, does hereby convey and warrant to grantee as Trustee under the provisions of a trust agreement dated the 25th day of January, 1995, known as the "GARRIS FAMILY TRUST AGREEMENT", the following described real estate in St. Johns County, Florida, to wit:

ALL OF THAT PROPERTY MORE PARTICULARLY DESCRIBED ON SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Subject to easements, restrictions, and reservations of record and taxes for the calendar year 1995. The property being herein conveyed is not the homestead of the Grantor as the Grantor resides at 185 Vail Point Rd., St. Augustine, FL 32086.

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this Deed and in the trust agreement.

Authority of Trustees

There is hereby conferred on the Trustee, the power and

Planning / Building Dept.

authority, either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument.

Reliance by Third Parties on Authority of Trustee

Any party dealing with the Trustee in relation to this property, may rely on the authority of the Trustee, and has no obligation to look beyond the Trustee, as is more specifically spelled out in Florida Statute 689.071(2)(3).

Interests of Beneficiaries

The interest of each beneficiary shall be personal property only pursuant to the provisions of Florida Statute 689.071(4).

Successor Trustee

In the event any of the original Trustees named herein dies, resigns, or can no longer serve then the remaining Trustees have all the powers delineated herein.

IN WITNESS WHEREOF, this Warranty Deed to Trustee is executed by the aforementioned Grantor, 23 day of January, 1995 and Grantor does hereby fully warrant the title herein.

GRANTOR

WITNESS

Printed Name: SANDRA ANDREWS

Steve Sarris
STEVE SARRIS

WITNESS

Printed Name: REBECCA LANIER

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 23 day of January, 1995, by STEVE SARRIS who is personally known to me and who did (did not) take an oath.

My commission expires:

Rebecca A. Lanier
NOTARY PUBLIC



REBECCA A LANIER
My Commission CC391958
Expires Jul, 12, 1998
Bonded by HAI
800-422-1555

JAN 03 2020

Planning / Building Dept.

O.R. 1095 PG 0258

SCHEDULE "A"

Lots Two (2) and Three (3) of Block "O" of Wildwood Park, a subdivision in the Southeast portion of the Avico and Viel Grant in Section 37, Township 7 South, Range 30 East, according to map thereof recorded in Map Book 1, page 133 of the public records of St. Johns County, Florida, and also

A parcel of submerged land in the unsurveyed part of Section 19, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:

Commence at the northeast corner of Lot 3, Block G, Wildwood Park Subdivision as recorded in Map Book 1, Page 133 of the Public Records of St. Johns County, Florida; thence South $8^{\circ} 11' 34''$ East 175 feet, more or less, to the intersection with the East line of the Avico & Viel Grant, Section 39, Township 7 South, Range 30 East, for the Point of Beginning; thence continue South $8^{\circ} 11' 35''$ East 145 feet, more or less, to the intersection with an established Bulkhead Line which is recorded in Map Book 10, Pages 70 and 71 of the Public Records of St. Johns County, Florida; thence South $67^{\circ} 54' 57''$ West 183.8 feet along the established Bulkhead Line to the point where the established Bulkhead Line changes its direction from South $67^{\circ} 54' 57''$ West to South $29^{\circ} 46' 44''$ West; thence North $60^{\circ} 46' 08''$ West 120.54 feet to the intersection with the East right of way line of State Road No. 5 at State Road Station 166 + 70.00; thence Northerly along the East right of way line of State Road No. 5, 195 feet, more or less, to the point where the Easterly right of way line of State Road No. 5 jogs 22 feet westerly at State Road Station 168 + 50; thence Westerly 22 feet along said Easterly right of way line; thence Northerly along said Easterly right of way line 50 feet, more or less, to the intersection with the Southerly boundary of the Avico & Viel Grant, Section 39, Township 7 South, Range 30 East; thence South $24^{\circ} 53'$ East 10 feet, more or less, along the Southerly boundary of the Avico & Viel Grant; thence South $67^{\circ} 53'$ East 198 feet, more or less, along the Southerly boundary of the Avico & Viel Grant; thence North $39^{\circ} 07'$ East 10 feet, more or less, along the Southerly boundary of the Avico & Viel Grant to the Point of Beginning. Containing 1.2 acres, more or less.

MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document.

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID 1195300000
Location Address 415 S PONCE DE LEON BLVD
SAINT AUGUSTINE 32084-0000
Neighborhood Restaurant Walk Up/Limited Service (COM) (2200.14)
Tax Description* 3-15 WILDWOOD PARK LOT 2 (EX R/W OF RD 5 IN DB248/174) & ALL LOT 3 BLK G & PT OF UNSURVEYED SEC 19 IN DB260/19 OR1087/332 (P/R) & 1095/244 & 247 250
253 256
**The Description above is not to be used on legal documents.*
Property Use Drive-In Restaurants (Owner Occupied) (2205)
Code
Subdivision Wildwood Park, Map Of
Sec/Twp/Rng 19-7-30
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 1.640
Homestead N

Owner Information

Owner Name Sarris Family Trust Agreement 100%
Sarris Philip T Trustee 0%
Mailing Address 2385 FAIROAKS RD
DECATUR, GA 30033-1207

Map



Valuation Information

	2020
Building Value	\$56,068
Extra Features Value	\$3,744
Total Land Value	\$518,032
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$577,844
Total Deferred	\$17,868
Assessed Value	\$559,976
Total Exemptions	\$0
Taxable Value	\$559,976

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

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	\$58,424	\$3,744	\$518,032	\$0	\$0	\$580,200	\$509,069	\$71,131	\$509,069
2018	\$61,048	\$3,744	\$518,032	\$0	\$0	\$582,824	\$462,790	\$120,034	\$462,790
2017	\$41,751	\$2,420	\$518,032	\$0	\$0	\$562,203	\$420,718	\$141,485	\$420,718
2016	\$41,751	\$2,420	\$518,032	\$0	\$0	\$562,203	\$382,471	\$179,732	\$382,471
2015	\$41,751	\$2,420	\$518,032	\$0	\$0	\$562,203	\$347,701	\$214,502	\$347,701
2014	\$39,296	\$2,420	\$274,376	\$0	\$0	\$316,092	\$316,092	\$0	\$316,092
2013	\$39,296	\$2,420	\$274,376	\$0	\$0	\$316,092	\$316,092	\$0	\$316,092
2012	\$40,304	\$2,420	\$274,376	\$0	\$0	\$317,100	\$317,100	\$0	\$317,100
2011	\$41,816	\$2,420	\$304,833	\$0	\$0	\$349,069	\$349,069	\$0	\$349,069
2010	\$50,930	\$2,420	\$380,975	\$0	\$0	\$434,325	\$434,325	\$0	\$434,325

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1556	Roof Cover	Asbestos
Conditioned Area	1380	Interior Flooring	Pine Wood
Actual Year Built	1910	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Asbestos	Baths	

Category	Type	Pct
Exterior Wall	Asbestos	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Asbestos	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Condition	Fair	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1380	1380
PATIO	0	160
PATIO	0	16
Total SqFt	1380	1556

Building	2	Roof Structure	Gable Hip
Actual Area	1335	Roof Cover	Built Up, Composite Shingle
Conditioned Area	1002	Interior Flooring	Terrazzo
Actual Year Built	1960	Interior Wall	Minimum
Use	Restaurants & Cafeterias	Heating Type	Forced Air
Style	04	Heating Fuel	
Class	N	Air Conditioning	Window
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	60%
Roofing Cover	Built Up	40%
Interior Walls	Minimum	100%
Interior Flooring	Terrazzo	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Masonry	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Condition	Fair	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
CANOPY	0	333
BASE AREA	1002	1002
Total SqFt	1002	1335

Code Description
Garage Unfinished (Average)

BLD
0

Length
16

Width
26

Height
0

Units
416

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	0	0	30457	SF	\$517,769
Marshes & Tidal Lands	0	0	1.051	AC	\$263

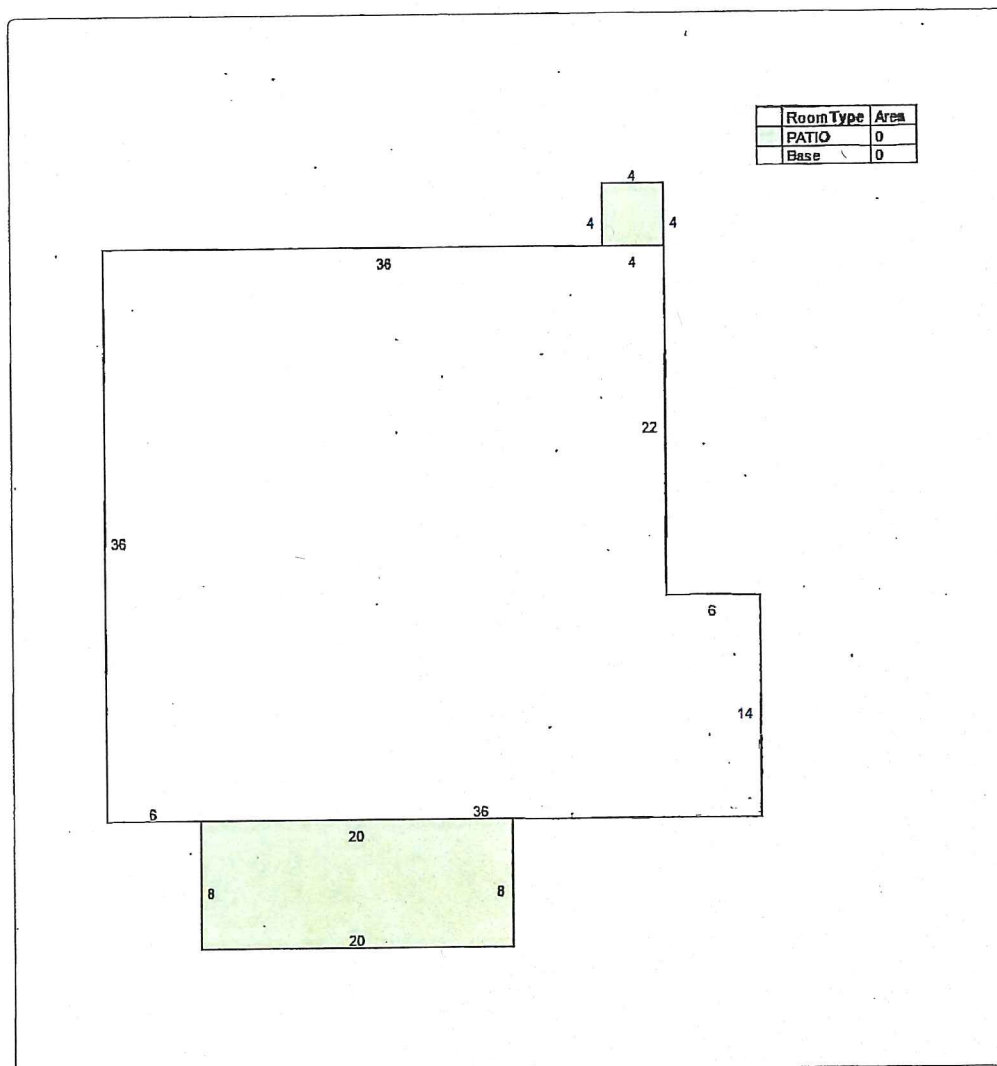
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/23/1995	\$100.00	TR	1095	256	U	I	SARRIS STEVE	SARRIS FAMILY TRUST AGREEMENT
	1/23/1995	\$100.00	TR	1095	253	U	I	ALLEN ELLEN	SARRIS FAMILY TRUST AGREEMENT
	1/23/1995	\$100.00	TR	1095	250	U	I	SARRIS MINAS	SARRIS FAMILY TRUST AGREEMENT
	1/23/1995	\$100.00	TR	1095	247	U	I	SARRIS GEORGE T	SARRIS FAMILY TRUST AGREEMENT
	1/23/1995	\$100.00	TR	1095	244	U	I	SARRIS PHILIP	SARRIS FAMILY TRUST AGREEMENT
	12/14/1994	\$0.00	PR	1087	332	U	I	SARRIS XENI ESTATE, BY PERS REP	SARRIS MINAS A ETAL
8/17/1960	8/5/1960	\$0.00	TR	260	19	U	I	THE STATE OF FLORIDA	SARRIS ANTONIOS, XENI

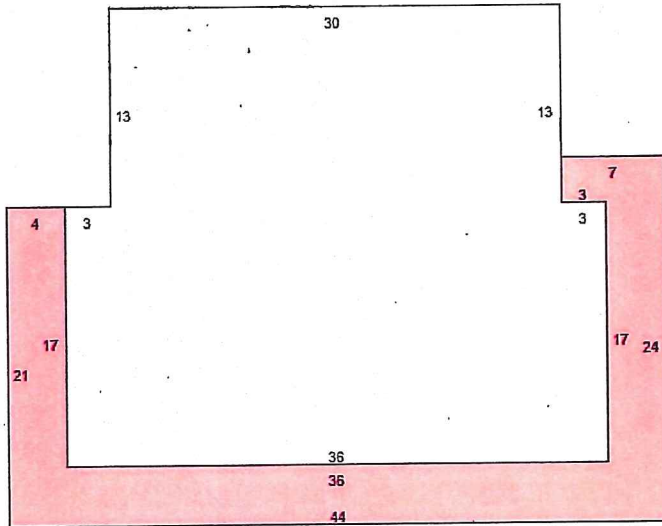
Area Sales Report

Recent Sales in Area

Sketch Information



Room Type	Area
Base	0
CANOPY	0



No data available for the following modules: Exemption Information.

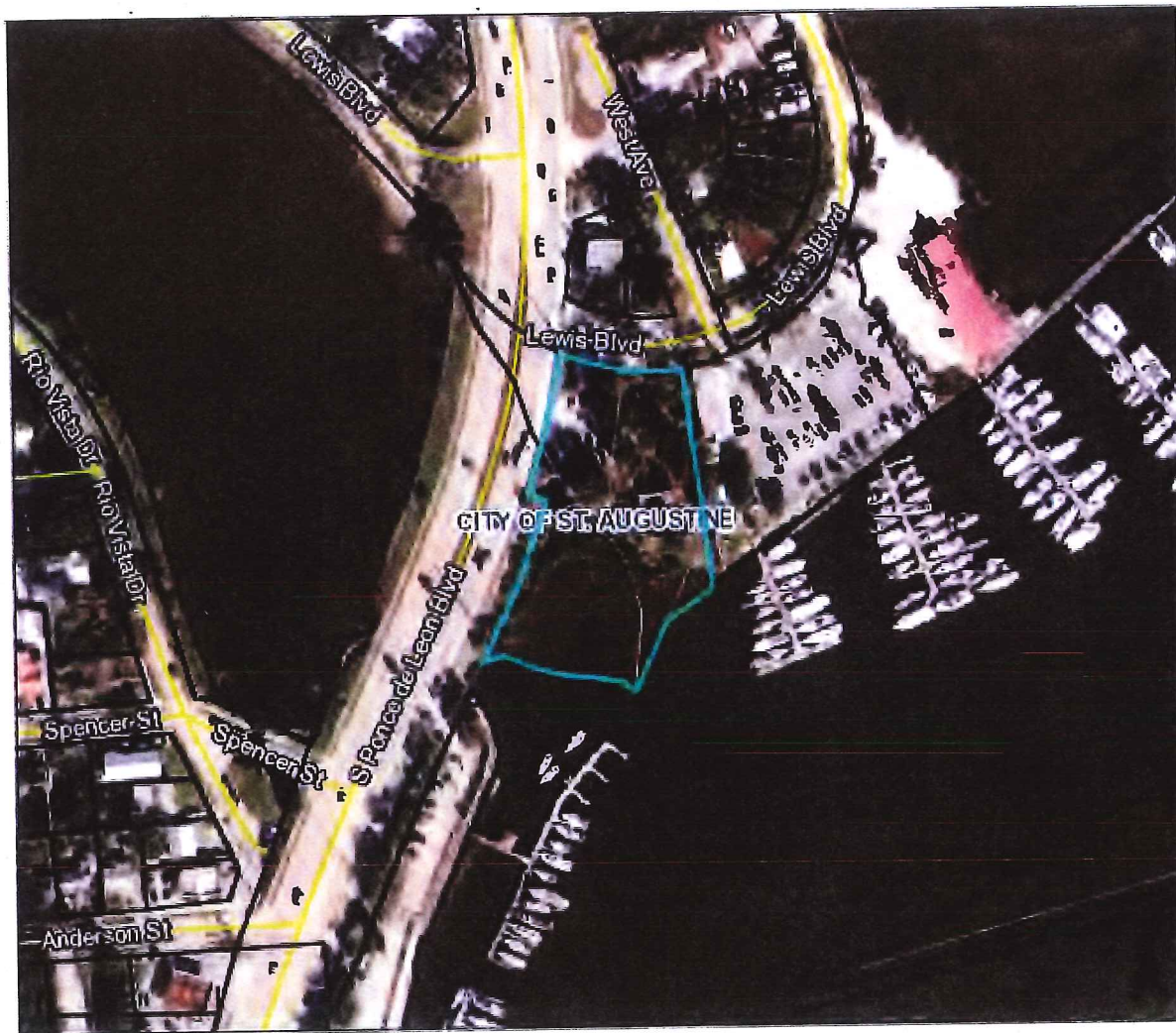
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 1/9/2020, 1:15:52 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.32



Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID 1195300000
Property Class 2205 - Owner Occupied Drive-In Restaurants
Taxing District City of St Augustine
Acres 1.64

Physical Address 415 S PONCE DE LEON BLVD
SAINT AUGUSTINE
Mailing Address SARRIS FAMILY TRUST AGREEMENT
2385 FAIROAKS RD
DECATUR GA 30033-1207

Building Value	\$56,068	Last 2 Sales			
Extra Feature Value	\$3,744	Date	Price	Reason	Qual
Total Land Value	\$518,032	n/a	0	n/a	n/a
Just Value	\$577,844	n/a	0	n/a	n/a
Total	\$17,868				
Deferred					
Assessed Value	\$559,976				
Total	N/A				
Exemptions					
Taxable Value	\$559,976				

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

Date created: 1/9/2020
Last Data Uploaded: 1/9/2020 1:15:52 AM

Developed by  Schneider
GEOSPATIAL



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



415 S Ponce De Leon Blvd

St. Augustine, FL 32084



Directions



Save



Nearby



Send to your
phone



Share

<https://www.google.com/maps/place/415+S+Ponce+De+Leon+Blvd,+St.+Augustine,+FL+32084/@29.8864845,-81.324109,472m/data=!3m1!1e3!4m5!...> 1/2

Attachment 2

PUD Ord. 2006-14

ORDINANCE NO. 2006-14

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, ESTABLISHING THE RIVER'S EDGE PLANNED UNIT DEVELOPMENT (PUD) PURSUANT TO SECTION 28-289 OF THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR TERMS AND CONDITIONS OF THE PUD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, s. 163.3194, Florida Statutes, requires that after a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted; and

WHEREAS, the City of St. Augustine Comprehensive Plan provides for a Residential Medium Density/Mixed Use land use designation, and associated use and density criteria for development within the designation; and

WHEREAS, s. 166.041, Florida Statutes, provides procedures for adoption of ordinances initiated by other than the municipality that change the actual zoning map designation of a parcel or parcels of land; and

WHEREAS, Sec. 28-289 of the Code of the City of St. Augustine provides procedures for the establishment of a Planned Unit Development (PUD); and

WHEREAS, on May 2, 2006, the City of St. Augustine Planning and Zoning Board reviewed a request for rezoning to PUD and made recommendation to the City Commission; and

WHEREAS, on May 2, 2006, the City of St. Augustine Planning and Zoning Board made recommendation to the City Commission that prior to final approval of the Planned Unit Development (PUD) the City shall be provided with an agreement or commitment from Florida Power and Light that the overhead electric lines can be relocated off-site or underground at the developer's expense;

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

Section 1. Establishment of Planned Unit Development. The River's Edge Planned Unit Development is hereby created for the property identified in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2. Terms and Conditions of the Planned Unit Development. The terms and conditions of the River's Edge Planned Unit Development are as presented in the Third Amended PUD Narrative, attached hereto and incorporated herein by reference. The subject property shall be developed consistent with the City of St. Augustine Comprehensive Plan with the following conditions:

1. The effective date of the Ordinance vacating the roads shall be after the Riverwalk has either been permitted and bonded in Location (A) or bonded in Location (B) and the applicant/developer has granted the City an appropriate easement for use and access to the Riverwalk.

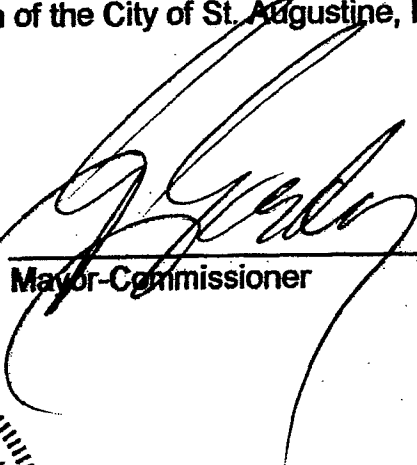
2. The Riverwalk shall be designed to allow it to be tied into any future public Riverwalk to the north. The Riverwalk shall be extended to the property line to tie into any such future Riverwalk.
3. The sewerage lift station shall be relocated at the developer's expense.
4. The Riverwalk shall be operated and maintained in accordance with the standards established by the City for the San Sebastian Project.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 4. Effective Date. That this ordinance shall take effect immediately upon approval of City of St. Augustine Ordinance No. 2006-13 by the State of Florida Department of Community Affairs or Administration Commission.

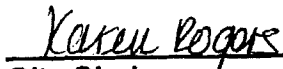
PASSED by the City Commission of the City of St. Augustine, Florida, this

14th day of August, 2006.

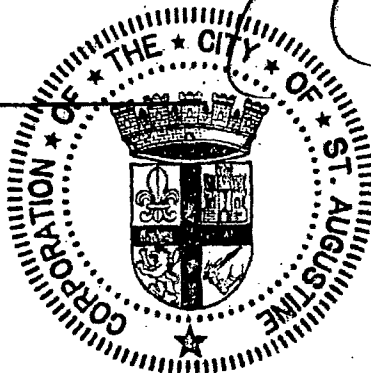


Mayor-Commissioner

ATTEST:



City Clerk



Ord. No. 2006-14 (CA)
Page 3 of 3

Exhibit "A"

Property contained in the River's Edge PUD:

- 119530-0000** – 415 South Ponce De Leon Boulevard – Minas A. Sarris Trustee, et al – Wildwood Park Lot 2 (Excluding Right-of-Way of Road 5 in DB248/174) and All of Lot 3, Block G and Part of Unsurveyed Section of 19 in DB260/19, OR1087/332 (P/R) and 1095/244, 247, 250, 253, 256.
- 118535-0000** – Wildwood Park Subdivision – 118540-0000 Thru 119550-0000, Part of Avice and Vail Grant, Section 37-7S-30E, MB1/133. Note: Lewis Boulevard and Davis Street Vested in City of St. Augustine Per Res. #2003-03, OR1919/84.
- 119440-0000** – 57 West Avenue - Eleni Demott – Wildwood Park, Lots 52 Thru 57, Block F, OR1167/316.
- 119490-0000** – 66 Lewis Boulevard – Margie Solana – Wildwood Park, Lots 64 and 66, Block F, OR631/85 (L/E).
- 119440-0580** – 59 West Avenue – William B. Barber and Janice C. Barber, et al – Wildwood Park, Lots 58 Thru 61, and Lot 62 (Excluding Part Leased in OR1338/898), Block F, OR1155/1675 and OR1219/1406.
- 118990-0000** – 405 South Ponce De Leon Boulevard – Phillip R. Forbes and Irene S. Forbes – Wildwood Park, Lots 52, 53, and 54, Block C (Excluding Right-of-Way of Road 5 in DB249/418), OR1565/198.
- 119010-0000** – 60 West Avenue – Roger W. Scharf – Wildwood Park, Lot 55, Block C, OR1374/1186.
- 119480-0000** – 63 West Avenue – Bernice Boynt Estate – Wildwood Park, Lots 63 and 65, Block F, OR383/304 and 1748/1262.
- 119510-0000** – 65 West Avenue – Bernice Boynt Estate – Wildwood Park, Lots 67, 68, and 69, Block F, OR203/172 and OR206/493.
- 164280-0150** – South Ponce De Leon Boulevard – San Sebastian Marine, Inc. – Marsh Land Lying East of Lewis Boulevard in Wildwood Park and South of Worley Subdivision to Waters of St. Sebastian River (Excluding North 525 Feet), OR372/88 and 1193/1457.
- 119550-0000** – 65 Lewis Boulevard – San Sebastian Marine, Inc. – Wildwood Park, Lots 4, 5, 6, and 7, Block G, OR369/562, 564, 435/182, and 1193/1457.

**THIRD
AMENDED
PUD NARRATIVE
FOR
PROPOSED RIVERS EDGE PUD
("THE PUD")**

INTRODUCTION

Attached is the narrative required by the City Code for the Rivers Edge PUD. The Applicant, Rivers Edge Associates, LLC, agrees to proceed with the proposed PUD in accordance with the PUD ordinance and exhibits thereto, adopted by the City Commission of the City of St. Augustine. Further, the Applicant agrees to comply with all conditions and safeguards established by the City Planning and Zoning Board or City Commission regarding the PUD.

The PUD narrative includes the following:

1. Statement of Intended Plan of Development;
2. Statement of Schedule of Development;
3. Statement Regarding Maintenance of the PUD;
4. Statement Regarding Ownership of Common Facilities;
5. Statement Regarding Conservation Zone Development, Tree Preservation and Landscaping; and
6. Miscellaneous.

1. STATEMENT OF INTENDED PLAN OF DEVELOPMENT

The PUD will be developed on approximately 17.16 acres fronting on U.S. 1 and the San Sebastian River (the "Property"). The 17.16 acres consists of 7.16 acres of uplands and approximately 10 acres of salt water marsh and wetlands.

The Property is currently developed with a marina containing seventy (70) approved slips, marina offices, two (2) restaurants, dentist's office, general contractor's office, used car lot and associated building, five (5) single family residences and a cellular tower. The cellular tower will remain in its present location and the base will be fenced and landscaped. The existing seventy (70) marina slips will remain but may be reconfigured and renovated. All other existing buildings will be demolished following approval of the PUD and, if applicable, HARB and the issuance of other necessary permits.

The PUD will be a mixed-use development consisting of ninety-nine (99) residential condominium units (situated in four (4) separate buildings), a marina with up to one hundred fifty (150) wet boat slips ("Marina"), the existing cellular tower, a commercial center consisting of a restaurant containing one hundred fifty (150) seats, dockmaster's office, public plaza, combination of retail shops and/or offices containing not more than nine thousand eight hundred ninety (9,890') square feet and riverwalk (of a width of ten feet (10') adjacent to the San Sebastian River. Ancillary uses will include a Marina drop-off site, the sale of alcoholic beverages for off-premises consumption in the dockmaster's office and retail shops and for on-premises consumption in the restaurant. The commercial center, public plaza and riverwalk will be open to the public.

The riverwalk will be relocated to the edge of the jurisdictional line if it can not be permitted in the location shown on the site plan. The plans for the expanded Marina are subject to the review and approval of the Planning and Zoning Board as Conservation Zone Development.

The existing seventy (70) marina slips will continue to be available for lease/rental by members of the general public. Twenty (20) of these slips will be reserved for transient boaters. Any additional wet slips, in excess of the existing seventy (70) slips, which are permitted and constructed by the Applicant will be reserved for and may be purchased by the owners of the condominium units. Such additional slips may be utilized by the owner and/or occupants of the owners' unit, including tenants of the unit, and by the owners and/or occupants of other condominium units. The additional slips will not be available for rental to members of the general public.

To facilitate development of the PUD, the Applicant will petition the City Commission to vacate and abandon the following public streets located within the Property:

- West Avenue from its intersection with U.S. 1 to its intersection with Lewis Boulevard; and
- Lewis Boulevard from its intersection with U.S. 1 to its intersection with the northern boundary line of Lot 46 of Block F, Wildwood Park, as per Plat in Map Book 3, Page 15 of the public records of St. Johns County, Florida

Access to the buildings and uses to be developed within the PUD will be over the entrance roads and parking areas shown on the PUD Site Plan.

The maximum height of all buildings within the PUD will be forty-eight feet (48'), which shall be measured as per the existing provisions of the City Code. Appurtenances placed above the roof level and not intended for human occupancy may be constructed to a height not to exceed sixty feet (60'). The present height of the existing cellular tower shall be maintained, unless changed by future action of the City Commission.

All buildings will be set back a minimum of twenty-five feet (25') from the edge of the jurisdictional line.

The PUD will contain three hundred thirty-seven (337) parking spaces to be allocated as follows:

Condominium Units	206 spaces
Marina Slips (150 slips less 80 slips to be reserved for condominium units and 20 reserved for transient Boaters	50 spaces
Restaurant	42 spaces
Commercial Center	28 spaces
Loading/Service	4 spaces
Additional spaces provided	<u>7 spaces</u>
TOTAL	337 spaces

The parking spaces reserved for the condominium units will be located either beneath or adjacent to the condominium buildings. The spaces reserved for the restaurant, commercial center and marina will be located adjacent to the commercial center and condominium buildings.

Water and sewer for the PUD will be provided by the City of St. Augustine.

The Applicant may install up to two (2) construction trailers and one (1) sales' trailer within the Property during the period of construction of the PUD. The construction trailers and sales' trailer shall be removed within sixty (60) days following completion of all buildings within the PUD.

2. SCHEDULE OF DEVELOPMENT

The buildings and improvements to be constructed within the PUD shall be developed in one (1) phase. Development shall be commenced within eighteen (18) months of approval of the PUD and completed within five (5) years.

For purposes of the schedule of development, the term "development" shall include construction and installation of utility lines, drainage facilities, parking areas, entrance roads, signage, boat slips, buildings, and land clearing for all such improvements. The term "commencement" means the beginning of construction and installation of utility lines, drainage facilities, parking areas, signage, boat slips, buildings and the beginning of the land clearing for all such improvements.

3. STATEMENT REGARDING MAINTENANCE OF THE PUD

The Applicant shall provide for the maintenance of the PUD as follows;

(i) Water and sewer for the PUD shall be furnished by the City of St. Augustine.

(ii) Concerning drainage, the PUD shall conform to State, City, Federal and Water Management District requirements for storm water disposal by use of appropriate site retention criteria, consisting of swales and/or curbs and gutters and detention areas.

(iii) Fire protection shall be afforded by fire hydrants, the location of which shall be shown on the utility plans to be submitted to the City.

All entrance roads and parking areas within the PUD (except the public parking area described in the Statement Regarding Ownership of Common Facilities) shall be private and constructed to City standards or equal thereto. The roads and parking areas shall be maintained by the Applicant and/or its assigns, including without limitation the condominium association.

Any and all permanent utilities within the PUD shall be screened, landscaped and located underground.

Further, the Applicant shall comply with the City's tree and landscape ordinance and the City's archeological ordinance.

4. STATEMENT REGARDING OWNERSHIP OF COMMON FACILITIES

All common facilities located within the PUD for the common use and benefit of property owners within the PUD shall be owned and maintained by the Applicant and/or its assigns, including without limitation, the condominium association. All of these common facilities, including the entrance road, drainage facilities and parking areas shall remain owned by the Applicant and/or its assigns and shall not be dedicated to the City.

In mitigation of the City Commission's approval to vacate the existing roads within the Property, including Lewis Point Boulevard which adjoins the salt water marsh, the Applicant proposes to construct for use by residents, boaters and members of the public, a commercial center, public plaza, restaurant and riverwalk. All of these facilities will be owned and maintained by the Applicant and/or its assigns.

5. **STATEMENT REGARDING CONSERVATION ZONE
DEVELOPMENT, TREE PRESERVATION AND LANDSCAPING**

CONSERVATION ZONE DEVELOPMENT

The Applicant requests approval to undertake the following development activities within Conservations Zones 1, 2 and 3;

Conservation Zone 1: Renovation of existing docking facilities and installation of a riverwalk and new docking facilities containing not more than one hundred fifty (150) wet boatslips.

Conservation Zone 2: Removal of existing structures, construction of condominium buildings of a width greater than seventy-five feet (75') and construction of a restaurant and commercial center consisting of a dockmaster's office, public plaza and combination of retail shops and offices.

Conservation Zones 2 and 3: Removal of trees greater than twenty inches (20") in diameter but less than thirty inches (30") in diameter, in certain portions of the property located outside of the footprints of the buildings shown on the PUD Site Plan. The trees to be removed shall be designated on the tree survey.

TREE PRESERVATION

The Applicant intends to preserve the vast majority of trees greater than twenty inches (20") in diameter and located outside of the footprints of the buildings shown on the PUD Site Plan. The trees to be removed shall be designated on the tree survey. All trees to be preserved shall be appropriately barricaded and root structures protected during construction, in accordance with best management practices.

LANDSCAPE PLAN

The Applicant will submit a site specific landscape plan to City Staff for review and approval by the Planning and Zoning Board and City Commission, in connection with the review and approval of the PUD.

MISCELLANEOUS

1. THIRD AMENDED PUD NARRATIVE TO CONTROL

This Third Amended PUD Narrative supercedes, controls over and replaces the PUD Narrative, First Supplement to PUD Narrative, Amended PUD Narrative and Second Amended PUD Narrative previously filed with the City Planning and Building Department on January 31, 2006, February 7, 2006, April 12, 2006, and April 28, 2006 respectively.

2. CONTINUATION OF EXISTING USES

All of the existing uses on the Property may be continued for up to one (1) year following final approval of the PUD and Land Use Plan Amendment. For purposes of this paragraph, final approval means final approval by the City Commission and the exhaustion of applicable appeal periods.

3. REVERSION TO PRIOR ZONING AND LAND USE CLASSIFICATIONS

If the Applicant or its assigns does not close the purchase of all of the Property within one (1) year following final approval of the PUD and Land Use Plan Amendment, the Property's zoning and land use classifications shall automatically revert to the zoning and land use classifications in effect at the time of filing with the City of the applications for rezoning to PUD and Land Use Plan Amendment. For purposes of this paragraph, final approval means final approval by the City Commission and the exhaustion of applicable appeal periods.

4. Architectural Elevations

The final architectural elevations are subject to the review and approval of the Planning and Zoning Board to ensure substantial conformity to the preliminary elevations submitted to the Planning and Zoning Board on May 2, 2006. The final landscape plans shall also be subject to the review and approval of the Planning and Zoning Board.

5. Overhead Electric Transmission Lines

The existing overhead electric transmission lines will either be moved offsite or relocated underground.

AUG 04 2006

CITY CLERK
COPY OF ADVERTISEMENT

The St. Augustine Record

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE**
who on oath says that she is an Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being **NOTICE OF HEARING**
in the matter **ORD 06-14 PUD RIVERS EDGE**
was published in said newspaper in the issues of
AUGUST 3, 2006.

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

Sworn to and subscribed before me this 3RD day of AUGUST 2006.

by *Sarah Selfridge* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist

(Signature of Notary Public)

(Seal)

PATRICIA A. BERGQUIST



NOTICE OF PROPOSED ENACTMENT
OF ORDINANCE 2006-14 BY THE CITY
OF ST. AUGUSTINE, FLORIDA.

NOTICE IS HEREBY GIVEN OF A
PUBLIC HEARING TO BE HELD BY
THE CITY COMMISSION OF THE CITY OF ST.
AUGUSTINE CONCERNING THE READING OF
ORDINANCE 2006-14. THE PUBLIC HEARING
WILL BE HELD DURING THE REGULAR CITY
COMMISSION MEETING ON MONDAY, AUGUST
14, 2006, BEGINNING AT 5:00 P.M., IN THE
ALCAZAR ROOM, 1ST FLOOR, WEST WING, CITY
HALL, 75 KING STREET, ST. AUGUSTINE. PUB-
LIC COMMENTS ARE INVITED ON THE FOL-
LOWING MATTER:

ORDINANCE NO. 2006-14
AN ORDINANCE OF THE CITY OF ST. AUGUST-
INE, FLORIDA, ESTABLISHING THE RIVER'S
EDGE PLANNED UNIT DEVELOPMENT (PUD)
PURSUANT TO SECTION 28-289 OF THE CODE OF
THE CITY OF ST. AUGUSTINE; PROVIDING FOR
TERMS AND CONDITIONS OF THE PUD; PRO-
VIDING FOR SEVERABILITY; AND PROVIDING
FOR AN EFFECTIVE DATE

Related documents may be inspected by the public at
the office of the City Clerk, City Hall, Lobby B, sec-
ond floor, 75 King Street, St. Augustine, FL 32084,
during the hours of 8:00 A.M. and 5:00 P.M. except
weekends and holidays.

All interested parties may appear at the meeting and
be heard with respect to the proposed ordinance.

In accordance with Florida Statute 286.0105; "If any
person decides to appeal any decision made by the
City Commission with respect to any matter consid-
ered at this scheduled meeting or hearings, the per-
son will need a record of the proceedings, and for
such purpose the person may need to ensure that a
verbatim record of the proceedings is made, which
record includes the testimony and evidence upon
which the appeal is to be based."

In accordance with the Americans with Disabilities
Act, persons needing a special accommodation to
participate in this proceeding should contact the
individual or agency sending notice not later than
seven days prior to the proceeding at the address
given on notice. Telephone: Karen Rogers, City
Clerk (904) 825-1007; or 1-800-955-8771 (TDD) or
1-800-955-8770 (V), via Florida Relay Service.

Karen Rogers, City Clerk
L2176-6 Aug 3, 2006

Attachment 3
CM-2 Zoning District
Information

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.

(1) *Permitted uses and structures.* As for CM-1 (section 28-208), and in addition:

- a. Retail outlets for the sale of general merchandise excluding new or used automobiles, trucks, boats and tractors (but not automobile wrecking or storage yards, junkyards, or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nursery, lumber and building supplies, supermarkets and convenience stores and similar products.
- b. Service establishments of all kinds including automobile service station or truck stop (see section 28-338) excluding businesses where automotive vehicles are offered for rent or sale, repair and service garage, motor vehicle body shop, auto laundry, drive-in restaurant, laundry or dry cleaning establishments, veterinarian or animal boarding kennels in soundproof building, pest control, carpenter or cabinet shop, home equipment rental, ice delivery station, job printing or newspaper, marina, radio or television broadcasting transmitter, antenna, office and studio facilities, banks and financial institutions, video rentals, funeral homes, travel agencies, electronic equipment/TV repair shop, employment offices, upholstering, furniture refinishing and similar establishments.
- c. Establishments or facilities for the retail sale and service of all alcoholic beverages, either for on-premises or off-premises consumption, or both.
- d. Any type of wholesale, jobber or distributorship business where the total operation does not require more than four thousand (4,000) square feet of floor space; no vehicle is used in excess of one-and-one-half-ton capacity; all merchandise is stored within an enclosed building; and no heavy machinery or manufacturing is located on the premises.
- e. Hotels and motels with or without kitchenettes.
- f. Building trades contractor not requiring outside storage; nor the use of any vehicle in excess of one-ton capacity; nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.
- g. Multifamily dwellings as for RG-1.
- h. Colleges.
- i. Shopping plaza or shopping center.
- j. Intermediate care facilities.
- k. Home office, private.

- m. Special event venue as per section 28-347(8).
- (2) *Permitted accessory uses.* See section 28-348.
- (3) *Permissible uses by exception:*
 - a. As provided in section 28-347.
 - b. Wholesale, warehouse, or storage use, to include miniwarehouses, and self-storage facilities.
 - c. Building trades contractor with outside storage yard and heavy construction equipment.
 - d. Boatyard.
 - e. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating and candy manufacturing.
 - f. Bulk storage yards, including bulk storage of flammable liquids.
 - g. Open air theaters, but not drive-in theaters.
 - h. Commercial, recreational and entertainment facilities such as museums, carnival or circus, shooting gallery, skating rink, pony ride, go-cart track, athletic complexes, arena, auditorium, convention center, dance hall, indoor theater and similar uses; provided, however, such uses do not have temporary facilities which exceed more than thirty-five (35) feet in height for more than thirty (30) days in any calendar year. For the purpose of this section, exceeding the height at any time during a twenty-four-hour period constitutes a day.
 - i. Palmist, astrologist, psychics, clairvoyants, phrenologists and similar uses.
 - j. Tattoo parlor or studio.
 - k. Businesses that offer for sale new or used automobiles, trucks, boats and tractors.
 - l. Uses and structures as for RG-1 (section 28-163).
 - m. Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana.
- (4) *Minimum lot requirements (width and area):*
 - a. Minimum lot width, one hundred (100) feet.
 - b. Minimum lot area, fifteen thousand (15,000) square feet; except as specifically required for certain uses.
- (5) *Maximum lot coverage of all buildings.* Seventy-five (75) percent.
- (6) *Minimum yard requirements:*
 - a. Front, zero feet minimum, thirty (30) feet maximum, except for property abutting U.S. Highway No. 1 for which the front yard requirements shall be ten (10) feet

located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.

- b. Side, five (5) feet.
- c. Rear, five (5) feet.
- d. Minimum yard requirements for the San Marco Avenue Design Standards. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the residential typology requires a front setback fifteen (15) feet minimum, thirty (30) feet maximum. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the traditional commercial typology requires a front setback zero feet minimum, ten (10) feet maximum, and zero feet side setback consistent with the chart in the design standards.

(7) *Maximum height of structures:* Thirty-five (35) feet.

(8) *Vehicular access:* Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana shall require a condition of direct vehicular access to a roadway functional classification of principal arterial-urban U.S. Highway 1.

(Code 1964, § 33-45; Ord. No. 93-03, § 1, 2-22-93; Ord. No. 00-04, § 1, 4-10-00; Ord. No. 03-17, § 5, 6-23-03; Ord. No. 06-34, § 1, 11-13-06; Ord. No. 2007-10, § 1, 7-9-07; Ord. No. 09-16, § 1, 5-11-09; Ord. 10-12, § 1, 4-12-10; Ord. No. 10-23, § 1, 8-9-10; Ord. No. 14-27, § 1, 12-8-14; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 16-02, § 1, 1-25-16; Ord. No. 18-09, § 4, 6-25-18)

Attachment 4

Future Land Use Map Designations

Future Land Use Map Designations

Current:

Residential Medium Density Mixed Use

This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low intensity commercial mix of uses.

Residential Uses

See Residential Medium Density*

Other Uses

A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), low intensity commercial, institutional (including schools), recreational and open land. The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns. Low intensity industrial uses shall not be permitted near schools.

Maximum lot coverage of 50%; maximum height restriction of 50 feet.

*** Residential Medium Density**

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

Residential Uses

Maximum of 16 units per acre (minimum of 5,450 square feet of lot area for single-family dwelling units and for multiple-family dwelling units, 7,250 square feet of lot area for the first 2 units and 1,750 square feet of lot area for each additional unit).

Non-residential Uses

A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, institutional (including schools), recreational and open land. The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns.

Minimum lot area of 5,450 square feet; maximum height restriction of 35 feet; maximum lot coverage of 35%.

Proposed:

Commercial Medium Intensity

This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. It is not intended that this district become or be used for strip commercial purposes.

Residential Uses

Single family Residential

Eight single family dwelling units per acre (minimum lot area is 5,450 square feet). Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use.

Multiple family Residential

Maximum of 16 units per acre (minimum of 5,450 square feet of lot area for single family dwelling units and for multiple family dwelling units, 7,250 square feet of lot area for the first two units and 1,750 square feet of lot area for each additional unit).

Other uses

Minimum lot area must equal 15,000 square feet; maximum lot coverage of 70%; maximum height restriction of 35 feet.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: May 11, 2020

RE: Ordinance 2020-19 – Rezoning 415 S. Ponce de Leon Boulevard from Planned Unit Development (PUD) to Commercial Medium two (CM-2)

The property at 415 South Ponce de Leon Boulevard is currently zoned Planned Unit Development (PUD). This property was originally part of the River's Edge PUD, which was never developed and which expired in January 2008. The 415 South Ponce de Leon PUD was then created in July 2008 and modified in 2009 to allow a restaurant in an existing restaurant building and professional office or retail sales in an existing residential building. The property currently contains a restaurant (Tammy's Comfort Food), a vacant residential building and a fruit and vegetable produce stand. The property is approximately 1.64 acres in size and it is adjacent to the San Sebastian River on the south side, Ponce de Leon Boulevard on the west side and the River's Edge Marina on the east side.

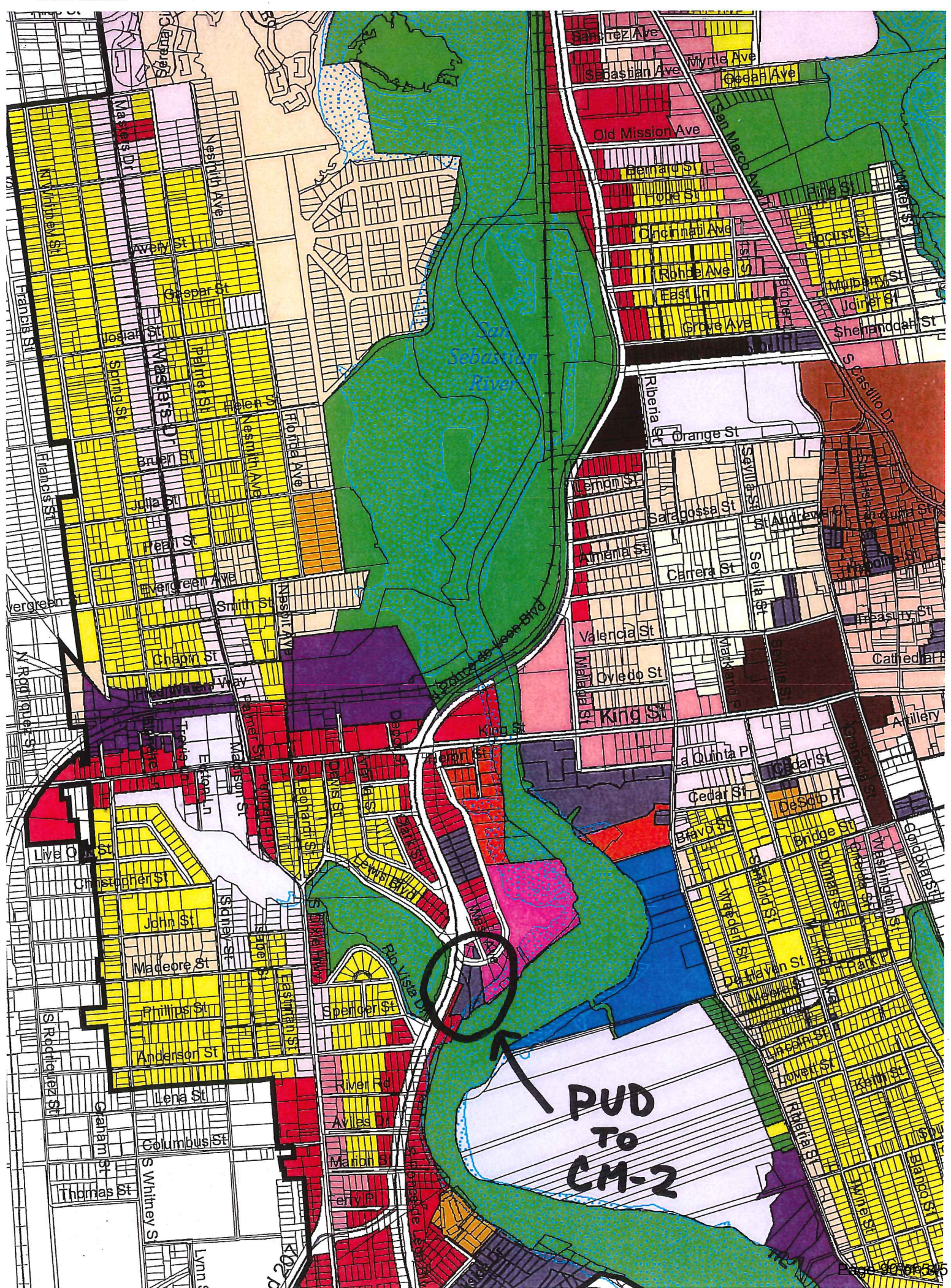
On March 3, 2020, the Planning and Zoning Board made a positive recommendation to amend the zoning of 415 South Ponce de Leon Boulevard from Planned Unit Development (PUD) to Commercial Medium-two (CM-2). The CM-2 zoning district applies to all properties along Ponce de Leon Boulevard with the exception of the PUD properties.

The proposed CM-2 zoning establishes the maximum height of buildings as 35 feet and maximum lot coverage of 70%. The maximum residential density of 16 units per acre also applies in the CM-2 zoning district. The underlying Future Land Use Map (FLUM) designation of Residential Medium Density/Mixed Use assigned to the property must be changed to Commercial Medium Intensity (Ord. 2020-18) to allow this rezoning.

Please place Ordinance 2020-19 on the May 11, 2020 City Commission agenda of first reading. If you have any questions, please let me know.



David Birchim, AICP
Director, Planning and Building



PUD
TO
CM-2

PROPOSED ZONING

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.

- (1) Permitted uses and structures. As for CM-1 (section 28-208), and in addition:
 - a. Retail outlets for the sale of general merchandise, excluding new or used automobiles, trucks and tractors, boats, automotive vehicle parts (but not automobile wrecking or storage yards, junkyards, or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nursery, lumber and building supplies, supermarkets and convenience stores and similar products.
 - b. Service establishments of all kinds including automobile service station or truck stop (see section 28-338), repair and service garage, motor vehicle body shop, rental of automotive vehicles and trailers and trucks, auto laundry, drive-in restaurant, laundry or dry cleaning establishments, veterinarian or animal boarding kennels in soundproof building, pest control, carpenter or cabinet shop, home equipment rental, ice delivery station, job printing or newspaper, marina, radio or television broadcasting transmitter, antenna, office and studio facilities, banks and financial institutions, video rentals, funeral homes, travel agencies, electronic equipment/TV repair shop, employment offices, upholstering, furniture refinishing and similar establishments.
 - c. Establishments or facilities for the retail sale and service of all alcoholic beverages, either for on-premises or off-premises consumption, or both.
 - d. Any type of wholesale, jobber or distributorship business where the total operation does not require more than four thousand (4,000) square feet of floor space; no vehicle is used in excess of one-and-one-half-ton capacity; all merchandise is stored within an enclosed building; and no heavy machinery or manufacturing is located on the premises.
 - e. Hotels and motels with or without kitchenettes.
 - f. Building trades contractor not requiring outside storage; nor the use of any vehicle in excess of one-ton capacity; nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.
 - g. Multifamily dwellings as for RG-1.
 - h. Colleges.
 - i. Shopping plaza or shopping center.
 - j. Intermediate care facilities.
 - k. Home office, private.
 - l. Agricultural market, outdoor or indoor.
 - m. Special events venue per Sec. 28-347(8).
- (2) Permitted accessory uses. See section 28-348.
- (3) Permissible uses by exception:
 - a. As provided in section 28-347.
 - b. Wholesale, warehouse, or storage use, to include miniwarehouses.
 - c. Building trades contractor with outside storage yard and heavy construction equipment.
 - d. Boatyard.
 - e. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating and candy manufacturing.
 - f. Bulk storage yards, including bulk storage of flammable liquids.

- g. Open air theaters, but not drive-in theaters.
 - h. Commercial, recreational and entertainment facilities such as museums, carnival or circus, shooting gallery, skating rink, pony ride, go-cart track, athletic complexes, arena, auditorium, convention center, dance hall, indoor theater and similar uses.
 - i. Palmist, astrologist, psychics, clairvoyants, phrenologists and similar uses.
 - j. Tattoo parlor or studio.
 - k. Businesses that offer for sale new or used automobiles, trucks, boats and tractors.
 - l. Uses and structures as for RG-1 (section 28-163).
 - m. Facilities for the sale, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana.
 - (4) Minimum lot requirements (width and area):
 - a. Minimum lot width, one hundred (100) feet.
 - b. Minimum lot area, fifteen thousand (15,000) square feet; except as specifically required for certain uses.
 - (5) Maximum lot coverage of all buildings. Seventy-five (75) percent.
 - (6) Minimum yard requirements:
 - a. Front, zero feet minimum, thirty (30) feet maximum, except for property abutting U.S. Highway No. 1 for which the front yard requirements shall be ten (10) feet minimum and no maximum. Buildings must front an arterial road if the property is located on an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies or other non-occupied appendages.
 - b. Side, five (5) feet.
 - c. Rear, five (5) feet.
 - d. Minimum yard requirements for the San Marco Avenue Design Standards. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the residential typology requires a front setback fifteen (15) feet minimum, thirty (30) feet maximum. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the traditional commercial typology requires a front setback zero feet minimum, ten (10) feet maximum, and zero feet side setback consistent with the chart in the design standards.
- (Code 1964, § 33-45; Ord. No. 93-03, § 1, 2-22-93)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: March 23, 2020

RE: Ordinance 2020-20 – Rezoning the Flagler Crossing Planned Unit Development (PUD) to Residential Low one (RL-1)

The Flagler Crossing property is currently zoned Planned Unit Development (PUD). It is located on San Sebastian View, directly south of the Florida Department of Health - St. Johns County Health Department facility. The property is undeveloped, it is approximately 135 acres in size and it is adjacent to the San Sebastian River on the west side and the Florida East Coast Railroad right-of-way on the east side.

On March 3, 2020, the Planning and Zoning Board made a positive recommendation to amend the zoning of the Flagler Crossing property from Planned Unit Development (PUD) to Residential Low one (RL-1).

This rezoning decreases the maximum lot coverage for all structures from 50% to 35% and it does not change the maximum height, which will remain 35 feet. The underlying Future Land Use Map (FLUM) designation of Residential Low Density/Mixed Use will not change, so the maximum residential density will remain at 8 residential units per acre.

The Flagler Crossing PUD is currently restricted to 107 single family residential units. The property owner applied for this rezoning in order to develop the property as multi-family residential. At a density of 8 units per acre, the maximum number of multi-family residential units that could be developed on this site is approximately 336 units. The property consists of approximately 135 acres, but only 42 acres are developable.

Please place Ordinance 2020-20 on the City Commission agenda of first reading.

If you have any questions, please let me know.



David Birchim, AICP
Director, Planning and Building

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: May 11, 2020

RE: Ordinance 2020-20 – Rezoning the Flagler Crossing Planned Unit Development (PUD) to Residential Low one (RL-1)

The Flagler Crossing property is currently zoned Planned Unit Development (PUD). It is located on San Sebastian View, directly south of the Florida Department of Health - St. Johns County Health Department facility. The property is undeveloped, it is approximately 135 acres in size and it is adjacent to the San Sebastian River on the west side and the Florida East Coast Railroad right-of-way on the east side.

On March 3, 2020, the Planning and Zoning Board made a positive recommendation to amend the zoning of the Flagler Crossing property from Planned Unit Development (PUD) to Residential Low one (RL-1).

This rezoning decreases the maximum lot coverage for all structures from 50% to 35% and it does not change the maximum height, which will remain 35 feet. The underlying Future Land Use Map (FLUM) designation of Residential Low Density/Mixed Use will not change, so the maximum residential density will remain at 8 residential units per acre.

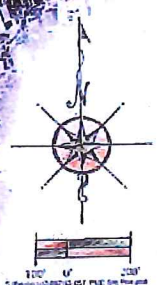
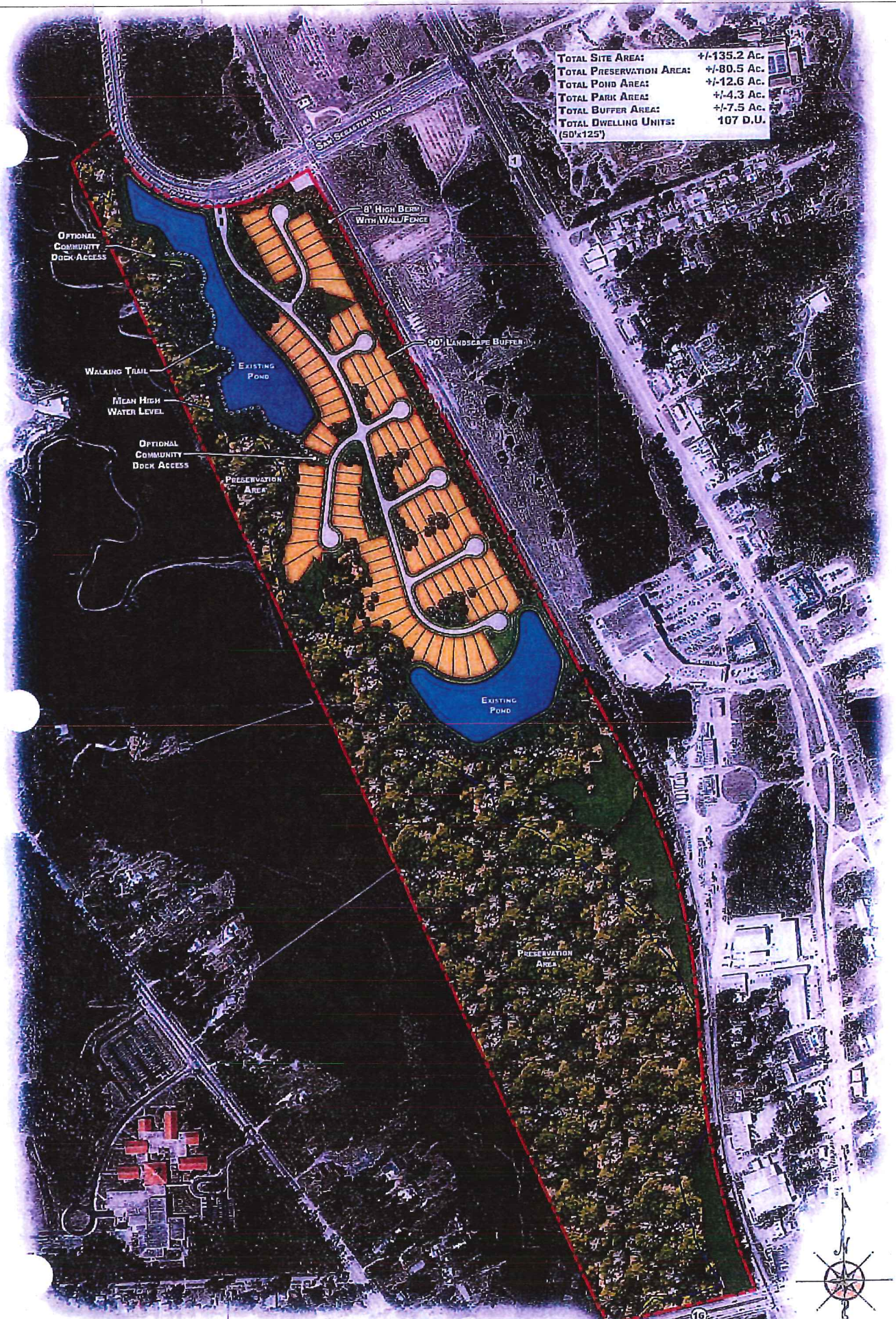
The Flagler Crossing PUD is currently restricted to 107 single family residential units. The property owner applied for this rezoning in order to develop the property as multi-family residential. At a density of 8 units per acre, the maximum number of multi-family residential units that could be developed on this site is approximately 336 units. The property consists of approximately 135 acres, but only 42 acres are developable.

Please place Ordinance 2020-20 on the May 11, 2020 City Commission agenda of first reading.



David Birchim, AICP
Director, Planning and Building

TOTAL SITE AREA:	+/-135.2 Ac.
TOTAL PRESERVATION AREA:	+/-80.5 Ac.
TOTAL POND AREA:	+/-12.6 Ac.
TOTAL PARK AREA:	+/-4.3 Ac.
TOTAL BUFFER AREA:	+/-7.5 Ac.
TOTAL DWELLING UNITS:	107 D.U.
(50'x125')	



ORDINANCE NO. 2020 - 20

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 135.2 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER SOUTH OF SAN SEBASTIAN VIEW AND WEST OF LASA DRIVE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF CITY OF ST. AUGUSTINE PLANNED UNIT DEVELOPMENT (PUD) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL LOW ONE (RL-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that a parcel of property containing approximately 135.2 acres, of which approximately 80.5 acres are in conservation easements, 12.6 acres are ponds and 42 acres are developable lands, located on the east side of the San Sebastian River, south of San Sebastian View and west of Lasa Drive in the City of St. Augustine, being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing approximately 135.2 acres located on the east side of the San Sebastian River, south of San Sebastian View and west of Lasa Drive in the City of St. Augustine, is hereby rezoned from the classification of Planned Unit Development (PUD) to the City of St. Augustine classification of Residential Low one (RL-1), also known as Parcel #084560-0000, 102810-0000,

154860-0000, 155540-0000, 154870-000 and as more fully described in the attached legal description.

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

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

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

Section 5. This ordinance shall be effective ten (10) days after passage pursuant to § 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2020.

ATTEST:

Tracy W Upchurch, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)





BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|--|--|
| ☐ Appeal | ☐ Preliminary Subdivision Plat Approval |
| ☐ Conservation Overlay Zone Development | ☐ PUD Modification/Amendment |
| One/Two/Three | ☒ Rezoning |
| ☐ Use by Exception | ☐ Variance |
| ☐ Final Development Plan | ☐ Other Click here to enter text. |
| ☐ Land Use Plan Amendment | |

IN THE MATTER OF:

Case No.: 2019-0115
Applicant: Paul Harden
Owner: John Wilson
Address: San Sebastian View
Parcel Number: 084560-, 102990-, 102810-, 154860-, 154870-, and 155540-0000

RE: Rezoning, pursuant to Section 28-30, City of St. Augustine Code, to request to Rezone Flagler Crossing PUD (Ord. 2013-18) to Residential, Low-One (RL-1).

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MARCH 3, 2020, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the March 3, 2020 Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a land use designation of Residential Low Density/Mixed Use and a zoning classification of Planned Unit Development (PUD).
4. The above-described Rezoning is subject to Section 28-30 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-30, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request to request to Rezone Flagler Crossing PUD (Ord. 2013-18) to Residential Low-One (RL-1).

Subject to the following conditions:

RECOMMENDATION OF APPROVAL (4-2)

DONE AND ORDERED, at a public hearing on the 3 day of MARCH, A.D., 2020, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2019-0115

REQUEST

APPROVED / DENIED / CONTINUED

Sign Name

KAREN ZANDER

Print Name

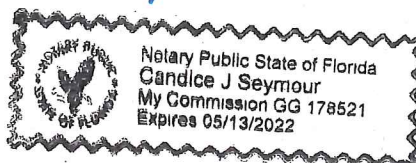
PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Karen Zander, by means of ☒ physical presence or ☐ online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 3rd day of March, A.D., 2020.

[Signature]
Notary Public, State of Florida



CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 3, 2020 (continued February 4, 2020)

RE: **REZONING - 2019-0115**

AGENDA ITEM 4(a)

APPLICANT Paul Harden

OWNER West Sebastian LLC, LLC

LOCATION San Sebastian View/PIN 084560-, 102990-, 102810-, 154860-, 154870-, and 155540-0000

REQUEST A request to Rezone Flagler Crossing PUD (Ord. 2013-18) to Residential Low-One (RL-1).

APPLICABLE CODES/ORDINANCES FOR REZONING

Sec. 28-30. - Comprehensive plan amendments, rezonings and amendment of chapter.

- (c) *Nature and requirements of board report.* The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:
- (1) The need and justification for the change.
 - (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
 - (3) Consistency with the comprehensive plan.
- (d) *Board report to commission.* If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission.

The report and recommendation of the board shall be advisory only and shall not be construed to be binding upon the city commission. If the board recommends denial of the amendment or rezoning, the property owner or other person aggrieved may proceed with an appeal to the city commission pursuant to section 28-29(g) of the City Code.

STAFF ANALYSIS & SUMMARY

Continued from December 3, 2019 meeting.

Staff does not make a recommendation on rezoning applications, however all information provided will be submitted to the Board and analyzed by staff with a comparative analysis of the existing and proposed zoning districts. The applicant has stated that the zoning request is to allow for multiple-family housing and uses complimentary with medium-density residential uses. Staff has provided an analysis of the existing PUD, the proposed use of Multiple-family housing and corresponding site development criteria of both the existing PUD and proposed Residential, Low-One (RL-1) zoning (attachment 2).

Future Land Use: The site has a future land use designation of Residential Low Density/Mixed Use, which allows a maximum of 8 dwelling units per acre for residential uses. The requested RL-1 zoning district is a compatible zoning district with this future land use category.

PARCEL/EXISTING PUD SUMMARY

The property's existing zoning is a Planned Unit Development approved under Ordinance 2006-31 and amended with Ordinance 2013-18 (attachment 3). The parcel is approximately 133.90 acres of land per the provided survey by Arc Surveying & Mapping, Inc. Dated 06/04/2018 (attachment 4). In reviewing the previous amendment to the PUD, a conceptual plan (attachment 5) was approved with a land area of approximately 135.2 acres, however, 80.5 acres were set aside for preservation (under conservation easements), 12.6 acres are existing ponds, leaving approximately 42 acres developable on site. The 4.3 acres of parks and 7.5 acres of buffers, stipulated in PUD Ord. 2013-18, are not required to be part of the parcel should it be rezoned.

UPDATE: At the January 7, 2020 Planning & Zoning Board Meeting, the Board expressed concerns over the properties location in relation the Coastal High Hazard Area, the applicant has provided a graphic (attachment 6) that show the subject parcel with the Coastal High Hazard Area. The Board also expressed concern if the conservation easements had been recorded and that they would like to see a map of the property showing the conservation easements. Staff has included the recorded conservation easements as attachment 7 and the applicant has provided a survey that shows the location of the recorded easements (attachment 8).

Adjacent Zoning Districts

<u>Subject Property</u>	<u>Current Zoning - PUD</u>	<u>Proposed - RL-1</u>
<u>North</u>	County Jurisdiction	n/a
<u>South</u>	Open Lands - OL	n/a
<u>East</u>	Commercial Medium, Two - CM-2	n/a
<u>West</u>	Open Lands - OL	n/a

Allowed Uses Comparison

<u>USE</u>	<u>PUD</u>	<u>RL-1</u>
<u>Single Family Dwelling</u>	X	X
<u>Multiple-Family Dwelling</u>	Not allowed	X

Density Comparison Table

<u>Residential Density</u>	<u>PUD</u>	<u>RL-1 (at 42 acres of dev. land)</u>
<u>Single Family</u>	107 units or 1.5 units/acre	Maximum 336 units or 8 units/acre
<u>Multiple -Family</u>	Not permitted	Maximum 336 units or 8 units/acre

Site Development Comparison Table

	<u>PUD (single family)</u>	<u>RL-1 (multi-family)</u>
<u>Min. Lot Width</u>	50'	50'
<u>Min. Setbacks (Front, Side, Rear)</u>	20'/5'/10'	15'/10'/10'
<u>Max. Lot Coverage</u>	50%	30%
<u>Max. Building Height</u>	35'	35'

STAFF RECOMMENDATION

Staff does not make recommendations concerning the rezoning of land. The Planning and Zoning Board makes formal recommendations to the City Commission regarding the rezoning of land.

ATTACHMENTS

- Attachment 1 – Application & Property Record Card
- Attachment 2 – RL-1 Zoning
- Attachment 3 – Existing PUD Ord. 2013 -18
- Attachment 4 - Survey
- Attachment 5 – Ord. 2013-18 Conceptual Map/Plan
- Attachment 6 – Coastal High Hazard Area Map
- Attachment 7 – Recorded Conservation Easement
- Attachment 8 – Survey of Conservation Easements and Drainage Ponds

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

Attachment 1
Application
&
Property Record
Cards

PAUL M. HARDEN

ATTORNEY AT LAW

SUITE 901
501 RIVERSIDE AVENUE
JACKSONVILLE, FLORIDA 32202
(904) 396-5731
FAX (904) 399-5461
E-mail: paul_harden@bellsouth.net

October 21, 2019

Via Courier

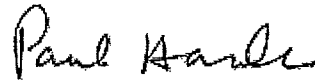
Planning & Building Department
City of St. Augustine
75 King St.
Lobby B, 4th Floor
St. Augustine, FL 32084

**Re: Application to Planning and Zoning Board
Flagler Crossing**

Dear Sirs/Madams:

Please find enclosed an Application to Planning and Zoning Board, along with a check in the amount of \$1,000.00 for the filing fee. If you have questions or need anything further, please let me know. Thank you for your attention.

Sincerely,



Paul M. Harden

PMH/jc
enclosure



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

OCT 21 2019
Planning/Building Dept.

Application Fee: \$1,000.00 (plus advertising costs) Project Number: 2019-0115
 Receipt Number: 1719539 Meeting Date: Dec 3, 2019
 Advertising Costs: \$ _____ Paid On: 10/28/19 Receipt Number: _____

1. NAME OF APPLICANT: Paul Harden Contact Number: 904-396-5731
 Business (if applicable): _____
 Address: 501 Riverside Ave. Ste. 901 City: Jacksonville State: Florida Zip: 32202
 E-Mail Address: paul_harden@bellsouth.net

2. NAME OF PROPERTY OWNER: John H. Wilson Contact Number: 214-762-4242
 Business (if applicable): West San Sebastian LLC
 Address: 8383 Preston Center Plaza Dr. City: Dallas State: Texas Zip: 75225
 E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY: See Attached

Parcel Numbers: 084560-0000, 102990-0000, 102810-0000, 154860-0000, 155540-0000; 154870-0000

4. PROJECT STREET ADDRESS: 0 Ponce de Leon Blvd

5. SPECIFIC PROPOSED USE: RG-1 Rezoning

6. ACTION REQUESTED:

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

7. DESCRIPTION OF ACTION REQUESTED: Rezone property from Flagler Crossing PUD to RG-1
Conventional zoning district to allow for multiple-family dwellings and uses complementary with Medium-density residential uses.

8. JUSTIFICATION FOR ACTION REQUESTED: _____
Allows property to become compatible with adjoining commercial medium-two and
Industrial/Warehousing zoning districts and uses. This Promotes consistency in the
area in regards to density and intensity of uses. Rezoning will also allow for preservation of surrounding
wetlands.

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 APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Paul M. Hader
Signature of Applicant

10-18-19
Date

Signature of Property Owner

Date

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 APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

Signature of Property Owner

Date

04/18/2019



Owner's Authorization For Agent

Paul Harden, Zach Miller & Alexander Harden is/are hereby authorized TO ACT ON BEHALF
OF WEST SAN SEBASTIAN, LLC the owner(s) of those lands described within
HWP Parks Arlington II, LTD
☒ 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:
0 Ponce de Leon Blvd

BY: John H. Wilson - Manager
Signature of Owner
JOHN H. WILSON
Print Name of Owner
214-762-4242
Telephone Number

State of Texas

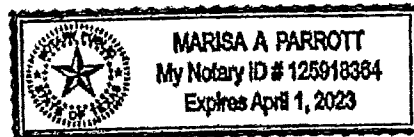
County of Dallas

Signed and sworn before me on this 17th day of September, 2019.

By John H. Wilson

Identification verified: TXDL

Oath sworn: ☒ Yes ☐ No



Notary Signature: Marisa A. Parrott

My Commission expires: 4/1/2023

Patrick Doty

From: Alex Harden <alexanderhdb@gmail.com>
Sent: Wednesday, November 27, 2019 11:32 AM
To: Patrick Doty
Subject: Re: Flagler Crossing PUD Submittal

Patrick,

Per our discussion, it has come to my attention that the application is a request for rezoning to RG-1, when the intent is to go to the RL-1 category. It appears as though these categories are significantly comparable except in respect to density. This was a typographical error, as we do not intend to develop more than the comp. plan allows. Please revise the application to reflect a request to the RL-1 category.

Thanks for your cooperation,

Alex Harden
(904)859-2257

On Tue, Oct 22, 2019 at 10:42 AM Patrick Doty <pdoty@citystaug.com> wrote:

Alex,

We received the application yesterday. We are processing it in now and I will let you know if we need anything else. The item is set to be heard at the Regularly schedule PZB meeting on December 3rd, 2019. Please feel free to reach out to me with any questions.

Patrick H. Doty, CFM

Senior Planner

City of St. Augustine

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Alexander Harden <alexanderhdb@gmail.com>
Sent: Monday, October 21, 2019 11:48 AM
To: Patrick Doty <pdoty@citystaug.com>
Subject: Flagler Crossing PUD Submittal

Patrick,

SURVEYORS DESCRIPTION

A PORTION OF SECTION 36 OF THE FRANCIS J. FATIO GRANT, SECTION 56 OF THE FATIO OR DELESPINE GRANT AND SECTION 98 OF THE J. DELESPINE GRANT, TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTION 1, SECTION 12, AND SECTION 50 OF THE J.S. SANCHEZ GRANT, A PORTION OF SECTION 52 OF THE FATIO OR DELESPINE GRANT, AND A PORTION OF SECTION 56 OF THE J. DELESPINE GRANT, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH ALL OF SECTION 6, AND PORTIONS OF SECTION 7, SECTION 44 OF THE ESTOPA GRANT, AND SECTION 55, THE E. S. ROBINSON GRANT, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3849, PAGE 15274, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE**, COMMENCE AT THE CENTERLINE INTERSECTION OF SAN MARCO AVENUE, ALSO KNOWN AS U.S. HIGHWAY NO. 1, (BEING A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), WITH THE CENTERLINE OF STATE ROAD NO. 16, (BEING A VARIABLE WIDTH RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2506); THENCE SOUTH $77^{\circ}33'46''$ WEST, ALONG SAID CENTERLINE OF STATE ROAD NO. 16, A DISTANCE OF 218.05 FEET; THENCE NORTH $12^{\circ}26'14''$ WEST, DEPARTING SAID CENTERLINE, 53.75 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 16; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: COURSE 1) THENCE SOUTH $77^{\circ}33'46''$ WEST, 231.51 FEET; COURSE 2) THENCE SOUTH $12^{\circ}26'14''$ EAST, 3.75 FEET; COURSE 3) THENCE SOUTH $77^{\circ}33'46''$ WEST, 35.53 FEET TO A POINT ON THE WEST RIGHT OF WAY OF THE FLORIDA EAST COAST RAILROAD (BEING A 100 FOOT RIGHT OF WAY), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2914.79 FEET; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 35.04 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $22^{\circ}38'36''$ WEST, 35.04 FEET) TO THE **POINT OF BEGINNING**; THENCE SOUTH $77^{\circ}34'03''$ WEST, ALONG THE CURRENT NORTH RIGHT OF WAY LINE OF STATE ROAD 16, AFOREMENTIONED, A DISTANCE OF 129.33 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS AS DESCRIBED IN DEED BOOK 61, PAGE 512 OF SAID PUBLIC RECORDS; THENCE NORTH $33^{\circ}13'24''$ WEST, ALONG LAST SAID LINE, A DISTANCE OF 37.98 FEET TO A POINT ON THE CURRENT NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 16; THENCE SOUTH $77^{\circ}34'03''$ WEST, ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 375.14 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PARCEL 3, ORDER OF RIGHT OF WAY TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 1783, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY OF LAST SAID LANDS, THE FOLLOWING THREE COURSES: COURSE 1) THENCE NORTH $12^{\circ}25'57''$ WEST, A DISTANCE OF 60.45 FEET; COURSE 2) THENCE SOUTH $77^{\circ}34'03''$ WEST, A DISTANCE OF 185.06 FEET; COURSE 3) THENCE SOUTH $12^{\circ}25'57''$ EAST, A DISTANCE OF 60.45 FEET TO A POINT ON THE AFOREMENTIONED CURRENT RIGHT OF WAY LINE OF STATE ROAD 16; THENCE SOUTH $77^{\circ}34'03''$ WEST, ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 11.16 FEET TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 66, PAGE 168, OF SAID PUBLIC RECORDS, ALSO BEING A LINE FROM THE CENTERLINE OF A BRIDGE TO THE CENTERLINE OF THE DOME OF THE FLAGLER MEMORIAL CHURCH OF ST. AUGUSTINE, AS STATED IN SAID DEED RECORDED IN OFFICIAL RECORDS BOOK 3849, PAGE 1527; THENCE NORTH $23^{\circ}51'02''$ WEST, ALONG LAST SAID LINE, A DISTANCE OF 5893.95 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 52; THENCE NORTH $53^{\circ}04'16''$ EAST, DEPARTING FROM LAST SAID LINE, A DISTANCE OF 235.73 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF SAN SEBASTIAN VIEW (BEING A VARIABLE WIDTH RIGHT OF WAY, AS DESCRIBED AS "PARCEL "A" IN OFFICIAL RECORDS BOOK 3849, PAGE 1466), SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 488.46 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 877.97 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $66^{\circ}23'52''$ EAST, 764.47 FEET) TO THE POINT OF TANGENCY; THENCE NORTH $62^{\circ}08'31''$ EAST, CONTINUING ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 228.72 FEET TO THE

INTERSECTION OF LAST SAID RIGHT OF WAY LINE WITH THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE ALONG LAST SAID RIGHT OF WAY LINE THE FOLLOWING TEN COURSES: COURSE 1) THENCE SOUTH 27°53'13" EAST, A DISTANCE OF 2423.59 FEET; COURSE 2) SOUTH 27°41'57" EAST, A DISTANCE OF 660.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2814.79 FEET; COURSE 3) THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 1160.86 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°54'25" EAST, 1152.65 FEET) TO THE POINT OF TANGENCY; COURSE 4) THENCE SOUTH 04°03'52" EAST, A DISTANCE OF 86.63 FEET; COURSE 5) THENCE SOUTH 03°21'21" EAST, A DISTANCE OF 69.60 FEET; COURSE 6) THENCE SOUTH 03°12'41" EAST, A DISTANCE OF 226.46 FEET; COURSE 7) THENCE SOUTH 03°46'30" EAST, A DISTANCE OF 50.00 FEET; COURSE 8) THENCE SOUTH 04°15'56" EAST, A DISTANCE OF 68.62 FEET; COURSE 9) THENCE SOUTH 04°56'25" EAST, A DISTANCE OF 24.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2914.79 FEET; COURSE 10) THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 881.42 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°38'10" EAST, 878.07 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 133.90 ACRES, MORE OR LESS

LESS AND EXCEPT:

Conservation Easement 1A

A portion of Section 44 of the Estopa Grant, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, with State Road No. 16, a variable width right of way as presently established, thence South 77°33'46" West, along said centerline of State Road No. 16, a distance of 465.31 feet to a point on a curve concave Northeasterly, having a radius of 2914.79 feet, said point also lying on the Westerly right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established; thence Northwesterly, departing said centerline, along said Westerly right of way line and along the arc of said curve, through a central angle of 01 °41 '25", an arc length of 85.99 feet to a point on said curve and the Point of Beginning, said point also being the Northeasterly corner of those lands described and recorded in Official Records Book 1462, page 1783, of the public records of said St. Johns County, said arc being subtended by a chord bearing and distance of North 23°07'45" West, 85.98 feet.

From said Point of Beginning, thence South 77°33'46" West, departing said Westerly right of way line of the Florida East Coast Railroad and along the Northerly line of said lands of Official Records Book 1462, page 1783, a distance of 129.33 feet to a point lying on said Northerly line, said point also being Reference Point "A"; thence Northerly, departing said Northerly line, 37 feet more or less, to a point lying on the Easterly Mean High Water Line of the San Sebastian River; thence Northwesterly, along said Easterly Mean High Water Line, 52 feet more or less, to point lying on the Northerly line of the second parcel described and recorded in Deed Book 61, page 512 of said public records; thence North 72°29'59" East, departing said Easterly Mean High Water Line and along said Northerly line 15 feet, more or less to a point on said Northerly line, said point bearing North 24°40'08" West, 106.00 feet from said Reference Point "A"; thence North 72°29'59" East, continuing along said Northerly line, 134.64 feet to a point lying on said Westerly right of way line of the Florida East Coast Railroad, said point also being a point on a curve concave Northeasterly, having a radius of 2914.79 feet; thence Southeasterly, departing said Northerly line, along said Westerly right of way line and along the arc of said curve, through a central angle of 02 ° 17' 4 7", an arc length of 116. 83 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 21 °08'09" East, 116.82 feet.

Conservation Easement 1B

A portion of Sections 6 and 7, together with a portion of Section 44 of the Estopa Grant, and a portion of Section 55 of the E.S. Robertson Grant, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, with State Road No. 16, a variable width right of way as presently established, thence South 77°33'46" West, along said centerline of State Road No. 16, a distance of 465.31 feet to a point lying on the Westerly right of way line of the Florida East Coast Rail Road, a 100 foot right of way as presently established, said point also being a point on a curve concave Northeasterly, having a radius of 2914.79 feet; thence Northerly departing said centerline, along said Westerly right of way line and along the arc of said curve, through a central angle of 04°22'48", an arc length of 222.83 feet to a point lying on the Southerly line of the first parcel described and recorded in Deed Book 61, page S 12 of the Public Records of said St. Johns County, said point also being the Point of Beginning and a point on said curve, said arc being subtended by a chord bearing and distance of North 21 °4T03" West, 222.77 feet.

From said Point of Beginning, thence South 72°29'59" West, departing said Westerly right of way line and along said Southerly line of Deed Book 61, page 512 a distance of 117.57 feet to Reference Point "A"; thence South 72°29'59" West, continuing along said Southerly line 35 feet more or less, to an intersection with the Easterly Mean High Water Line of the San Sebastian River; thence Northerly, departing said Southerly line and along the meanderings of said Easterly Mean High Water Line, 494 feet, more or less; thence Northeasterly, continuing along said meanderings 246 feet, more or less, to a point lying on said Westerly right of way line of the Florida East Coast Rail Road, said point also being a point on a curve concave Northeasterly, having a radius of 2914.79 feet; thence Southerly, departing said Easterly Mean High Water Line, along said Westerly right of way line, and along the arc of said curve, through a central angle of 00°04 '01 ", an arc length of 3 feet, more or less, to a point on said curve. and Reference Point "B", said point bearing North 02°54'37" West, 638.46 feet from said Reference Point "A", said arc being subtended by a chord bearing and distance of South 07°21 '45" East, 3 feet, more or less; thence Southerly, continuing along said Westerly right of way line, and along the arc of a curve concave Northeasterly, having a radius of 2914.79 feet, through a central angle of 12°11'53", an arc length of 620.55 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 13°29'42" East, 619.38 feet.

Conservation Easement 2A

A portion of Section 1, a portion of Section 50 of the E.S. Robertson Grant, a portion of Section 56 of the J. Delespine Grant, Township 7 South, Range 29 East, together with a portion of Section 6, a portion of Section 55 of the E.S. Robertson Grant, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, and State Road No. 16, a variable width right of way as presently established, thence South 77°33' 46" West, along said centerline of State Road No. 16, a distance of 475.07 feet; thence North 12°26' 14" West, departing said centerline, 50.00 feet to a point lying at the intersection of the Northerly right of way line of said State Road No. 16 with the Westerly right of way line of the Florida East Coast Rail Road, a 100 foot right of way as presently established, said point also being a point on a curve; thence Northerly, along said Westerly right of way line the following eight courses: Course one, thence Northerly, along the arc of a curve concave Northeasterly, having a radius of 2914.79 feet, through a central angle of 18°00'54", an arc length of 916.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 13°57'56" West, 912.69 feet; Course two, thence North 04°57'29" West, 24.60 feet to the point of curvature of a curve concave Easterly, having a radius of 2914.79 feet; Course three, thence Northerly, along the arc of said curve, through a central angle of 01 °20'56", and arc length of 68.62 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 04°17'00" West, 68.62 feet; Course four, thence North 03°47'34" West, along a non-tangent bearing, 50.00 feet to the point of curvature of a curve concave Easterly, having a radius of 11509.16 feet; Course five, thence Northerly, along the arc of said curve, through a central angle of 01°07'39", an arc length of 226.46 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 03° 13'45" West, 226.46 feet; Course six, thence Northerly, along the arc of a curve concave Westerly, having a radius of 2814.79 feet, through a central angle of 01 °25'00", an arc length of 69.60 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 03°22'25" West, 69.60 feet; Course seven, thence North 04°04'55" West, 86.74 feet to the point of curvature of a curve concave Southwesterly, having a radius of 2814.79 feet; Course eight, thence Northwesterly, along the arc of said curve, through a central angle of 05°44 '41 ", an arc length of 282.23 feet to an intersection with the Southerly line of those lands described and recorded in Deed Book 8, page 558 of the public records of said St Johns County, and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 06°57' 16" West, 282.11 feet.

From said Point of Beginning, thence South 85°30'00" West, departing said Westerly right of way line, and along said Southerly line of Deed Book 8, page 558, a distance of 174 feet, more or less, to an intersection with the Easterly Mean High Water Line of the San Sebastian River; thence Northwesterly, departing said Southerly line, and along the meanderings of said Easterly Mean High Water Line of the San Sebastian River, a distance of 1828 feet, more or less; thence South 45°33'10" East, departing said Easterly Mean High Water Line, 18 feet, more or less to Reference Point "A", said point bearing North 50°46'41" West, 1788.99 feet from said Point of Beginning; thence South 16°54'33" East, 31.83 feet; thence South 78°28'39" East, 49.65 feet; thence South 79°27'24" East, 33.43 feet; thence South 25°33'04" East, 41.64 feet; thence South 12°30'58" East, 40.30 feet; thence South 45° 16' 10" East, 43.39 feet; thence South 27°32'56" East, 48.65 feet; thence South 45°17'51" East, 55.35 feet; thence South 60°56'52" East, 52.26 feet; thence South 82°19'57" East, 26.16 feet; thence South 14°53'23" East, 33.00 feet; thence South 75°39'43" East, 58.32 feet; thence South 87° 05'46" East, 57.33 feet; thence South 66°32'08" East, 31.41 feet; thence South 81°03'10" East, 42.49 feet; thence North 83°11'40" East, 40.57 feet; thence North 40°51'07" East, 27.18 feet; thence North 56°39'02" East, 31.40 feet; thence North 58°51'23" East, 35.86 feet; thence North 56°10'36" East, 34.05 feet; thence North 67°20'18" East, 54.23 feet; thence North 72°04'25" East, 57.64 feet; thence North 71°04'19" East, 20.64 feet; thence North 05°53'15" East, 41.40 feet; thence South 58°21'24" East, 40.07 feet; thence North 39°50'08" East, 35.74 feet; thence South 59°42'37" East, 34.59 feet; thence South 84°07'47" East, 29.22 feet; thence North 50°30' 18" East, 23.31 feet; thence South 11 °27'22" East, 36.16 feet; thence South 05°40'44" West, 32.09 feet; thence South 39°20'01" East, 47.38 feet; thence North 66° 07'32" East, 30.82 feet; thence North 18° 19'13" West, 59.58 feet; thence North 55°10'55" East, 37.80 feet; thence North 18°30'51" West, 76.08 feet; thence North 33°13'21" West, 55.28 feet; thence North 36°34'22" West, 18.18 feet; thence North 10°24'53" East, 24.27 feet; thence North 43°01'56" West, 57.32 feet; thence North 62°39'40" East, 40.51 feet; thence South 49° 13'23" East, 82.62 feet to a point lying on said Westerly right of way line of the Florida East Coast Rail Road; thence South 27°42'36" East, along said Westerly right of way line, 324.17 feet to the point of curvature of a curve concave Southwesterly, having a radius of 2814.79 feet; thence Southeasterly, along the arc of said curve, through a central angle of 17° 52'59", an arc length of 878.55 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 18°46'06" East, 874.99 feet.

Conservation Easement 2B

A portion of Section 1, Township 7 South, Range 29 East, together with a portion of Section 6 and a portion of Section 55 of the E.S. Robertson Grant, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, and State Road No. 16, a variable width right of way as presently established, thence South 77°33'46" West, along said centerline of State Road No. 16, a distance of 475.07 feet; thence North 12°26' 14" West, departing said centerline, 50.00 feet to a point lying at the intersection of the Northerly right of way line of said State Road No. 16 with the Westerly right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established, said point also being a point on a curve; thence Northerly, along said Westerly right of way line the following six courses: Course one, thence Northerly, along the arc of a curve concave Northeasterly, having a radius of 2914.79 feet, through a central angle of 18°00'54", an arc length of 916.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 13°57'56" West, 912.69 feet; Course two, thence North 04°57'29" West, 24.60 feet to the point of curvature of a curve concave Easterly, having a radius of 2914.79 feet; Course three, thence Northerly, along the arc of said curve, through a central angle of 01 °20'56", and arc length of 68.62 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 04° 17'00" West. 68.62 feet; Course four; thence North 03°47'34" West, along a non-tangent bearing, 50.00 feet to the point of curvature of a curve concave Easterly, having a radius of 11509.16 feet; Course five, thence Northerly, along the arc of said curve, through a central angle of 01 °07'39", an arc length of 226.46 feet to Reference Point "A", said point also being a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 03°13'45" West, 226.46 feet; Course six, thence Northerly, along the arc of a curve concave Westerly, having a radius of 2814.79 feet, through a central angle of 00°32'54", an arc length of 27 feet, more or less, to a point on said curve at an intersection with the Easterly Mean High Water Line of the San Sebastian River, said point also being the Point of Beginning, said arc being subtended by a chord bearing and distance of North 02°56'22" West, 27 feet, more or less.

From said Point of Beginning, thence Northwesterly, departing said Westerly right of way line of the Florida East Coast Railroad, and along the meanderings of said Easterly Mean High Water Line of the San Sebastian River, a distance of 480 feet, more or less to an intersection with the Southerly line of those lands described and recorded in Deed Book 8, page 558 of the public records of said St Johns County; thence North 85°30'00" East, departing said Easterly Mean High Water Line, and along said Southerly line, 5 feet, more or less to Reference Point "B", said point bearing North 26°45'27" West, a distance of 473.44 feet from said Reference Point "A"; thence North 85°30'00" East, continuing along said Southerly line, 169.24 feet to a point lying on said Westerly right of way line of the Florida East Coast Railroad, said point also being a point on a curve concave Westerly, having a radius of 2814.79 feet; thence Southeasterly, along said Westerly right of way line, departing said Southerly line, and along the arc of said curve, through a central angle of 05°29'49", an arc length of 270.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 07°04'42" East, 269.95 feet; thence South 82° 11 '23" West, departing said Westerly right of way line, 0.50 feet; thence South 09°24'37" East, 5.57 feet to a point lying on said Westerly right of way line, said point also being a point on a curve concave Westerly, having a radius of 2814. 79 feet; thence Southerly, along said Westerly right of way line, and along the arc of said curve, through a central angle of 00°08'03", an arc length of 6.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 04°08'57" East, 6.59 feet; thence South 04°04'55" East, continuing along said Westerly right of way line, 86.74 feet to a point bearing North 03°22'25" West, 69.60 feet from said Reference Point "A", said point also being the point of curvature of a curve concave Westerly, having a radius of 2814.79 feet; thence Southerly, continuing along said Westerly right of way line, and along the arc of said curve through a central angle of 00°52'06", an arc length of 43 feet, more or less, to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 03°38'52" East, 43 feet, more or less.

Conservation Easement 3

A portion of Section 1, together with a portion of Section 56 of the J. Delespine Grant, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of San Marco Avenue (U.S. Highway No. 1), a variable width right of way as presently established, and State Road No. 16, a variable width right of way as presently established, thence North 12°26'14" West, departing said centerline, 50.00 feet to a point lying at the intersection of the Northerly right of way line of said State Road No. 16 with the Westerly right of way line of the Florida East Coast Rail Road, a 100 foot right of way as presently established, said point also being a point on a curve; thence Northerly and Northwesterly along said Westerly right of way line the following ten courses: Course 1, thence Northerly, along the arc of a curve concave Northeasterly, having a radius of 2914.79 feet, through a central angle of 18°00'54", an arc length of 916.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 13°57'56" West, 912.69 feet; Course 2, thence North 04°57'29" West, 24.60 feet to the point of curvature of a curve concave Easterly, having a radius of 2914.79 feet; Course 3, thence Northerly, along the arc of said curve, through a central angle of 01°20'56", and arc length of 68.63 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 04° 17'00" West, 68.62 feet; Course 4, thence North 03°47'34" West, along a non tangent bearing, 50.00 feet to the point of curvature of a curve concave Easterly, having a radius of 11509.16 feet; Course 5, thence Northerly, along the arc of said curve, through a central angle of 01 °07'39", an arc length of 226.46 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 03° 13'45" West, 226.46 feet; Course 6, thence Northerly, along the arc of a curve concave Westerly, having a radius of 2814.79 feet, through a central angle of 01°25'00", an arc length of 69.60 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 03°22'25" West, 69.60 feet; Course 7, thence North 04°04'55" West, 86.74 feet to the point of curvature of a curve concave Westerly, having a radius of 2814.79 feet; Course 8, thence Northerly along the arc of said curve through a central angle of 23°37'40", an arc length of 1160.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 15°53'46" West, 1152.57 feet; Course 9, thence North 27°42'36" West, 660.97 feet; Course 10, thence North 27°53'10" West, 791.45 feet; thence South 62°06'50" West, departing said Westerly right of way line. 629.12 feet to the Point of Beginning.

From said Point of Beginning, thence South 03°14'19" East, 55.53 feet; thence South 43°10' 19" East, 53.10 feet; thence South 10°48'53" East, 59.30 feet; thence South 52°44'43" West, 73.55 feet; thence South 07°43'26" East, 58.32 feet; thence South 21°03'22" West, 68.81 feet; thence South 07°37'29" West, 38.63 feet; thence South 33°03'46" West, 48.90

feet; thence South 29°30'42" East, 25.45 feet; thence South 58°28'15" East, 21.33 feet; thence North 59°04'00" East, 27.10 feet; thence North 39°16'15" East, 47.67 feet; thence South 85°49'18" East, 68.28 feet; thence South 54°22'18" East, 57.05 feet; thence South 62°40'22" East, 31.36 feet; thence South 36°16'14" East, 80.60 feet; thence South 33°13'41" West, 2.54 feet; thence South 81°56'42" West, 33.27 feet; thence South 33°13'41" West, 39.32 feet; thence North 67°41'10" West, 46.73 feet; thence South 30°47'42" West, 29.66 feet; thence South 03°22'02" West, 26.51 feet; thence South 02°11'08" West, 53.01 feet to Reference Point "A"; thence South 16°37'10" East, 15 feet more or less to an intersection with the Easterly Mean High Water Line of the San Sebastian River; thence Northerly, Northeasterly, Northwesterly and Westerly along the meanderings of said Easterly Mean High Water Line the following eight courses; Course 1, thence Northwesterly, 320 feet more or less; Course 2, thence Northeasterly, 119 feet more or less; Course 3, thence Westerly, 205 feet more or less; Course 4, thence Northwesterly, 362 feet more or less; Course 5, Northeasterly, 178 feet more or less; Course 6, thence Northerly, 190 feet more or less; Course 7, thence Northwesterly, 148 feet more or less; Course 8, thence Westerly, 84 feet more or less; thence North 70°24'29" East, departing said Easterly Mean High Water Line, 16 feet more or less to Reference Point "B", said point bearing North 27°51'26" West, 1288.06 feet from said Reference Point "A"; thence North 08°13'17" East, 31.24 feet; thence South 18°01'25" East, 26.31 feet; thence South 81°28'27" East, 24.67 feet; thence North 18°22'36" West, 38.56 feet; thence North 29°00'14" West, 40.20 feet; thence North 74°38'08" East, 13.48 feet; thence South 23°22'07" East, 47.87 feet; thence South 41°14'30" East, 53.74 feet; thence South 65°16'15" East, 61.91 feet; thence South 20°02'31" East, 30.32 feet; thence South 31°11'19" East, 67.99 feet; thence North 64°18'31" East, 39.61 feet; thence North 68°42'51" East, 38.69 feet; thence North 46°23'46" West, 15.61 feet; thence South 68°54'40" East, 25.33 feet; thence North 48°08'33" East, 28.07 feet; thence South 68°54'40" East, 40.04 feet; thence South 60°25'18" West, 109.44 feet; thence South 73°09'55" West, 21.93 feet; thence South 35°01'53" East, 7.92 feet; thence South 01°24'55" East, 54.15 feet; thence South 73°38'46" West, 25.84 feet; thence South 02°53'28" East, 8.96 feet; thence North 73°33'42" East, 25.72 feet; thence South 02°53'25" East, 62.50 feet; thence South 03°37'04" West, 57.76 feet; thence South 12°41'11" West, 81.12 feet; thence South 04°35'30" East, 45.62 feet; thence South 29°15'00" West, 41.19 feet; thence South 33°55'28" West, 41.58 feet; thence South 01°44'54" East, 42.53 feet; thence South 23°37'11" West, 21.13 feet; thence South 26°57'38" East, 39.38 feet; thence South 00°01'14" East, 46.27 feet; thence South 37°59'03" East, 17.04 feet; thence South 46°48'03" East, 41.34 feet; thence South 10°31'23" West, 49.44 feet; thence South 10°56'12" West, 20.25 feet; thence South 30°20'46" East, 11.17 feet; thence South 56°59'57" West, 25.03 feet; thence South 30°20'46" East, 10.11 feet; thence North 56°26'04" East, 25.04 feet; thence South 30°20'46" East, 6.24 feet; thence South 87°37'03" East, 38.27 feet; thence South 67°44'04" East, 26.76 feet; thence North 60°11'45" East, 32.63 feet; thence North 28°22'09" East, 41.89 feet; thence North 12°17'22" West, 45.82 feet; thence North 07°28'09" East, 52.80 feet; thence North 24°02'31" West, 25.41 feet; thence North 05°16'28" West, 80.99 feet; thence South 43°39'52" East, 57.55 feet; thence North 01°16'02" East, 53.99 feet; thence South 89°30'37" East, 56.41 feet; thence North 82°50'12" East, 7.57 feet; thence North 50°49'44" East, 82.85 feet; thence South 67°46'11" East, 44.72 feet to the Point of Beginning.

Conservation Easement 4

A portion of Section 1, together with a portion of Section 56 of the J. Delespine Grant, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway Nb. 1, a variable width right of way as presently established, and State Road No. 16, a variable width right of way as presently established, thence South 77°33'46" West, along said centerline of State Road No. 16, a distance of 449.56 feet; thence North 12°26'14" West, departing said centerline, 50.00 feet to a point lying on the Northerly right of way line of said State Road No. 16; thence Westerly and Northerly, along said Northerly right of way line the following four courses: Course one, thence South 77°33'46" West, 731.76 feet; Course two, thence North 23°50'52" West, 14.98 feet; Course three, thence North 12°26'14" West, 55.32 feet; Course four, thence South 77°33'46" West, 11.16 feet to a point lying on the Westerly line of those lands described and recorded in Deed Book 66, page 168 of the public records of said county; thence North 23°50'52" West, departing said Northerly right of way line and along said Westerly line, 5077.84 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 23°50'52" West, along said Westerly line of Deed Book 66, page 168, a distance of 38 feet, more or less, to an intersection with the Easterly Mean High Water Line of the San Sebastian River; thence Northeasterly, departing said Westerly line and along the meanderings of said Easterly Mean High Water Line, 306 feet, more or less; thence South 36°00'41" East, departing said Easterly Mean High Water Line, 14 feet, more or less to a point, said point bearing North 43°41'36" East, 297.13 feet from said Point of Beginning; thence South 11°44'37"

West, 36.00 feet; thence South $01^{\circ}30'37''$ West, 300.25 feet; thence South $30^{\circ}37'55''$ East, 80.82 feet; thence South $43^{\circ}16'19''$ East, 39.71 feet to a point, said point bearing South $49^{\circ}43'06''$ East, 338.74 feet from said Point of Beginning; thence North $71^{\circ}21'31''$ East, 43 feet, more or less to an intersection with said Easterly Mean High Water Line; thence Southwesterly, along the meanderings of said Easterly Mean High Water Line, 46 feet, more or less; thence Northwesterly, continuing along the meanderings of said Easterly Mean High Water Line, 372 feet, more or less, to an intersection with said Westerly line of Deed Book 66, page 168; thence North $23^{\circ}50'52''$ West, departing said Easterly Mean High Water Line and along said Westerly line, 38 feet, more or less to the Point of Beginning.

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID 1029900000
Location Address LEWIS SPEEDWAY
SAINT AUGUSTINE 32084-0000
Neighborhood M&B MA9 G1 (SF) (4910)
Tax Description* 1 E 67ACS OF GRANT TO JOSEPH DELESPINE - PT OF PARCELE OR3849/1506 & 1527
*The Description above is not to be used on legal documents.
Property Use Code Marshes, Wetlands, Waste Lands (9600)
Subdivision N/A
Sec/Twp/Rng 56-7-29
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 45.700
Homestead N

Owner Information

Owner Name West San Sebastian LLC Et AL 53%
Hwp Parks Arlington II Ltd 47%
Mailing Address 8383 PRESTON CENTER PLAZA DR
SUITE 360
DALLAS, TX 75225-0000

Map



Valuation Information

	2020
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$11,424
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$11,424
Just (Market) Value	\$0
Total Deferred	\$11,424
Assessed Value	\$0
Total Exemptions	\$11,424
Taxable Value	

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	\$11,424	\$0	\$0	\$11,424	\$11,424	\$0	\$11,424
2018	\$0	\$0	\$11,424	\$0	\$0	\$11,424	\$11,424	\$0	\$11,424
2017	\$0	\$0	\$11,424	\$0	\$0	\$11,424	\$11,424	\$0	\$11,424
2016	\$0	\$0	\$11,424	\$0	\$0	\$11,424	\$11,424	\$0	\$11,424
2015	\$0	\$0	\$11,424	\$0	\$0	\$11,424	\$11,424	\$0	\$11,424
2014	\$0	\$0	\$11,424	\$0	\$0	\$11,424	\$11,424	\$0	\$11,424
2013	\$0	\$0	\$11,424	\$0	\$0	\$11,424	\$11,424	\$0	\$11,424
2012	\$0	\$0	\$11,424	\$0	\$0	\$11,424	\$11,424	\$0	\$11,424
2011	\$0	\$0	\$11,424	\$0	\$0	\$11,424	\$11,424	\$0	\$11,424
2010	\$0	\$0	\$11,424	\$0	\$0	\$11,424	\$11,424	\$0	\$11,424

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	0	0	42.25	AC	\$10,562
Conservation Easements	0	0	3.45	AC	\$862

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/26/2014	2/21/2014	\$100.00	WD	3849	1527	U	V	FDG FLAGLER CROSSING LLC	WEST SAN SEBASTIAN LLC ET AL
2/26/2014	2/21/2014	\$2,657,500.00	WD	3849	1506	Q	V	FDG FLAGLER CROSSING LLC	WEST SAN SEBASTIAN LLC ET AL
2/26/2014	2/21/2014	\$0.00	QC	3849	1462	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
2/26/2014	2/21/2014	\$100.00	CD	3849	1456	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
	2/19/2008	\$100.00	CD	3054	1210	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
	11/16/2007	\$100.00	WD	3012	1650	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
	9/27/2007	\$100.00	CE	2988	717	U	V	FLORIDA EAST COAST RAILWAY LLC	ST JOHNS RIVER WATER MANAGEMENT DIST
	9/15/2000	\$0.00	OI	1534	1011	U	I	FLORIDA EAST COAST RAILWAY (MERGER)	FLORIDA EAST COAST RAILWAY LLC

Area Sales Report

Recent Sales in Area

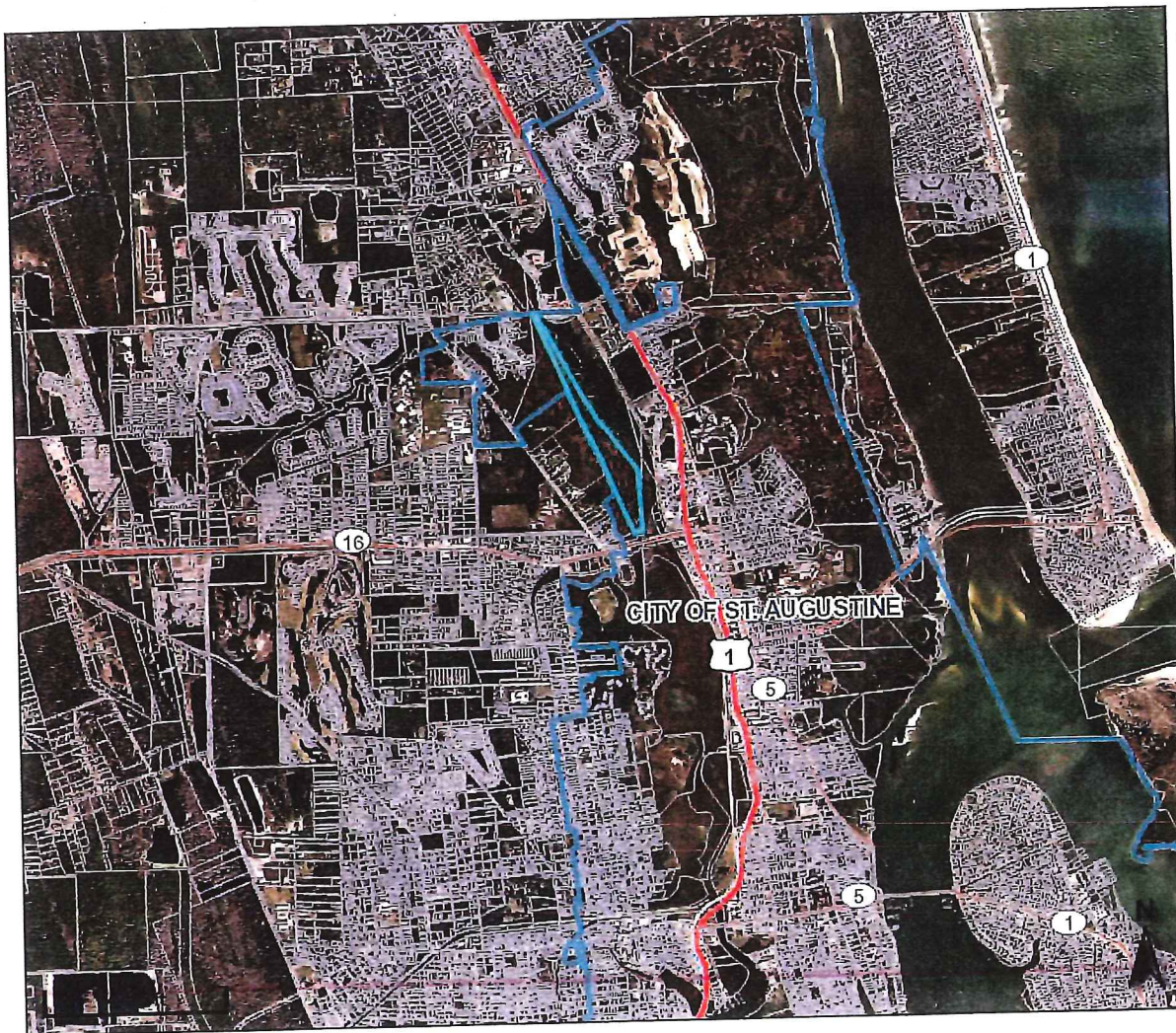
No data available for the following modules: Exemption Information, Building Information, Extra Feature Information, Sketch Information.

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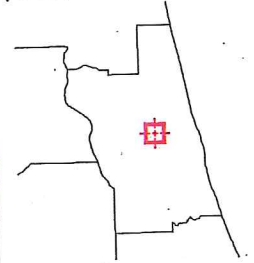
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Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	1029900000	Physical	LEWIS SPEEDWAY	Building Value	N/A	Last 2 Sales			
Property	9600 - Marshes & Tidal	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Lands	Mailing	WEST SAN SEBASTIAN LLC	Value		2/21/2014	\$2657500	05	Q
Taxing	City of St Augustine	Address	ET AL	Total Land	\$11,424	n/a	0	n/a	n/a
District			8383 PRESTON CENTER	Value					
Acres	45.7		PLAZA DR	Just Value	\$11,424				
			SUITE 360	Total Deferred	N/A				
			DALLAS TX 75225-0000	Assessed Value	\$11,424				
				Total	N/A				
				Exemptions					
				Taxable Value	\$11,424				

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2019 TRIM Notice

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2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID 1028100000
Location Address LEWIS SPEEDWAY
SAINT AUGUSTINE 32084-0000
Neighborhood M&B MA9 G1 (SF) (4910)
Tax Description* 1 GRANT TO E S ROBERTSON (EX PT LYING E OF RELOCATED MAIN TRACK R/W ASSESSED WITH SEC 1-7-29 RE 084561-0000) OR3849/1506 & 1527
*The Description above is not to be used on legal documents.
Property Use Code Marshes, Wetlands, Waste Lands (9600)
Subdivision Estopa Grant 44 And E.S. Robinson Grant
Sec/Twp/Rng 50-7-29
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 2.900
Homestead N

Owner Information

Owner Name West San Sebastian LLC Et AL 53%
Hwp Parks Arlington II Ltd 47%
Mailing Address 8383 PRESTON CENTER PLAZA DR
SUITE 360
DALLAS, TX 75225-0000

Map



Valuation Information

	2020
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$3,553
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$3,553
Total Deferred	\$0
Assessed Value	\$3,553
Total Exemptions	\$0
Taxable Value	\$3,553

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	\$3,553	\$0	\$0	\$3,553	\$3,553	\$0	\$3,553
2018	\$0	\$0	\$3,553	\$0	\$0	\$3,553	\$3,553	\$0	\$3,553
2017	\$0	\$0	\$3,553	\$0	\$0	\$3,553	\$3,553	\$0	\$3,553
2016	\$0	\$0	\$3,553	\$0	\$0	\$3,553	\$3,553	\$0	\$3,553
2015	\$0	\$0	\$3,553	\$0	\$0	\$3,553	\$3,553	\$0	\$3,553
2014	\$0	\$0	\$3,553	\$0	\$0	\$3,553	\$3,553	\$0	\$3,553
2013	\$0	\$0	\$3,553	\$0	\$0	\$4,528	\$4,528	\$0	\$4,528
2012	\$0	\$0	\$4,528	\$0	\$0	\$4,528	\$4,528	\$0	\$4,528
2011	\$0	\$0	\$4,528	\$0	\$0	\$4,528	\$4,528	\$0	\$4,528
2010	\$0	\$0	\$4,528	\$0	\$0	\$4,528	\$4,528	\$0	\$4,528

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Use Description	0	0	0.39	AC	\$2,925
ROWs, Roads, Irrigation Channels, Ditches etc	0	0	2.51	AC	\$628
Marshes & Tidal Lands					

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/26/2014	2/21/2014	\$100.00	WD	3849	1527	U	V	FDG FLAGLER CROSSING LLC	WEST SAN SEBASTIAN LLC ET AL
2/26/2014	2/21/2014	\$2,657,500.00	WD	3849	1506	Q	V	FDG FLAGLER CROSSING LLC	WEST SAN SEBASTIAN LLC ET AL
2/26/2014	2/21/2014	\$0.00	QC	3849	1462	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
2/26/2014	2/21/2014	\$100.00	CD	3849	1456	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
	2/19/2008	\$100.00	CD	3054	1210	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
	11/16/2007	\$100.00	WD	3012	1650	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
	9/27/2007	\$100.00	CE	2988	717	U	V	FLORIDA EAST COAST RAILWAY LLC	ST JOHNS RIVER WATER MANAGEMENT DIST
	9/15/2000	\$0.00	OI	1534	1011	U	I	FLORIDA EAST COAST RAILWAY (MERGER)	FLORIDA EAST COAST RAILWAY LLC

Area Sales Report

Recent Sales in Area

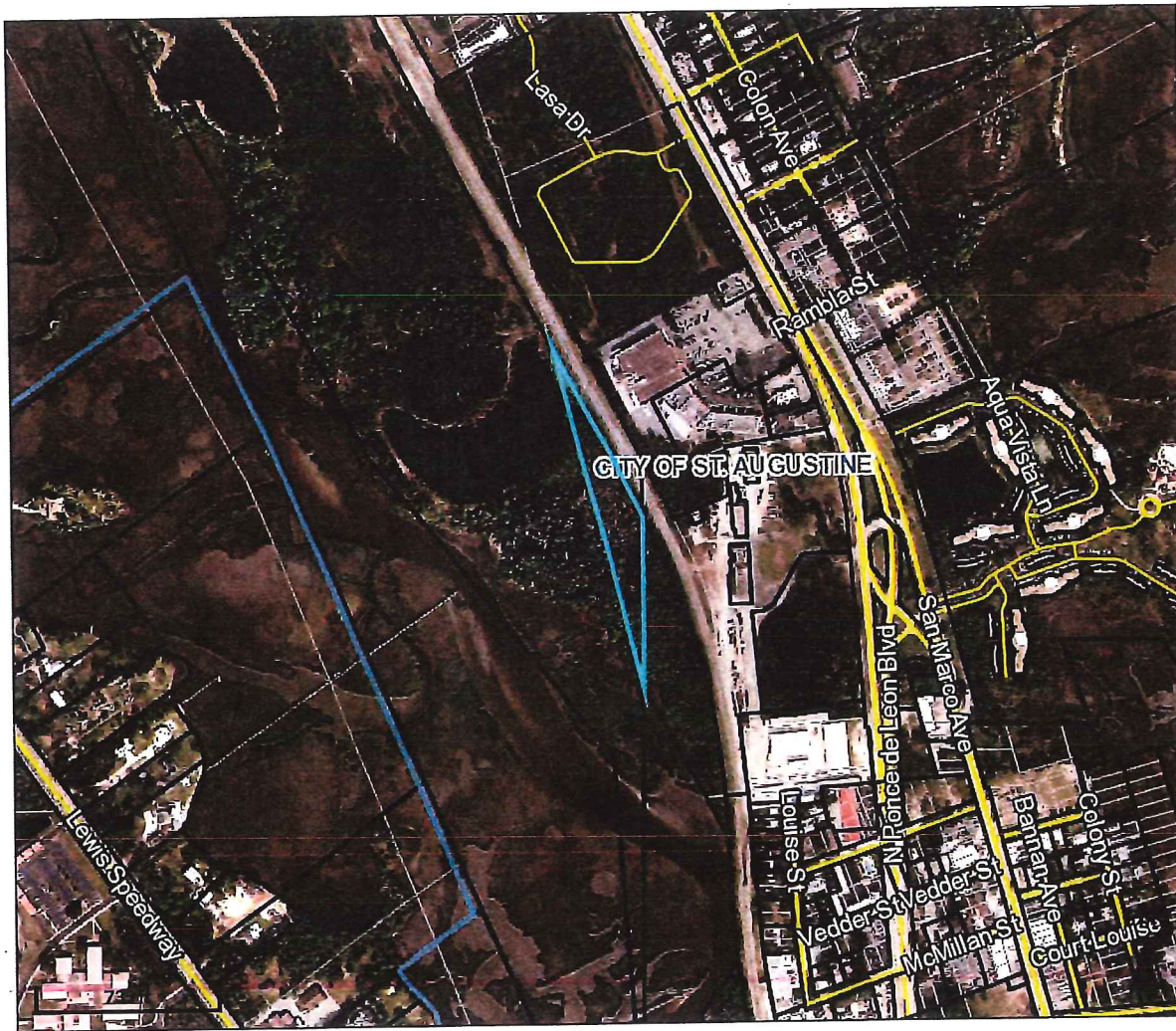
No data available for the following modules: Exemption Information, Building Information, Extra Feature Information, Sketch Information.

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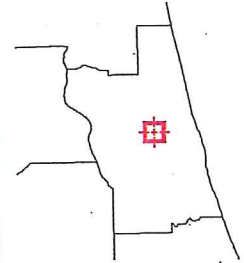
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Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	1028100000	Physical Address	LEWIS SPEEDWAY	Building Value	N/A	Last 2 Sales			
Property Class	9600 - Marshes & Tidal Lands	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	WEST SAN SEBASTIAN LLC ET AL	Total Land Value	\$3,553	2/21/2014	\$2657500	05	Q
Acres	2.9		8383 PRESTON CENTER PLAZA DR SUITE 360 DALLAS TX 75225-0000	Just Value	\$3,553	n/a	0	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	\$3,553				
				Total	N/A				
				Exemptions					
				Taxable Value	\$3,553				

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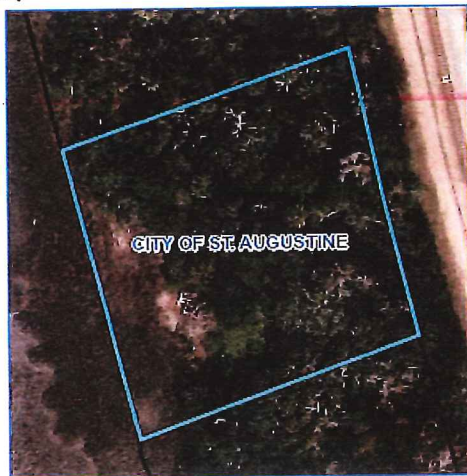
Summary

Parcel ID 1548600000
Location Address MCMILLAN ST
SAINT AUGUSTINE 32084-0000
Neighborhood Robinson Grant (709)
Tax Description* 2-82 (2-2) ROBINSON GRANT SUB ALL LOT 55-C LYING W OF FEC RY INCLUDING RIPARIAN RIGHTS OR3849/1506 & 1527
*The Description above is not to be used on legal documents.
Property Use Code Marshes, Wetlands, Waste Lands (9600)
Subdivision Estopa Grant 44 And E.S. Robinson Grant
Sec/Twp/Rng 55-7-30
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 0.650
Homestead N

Owner Information

Owner Name West San Sebastian LLC Et AL 53%
Hwp Parks Arlington II Ltd 47%
Mailing Address 8383 PRESTON CENTER PLAZA DR
SUITE 360
DALLAS, TX 75225-0000

Map



Valuation Information

	2020
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$162
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$162
Total Deferred	\$0
Assessed Value	\$162
Total Exemptions	\$0
Taxable Value	\$162

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	\$162	\$0	\$0	\$162	\$162	\$0	\$162
2018	\$0	\$0	\$162	\$0	\$0	\$162	\$162	\$0	\$162
2017	\$0	\$0	\$162	\$0	\$0	\$162	\$162	\$0	\$162
2016	\$0	\$0	\$162	\$0	\$0	\$162	\$162	\$0	\$162
2015	\$0	\$0	\$162	\$0	\$0	\$162	\$162	\$0	\$162
2014	\$0	\$0	\$162	\$0	\$0	\$162	\$162	\$0	\$162
2013	\$0	\$0	\$162	\$0	\$0	\$162	\$162	\$0	\$162
2012	\$0	\$0	\$162	\$0	\$0	\$162	\$162	\$0	\$162
2011	\$0	\$0	\$162	\$0	\$0	\$162	\$162	\$0	\$162
2010	\$0	\$0	\$162	\$0	\$0	\$162	\$162	\$0	\$162

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Wetlands	0	0	0.65	AC	\$162

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/26/2014	2/21/2014	\$100.00	WD	3849	1527	U	V	FDG FLAGLER CROSSING LLC	WEST SAN SEBASTIAN LLC ET AL
2/26/2014	2/21/2014	\$2,657,500.00	WD	3849	1506	Q	V	FDG FLAGLER CROSSING LLC	WEST SAN SEBASTIAN LLC ET AL
2/26/2014	2/21/2014	\$0.00	QC	3849	1462	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
2/26/2014	2/21/2014	\$100.00	CD	3849	1456	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
	2/19/2008	\$100.00	CD	3054	1210	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
	11/16/2007	\$100.00	WD	3012	1650	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
	9/27/2007	\$100.00	CE	2988	717	U	V	FLORIDA EAST COAST RAILWAY LLC	ST JOHNS RIVER WATER MANAGEMENT DIST
	9/15/2000	\$0.00	OI	1534	1011	U	I	FLORIDA EAST COAST RAILWAY (MERGER)	FLORIDA EAST COAST RAILWAY LLC

Area Sales Report

Recent Sales in Area

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

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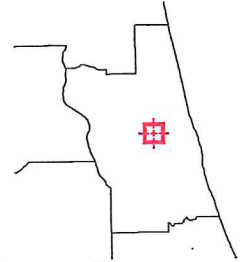
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Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	1548600000	Physical	MCMILLAN ST	Building Value	N/A	Last 2 Sales			
Property	9600 - Marshes & Tidal	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Lands	Mailing	WEST SAN SEBASTIAN LLC	Value		2/21/2014	\$2657500	05	Q
Taxing	City of St Augustine	Address	ET AL	Total Land	\$162	n/a	0	n/a	n/a
District			8383 PRESTON CENTER	Value					
Acres	0.65		PLAZA DR	Just Value	\$162				
			SUITE 360	Total Deferred	N/A				
			DALLAS TX 75225-0000	Assessed Value	\$162				
				Total	N/A				
				Exemptions					
				Taxable Value	\$162				

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Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID 1555400000
Location Address HARDING AVE
SAINT AUGUSTINE 32084-0000
Neighborhood Estopa (696)
Tax Description* 2-82 (10) ESTOPA GRANT SUB LOT44-H (EXADD'L R/W TO FDOT PARCEL 103 IN OR1462/1783) OR3849/1506 & 1527
*The Description above is not to be used on legal documents.
Property Use Code Marshes, Wetlands, Waste Lands (9600)
Subdivision Estopa Grant 44 And E.S. Robinson Grant
Sec/Twp/Rng 44-7-30
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 1.300
Homestead N

Owner Information

Owner Name West San Sebastian LLC Et AL 53%
Hwp Parks Arlington II Ltd 47%
Mailing Address 8383 PRESTON CENTER PLAZA DR
SUITE 360
DALLAS, TX 75225-0000

Map



Valuation Information

Building Value
Extra Features Value
Total Land Value
Agricultural (Assessed) Value
Agricultural (Market) Value
Just (Market) Value
Total Deferred
Assessed Value
Total Exemptions
Taxable Value

2020
\$0
\$0
\$335
\$0
\$0
\$335
\$0
\$335
\$0
\$335

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	\$325	\$0	\$0	\$325	\$325	\$0	\$325
2018	\$0	\$0	\$325	\$0	\$0	\$325	\$325	\$0	\$325
2017	\$0	\$0	\$325	\$0	\$0	\$325	\$325	\$0	\$325
2016	\$0	\$0	\$325	\$0	\$0	\$325	\$325	\$0	\$325
2015	\$0	\$0	\$325	\$0	\$0	\$325	\$325	\$0	\$325
2014	\$0	\$0	\$325	\$0	\$0	\$325	\$325	\$0	\$325
2013	\$0	\$0	\$325	\$0	\$0	\$325	\$325	\$0	\$325
2012	\$0	\$0	\$325	\$0	\$0	\$325	\$325	\$0	\$325
2011	\$0	\$0	\$325	\$0	\$0	\$325	\$325	\$0	\$325
2010	\$0	\$0	\$325	\$0	\$0	\$325	\$325	\$0	\$325

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Wetlands	0	0	1.26	AC	\$315
Rivers, Lakes & Submerged Lands	0	0	0.04	AC	\$20

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/26/2014	2/21/2014	\$100.00	WD	3849	1527	U	V	FDG FLAGLER CROSSING LLC	WEST SAN SEBASTIAN LLC ET AL
2/26/2014	2/21/2014	\$2,657,500.00	WD	3849	1506	Q	V	FDG FLAGLER CROSSING LLC	WEST SAN SEBASTIAN LLC ET AL
2/26/2014	2/21/2014	\$0.00	QC	3849	1462	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
2/26/2014	2/21/2014	\$100.00	CD	3849	1456	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
	2/19/2008	\$100.00	CD	3054	1210	U	V	FLORIDA EAST COAST RAILWAY LLC	FDG FLAGLER CROSSING LLC
	11/16/2007	\$100.00	WD	3012	1650	U	V	FLORIDA EAST COAST RAILWAY LLC	ST JOHNS RIVER WATER MANAGMENT DIST
	9/27/2007	\$100.00	CE	2988	717	U	V	FLORIDA EAST COAST RAILWAY LLC	FLORIDA EAST COAST RAILWAY LLC
	9/15/2000	\$0.00	OI	1534	1011	U	I	FLORIDA EAST COAST RAILWAY (MERGER)	FLORIDA EAST COAST RAILWAY LLC

Area Sales Report

Recent Sales in Area

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

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Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	1555400000	Physical Address	HARDING AVE	Building Value	N/A	Last 2 Sales			
Property Class	9600 - Marshes & Tidal Lands	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	WEST SAN SEBASTIAN LLC ET AL	Total Land Value	\$335	2/21/2014	\$2657500	05	Q
Acres	1.3		8383 PRESTON CENTER PLAZA DR SUITE 360 DALLAS TX 75225-0000	Just Value	\$335	n/a	0	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	\$335				
				Total	N/A				
				Exemptions					
				Taxable Value	\$335				

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Attachment 2

RL-1 Zoning

Sec. 28-166. - Residential, low-one: RL-1.

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

(1) *Permitted uses and structures:*

- a. Single-family dwellings.
- b. Accessory apartments.
- c. Multiple-family dwellings.
- d. Home office, private.

(2) *Permitted accessory uses and structures:* See section 28-348.

(3) *Permitted uses by exception:*

- a. Tourist homes and bed and breakfasts.
- b. Rooming and boarding houses.
- c. Housing for the elderly.
- d. Neighborhood recreation facility.
- e. Hotels and motels, thirty (30) units maximum.
- f. Restaurants and/or bars in connection with hotels or motels.
- g. Intermediate care facilities.
- h. See section 28-347.

(4) *Minimum lot requirements:*

a. *Single-family dwellings:*

1. Minimum lot width, fifty (50) feet.
2. Minimum lot area, five thousand four hundred fifty (5,450) square feet.

b. *Multiple-family dwellings:*

1. Minimum lot width, fifty (50) feet.
2. Minimum lot area, ten thousand nine hundred (10,900) square feet for the first two (2) units and five thousand four hundred (5,400) square feet for each additional unit, to a maximum of eight (8) units per acre.

c. *Nonresidential uses:*

1. Minimum lot width, fifty (50) feet.
2. Minimum lot area, five thousand four hundred fifty (5,450) square feet.

(5) *Maximum lot coverage by all buildings and structures:* Thirty (30) percent.

(6) *Minimum yard requirements:*

a. *Residential uses:*

1. Front, fifteen (15) feet.
2. Side, ten (10) feet.
3. Rear, ten (10) feet.

b. *Nonresidential uses:*

1. Front, fifteen (15) feet.
2. Side, twenty (20) feet.
3. Rear, twenty (20) feet.

(7) *Maximum heights of structures:* Thirty-five (35) feet.

(Ord. No. 96-07, § 1, 5-13-96)

Attachment 3
Existing PUD
Ord. 2013-18

ORDINANCE NO. 2013-18

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FLAGLER CROSSING PLANNED UNIT DEVELOPMENT (PUD) ESTABLISHED PURSUANT TO ORDINANCE NO. 2006-31 IN ORDER TO PROVIDE FOR DEVELOPMENT OF THE PROPERTY WITH 107 SINGLE FAMILY DWELLING UNITS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3194, Florida Statutes, requires that after a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted; and

WHEREAS, the City of St. Augustine Comprehensive Plan provides for a Residential Low Density Mixed Use land use designation and associated use and density criteria for development within the designation for the subject property; and

WHEREAS, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances initiated by other than the municipality which change the actual zoning map designation of a parcel or parcels of land; and

WHEREAS, on October 13, 2008, the City Commission passed and adopted Ordinance No. 2006-31 establishing the Flagler Crossing Planned Unit Development (PUD); and

WHEREAS, Section 28-289 of the Code of the City of St. Augustine provides procedures for the modification of a PUD; and

WHEREAS, on July 2, 2013, the City of St. Augustine Planning and Zoning Board (PZB) reviewed a request to modify the Flagler Crossing PUD, attached as Exhibit "A" and incorporated herein by reference, and made recommendation to the City Commission;

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

Section 1. Modification of Planned Unit Development. The Flagler Crossing PUD established pursuant to Ordinance No. 2006-31 for property described in Exhibit "B," incorporated herein by reference and attached hereto, is hereby modified in accordance with the Development Plan Narrative Revised August 26, 2013, incorporated herein by reference as Exhibit "C" and attached hereto.

Section 2. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

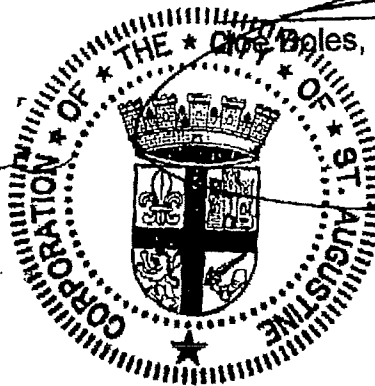
Section 4. Effective Date. This ordinance shall become effective ten (10) days after passage pursuant to s. 166.041(4), Florida Statutes.

PASSED AND ADOPTED by the City Commission of the City of St. Augustine, Florida, this 26th day of August, 2013.

ATTEST:


Alison Ratkovic, City Clerk

(SEAL)



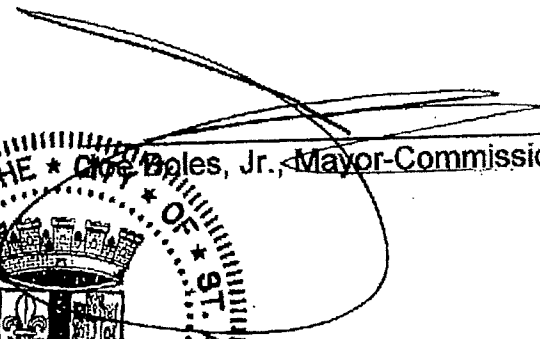

Dave Boles, Jr., Mayor-Commissioner

Exhibit "A"
Application

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

Application Fee \$220.00

BDAC Project No. _____

Receipt No. _____

Meeting Date _____

PLEASE PRINT OR TYPE

1. **NAME OF APPLICANT:** Tom Jones

Daytime Phone: c/o 904-825-4343

Business (if applicable):

Address: c/o McClure Bloodworth, P.L. **City:** St. Augustine **State:** FL **Zip:** 32084

2. **NAME OF PROPERTY OWNER:** FDG Flagler Crossing LLC Daytime Phone: c/o 904-825-4343

Business (if applicable): ATTN: Adam Furstein

Address: 2855 S Lejeune Rd. **City:** Coral Gables **State:** FL **Zip:** 33134

3. **LEGAL DESCRIPTION OF PROJECT PROPERTY:**

Lot: N/A

Block: N/A

Subdivision: Flagler Crossing

Parcel Number: 084560-0000, 102990-0000,
102810-0000,
154860-0000, 155540-0000

4. **PROJECT STREET ADDRESS:** Ponce de Leon Blvd

5. **SPECIFIC PROPOSED USE:** 107 Single Family Homes

6. **ACTION REQUESTED:**

☐ **Exception**

☐ **Rezoning**

☐ **Land Use Plan Amendment**

☐ **Appeal of Staff Determination**

☐ **Variance**

☐ **Conservation Zone Development**

☒ **Other:** Modification of the Flagler Crossing PUD (Ord. 2006-31)

7. **DESCRIPTION OF ACTION REQUESTED:** The Applicant seeks to reduce the density of the 73-acre PUD from 248 multi-family townhome units to 107 single-family residences.

8. **JUSTIFICATION FOR ACTION REQUESTED:** See attached redline/strike-through version of the previously approved PUD narrative. And pursuant to Ord. 2013-08, the required responses to criteria 1 through 10 as well as all additional new text requirements are attached.

RECEIVED

JUN 06 2013

Planning/Building Dept.

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

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 X No If yes, give date and final disposition below.

11. AGREEMENT:

In filing this application, I understand that it becomes 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 288.0105 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. _____ DATE
SIGNATURE OF APPLICANT
EDG Flayler Crossings LLC

13. BY Kopco 6/16/13
SIGNATURE OF PROPERTY OWNER DATE
Vice President



Exhibit "B"
Legal Description

Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

November 1, 2005
Miller Tract West
Page 1 of 2

Work Order No. 05-231.02
File No. 118C-29(MHW)

73 ACRE PARCEL

A portion of Section 1, Section 50 of the E. S. Robertson Grant, Section 51 of the Delespine or Delespine Grant, Section 52 of the Fatio or Delespine Grant, and Section 56 of the J. Delespine Grant, Township 7 South, Range 29 East, together with Section 6, and Section 55 of the E. S. Robertson Grant, Township 7 South, Range 30 East, all lying in the City of St. Augustine, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the centerline intersection of San Marco Avenue, also known as U.S. Highway No. 1, a variable width right of way as now established, with the centerline of State Road No. 16, a variable width right of way per Florida Department of Transportation Right of Way Map, Section 78060-2506; thence South $77^{\circ}33'46''$ West, along said centerline of State Road No. 16, a distance of 465.31 feet to a point lying on the Westerly right of way line of the Florida East Coast Railroad, a 100 foot right of way as now established, said point also being a point on a curve concave Easterly, having a radius of 2914.79 feet; thence along said Westerly right of way line the following six courses: Course 1, thence Northerly, departing said centerline and along the arc of said curve, through a central angle of $19^{\circ}00'59''$, an arc length of 967.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $14^{\circ}27'58''$ West, 962.97 feet; Course 2, thence North $04^{\circ}57'29''$ West, 24.60 feet to a point on a non-tangent curve concave Easterly, having a radius of 2914.79 feet; Course 3, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}20'56''$, an arc length of 68.62 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $04^{\circ}17'00''$ West, 68.62 feet; Course 4, thence North $03^{\circ}47'34''$ West, along a non-tangent bearing, 50.00 feet to the point of curvature of a curve concave Easterly, having a radius of 11509.16 feet; Course 5, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}07'39''$, an arc length of 226.46 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $03^{\circ}13'45''$ West, 226.46 feet; Course 6, thence Northerly, along the arc of a curve concave Westerly, having a radius of 2814.79 feet, through a central angle of $00^{\circ}32'54''$, an arc length of 27 feet, more or less, to a point on said curve, said point also being a point lying on the Easterly Mean High Water Line and the Point of Beginning, said arc being subtended by a chord bearing and distance of North $02^{\circ}56'22''$ West, 27 feet, more or less.

From said Point of Beginning, thence Northwesterly, departing said Westerly right of way line of the Florida East Coast Railroad, and along the meanderings of the Easterly Mean High Water Line of the San Sebastian River, 4923 feet, more or less, to a point lying on the Westerly line of those lands described and recorded in Deed Book 66, page 168 of the public records of said St. Johns County, said line also being a line from the centerline of a

73 Acre Parcel

bridge to the centerline of the Dome of the Flagler Memorial Church of St. Augustine; thence North $23^{\circ}50'52''$ West, departing said Easterly Mean High Water Line and along said Westerly line, 76 feet, more or less, to a point lying on said Easterly Mean High Water Line; thence Northeasterly and Northwesterly, departing said Westerly line and along the meanderings of said Easterly Mean High Water Line, 673 feet, more or less, to a point lying on said Westerly line; thence North $23^{\circ}50'52''$ West, departing said Easterly Mean High Water Line and along said Westerly line, 121 feet, more or less, to a point lying on said Easterly Mean High Water Line; thence Northeasterly, Southeasterly and Northwesterly, departing said Westerly line and along the meanderings of said Easterly Mean High Water Line, 192 feet, more or less, to a point lying on said Westerly line; thence North $23^{\circ}50'52''$ West, departing said Easterly Mean High Water Line and along said Westerly line, 191 feet, more or less, to a point lying on said Easterly Mean High Water Line; thence Southeasterly, Southwesterly, Northeasterly and Northwesterly, departing said Westerly line and along the meanderings of said Easterly Mean High Water Line, 555 feet, more or less, to a point lying on said Westerly line; thence North $23^{\circ}50'52''$ West, departing said Easterly Mean High Water Line and along said Westerly line, 29 feet, more or less, to a point lying on said Easterly Mean High Water Line; thence Northerly, departing said Westerly line and along the meanderings of said Easterly Mean High Water Line, 111 feet, more or less to a point lying on the Southerly line of Section 98 of the J. Delespine Grant, Township 6 South, Range 29 East; thence South $89^{\circ}11'41''$ East, departing said Easterly Mean High Water Line, along said Southerly line and along the Southerly line of Section 36 of said Township 6 South, Range 29 East, a distance of 184 feet, more or less, to a point on a curve concave Northerly, having a radius of 488.46 feet; thence Easterly, departing said Southerly line and along the arc of said curve, through a central angle of $92^{\circ}00'30''$, an arc length of 784.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $71^{\circ}52'55''$ East, 702.79 feet; thence North $62^{\circ}06'50''$ East, 228.73 feet to a point lying on said Westerly right of way line of the Florida East Coast Railroad; thence Southerly, along said Westerly right of way line the following five courses: Course 1, thence South $27^{\circ}53'10''$ East, 2423.56 feet; Course 2, thence South $27^{\circ}42'36''$ East, 660.97 feet to the point of curvature of a curve concave Westerly, having a radius of 2814.79 feet; Course 3, thence Southerly, along the arc of said curve, through a central angle of $23^{\circ}37'40''$, an arc length of 1160.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $15^{\circ}53'46''$ East, 1152.57 feet; Course 4, thence South $04^{\circ}04'55''$ East, 86.74 feet to the point of curvature of a curve concave Westerly, having a radius of 2814.79 feet; Course 5, thence Southerly, along the arc of said curve, through a central angle of $00^{\circ}52'06''$, an arc length of 43 feet, more or less, to a point on said curve, said point also being a point lying on the Easterly Mean High Water Line and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $03^{\circ}38'52''$ East, 43 feet, more or less.

Containing 72.86 acres, more or less.

Exhibit "C"

**DEVELOPMENT PLAN NARRATIVE
FLAGLER CROSSING PLANNED UNIT DEVELOPMENT**

PUD Ordinance 2006-31

Revised July 9, 2013

Submittal Date:

June 7, 2013

Request:

Rezone approximately 73 acres from Planned Unit Development (PUD) to PUD to allow for construction of up to 107 single family dwelling units.

Owner:

FDG Flagler Crossing, LLC
ATTN: Keith Tickell
4601 Touchton Rd. E., Bldg. 300
Suite 3200
Jacksonville, Florida 32246

Applicant:

San Sebastian Group, LLC
105 Plantation Circle
Ponte Vedra Beach, FL 32082

Authorized Agents for the Applicant:

Susan Bloodworth, Esquire
McClure Bloodworth, P.L.
81 King Street, Suite A
St. Augustine, FL 32084

John Valdes
John Valdes & Associates
1395 U.S. Highway 1 South, Suite A
St. Augustine, Florida 32084

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258

Exhibits:

Exhibit A	Application
Exhibit B	Legal Description
Exhibit C	Development Plan Narrative
Exhibit D	General Location/Context Plan
Exhibit E	Extent of Coastal High Hazard Area (CHHA)

SECTION II- APPLICATION

A. Permitted Uses: The development will be constructed in an orderly manner. The only permitted uses will be single-family homes, not to exceed one hundred seven (107) units with associated active and passive recreation uses and accessory uses. The Conceptual Site Plan and Typical Sections, **Exhibit "H,"** shows a total of 107 single-family with passive and active recreation and park areas. The active recreation areas may include playgrounds, playing fields, and exercise stations. The passive recreation areas may include walking trails to scenic vistas and up to two optional community docks or fishing piers.

Development of the PUD will occur in one or more phases over the next ten (10) years. Development of the PUD shall commence within eighteen (18) months of approval of this modification, which shall be defined as City adoption of the Ordinance modifying the original PUD Ordinance 2006-31. Commencement shall be defined as approval of construction plans based on the PUD, as modified herein.

This PUD shall not release the Applicant, its successors and assigns, or their obligations to comply with all Federal, State and local applicable laws and does not otherwise limit nor expand the authority of the City of St. Augustine to enforce such laws nor limit nor expand defenses available to the property owner.

B. Development Standards for Development within the PUD: The attached Conceptual Site Plan and Typical Sections **Exhibit "H"** depicts the appropriate site plan and layout of the proposed lots. No material departures from the Site Plan are permitted without authorization of the PZB. In recognition of the PUD's unified site plan, an individual homeowner may seek an amendment of his or her property, with only the prior approval of the Applicant, or his assignee, such as the homeowner's association, which is required by the City's Code, to be created for the management and ownership of the common elements, stormwater system and any private roadways. Such individual homeowner need not obtain the signatures of all homeowners within the PUD, as long as the applicant for any requested change is the Applicant or the Applicant's designee, such as the homeowners' association. The following specific criteria shall apply.

1. **Minimum lot width:** Fifty (50) feet.
2. **Minimum Lot Area:** Six thousand (6,000) square feet
3. **Minimum Setbacks for Structures**

Front -- 20 feet
Side -- 5 feet
Rear -- 10 feet

Setbacks will be measured from the property line to the face of the vertical wall or structure.

4. **Maximum lot coverage:** Fifty (50) percent for structures.
5. **Maximum building height:** Thirty-five (35) feet.

6. **Parking:** Subdivision roads shall be constructed within a 50 foot right of way with a 5 foot easement on both sides and 20-ft of pavement. Because of the width of the pavement, no on-street parking will be allowed and off-street parallel guest parking, off of the 20 ft. pavement, has been provided throughout the neighborhood. The installation of striping and warning signage shall occur at the time of construction of the roadways within the PUD. The prohibition against on-street parking shall be reflected in the homeowner's association regulatory documents. Enforcement, including towing of improperly parked vehicles, will be handled by the homeowner's association. Traffic control signage shall be in conformance with the Manual on Uniform Traffic Control Devices (MUTCD).

Signage: The entry feature signage for the subdivision will be no greater than commercial signage per City Code, and residential signage internal to the subdivision will comply with residential signage per City Code with appropriate wayfinding and traffic signage. These signs may be lighted (providing lights are not directed towards traffic) and shall not obstruct visibility.

The existing billboards located on the south parcel adjacent to SR 16 will be removed from the Property upon issuance of the first vertical building permit(s). This is consistent with Comprehensive Plan CCM Policy 30 that encourages property owners not to renew leases for the billboards, which are located along State Road 16.

7. **Stormwater:** Stormwater will be retained on site within the retention areas shown on the Community Plan and Typical Sections **Exhibit "H."** The drainage structures and facilities will be designed and constructed in compliance with the regulations of the City of St. Augustine and will conform with the permit requirements established by the St. Johns River Water Management District and the City of St. Augustine Stormwater Regulations. Typical lot grading plans shall be provided in construction plans.

8. **Access:** Vehicular and pedestrian access to the property will be provided from San Sebastian View.

9. **Buffers:** All development will be located outside Conservation Overlay Zone 1 except for walking trails, boardwalks and community docks. Conservation Overlay Zone 1 includes all wetlands within the State's Wetlands Jurisdiction Line. All development other than walking trails, boardwalks, community docks or private docks will occur a minimum of 25 feet landward of Conservation Overlay Zone 1. Any activity within Conservation Overlay Zone 1 shall be in compliance with Article II of the City of St. Augustine's Code of Ordinances. No reduction of this 25-foot Conservation Zone 1 restriction will be allowed. Any parcel-specific change proposed within any of the Conservation Zones shall be by application for a Conservation Zone Permit and the only applicant for such Conservation Zone permits shall be the Applicant herein or its assignee, such as the homeowners' association formed pursuant to City requirements.

A landscaped berm will be created along the railroad within a minimum 90-foot wide buffer to create a visual and noise buffer from development. A typical section of this buffer is shown on **Exhibit "H"** Conceptual Site Plan and Typical Sections.

10. **Utilities:** All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power and Light Company or other franchised utility provider. A five (5) ft. easement on each side of the road right of way

will provided to accommodate the utility lines. Security lighting will be provided at intersections and the ends of cul de sacs. Applicant will grant the City utility department easements necessary for the installation of such utilities.

11. **Potable Water:** Potable water will be provided by the City of St. Augustine via existing connections located along San Sebastian View. Design and construction will be in accordance with current permit standards and requirements. Applicant will grant the City utility department any easements necessary for the installation of such utilities.
12. **Fire Protection/Assessment:** Fire protection will be afforded by fire hydrants in accordance with City standards. Applicant will comply with the non-ad valorem assessment for fire services adopted by the City through Ordinance Number 97-25 and Resolution Number 97-04. This will include the re-adoption or continuance on an annual basis of such assessment, by Resolution of the City Commission.
13. **Sanitary Sewer:** The development will be served by central sewer collection from the City of St. Augustine and service is available along San Sebastian View. A lift station will be constructed on the subject property and dedicated to the City of St. Augustine. Such dedication shall be by deeded conveyance of the lift station parcel, and shall include required ingress/egress and utility easements. Any extensions or new connections shall be in accordance with City requirements and design and construction shall conform to current permit standards and requirements. Applicant will grant the City utility department any easements necessary for the installation of such utilities.
14. **Roads:** Subdivision roads shall be "Miami curb and gutter" and shall be constructed with 20 ft. of pavement, centered within a 50 foot right of way, a 4 foot sidewalk and 5 foot easement on both sides. There will be an unpaved 9-foot area between the pavement and the sidewalk on each side of the road that can be used for off-street parking. The Applicant will grant the City utility department any easements necessary for the installation of utilities.
15. **Sidewalks:** Applicant will install sidewalks along both sides of the local roads and will connect to sidewalks along San Sebastian View.
16. **General Design Standards:** All homes shall have a finished floor elevation above the base flood elevation as established by the Federal Emergency Management Agency (FEMA)
18. **Recreation and Open Space:**
 - a. Applicant will provide passive and active recreational opportunities on site that exceed the City of St. Augustine requirements. Neighborhood parks are located through the community as shown on the Conceptual Site plan. The parks may include playground equipment, play fields and exercise stations. Passive recreational opportunities will also be provided on site by walking trails to scenic vistas along the San Sebastian River. Up to two (2) community docks/fishing piers may be constructed. Picnic areas may also be located along the walking trails.
 - b. The owner has recorded a conservation easement consistent with the preservation areas shown on the conceptual site plan. A copy is provided as Exhibit "J." Such conservation easement shall prohibit development of the portions of the site

and similar passive recreational uses and structures subject to obtaining any applicable federal, state and local permits. Areas depicted in the site plan, which are not subject to the recorded conservation easement, or which may in the future be released or modified from the lands subject to the recorded conservation easement, are still intended to be preserved pursuant to the commitments made in this PUD.

19. **Concurrency:** The City of St. Augustine has eliminated traffic concurrency.
20. **Coastal High Hazard Area (CHHA):** All single-family homes will be clustered outside the Coastal High Hazard Area (CHHA). The CHHA is defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricane (SLOSH) computerized storm surge model. The Northeast Florida Storm Tide Atlas published in 2010 by the Northeast Florida Regional Council was utilized to determine the extent of the CHHA. The Atlas maps identify those areas subject to potential storm tide flooding from the five categories of hurricane on the Saffir Simpson Hurricane Wind Scale as determined by NOAA's numerical storm surge model, SLOSH. The location and extent of the CHHA is shown on **Exhibit "E."**
21. **Tree Protection/Mitigation:** Significant areas of native vegetation will be preserved on the site. Exhibit I Tree Protection/Mitigation Plan, includes an existing tree survey showing preserved and removed trees, a tree information chart listing trees by type and size and a credit/deficit chart. The chart shows that the tree credits will far exceed the tree deficits.
22. **Education:** The Applicant, concurrent with the approval of this PUD, is processing a Proportionate Fair Share Agreement with the St. Johns County School District and upon approval by the St. Johns County School Board of the proposed Agreement (which is anticipated to occur prior to the final hearing on this Application) shall address all school impacts created by the development proposed herein.

SECTION III- MAINTENANCE

This Planned Unit Development will be owned and operated by the Applicant and/or its successors and assigns. The Applicant, it successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All common areas and facilities are to remain private and will not be dedicated to the City of St. Augustine. The Applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, providing maintenance agreement(s) between any property owner or owners has been established, which would provide for all maintenance and other requirements as stipulated herein.

SECTION IV-SUMMARY AND CONCLUSIONS

Approval of this Application for Modification of the Flagler Crossing Planned Unit Development, Ordinance 2006-31, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, is justified in that:

1. The project will not adversely affect the orderly development of the City of St. Augustine as embodied by the City Zoning Ordinance and the respective Comprehensive Plan of the City, as the proposal is in conformance with the Plan and its goals and objectives, and the use, as included in the Narrative, is compatible with the surrounding uses and zonings. The project allows control over the size and intensity of development and assurance of compatibility with surrounding uses.

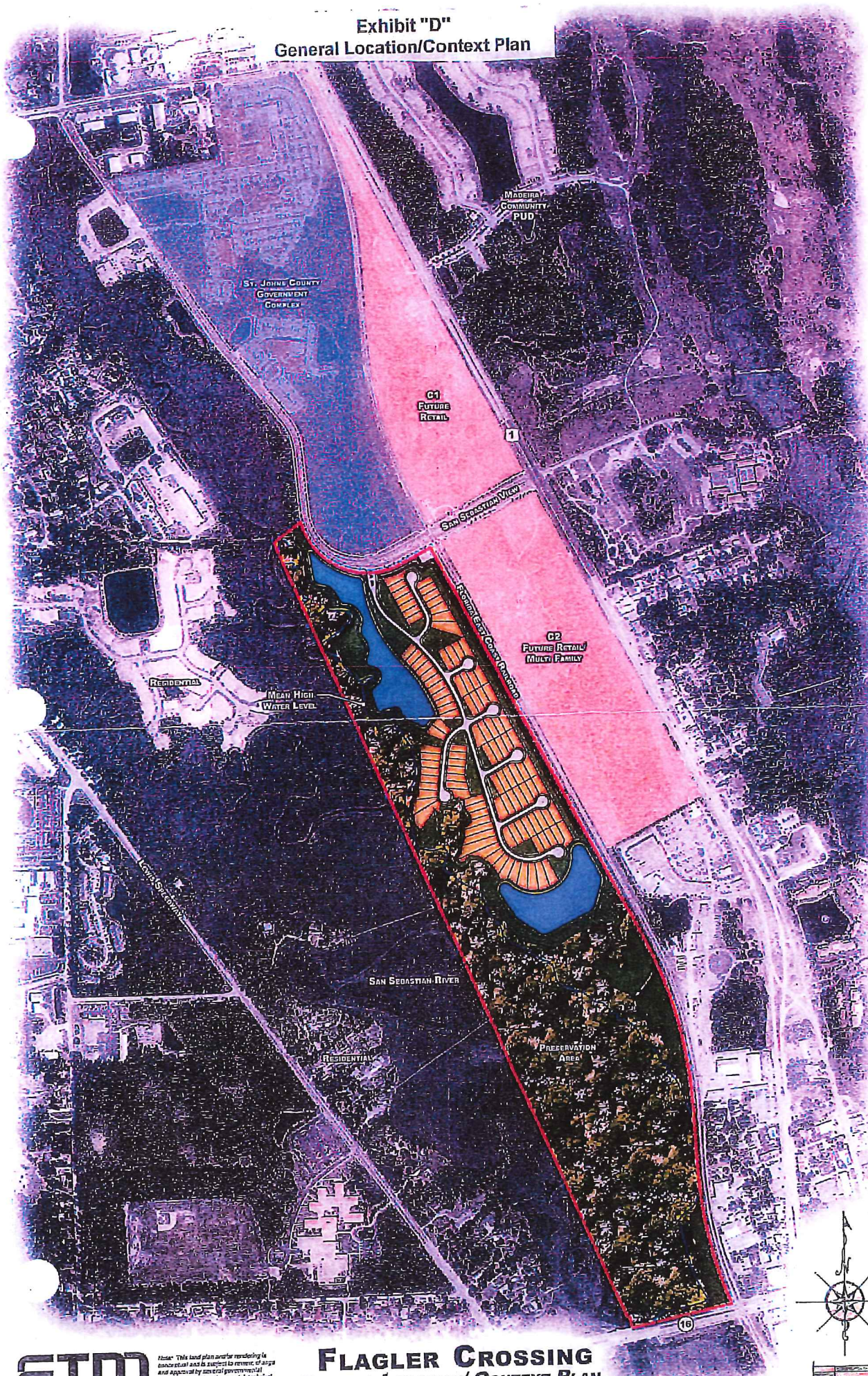
2. The project will not adversely affect the orderly development of the City of St. Augustine and will not adversely affect the health, safety and welfare of the residents or visitors to the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application.

3. The project will accomplish the objectives, standards and criteria set forth within the Zoning Ordinance and provides for strict regulation and maintenance of the project to provide the City with the assurance of an attractive and beneficial asset.

4. When developed in accordance with the conditions stipulated in the PUD application and imposed by this Ordinance, the proposed PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

THEREFORE, This Modification to Planned Unit Development request meets all of the above listed City requirements, including the Comprehensive Plan requirements, does not conflict with any of the elements of the Plan and is consistent with the City Plan.

Exhibit "D"
General Location/Context Plan

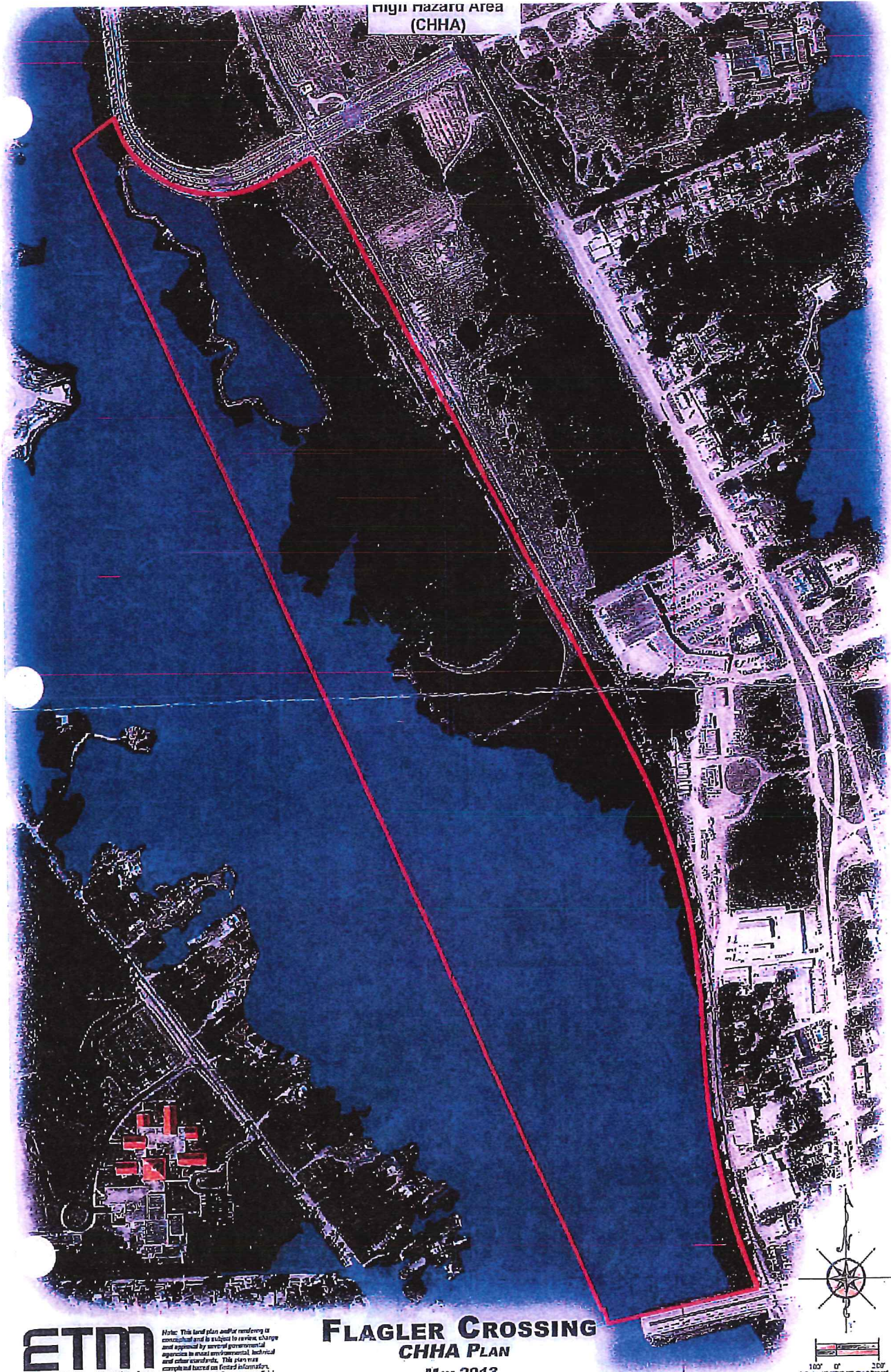


ETM

Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by central government and/or local agencies in order to meet environmental, technical,

FLAGLER CROSSING
General Location/Context Plan

High Hazard Area
(CHHA)



ETM
Freeland-Thims & Miller, Inc.

Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information; therefore all acreage figures are unofficial.

**FLAGLER CROSSING
CHHA PLAN**
MAY 2013



Exhibit "F"
Proof of Ownership/Deed

PREPARED BY AND RETURN TO:

Christine M. DeMott, Esq.
Skadden, Arps, Slate, Meagher & Flom LLP
333 West Wacker Drive, Suite 2100
Chicago, IL 60606

Tax Numbers:

Space above this Line for Recording Data

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION ATTACHED TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED ON NOVEMBER 29, 2007, IN OFFICIAL RECORDS BOOK 3012, PAGE 1650 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THIS CORRECTIVE SPECIAL WARRANTY DEED is made and executed this 19th day of February, 2008, by FLORIDA EAST COAST RAILWAY, L.L.C., whose mailing address is 10151 Deerwood Park Blvd, Building 100, Suite 360, Jacksonville, FL 32256 ("Grantor"), to FDG FLAGLER CROSSING LLC, whose mailing address is 2855 S. Lefebvre Road, Coral Gables, FL 33134 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in St. Johns County, Florida, which is more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby specially warrants title to the Property as hereby described, and will defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and covenants that the Property is free of all liens and encumbrances, except real property taxes and assessments accruing subsequent to December 31, 2007, zoning and other regulatory laws and ordinances affecting the Property, and covenants, easements, reservations and restrictions of record, if any, provided that this reference shall not serve to reimpose same.

Wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and their respective successors and assigns.

NOTE TO RECORDING CLERK:

The Special Warranty Deed recorded on November 29, 2007 in Official Records Book 3012, Page 1650 of the Public Records of St. Johns County, Florida, which has been modified hereby to correct the legal description attached to such deed, conveyed unencumbered property for nominal consideration from the Grantor to a limited liability company wholly-owned by Grantor and was therefore exempt from Florida documentary stamp taxes pursuant to Crescent Miami Center, LLC vs. Florida Department of Revenue, No. SC03-2063 (Fla. 2005).

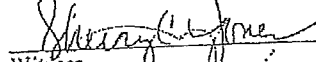
Flagler Station II (Corrective Deed)
673836.02-Chicago Server 2A

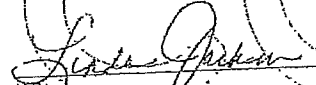
MSW - Draft February 8, 2008 - 2:40 PM

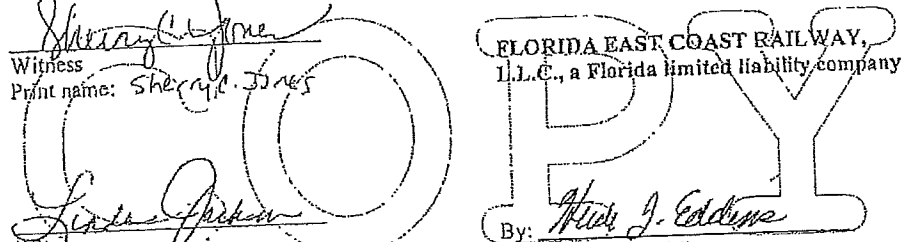
[SIGNATURE PAGE TO CORRECTIVE SPECIAL WARRANTY DEED]

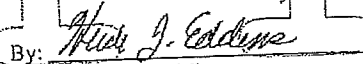
IN WITNESS WHEREOF, Grantor has caused this Corrective Special Warranty Deed to be executed the day and year first above written.

WITNESSES:


Witness
Print name: Sherry C. Jones

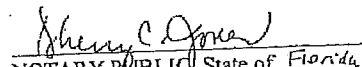

Witness
Print name: Linda Jackson


FLORIDA EAST COAST RAILWAY,
L.L.C., a Florida limited liability company

By: 
Name: Heidi J. Eddins
Its: Executive Vice President, General
Counsel and Secretary

STATE OF Florida)
) SS:
COUNTY OF Duval)

The foregoing instrument was acknowledged before me this 19th day of February, 2008, by Heidi J. Eddins, Executive Vice President, General Counsel and Secretary of Florida East Coast Railway, L.L.C., who is personally known to me.


NOTARY PUBLIC, State of Florida
Sherry C. Jones
Print Name
My Commission expires: _____

(SEAL)

SHERRY C. JONES
Notary Public, State of Florida
My Comm. Expires Jan. 22, 2010
Comm. No. DD 505409

[SIGNATURE PAGE TO CORRECTIVE SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantee has caused this Corrective Special Warranty Deed to be executed the day and year first above written.

WITNESSES:

Bryan M. Lugo
Witness
Print name: Bryan M. Lugo

Erika Aenlle
Witness
Print name: Erika Aenlle

FDG FLAGLER CROSSING LLC,
a Delaware limited liability company

By: Kolleen Cobb
Name: Kolleen Cobb
Its: Vice President and Secretary

STATE OF FLORIDA)
COUNTY OF Miami Dade) ss:

The foregoing instrument was acknowledged before me this 13 day of February 2008, by Kolleen Cobb, the Vice President and Secretary of FDG Flagler Crossing LLC, who is personally known to me.

Rayda Masdeu
NOTARY PUBLIC, State of Florida
Print Name Rayda Masdeu
My Commission expires: 1/23/12

(SEAL)

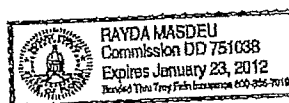


Exhibit "A"

Property

PARCEL E:

A PORTION OF SECTION 36, SECTION 55, THE FRANCIS J. FATIO GRANT, SECTION 56, THE FATIO OR DELESPINE GRANT, SECTION 79, THE FATIO OR DELESPINE GRANT, AND SECTION 98, THE J. DELESPINE GRANT, TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH SECTION 1, SECTION 12, SECTION 50, THE J.S. SANCHEZ GRANT, SECTION 52, THE FATIO OR DELESPINE GRANT, AND SECTION 56, THE J. DELESPINE GRANT, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH SECTION 6, SECTION 7, SECTION 44, THE ESTOPA GRANT, AND SECTION 55, THE E.S. ROBINSON GRANT, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF SAN MARCO AVENUE, ALSO KNOWN AS U.S. HIGHWAY NO. 1, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED, WITH THE CENTERLINE OF STATE ROAD NO. 16, A VARIABLE WIDTH RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2506; THENCE SOUTH 77 DEGREES 33 MINUTES 46 SECONDS WEST, ALONG SAID CENTERLINE OF STATE ROAD NO. 16, A DISTANCE OF 218.05 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 14 SECONDS WEST, DEPARTING SAID CENTERLINE, 53.75 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 16; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: COURSE 1, THENCE SOUTH 77 DEGREES 33 MINUTES 46 SECONDS WEST, 231.51 FEET; COURSE 2, THENCE SOUTH 12 DEGREES 26 MINUTES 14 SECONDS EAST; 3.75 FEET; COURSE 3, THENCE SOUTH 77 DEGREES 33 MINUTES 46 SECONDS WEST, 25.51 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 THE FOLLOWING FOUR COURSES: COURSE 1, THENCE SOUTH 77 DEGREES 33 MINUTES 46 SECONDS WEST, 706.25 FEET; COURSE 2, THENCE NORTH 23 DEGREES 50 MINUTES 52 SECONDS WEST, 14.98 FEET; COURSE 3, THENCE NORTH 12 DEGREES 26 MINUTES 14 SECONDS WEST, 55.32 FEET; COURSE 4, THENCE SOUTH 77 DEGREES 33 MINUTES 46 SECONDS WEST, 11.16 FEET TO A POINT LYING ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 66, PAGE 168, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, ALSO BEING A LINE FROM THE CENTERLINE OF A BRIDGE TO THE CENTERLINE OF THE DOME OF THE FLAGLER MEMORIAL CHURCH OF ST. AUGUSTINE; THENCE NORTH 23 DEGREES 50 MINUTES 52 SECONDS WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG SAID WESTERLY LINE, 5893.95 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SECTION 52; THENCE SOUTH 82 DEGREES 27 MINUTES 09

SECONDS WEST, DEPARTING SAID WESTERLY LINE, AND ALONG SAID SOUTHERLY LINE, 233.88 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 141, PAGE 1, OF SAID PUBLIC RECORDS; THENCE NORTH 28 DEGREES 30 MINUTES 26 SECONDS WEST, DEPARTING SAID SOUTHERLY LINE, AND ALONG SAID NORTHEASTERLY LINE, 1884.83 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2103, PAGE 1233, OF SAID PUBLIC RECORDS; THENCE NORTH 76 DEGREES 10 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, AND ALONG ITS EASTERLY PROLONGATION, 590.25 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922, OF SAID PUBLIC RECORDS; THENCE SOUTH 33 DEGREES 34 MINUTES 45 SECONDS EAST, DEPARTING SAID SOUTHERLY LINE, AND ALONG SAID SOUTHWESTERLY LINE, 346.69 FEET TO THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 60 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, 1069.62 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2814.79 FEET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN COURSES: COURSE 1, THENCE SOUTHERLY, DEPARTING SAID SOUTHEASTERLY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 52 MINUTES 17 SECONDS, AN ARC LENGTH OF 42.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 21 MINUTES 31 SECONDS EAST, 42.81 FEET; COURSE 2, THENCE SOUTH 03 DEGREES 55 MINUTES 23 SECONDS EAST, 567.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2914.79 FEET; COURSE 3, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 57 MINUTES 52 SECONDS, AN ARC LENGTH OF 1219.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 54 MINUTES 19 SECONDS EAST, 1210.26 FEET; COURSE 4, THENCE SOUTH 27 DEGREES 53 MINUTES 10 SECONDS EAST, 2753.52 FEET; COURSE 5, THENCE SOUTH 27 DEGREES 42 MINUTES 36 SECONDS EAST, 660.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2814.79 FEET; COURSE 6, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 37 MINUTES 40 SECONDS, AN ARC LENGTH OF 1160.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 53 MINUTES 46 SECONDS EAST, 1152.57 FEET; COURSE 7, THENCE SOUTH 04 DEGREES 04 MINUTES 55 SECONDS EAST, 86.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2814.79 FEET; COURSE 8, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 25 MINUTES 00 SECONDS, AN ARC LENGTH OF 69.60 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 22 MINUTES 25 SECONDS EAST, 69.60 FEET; COURSE 9, THENCE SOUTHERLY, ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 11509.16 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 07 MINUTES 39 SECONDS, AN ARC LENGTH OF 226.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 13 MINUTES 45 SECONDS EAST, 226.46 FEET; COURSE 10, THENCE SOUTH 03 DEGREES 47 MINUTES 34 SECONDS EAST, 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2914.79 FEET; COURSE 11, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 20 MINUTES 56 SECONDS, AN ARC LENGTH OF 68.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 17 MINUTES 00 SECONDS EAST, 68.62 FEET; COURSE 12, THENCE SOUTH 04 DEGREES 57 MINUTES 29 SECONDS EAST, 24.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2914.79 FEET; COURSE 13, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18 DEGREES 00 MINUTES 54 SECONDS, AN ARC LENGTH OF 916.46 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 57 MINUTES 56 SECONDS EAST, 912.69 FEET.

LESS AND EXCEPT ANY SOVEREIGN LANDS OF THE STATE OF FLORIDA ASSOCIATED WITH THE SAN SEBASTIAN RIVER.
ALSO LESS AND EXCEPT THAT PART CONTAINED IN OFFICIAL RECORDS BOOK 1462, PAGE 1783, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
FURTHER EXCEPTING ANY PART LYING WITHIN ANY ROAD OR STREET RIGHT OF WAY.

AND LESS AND EXCEPT (OR 2635/1760):

A PORTION OF SECTION 36 AND A PORTION OF SECTION 55 FRANCIS I. FARJO GRANT, TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 29 EAST, CITY OF ST. AUGUSTINE. ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF SAN MARCO AVENUE, ALSO KNOWN AS U S HIGHWAY NO. 1, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED, WITH THE CENTERLINE OF STATE ROAD NO. 16, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2506; THENCE SOUTH 77 DEGREES 33 MINUTES 46 SECONDS WEST, ALONG SAID CENTERLINE OF STATE ROAD NO. 16, A DISTANCE OF 1171.22 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE, OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 66, PAGE 168 OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTH 23 DEGREES 50 MINUTES

52 SECONDS WEST, DEPARTING SAID CENTERLINE AND ALONG SAID SOUTHERLY PROLONGATION AND SAID WESTERLY LINE. 6016.37 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SECTION 52, FATLO OR DELESPINE GRANT OF SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH 82 DEGREES 27 MINUTES 09 SECONDS WEST, DEPARTING SAID WESTERLY LINE, AND ALONG SAID SOUTHERLY LINE, 233.88 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 141, PAGE 1, OF SAID PUBLIC RECORDS; THENCE NORTH 28 DEGREES 30 MINUTES 26 SECONDS WEST, DEPARTING SAID SOUTHERLY LINE, AND ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID NORTHEASTERLY LINE, 1884.83 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2103, PAGE 1233, OF SAID PUBLIC RECORDS; THENCE NORTH 76 DEGREES 10 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, AND ALONG ITS EASTERLY PROLONGATION, 590.25 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922, OF SAID PUBLIC RECORDS; THENCE SOUTH 33 DEGREE 34 MINUTES 45 SECONDS EAST, DEPARTING SAID SOUTHERLY LINE, AND ALONG SAID SOUTHWESTERLY LINE, 346.69 FEET TO THE SOUTHERLY MOST CORNER OF SAID LANDS AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 60 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922, A DISTANCE OF 1069.62 FEET TO A POINT ON A CURVE, SAID POINT LYING ON THE WESTERLY LINE OF A FLORIDA EAST COAST RAILROAD, RIGHT ON WAY, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTHERLY, DEPARTING SAID SOUTHEASTERLY LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING FOUR COURSES: COURSE 1, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2814.79 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 52 MINUTES 17 SECONDS, AN ARC LENGTH OF 42.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 21 MINUTES 31 SECONDS EAST, 42.81 FEET; COURSE 2, THENCE SOUTH 03 DEGREES 55 MINUTES 23 SECONDS EAST, 567.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2914.79 FEET; COURSE 3, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 57 MINUTES 52 SECONDS, AN ARC LENGTH OF 1219.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 54 MINUTES 19 SECONDS EAST, 1210.26 FEET; COURSE 4, THENCE SOUTH 27 DEGREES 53 MINUTES 10 SECONDS EAST, 179.96 FEET THENCE SOUTH 62 DEGREES 06 MINUTES 50 SECONDS WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, 287.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 112 DEGREES 18 MINUTES 26

SECONDS, AN ARC LENGTH OF 686.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 43 MINUTES 58 SECONDS WEST, 581.37 FEET, THENCE NORTH 05 DEGREES 34 MINUTES 45 SECONDS WEST, 423.34 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 261.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 34 MINUTES 45 SECONDS WEST, 257.29 FEET; THENCE NORTH 39 DEGREES 34 MINUTES 45 SECONDS WEST, 557.12 FEET; THENCE NORTH 36 DEGREES 09 MINUTES 10 SECONDS WEST, 214.71 FEET TO THE POINT OF BEGINNING.

ALSO LESSS AND EXCEPT LANDS DESCRIBED IN THE FOLLOWING INSTRUMENTS, ALL AMONG THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA:

DEED BOOK	214, PAGE 592
OFFICIAL RECORDS BOOK	983, PAGE 22
OFFICIAL RECORDS BOOK	642, PAGE 284
OFFICIAL RECORDS BOOK	651, PAGE 1551
OFFICIAL RECORDS BOOK	954, PAGE 273
OFFICIAL RECORDS BOOK	954, PAGE 277
OFFICIAL RECORDS BOOK	1554, PAGE 936
OFFICIAL RECORDS BOOK	1876, PAGE 1922
OFFICIAL RECORDS BOOK	2103, PAGE 1233
OFFICIAL RECORDS BOOK	2635, PAGE 1760

BUT INCLUDING ADDITIONAL LANDS DESCRIBED BY OFFICIAL RECORDS BOOK 95, PAGE 607 AND OFFICIAL RECORDS BOOK 1165, PAGE 165.

LESS AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 95, PAGE 599, OFFICIAL RECORDS BOOK 1165, PAGE 168; AND IN OFFICIAL RECORDS BOOK 1165, PAGE 175.

Tax Numbers

084560-0000
073620-0000
154930-0001
154880-0000
154890-0030
154940-0080

Exhibit "G"
Ordinance 2013-08 PUD
Development Plan Responses

FLAGLER CROSSING PUD
DEVELOPMENT PLAN RESPONSES
TO ORDINANCE 2013-08 REQUIREMENTS

1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future land Use Map category for the property.

Response: Please see the attached consistency analysis

2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.

Response: The proposed development is not within any of the historic districts.

3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.

Response: Please see the attached redline/strike-through version of the currently-approved PUD narrative.

4. Compliance with the intent and criteria in section 28-286.

Response: Section 28-286 provides: The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district regulations. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish planned unit developments (PUD) in which development is in harmony with the general purpose and intent of the city's general planning program and comprehensive plan. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial or industrial developments, or combinations thereof, which are in keeping with overall land use density and intensity standards, and open space objectives. The intent of a PUD is to permit flexibility from the strict application of setback, lot size, and other zoning district requirements, and provide performance criteria which:

- (1) Permit a creative approach to the development of land; and
 - (2) Accomplish a more desirable environment than would be possible through the strict application of minimum zoning district requirements; and
 - (3) Provide for an efficient use of land; and
 - (4) Improve the appearance of the area through the preservation and enhancement of natural features, recreation areas, and open space; and
 - (5) Provide an environment of stable character compatible with surrounding areas;
- and
- (6) Retain property values over the years.

Response: The redline/strike-through of the currently-approved PUD Narrative attached as part of this Application, demonstrates Applicant's compliance with section 28-288.

5. Compliance with section 28-288 and justification for any zoning uses.

Response: Section 28-288 provides "Any use which is permitted by the comprehensive plan may be included and approved in a PUD." The property is located within the Residential Low Density Mixed Use category under the City of St. Augustine's 2030 Comprehensive Plan. Residential Low Density Mixed Use allows for a maximum density of eight (8) units per acre and a minimum lot size of 5,450 square feet. The proposed modification is for 107 units on 73 acres, which is a density of approximately 1.5 units per acre. The proposed minimum lot size is 6,000 square feet.

6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance, or other related permit.

Response: The project is planned to be commenced as a single phase, within eighteen (18) months of the approval of the Ordinance modifying the PUD and completed within ten (10) years of commencement.

7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are

not to be provided, operated or maintained by the city pursuant to written agreement.

Response: The Applicant will form a homeowner's association for the continuing operation and maintenance of all common areas, stormwater systems, and any roadways not dedicated to the City of St. Augustine. It is the Applicant's intent to dedicate the potable water and sewer infrastructure to the City of St. Augustine.

8. A termination date after which all or part of a PUD that has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

Response: It is the landowner's understanding and intent that should this modification application be denied, the existing Flagler Crossing PUD zoning, and uses approved therein, shall remain unchanged. Should the development proposed in the Flagler Crossing PUD, once approved and as modified herein not be completed as indicated in Response 6 above, then the zoning for the Property shall revert to its pre-modification approvals, not its pre-PUD approvals, as the approvals granted in the original Flagler Crossing PUD, Ordinance 2006-31 are vested rights held by the landowner.

9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the

time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.

Response: The Applicant asserts on behalf of the landowner that all development approvals previously granted under the Flagler Crossing PUD Ordinance 2006-31 have been vested and any reversion will be only to the pre-Modification sought herein, which are consistent with the Comprehensive Plan.

10. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

Response:

The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

[SIGNATURES FOLLOW]

OWNER:

FDG FLAGER CROSSING, LLC

By: Kolleen Cobb
Its: Vice President

APPLICANT:

SAN SEBASTIAN GROUP, LLC

By: _____
Its: _____

OWNER:

FDG FLAGER CROSSING, LLC

By: _____

Its: _____

APPLICANT:

SAN SEBASTIAN GROUP, LLC

By: 

Its: *Manager*

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN

The applicable Goals, Objectives and Policies (GOPs) are listed below followed by a brief analysis to demonstrate consistency.

FLU - FUTURE LAND USE ELEMENT

FLU Objective 1

The future land use map and subsequent amendments to it shall be adopted and implemented in a manner consistent with topography, soil conditions, and the availability of facilities and services to support such development. This is implemented by FLU Policies 1.1, 1.7, 1.8, 3.2, 6.1, 11.1, and A. The measurable targets for this objective are: (1) the number of development proposals reviewed by compliance with the Future Land Use Plan as implemented by the City's development regulations contained in the City Code; and (2) approval of large scale comprehensive plan amendments by DCA, and adoption of small scale comprehensive plan amendments by the City according to the requirements contained in the Rules and Florida Statutes, and consistent with the adopted Comprehensive Plan.

The subject property does not have any constraints related to topography or soil conditions that cannot be overcome with conventional engineering methods. The upland soils on the site are rated either medium or high for community development. Water and wastewater lines are available within close proximity to the site.

FLU Objective 11

The City will act to discourage the proliferation or urban sprawl. This objective is implemented by FLU Policies 1.1, 1.2, 1.8, 3.2, 7.2, 7.3, 8.1, 11.1, 11.2, 11.3, and CI Policies 4.1 and 4.2

FLU Policies

- 1.1 The City shall continue to implement the adopted comprehensive plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to land development regulations relating to: zoning and on-site parking; environmental protection and conservation overlay zones; concurrency management and on-site storm drainage; signs; landscaping; subdivisions; building code and coastal construction code; utilities – potable water, sanitary sewer, solid waste and city storm sewer; archaeology; and flood control. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards. Ordinances amending the City Code shall be codified at least annually. The City Code shall be on display for the public in the City Clerk's office. This policy implements FLU Objectives 1, 9 and 11.

The location of the subject property within the city limits and the County's development area boundary demonstrate that development of the subject site is essentially considered infill

development. The provisions of the PUD regarding parking, environmental protection and utilities are fully consistent with these policies.

- 7.2 Public facilities and utilities shall be located to maximize the efficiency of services provided, minimize their cost, and minimize their impacts on the natural environment by locating public facilities on land having the appropriate land use classification for the proposed use. This policy implements FLU Objectives 11 and 12.**

Public facilities and utilities will be provided from existing lines located adjacent to the Commercial Medium Intensity-designated land adjacent and to the east of the subject property. Development of the subject property must go through conservation overlay zone review and demonstrate there is no significant negative impact on the natural environment.

- 7.3 Future extension of City roads shall promote compact and contiguous patterns of development. This policy implements FLU Objective 11.**

The construction of San Sebastian View promotes compact, contiguous development patterns on the subject site and allows for alternative access points for surrounding land that would allow greater connectivity among proximate land uses. This alternative roadway alleviates traffic congestion due to the previous single roadway access configuration for the County Administration and Judicial Center via Lewis Speedway.

- 8.1 The City shall use the following land use classifications in the coastal high hazard areas as depicted in the Coastal High Hazard Area Map adopted as part of the Future Land Use Map Series for future land use map amendments and annexations: Residential Low Density, Residential Low Density/Mixed Use, Public/Semi-public, Recreation/Open Space and Open Land. This policy implements FLU Objective 10.**

The Coastal High Hazard Area is defined in Rule 9J-5.003(17) of the Florida Administrative Code as the evacuation zone for a Category 1 hurricane as established in the regional hurricane evacuation study applicable to the local government. The subject site is located at the outer limits of the Category 1 hurricane evacuation zone. The Residential Low Density Mixed Use classification, which is the designation for the subject property, is one of the acceptable land use classifications listed in this policy.

TC - TRAFFIC CIRCULATION ELEMENT

TC Objective 1.1

The City shall provide a safe, convenient and efficient motorized and non-motorized transportation system. This objective is implemented by TC Policies 1.1.1, 1.1.2, 1.1.5, 1.1.6, 1.1.11, 1.3.1, 3.1.1, 3.1.3 and F. The measurable targets for this objective are: (1) the continued enforcement of development regulations related to on-site parking and maneuvering; and (2) the continued maintenance of adopted levels of service standards for roadways in the city.

The maximum amount of development that would be allowed by this proposed modification has no significant impact on any of the roadways with adopted levels of service in the City of St. Augustine. The directly accessed segment has plenty of remaining capacity at the adopted level of service with project traffic. The development of San Sebastian View has increased safety, convenience and efficiency of the immediately surrounding roadway network.

TC Objective 1.4

The traffic circulation system shall be consistent with and support the Future Land Use Plan as depicted on the Future Land Use Map series and subsequent amendments. This objective is implemented by TC Policies 2.1.2, 3.1.1, 4.3.5, C, D, and E. The measurable target for this objective is that development shall only be permitted as intended by the Future Land Use Plan and that adopted levels of service for such development shall be maintained.

The proposed development will not adversely affect the level of service on any roadway. The construction of San Sebastian View is designed to accommodate project traffic, including the necessary turn lanes.

TC Objective 4.1

Coordinate the City's traffic circulation plan with the plans and programs of the Florida Department of Transportation and St. Johns County. This objective is implemented by TC Policy 4.2.1. The measurable target for this objective is that levels of service standards for all roads inside the city limits shall be maintained for future development.

TC Policies

- 1.1.1 The City adopts the following level of service standards for traffic circulation:

<u>Facility</u>	<u>Average Daily Traffic</u>	<u>Peak Hour</u>
Local roadway	D	D
Collector	D	D
Minor Arterial	D	E
Principal Arterial	C	D
Limited Access Facility	D	D

The minimum acceptable level of service on any State road operating in a backlogged condition on October 1, 1991, shall be 10% below the traffic volume existing at that time. The minimum acceptable level of service on

any constrained roads shall be 11.5% below the volume existing on October 1, 1991. The minimum acceptable level of service on constrained roads within historical corridors shall be 15.5% below the volume existing on October 1, 1991. The minimum acceptable level of service on all county and City roads is level of service D peak hour. This policy implements TC Objective 1.1

The density proposed by this modification will not degrade the adopted level of service on any impacted roadway.

- 1.2.1 The City shall continue to enforce Chapter 23 of the City Code (subdivisions) which requires that all subdivisions platted in the future designate permanent rights-of-way providing access to each lot or parcel in the subdivision on the subdivision plat. The City shall continue to enforce the Right-of-Way permitting process established in Chapter 22 (streets, sidewalks, parks and miscellaneous public places) of the City Code which regulates connections and access points of driveways to roadways, the installation, repair or replacement of utilities and prohibits the construction of any buildings or structures in any public right-of-way. Connections to City roadways shall be regulated according to local standards. Connections to state roadways shall be regulated by FDOT standards. The City shall continue to enforce Chapter 28 of the City Code (zoning and on-site parking) which requires all structures and buildings to be constructed on private property, and which also establishes minimum required yards (setbacks) in the zoning districts associated with each land use classification. This policy implements TC Objective 1.2.

The proposed modification to single-family residential units will be sold as fee simple ownership and a subdivision plat will be submitted for approval. The access connection from the subject property to San Sebastian View will meet County and City standards.

- 2.1.2 The City shall continue to implement the adopted comprehensive plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to: Chapter 28 (zoning and on-site parking); Chapter 11 (environmental protection and conservation overlay zones); Chapter 21 (concurrency management and on-site storm drainage); Chapter 3 (signs); Chapter 25 (landscaping); Chapter 23 (subdivisions); Chapter 8 (building code); Chapter 26 (utilities – potable water, sanitary sewer, solid waste and city storm sewer); Chapter 6 (archaeology); and Chapter 12 (flood control). All subdivisions shall be reviewed, platted and recorded as required by Chapter 23 of the City Code prior to a building permit being issued. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards. Ordinances amending the City Code shall be codified at least annually. The City Code shall be on display for the public in the City Clerk's office. This policy implements TC Objectives 1.4.

Most of the standards associated with the two policies above are implemented through the specific provisions of the proposed modification to the Flagler Crossing PUD.

- A. For all new subdivisions and new developments requiring or providing public or private roadways, rights-of-way of sufficient width shall be provided for adequate stormwater management and utilities facilities, and to accommodate the minimum pavement widths established by TC Policy B. This policy implements TC Objective 1.2.

- B. The following minimum pavement widths shall apply to all new public and private roadways:

One way, one traffic lane:	
No on street parking	12 feet
Parking on one side	18 feet
Parking on both sides	26 feet

One way, two traffic lanes:	
No on street parking	18 feet
Parking on one side	26 feet
Parking on both sides	34 feet

Two way, two traffic lanes:	
No on street parking	20 feet
Parking on one side	28 feet
Parking on both sides	36 feet

Two way, four traffic lanes:	
No on street parking	38 feet
Parking on one side	48 feet
Parking on both sides	56 feet

OR

Residential Development:	
Marginal access	20 feet
Minor street	20 feet
Collector	24 feet

Commercial or Industrial Development:	
Marginal access	20 feet
Minor street	24 feet
Collector	28 feet

This policy implements TC Objective 1.1

The projects roadways will comply with these roadway standards.

H - HOUSING ELEMENT

This policy implements Objectives 1 and 3.

Topography and soil conditions of the subject site are suitable for the proposed development. Water and sewer service is readily available to the site.

SS - SANITARY SEWER ELEMENT

Goal

Wastewater facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

SS Objective 1.6

The City shall act to discourage the proliferation of urban sprawl and minimize the use of the existing wastewater facilities. This objective is implemented by SS Policies 1 and 6. The measurable target for this objective is the area serviced by the City wastewater system.

The development of the subject site is considered infill development as indicated by the availability of water and sewer service.

SS Objective 1.7

The City shall provide wastewater facilities at the adopted level of service standard within the service areas for both existing and future development. This objective is implemented by SS Policies 1, 5, and 6. The measurable target for this objective is the provision of wastewater facilities at the adopted level of service in the service area.

The subject site is located within the City's service area and will meet the adopted level of service. The projections of wastewater use provided Section IV, Public Facility Impacts, utilized the adopted level of service standard.

SS Policies

- 1 The City will continue to enforce the City Code, which requires developers to connect to the city's sanitation sewer system if available. Septic tanks are only permitted in the City if the determination has first been made that gravity sewer is not available. Septic tank permits are issued by the St. Johns County Health Department. This policy implements SS Objective 1.6 and 1.7.**

The proposed development will connect to the City's sewer system. Septic tanks will not be used.

SW - SOLID WASTE ELEMENT

Goal

Solid waste services and facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

SW Objective 1

The City shall continue to provide solid waste service and facilities for existing and future needs of the City. This objective is implemented by SW Policies 1 and 2. The measurable target for this objective is the provision of solid waste facilities at the adopted level of service standard.

SW Policies

1

The City establishes as its solid waste level of service the ability to dispose of 6.75 pounds of solid waste per day per capita. This policy implements SW Objective 1.

Development of the subject property will comply with the adopted level of service for solid waste.

SM - STORMWATER MANAGEMENT ELEMENT

Goal

Stormwater management shall be provided which supports the intended development depicted by the Future Land Use Map, and which protects the function of natural drainage features.

SWM Objective 1.4

The City shall protect the functions of natural drainage features. This objective is implemented by SWM Policy 7 and CCM Policies 1 and 5. The measurable target for this objective is water quality in City water bodies as measured by the Department of Environmental Protection (DEP).

Development permitting of the subject property will be required to demonstrate there will be no degradation of surface water quality. If approved, proposed development must obtain conservation overlay zone review and approval.

PW - POTABLE WATER ELEMENT

Goal

Water facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

PW Objective 1.7

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing potable water facilities. This objective is implemented by PW Policies 1 and 4. The measurable target for this objective is the area served by the City potable water

system.

PW Policies

- 1 The City shall continue to enforce the City Code, which requires development inside the City limits to connect to the City's potable water system is a city water line is within two hundred (200) feet of the development. This policy implements PW Objective 1.7.
- 12 The City will provide a water system level of service consisting of a minimum of 156.9 gallons capacity per equivalent connection (i.e., an "average" single family residence) per day at a minimum pressure of 20 psi. The City does not use specific water consumption rates as a basis for determining the availability of facility capacity and the demand generated by a new connection or development. Instead, each development proposal is required to submit data the City that is sufficient to determine the service demands of the new development. These demands are then determined by the City on a case-by-case basis for each development. Connection charges are calculated based upon these specific demands. If actual demands prove to be significantly greater than those calculated during review of the development proposal, then the developer is required to pay additional connection charges to reserve the additional capacity required by the development. The City maintains an accounting of plant capacity to keep track of presently used capacity, capacity that has been obligated to new and future development for which connection charges have been paid, and available uncommitted capacity. This policy implements PW Objectives 1.7 and 1.8.

The proposed development will connect to the City's potable water system. The proposed development is within the City's service area and will comply with the adopted level of service.

CCM - CONSERVATION AND COASTAL MANAGEMENT ELEMENT

CCM Objective 1.7

Protect coastal wetlands, coastal barriers, estuaries, tidal marshes, wildlife habitat, marine habitat and living marine resources. This objective is implemented by CCM Policies 1, 5, 6, 9, 11, 12, 13, 14, 15, 17, 19, 20, 24, 25, 30, 49 and 51. The measurable target for this objective is the continued enforcement of all City development regulations related to development in or adjacent to environmentally sensitive areas.

CCM Objective 1.7B

The City shall protect native vegetation and wildlife habitat by adopting land development regulations, which establish measures for the protection of native vegetation (trees, shrubs and grasses) and wildlife habitat. The City shall pursue retaining 50% of the native vegetation on development sites. The measurable target for this policy is the amount of native vegetation and wildlife habitat at the time of adoption minus the amount of native vegetation and wildlife habitat at the time of the next Evaluation and Appraisal Report, based on information provided by the St. Johns River Water Management District.

The proposed development will comply with all City regulations related to the protection of

natural resources. There were no endangered or threatened species observed on the subject site, and the likelihood of any species listed by FWS or FWC occurring as permanent residents or nesting on the subject property is very low. A couple of active gopher tortoise burrows were observed on the site. The development will comply with FWC management guidelines for the protection of gopher tortoises and their habitat.

CCM Objective 3.6

The City shall limit population densities in coastal high hazard areas as depicted in the Coastal High Hazard Area map adopted as part of the Future Land Use Map series. The coastal high hazard area for the City shall be considered the evacuation zone for a category 1 hurricane. This objective is implemented by CCM Policy 44. The measurable target for this objective is allowing only the following land use classification in the coastal high hazard areas: Residential Low Density, residential Low Density/Mixed Use, Public/Semi-public, Recreation/Open Space and Open Land.

The subject site is located at the outer limits of the Category 1 hurricane evacuation zone. The land use of Residential Low Density Mixed Use is consistent with this policy.

CCM Policies

- 1 **Conservation Overlay Zone 1 comprises the most environmentally sensitive areas in the city. It includes all wetlands within the State's Wetlands Jurisdiction Line (as established by Chapter 403 Florida Statutes) and generally includes the estuarine and riverine environments of the San Sebastian and Matanzas Rivers and their tributaries. Wetlands shall mean those areas considered wetlands pursuant to Rule 9J-5.002(149) Florida Administrative Code (1999).**

No development is proposed within Conservation Overlay Zone 1.

Conservation Overlay Zone 2 is the buffer zone between these estuarine environments and the uplands environments. It consists of the area one hundred (100) feet landward of either the mean high water line or the State's Wetlands Jurisdictional Line, whichever is more landward.

It is anticipated there will be minimal development within Conservation Overlay Zone 2. Any development in this zone will demonstrate there is no significant negative impact.

Conservation Overlay Zone 3 contains areas considered to be special flood hazard areas and areas of significant tree canopy. It consists of all property in the city landward of Conservation Overlay Zone 1.

The boundaries of the Conservation Overlay Zones, generally indicated on the Conservation Overlay Zone Map adopted as part of the Future Land use Map series, shall be determined on a site specific basis during site plan review of each development proposal. This policy implements CCM Objectives 1.3, 1.4, 1.7 and 3.4.

Development within Conservation Overlay Zone 3 will demonstrate that there will be no adverse impact to the estuarine system of the San Sebastian River.

- 5 **The City shall continue to implement the adopted comprehensive plan by**

including all land development regulations governing the use of land in the City Code.

In addition, application for building permits for development in Conservation Overlay Zones 1, 2 and 3 shall be accompanied by a copy of any permits required by the U.S. Army Corps of Engineers, the St. Johns River Water management District and the Florida Department of Environmental Protection.

Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses located within Conservation Overlay Zone 1 shall be issued only for 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 or use so as to: avoid damage to adjacent salt marshes and the associated vegetative communities; eliminate any harm to the animal, fish or shellfish contained therein; 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. Only water dependent structures and uses shall be permitted in Conservation Overlay Zone 1; all other structures and uses shall be prohibited.

No development is proposed within Conservation Overlay Zone 1.

Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and uses, which are determined as having no significant negative impact on adjacent 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 use so as to: avoid damage to adjacent salt marshes and the associated vegetative communities; eliminate any harm to any animal, fish or shellfish life contained therein; 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. In those cases where proposed development will occur near an altered shoreline or will be within 150 feet of existing development (development landward of the most restrictive jurisdictional line and along the existing line of development or the most restrictive jurisdictional line, whichever is more landward. In those cases where proposed development will occur near a natural shoreline and there is no existing development within 150 feet, development must occur at least 20 feet landward of the most restrictive jurisdictional line. High-density development such as residential development in excess of thirteen (13) units per acre shall be prohibited in Conservation Overlay Zone 2 (100 feet landward of the most restrictive jurisdictional line) when there exists a natural shoreline.

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 hydrology or free canopy cover, or cause the removal of preserved or protected trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use 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.

Development in Conservation overlay Zone3 must retain either: (1) at least twenty five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

Development in Conservation Overlay Zones shall conform to all requirement of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation established by FEMA. Prior to a Certificate of Occupancy being issued for the structure, the City shall continue to require an Elevation Certificate signed by a licensed engineer or surveyor certifying that the lowest floor of the structure has been constructed at or above the established base flood elevation.

The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred (100) feet landward of the most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred (100) feet landward of the most restrictive jurisdictional line.

Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions
- (2) The relationship of the site to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and wildlife.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.

- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality.
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) The City shall pursue not net loss in wetlands by both amount and type of community.
- (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species, and protecting native vegetative communities from destruction by development activities.

This policy implements CCM Objectives 1.3, 1.4, 1.7 and 3.4.

A separate site plan review and approval process will be required for any development in Conservation Overlay Zones 2 and 3, and must demonstrate no significant negative impact on the adjoining natural system.

- 17** **Require use of silt curtains, grass swales and other techniques during construction to prevent soil erosion and sedimentation of area waterways. This policy implements CCM Objectives 1.4 and 1.7.**

A sediment and erosion control plan will be prepared and submitted for review with engineering construction plans prior to any development and following land use change and rezoning approval.

- 19** **No additional waterways shall be impounded or altered to restrict or interfere with the natural tidal flow. This policy implements CCM Objectives 1.3, 1.4 and 1.7.**

The natural tidal flow of the adjoining San Sebastian River will not be altered or restricted by development in any manner.

- 30** **Encourage Florida East Coast Railway officials and other property owners not to renew leases for the billboards, which are located along Ponce De Leon Boulevard (U.S. 1) and State Road 16 near the marsh when those leases are considered for renewal. This policy implements CCM Objective 1.6.**

The Applicants will affect the removal of the existing billboards on the parcel of land adjacent to SR 16 upon the issuance of the first building permits.

ROS - RECREATION AND OPEN SPACE

- 4.4** **The City shall continue to enforce the Future Land Use Plan and the development regulations contained in the City Code to preserve open**

space. The Recreation and Open Space classification is intended to designate parks, natural reservations and active recreation sites. The Open Land classification is intended to designate open space. Additionally, open space is determined on a site-specific basis during site plan review and through the conservation overlay zone development process. Open space so determined is defined as being marshland, swamp, natural or manmade bodies of water, and environmentally sensitive lands where local, state or federal regulations prohibit development. This policy implements ROS Objective 4.

The area and location of open space reflected on the site plan provided with this modification application demonstrates compliance with this policy.

ICE - INTERGOVERNMENTAL COORDINATION ELEMENT

Goal

To coordinate the plans and activities of the City with the plans and activities of other governmental agencies to ensure that necessary public services are provided in the most effective and efficient manner possible, and that development in one jurisdiction does not degrade the quality of life for residents in adjacent jurisdictions.

CI - CAPITAL IMPROVEMENTS ELEMENT

CI Objective 3

The City shall not issue or approve development orders or land use plan amendments unless the present or projected availability of financial resources is sufficient to maintain the adopted levels of service standards for all public facilities needed to support the development, including existing and projected facility needs. All capital improvement facilities needed to support the development, and associated present and projected availability of financial resources shall be incorporated into the Five-Year Schedule of Capital Improvement according to CI Policy 1.1. This objective is implemented by CI Policies 3.1, 3.2 and 6.1. The measurable target for this objective is that development orders or land use plan amendments will only be approved for which adequate facilities are available to support the adopted level of service standards.

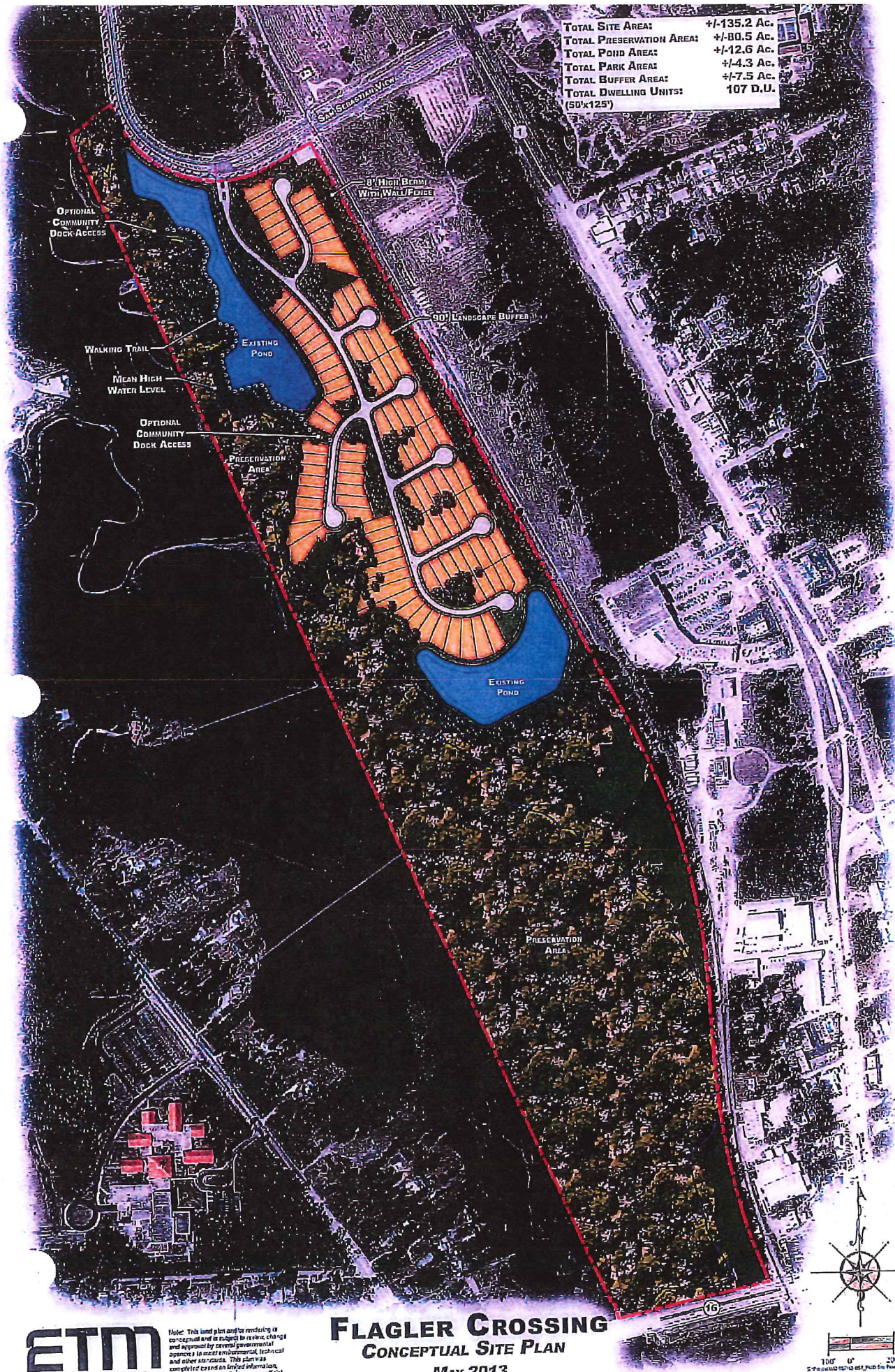
The proposed development will not cause a degradation of any adopted level of service for public facilities and services.

Exhibit "H"

Conceptual Site Plan and Typical Sections

Revised July 9, 2013

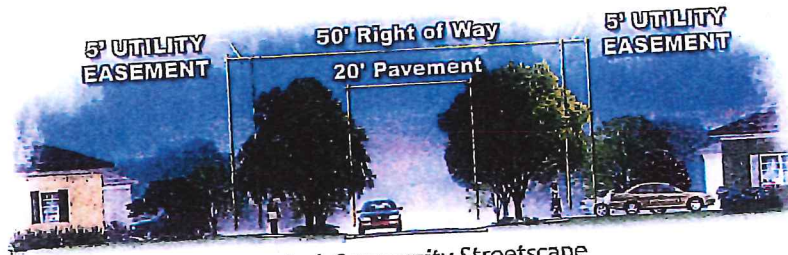
TOTAL SITE AREA: +/-135.2 Ac.
 TOTAL PRESERVATION AREA: +/-80.5 Ac.
 TOTAL POND AREA: +/-12.6 Ac.
 TOTAL PARK AREA: +/-4.3 Ac.
 TOTAL BUFFER AREA: +/-7.5 Ac.
 TOTAL DWELLING UNITS: 107 D.U.
 (50'x125')



ETM
 England-Thims & Miller, Inc.

Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are approximate.

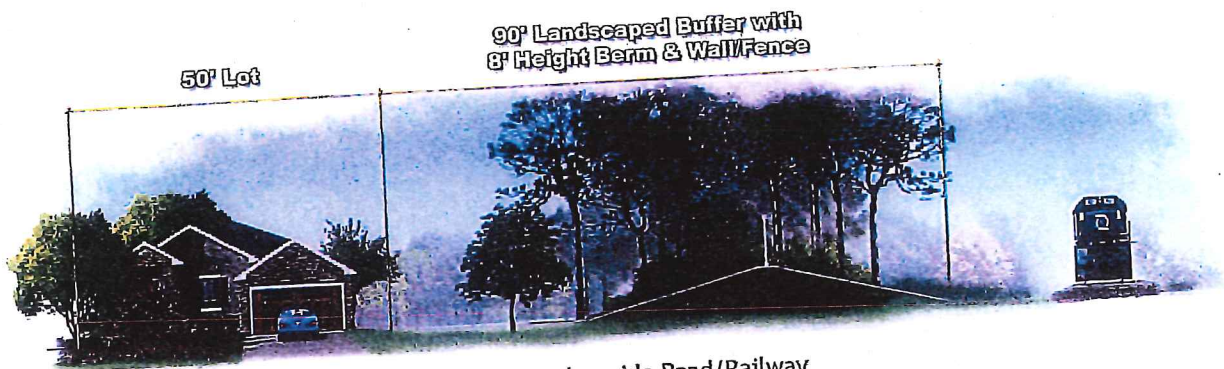
FLAGLER CROSSING CONCEPTUAL SITE PLAN MAY 2013



Typical Community Streetscape

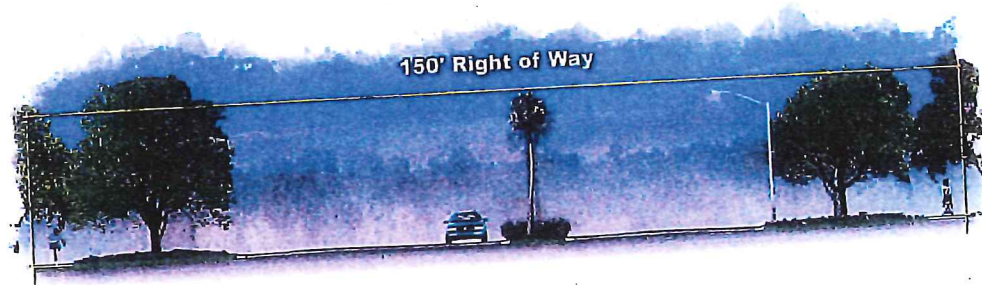
Note:
Trees planted within the ROW to be
palms or other urban street trees as
approved by the City.

Scale 1" = 10'



Typical Berm alongside Road/Railway

Scale 1" = 10'



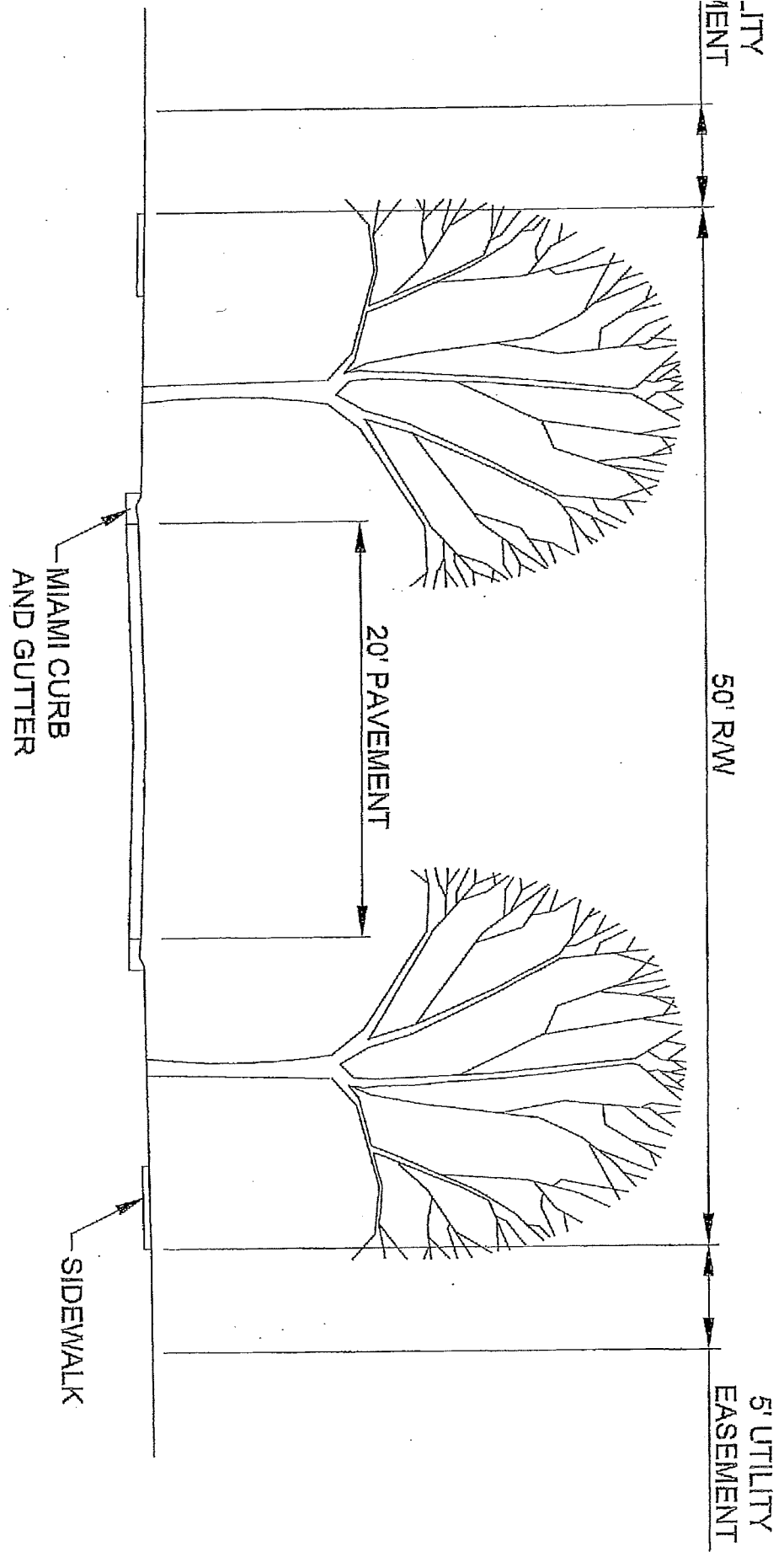
Typical Streetscape along Avenue "D"

Scale 1" = 10'

ETM

Note: This land plan and/or rendering is
conceptual and is subject to review, change
and approval by relevant governmental
agencies to meet any applicable technical
and other standards. This plan was
completed based on limited information,
and all accurate figures are uncertain.

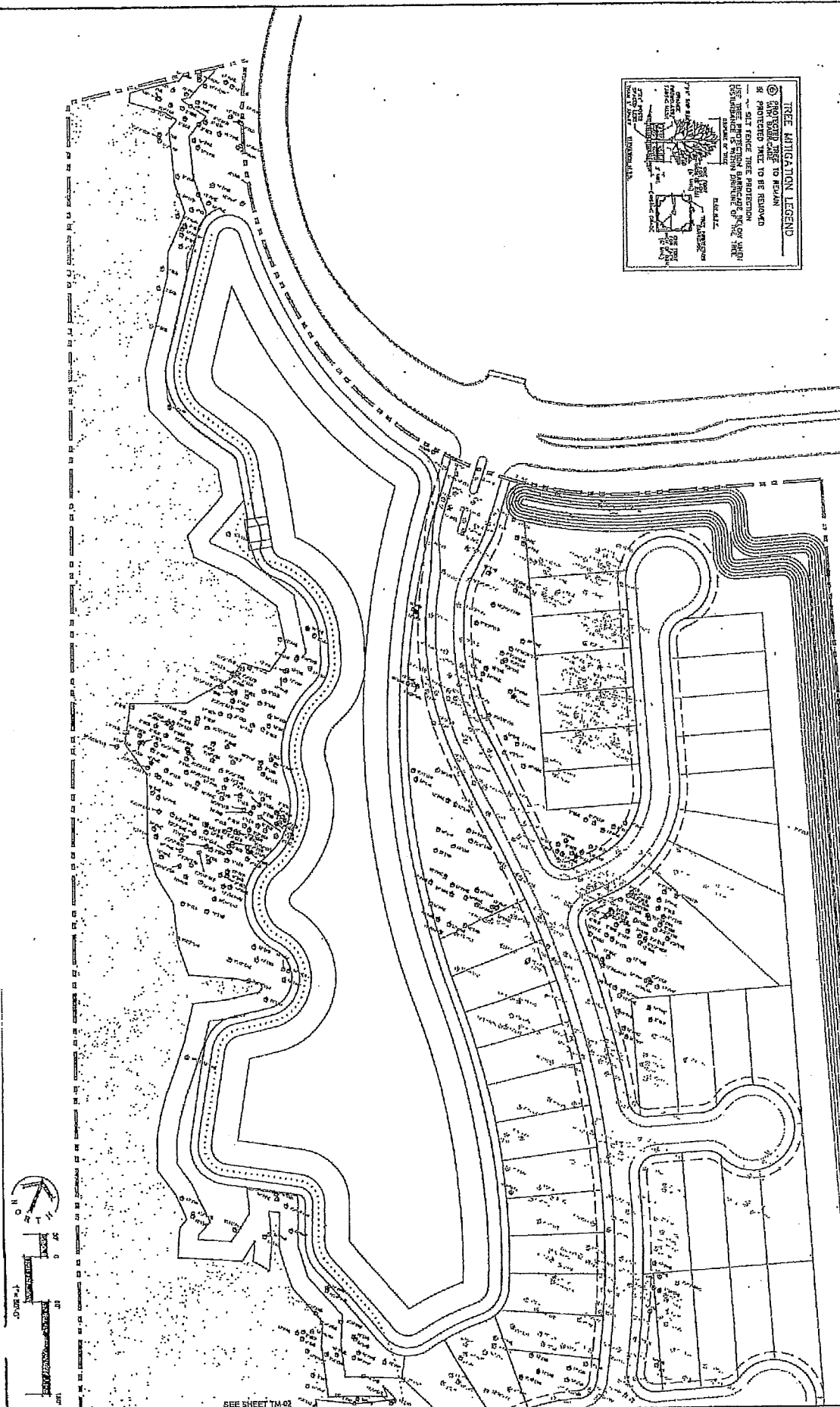
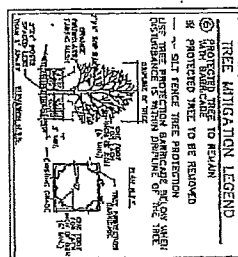
FLAGLER CROSSING
TYPICAL ROADWAY SECTIONS
MAY 2013



TYPICAL COMMUNITY STREETSCAPE

N.T.S.

CALL BEFORE YOU DIG
SUNSHINE STATE ONE CALL
48 HOURS, MIN. PRIOR TO CONSTRUCTION
811



SEE SHEET TM-02

TREE MITIGATION PLAN

FLAGLER CROSSING



Employed-Thomas & Moser, Inc.
1177 Old St. Augustine Road
Jacksonville, FL 32234
TEL: (904) 641-4000
FAX: (904) 641-4141

100-13-057

5544 17 8-5

ALWAYS IN 25

FILED BY T.S.

MEMORANDUM

PLANS PREPARED UNDER THE
DIRECTION OF:

SEE SHEET TM-01

CALL BEFORE YOU DIG
 SUBMIT STATE ONE CALL
 NUMBER 811 PRIOR TO CONSTRUCTION

TREE MITIGATION LEGEND:

- ① **EXISTING TREES TO REMAIN**
- ② **TREES TO BE REMOVED**
- ③ **TREES TO BE PLANTED**
- ④ **TREES TO BE PRESERVED**
- ⑤ **TREES TO BE PROTECTED**
- ⑥ **TREES TO BE MAINTAINED**
- ⑦ **TREES TO BE MONITORED**
- ⑧ **TREES TO BE REPLANTED**
- ⑨ **TREES TO BE RELOCATED**
- ⑩ **TREES TO BE REPAIRED**
- ⑪ **TREES TO BE REHABILITATED**
- ⑫ **TREES TO BE REVEGETATED**
- ⑬ **TREES TO BE RESEED**
- ⑭ **TREES TO BE REGRASS**
- ⑮ **TREES TO BE RECOVER**
- ⑯ **TREES TO BE REBUILD**
- ⑰ **TREES TO BE REFORM**
- ⑱ **TREES TO BE REPAIR**
- ⑲ **TREES TO BE RECOVER**
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- ㊽ **TREES TO BE REBUILD**
- ㊾ **TREES TO BE REFORM**
- ㊿ **TREES TO BE REPAIR**

SEE SHEET TM-01

TREE MITIGATION PLAN

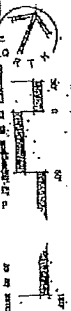
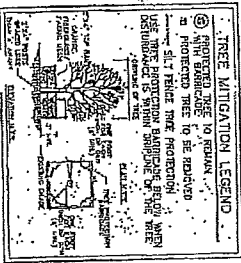


Ernst & Thomas & Mullan Inc.
 11111 E. 11th Avenue, Suite 100
 Aurora, CO 80012
 TEL: (303) 441-4400
 FAX: (303) 441-4401

ENV. NO. 13-007	REVISION
DRAWN BY: M.C.	
CHECKED BY: M.C.	

PLANS PREPARED UNDER THE
 DIRECTION OF:

SEE SHEET TM-01
SEE SHEET TM-02



CALL BEFORE YOU DIG!
SUNSHINE STATE ONE CALL
48 HOURS, AHEAD, 811
TO CONSTRUCTION

TREE MITIGATION PLAN

FLAGLER CROSSING



Engelard-Thompson & McEwen, Inc.
14115 DALLAS AVENUE, SUITE 100
JACKSONVILLE, FL 32218
TEL: (904) 444-4400
FAX: (904) 444-4401

CH. NO. 12-007
DRAWN BY: J.C.
CHECKED BY: J.C.
DATE: 10/18/00

REVISIONS

PLANS PREPARED UNDER THE
DIRECTION OF

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TOTAL PRESERVED CREDITS: 4,094 CREDITS
TOTAL REMOVED DEFICITS: 1,231.5 DEFICITS

PLANS PREPARED UNDER THE
DIRECTION OF:

REXSON

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STOP

Englehard-Thoms & Miller, Inc.
11775 Old St. Augustine Road
Jacksonville, FL 32234
TEL: (904) 341-4100

Page 188 of 545

Exhibit "J"
Recorded Conservation
Easement

24
Return to:
Office of General Counsel
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529

COPY

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made this 27th day of September, 2007 by FLORIDA EAST COAST RAILWAY, L.L.C., a Florida limited liability company ("Grantor"), having an address at 7411 Fullerton Street, Suite 300, Jacksonville, Florida 32256, in favor of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes (the "Grantee"), having a mailing address at 4049 Reid Street, Palatka, Florida 32177-2529.

WITNESSETH:

WHEREAS, Grantor solely owns in fee simple certain real property in St. Johns County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (collectively, the "Property");

WHEREAS, Grantor grants this conservation easement as a condition of permit #4-109-65095-5, as modified by Letter Modification Permit No. 4-109-65095-8 issued by Grantee, solely to offset adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Property in its natural condition in perpetuity;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein and pursuant to the provisions of section 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation

easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement"). Grantor fully warrants title to said Property, and will warrant and defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

1. Purpose. The Purpose of this Conservation Easement is to assure that the Property will be retained forever in its existing natural condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- (a) Construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground;
- (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials;
- (c) Removal or destruction of trees, shrubs, or other vegetation, except for exotic species of plants. Exotic plant removal requires written prior approval from the Grantee;
- (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface;
- (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition;
- (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;
- (g) Acts or uses detrimental to such retention of land or water areas; and
- (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. Reserved Rights. Grantor reserves unto itself, and its successors and assigns, all

rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

4. Rights of Grantee. To accomplish the purposes stated herein, Grantor conveys the following rights to Grantee:

(a) — To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement; and

(b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Grantee's Discretion. Grantee may enforce the terms of this Conservation Easement at their discretion, but if Grantor breaches any term of this Conservation Easement and Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

6. Grantee's Liability. Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantors, nor any person or entity claiming by or through Grantors, shall hold Grantee liable for any damage or injury to person or personal property which may occur on the Property.

7. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement

shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood, storm and earth movement, or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property or to persons resulting from such causes.

8. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of St. Johns County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

9. Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has executed this Conservation Easement on the day
and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

GRANTOR:

FLORIDA EAST COAST RAILWAY, L.L.C.,
a Florida limited liability company

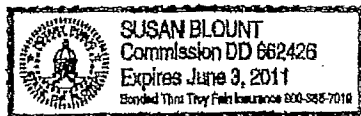
Signature: [Signature]
Print Name: James A. Hoener

Signature: [Signature]
Heidi J. Eddins
Its Secretary

Signature: [Signature]
Print Name: Susan Blount

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 27th day of September
2007, by Heidi J. Eddins, as Secretary of Florida East Coast Railway, L.L.C., a Florida limited
liability company, on behalf of the company, who did not take an oath.



[Signature]
Notary Public, State of Florida at Large
My Commission Expires: _____
Serial No. _____

Personally known X OR produced identification _____
Identification produced _____

00582232.2

EXHIBIT "A"

Sketches and legal descriptions of conservation easement parcels comprising the Property

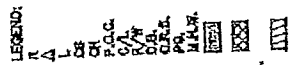
Conservation Easement 1A

A portion of Section 44 of the Estopa Grant, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, with State Road No. 16, a variable width right of way as presently established, thence South $77^{\circ}33'46''$ West, along said centerline of State Road No. 16, a distance of 465.31 feet to a point on a curve concave Northeasterly, having a radius of 2914.79 feet, said point also lying on the Westerly right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established; thence Northwesterly, departing said centerline, along said Westerly right of way line and along the arc of said curve, through a central angle of $01^{\circ}41'25''$, an arc length of 85.99 feet to a point on said curve and the Point of Beginning, said point also being the Northeasterly corner of those lands described and recorded in Official Records Book 1462, page 1783, of the public records of said St. Johns County, said arc being subtended by a chord bearing and distance of North $23^{\circ}07'45''$ West, 85.98 feet.

From said Point of Beginning, thence South $77^{\circ}33'46''$ West, departing said Westerly right of way line of the Florida East Coast Railroad and along the Northerly line of said lands of Official Records Book 1462, page 1783, a distance of 129.33 feet to a point lying on said Northerly line, said point also being Reference Point "A"; thence Northerly, departing said Northerly line, 37 feet more or less, to a point lying on the Easterly Mean High Water Line of the San Sebastian River; thence Northwesterly, along said Easterly Mean High Water Line, 52 feet more or less, to point lying on the Northerly line of the second parcel described and recorded in Deed Book 61, page 512 of said public records; thence North $72^{\circ}29'59''$ East, departing said Easterly Mean High Water Line and along said Northerly line 15 feet, more or less to a point on said Northerly line, said point bearing North $24^{\circ}40'08''$ West, 106.00 feet from said Reference Point "A"; thence North $72^{\circ}29'59''$ East, continuing along said Northerly line, 134.64 feet to a point lying on said Westerly right of way line of the Florida East Coast Railroad, said point also being a point on a curve concave Northeasterly, having a radius of 2914.79 feet; thence Southeasterly, departing said Northerly line, along said Westerly right of way line and along the arc of said curve, through a central angle of $02^{\circ}17'47''$, an arc length of 116.83 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $21^{\circ}08'09''$ East, 116.82 feet.

A PORTION OF SECTION 44 OF THE ESTERO COUNTY, FLORIDA,
TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



Conservation Easement 1B

A portion of Sections 6 and 7, together with a portion of Section 44 of the Estopa Grant, and a portion of Section 55 of the E.S. Robertson Grant, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, with State Road No. 16, a variable width right of way as presently established, thence South $77^{\circ}33'46''$ West, along said centerline of State Road No. 16, a distance of 465.31 feet to a point lying on the Westerly right of way line of the Florida East Coast Rail Road, a 100 foot right of way as presently established, said point also being a point on a curve concave Northeasterly, having a radius of 2914.79 feet; thence Northerly departing said centerline, along said Westerly right of way line and along the arc of said curve, through a central angle of $04^{\circ}22'48''$, an arc length of 222.83 feet to a point lying on the Southerly line of the first parcel described and recorded in Deed Book 61, page 512 of the Public Records of said St. Johns County, said point also being the Point of Beginning and a point on said curve, said arc being subtended by a chord bearing and distance of North $21^{\circ}47'03''$ West, 222.77 feet.

From said Point of Beginning, thence South $72^{\circ}29'59''$ West, departing said Westerly right of way line and along said Southerly line of Deed Book 61, page 512 a distance of 117.57 feet to Reference Point "A"; thence South $72^{\circ}29'59''$ West, continuing along said Southerly line 35 feet more or less, to an intersection with the Easterly Mean High Water Line of the San Sebastian River; thence Northerly, departing said Southerly line and along the meanderings of said Easterly Mean High Water Line, 494 feet, more or less; thence Northeasterly, continuing along said meanderings 246 feet, more or less, to a point lying on said Westerly right of way line of the Florida East Coast Rail Road, said point also being a point on a curve concave Northeasterly, having a radius of 2914.79 feet; thence Southerly, departing said Easterly Mean High Water Line, along said Westerly right of way line, and along the arc of said curve, through a central angle of $00^{\circ}04'01''$, an arc length of 3 feet, more or less, to a point on said curve, and Reference Point "B", said point bearing North $02^{\circ}54'37''$ West, 638.46 feet from said Reference Point "A", said arc being subtended by a chord bearing and distance of South $07^{\circ}21'45''$ East, 3 feet, more or less; thence Southerly, continuing along said Westerly right of way line, and along the arc of a curve concave Northeasterly, having a radius of 2914.79 feet, through a central angle of $12^{\circ}11'53''$, an arc length of 620.55 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $13^{\circ}29'42''$ East, 619.38 feet.

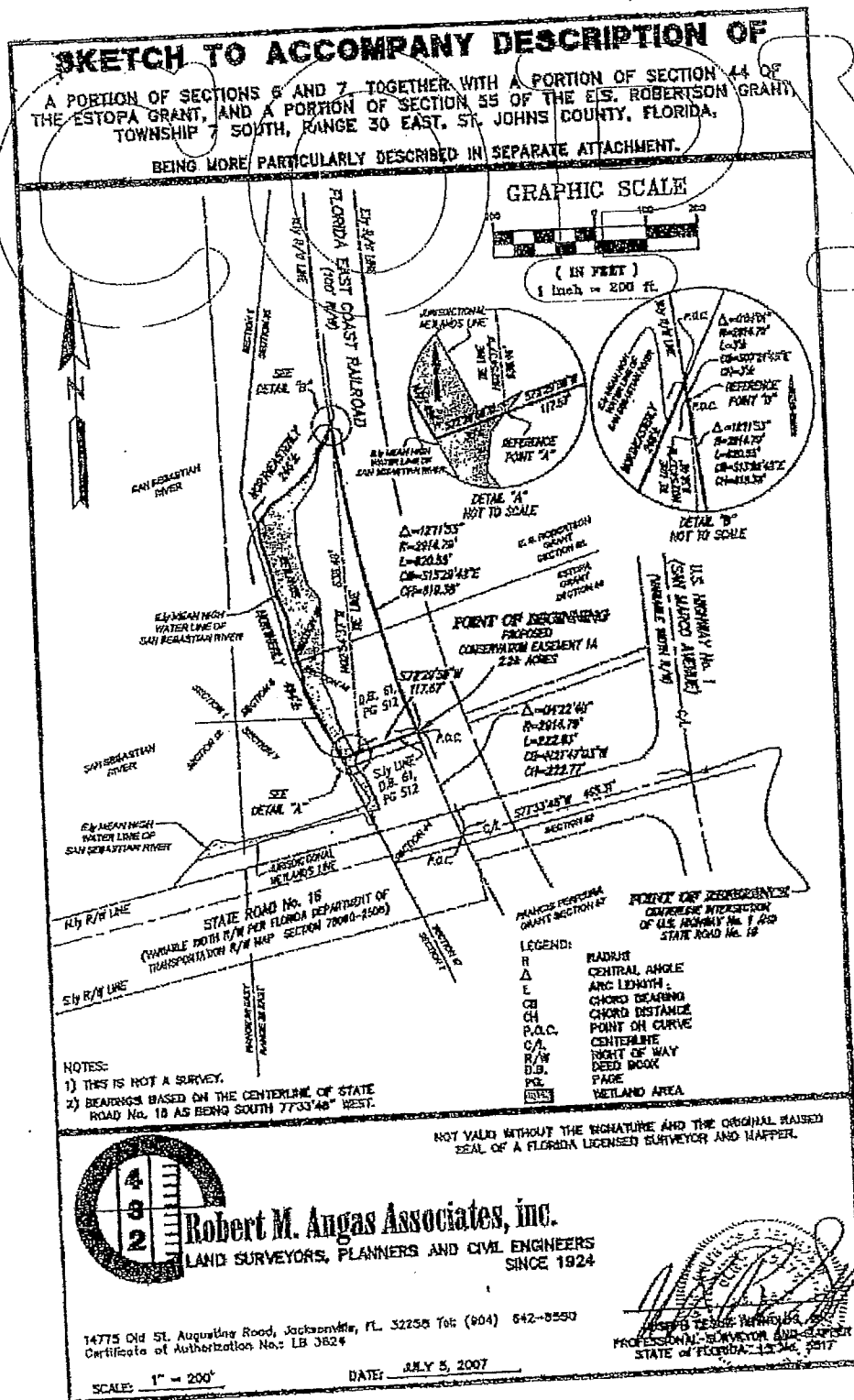


Exhibit "A," page 4 of 19

Conservation Easement 2A

A portion of Section 1, a portion of Section 50 of the E.S. Robertson Grant, a portion of Section 56 of the J. Delespine Grant, Township 7 South, Range 29 East, together with a portion of Section 6, a portion of Section 55 of the E.S. Robertson Grant, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, and State Road No. 16, a variable width right of way as presently established, thence South $77^{\circ}33'46''$ West, along said centerline of State Road No. 16, a distance of 475.07 feet; thence North $12^{\circ}26'14''$ West, departing said centerline, 50.00 feet to a point lying at the intersection of the Northerly right of way line of said State Road No. 16 with the Westerly right of way line of the Florida East Coast Rail Road, a 100 foot right of way as presently established, said point also being a point on a curve; thence Northerly, along said Westerly right of way line the following eight courses: Course one, thence Northerly, along the arc of a curve concave Northeasterly, having a radius of 2914.79 feet, through a central angle of $18^{\circ}00'54''$, an arc length of 916.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $13^{\circ}57'56''$ West, 912.69 feet; Course two, thence North $04^{\circ}57'29''$ West, 24.60 feet to the point of curvature of a curve concave Easterly, having a radius of 2914.79 feet; Course three, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}20'56''$, and arc length of 68.62 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $04^{\circ}17'00''$ West, 68.62 feet; Course four, thence North $03^{\circ}47'34''$ West, along a non-tangent bearing, 50.00 feet to the point of curvature of a curve concave Easterly, having a radius of 11509.16 feet; Course five, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}07'39''$, an arc length of 226.46 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $03^{\circ}13'45''$ West, 226.46 feet; Course six, thence Northerly, along the arc of a curve concave Westerly, having a radius of 2814.79 feet, through a central angle of $01^{\circ}25'00''$, an arc length of 69.60 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $03^{\circ}22'25''$ West, 69.60 feet; Course seven, thence North $04^{\circ}04'55''$ West, 86.74 feet to the point of curvature of a curve concave Southwesterly, having a radius of 2814.79 feet; Course eight, thence Northwesterly, along the arc of said curve, through a central angle of $05^{\circ}44'41''$, an arc length of 282.23 feet to an intersection with the Southerly line of those lands described and recorded in Deed Book 8, page 558 of the public records of said St Johns County, and the Point of

Conservation Easement 2A Continued

Beginning, said arc being subtended by a chord bearing and distance of North 06°57'16" West, 282.11 feet.

From said Point of Beginning, thence South 85°30'00" West, departing said Westerly right of way line, and along said Southerly line of Deed Book 8, page 558, a distance of 174 feet, more or less, to an intersection with the Easterly Mean High Water Line of the San Sebastian River; thence Northwesterly, departing said Southerly line, and along the meanderings of said Easterly Mean High Water Line of the San Sebastian River, a distance of 1828 feet, more or less; thence South 45°33'10" East, departing said Easterly Mean High Water Line, 18 feet, more or less to Reference Point "A", said point bearing North 50°46'41" West, 1788.99 feet from said Point of Beginning; thence South 16°54'33" East, 31.83 feet; thence South 78°28'39" East, 49.65 feet; thence South 79°27'24" East, 33.43 feet; thence South 25°33'04" East, 41.64 feet; thence South 12°30'58" East, 40.30 feet; thence South 45°16'10" East, 43.39 feet; thence South 27°32'56" East, 48.65 feet; thence South 45°17'51" East, 55.35 feet; thence South 60°56'52" East, 52.26 feet; thence South 82°19'57" East, 26.16 feet; thence South 14°53'23" East, 33.00 feet; thence South 75°39'43" East, 58.32 feet; thence South 87°05'46" East, 57.33 feet; thence South 66°32'08" East, 31.41 feet; thence South 81°03'10" East, 42.49 feet; thence North 83°11'40" East, 40.57 feet; thence North 40°51'07" East, 27.18 feet; thence North 56°39'02" East, 31.40 feet; thence North 58°51'23" East, 35.86 feet; thence North 56°10'36" East, 34.05 feet; thence North 67°20'18" East, 54.23 feet; thence North 72°04'25" East, 57.64 feet; thence North 71°04'19" East, 20.64 feet; thence North 05°53'15" East, 41.40 feet; thence South 58°21'24" East, 40.07 feet; thence North 39°50'08" East, 35.74 feet; thence South 59°42'37" East, 34.59 feet; thence South 84°07'47" East, 29.22 feet; thence North 50°30'18" East, 23.31 feet; thence South 11°27'22" East, 36.16 feet; thence South 05°40'44" West, 32.09 feet; thence South 39°20'01" East, 47.38 feet; thence North 66°07'32" East, 30.82 feet; thence North 18°19'13" West, 59.58 feet; thence North 55°10'55" East, 37.80 feet; thence North 18°30'51" West, 76.08 feet; thence North 33°13'21" West, 55.28 feet; thence North 36°34'22" West, 18.18 feet; thence North 10°24'53" East, 24.27 feet; thence North 43°01'56" West, 57.32 feet; thence North 62°39'40" East, 40.51 feet; thence South 49°13'23" East, 82.62 feet to a point lying on said Westerly right of way line of the Florida East Coast Rail Road; thence South 27°42'36" East, along said Westerly right of way line, 324.17 feet to the point of curvature of a curve concave Southwesterly, having a radius of 2814.79 feet; thence Southeasterly, along the arc of said curve, through a central angle of 17°52'59", an arc length of 878.55 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 18°46'06" East, 874.99 feet.

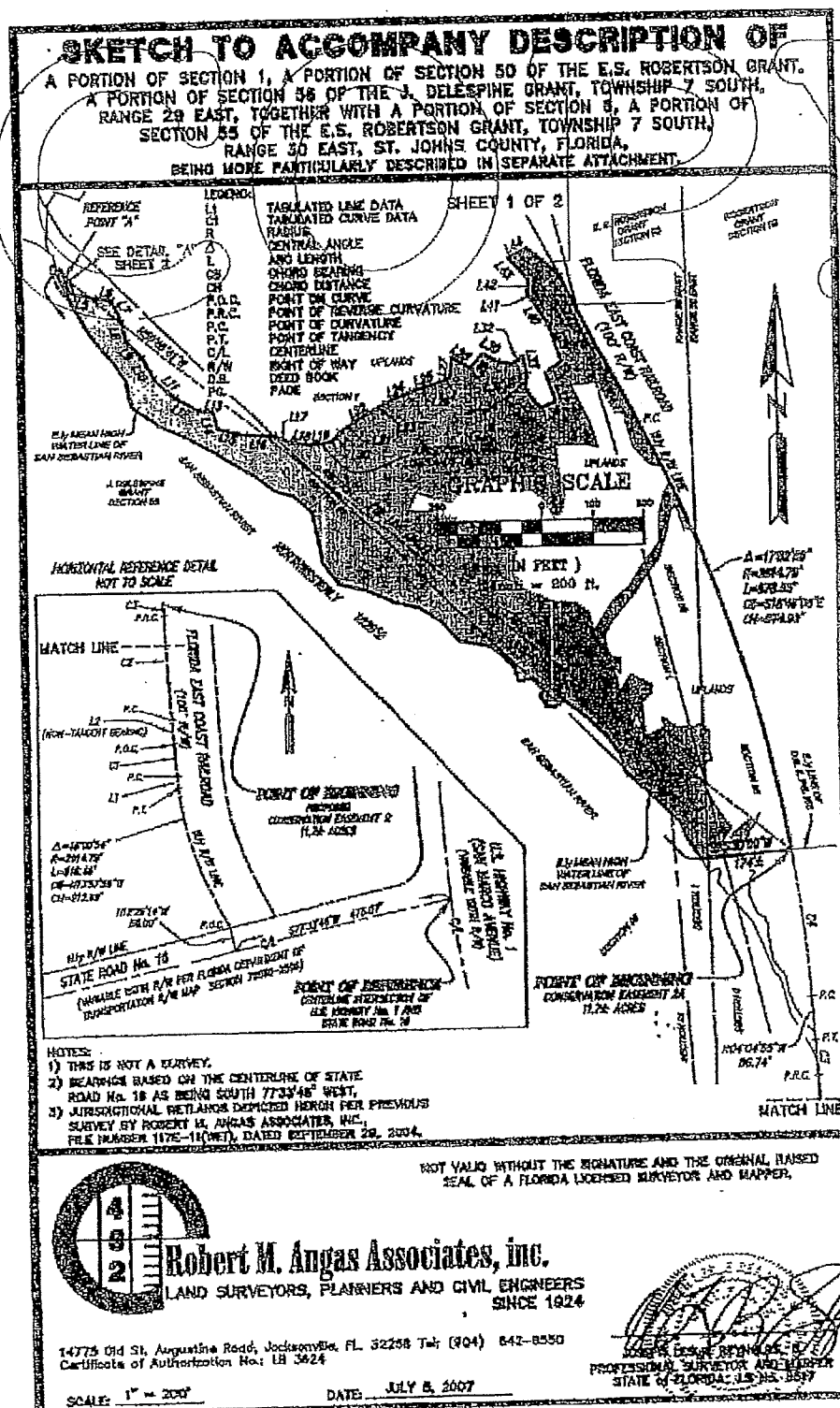
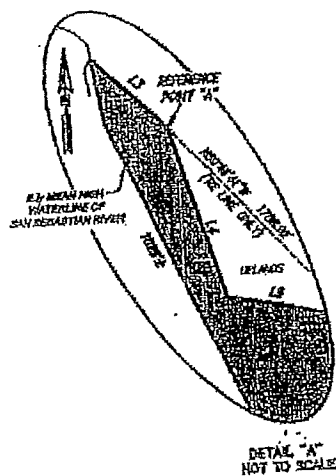


Exhibit "A," page 7 of 19

A PORTION OF SECTION 1, A PORTION OF SECTION 50 OF THE E.S. ROBERTSON GRANT,
A PORTION OF SECTION 58 OF THE J. DELESPINE GRANT, TOWNSHIP 7 SOUTH,
A PORTION OF SECTION 58 OF THE J. DELESPINE GRANT, TOWNSHIP 7 SOUTH,
RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTION 8, A PORTION OF
SECTION 55 OF THE E.S. ROBERTSON GRANT, TOWNSHIP 7 SOUTH,
RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	0120.34"	2014.75'	68.00'	N04°12'00"W	55.57'
C2	0120.34"	17506.18'	228.45'	N05°11'45"W	228.45'
C3	0120.34"	2014.75'	68.00'	N07°11'25"W	68.00'
C4	0120.34"	2014.75'	237.25'	N08°11'16"W	237.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04°12'00"W	24.60'
L2	N04°12'00"W	50.00'
L3	S85°11'45"E	10.56'
L4	S18°56'30"E	31.83'
L5	S78°28'00"E	40.85'
L6	S77°12'45"E	33.45'
L7	S45°11'25"E	61.84'
L8	S18°56'30"E	42.30'
L9	S45°11'25"E	41.39'
L10	S78°28'00"E	40.85'
L11	S45°11'25"E	55.35'
L12	S08°56'30"E	52.20'
L13	S08°56'30"E	26.18'
L14	S18°56'30"E	31.00'
L15	S78°28'00"E	40.85'
L16	S78°28'00"E	57.30'
L17	S08°56'30"E	31.41'
L18	S08°56'30"E	42.49'
L19	N07°11'25"E	40.85'
L20	N40°11'00"E	27.18'
L21	N08°11'16"E	31.40'
L22	N08°11'16"E	35.26'
L23	N08°11'16"E	34.05'
L24	N07°11'25"E	54.25'
L25	N72°04'30"E	52.84'
L26	N01°04'18"E	30.64'
L27	N08°11'16"E	41.30'
L28	S08°56'30"E	40.07'
L29	N08°11'16"E	35.74'
L30	S08°56'30"E	34.59'
L31	S04°07'47"E	28.77'
L32	N08°11'16"E	23.31'
L33	S11°22'22"E	38.18'
L34	S05°40'44"E	32.09'
L35	S18°56'30"E	47.34'
L36	N08°11'16"E	31.84'
L37	N08°11'16"E	58.56'
L38	N08°11'16"E	37.80'
L39	N18°35'51"W	75.08'
L40	N11°13'21"W	55.28'
L41	N08°11'16"W	34.18'
L42	N10°24'33"E	24.77'
L43	N40°11'00"E	57.37'
L44	N08°11'16"E	49.51'
L45	S01°12'22"E	62.62'



SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR GENERAL NOTES AND LEGEND.

DATE: JULY 5, 2007

PREPARED BY
ROBERT M. ANGAS ASSOCIATES, INC.
14715 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32218 (904) 842-0040

Conservation Easement 2B

A portion of Section 1, Township 7 South, Range 29 East, together with a portion of Section 6 and a portion of Section 55 of the E.S. Robertson Grant, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, and State Road No. 16, a variable width right of way as presently established, thence South $77^{\circ}33'46''$ West, along said centerline of State Road No. 16, a distance of 475.07 feet; thence North $12^{\circ}26'14''$ West, departing said centerline, 50.00 feet to a point lying at the intersection of the Northerly right of way line of said State Road No. 16 with the Westerly right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established, said point also being a point on a curve; thence Northerly, along said Westerly right of way line the following six courses: Course one, thence Northerly, along the arc of a curve concave Northeasterly, having a radius of 2914.79 feet, through a central angle of $18^{\circ}00'54''$, an arc length of 916.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $13^{\circ}57'56''$ West, 912.69 feet; Course two, thence North $04^{\circ}57'29''$ West, 24.60 feet to the point of curvature of a curve concave Easterly, having a radius of 2914.79 feet; Course three, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}20'56''$, and arc length of 68.62 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $04^{\circ}17'00''$ West, 68.62 feet; Course four, thence North $03^{\circ}47'34''$ West, along a non-tangent bearing, 50.00 feet to the point of curvature of a curve concave Easterly, having a radius of 11509.16 feet; Course five, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}07'39''$, an arc length of 226.46 feet to Reference Point "A", said point also being a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $03^{\circ}13'45''$ West, 226.46 feet; Course six, thence Northerly, along the arc of a curve concave Westerly, having a radius of 2814.79 feet, through a central angle of $00^{\circ}32'54''$, an arc length of 27 feet, more or less, to a point on said curve at an intersection with the Easterly Mean High Water Line of the San Sebastian River, said point also being the Point of Beginning, said arc being subtended by a chord bearing and distance of North $02^{\circ}56'22''$ West, 27 feet, more or less.

From said Point of Beginning, thence Northwesterly, departing said Westerly right of way line of the Florida East Coast Railroad, and along the meanderings of said Easterly Mean High Water Line of the San Sebastian River, a distance of 480 feet, more or less to

Conservation Easement 2B Continued

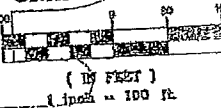
an intersection with the Southerly line of those lands described and recorded in Deed Book 8, page 558 of the public records of said St Johns County; thence North $85^{\circ}30'00''$ East, departing said Easterly Mean High Water Line, and along said Southerly line, 5 feet, more or less to Reference Point "B", said point bearing North $26^{\circ}45'27''$ West, a distance of 473.44 feet from said Reference Point "A"; thence North $85^{\circ}30'00''$ East, continuing along said Southerly line, 169.24 feet to a point lying on said Westerly right of way line of the Florida East Coast Railroad, said point also being a point on a curve concave Westerly, having a radius of 2814.79 feet; thence Southeasterly, along said Westerly right of way line, departing said Southerly line, and along the arc of said curve, through a central angle of $05^{\circ}29'49''$, an arc length of 270.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $07^{\circ}04'42''$ East, 269.95 feet; thence South $82^{\circ}11'23''$ West, departing said Westerly right of way line, 0.50 feet; thence South $09^{\circ}24'37''$ East, 5.57 feet to a point lying on said Westerly right of way line, said point also being a point on a curve concave Westerly, having a radius of 2814.79 feet; thence Southerly, along said Westerly right of way line, and along the arc of said curve, through a central angle of $00^{\circ}08'03''$, an arc length of 6.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $04^{\circ}08'57''$ East, 6.59 feet; thence South $04^{\circ}04'55''$ East, continuing along said Westerly right of way line, 86.74 feet to a point bearing North $03^{\circ}22'25''$ West, 69.60 feet from said Reference Point "A", said point also being the point of curvature of a curve concave Westerly, having a radius of 2814.79 feet; thence Southerly, continuing along said Westerly right of way line, and along the arc of said curve through a central angle of $00^{\circ}52'06''$, an arc length of 43 feet, more or less, to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $03^{\circ}38'52''$ East, 43 feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

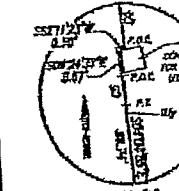
A PORTION OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
TOGETHER WITH A PORTION OF SECTION 6
AND A PORTION OF SECTION 35 OF THE E.S. ROBERTSON GRANT,
TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	012036"	2014.79'	58.88'	N04°17'00"W	46.60'
C2	015732"	11508.18'	278.46'	N07°34'45"W	278.46'
C3	003234"	2014.79'	27.3'	N07°34'45"W	17.3'
C4	002743"	2014.79'	278.05'	S07°04'22"E	269.93'
C5	002800"	2014.77'	4.59'	S07°04'22"E	4.59'
C6	002800"	2014.77'	43.3'	S07°33'57"E	43.3'
C7	012210"	2014.77'	66.00'	N02°24'25"W	66.00'

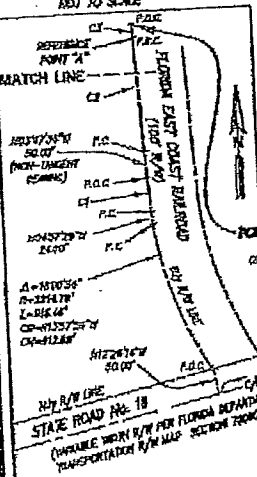
GRAPHIC SCALE



LEGEND:
D.B. DEED BOOK
P.B. PLAT BOOK
C1 R TABULATED CURVE DATA
A L RADIUS
C1 R CENTRAL ANGLE
A L R ARC LENGTH
C1 R CHORD BEARING
C1 R CHORD DISTANCE
P.O.C. POINT OF CURVATURE
P.R.C. POINT OF REVERSE CURVATURE
P.O. POINT OF TANGENCY
C.L. CENTERLINE
R/W RIGHT OF WAY



HORIZONTAL REFERENCE DETAIL
NOT TO SCALE



REVISED JULY 28, 2007 TO AMEND BOUNDARY.

- NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE CENTERLINE OF STATE ROAD No. 18 AS BEING SOUTH 77°33'48" WEST.
3) JURISDICTIONAL WETLANDS DEPICTED HEREON PER PREVIOUS SURVEY BY ROBERT M. ANGAS ASSOCIATES, INC.,
FILE NUMBER 117E-11(WCT), DATED SEPTEMBER 29, 2004.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

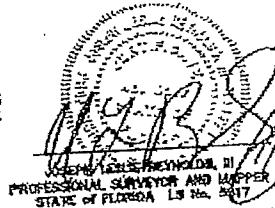


Robert M. Angas Associates, Inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL 32228 Tel: (904) 642-8550
Certificate of Authorization No: LB 3824

SCALE: 1" = 100'

DATE: JULY 8, 2007



Conservation Easement 3

A portion of Section 1, together with a portion of Section 56 of the J. Delespine Grant, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of San Marco Avenue (U.S. Highway No. 1), a variable width right of way as presently established, and State Road No. 16, a variable width right of way as presently established, thence South $77^{\circ}33'46''$ West, along said centerline of State Road No. 16, a distance of 475.07 feet; thence North $12^{\circ}26'14''$ West, departing said centerline, 50.00 feet to a point lying at the intersection of the Northerly right of way line of said State Road No. 16 with the Westerly right of way line of the Florida East Coast Rail Road, a 100 foot right of way as presently established, said point also being a point on a curve; thence Northerly and Northwesterly along said Westerly right of way line the following ten courses: Course 1, thence Northerly, along the arc of a curve concave Northeasterly, having a radius of 2914.79 feet, through a central angle of $18^{\circ}00'54''$, an arc length of 916.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $13^{\circ}57'56''$ West, 912.69 feet; Course 2, thence North $04^{\circ}57'29''$ West, 24.60 feet to the point of curvature of a curve concave Easterly, having a radius of 2914.79 feet; Course 3, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}20'56''$, and arc length of 68.63 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $04^{\circ}17'00''$ West, 68.62 feet; Course 4, thence North $03^{\circ}47'34''$ West, along a non tangent bearing, 50.00 feet to the point of curvature of a curve concave Easterly, having a radius of 11509.16 feet; Course 5, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}07'39''$, an arc length of 226.46 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $03^{\circ}13'45''$ West, 226.46 feet; Course 6, thence Northerly, along the arc of a curve concave Westerly, having a radius of 2814.79 feet, through a central angle of $01^{\circ}25'00''$, an arc length of 69.60 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $03^{\circ}22'25''$ West, 69.60 feet; Course 7, thence North $04^{\circ}04'55''$ West, 86.74 feet to the point of curvature of a curve concave Westerly, having a radius of 2814.79 feet; Course 8, thence Northerly along the arc of said curve through a central angle of $23^{\circ}37'40''$, an arc length of 1160.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $15^{\circ}53'46''$ West, 1152.57 feet; Course 9, thence North $27^{\circ}42'36''$ West,

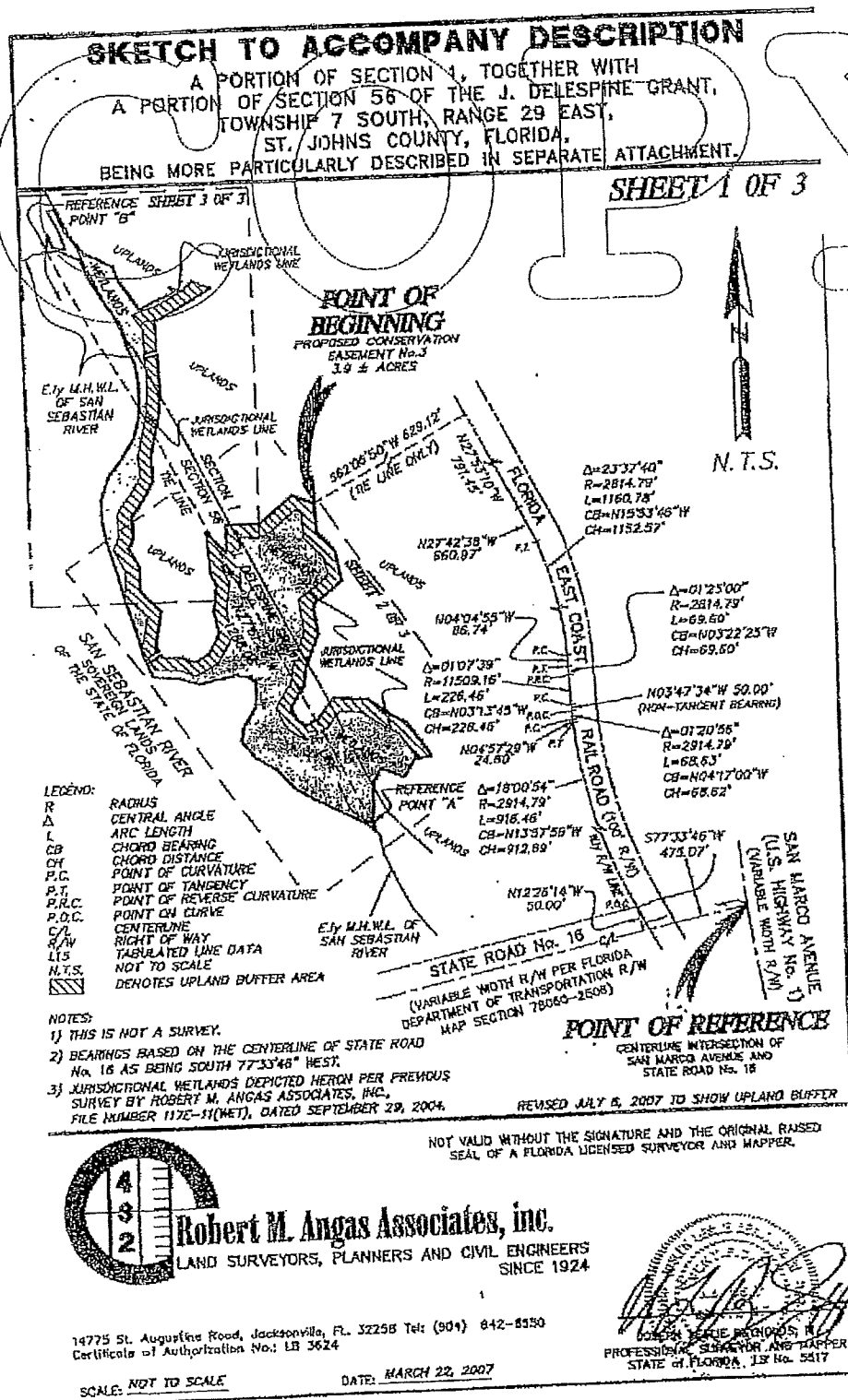
Conservation Easement 3 (cont.)

660.97 feet; Course 10, thence North $27^{\circ}53'10''$ West, 791.45 feet; thence South $62^{\circ}06'50''$ West, departing said Westerly right of way line. 629.12 feet to the Point of Beginning.

From said Point of Beginning, thence South $03^{\circ}14'19''$ East, 55.53 feet; thence South $43^{\circ}10'19''$ East, 53.10 feet; thence South $10^{\circ}48'53''$ East, 59.30 feet; thence South $52^{\circ}44'43''$ West, 73.55 feet; thence South $07^{\circ}43'26''$ East, 58.32 feet; thence South $21^{\circ}03'22''$ West, 68.81 feet; thence South $07^{\circ}37'29''$ West, 38.63 feet; thence South $33^{\circ}03'46''$ West, 48.90 feet; thence South $29^{\circ}30'42''$ East, 25.45 feet; thence South $58^{\circ}28'15''$ East, 21.33 feet; thence North $59^{\circ}04'00''$ East, 27.10 feet; thence North $39^{\circ}16'15''$ East, 47.67 feet; thence South $85^{\circ}49'18''$ East, 68.28 feet; thence South $54^{\circ}22'18''$ East, 57.05 feet; thence South $62^{\circ}40'22''$ East, 31.36 feet; thence South $36^{\circ}16'14''$ East, 80.60 feet; thence South $33^{\circ}13'41''$ West, 2.54 feet; thence South $81^{\circ}56'42''$ West, 33.27 feet; thence South $33^{\circ}13'41''$ West, 39.32 feet; thence North $67^{\circ}41'10''$ West, 46.73 feet; thence South $30^{\circ}47'42''$ West, 29.66 feet; thence South $03^{\circ}22'02''$ West, 26.51 feet; thence South $02^{\circ}11'08''$ West, 53.01 feet to Reference Point "A"; thence South $16^{\circ}37'10''$ East, 15 feet more or less to an intersection with the Easterly Mean High Water Line of the San Sebastian River; thence Northerly, Northeasterly, Northwesterly and Westerly along the meanderings of said Easterly Mean High Water Line the following eight courses; Course 1, thence Northwesterly, 320 feet more or less; Course 2, thence Northeasterly, 119 feet more or less; Course 3, thence Westerly, 205 feet more or less; Course 4, thence Northwesterly, 362 feet more or less; Course 5, Northeasterly, 178 feet more or less; Course 6, thence Northerly, 190 feet more or less; Course 7, thence Northwesterly, 148 feet more or less; Course 8, thence Westerly, 84 feet more or less; thence North $70^{\circ}24'29''$ East, departing said Easterly Mean High Water Line, 16 feet more or less to Reference Point "B", said point bearing North $27^{\circ}51'26''$ West, 1288.06 feet from said Reference Point "A"; thence North $08^{\circ}13'17''$ East, 31.24 feet; thence South $18^{\circ}01'25''$ East, 26.31 feet; thence South $81^{\circ}28'27''$ East, 24.67 feet; thence North $18^{\circ}22'36''$ West, 38.56 feet; thence North $29^{\circ}00'14''$ West, 40.20 feet; thence North $74^{\circ}38'08''$ East, 13.48 feet; thence South $23^{\circ}22'07''$ East, 47.87 feet; thence South $41^{\circ}14'30''$ East, 53.74 feet; thence South $65^{\circ}16'15''$ East, 61.91 feet; thence South $20^{\circ}02'31''$ East, 30.32 feet; thence South $31^{\circ}11'19''$ East, 67.99 feet; thence North $64^{\circ}18'31''$ East, 39.61 feet; thence North $68^{\circ}42'51''$ East, 38.69 feet; thence North $46^{\circ}23'46''$ West, 15.61 feet; thence South $68^{\circ}54'40''$ East, 25.33 feet; thence North $48^{\circ}08'33''$ East, 28.07 feet; thence South $68^{\circ}54'40''$ East, 40.04 feet; thence South $60^{\circ}25'18''$ West, 109.44 feet; thence South $73^{\circ}09'55''$ West, 21.93 feet; thence South $35^{\circ}01'53''$ East, 7.92 feet; thence South $01^{\circ}24'55''$ East, 54.15 feet; thence South $73^{\circ}38'46''$ West, 25.84 feet; thence South $02^{\circ}53'25''$ East, 8.96 feet; thence North $73^{\circ}33'42''$ East, 25.72 feet; thence South $02^{\circ}53'25''$ East, 62.50 feet; thence South

Conservation Easement 3 (cont.)

03°37'04" West, 57.76 feet; thence South 12°41'11" West, 81.12 feet; thence South
 04°35'30" East, 45.62 feet; thence South 29°15'00" West, 41.19 feet; thence South
 33°55'28" West, 41.58 feet; thence South 01°44'54" East, 42.53 feet; thence South
 23°37'11" West, 21.13 feet; thence South 26°57'38" East, 39.38 feet; thence South
 00°01'14" East, 46.27 feet; thence South 37°59'03" East, 17.04 feet; thence South
 46°48'03" East, 41.34 feet; thence South 10°31'23" West, 49.44 feet; thence South
 10°56'12" West, 20.25 feet; thence South 30°20'46" East, 11.17 feet; thence South
 56°59'57" West, 25.03 feet; thence South 30°20'46" East, 10.11 feet; thence North
 56°26'04" East, 25.04 feet; thence South 30°20'46" East, 6.24 feet; thence South
 87°37'03" East, 38.27 feet; thence South 67°44'04" East, 26.76 feet; thence North
 60°11'45" East, 32.63 feet; thence North 28°22'09" East, 41.89 feet; thence North
 12°17'22" West, 45.82 feet; thence North 07°28'09" East, 52.80 feet; thence North
 24°02'31" West, 25.41 feet; thence North 05°16'28" West, 80.99 feet; thence South
 43°39'52" East, 57.55 feet; thence North 01°16'02" East, 53.99 feet; thence South
 89°30'37" East, 56.41 feet; thence North 82°50'12" East, 7.57 feet; thence North
 50°49'44" East, 82.85 feet; thence South 67°46'11" East, 44.72 feet to the Point of
 Beginning.



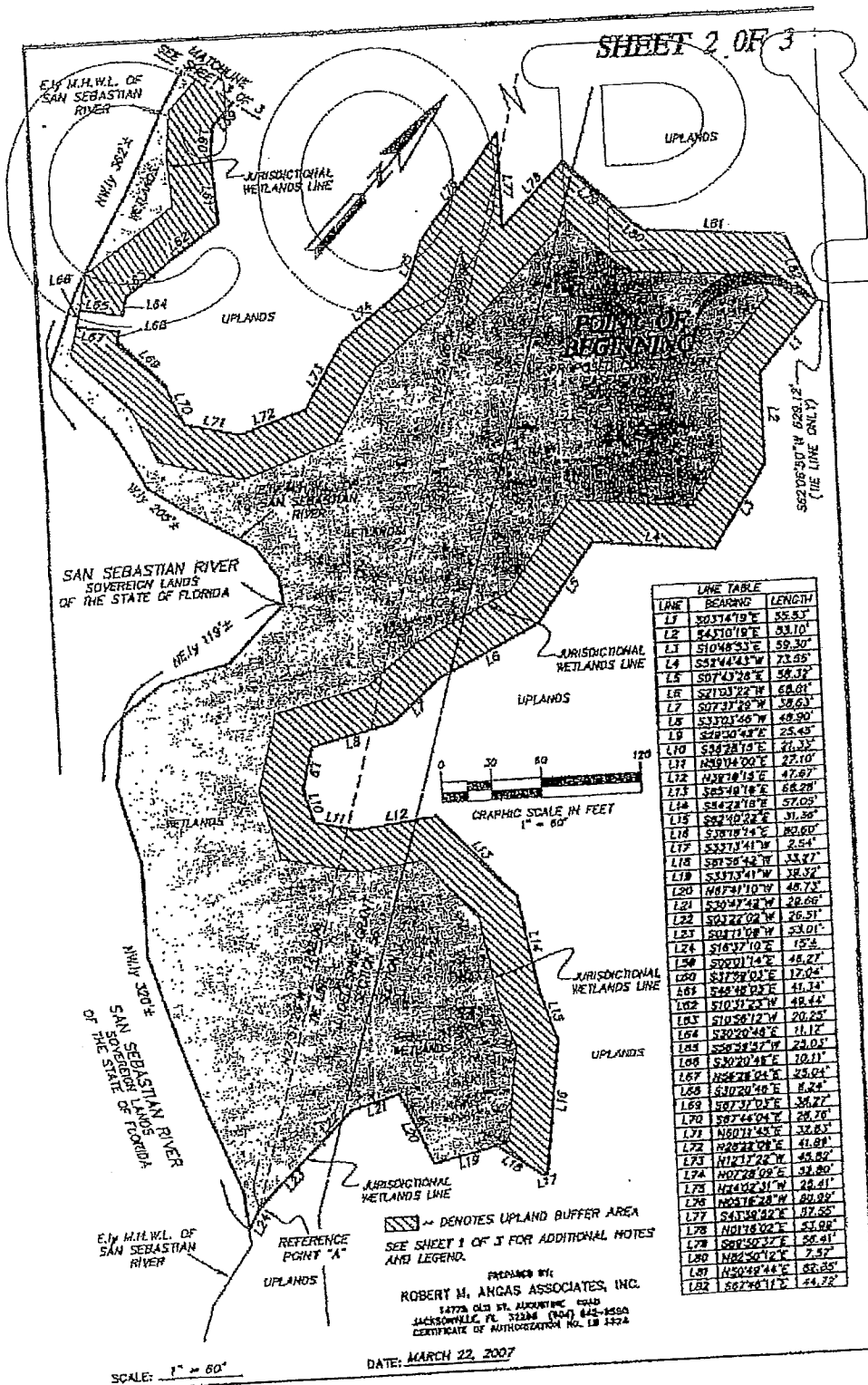
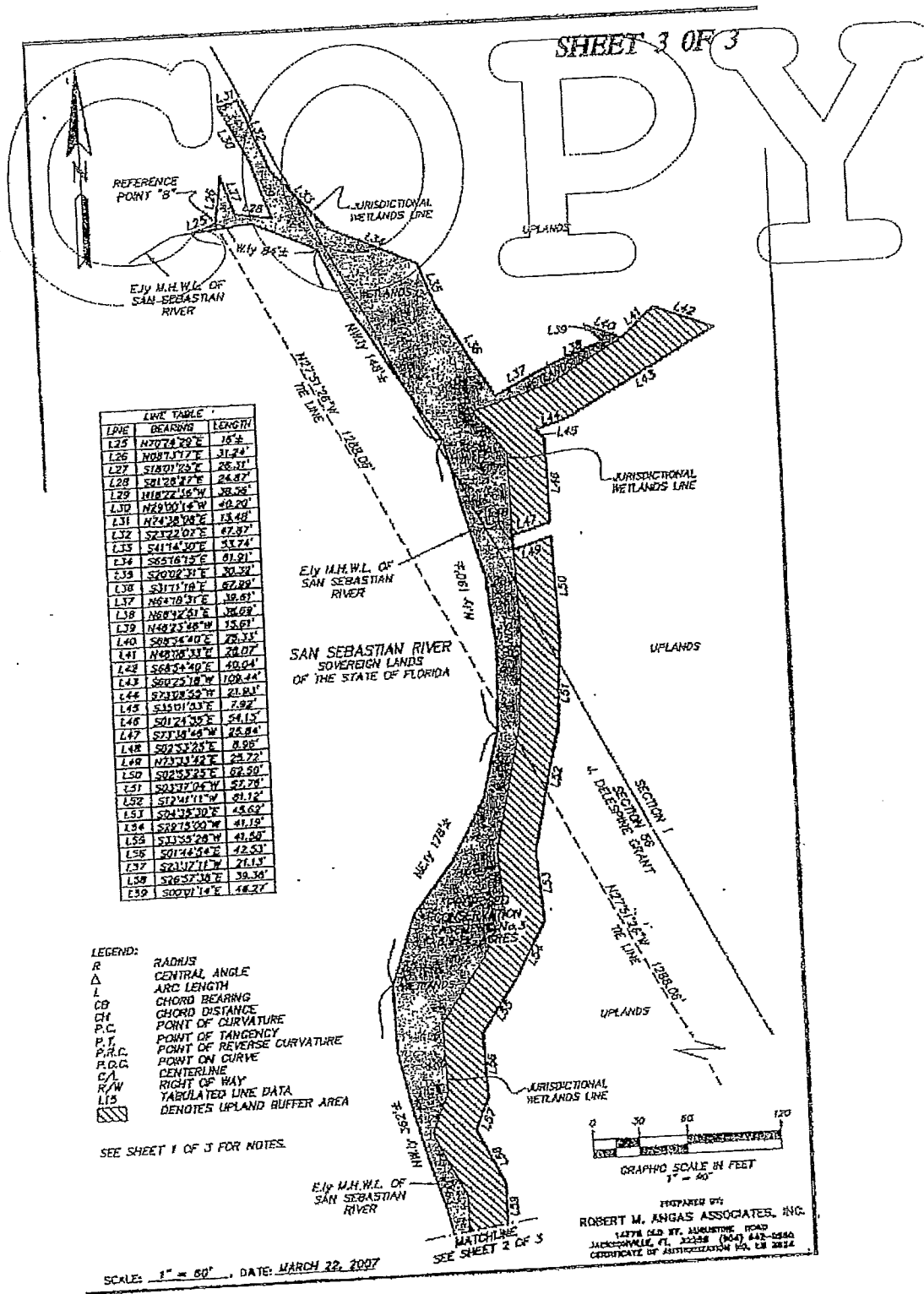


Exhibit "A," page 16 of 19

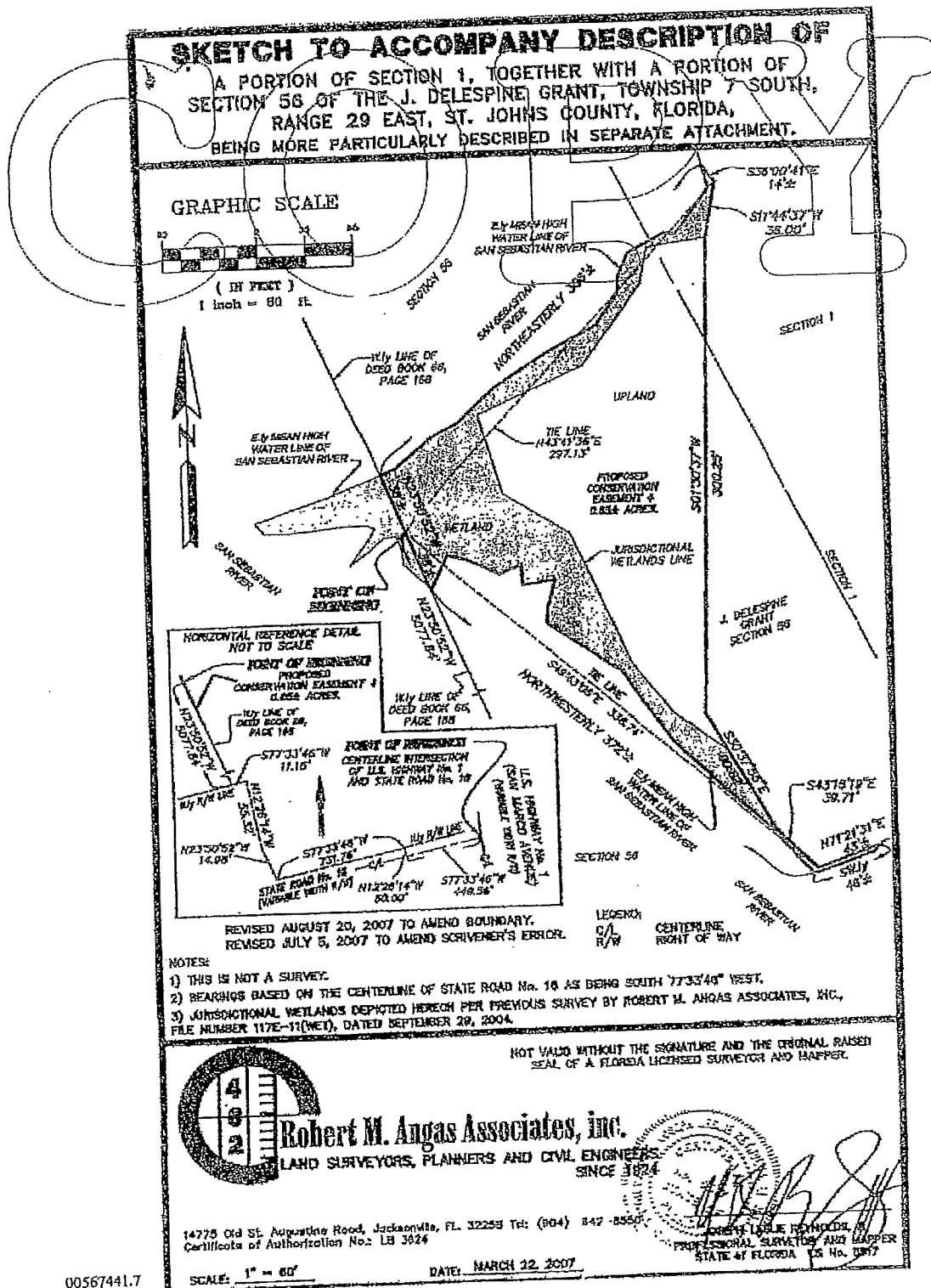


Conservation Easement 4

A portion of Section 1, together with a portion of Section 56, of the J. Delespine Grant, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, and State Road No. 16, a variable width right of way as presently established, thence South $77^{\circ}33'46''$ West, along said centerline of State Road No. 16, a distance of 449.56 feet; thence North $12^{\circ}26'14''$ West, departing said centerline, 50.00 feet to a point lying on the Northerly right of way line of said State Road No. 16; thence Westerly and Northerly, along said Northerly right of way line the following four courses: Course one, thence South $77^{\circ}33'46''$ West, 731.76 feet; Course two, thence North $23^{\circ}50'52''$ West, 14.98 feet; Course three, thence North $12^{\circ}26'14''$ West, 55.32 feet; Course four, thence South $77^{\circ}33'46''$ West, 11.16 feet to a point lying on the Westerly line of those lands described and recorded in Deed Book 66, page 168 of the public records of said county; thence North $23^{\circ}50'52''$ West, departing said Northerly right of way line and along said Westerly line, 5077.84 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $23^{\circ}50'52''$ West, along said Westerly line of Deed Book 66, page 168, a distance of 38 feet, more or less, to an intersection with the Easterly Mean High Water Line of the San Sebastian River; thence Northeasterly, departing said Westerly line and along the meanderings of said Easterly Mean High Water Line, 306 feet, more or less; thence South $36^{\circ}00'41''$ East, departing said Easterly Mean High Water Line, 14 feet, more or less to a point, said point bearing North $43^{\circ}41'36''$ East, 297.13 feet from said Point of Beginning; thence South $11^{\circ}44'37''$ West, 36.00 feet; thence South $01^{\circ}30'37''$ West, 300.25 feet; thence South $30^{\circ}37'55''$ East, 80.82 feet; thence South $43^{\circ}16'19''$ East, 39.71 feet to a point, said point bearing South $49^{\circ}43'06''$ East, 338.74 feet from said Point of Beginning; thence North $71^{\circ}21'31''$ East, 43 feet, more or less to an intersection with said Easterly Mean High Water Line; thence Southwesterly, along the meanderings of said Easterly Mean High Water Line, 46 feet, more or less; thence Northwesterly, continuing along the meanderings of said Easterly Mean High Water Line, 372 feet, more or less, to an intersection with said Westerly line of Deed Book 66, page 168; thence North $23^{\circ}50'52''$ West, departing said Easterly Mean High Water Line and along said Westerly line, 38 feet, more or less to the Point of Beginning.



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Exhibit "A," page 19 of 19

Attachment 4

Survey

6/4/2018

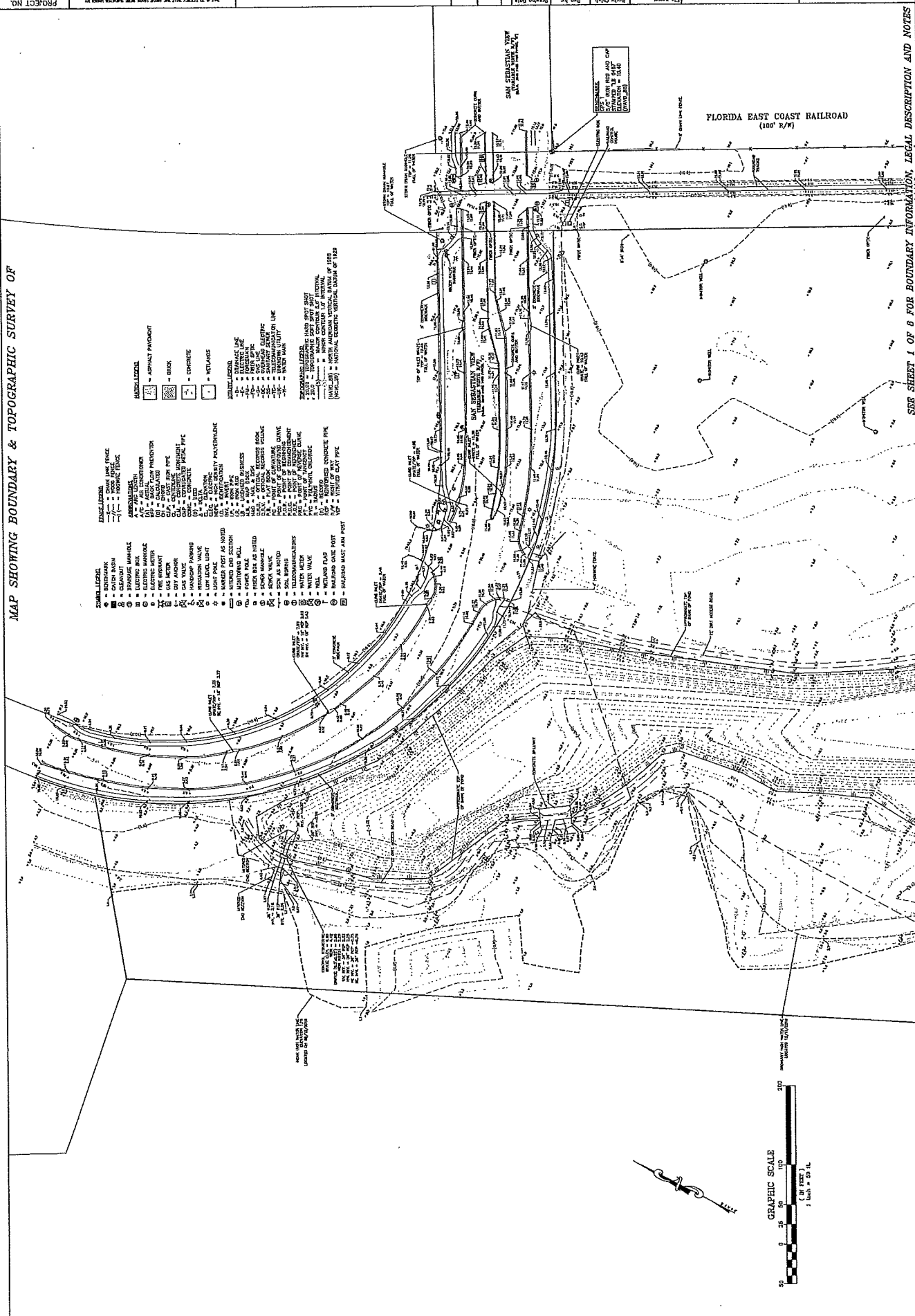


ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

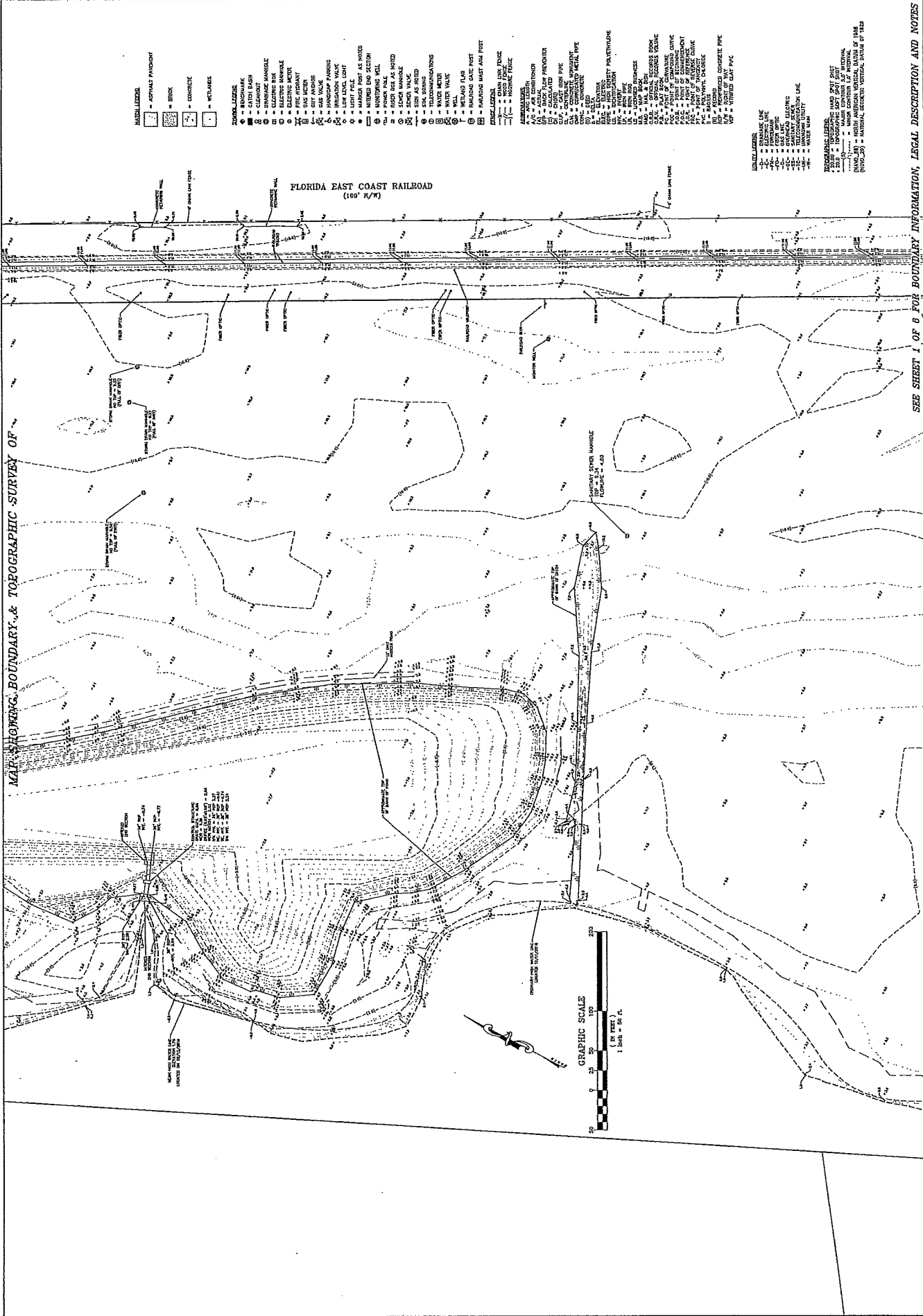
COMET	CHARTERED TO	DATE	BY
CHARTERED TO	DATE	BY	DATE
CHARTERED TO	DATE	BY	DATE
CHARTERED TO	DATE	BY	DATE

17-11-23
17-11-23
PROJECT NO.

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF



SEE SHEET 1 OF 8 FOR BOUNDARY INFORMATION, LEGAL DESCRIPTION AND NOTES



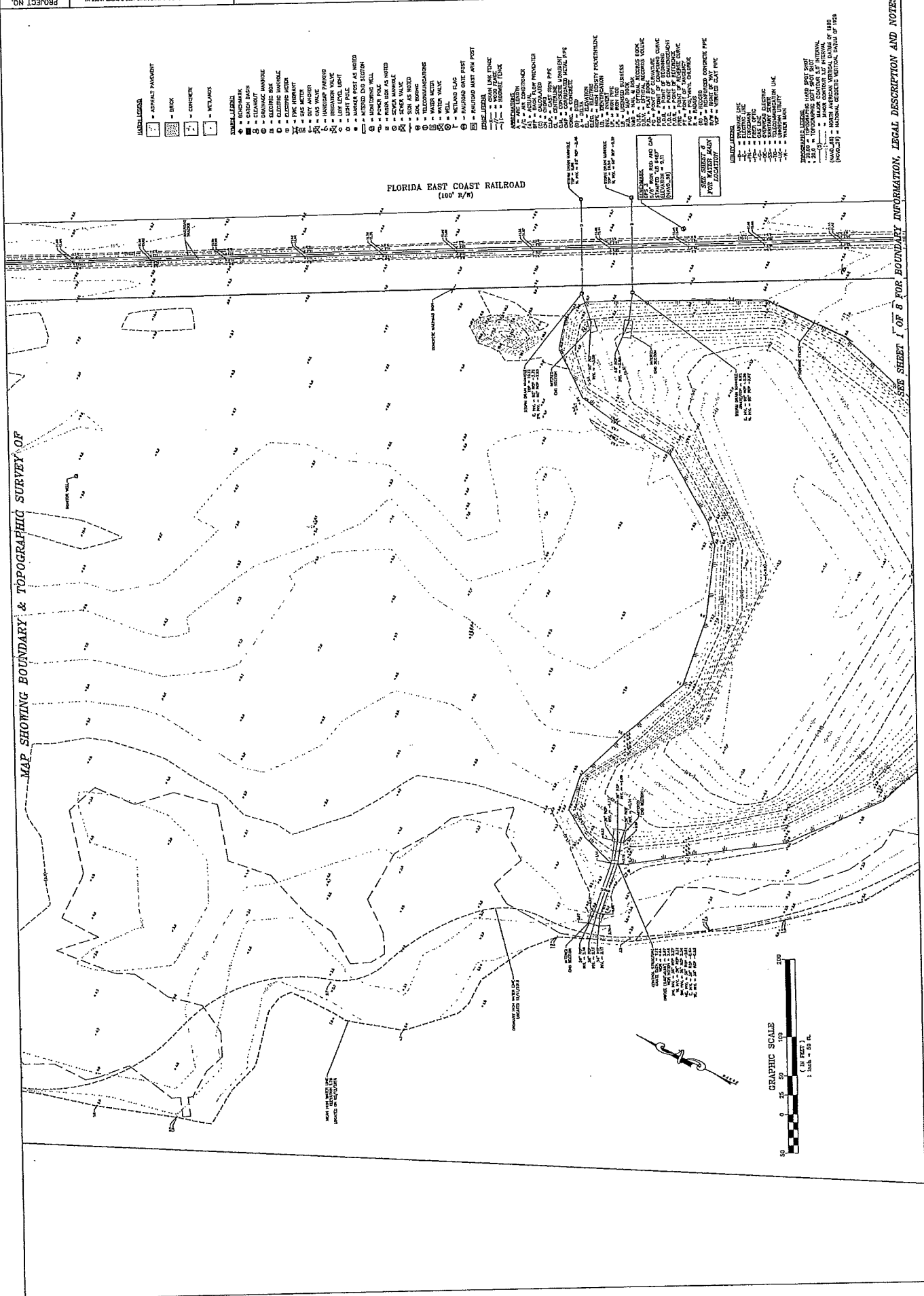
SEE SHEET 1 OF 6 FOR BOUNDARY INFORMATION, LEGAL DESCRIPTION AND NOTES

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JUL 1967
P.S.M.
NO. 10-18

FILE NO. 17-11-23

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF

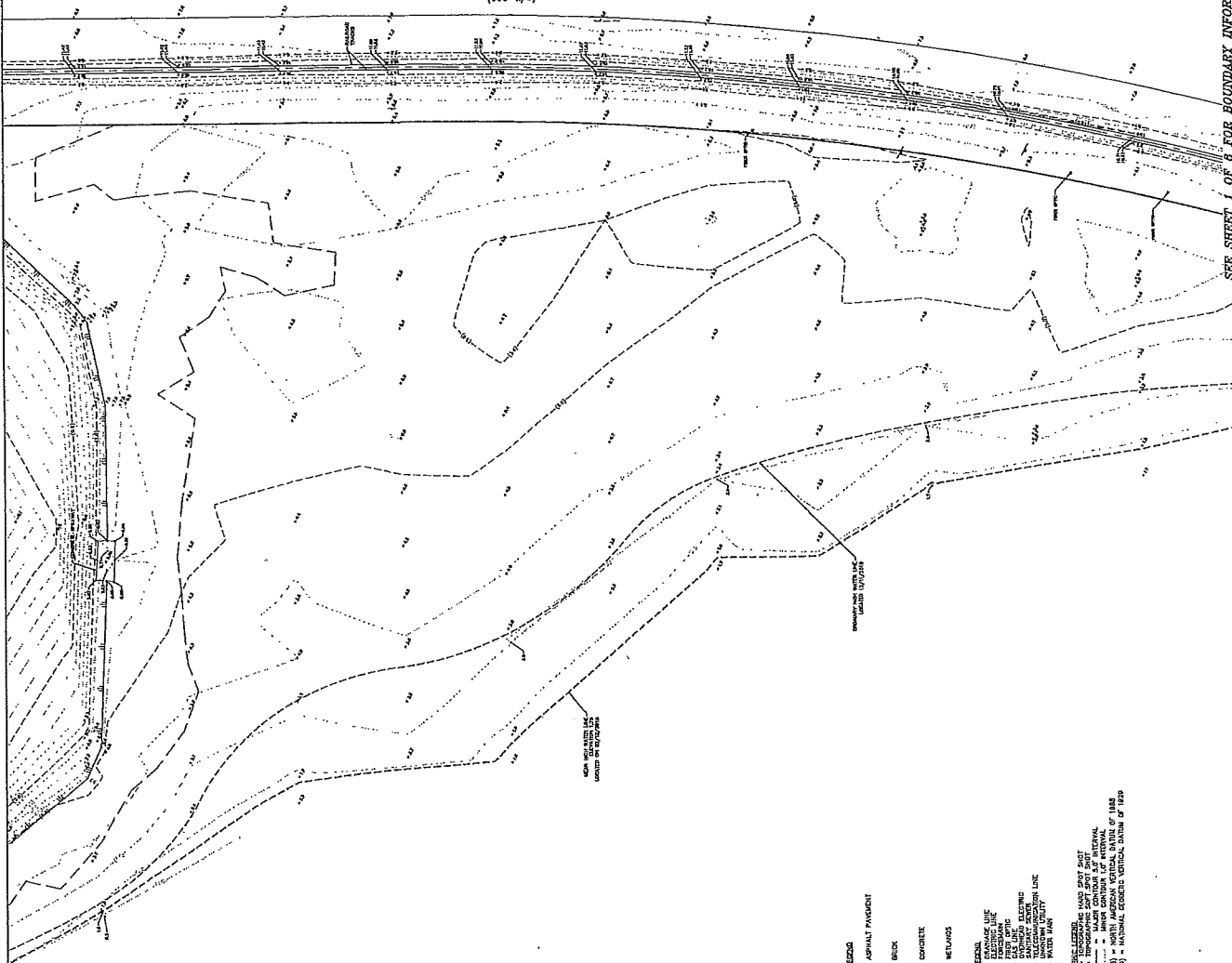


SEE SHEET 1 OF 8 FOR BOUNDARY INFORMATION, LEGAL DESCRIPTION AND NOTES

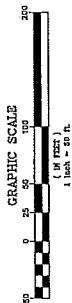
SEE SHEET 8
FOR WATER MAIN
LOCATION

FLORIDA EAST COAST RAILROAD
(100' R/W)

SEE SHEET 1 OF 8 FOR BOUNDARY INFORMATION, LEGAL DESCRIPTION AND NOTES



MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF



- [illegible]

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF

PROJECT NO. 17-11-23
FILE NO. 17-11-23
PITMAN, P.S.M.
17-11-23

DATE	DESCRIPTION
04-02-18	ADJUSTED WITH NEW LOCATION FOR CLIFF HEIGHT
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04-03-62	
05-04-62	

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF

FILE NO.
17-11-23
PROJECT NO.

ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

APRIL 19, 1927
10/10/27

ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

APRIL 19, 1927
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ST. JOHNS COUNTY, FLORIDA

APRIL 19, 1927
10/10/27

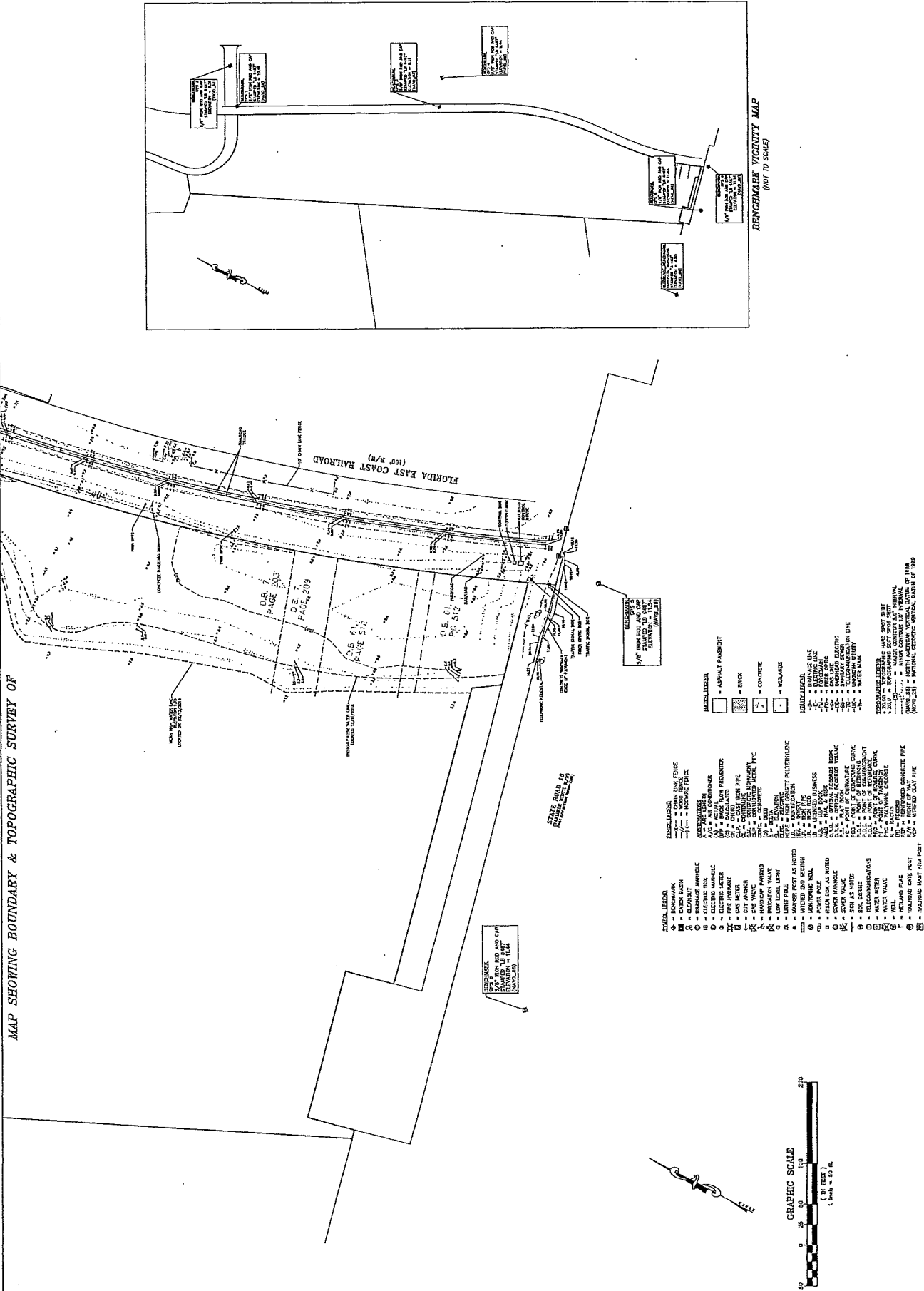
ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

APRIL 19, 1927
10/10/27

ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

APRIL 19, 1927
10/10/27

ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA



SEE SHEET 1 OF 8 FOR BOUNDARY INFORMATION, LEGAL DESCRIPTION AND NOTES

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF

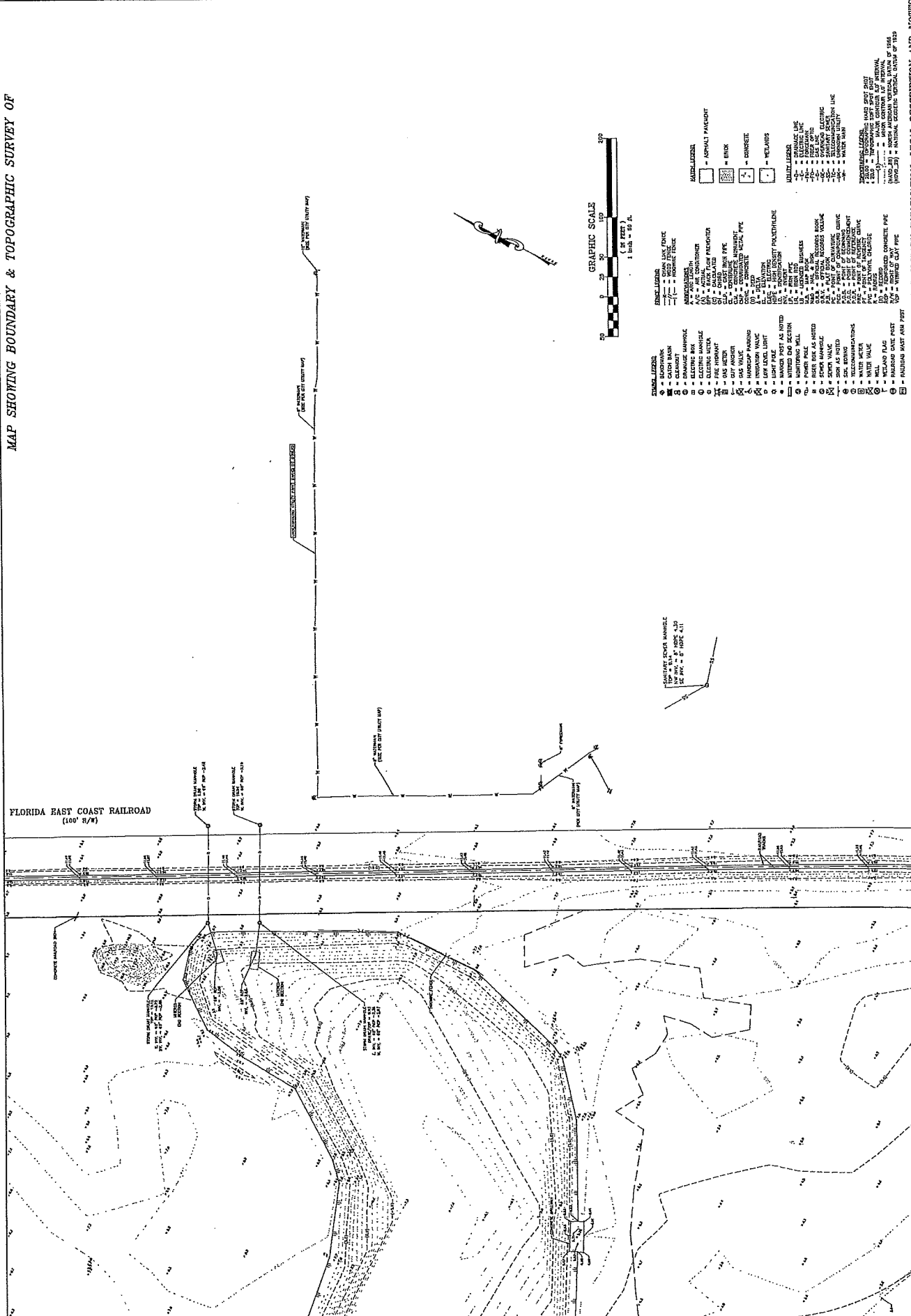
PROJECT NO. 17-11-23
FILE NO. 17 14 02

ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

DATE	BY	REVISION
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08-04-12	MA	11
05-04-12	MA	10
02-04-12	MA	9
01-04-12	MA	8
12-04-11	MA	7
11-04-11	MA	6
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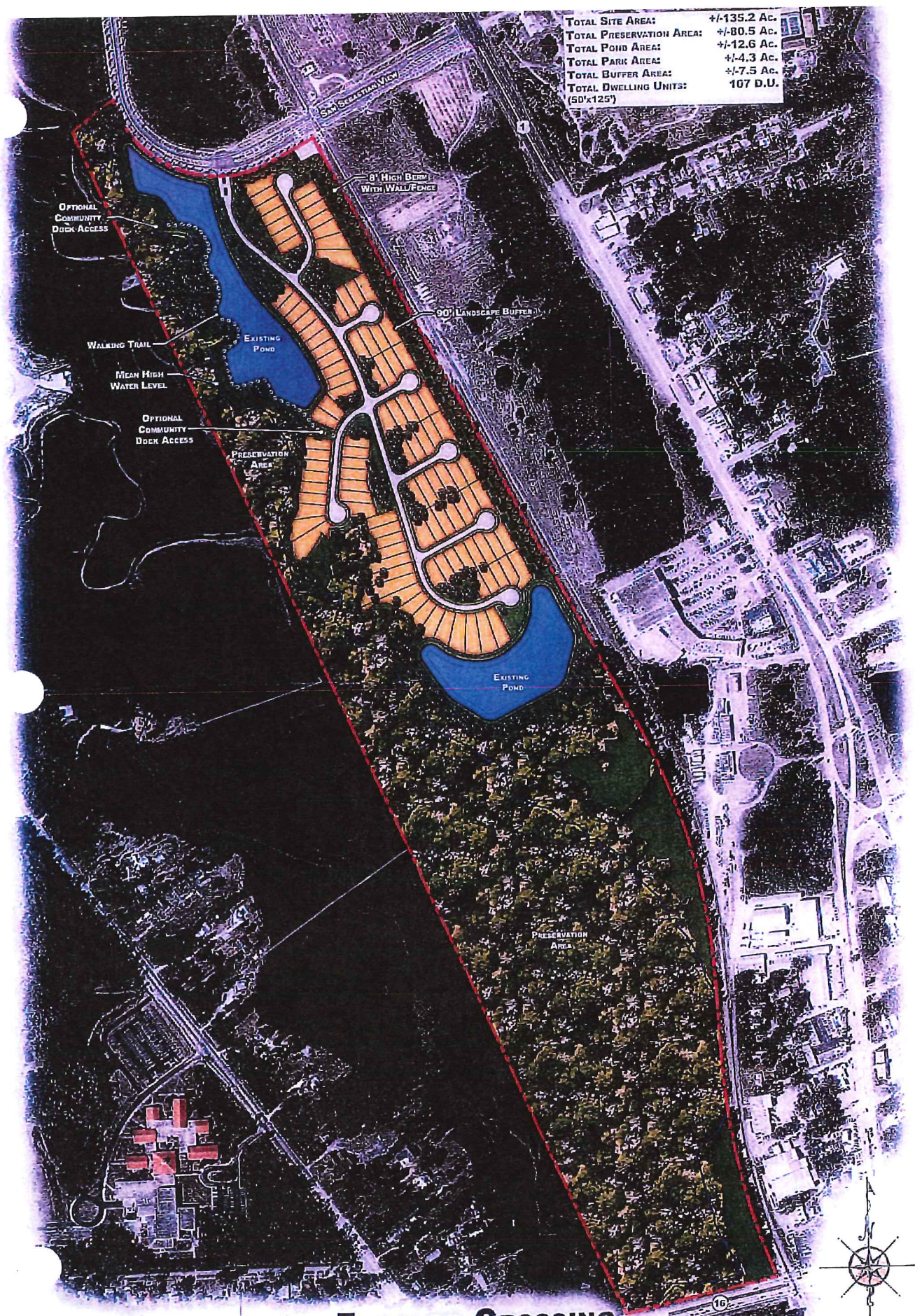
DATE	BY	REVISION
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01-04-12	MA	8
12-04-11	MA	7
11-04-11	MA	6
10-04-11	MA	5
09-04-11	MA	4
08-04-11	MA	3
07-04-11	MA	2
06-04-11	MA	1

ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA



Attachment 5
Conceptual Map
Ord. 2013-18

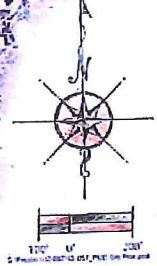
TOTAL SITE AREA:	+/-135.2 AC.
TOTAL PRESERVATION AREA:	+/-80.5 AC.
TOTAL POND AREA:	+/-12.6 AC.
TOTAL PARK AREA:	+/-4.3 AC.
TOTAL BUFFER AREA:	+/-7.5 AC.
TOTAL DWELLING UNITS:	107 D.U.
(50'x125')	



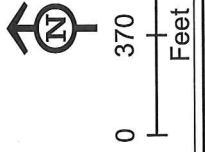
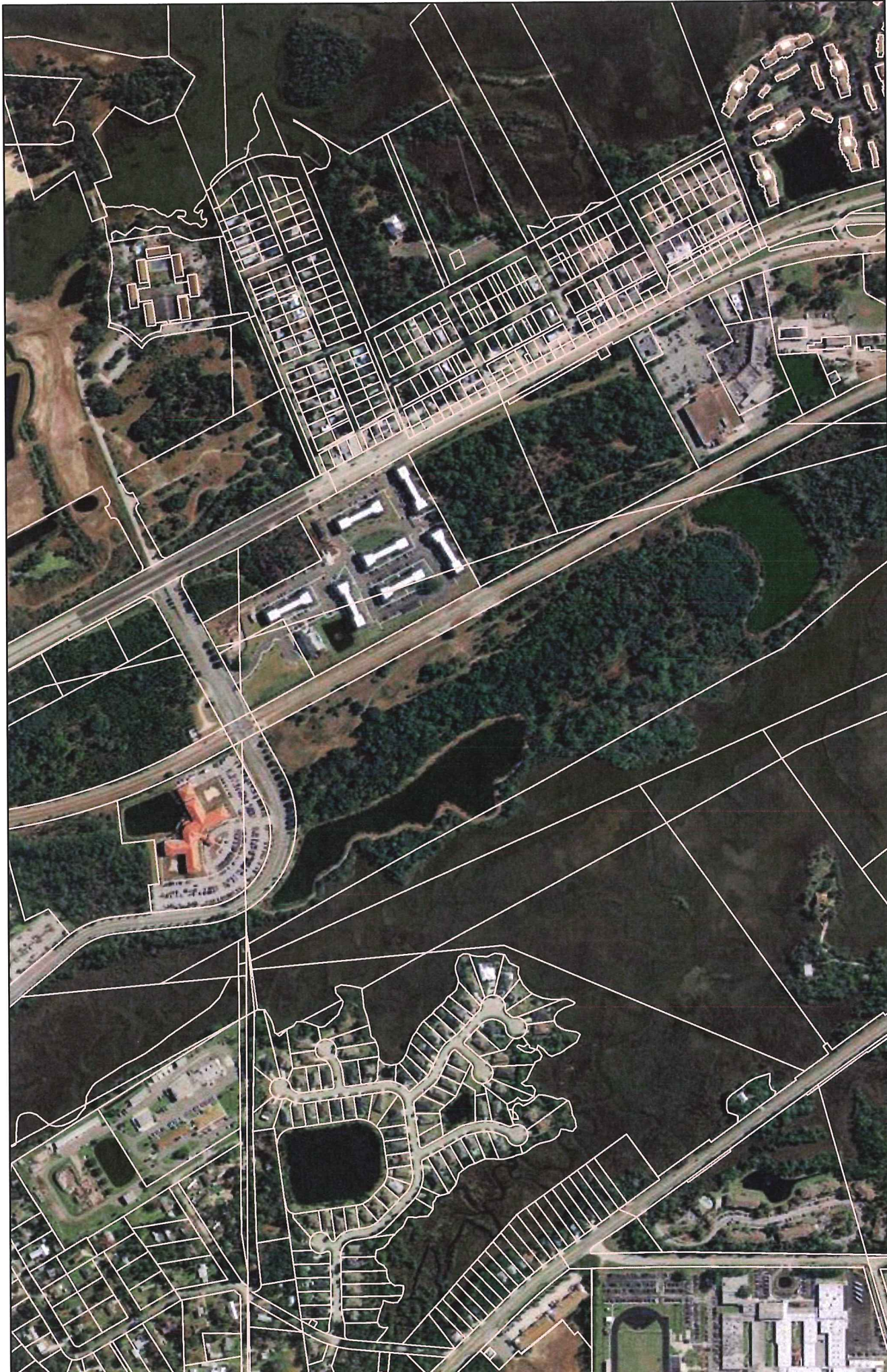
ETM
England-Thims & Miller, Inc.
VISION • EXPERIENCE • RESULTS

Note: This land plan and its contents is conceptual and is subject to review, change and approval by relevant governmental agencies to meet environmental, technical and other standards. This plan was prepared based on limited information, therefore all acreage figures are unofficial and are subject to change.

FLAGLER CROSSING **CONCEPTUAL SITE PLAN** MAY 2013



Attachment 6
Coastal High
Hazard Area
Map

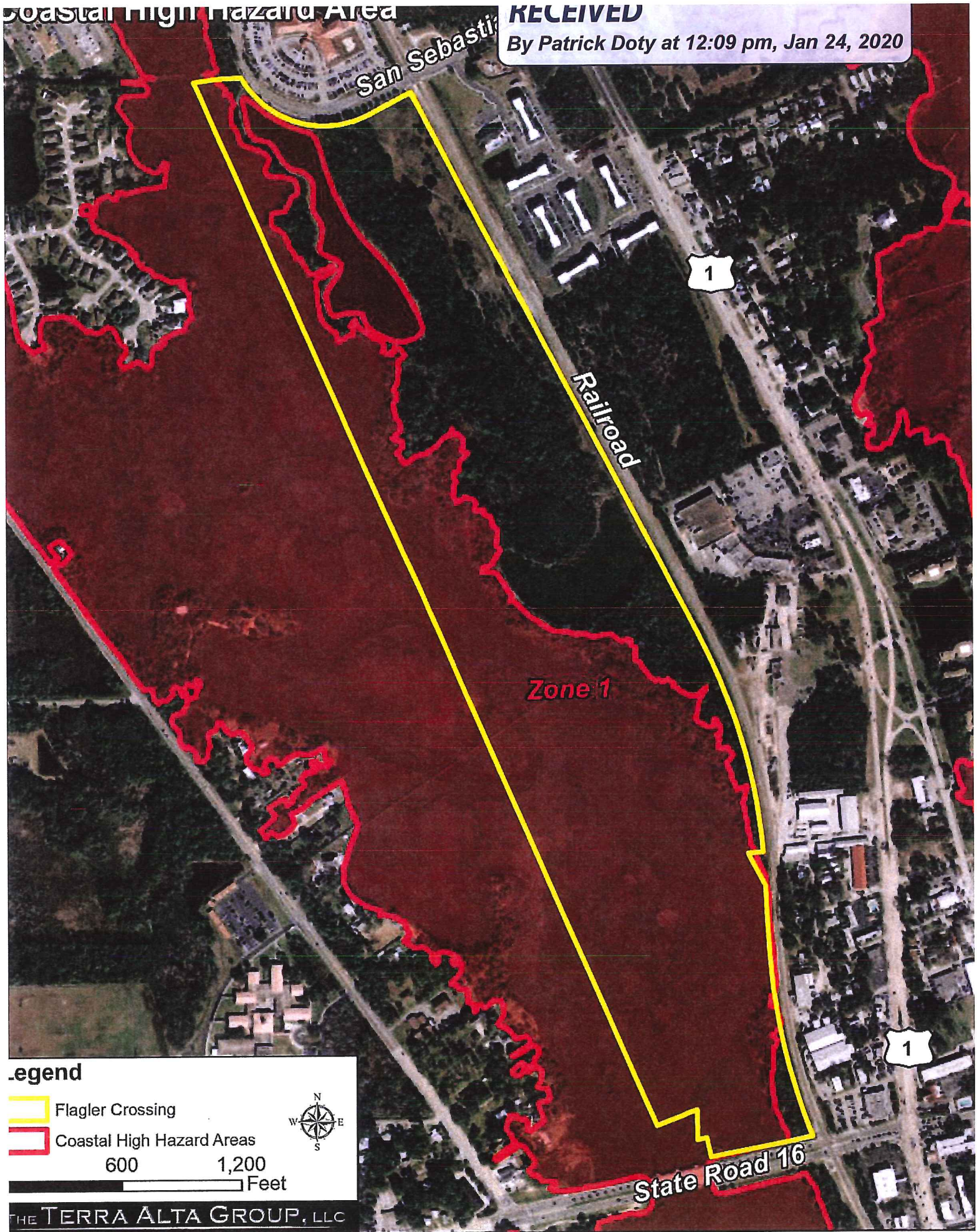


Flagler Crossing

Map created with St. Johns County's iMap

DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown herein.

Date: 4/20/2020



Attachment 7

Recorded

Conservation

Easements

OR 2988/717

24

Return to:
Office of General Counsel
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529

CONSERVATION EASEMENT

THIS **CONSERVATION EASEMENT** is made this 27th day of September, 2007 by FLORIDA EAST COAST RAILWAY, L.L.C., a Florida limited liability company ("Grantor"), having an address at 7411 Fullerton Street, Suite 300, Jacksonville, Florida 32256, in favor of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes (the "Grantee"), having a mailing address at 4049 Reid Street, Palatka, Florida 32177-2529.

WITNESSETH:

WHEREAS, Grantor solely owns in fee simple certain real property in St. Johns County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (collectively, the "Property");

WHEREAS, Grantor grants this conservation easement as a condition of permit #4-109-65095-5, as modified by Letter Modification Permit No. 4-109-65095-8 issued by Grantee, solely to offset adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Property in its natural condition in perpetuity;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein and pursuant to the provisions of section 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation

easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement"). Grantor fully warrants title to said Property, and will warrant and defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

1. Purpose. The Purpose of this Conservation Easement is to assure that the Property will be retained forever in its existing natural condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- (a) Construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground;
- (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials;
- (c) Removal or destruction of trees, shrubs, or other vegetation, except for exotic species of plants. Exotic plant removal requires written prior approval from the Grantee;
- (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface;
- (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition;
- (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;
- (g) Acts or uses detrimental to such retention of land or water areas; and
- (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. Reserved Rights. Grantor reserves unto itself, and its successors and assigns, all

rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

4. Rights of Grantee. To accomplish the purposes stated herein, Grantor conveys the following rights to Grantee:

(a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement; and

(b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Grantee's Discretion. Grantee may enforce the terms of this Conservation Easement at their discretion, but if Grantor breaches any term of this Conservation Easement and Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

6. Grantee's Liability. Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantors, nor any person or entity claiming by or through Grantors, shall hold Grantee liable for any damage or injury to person or personal property which may occur on the Property.

7. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement

shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood, storm and earth movement, or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property or to persons resulting from such causes.

8. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of St. Johns County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

9. Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

COPY
SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has executed this Conservation Easement on the day
and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

GRANTOR:

FLORIDA EAST COAST RAILWAY, L.L.C.,
a Florida limited liability company

Signature: [Signature]
Print Name: James A. Hoener

Signature: [Signature]
Heidi J. Eddins
Its Secretary

Signature: [Signature]
Print Name: Susan Blount

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 27th day of September,
2007, by Heidi J. Eddins, as Secretary of Florida East Coast Railway, L.L.C., a Florida limited
liability company, on behalf of the company, who did not take an oath.



[Signature]
Notary Public, State of Florida at Large
My Commission Expires: _____
Serial No. _____

Personally known X OR produced identification _____
Identification produced _____

00582232.2

EXHIBIT "A"

Sketches and legal descriptions of conservation easement parcels comprising the Property

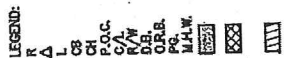
Conservation Easement 1A

A portion of Section 44 of the Estopa Grant, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, with State Road No. 16, a variable width right of way as presently established, thence South 77°33'46" West, along said centerline of State Road No. 16, a distance of 465.31 feet to a point on a curve concave Northeasterly, having a radius of 2914.79 feet, said point also lying on the Westerly right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established; thence Northwesterly, departing said centerline, along said Westerly right of way line and along the arc of said curve, through a central angle of 01°41'25", an arc length of 85.99 feet to a point on said curve and the Point of Beginning, said point also being the Northeasterly corner of those lands described and recorded in Official Records Book 1462, page 1783, of the public records of said St. Johns County, said arc being subtended by a chord bearing and distance of North 23°07'45" West, 85.98 feet.

From said Point of Beginning, thence South 77°33'46" West, departing said Westerly right of way line of the Florida East Coast Railroad and along the Northerly line of said lands of Official Records Book 1462, page 1783, a distance of 129.33 feet to a point lying on said Northerly line, said point also being Reference Point "A"; thence Northerly, departing said Northerly line, 37 feet more or less, to a point lying on the Easterly Mean High Water Line of the San Sebastian River; thence Northwesterly, along said Easterly Mean High Water Line, 52 feet more or less, to point lying on the Northerly line of the second parcel described and recorded in Deed Book 61, page 512 of said public records; thence North 72°29'59" East, departing said Easterly Mean High Water Line and along said Northerly line 15 feet, more or less to a point on said Northerly line, said point bearing North 24°40'08" West, 106.00 feet from said Reference Point "A"; thence North 72°29'59" East, continuing along said Northerly line, 134.64 feet to a point lying on said Westerly right of way line of the Florida East Coast Railroad, said point also being a point on a curve concave Northeasterly, having a radius of 2914.79 feet; thence Southeasterly, departing said Northerly line, along said Westerly right of way line and along the arc of said curve, through a central angle of 02°17'47", an arc length of 116.83 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 21°08'09" East, 116.82 feet.

A PORTION OF SECTION 44 OF THE ESTOPA GRANT, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED

Robert M. Angas Associates, Inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

JOSEPH WILLIAMS, JR.
PROFESSIONAL SURVEYOR, L.S. 6517
STATE OF ALABAMA, L.S. 6517

4775 Old St. Augustine Road, Jacksonville, FL 32258 Tel. (904) 642-8350

DATE JULY 5, 2007

19 - 1007

THIS IS NOT A SURVEY.
BEARINGS BASED ON THE CENTERLINE OF STATE
ROAD NO. 48 AS BEING SOUTH 77°33'48" WEST.

R/W TAKINGS AS DESCRIBED IN OFFICIAL RECORDS BOOK 93, PAGE 25

REVISED AUGUST 7, 2007 TO AMEND BOUNDARY.

WETLAND AREA



Page 234 of 545

Conservation Easement 1B

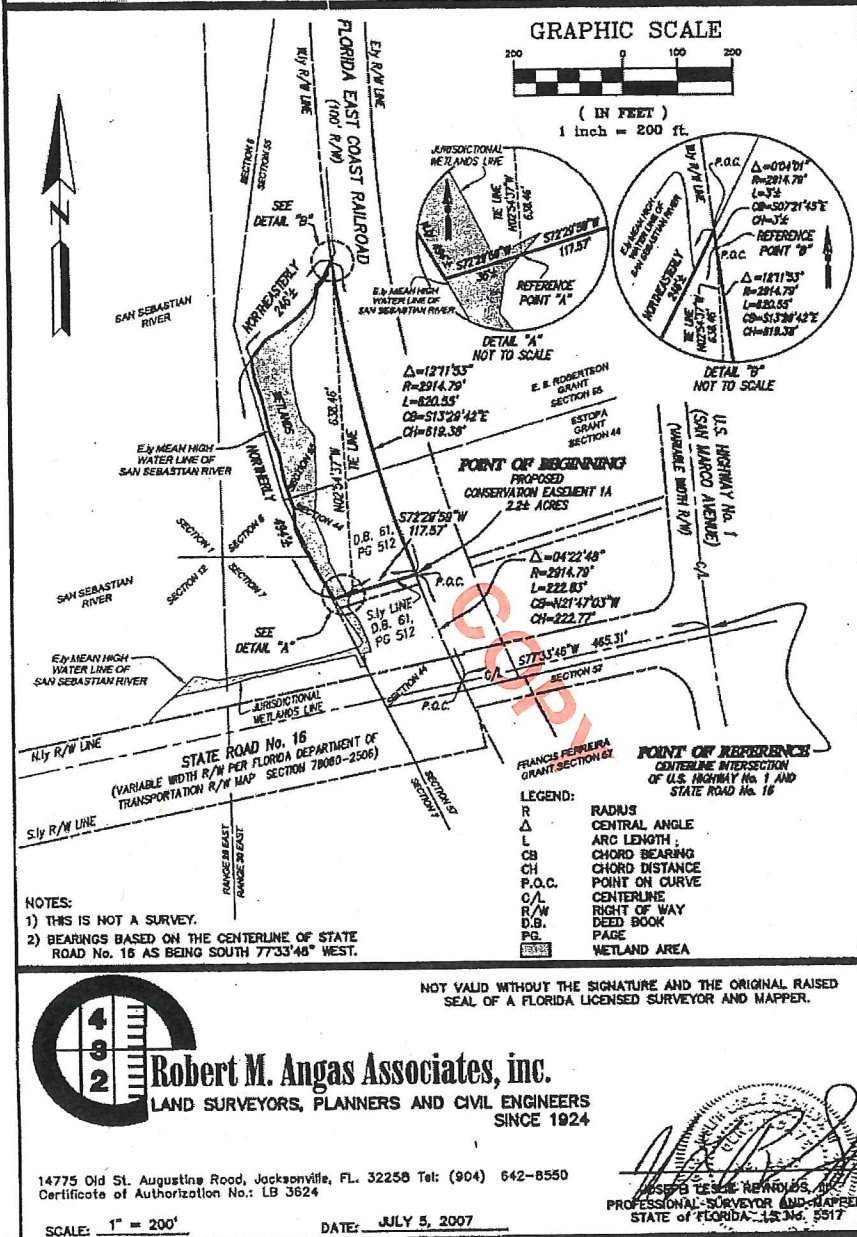
A portion of Sections 6 and 7, together with a portion of Section 44 of the Estopa Grant, and a portion of Section 55 of the E.S. Robertson Grant, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, with State Road No. 16, a variable width right of way as presently established, thence South $77^{\circ}33'46''$ West, along said centerline of State Road No. 16, a distance of 465.31 feet to a point lying on the Westerly right of way line of the Florida East Coast Rail Road, a 100 foot right of way as presently established, said point also being a point on a curve concave Northeasterly, having a radius of 2914.79 feet; thence Northerly departing said centerline, along said Westerly right of way line and along the arc of said curve, through a central angle of $04^{\circ}22'48''$, an arc length of 222.83 feet to a point lying on the Southerly line of the first parcel described and recorded in Deed Book 61, page 512 of the Public Records of said St. Johns County, said point also being the Point of Beginning and a point on said curve, said arc being subtended by a chord bearing and distance of North $21^{\circ}47'03''$ West, 222.77 feet.

From said Point of Beginning, thence South $72^{\circ}29'59''$ West, departing said Westerly right of way line and along said Southerly line of Deed Book 61, page 512, a distance of 117.57 feet to Reference Point "A"; thence South $72^{\circ}29'59''$ West, continuing along said Southerly line 35 feet more or less, to an intersection with the Easterly Mean High Water Line of the San Sebastian River; thence Northerly, departing said Southerly line and along the meanderings of said Easterly Mean High Water Line, 494 feet, more or less; thence Northeasterly, continuing along said meanderings 246 feet, more or less, to a point lying on said Westerly right of way line of the Florida East Coast Rail Road, said point also being a point on a curve concave Northeasterly, having a radius of 2914.79 feet; thence Southerly, departing said Easterly Mean High Water Line, along said Westerly right of way line, and along the arc of said curve, through a central angle of $00^{\circ}04'01''$, an arc length of 3 feet, more or less, to a point on said curve, and Reference Point "B", said point bearing North $02^{\circ}54'37''$ West, 638.46 feet from said Reference Point "A", said arc being subtended by a chord bearing and distance of South $07^{\circ}21'45''$ East, 3 feet, more or less; thence Southerly, continuing along said Westerly right of way line, and along the arc of a curve concave Northeasterly, having a radius of 2914.79 feet, through a central angle of $12^{\circ}11'53''$, an arc length of 620.55 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $13^{\circ}29'42''$ East, 619.38 feet.

A PORTION OF SECTIONS 6 AND 7, TOGETHER WITH A PORTION OF SECTION 44 OF THE ESTOPA GRANT, AND A PORTION OF SECTION 55 OF THE E.S. ROBERTSON GRANT, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



Conservation Easement 2A

A portion of Section 1, a portion of Section 50 of the E.S. Robertson Grant, a portion of Section 56 of the J. Delespine Grant, Township 7 South, Range 29 East, together with a portion of Section 6, a portion of Section 55 of the E.S. Robertson Grant, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

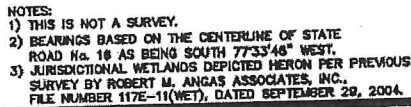
For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, and State Road No. 16, a variable width right of way as presently established, thence South $77^{\circ}33'46''$ West, along said centerline of State Road No. 16, a distance of 475.07 feet; thence North $12^{\circ}26'14''$ West, departing said centerline, 50.00 feet to a point lying at the intersection of the Northerly right of way line of said State Road No. 16 with the Westerly right of way line of the Florida East Coast Rail Road, a 100 foot right of way as presently established, said point also being a point on a curve; thence Northerly, along said Westerly right of way line the following eight courses: Course one, thence Northerly, along the arc of a curve concave Northeasterly, having a radius of 2914.79 feet, through a central angle of $18^{\circ}00'54''$, an arc length of 916.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $13^{\circ}57'56''$ West, 912.69 feet; Course two, thence North $04^{\circ}57'29''$ West, 24.60 feet to the point of curvature of a curve concave Easterly, having a radius of 2914.79 feet; Course three, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}20'56''$, and arc length of 68.62 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $04^{\circ}17'00''$ West, 68.62 feet; Course four, thence North $03^{\circ}47'34''$ West, along a non-tangent bearing, 50.00 feet to the point of curvature of a curve concave Easterly, having a radius of 11509.16 feet; Course five, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}07'39''$, an arc length of 226.46 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $03^{\circ}13'45''$ West, 226.46 feet; Course six, thence Northerly, along the arc of a curve concave Westerly, having a radius of 2814.79 feet, through a central angle of $01^{\circ}25'00''$, an arc length of 69.60 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $03^{\circ}22'25''$ West, 69.60 feet; Course seven, thence North $04^{\circ}04'55''$ West, 86.74 feet to the point of curvature of a curve concave Southwesterly, having a radius of 2814.79 feet; Course eight, thence Northwesterly, along the arc of said curve, through a central angle of $05^{\circ}44'41''$, an arc length of 282.23 feet to an intersection with the Southerly line of those lands described and recorded in Deed Book 8, page 558 of the public records of said St Johns County, and the Point of

Conservation Easement 2A Continued

Beginning, said arc being subtended by a chord bearing and distance of North 06°57'16" West, 282.11 feet.

From said Point of Beginning, thence South 85°30'00" West, departing said Westerly right of way line, and along said Southerly line of Deed Book 8, page 558, a distance of 174 feet, more or less, to an intersection with the Easterly Mean High Water Line of the San Sebastian River; thence Northwesterly, departing said Southerly line, and along the meanderings of said Easterly Mean High Water Line of the San Sebastian River, a distance of 1828 feet, more or less; thence South 45°33'10" East, departing said Easterly Mean High Water Line, 18 feet, more or less to Reference Point "A", said point bearing North 50°46'41" West, 1788.99 feet from said Point of Beginning; thence South 16°54'33" East, 31.83 feet; thence South 78°28'39" East, 49.65 feet; thence South 79°27'24" East, 33.43 feet; thence South 25°33'04" East, 41.64 feet; thence South 12°30'58" East, 40.30 feet; thence South 45°16'10" East, 43.39 feet; thence South 27°32'56" East, 48.65 feet; thence South 45°17'51" East, 55.35 feet; thence South 60°56'52" East, 52.26 feet; thence South 82°19'57" East, 26.16 feet; thence South 14°53'23" East, 33.00 feet; thence South 75°39'43" East, 58.32 feet; thence South 87°05'46" East, 57.33 feet; thence South 66°32'08" East, 31.41 feet; thence South 81°03'10" East, 42.49 feet; thence North 83°11'40" East, 40.57 feet; thence North 40°51'07" East, 27.18 feet; thence North 56°39'02" East, 31.40 feet; thence North 58°51'23" East, 35.86 feet; thence North 56°10'36" East, 34.05 feet; thence North 67°20'18" East, 54.23 feet; thence North 72°04'25" East, 57.64 feet; thence North 71°04'19" East, 20.64 feet; thence North 05°53'15" East, 41.40 feet; thence South 58°21'24" East, 40.07 feet; thence North 39°50'08" East, 35.74 feet; thence South 59°42'37" East, 34.59 feet; thence South 84°07'47" East, 29.22 feet; thence North 50°30'18" East, 23.31 feet; thence South 11°27'22" East, 36.16 feet; thence South 05°40'44" West, 32.09 feet; thence South 39°20'01" East, 47.38 feet; thence North 66°07'32" East, 30.82 feet; thence North 18°19'13" West, 59.58 feet; thence North 55°10'55" East, 37.80 feet; thence North 18°30'51" West, 76.08 feet; thence North 33°13'21" West, 55.28 feet; thence North 36°34'22" West, 18.18 feet; thence North 10°24'53" East, 24.27 feet; thence North 43°01'56" West, 57.32 feet; thence North 62°39'40" East, 40.51 feet; thence South 49°13'23" East, 82.62 feet to a point lying on said Westerly right of way line of the Florida East Coast Rail Road; thence South 27°42'36" East, along said Westerly right of way line, 324.17 feet to the point of curvature of a curve concave Southwesterly, having a radius of 2814.79 feet; thence Southeasterly, along the arc of said curve, through a central angle of 17°52'59", an arc length of 878.55 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 18°46'06" East, 874.99 feet.

A PORTION OF SECTION 1, A PORTION OF SECTION 50 OF THE E.S. ROBERTSON GRANT,
A PORTION OF SECTION 56 OF THE J. DELESPINE GRANT, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTION 6, A PORTION OF
SECTION 55 OF THE E.S. ROBERTSON GRANT, TOWNSHIP 7 SOUTH,
RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



14775 Old St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 842-8550
Certificate of Authorization No.: LB 3624

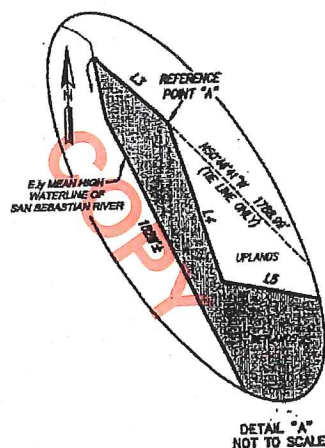
DATE: JULY 8, 2007

JOSEPH A. LESLIE, REYNOLDS, JR.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA: L.S. No. 8517

A PORTION OF SECTION 1, A PORTION OF SECTION 50 OF THE E.S. ROBERTSON GRANT,
 A PORTION OF SECTION 56 OF THE J. DELESPINE GRANT, TOWNSHIP 7 SOUTH,
 RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTION 6, A PORTION OF
 SECTION 55 OF THE E.S. ROBERTSON GRANT, TOWNSHIP 7 SOUTH,
 RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

CURVE TABLE				
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING
C1	01°20'56"	2914.79'	68.82'	N04°17'00"W
C2	01°07'30"	11508.16'	228.48'	N03°13'45"W
C3	01°26'00"	2814.79'	88.60'	N03°22'25"W
C4	03°44'41"	2814.79'	282.23'	N06°37'16"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04°57'29"W	24.60'
L2	N03°47'54"W	50.00'
L3	S45°51'0"E	18.3'
L4	S16°54'11"E	31.83'
L5	S78°28'39"E	49.65'
L6	S72°27'24"E	33.43'
L7	S25°30'04"E	41.64'
L8	S12°30'58"E	40.30'
L9	S45°16'10"E	43.39'
L10	S27°32'56"E	48.65'
L11	S45°17'51"E	55.35'
L12	S60°36'32"E	52.28'
L13	S82°18'57"E	26.18'
L14	S14°53'23"E	33.00'
L15	S75°39'43"E	58.32'
L16	S87°05'46"E	57.33'
L17	S66°32'08"E	31.41'
L18	S81°03'70"E	42.48'
L19	N83°11'40"E	40.57'
L20	N40°31'07"E	27.18'
L21	N56°38'02"E	31.40'
L22	N58°31'23"E	35.84'
L23	N56°10'36"E	34.05'
L24	N67°20'18"E	54.23'
L25	N72°04'25"E	57.64'
L26	N71°04'19"E	20.64'
L27	N05°51'15"E	41.40'
L28	S58°11'24"E	40.07'
L29	N39°50'00"E	32.74'
L30	S59°42'37"E	34.59'
L31	S84°07'47"E	29.22'
L32	N50°32'18"E	23.31'
L33	S11°27'22"E	38.16'
L34	S05°40'44"W	32.09'
L35	S39°20'01"E	47.30'
L36	N66°07'32"E	30.82'
L37	N18°19'13"W	59.55'
L38	N55°10'53"E	37.80'
L39	N18°30'51"W	76.08'
L40	N33°13'21"W	55.28'
L41	N38°14'22"W	16.18'
L42	N10°24'53"E	24.27'
L43	N43°01'56"W	57.32'
L44	N62°39'40"E	40.51'
L45	S49°13'23"E	82.62'



SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR GENERAL NOTES AND LEGEND.

DATE: JULY 5, 2007

PREPARED BY:
 ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32236 (904) 842-8850

Exhibit "A," page 8 of 19

Conservation Easement 2B

A portion of Section 1, Township 7 South, Range 29 East, together with a portion of Section 6 and a portion of Section 55 of the E.S. Robertson Grant, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, and State Road No. 16, a variable width right of way as presently established, thence South $77^{\circ}33'46''$ West, along said centerline of State Road No. 16, a distance of 475.07 feet; thence North $12^{\circ}26'14''$ West, departing said centerline, 50.00 feet to a point lying at the intersection of the Northerly right of way line of said State Road No. 16 with the Westerly right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established, said point also being a point on a curve; thence Northerly, along said Westerly right of way line the following six courses: Course one, thence Northerly, along the arc of a curve concave Northeasterly, having a radius of 2914.79 feet, through a central angle of $18^{\circ}00'54''$, an arc length of 916.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $13^{\circ}57'56''$ West, 912.69 feet; Course two, thence North $04^{\circ}57'29''$ West, 24.60 feet to the point of curvature of a curve concave Easterly, having a radius of 2914.79 feet; Course three, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}20'56''$, and arc length of 68.62 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $04^{\circ}17'00''$ West, 68.62 feet; Course four, thence North $03^{\circ}47'34''$ West, along a non-tangent bearing, 50.00 feet to the point of curvature of a curve concave Easterly, having a radius of 11509.16 feet; Course five, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}07'39''$, an arc length of 226.46 feet to Reference Point "A", said point also being a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $03^{\circ}13'45''$ West, 226.46 feet; Course six, thence Northerly, along the arc of a curve concave Westerly, having a radius of 2814.79 feet, through a central angle of $00^{\circ}32'54''$, an arc length of 27 feet, more or less, to a point on said curve at an intersection with the Easterly Mean High Water Line of the San Sebastian River, said point also being the Point of Beginning, said arc being subtended by a chord bearing and distance of North $02^{\circ}56'22''$ West, 27 feet, more or less.

From said Point of Beginning, thence Northwesterly, departing said Westerly right of way line of the Florida East Coast Railroad, and along the meanderings of said Easterly Mean High Water Line of the San Sebastian River, a distance of 480 feet, more or less to

Conservation Easement 2B Continued

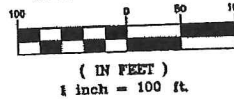
an intersection with the Southerly line of those lands described and recorded in Deed Book 8, page 558 of the public records of said St Johns County; thence North 85°30'00" East, departing said Easterly Mean High Water Line, and along said Southerly line, 5 feet, more or less to Reference Point "B", said point bearing North 26°45'27" West, a distance of 473.44 feet from said Reference Point "A"; thence North 85°30'00" East, continuing along said Southerly line, 169.24 feet to a point lying on said Westerly right of way line of the Florida East Coast Railroad, said point also being a point on a curve concave Westerly, having a radius of 2814.79 feet; thence Southeasterly, along said Westerly right of way line, departing said Southerly line, and along the arc of said curve, through a central angle of 05°29'49", an arc length of 270.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 07°04'42" East, 269.95 feet; thence South 82°11'23" West, departing said Westerly right of way line, 0.50 feet; thence South 09°24'37" East, 5.57 feet to a point lying on said Westerly right of way line, said point also being a point on a curve concave Westerly, having a radius of 2814.79 feet; thence Southerly, along said Westerly right of way line, and along the arc of said curve, through a central angle of 00°08'03", an arc length of 6.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 04°08'57" East, 6.59 feet; thence South 04°04'55" East, continuing along said Westerly right of way line, 86.74 feet to a point bearing North 03°22'25" West, 69.60 feet from said Reference Point "A", said point also being the point of curvature of a curve concave Westerly, having a radius of 2814.79 feet; thence Southerly, continuing along said Westerly right of way line, and along the arc of said curve through a central angle of 00°52'06", an arc length of 43 feet, more or less, to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 03°38'52" East, 43 feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
TOGETHER WITH A PORTION OF SECTION 6
AND A PORTION OF SECTION 55 OF THE E.S. ROBERTSON GRANT,
TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

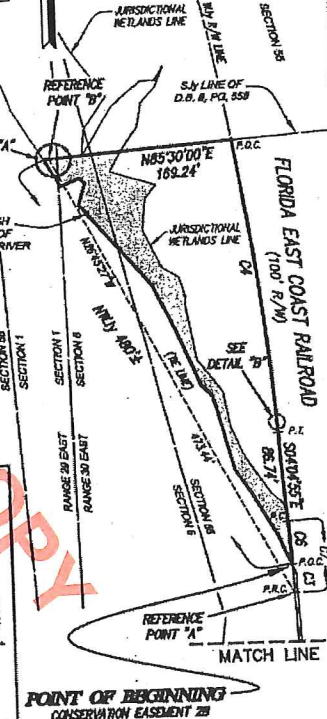
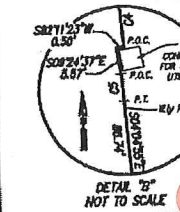
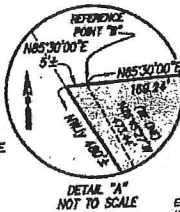
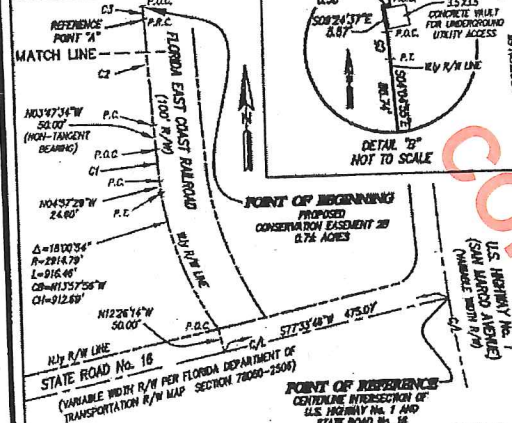
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	0120°56'	2914.79'	68.62'	N04°17'00"W	68.62'
C2	0107°39'	11508.16'	228.48'	N02°11'45"W	228.48'
C3	0032°54'	2814.79'	27.3'	N02°56'22"W	27.3'
C4	0529°49'	2814.79'	270.05'	S07°04'42"E	269.95'
C5	0028°01'	2814.79'	6.59'	S04°08'57"E	6.59'
C6	0052°06'	2814.79'	43.3'	S03°34'52"E	43.3'
C7	0123°00'	2814.79'	68.60'	N03°22'23"E	68.60'

GRAPHIC SCALE



LEGEND:
D.B. DEED BOOK
P.G. PAGE
C1 TABULATED CURVE DATA
R CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
P.O.C. POINT ON CURVE
P.R.C. POINT OF REVERSE CURVATURE
P.T. POINT OF TANGENCY
C/L CENTERLINE
R/W RIGHT OF WAY

HORIZONTAL REFERENCE DETAIL NOT TO SCALE



- NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE CENTERLINE OF STATE ROAD No. 16 AS BEING SOUTH 77°33'48" WEST.
3) JURISDICTIONAL WETLANDS DEPICTED HEREON PER PREVIOUS SURVEY BY ROBERT M. ANGAS ASSOCIATES, INC., FILE NUMBER 117E-11(WET), DATED SEPTEMBER 29, 2004.

REVISED JULY 28, 2007 TO AMEND BOUNDARY.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

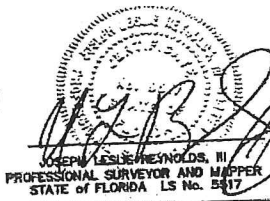


Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

SCALE: 1" = 100'

DATE: JULY 5, 2007



Conservation Easement 3

A portion of Section 1, together with a portion of Section 56 of the J. Delespine Grant, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of San Marco Avenue (U.S. Highway No. 1), a variable width right of way as presently established, and State Road No. 16, a variable width right of way as presently established, thence South $77^{\circ}33'46''$ West, along said centerline of State Road No. 16, a distance of 475.07 feet; thence North $12^{\circ}26'14''$ West, departing said centerline, 50.00 feet to a point lying at the intersection of the Northerly right of way line of said State Road No. 16 with the Westerly right of way line of the Florida East Coast Rail Road, a 100 foot right of way as presently established, said point also being a point on a curve; thence Northerly and Northwesterly along said Westerly right of way line the following ten courses: Course 1, thence Northerly, along the arc of a curve concave Northeasterly, having a radius of 2914.79 feet, through a central angle of $18^{\circ}00'54''$, an arc length of 916.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $13^{\circ}57'56''$ West, 912.69 feet; Course 2, thence North $04^{\circ}57'29''$ West, 24.60 feet to the point of curvature of a curve concave Easterly, having a radius of 2914.79 feet; Course 3, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}20'56''$, and arc length of 68.63 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $04^{\circ}17'00''$ West, 68.62 feet; Course 4, thence North $03^{\circ}47'34''$ West, along a non tangent bearing, 50.00 feet to the point of curvature of a curve concave Easterly, having a radius of 11509.16 feet; Course 5, thence Northerly, along the arc of said curve, through a central angle of $01^{\circ}07'39''$, an arc length of 226.46 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $03^{\circ}13'45''$ West, 226.46 feet; Course 6, thence Northerly, along the arc of a curve concave Westerly, having a radius of 2814.79 feet, through a central angle of $01^{\circ}25'00''$, an arc length of 69.60 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $03^{\circ}22'25''$ West, 69.60 feet; Course 7, thence North $04^{\circ}04'55''$ West, 86.74 feet to the point of curvature of a curve concave Westerly, having a radius of 2814.79 feet; Course 8, thence Northerly along the arc of said curve through a central angle of $23^{\circ}37'40''$, an arc length of 1160.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $15^{\circ}53'46''$ West, 1152.57 feet; Course 9, thence North $27^{\circ}42'36''$ West,

Conservation Easement 3 (cont.)

660.97 feet; Course 10, thence North 27°53'10" West, 791.45 feet; thence South 62°06'50" West, departing said Westerly right of way line. 629.12 feet to the Point of Beginning.

From said Point of Beginning, thence South 03°14'19" East, 55.53 feet; thence South 43°10'19" East, 53.10 feet; thence South 10°48'53" East, 59.30 feet; thence South 52°44'43" West, 73.55 feet; thence South 07°43'26" East, 58.32 feet; thence South 21°03'22" West, 68.81 feet; thence South 07°37'29" West, 38.63 feet; thence South 33°03'46" West, 48.90 feet; thence South 29°30'42" East, 25.45 feet; thence South 58°28'15" East, 21.33 feet; thence North 59°04'00" East, 27.10 feet; thence North 39°16'15" East, 47.67 feet; thence South 85°49'18" East, 68.28 feet; thence South 54°22'18" East, 57.05 feet; thence South 62°40'22" East, 31.36 feet; thence South 36°16'14" East, 80.60 feet; thence South 33°13'41" West, 2.54 feet; thence South 81°56'42" West, 33.27 feet; thence South 33°13'41" West, 39.32 feet; thence North 67°41'10" West, 46.73 feet; thence South 30°47'42" West, 29.66 feet; thence South 03°22'02" West, 26.51 feet; thence South 02°11'08" West, 53.01 feet to Reference Point "A"; thence South 16°37'10" East, 15 feet more or less to an intersection with the Easterly Mean High Water Line of the San Sebastian River; thence Northerly, Northeasterly, Northwesterly and Westerly along the meanderings of said Easterly Mean High Water Line the following eight courses; Course 1, thence Northwesterly, 320 feet more or less; Course 2, thence Northeasterly, 119 feet more or less; Course 3, thence Westerly, 205 feet more or less; Course 4, thence Northwesterly, 362 feet more or less; Course 5, Northeasterly, 178 feet more or less; Course 6, thence Northerly, 190 feet more or less; Course 7, thence Northwesterly, 148 feet more or less; Course 8, thence Westerly, 84 feet more or less; thence North 70°24'29" East, departing said Easterly Mean High Water Line, 16 feet more or less to Reference Point "B", said point bearing North 27°51'26" West, 1288.06 feet from said Reference Point "A"; thence North 08°13'17" East, 31.24 feet; thence South 18°01'25" East, 26.31 feet; thence South 81°28'27" East, 24.67 feet; thence North 18°22'36" West, 38.56 feet; thence North 29°00'14" West, 40.20 feet; thence North 74°38'08" East, 13.48 feet; thence South 23°22'07" East, 47.87 feet; thence South 41°14'30" East, 53.74 feet; thence South 65°16'15" East, 61.91 feet; thence South 20°02'31" East, 30.32 feet; thence South 31°11'19" East, 67.99 feet; thence North 64°18'31" East, 39.61 feet; thence North 68°42'51" East, 38.69 feet; thence North 46°23'46" West, 15.61 feet; thence South 68°54'40" East, 25.33 feet; thence North 48°08'33" East, 28.07 feet; thence South 68°54'40" East, 40.04 feet; thence South 60°25'18" West, 109.44 feet; thence South 73°09'55" West, 21.93 feet; thence South 35°01'53" East, 7.92 feet; thence South 01°24'55" East, 54.15 feet; thence South 73°38'46" West, 25.84 feet; thence South 02°53'25" East, 8.96 feet; thence North 73°33'42" East, 25.72 feet; thence South 02°53'25" East, 62.50 feet; thence South

Conservation Easement 3 (cont.)

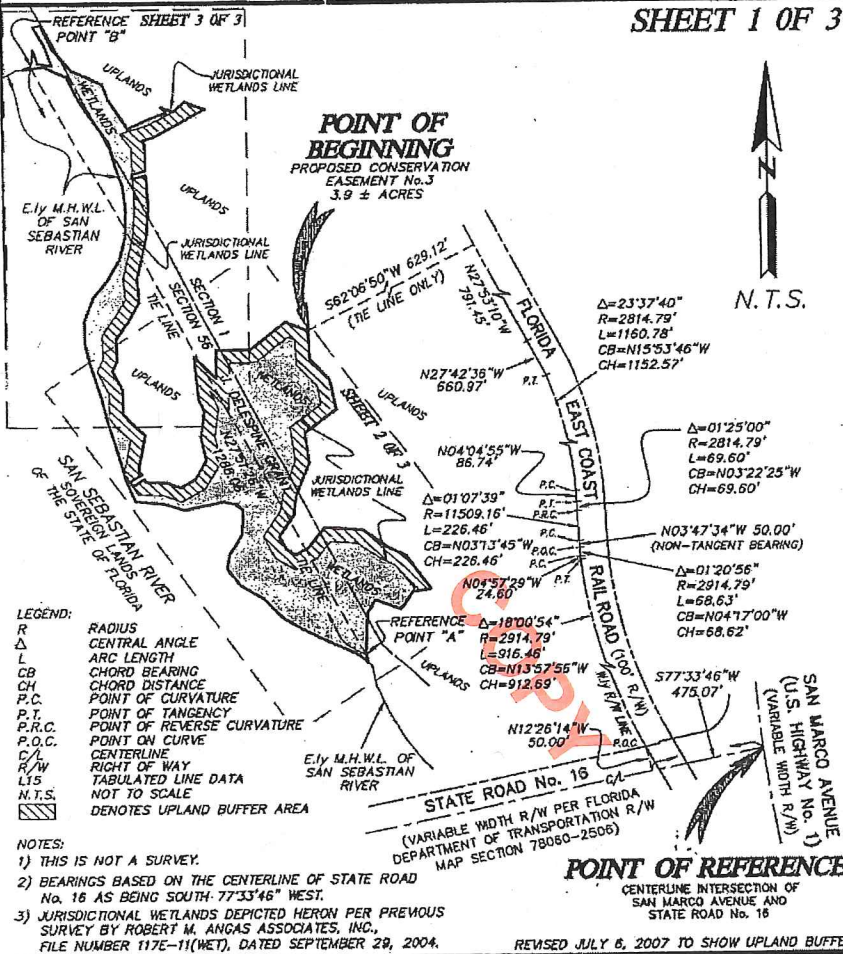
03°37'04" West, 57.76 feet; thence South 12°41'11" West, 81.12 feet; thence South 04°35'30" East, 45.62 feet; thence South 29°15'00" West, 41.19 feet; thence South 33°55'28" West, 41.58 feet; thence South 01°44'54" East, 42.53 feet; thence South 23°37'11" West, 21.13 feet; thence South 26°57'38" East, 39.38 feet; thence South 00°01'14" East, 46.27 feet; thence South 37°59'03" East, 17.04 feet; thence South 46°48'03" East, 41.34 feet; thence South 10°31'23" West, 49.44 feet; thence South 10°56'12" West, 20.25 feet; thence South 30°20'46" East, 11.17 feet; thence South 56°59'57" West, 25.03 feet; thence South 30°20'46" East, 10.11 feet; thence North 56°26'04" East, 25.04 feet; thence South 30°20'46" East, 6.24 feet; thence South 87°37'03" East, 38.27 feet; thence South 67°44'04" East, 26.76 feet; thence North 60°11'45" East, 32.63 feet; thence North 28°22'09" East, 41.89 feet; thence North 12°17'22" West, 45.82 feet; thence North 07°28'09" East, 52.80 feet; thence North 24°02'31" West, 25.41 feet; thence North 05°16'28" West, 80.99 feet; thence South 43°39'52" East, 57.55 feet; thence North 01°16'02" East, 53.99 feet; thence South 89°30'37" East, 56.41 feet; thence North 82°50'12" East, 7.57 feet; thence North 50°49'44" East, 82.85 feet; thence South 67°46'11" East, 44.72 feet to the Point of Beginning.

COPY

SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF SECTION 1, TOGETHER WITH
A PORTION OF SECTION 56 OF THE J. DELESPINE GRANT,
TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

SHEET 1 OF 3



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Robert M. Angas Associates, inc.

LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

SCALE: NOT TO SCALE

DATE: MARCH 22, 2007

JOSEPH LESLIE DEYMONS, R.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, L.S. No. 5517

Exhibit "A," page 15 of 19

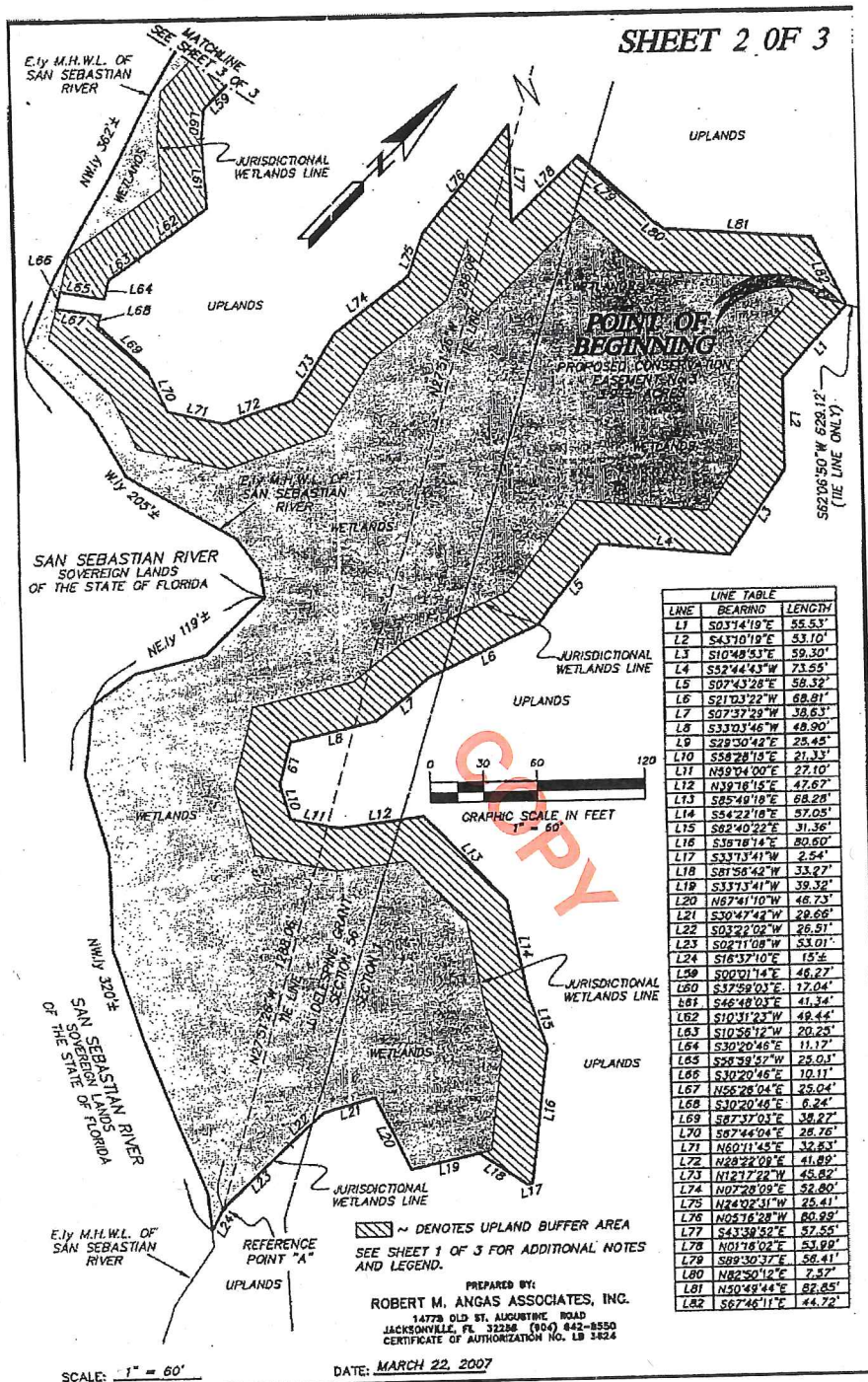
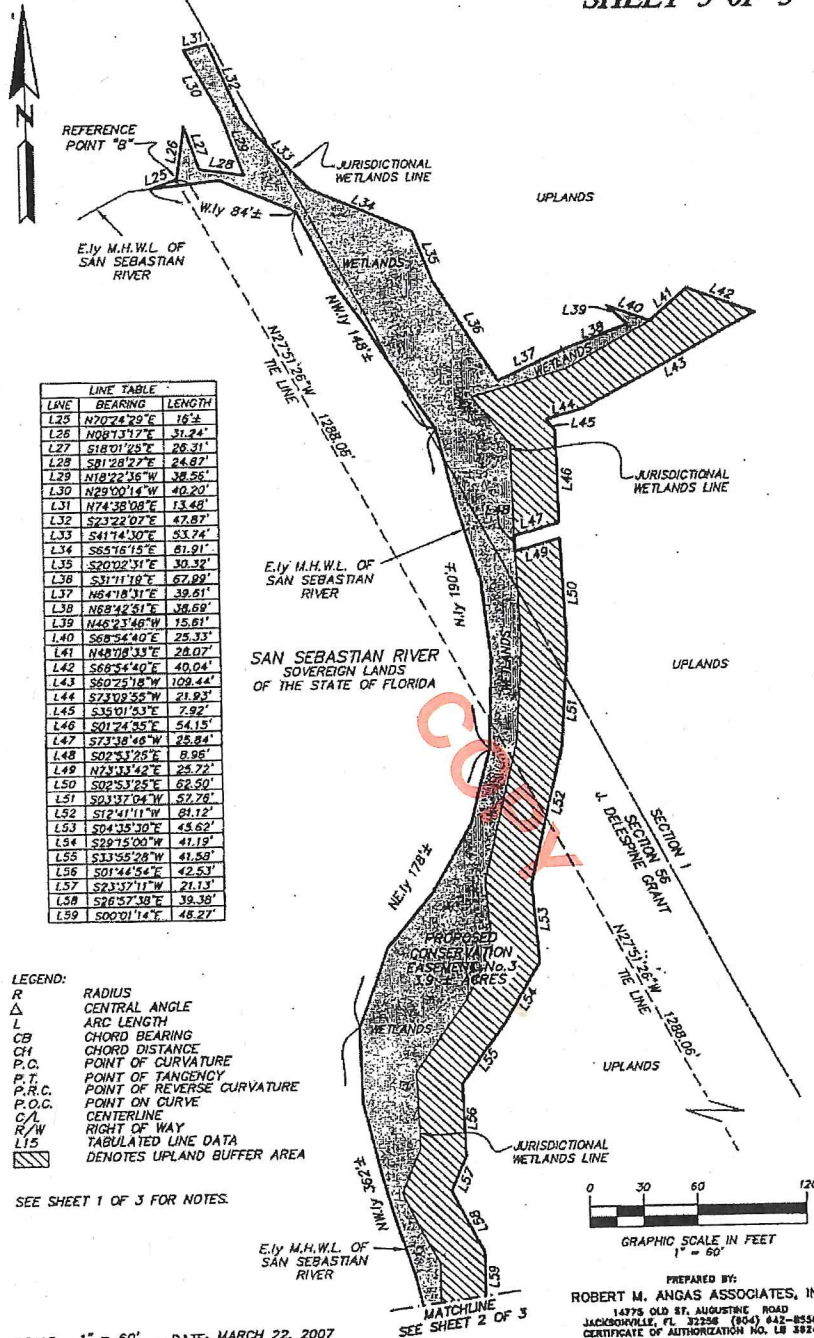


Exhibit "A," page 16 of 19

SHEET 3 OF 3



Conservation Easement 4

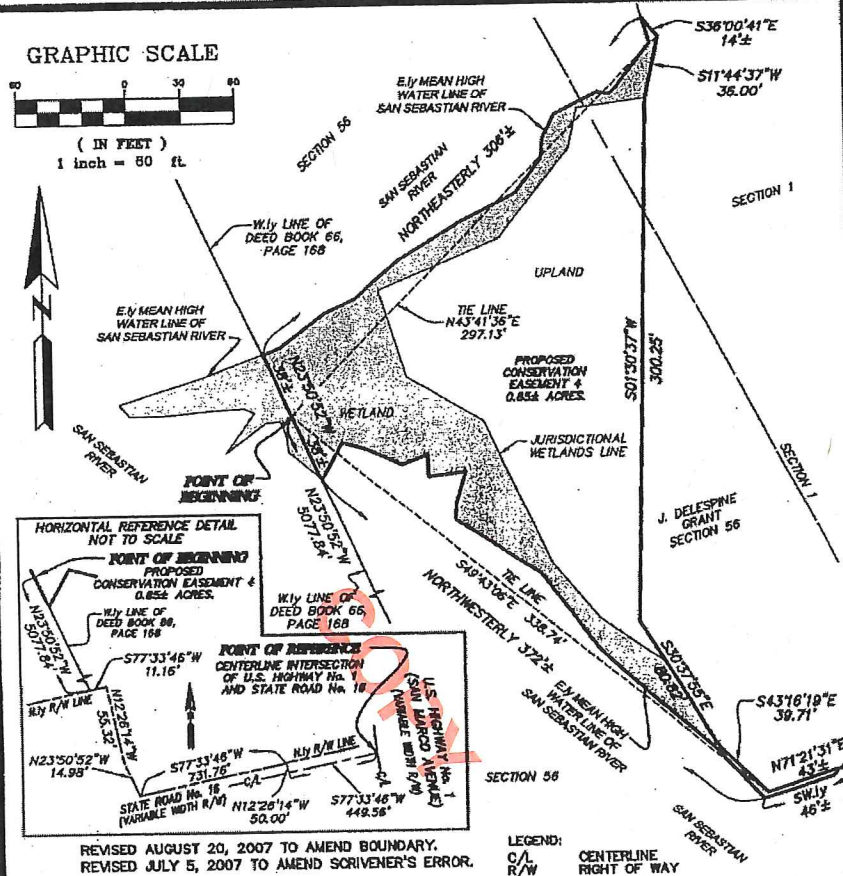
A portion of Section 1, together with a portion of Section 56 of the J. Delespine Grant, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the centerline intersection of U.S. Highway No. 1, a variable width right of way as presently established, and State Road No. 16, a variable width right of way as presently established, thence South $77^{\circ}33'46''$ West, along said centerline of State Road No. 16, a distance of 449.56 feet; thence North $12^{\circ}26'14''$ West, departing said centerline, 50.00 feet to a point lying on the Northerly right of way line of said State Road No. 16; thence Westerly and Northerly, along said Northerly right of way line the following four courses: Course one, thence South $77^{\circ}33'46''$ West, 731.76 feet; Course two, thence North $23^{\circ}50'52''$ West, 14.98 feet; Course three, thence North $12^{\circ}26'14''$ West, 55.32 feet; Course four, thence South $77^{\circ}33'46''$ West, 11.16 feet to a point lying on the Westerly line of those lands described and recorded in Deed Book 66, page 168 of the public records of said county; thence North $23^{\circ}50'52''$ West, departing said Northerly right of way line and along said Westerly line, 5077.84 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $23^{\circ}50'52''$ West, along said Westerly line of Deed Book 66, page 168, a distance of 38 feet, more or less, to an intersection with the Easterly Mean High Water Line of the San Sebastian River; thence Northeasterly, departing said Westerly line and along the meanderings of said Easterly Mean High Water Line, 306 feet, more or less; thence South $36^{\circ}00'41''$ East, departing said Easterly Mean High Water Line, 14 feet, more or less to a point, said point bearing North $43^{\circ}41'36''$ East, 297.13 feet from said Point of Beginning; thence South $11^{\circ}44'37''$ West, 36.00 feet; thence South $01^{\circ}30'37''$ West, 300.25 feet; thence South $30^{\circ}37'55''$ East, 80.82 feet; thence South $43^{\circ}16'19''$ East, 39.71 feet to a point, said point bearing South $49^{\circ}43'06''$ East, 338.74 feet from said Point of Beginning; thence North $71^{\circ}21'31''$ East, 43 feet, more or less to an intersection with said Easterly Mean High Water Line; thence Southwesterly, along the meanderings of said Easterly Mean High Water Line, 46 feet, more or less; thence Northwesterly, continuing along the meanderings of said Easterly Mean High Water Line, 372 feet, more or less, to an intersection with said Westerly line of Deed Book 66, page 168; thence North $23^{\circ}50'52''$ West, departing said Easterly Mean High Water Line and along said Westerly line, 38 feet, more or less to the Point of Beginning.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 1, TOGETHER WITH A PORTION OF
SECTION 56 OF THE J. DELESPINE GRANT, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



REVISED AUGUST 20, 2007 TO AMEND BOUNDARY.
REVISED JULY 5, 2007 TO AMEND SCRIVENER'S ERROR.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3824

JOSEPH LESLIE REYNOLDS, II
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 5917

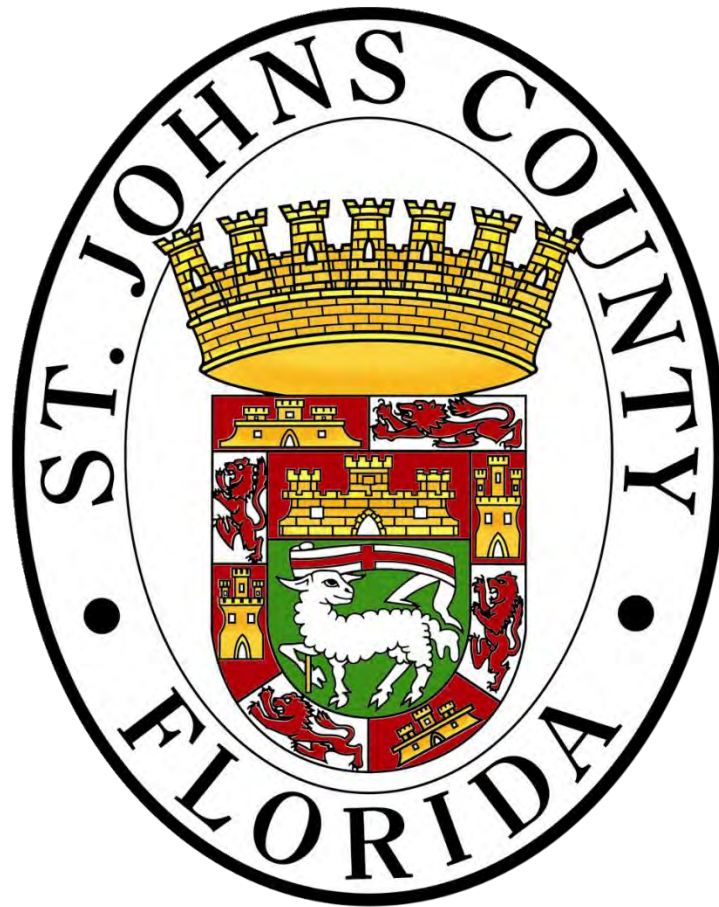
SCALE: 1" = 60'

DATE: MARCH 22, 2007

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Attachment 8 Survey
w/ Conservation
Easements

**St. Johns County
Local Mitigation Strategy**



Prepared By:

**St. Johns County LMS Working Group and St. Johns County
Emergency Management**

ST. JOHNS COUNTY LOCAL MITIGATION STRATEGY

***Originally Adopted By the St. Johns County Local
Mitigation Strategy Working Group***

2004

Most Current Update and Adoption

2017

**Revisions and updates made by the St. Johns County Local
Mitigation Strategy Working Group since the last FEMA
approval:**

May 2015

July 2016

February 2017

November 2017

September 2019

February 2020

April 2020

U.S. Department of Homeland Security
FEMA Region IV
3003 Chamblee Tucker Road
Atlanta, GA 30341



FEMA

May 7, 2015

Mr. Miles Anderson
State Hazard Mitigation Officer
Division of Emergency Management
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Reference: St. Johns County FL Multi-jurisdictional (MJ) Local Mitigation Strategy (LMS) Plan Update

Dear Mr. Anderson:

We are pleased to inform you that the St. Johns County FL MJ Local Mitigation Strategy Plan Update is in compliance with the federal hazard mitigation planning requirements resulting from the Disaster Mitigation Act of 2000 as contained in 44 CFR 201.6. We have recently received from your office the following resolutions for inclusion within this plan in accordance with Program Administration by States (PAS) requirements, and subsequently concur that these communities be included under the approved St. Johns County MJ LMS. The updated plan will become effective on June 1, 2015 and is therefore, approved for a period of five (5) years to June 1, 2020.

This plan approval extends to the following participating jurisdictions that provided a copy of their resolutions adopting the St. Johns County MJ LMS plan:

- St. Johns County, Unincorporated
- City of St. Augustine
- City of St. Augustine Beach
- Town of Hastings

The approved participating jurisdictions are hereby eligible applicants through the State for the following mitigation grant programs administered by the Federal Emergency Management Agency (FEMA):

- Hazard Mitigation Grant Program (HMGP)
- Pre-Disaster Mitigation (PDM)
- Flood Mitigation Assistance (FMA)

National Flood Insurance Program (NFIP) participation is required for some programs.

We commend the participants in the St. Johns County FL MJ LMS Plan Update for the development of a solid, workable plan that will guide hazard mitigation activities over the coming years. Please note that all requests for funding will be evaluated individually according to the specific eligibility and other requirements of the particular program under which the application is submitted. For example, a specific mitigation activity or project identified in the plan may not meet the eligibility requirements for FEMA funding, and even eligible mitigation activities are not automatically approved for FEMA funding under any of the aforementioned programs.

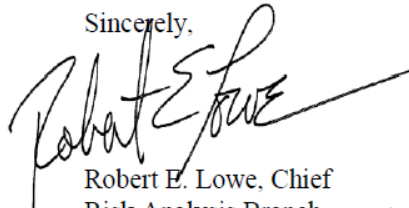
We strongly encourage each Community to perform an annual review and assessment of the effectiveness of their hazard mitigation plan; however, a formal plan update is required at least every five (5) years.

We also encourage each Community to conduct a plan update process within one (1) year of being included in a Presidential Disaster Declaration or of the adoption of major modifications to their local Comprehensive Land Use Plan or other plans that affect hazard mitigation or land use and development.

When the plan is amended or revised, it must be resubmitted through the State as a “plan update” and is subject to a formal review and approval process by our office. If the plan is not updated prior to the required five (5) year update, please ensure that the draft update is submitted at least six (6) months prior to expiration of this plan approval.

The State and the participants in the St. Johns County MJ LMS should be commended for their close coordination and communications with our office in the review and subsequent approval of the plan. If you or St. Johns County have any questions or need any additional information please do not hesitate to contact Gabriela Vigo of the Hazard Mitigation Assistance Branch at (229) 225-4546 or Linda L. Byers of my staff at (770) 220-5498.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Lowe", with a long horizontal flourish extending to the right.

Robert E. Lowe, Chief
Risk Analysis Branch
Mitigation Division

Current Participating Agencies

City of St. Augustine Fire Department
City of St. Augustine Planning and Building
City of St. Augustine Police Department
City of St. Augustine Beach Public Works
Diversified Engineering International, Inc.
Flagler Estates Road and Water District
Flagler Hospital
Florida Department of Agriculture and Consumer Services – Florida Forest Service
Northeast Florida Regional Council
St. Johns County Board of County Commissioners
St. Johns County Emergency Management
St. Johns County Engineering Department
St. Johns County Fire and Rescue
St. Johns County Department of Health
St. Johns County Planning Department
St. Johns County Public Works
St. Johns County Road and Bridge Department
St. Johns County School District
St. Johns County Sheriff's Office
St. Johns County Utilities Department
University of Florida – IFAS Extension

Founding Participating Agencies

Anastasia Mosquito Control District
City of St. Augustine
City of St. Augustine Beach
Diversified Engineering International, Inc.
Flagler College
Flagler Estates Road and Water District
Northeast Florida Regional Council
St. Johns County Airport Authority
St. Johns County Board of County Commissioners
St. Johns County Building Department
St. Johns County Department of Emergency Management
St. Johns County Fire/Rescue
St. Johns County Department of Health
St. Johns County Planning Department
St. Johns County Property Appraisers Office
St. Johns County Sheriff's Office
St. Johns County Utilities Department
Town of Hastings

St. Johns County Local Mitigation Strategy

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Section I - Introduction

A. Local Mitigation Strategy

In the spring of 1998, the Florida Department of Community Affairs (DCA) initiated a program to assist local governments in developing plans to reduce or eliminate risks to people and property from natural and human caused hazards. This program is known as the Local Mitigation Strategy or the LMS.

Hazard Mitigation has gained increased attention over the years due to the large number of natural hazards which have occurred throughout the world and in the U.S. in particular. A main area of concern is the rapid rise in the costs associated with disaster recovery. It has become apparent that money spent prior to an event to harden the community and reduce the impacts of a disaster can result in substantial savings in life and property following the event. The benefit cost ratios are extremely advantageous. As a result, the Federal Emergency Management Agency (FEMA) and the State of Florida have developed National and State Mitigation Strategies respectively and funding is increasingly becoming available to support hazard mitigation efforts.

The advantages of developing a local LMS program are numerous including guidance in developing pre and post disaster mitigation plans; identifying priority projects and programs for funding; and increasing the likelihood of Federal and state funding for pre and post disaster, hazard mitigation projects.

B. Planning Process

On May 14, 1998, the Northeast Florida Regional Council (NEFRC) contracted with St. Johns County to facilitate in developing the LMS. Through a Memorandum of Agreement the Strategy developed was intended to provide one unified program for the County and its incorporated municipalities. Through the process of developing a unified Mitigation Strategy, it was intended that the local governments preserve, protect, and improve the safety and durability of their communities. The primary objective of the Local Mitigation Strategy is to remove if possible, otherwise to limit the losses of life and property due to a disaster. The Regional Council role as a facilitator allowed communities to provide unrestricted input regarding local mitigation needs, without appearing biased. The resulting LMS provided the best fit for St. Johns County, and is based countywide agreement.

In August of 1998, a countywide LMS Working Group was organized with members from a broad cross section of the County including elected officials, County Department heads, County staff, representatives from the cities of St. Augustine, Hastings, St. Augustine Beach, Flagler County's Marineland, and local businesses and business people. The LMS Working Group membership currently includes:

St. Johns County: Board of County Commission - Commissioner, Emergency Management - Planner, Engineering Department - Engineer, Fire and Rescue – Deputy Chief, Health Department – Risk Manager, Planning Department - Planner, Public Works - Engineer, Road and Bridge Department - Supervisor, Sheriff's Department - Deputy, Utilities Department – Operator, Building Department – CRS Coordinator;

City of St. Augustine: Fire Department – Fire Chief, Planning and Building Department - Planner, Police Department – Police Officer;

City of St. Augustine Beach: Public Works – Public Works Director, Engineer and Floodplain Manager;

St. Johns County School District – Facilities Manager, Flagler Estates Road and Water District – Manager, Flagler Hospital – Risk Manager, Florida Forest Service - Forester, St. Johns River Water Management District – District Scientist, Northeast Florida Regional Council - Planner, University of Florida – IFAS Extension – Extension Officer, Beaches Energy – Electrical Engineering Supervisor, Taylor Engineering – Engineer, Diversified Engineering International - Engineer.

St. Johns County, City of St. Augustine and the City of St. Augustine Beach each adopt the plan by resolution upon approval by FDEM and/or FEMA. The Working Group has been meeting on a quarterly basis since August 1998. The Working Group has been responsible for developing all work products for the LMS including the development of a set of guiding principles; identification of potential hazards affecting the community; identification of people and infrastructure which are vulnerable to hazards; identification of critical facilities which are necessary for maintaining health, safety and welfare of residents before, during, and after a disaster; and the development of a prioritized list of pre and post hazard mitigation initiatives (projects) eligible for funding. The work of the Working Group continues, meeting quarterly and reviewing new mitigation initiatives and ranking them. The third page of this document lists all founding agencies as well as currently participating agencies in the Local Mitigation Strategy Working Group.

Since the creation of the first LMS document, St. Johns County has continued to work to continuously maintain and update the LMS as needed and to add new mitigation initiatives as projects are completed and new projects are initiated. Through this planning process, St. Johns County has been able to get many projects initiated, funded, and completed through the guidance of the LMS. The Working Group continues this process in addition to working to keep the LMS in compliance with Federal Emergency Management Agency regulations for County LMS documents. Regular maintenance of the LMS is coupled with updates to maintain FEMA compliance. The Working Group continues to meet on a regular basis to discuss the LMS.

The Northeast Florida Regional Council staff in conjunction with the St. Johns County Emergency Management representatives served to facilitate the meetings during the 2002-2006 planning and updating of the Local Mitigation Strategy. As of 2007 St. Johns County Emergency Management had taken over these tasks and continues as the coordinating agency for the St. Johns County LMS. These planning efforts include expanding the list of people and organizations invited to participate, expanding the list of participants actively encouraged to participate, revising portions of the local mitigation strategy to be as up-to-date as possible, performing a more detailed risk assessment and damage loss estimate analysis, holding meetings quarterly, and setting up public information workshops and meetings among other planning activities.

St. Johns County Emergency Management performs the data collection, analysis and revisions to the Local Mitigation Strategy with the assistance of the Working Group members. Each section of the Local Mitigation Strategy is reviewed and revised as necessary, and then brought forth to the Working Group for review, discussion and approval. Updates that are made usually involve the statistical portion of the document due to more current information becoming available, maps within the document are updated with the most current information and the project list due to

projects being added and deleted. Other portions of the document may have minor grammatical changes but remain mostly unchanged.

The LMS document is presented to the St. Johns County Board of County Commission, City of St. Augustine City Commission, and City of St. Augustine Beach City Commission for their approval and adoption once the revisions were made to update and meet the set requirements. When the Local Mitigation Strategy was approved by the State of Florida and the Federal Emergency Management Agency in 2015, the role of St. Johns County Emergency Management Staff became to review and adjust accordingly.

C. Community Participation

Federal mandates regarding Local Mitigation Strategies require increased public participation and documentation of solicitation for public involvement. All LMS Working Group Meetings are advertised in a newspaper of general circulation and on the St. Johns County Emergency Management website at least 10 days prior to the date of the meeting. Copies of the Public Meeting Advertisements and the Affidavit establishing that the advertisement was published in the St. Augustine Record are in Appendix E. This is to assure that the public is informed of meetings and given a chance to participate if interested. Minutes of each meeting or workshop held are recorded and maintained by St. Johns County Emergency Management and are also in Appendix E. Increased efforts are made to solicit ideas, comments, and information from the general public. These efforts include providing access to the Local Mitigation Strategy via the St. Johns County Emergency Management website, allowing the public an opportunity to comment at regular Working Group meetings, public information workshops, and presentations at County Commission Meetings. As specific outreach activities are conducted, more details of such meetings or efforts are added to the information provided in the Local Mitigation Strategy.

At least one public meeting/workshop was held once the draft of the updated Local Mitigation Strategy was complete. This workshop was held in order to solicit ideas and comments from the general public to incorporate into the final copy of the plan before it is submitted for review to State and Federal reviewers. People invited to any public information meetings or workshops are the general public, Working Group members, County, City, and State representatives and all others that may be interested. Feedback received from those meetings and workshops is presented to the LMS Working Group for review of applicability of inclusion into the St. Johns County LMS.

The Local Mitigation Strategy document is made available at the St. Johns County Emergency Operations Center and on the Emergency Management website. Announcements of meetings or workshops and where to obtain more information are made in the local newspapers as well as the St. Johns County Emergency Management website. Other public outreach activities include periodic presentations to St. Johns County Commission and municipal Commission/Council meetings that are open to the public.

D. Private Sector Participation

Since the beginning of the Local Mitigation Strategy program in St. Johns County, efforts have been made to ensure participation by the private sector. Included on the mailing list for the St.

Johns County LMS Working Group are representatives from the insurance industry, healthcare, representatives from the County's largest employers, local business representatives, local private school representatives and others.

Prior to each LMS meeting information packets are sent to the private sector participants. By sending out emails to notify members of all upcoming meetings, the representatives from the private sector are being actively encouraged to participate in the Local Mitigation Strategy planning process. When possible, all LMS members were also phoned to remind them of the upcoming meetings. The meetings were attended sporadically by the private sector due to conflicts and busy schedules. However, at least one representative and sometimes more from the private sector were in attendance at each of the LMS meetings and valuable input was obtained from these individuals.

The St. Johns County LMS Working Group continues to hold LMS meetings and continues to coordinate and encourage private and public sector interest and involvement. Efforts to expand the list of participating agencies and organizations to include a broader spectrum of representation from the community are on-going. An informational workshop is held in order to provide new members and interested parties with information regarding the Local Mitigation Strategy planning process and why their participation is important. These efforts continue throughout the planning process for updating and maintaining the Local Mitigation Strategy. New participants are continuously sought for inclusion on the mailing list. In addition the Chamber of Commerce is used as an information source to obtain up-to-date information on businesses and organizations so that it is certain that all have been given the opportunity to participate in the planning process.

E. Use and Incorporation of Existing Documents

As part of the planning process for the creation of the LMS document, other existing documents are used as references and incorporated into the LMS document. These existing documents include County and Municipal Comprehensive Plans, Regional Strategic Plans, Land Development Regulations, City Codes, State Statutes, and Emergency Management Plans. These documents are used to obtain the goals, objectives and policies that are incorporated into the LMS document as guiding principles, which are discussed in detail in Section II. These documents are listed in Appendix B.

Efforts are made in current and future planning activities to review new documents and documents previously not reviewed in order to cover the wide spectrum of plans within the County and State. There are always new plans and studies being written and developed that have not yet been reviewed and incorporated into the LMS, but as the LMS is a living document they will be incorporated in the current planning cycle and future reviews of the LMS.

F. Incorporation of LMS into other Documents

Part of the LMS document contains Guiding Principles, which as explained above were obtained by reviewing other pertinent county and municipal documents. Through this process of information incorporation into the LMS, new goals, objectives and policies can be created to fill in the gaps in the existing documents in order to increase the county's ability to effectively mitigate

against hazards. In this way the goals and principles of the LMS will be incorporated into other planning documents such as the St. Johns County Comprehensive Plan, City of St. Augustine Comprehensive Plan, City of St. Augustine Beach Comprehensive Plan, St. Johns County Comprehensive Emergency Management Plan, St. Johns County Land Development Regulations and any other appropriate documents in the County or Municipalities that relate to hazard mitigation. Each of these documents that have been updated in the last 5 years have included guidance from the LMS. Any changes made to the above identified documents or any other appropriate documents, would be made by Resolution by the governing body of the Jurisdiction in which it pertains

The LMS has been used extensively with Community Ratings System (CRS) planning and is used exclusively to satisfy the 510 criteria for all jurisdictions represented in the LMS, including City of St. Augustine, St. Augustine Beach, and St. Johns County. The incorporation of the LMS into the Community Rating System evaluation assisted St. Johns County receive a Class 5 CRS rating. It has also been used in the update for the St. Johns County Comprehensive Plan as well as the St. Johns County Comprehensive Emergency Management Plan. The Risk Assessment portion of the LMS has proved to be invaluable when writing the aforementioned documents. Changes made to these documents were made by Resolution by the St. Johns County Board of County Commissioners.

Currently, St. Johns County and the Cities of St. Augustine and St. Augustine Beach are active participants in the National Flood Insurance Program (NFIP). Each Jurisdiction will continue to enforce codes and regulations compliant with requirements of the NFIP. St. Johns County and its municipalities will continue their commitment to NFIP in the following ways:

- Maintain elevation certificates on file for all new construction in the SFHAS or for substantial improvements to properties in the SFHA.
- Maintain public records and make them available for review.
- Maintain records pertaining to LOMAS and LOMRS
- Provide information related to flood hazards, flood maps, etc., to the public upon request.
- Continue community outreach efforts for compliance with the community rating system program.
- Continue to promote flood insurance to property owners.
- Continue to update the public and enable their participation in the flood remapping project.
- Maintain flood hazard publications at the main branch of the library.
- Where feasible, continue to identify/acquire land in the SFHA open space/preservation.
- Promote flood hazard mitigation to the public.
- Continue drainage maintenance and drainage system improvement projects.
- Continue floodplain management activities with the goal of all communities reaching a CRS rating of 5.
- Create and enforce a Floodplain Management Plan.
- Schedule annual meetings with CRS User Group and ensure all municipalities participate.

G. Reevaluation Criteria

The LMS document has to be updated over time to change with the growing and changing community. Strategies, and mitigation initiatives change, Comprehensive Plans updated, and projects completed. These changes need to be reflected in the LMS document. In order to ensure that the document remains updated and current, the LMS Working Group meets quarterly and the LMS is reviewed a minimum of once every year or following a disaster (mandatory) to determine if any updates or corrections are necessary. Updates may include new issues, new projects, changes to existing projects, consideration of new funding sources, changes to timeframes of existing projects, or changes to the mitigation strategy program itself.

As a result, the LMS is maintained by the St. Johns County LMS Working Group in order to meet the needs of St. Johns County and its residents. The LMS Working Group, in conjunction with the community, meet and review comments and recommendations for all portions of the LMS process including the planning process, risk assessment, mitigation strategy, and plan maintenance. Any changes to the Local Mitigation Strategy are then voted on by the Working Group Members at a publicly noticed meeting. The changes to the LMS for the 2020 update have included information and data from Hurricanes Matthew, Irma, and Dorian, the addition of Working Group By-laws and Mitigation Project List additions and adjustments. The five year update process begins approximately twelve months before the expiration date. The LMS is regularly updated but during this twelve month process all aspects of the plan are reviewed and updated. It is essential that all facets of the community be represented at the Working Group meetings including the public, to ensure that the plan is staying up to date with all aspects of the community. Details on how the public continues to be included and encouraged to participate throughout the reevaluation, maintenance, and review process are outlined in Section I, C. Through these meetings, facilitated by St. Johns County Emergency Management staff, the LMS document is reevaluated and updated regularly.

The St. Johns County Emergency Management Coordinator, who also serves as the LMS Chairperson, is responsible for monitoring the plan. They will monitor any changes throughout St. Johns County and make sure the information is promptly and properly conveyed within the LMS Plan on at least, a semiannual basis. As these monitoring updates are entered into the LMS they will be presented to the Local Mitigation Strategy Working Group as an item on the agenda at one of the meetings held quarterly and will be voted on by all members.

H. Submission of Plan to SHMO

Within five years of the plan's update approval by the Federal Emergency Management Agency (FEMA), the plan must be submitted to the State Hazard Mitigation Officer for review and approval. As described above the Local Mitigation Strategy is continually updated as the needs of the community change. The Local Mitigation Strategy Working Group meets quarterly and at each meeting we review the document and make changes accordingly. The plan will be officially updated for its next 5 year review in 2025. The Working Group will then hold at least one public workshop along with its regularly scheduled meetings, which are open to the public, for public input. The plan will then go before each municipalities governing board for approval and then forwarded to the State and FEMA for review and approval.

I. Conflict Resolution

Recognizing that disputes between jurisdictions, interest groups, units of government and the private sector sometimes occur in a decision making process, the St. Johns County LMS Working Group agreed to resolve all conflicts in policy, procedures and issues based on the Regional Dispute Resolution Process.

The Northeast Florida Regional Council currently uses this process, established by the Florida Legislature as part of the 1993 Environmental Land Management Study (ELMS) legislation to facilitate intergovernmental problem solving. The process offers a reasonable approach to solving public problems. It provides a forum to cooperatively resolve issues and differences between local governments and private interests in a timely, informal, and a cost-effective manner.

The process should take no longer than two weeks. The core of the process is a settlement meeting at which disagreeing parties explain their interests, explore options, and seek a mutually acceptable agreement. Many times it ends at this point. However, if a solution is not reached, other options available include additional settlement meetings. Disputes and conflicts that cannot be resolved at this level can be escalated to mediation.

The process essentially saves time and money by seeking mutually beneficial solutions. Within this process, direct communication encourages improved control of outcomes and the quality of the agreement itself. The conflict resolution process was not required during the development of the LMS. The LMS Working Group resolves all conflicts by democratic rule.

Section II - Guiding Goals and Principles

A. Goals

The purpose for developing a set of Goals and Guiding Principles is to clearly state what the community's overall vision for hazards mitigation is and to ensure that the community adequately addresses its mitigation needs before and after a disaster. Before beginning the process of developing the Guiding Principles for the St. Johns County Local Mitigation Strategy (LMS) the Working Group identified the goals they believed should be foremost in overall development of this document. The following goals are intended to be the leading concepts of this Strategy. In short, the purpose of the Local Mitigation Strategy is to provide guidance to the County in building a safer and more resilient community. The declaration of these ultimate goals provides the overall guidance for the Strategy. The goals are provided in a ranked order, where the first goal is paramount. The activities recommended as mitigation efforts by this Strategy must first meet or further these goals.

- 1. Protect the lives of the residents of St. Johns County and its Municipalities.**
- 2. Protect property to ensure that its intrinsic value is preserved.**
- 3. Protect infrastructure so that it is available during and after a disaster.**
- 4. Protect business activities so that they continue to provide economic strength to the community.**
- 5. Protect the environment to ensure that quality of life and economic wellbeing are preserved.**

These goals are used as part of the project prioritization methodology. Projects recommended by this Strategy must first meet one of the goals to be considered, then will receive points based on which Goals they will routinely further. After an event, for example the hurricanes that have impacted our area since the last update, project priority may change but the goals remain the same as they are overarching goals. For example, after hurricanes, flood mitigation, drainage and wind mitigation projects became a priority.

B. Guiding Principles

The Guiding Principles for St. Johns County outlined in the following document, which was developed and approved by the Working Group as part of the LMS planning process. It was compiled from existing adopted Goals, Objectives, Policies, and Ordinances, which address hazard mitigation and long-term recovery.

The Guiding Principles were compiled by reviewing existing requirements in the adopted Comprehensive Plan of each local government as well as State, Regional and Local planning documents. These documents have already adopted requirements which address hazard mitigation and long-term recovery and which are already serving as the County's Adopted Guiding

Principles. They are shown in the text summary and in the following matrix format which identifies in a narrative description how they contribute to a comprehensive mitigation strategy as well as the source of the requirement and if and how it has been implemented. Sources include Florida State Statutes, the County and Municipal Comprehensive Plans; the Strategic Regional Policy Plan developed by the NEFRC; St. Johns County Comprehensive Emergency Management Plan, and local ordinances.

A review of these Guiding Principles will quickly reveal several mitigation approaches commonly used in the County and municipal plans. Among these are the policies which, direct growth away from or restrict growth in the hazardous areas. The restriction of growth in the Coastal High Hazard Areas (CHHA) for example is common to each, the County and coastal municipal plans. Prohibitions on development, which increases off site flooding or does not provide for proper transportation drainage, are common in St. Johns County. These examples are given to introduce the concepts that St. Johns County and its municipal governments have available to them and the regulatory authority and public support for development of a unified mitigation strategy.

It is not intended that the inclusion of these policies as Guiding Principles in the Local Mitigation Strategy will provide a fixed master plan for the future development or revision of policies, but that they when viewed as a whole represent a community policy statement relating to the future development in St. Johns County. As such they are intended to provide the guidelines for revision of development regulations and to focus future policy development on the goals stated above. As plans and policies are rewritten and updated these guidelines will be expanded and improved upon. The LMS also relates to the intent and mandates of the State and Federal governments to encourage local jurisdictions to undertake a coordinated and effective program that will reduce the vulnerability of its population and infrastructure to the effects of disasters. When the use of these Guiding Principles for future policy development is combined with the direct implementation of mitigation projects identified in this Strategy, the County will have a unified mitigation approach.

CATEGORY 	SOURCE	NOTES (Design; Implementation; Enforcement)
Objective/Policy		
Reduce the quantity and improve the quality of storm water runoff to surface water bodies by increasing the amount of green permeable open space and the use of more permeable surfaces through the following policy program.	City of St. Augustine Comprehensive Plan - Future Land Use Element - Objective 4	Implementation ongoing
Require subdivisions to be platted and recorded and include road and drainage maintenance plans as outlined in the City of St. Augustine's subdivision ordinance (Ordinance 83-9) prior to a building permit being issued.	City of St. Augustine Comprehensive Plan - Future Land Use Element	On-going enforcement
Ensure that coastal area population densities are coordinated with the St. Johns County and Northeast Florida Regional Council's Hurricane Evacuation Plans.	City of St. Augustine Comprehensive Plan - Future Land Use Element - Objective 10	The Regional Council recently completed the updated Evacuation Study. Local review and coordination are in progress.
Continue to operate the drainage system based upon the existing master planning process as established by the City (city of St. Augustine) staff and under the aegis of the Director of Public Works and will provide for maintenance of its existing drainage system data base; continue to establish a list of prioritized renewal/replacement projects; and will facilitate periodic updates of the master plan.	City of St. Augustine Comprehensive Plan - Infrastructure Element - Drainage Sub Element - Objective 1.2	Implemented
Investigate the feasibility of establishing a storm drainage utility and a system of storm drainage user fees and charges which follow a cost of service approach to rate structuring, and produce revenues adequate to fund ongoing maintenance efforts and ongoing renewal and replacement improvements.	City of St. Augustine Comprehensive Plan - Infrastructure Element - Drainage Sub Element - Objective1.3	Implemented
The storm drainage system will adhere to stringent regulatory requirements as necessary to promote the conservation and protection of natural resources.	City of St. Augustine Comprehensive Plan - Infrastructure Element - Drainage Sub Element - Objective1.4	On-going enforcement
Protect valuable functions of wetlands, estuaries, tidal marshes and submerged lands, including the territorial sea by maintaining native vegetative communities and	City of St. Augustine Comprehensive Plan -	On-going enforcement

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
hydrologic systems, through continued enforcement of Ordinance 88-39, Conservation Overlay zone Development□, for all development proposals in the conservation zones....	Conservation Element - Objective7	
Control erosion and sedimentation in development areas both during and after construction.	City of St. Augustine Comprehensive Plan - Conservation Element - Objective 6	Enforced through Development Code
Establish development guidelines for the remaining undisturbed areas of the 100 year flood plain so that the flood-carrying and flood-storage capacity of those lands is maintained.	City of St. Augustine Comprehensive Plan - Conservation Element Objective 9	Implemented
Reduce or prevent storm damage by protecting natural systems which serve as buffers against those storms.	City of St. Augustine Comprehensive Plan - Conservation Element Goal 3 Objective 1	Implemented
Ensure that a total evacuation of the City during a Category 3 storm can be accomplished in less than 12 hours, or in a time period determined to be safe from the recommendations of a new hurricane evacuation study and plan in 1998, by providing adequate evacuation routes and shelters.	City of St. Augustine Comprehensive Plan - Conservation Element Goal 3 Objective 2	The Regional Council recently completed the updated Evacuation Study. Local review and coordination are in progress.
Regulate development within coastal high-hazard areas by enforcing coastal construction standards.	City of St. Augustine Comprehensive Plan - Conservation Element Goal 3 Objective 3	On-going enforcement
Research strategies in post-disaster redevelopment planning that eliminate exposure to natural hazards.	City of St. Augustine Comprehensive Plan - Conservation Element Goal 3 Objective 4	Ongoing

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
The City of St. Augustine will implement the Future Land Use Map illustrated in the Future Land Use Element through the year 2015 to limit population concentrations in the coastal high hazard areas.	City of St. Augustine Comprehensive Plan - Conservation Element Goal 3 Objective 6	Ongoing
The City of St. Augustine will limit capital expenditures that subsidize development in coastal high hazard areas, but will place no limitation on expenditures in those areas that enhance or restore natural resources.	City of St. Augustine Comprehensive Plan - Capital Improvements Element Objective 2	On-going enforcement
Protect human life and health. Minimize expenditure of public money for costly flood control projects. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public Minimize prolonged business interruptions. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains. Maintain a stable tax base by providing for the sound use and development of floodprone areas in such a manner as to minimize future flood blight areas. Ensure that potential home buyers are notified that property is in a flood area.	City of St. Augustine -- Chapter 13 Flood Control of the St. Augustine Code.	On-going enforcement
Standards for Flood Hazard Reduction. Provisions for development in flood hazard areas in order to minimize damages.	City of St. Augustine -- Chapter 13 Flood Control of the St. Augustine Code. Sec 13-61 through 13-65	On-going enforcement
	City of St. Augustine -- Chapter 11 Environmental	Implemented

CATEGORY 	SOURCE	NOTES (Design; Implementation; Enforcement)
Objective/Policy		
Conservation Overlay Zone Development. Establishes criteria for the review of development proposals and to manage and regulate and direct development within the Conservation Overlay Zones 1, 2, and 3.	Protection of the St. Augustine Code.	
Coastal Construction Requirements generally. All structures shall be designed so as to minimize damage to life, property and the natural environment.	City of St. Augustine Building Code Sec. 8-134	On-going enforcement
All subdivisions require a drainage design plan show existing and proposed features. The plan shall equal or exceed design standards set forth hereinafter and the policies and procedures established in the Drainage Manual of the FDOT.	City of St. Augustine Subdivision Regulations Division 3 Section 23-96.	On-going enforcement
Roadway ditches standards and requirements.	City of St. Augustine Subdivision Regulations Sec. 23-98 through 23-103	On-going enforcement
Base future land use decisions on the carrying capacity and the ability to evacuate in a major hurricane event as defined by the Northeast Florida Regional Hurricane Evacuation Plan.	City of St. Augustine Beach Comprehensive Plan Future Land Use Element Objective L.1.5	The Regional Council completed the updated Evacuation Study. Local review and coordination are pending.
Coordinate with St. Johns County and the NEFRC in establishing the carrying capacity of the coastal areas.	City of St. Augustine Beach Comprehensive Plan Future Land Use Element Policy L.1.5.1	The Regional Council completed the updated Evacuation Study. Local review and coordination are pending.
Amendments to the Future Land Use Plan shall reflect densities and intensities that do not exceed the carrying capacity of the designated evacuation routes.	City of St. Augustine Beach Comprehensive Plan Future Land Use Element Policy L.1.5.2	The Regional Council completed the updated Evacuation Study. Local review and coordination are pending.
		On-going enforcement

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
Exiting evacuation routes shall be so marked and should be given special consideration for improvement over other roads and highways in the City.	City of St. Augustine Beach Comprehensive Plan Future Land Use Element Policy L.1.5.3	
Update the hurricane evacuation and disaster preparedness plan every five years in conjunction with St. Johns County, and re-evaluate its effectiveness immediately after a major disaster event, to recommend appropriate improvements.	City of St. Augustine Beach Comprehensive Plan Future Land Use Element Policy L.1.5.4	Ongoing
Update hurricane guide, showing evacuation routes, hurricane hazards, safety procedures, shelters, and other pertinent information.	City of St. Augustine Beach Comprehensive Plan Future Land Use Element Policy L.1.5.5	Ongoing
Adhere to the DEP's Coastal Setback Requirements and their permitted variances regardless of the size of the developable parcel.	City of St. Augustine Beach Comprehensive Plan Future Land Use Element Policy L.1.5.6	On-going enforcement
Encourage St. Johns County, the SJRWMD and/or the State of Florida to purchase areas subject to seasonal or periodic flooding including flood-prone areas adjacent to the Atlantic Ocean to be used for public and beach-access parking.	City of St. Augustine Beach Comprehensive Plan Future Land Use Element Policy L.1.5.7	Ongoing
Identify at least two methods to improve approaches of evacuation routes which are subject to flooding.	City of St. Augustine Beach Comprehensive Plan Transportation Element Objective T.2.2	The Regional Council completed the updated Evacuation Study. Local review and coordination are pending.
Continue to coordinate with FDOT and St. Johns County on the study of and necessity for improved evacuation with elevation standards.	City of St. Augustine Beach Comprehensive Plan Transportation Element Policy T.2.2.1	Ongoing

CATEGORY 	SOURCE	NOTES (Design; Implementation; Enforcement)
Objective/Policy		
Assist in protecting, conserving, and enhancing remaining coastal dunes and beach by requesting assistance from the Department of Environmental Protection.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Objective CC.1.2	Ongoing
Promote hazard mitigation by enforcement of the coastal construction setback line.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policies CC.1.2.6	On-going enforcement
Enforce requirements of the National Flood Insurance Program by continuing to participate in the program, specifically designating coastal high hazard areas and limiting development in such areas along with relocating any infrastructure.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.1.2.7	On-going enforcement
Land Development Regulations should include revised regulations of building practices and land uses that reduce the vulnerability of human life and property to natural hazards, specifically hurricanes, in high hazard areas.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.1.2.8	Implemented
Participate with all applicable State and Federal Agencies to insure public safety by keeping Disaster Preparedness plans current incorporating the hazard mitigation annex of the peacetime emergency plan as well as updates by the Regional Planning county and St. Johns County.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Objective CC.1.3	Ongoing
Assessment of the impact of new development on emergency evacuation routes will be incorporated into the City land development ordinance.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.1.3.1	Ongoing
Existing evacuation routes will be given priority for improvement over other transportation facilities in the Annual Capital Improvements Program.	City of St. Augustine Beach Comprehensive Plan	Ongoing

CATEGORY 	SOURCE	NOTES (Design; Implementation; Enforcement)
Objective/Policy		
	Conservation/Coastal Element Policy CC.1.3.2	
St. Augustine Beach shall prepare and update its hurricane evacuation plan and disaster preparedness plan every five years and also reevaluate its effectiveness immediately after a major disaster event to recommend appropriate improvements and post-disaster redevelopment activities both immediate and long term.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.1.3.3	Ongoing
City shall update its hurricane guide showing evacuation routes, hurricane hazards, safety procedures, shelters, and other pertinent information for its citizens every year by the anniversary date of the adoption of the Comprehensive Plan.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.1.3.4	Ongoing
City's disaster preparedness plans shall give priority to accommodations for the handicapped and indigent, including transportation and appropriate sheltering by May, 1992.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.1.3.5	Implementation ongoing
St. Augustine Beach will annually coordinate disaster preparedness plans with St. Johns county and the City of St. Augustine.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.1.3.6	Implementation ongoing
Limit public expenditures to that which supports recreation, expenditures to the City-owned City Hall/Fire Department square, conservation of natural resources, and/or the extension of sewer facilities for public health within the coastal high hazard area.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Objective CC1.4	Enforced. City has moved its Public Works and Police Departments as well as its City Hall off the ocean front.
Infrastructure shall be planned and required to be installed currently with future development in areas outside of coastal high hazard areas.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.1.4.1	Implementation Ongoing
	City of St. Augustine Beach Comprehensive Plan	On-going enforcement

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
All private and public infrastructure, utilities and drainage improvements must be constructed concurrently, or in accordance with a phased plan approved by St. Augustine Beach	Conservation/Coastal Element Policy CC.1.4.2	
City shall reduce hurricane evacuation times by establishing for reviewing new development in relation to evacuation.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Objective CC.1.5	Ongoing
Transportation systems shall be designed and built to handle traffic generated during emergency evacuations as defined in the City's evacuation plan.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.1.5.1	Implementation ongoing
All roadways in the coastal zone shall be constructed to City specifications using salinity tolerant construction techniques and materials.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.1.5.2	Implementation ongoing
Transportation drainage systems including swales and ditches shall be maintained to ensure hydraulic capability.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.1.5.3	Implementation ongoing
City will coordinate with St. Johns County in lobbying FDOT for the improvements of the bridge on SR 312 or an additional bridge which crosses the Intracoastal as well as other key evacuation routes.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.1.5.4	Completed
Reduce the potential for flood-related adverse impacts in St. Augustine Beach by five percent in 3 years.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Objective 2.5	Implemented through revised building code. (10% discount)

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
Review existing development in low-lying areas subject to flooding and modify drainage systems by five percent in these areas in 3 years to minimize potential damage to property and natural systems.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.2.5.1	Implemented through revised building code.
Protect natural resources of the City from contamination by any hazardous substances.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Objective CC.2.7	None in City
In conformance with State and Federal regulations, commercial establishments which use, create, store, generate or transport toxic or hazardous substance shall prepare a plan which identifies the materials and how these materials will be handled and disposed.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.2.7.1	Implemented by County
St. Augustine Beach will work with other State agencies to develop sites for households, small businesses and other low volume generators of hazardous waste to deliver hazardous waste for later disposal at an approved hazardous waste disposal site.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.2.7.2	Two gas stations in City. No problems reported.
Sites polluted from underground petroleum storage tanks shall be promptly cleaned up and the tank replaced, repaired or removed as presented in an approved plan within six months of discovering the petroleum.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.2.7.3	On-going enforcement
City shall make every reasonable effort to ensure public safety health and welfare of people and property from the effects of coastal storms by limiting public expenditures in areas subject to repeated damage by wind and water thereby reducing the exposure of humans and property to natural hazards, i.e., hurricanes.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Goal CC.4	Ongoing
City shall include in its post-disaster redevelopment plan a delineation of activities that give priority to immediate repair and cleanup actions over long term redevelopment activities.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.4.1.1	Ongoing

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
City will amend its building code to specify standards for the removal, relocation or structural modification of damaged infrastructure and structures.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.4.1.2	Implemented
City shall establish as its standard for inclusion in the Land Development Regulations that any structure damaged beyond fifty percent of value more than once during storms, hurricanes or northeasters will be determined to be a non-conforming use if located in a coastal high hazard area.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.4.1.3	LDR development ongoing
City shall include in the post-disaster redevelopment plan, recommendations of interagency hazard mitigation reports.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.4.1.4	Ongoing
City shall include in the post-disaster redevelopment plan, measures for eliminating unsafe conditions and inappropriate uses in coastal high hazard areas.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.4.1.5	Ongoing
City shall restrict the intensity of development within coastal high hazard areas consistent with public safety needs through the adoption of the Land Development Regulations.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Objective 4.2	LDR development ongoing
City shall designate the Coastal High Hazard Area as those areas which are within the FEMA V (Velocity) Zones and areas seaward of the Coastal Construction Control Line and within those areas which may be repeatedly damaged; redevelopment will be limited to conservation and recreational land uses.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.4.2.1	On-going enforcement
By 1992, the City shall identify any areas within the coastal high hazard area needing redevelopment and develop a plan for eliminating unsafe conditions and inappropriate conditions.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Policy CC.4.2.2	Implemented

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
St. Augustine Beach shall not allow public expenditures that subsidize future development in the high-hazard coastal area, except for expenditures which support recreation, expenditures to the City-owned City Hall/Fire Department square, conservation of natural resources, and/or the extension of sewer facilities for public health.	City of St. Augustine Beach Comprehensive Plan Conservation/Coastal Element Objective C.1.5	On-going enforcement
Protect human life and health. Minimize expenditure of public money for costly flood control projects. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public Minimize prolonged business interruptions. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains. Maintain a stable tax base by providing for the sound use and development of floodprone areas in such a manner as to minimize future flood blight areas. Ensure that potential home buyers are notified that property is in a flood area.	City of St. Augustine Beach Flood Damage Prevention Regulations - Objectives.	On-going enforcement
Standards for Flood Hazard Reduction. Provisions for development in flood hazard areas in order to minimize damages.	City of St. Augustine Beach Land Development Regulations Sec. 5.03.05	On-going enforcement
Performance of all stormwater management systems shall comply with this section of the city's code as well as all state regulations.	City of St. Augustine Beach Land Development Regulations Sec. 6.05.00	On-going enforcement
Local governments should sign statewide mutual aid agreements. Local governments are encouraged to consider the impact and compatibility of emergency preparedness and recovery plans on adjacent areas.	Strategic Regional Policy Plan- Emergency Preparedness	Northeast Florida Regional Council is responsible for the implementation of its Strategic Regional Policy Plan. The Council

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
Local governments should participate in region and state wide disaster exercises. Establish a work group to coordinate compatibility among communications systems within the region. Review and update the Regional Hurricane Evacuation Study every five years. Local governments shall consider utilizing the Northeast Florida Regional Planning Council's Regional Dispute Resolution Process as the first means of settling disputes concerning emergency preparedness.	Element Policies 3.1.1 through 3.1.6	is developing ways to implements these policies.
The location of solid waste and commercial hazardous waste management facilities and/or regional hazardous waste storage, transfer or treatment facilities in the coastal high hazard area are assumed to have adverse regional impacts which shall be prevented. Development within hurricane evacuation areas should be responsible and permitted only when evacuation route capacity and shelter space capacity is available. Responsible development includes but is not limited to: structures elevated in storm surge and flooding areas; adequate drainage in flooding areas; and sufficient access for emergency response vehicles to all development. Assist in the development of funding for public acquisition of coastal property that has been destroyed or damaged as the result of a hurricane, storm or flooding. Reduce public expenditures that subsidize increased densities in the coastal high hazard area except for restoration, enhancement of natural resources, or development of recreational facilities. Educate citizens and businesses about the impacts of natural disasters, including economic disruption, personal safety and property loss.	Strategic Regional Policy Plan- Emergency Preparedness Element Policies 3.2.1 through 3.2.8	Northeast Florida Regional Council is responsible for the implementation of its Strategic Regional Policy Plan. The Council is developing ways to implements these policies.

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
The siting of new critical facilities or institutions, such as hospitals, nursing homes, adult congregate living facilities and correctional facilities in coastal high hazard areas are assumed to have adverse regional impacts and shall be prevented. Coastal high-hazard areas, for uniformity and planning purposes, are defined as category 1 evacuation zones or as designated by the local government. Protect the primary dune systems of the region. Provide technical assistance to local governments in the development and implementation of dune protection plans.		
Public and private members of the community shall be encouraged to support and participate in Local Emergency Planning Committee activities. The risks of hazardous materials to the public and the environment should be determined through the Local Emergency Planning Committee, local emergency management agencies and facilities. Train emergency responders to appropriate levels for responding to hazardous materials incidents in accordance with the SERC Training Task Force Training Guidelines. A hazardous waste disposal day program should be supported by communities throughout the region.	Strategic Regional Policy Plan- Emergency Preparedness Element Policies 3.3.1 through 3.3.4	Northeast Florida Regional Council is responsible for the implementation of its Strategic Regional Policy Plan. The Council is developing ways to implements these policies.
Assess the numbers and requirements of special needs populations. Local governments should be encouraged to require new, reconstructed and expanded health care facilities outside the hurricane evacuation areas to be built to shelter specifications. Local governments should develop incentives to encourage existing health care facilities outside the storm surge areas to retrofit buildings to shelter specifications.	Strategic Regional Policy Plan- Emergency Preparedness Element Policies 3.4.1 through 3.4.4	Northeast Florida Regional Council is responsible for the implementation of its Strategic Regional Policy Plan. The Council is developing ways to implements these policies.

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
Health care facilities outside the hurricane evacuation areas shall be encouraged to establish aid agreements with similar facilities within the hurricane evacuation areas.		
An adverse regional impact is assumed when a proposed development in a hurricane evacuation zone is anticipated to utilize twenty-five percent (25%) or more of an identified hurricane evacuation route's level of service E hourly directional maximum service volume based on the Florida Department of Transportation's Generalized Peak Hour/ Peak Direction Level of Service Maximum Volumes as presented in the Florida Highway Systems Manual which shall be mitigated. Roads which function as evacuation routes with high clearance times, particularly intercommunity routes, should receive high priority in FDOT or local capital improvement programs. Suspend road construction projects on evacuation routes during hurricane watches and move construction barriers to maximize capacity. Develop a system of emergency communication on highways including electronically controlled message signs and a radio station to broadcast highway conditions.	Strategic Regional Policy Plan- Emergency Preparedness Element Policies 3.5.1 through 3.5.4	Northeast Florida Regional Council is responsible for the implementation of its Strategic Regional Policy Plan. The Council is developing ways to implements these policies.
Establish a procedure for prioritizing and retrofitting existing public facilities located outside of the coastal high hazard area to shelter specifications. Adopt construction standards and techniques, and siting decisions for public buildings that would make these structures suitable for public shelters. Where shelter deficits exist, an adverse regional impact is a proposed development with anticipated public shelter space demand that will require 200 spaces or five percent (5%) of the shelter space capacity; or where shelter deficits do not exist, an adverse regional impact is a proposed development with anticipated public shelter space demand that will cause a deficit of 200 spaces or more which shall be mitigated.	Strategic Regional Policy Plan- Emergency Preparedness Element Policies 3.6.1 through 3.6.8	Northeast Florida Regional Council is responsible for the implementation of its Strategic Regional Policy Plan. The Council is developing ways to implements these policies.

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
Educate residential home builders about the benefits of constructing new residences outside of the hurricane evacuation areas with a □safe room□ to serve as home shelters. Insurance agencies shall be encouraged to provide incentives to prepare existing residences as home shelters. Require new and existing mobile home and RV parks to have on-site shelter facilities for their residents or plans for alternative off-site shelters. Require new apartment complexes and condominiums located outside of hurricane evacuation areas to provide on-site shelter space. Innovative programs for financing shelter space should be examined including special assessment districts. Encourage the Humane Society and local animal control departments to develop their role in animal evacuation during disasters.		
Local governments shall address post-disaster redevelopment planning within their comprehensive plans in accordance with Rule 9J-5, F.A.C. Replacement development should be consistent with local, regional and state programs designed to ensure safe and timely evacuation. Increase attention given to building code regulations and enforcement that may not be sufficient to protect the life and safety of the occupants. Communities should maintain emergency recovery funding and staffing plans to enable quick restoration of services lost to disasters. Recovery plans should include the identification of potential disaster field offices and disaster assistance centers. Identify areas for potential acquisition in areas of existing vulnerable development.	Strategic Regional Policy Plan- Emergency Preparedness Element Policies 3.7.1 through 3.7.6	Northeast Florida Regional Council is responsible for the implementation of its Strategic Regional Policy Plan. The Council is developing ways to implements these policies.

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
Local governments should encourage their elected and appointed officials to attend the Public Officials Conference and other state wide training sessions and conferences. Local governments shall conduct training exercises which include roles for their elected and appointed officials. Educate citizens on the need for personal disaster plans including provisions for their pets. Encourage media personnel to attend educational conferences on disasters so they can better inform and educate the public.	Strategic Regional Policy Plan- Emergency Preparedness Element Policies 3.8.1 through 3.8.4	Northeast Florida Regional Planning Council is responsible for the implementation of its Strategic Regional Policy Plan. The Council is developing ways to implements these policies.
Requirements for Stormwater management, including minimum design standards and finished floor elevations and lot grading plans.	St. Johns County Paving and Drainage Standards Ordinance 96-40	On-going enforcement
Requirements for roadway design, including pavement design and roadway drainage.	St. Johns County Paving and Drainage Standards Ordinance 96-40	On-going enforcement.
Through the future land use plan, the County shall ensure safe evacuation of coastal areas and shall coordinate coastal area population densities with appropriate regional hurricane plans.	St. Johns County Comprehensive Plan Coastal Element - Objective A.1.5	Implemented
Existing evacuation routes shall be mapped and physically posted and should be given special consideration for improvement over other transportation facilities.	St. Johns County Comprehensive Plan Coastal Element - Policy A.1.5.1	Ongoing
The County shall update its hurricane evacuation plan and disaster preparedness plan every three years and also shall re-evaluate its effectiveness immediately after a major disaster event to recommend appropriate improvements.	St. Johns County Comprehensive Plan Coastal Element - Policy A.1.5.2	Ongoing
		Ongoing

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
The County shall update its hurricane guide annually if needed, showing: evacuation routes, hurricane hazards, safety procedures, shelters and other pertinent information for its citizens.	St. Johns County Comprehensive Plan Coastal Element - Policy A.1.5.3	
The County shall complete a County-wide master drainage study by, which shall include inventories of existing drainage facilities and address their deficiencies. Upon completion of the drainage study for each sub-basin, the County shall review and amend the Plan to include or implement the sub-basin study's findings.	St. Johns County Comprehensive Plan Coastal Element - Objective F.1.3	Implemented
The County shall coordinate with DEP and St. Johns River Water Management District in the identification of all drainage basins in the County to assure uniformity of basin designation.	St. Johns County Comprehensive Plan Coastal Element - Policy F.1.3.1	Ongoing
As the drainage studies for each sub-basin are completed, the County shall establish drainage facility priorities in the sub-basin based on the potential damage created by flooding, the water quality in the area, and the impacts to areas of special concern (e.g., OFW, Class II).	St. Johns County Comprehensive Plan Coastal Element - Policy F.1.3.2	Ongoing
Upon identification of deficiencies by the master drainage study, the County shall take action to address such deficiencies through the establishment of stormwater utilities for the affected areas, or other appropriate implementation mechanism.	St. Johns County Comprehensive Plan Coastal Element - Policy F.1.3.3	Ongoing
Pending completion of the master drainage study, the following standards shall be considered for addition to the Paving and Drainage Ordinance (86-4) by April 1991: <u>Water Quality</u> 1. Draw down of the required retention volume within 72 hours following a storm event. 2. Special criteria for Class II, OFW, and recharge areas, which shall, at a minimum, be consistent with standards contained in Chapter 17-3, 17-25 and 40C-42 F.A.C. <u>Water Quantity</u> 1. The 10-year return period shall be used to design minor internal drainage facilities.	St. Johns County Comprehensive Plan Coastal Element - Policy F.1.3.4	Ongoing

CATEGORY	SOURCE	NOTES (Design; Implementation; Enforcement)
Objective/Policy		
2. The 25-year/24-hour storm event shall be used to design storage basins for peak flow attenuation in addition to the current 10-year/24-hour storm event. 3. The 25-year return period storm shall be used for the design of major drainage facilities such as: canals, drainage ditches and culverts external to the development. 4. Antecedent Moisture Condition shall be the average wet season (AMC II).		
The County shall manage and regulate development within the 100-year flood plain through enforcement of the Flood Plain Management Ordinance (90-24) and the procedures recommended by FEMA as incorporated within the County's development permit review process.	St. Johns County Comprehensive Plan Coastal Element - Policy F.1.3.6	On-going enforcement
Vegetative buffers of at least 25 feet shall be required and maintained between natural drainage courses and developed areas to protect the water quality of the drainage course.	St. Johns County Comprehensive Plan Coastal Element - Policy F.1.3.7	On-going enforcement
County shall develop coordination mechanisms between the planning and engineering departments to ensure that plans developed for drainage facilities are consistent with, and support, the Future Land Use Element.	St. Johns County Comprehensive Plan Coastal Element - Objective F.1.4	Implemented
The County shall manage, use, conserve, protect, and enhance coastal resources, along with protecting human life from natural disasters.	St. Johns County Comprehensive Plan Coastal/Conservation Management Element - Goal G.1	On-going enforcement
The County shall assure the protection, conservation and enhancement of the County's coastal barrier areas, dunes, and beaches through: (a) coordination of County permitting activities with the activities of other regulating state and federal agencies; (b) establishment or continued enforcement of construction standards for the coastal building zones; and (c) the establishment of procedures and land development regulations to protect the County's dune systems.	St. Johns County Comprehensive Plan Coastal/Conservation Management Element - Objective G.1.2	On-going enforcement

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
The County shall provide technical support and assistance to applicable state and federal agencies in identifying and inventorying all beaches and dune systems, so that they may be protected, enhanced and re-nourished.	St. Johns County Comprehensive Plan Coastal/Conservation Management Element - Policy G.1.2.1	Ongoing
By April 1991, the County shall develop procedures and, through adoption of land development regulations shall develop and adopt standards and procedures, to ensure the protection, enhancement or restoration of the County's dune systems. At a minimum, these procedures or regulations shall provide for: -- Coordination with DEP as to applications to develop seaward of the established Coastal Construction Control Line, in order to monitor and comment on DEP applications for variances to the CCCL requirements, and to favor variances to County setback requirements where possible or appropriate to avoid or minimize development seaward of the CCCL; and -- The County's use of beach ramp fees/tolls, consistently with applicable law, for dune restorations and enhancement programs (such as, without limitations, the construction of dune walkovers, the establishment of a salt-tolerant vegetation/revegetation program, and public education programs in cooperation with the Marine Extension Service), and to further control beach access in order to prevent dune damage; and -- Establishment of standards and enforcement mechanisms to prevent destruction of dune vegetation; and -- Continued enforcement of the County's requirements and prohibitions against uncontrolled vehicular beach access pursuant to Ordinance No. 73-2, and related ordinances; and -- Continued enforcement, through the development permit review process, of applicable state, federal or local coastal construction zone requirements;	St. Johns County Comprehensive Plan Coastal/Conservation Management Element - Policy G.1.2.2	Ongoing

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
-- Improvements to beach access and parking facilities as provided in Policy H.1.1.1.		
Seawall and other shoreline modifications shall be set at, or landward of, the mean high water line, except as provided by law. The County and other agencies having jurisdiction shall coordinate in establishing appropriate setbacks.	St. Johns County Comprehensive Plan Coastal/Conservation Management Element - Policy G.1.2.3	On-going enforcement
The County shall prepare post-disaster redevelopment plans which will reduce or eliminate the exposure of human life and public and private property to natural hazards.	St. Johns County Comprehensive Plan Coastal/Conservation Management Element - Objective G.1.3	Ongoing
The County shall update its hurricane evacuation plan and Peacetime Emergency Plan every three years, and shall re-evaluate their effectiveness immediately after a major disaster event to recommend and adopt appropriate modifications. The County shall update its hurricane guide showing evacuation routes, hurricane hazards, safety procedures, shelters, and other pertinent information for its citizens. Disaster preparedness plans shall include accommodations for the handicapped and indigent, including transportation and sheltering. County shall add three additional public buildings as hurricane evacuation shelters to its inventory of evacuation centers. The County shall coordinate disaster preparedness plans with adjacent counties and municipalities. Emergency vehicles and personnel shall be stationed on the barrier islands during an emergency situation at the discretion of the Chairman of the Board of County Commissioners or other appropriate official.	St. Johns County Comprehensive Plan Coastal/Conservation Management Element - Policies G.1.3.1 through G.1.3.10	Implementation ongoing

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
The County shall reduce the risks to human life, and to public and private property from natural disasters through the following post-disaster redevelopment planning and implementation of hazard mitigation measures: The County shall consider, and as necessary implement where appropriate, the recommendations of the hazard mitigation annex of the local peacetime emergency plan. Concurrently with the investigation provided for in Policy G.2.5.4, the County shall investigate development credits or transfer of development rights for use as incentives to reduce rebuilding damaged structures in the CHHA. St. Johns County shall direct population concentrations away from the CHHA by limiting residential densities as shown on the Future Land Use Map.		
The County shall cooperate with, and provide technical support and assistance to, the appropriate State and Federal regulatory agencies, and shall implement the requirements of Policy of G.1.5.3 (and other applicable Policies in other Plan Elements), in order to protect, enhance, and restore the environmental quality of the County's Coastal Area and waterways.	St. Johns County Comprehensive Plan Coastal/Conservation Management Element - Objective G.1.5	Ongoing
Routing of new infrastructure and public services within the Coastal Area shall be designed to direct growth away from environmentally sensitive areas and the coastal high hazard area, and to limit public expenditures within the coastal high hazard area.	St. Johns County Comprehensive Plan Coastal/Conservation Management Element - Objective G.1.7	Ongoing
The County shall maintain hurricane evacuation times.	St. Johns County Comprehensive Plan Coastal/Conservation Management Element - Objective G.1.79	Ongoing

CATEGORY Objective/Policy	SOURCE	NOTES (Design; Implementation; Enforcement)
The County shall protect flood plains, wetlands, forests, and surface waters within the County from development impacts to provide for maintenance of environmental quality and wildlife habitats.	St. Johns County Comprehensive Plan Coastal/Conservation Management Element - Objective G.2.2	On-going enforcement

C. Government Coordination

Every governmental agency plays a role in hazard mitigation at some level. Future funding guidelines, from the State and Federal government, will include mandated active involvement by recipient agencies. In order to be effective, the St. Johns County Mitigation Strategy must be a redefining process, evaluating developing as well as addressing existing hazard vulnerabilities. The following table will grow and evolve as agencies begin to redefine roles and adopt activities that will further the mitigation process.

GOVERNMENT COORDINATION TABLE

AGENCY/ENTITIES	MITIGATION FUNCTIONS
City of St. Augustine	Member of Local Mitigation Strategy Working Group. Input and Assistance in the Development and Implementation of Plans and Strategy.
City of St. Augustine Beach	Members of Local Mitigation Strategy Working Group. Input and Assistance in the Development and Implementation of Plans, Strategy and Mitigation Projects.
Flagler Estates Road and Water District	Members of Local Mitigation Strategy Working Group. Input and Assistance in the Development and Implementation of Plans, Strategy and Mitigation Projects.
Florida Department of Transportation	Maintain roadways, ditches and drainage basins within its jurisdiction
Florida Division of Emergency Management	Technical Assistance, Advice and Funding
Florida Forest Service	Member of Local Mitigation Strategy Working Group. Input and Assistance in the Development and Implementation of Plans and Strategy.
Northeast Florida Regional Council	Technical Assistance for Comprehensive Planning and Strategic Regional Policy Plan
St. Johns County Administrator	Supervision and Guidance
St. Johns County Board of County Commissioners	Policy Guidance and Regulatory authority
St. Johns County Emergency Management	Management of Plan/Strategy Development/ Implementation, and Local Mitigation Strategy Working Group Member

AGENCY/ENTITIES	MITIGATION FUNCTIONS
St. Johns County Growth Management	Follow and implement the County's Building Code and ensure compliance. Administer the Community Rating System Program.
St. Johns County Local Mitigation Strategy Working Group	Develop a recommended Local Mitigation Strategy for St. Johns County for approval by the St. Johns County Board of County Commissioners. Conduct periodic reviews of the mitigation strategy to ensure that goals are accomplished according to the established milestones
St. Johns County Public Works	Follow and implement the County's requirements for roadways and maintain roadways, ditches and drainage basins within its jurisdictions. Ensure engineering standards are maintained and in compliance.
St. Johns County Utilities	Member of Local Mitigation Strategy Working Group. Input and Assistance in the Development and Implementation of Plans and Strategy.
St. Johns River Water Management District	Member of Local Mitigation Strategy Working Group. Input and Assistance in the Development and Implementation of Plans and Strategy.
St. Johns County School District	Member of Local Mitigation Strategy Working Group. Input and Assistance in the Development and Implementation of Plans and Strategy.

Section III - Hazards Identification and Vulnerability Assessment

A. County Description

St. Johns County is situated in the northeast Florida region, bounded by the Atlantic Ocean with approximately 42 miles of Atlantic Ocean shoreline on the east and the St. Johns River on the west. St. Johns County has a land area of 609 square miles and has the longest shoreline in northeast Florida. According to the US Census its population in 2010 was 190,039 with a density of 316.4 persons per square mile. The population estimate for 2018 is 254,261 according to the American Community Survey. This is a suburban county partially within the Jacksonville Urban Area with several urban areas. Anticipated growth will continue the induction of St. Johns County as an urbanized area within northeast Florida. However, the southern half of the county is classified as rural. The expansion of the urban area is expected to proceed southward from the County line. Like every other coastal county of the State, a large portion of the population is concentrated along the counties main bodies of water: the Atlantic coast, inter-coastal waterway, and along the St. Johns River. These are areas most vulnerable to the effects of hurricane storm surge, wind, and freshwater flooding.

The county seat, St. Augustine, is the oldest permanent settlement in the United States, with a population of 12,975 people and a land area of 9.43 square miles according to the 2010 U.S. Census. The 2018 population estimate is 14,576.

B. Population and Housing

Development along the ocean and the resulting vulnerability of that population to natural hazards is a major concern of emergency management planners. Most population growth in the last few decades has occurred closest to water bodies and this trend is expected to continue. Increasing coastal development is accompanied by certain social and economic costs due to imperiled public safety and property damage, as well as potential losses from hurricanes, flooding, or high winds.

The growing population is the leading requirement for more houses to accommodate the population. While the St. Johns County is still mostly suburban, the overall household size since 2000 has shown an increase between 2000 from 2.44 to 2.95 in 2010, but then showed a decrease in 2018 to 2.71.

**Number of Households
Persons per Household, 2000- 2010-2018**

County	2000		2010		2018 (estimate)	
	Households	PPH	Households	PPH	Households	PPH
St. Johns	49,614	2.44	75,338	2.95	86,268	2.70

Another concern of emergency managers is mobile home communities and scattered mobile homes located in low-lying, flood prone and storm surge areas. In 2000, mobile homes numbered 7,688 and accounted for 13.3 percent of dwelling units. By 2010, the number of mobile homes had

decreased to 7,032 and accounted for 10 percent of all dwelling units. According to the American Community Survey as of 2017 the number of mobile homes in St. Johns County continued to decrease to 6,208 which accounts for 7.4% of all dwelling units. Occupants of mobile homes account for approximately 16,762 people that could potentially be affected by hazardous weather.

The population of St. Johns County's median age is slightly older than the 41.8 years old of Florida. The median age in St. Johns County rose from 42.2 in 2010 to 43.1 in 2017 (estimated). The population under age 65 accounts for 79.8% of the population, with the age group 50-59 years representing the largest population per age group at 15.3%. Approximately 17,798 persons under the age of 65 with have a disability.

According to 2018 estimated Census data, 233,921 persons spoke only English at home and 20,340 spoke a language other than English at home in St. Johns County. These numbers only take into account the population aged 5 years or older.

C. Income and Earnings

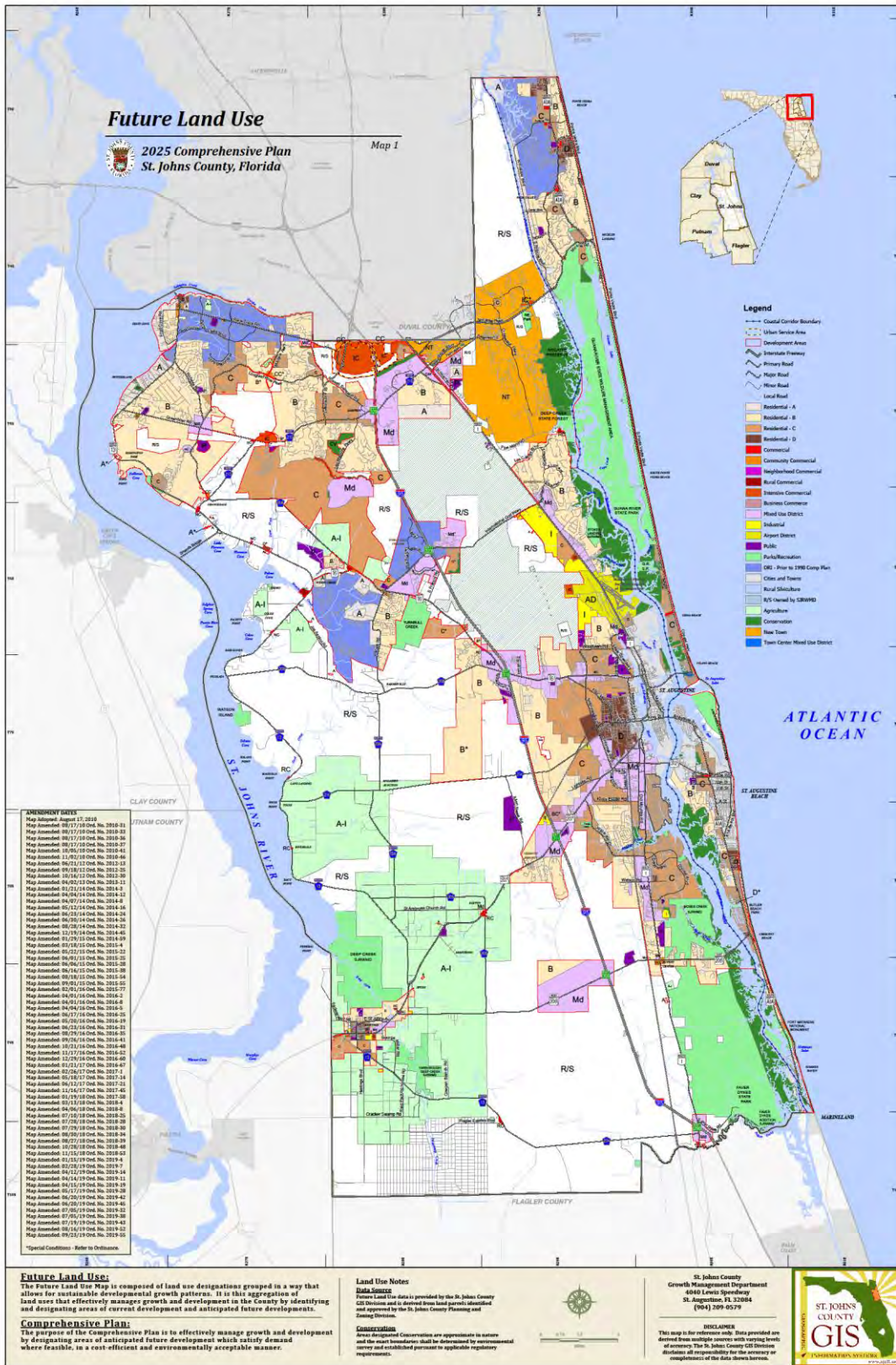
Per capita personal income in St. Johns County was estimated at \$41,393; this is 137% of the state average of \$30,197. The Median Household Income is estimated to be \$77,323. However, 6.6% of the St. Johns County population was classified as living below the poverty level. (US Census 2018 estimates)

D. Land Uses and Development Trends

St. Johns County exhibits a pattern of rural, suburban and urban land uses. In the northwest and northeast part of the County there are intensive single family, multi-family, and commercial urban land uses. Both urban and suburban land uses dominate the east central portion of the County in and around the City of St. Augustine. Residential and Commercial development exists and are expanding both north and south of St. Augustine along U.S. 1 and I-95. Recreation land uses also exist along the barrier islands and along the St. Johns River in the County.

In the 1980's the highest growth areas were in the northeast portion of the County, specifically the Ponte Vedra Beach/Palm Valley area. In the last three decades, intense development has occurred in the northwest portion of the County including Fruit Cove, Julington Creek, Switzerland, and areas around 210 West. Development of several large subdivisions and commercial property are also emerging along US-1 and I-95 corridors and the Palm Valley area, specifically Nocatee. These areas are growing fast due to several factors including a good economy, good schools, and accessibility to major roads and employment centers. This growth includes Developments of Regional Impact that are currently being developed within the County that will bring a mix of residential, commercial, and retail to the County. All future development will follow best use practices and mitigate vulnerability to hazards to the greatest extent possible. The following map is a Future Land Use Map (Map 1) and identifies areas of development and future development within the County.

Map 1 – Future Land Use



E. Hazards Identification and Impact

The following sections identify potential hazards that could affect the County and its residents. For the purposes of the 2020 LMS update, no new hazards have been identified. The probability of each hazard occurring has been verified from trustworthy sources including the National Weather Service, United States Geological Survey, Florida Forest Service, Florida Division of Emergency Management, Florida Department of Environmental Protection, Florida Department of Law Enforcement and others. Not every hazard was examined in depth as some hazards have a low probability of occurring in St. Johns County and the Local Mitigation Strategy should focus on the hazards in which are most likely to occur and that we can have the most effect on with mitigation actions. The hazards that St. Johns County recognizes as a possibility with very low probability, but are not analyzed in depth, are tsunamis, sinkholes, earthquakes, and dam/levee failure.

Each hazards characteristic is described and past occurrences have been identified when possible. The previous occurrences for each hazard were updated if possible. If a recorded event occurred within the past five years, it was noted in this LMS update. However, if an event was not noted, that does not indicate a decreased probability of occurrence, simply that the county has had period of inactivity for that hazard. Table A-1, the Hazards Quick Reference Table, in the appendices outlines the specifics of the hazards identification section in greater detail. Multi-hazard maps are included throughout Section E. In each of the hazards identified and defined, the latest occurrence of that hazard event is listed.

1. Hurricanes and Tropical Storms

Hurricanes have the greatest potential for causing disaster than any other single natural threat to St. Johns County. The first step in the formulation of a hurricane disaster mitigation strategy is to identify and analyze the expected hurricane hazards such as storm surge and winds. The effects of an impacting hurricane will depend upon the strength, direction and, location of impact of the storm. Hurricanes are categorized on the Saffir-Simpson Hurricane Wind Scale from one through five. (table below) Categories one and two storms are considered “minor” hurricanes, although they can cause significant damage and potential loss of life. Categories 3, 4 and 5 hurricanes are “major” hurricanes and can cause massive destruction and loss of life.

SAFFIR/SIMPSON HURRICANE WIND SCALE

Category	Sustained Winds	Types of Damage Due to Hurricane Winds
1	74-95 mph 64-82 kt 119-153 km/h	Very dangerous winds will produce some damage: Well-constructed frame homes could have damage to roof, shingles, vinyl siding and gutters. Large branches of trees will snap and shallowly rooted trees may be toppled. Extensive damage to power lines and poles likely will result in power outages that could last a few to several days.
2	96-110 mph 83-95 kt 154-177 km/h	Extremely dangerous winds will cause extensive damage: Well-constructed frame homes could sustain major roof and siding damage. Many shallowly rooted trees will be snapped or uprooted and block numerous roads. Near-total power loss is expected with outages that could last from several days to weeks.

3 (major)	111-129 mph 96-112 kt 178-208 km/h	Devastating damage will occur: Well-built framed homes may incur major damage or removal of roof decking and gable ends. Many trees will be snapped or uprooted, blocking numerous roads. Electricity and water will be unavailable for several days to weeks after the storm passes.
4 (major)	130-156 mph 113-136 kt 209-251 km/h	Catastrophic damage will occur: Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted and power poles downed. Fallen trees and power poles will isolate residential areas. Power outages will last weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
5 (major)	157 mph or higher 137 kt or higher 252 km/h or higher	Catastrophic damage will occur: A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will last for weeks to possibly months. Most of the area will be uninhabitable for weeks to months.

The three major hazards produced by a hurricane are the storm surge, high winds and rainfall. The storm surge is the abnormal rise in ocean water levels caused by the wind and pressure forces of a hurricane or tropical storm. Storm surge produces most of the flood damage and drowning associated with storms that make landfall or that closely approach the coastline. Of the hurricane hazards, the storm surge is considered to be the most dangerous as ninety percent of hurricane-related deaths have been caused by drowning.

St. Johns County is a coastal County and may have storm surge associated with hurricanes as well as surge effects associated with the St. Johns River which functions less as a river and more like a tidally influenced lagoon along its lower portions from Palatka to Jacksonville which make up the western boundary of the county. The St. Johns River is shallow and strongly influenced by tides from the Atlantic Ocean up to 50 miles downstream. As a result, within St. Johns County, areas adjacent to the St. Johns River and its tributaries are subject to storm surge. Areas of particular vulnerability include the entire shoreline of the St. Johns River, the southern portions of Julington Creek, shorelines adjacent to Cunningham Creek, Six Mile Creek and Deep Creek, which leads into and may cause the Hastings area to flood. All areas of St. Johns County are susceptible to the overall hazard of a hurricane.

A review of records from the National Weather Service from 1984 - 2016 shows that St. Johns County and Northeast Florida have had brushes with hurricanes with no direct impacts for over fifty years, until October of 2016, Category 3 Hurricane Matthew came within 30 miles of the St. Johns County coastline causing devastating storm surge flooding and moderate wind damage along the coastline. The last hurricane to make landfall in Northeast Florida was hurricane Dora in 1964, which came ashore in northern St. Johns County. Since the last LMS update Hurricanes Matthew and Irma both passed nearby St. Johns County, causing significant flooding and wind damage and Hurricane Dorian threatened the area, resulting in an evacuation but no significant damage.

Hurricane Matthew passed 30 miles offshore of St. Johns County on October 7, 2016 as a Category 3 hurricane. Hurricane force winds along the coast and tropical storm force winds throughout the county caused significant power outages, tree damage and to a lesser extent, structural damage. Hurricane Matthew produced significant storm surge flooding along the Atlantic coast. According to the NWS Jacksonville the highest recorded wind speed was 65 mph with gusts to 86 mph. Storm surge flooding along the Atlantic coast ranged from 2 feet – 7 feet above ground level, and

approximately 5 feet in some areas along the St. Johns River. Heavy rainfall of between 4-10 inches was recorded across St. Johns County and its municipalities.

Hurricane Irma passed to the west of St. Johns County on September 10, 2020 as a Category 1 hurricane. Hurricane force winds and tropical storm force winds throughout the county resulted in significant power outages, tree damage and to a lesser extent, structural damage. Hurricane Irma produced significant storm surge flooding along both the Atlantic coast and St. Johns River shore. According to the NWS Jacksonville the highest recorded wind speed was 65 mph with gusts to 78 mph. Storm surge flooding along the Atlantic coast ranged from 1-4 feet above ground level, and 1-4 feet along the St. Johns River. Heavy rainfall of between 8-10 inches was recorded across St. Johns County and its municipalities. Irma also produced two tornadoes that will be further discussed in the tornado hazard portion of the plan.

Hurricane Dorian passed well east of St. Johns County on September 4, 2020 with tropical storm force winds 10 miles off the coast. The initial track of Dorian placed St. Johns County within its potential future track, resulting in an evacuation that was later rescinded when there was no longer a threat to the County. According to the NWS Jacksonville the highest recorded wind speed was 51 mph with gusts to 62 mph. Storm surge flooding was minimal along the Atlantic coast approximately 1.5 feet above ground level. Fresh water flooding was observed along the St. Johns River area with Flagler Estates recording over 3 feet. Rainfall of approximately 3.5 inches was recorded across St. Johns County and its municipalities.

The following storms affected Northeast Florida and St. Johns County in the past thirty years:

Tropical Storm Isadore.....	September/October, 1984
Hurricane Bob.....	July 24, 1985
Tropical Storm Chris	August, 1988
Tropical Storm Josephine	October, 1996
Tropical Depression Georges	September/October, 1998
Hurricane Floyd.....	September 15, 1999
Tropical Storm Gabrielle.....	September, 2001
Hurricane Charley.....	August, 2004
Hurricane Frances.....	September, 2004
Hurricane Jeanne.....	September, 2004
Tropical Storm Ophelia.....	September, 2005
Tropical Storm Alberto.....	June, 2006
Tropical Storm Ernesto.....	August, 2006
Tropical Storm Fay.....	August, 2008
Tropical Storm Beryl.....	May 2012
Tropical Storm Debby.....	June 2012
Hurricane Matthew (Category 3).....	October 2016
Hurricane Irma (Category 1).....	September 2017
Hurricane Dorian (Category 2).....	September 2019

a. Storm Surge

Complete details regarding the storm surge threat are available from the SLOSH (Sea, Lake

and Overland Surges from Hurricanes) model currently in use by the National Weather Service and National Hurricane Center. The SLOSH model has a long proven record and will be used in this analysis for storm surge vulnerability levels. The Northeast Florida Regional Council updated the Storm Surge Atlas for St. Johns County utilizing the SLOSH data in 2014. Storm surge will have the greatest impact to structures and infrastructure located in storm surge zones illustrated in Map 2. Storm Surge can completely wash structures off their foundations or undermine foundations to the point of structural collapse. Residents living in these structures will face dire consequences if they fail to follow an evacuation order and stay in these structures. Storm surge may also cause extensive erosion of beaches and dunes. The results can be catastrophic failure of structures and infrastructure in surge areas. Since the last LMS update St. Johns County has experience two storm surge flooding events, Hurricane Mathew in 2016 and Hurricane Irma in 2017.

Hurricane Matthew storm surge flooding along the Atlantic coast ranged from 2 feet – 7 feet above ground level, and approximately 5 feet in some areas along the St. Johns River. Approximately 2,685 properties were damaged as a result of Hurricane Matthew, with the majority of those damages as a result of storm surge flooding. Storm Surge also caused extensive damage to the dune system, eroding up to 30 feet of the dune line in some areas. The erosion of the dune line resulted in significant scouring under beach front structures leaving many of them destroyed and unlivable.

Hurricane Irma Storm surge flooding along the Atlantic coast ranged from 1-4 feet above ground level, and 1-4 feet along the St. Johns River. Storm surge flooding caused similar flooding of structures as Hurricane Matthew with a resulting increase of repetitive loss properties from 61 (pre-Matthews) to 958 properties post Irma. Storm surge caused further erosion of the dune system that had previously been severely damaged by Hurricane Matthew 11 months earlier. The further erosion of the dune line resulted in further scouring under beach front structures leaving many of them destroyed and unlivable.

Hurricane Dorian passed well east of St. Johns County on September 4, 2020. Storm surge flooding was minimal along the Atlantic coast approximately 1.5 feet above ground level with no significant damages recorded.

Map 2 represents the storm surge threat identified in the SLOSH model as shown in the Storm Surge Atlas. Storm Surge Inundation Zones are identified as Zone 1 – Zone 5 and the following table illustrates the extent.

Zone	Storm Surge Depth in Feet
Zone 1	Up to 6.5'
Zone 2	Up to 11.9'
Zone 3	Up to 19.9'

Zone 4	Up to 24.9'
Zone 5	Up to 29.6'

b. High Winds

If a hurricane were to occur in the County there are certain areas where winds would be higher due to topography (higher elevations), proximity to the ocean, and/or land use patterns such as large clear-cut within the forest.

The following areas appear to be the most susceptible to high winds from a hurricane:

- All shorelines;
- Areas adjacent to the Intracoastal Waterway;
- Areas adjacent to the St. Johns River;

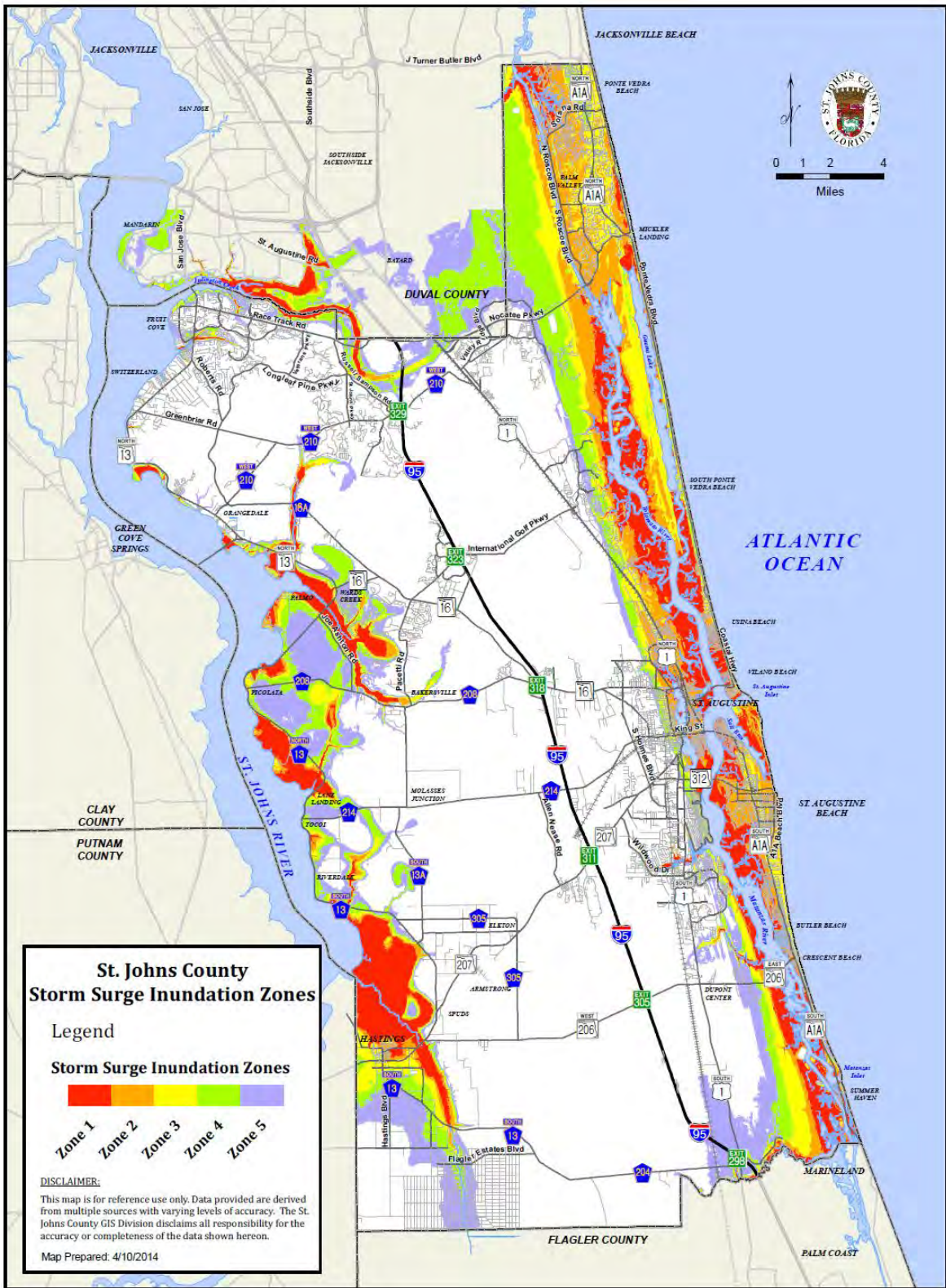
It should also be noted that as a coastal county, all of St. Johns County is susceptible to high winds, but the areas noted may suffer greater impacts due to their location. The high winds also can be devastating to persons outside, in mobile homes or substandard structures, or in structures with unprotected exposures. A 140-mile per hour wind can produce as much as 60 pounds of pressure per square foot. With this kind of pressure, a structure, once compromised during a windstorm, will experience increasing internal pressure to the roof and walls. This could cause the roof to blow off the structure, the structure to completely fail, or the inside to be devastated by a wind tunnel effect. Since the last LMS update Hurricanes Matthew and Irma both passed nearby St. Johns County, resulting in wind damage.

Hurricane Matthew produced hurricane force winds along the coast and tropical storm force winds throughout the county causing significant power outages, tree damage and to a lesser extent, structural damage. According to the NWS Jacksonville the highest recorded wind speed was 65 mph with gusts to 86 mph. Power outages as a result of high winds extended for 7 days post Hurricane Matthew. Structural damage was minimal, many times as a result of trees falling on or near structures.

Hurricane Irma produced hurricane force winds along the coast and tropical storm force winds throughout the county causing significant power outages, tree damage and to a lesser extent, structural damage. According to the NWS Jacksonville the highest recorded wind speed was 65 mph with gusts to 78 mph. Power outages as a result of high winds extended for 8 days post Hurricane Irma. Structural damage was minimal, many times as a result of trees falling on or near structures.

Hurricane Dorian passed well east of St. Johns County on September 4, 2020 with tropical storm force winds 10 miles off the coast. According to the NWS Jacksonville the highest recorded wind speed was 51 mph with gusts to 62 mph. Power outages were minimal and restored within several hours.

Storm Surge Inundation Zones - Map 2



2. Severe Weather

a. Severe Thunderstorm and Lightning

A severe thunderstorm is defined as a thunderstorm containing one or more of the following phenomena: hail 1" or greater, winds gusting in excess of 57.5 mph, and/or a tornado. Severe weather can include lightning, tornadoes, damaging straight-line winds, and large hail. Most individual thunderstorms only last several minutes, however some can last several hours.

Long-lived thunderstorms are called supercell thunderstorms. A supercell is a thunderstorm that has a persistent rotating updraft. This rotation maintains the energy release of the thunderstorm over a much longer time than typical, pulse-type thunderstorms, which occur in the summer months. Supercell thunderstorms are responsible for producing the majority of severe weather, such as large hail and tornadoes (NOAA). Downbursts are also occasionally associated with severe thunderstorms. A downburst is a strong downdraft resulting in an outward burst of damaging winds on or near the ground. Downburst winds can produce damage similar to a strong tornado. Although usually associated with thunderstorms, downbursts can even occur with showers too weak to produce thunder (NOAA). Strong squall lines can also produce widespread severe weather, primarily very strong winds and/or microbursts.

When a severe thunderstorm approaches, the NWS may issue alerts. Two possible alerts are:

- Severe Thunderstorm Watch - Conditions are favorable for the development of severe thunderstorms
- Severe Thunderstorm Warning - Severe weather is imminent or occurring in the area

Thunderstorms are common in St. Johns County, and area residents are quite familiar with them and the severe weather they can bring. During the time period of 2015 – 2020, St. Johns County experienced 60 thunderstorm events with winds gust over 45 knots. The highest recorded wind gust of 61 knots occurred in the Elkton area June 2015. This event caused some downed trees after a brief tornado touchdown; the dollar figure for the damage is unknown. There is one recorded injury from a thunderstorm wind event, it occurred in April 2019 when a tree was blown down onto a vehicle which caused a minor injury in Fruit Cove area. Total property damage for all combined 60 events was estimated at \$69,600 with no crop damage reported.

Perhaps the most dangerous and costly effect of thunderstorms is lightning. As a thunderstorm grows, electrical charges build up within the cloud. Oppositely charged particles gather at the ground below. The attraction between positive and negative charges quickly grows strong enough to overcome the air's resistance to electrical flow. Racing toward each other, they connect and complete the electrical circuit. Charges from the ground then surge upward at nearly one-third the speed of light and produce a bright flash of lightning (Cappella, 1997).

On average, more people are killed by lightning than any other weather event. Florida leads in the nation in lightning related deaths and injuries (National Lightning Safety Institute). Florida also has the most strikes, about 12 strikes per square kilometer per year in some places (National Lightning Safety Institute). As many as 1000 cloud-to-ground lightning strikes could occur within a 60-minute severe thunderstorm in St. Johns County. The peak months for lightning strikes are June, July, and August, but no month is safe from lightning danger.

During the time period of 2015 – 2020, St. Johns County experienced 14 lightning events as defined by the NWS. There was 1 recorded injury from lightning strikes during this time period. A citizen was standing on a balcony in a residential section between Butler Beach and Crescent Beach and was struck by lightning. The victim was in critical condition at the hospital. Total property damage for all 14 events was estimated at \$289,600. There was no recorded crop damage.

All areas of St. Johns County are equally susceptible to thunderstorms and lightning; as such a map of susceptible areas was excluded because it would simply be a map of St. Johns County in its entirety.

b. Tornadoes

A tornado is a violently rotating column of air touching the ground, usually attached to the base of a thunderstorm. Tornadoes are nature's most violent storms, spawned from powerful thunderstorms. Winds of a tornado may reach 300 miles per hour and create a damage path in excess of one mile wide and 50 miles long. Strong downburst (straight-line) winds may also occur due to the same thunderstorm. Hail is commonly found close to the tornadoes, as the strongest thunderstorms that spawn tornadoes are formed under the atmospheric conditions that are also highly likely to make hail.

Some tornadoes are clearly visible, while rain or nearby low-hanging clouds obscure others. Tornadoes develop extremely rapidly, and may dissipate just as quickly. Most tornadoes are on the ground for less than 15 minutes.

Although tornadoes in Florida are generally not as large and powerful as they are in the Midwest within the area known as "Tornado Alley", they do occur and have caused significant damage. Florida ranks third among the States in the number of tornados, behind Texas and Kansas. Further, tornadoes can be spawned by hurricanes and can cause major damage and loss of life. Tornados are most prevalent in central Florida and portions of the panhandle.

On February 1, 2007 NOAA began using the Enhanced Fujita Scale. The Enhanced F-scale still is a set of wind estimates (not measurements) based on damage. Its uses three-second gusts estimated at the point of damage based on a judgment of 8 levels of damage to the 28 indicators listed below. These estimates vary with height and exposure.

Fujita Scale			Derived Enhanced Fujita Scale		Operational EF Scale	
F Number	Fastest ¼ mile (mph)	3 Second Gust (mph)	EF Number	3 Second Gust (mph)	EF Number	3 Second Gust (mph)
0	40 - 72	45 - 78	0	65 - 85	0	65 - 85
1	73 - 112	79 - 117	1	86 - 109	1	86 - 110
2	113 - 157	118 - 161	2	110 - 137	2	111 - 135
3	158 - 207	162 - 209	3	138 - 167	3	136 - 165
4	208 - 260	210 - 261	4	168 - 199	4	166 - 200
5	261 - 318	262 - 317	5	200 - 234	5	Over 200

Enhanced F Scale Damage Indicators

Number	Damage Indicator	Abbreviation
1	Small barns, farm outbuildings	SBO
2	One- or two-family residences	FR12
3	Single-wide mobile home (MHSW)	MHSW
4	Double-wide mobile home	MHDW
5	Apt, condo, townhouse (3 stories or less)	ACT
6	Motel	M
7	Masonry apt. or motel	MAM
8	Small retail bldg. (fast food)	SRB
9	Small professional (doctor office, branch bank)	SPB
10	Strip mall	SM
11	Large shopping mall	LSM
12	Large, isolated ("big box") retail bldg.	LIRB
13	Automobile showroom	ASR
14	Automotive service building	ASB
15	School - 1-story elementary (interior or exterior halls)	ES
16	School - junior or senior high school	JHSH
17	Low-rise (1-4 story) bldg.	LRB
18	Mid-rise (5-20 story) bldg.	MRB
19	High-rise (over 20 stories)	HRB
20	Institutional bldg. (hospital, govt. or university)	IB
21	Metal building system	MBS
22	Service station canopy	SSC
23	Warehouse (tilt-up walls or heavy timber)	WHB
24	Transmission line tower	TLT
25	Free-standing tower	FST
26	Free standing pole (light, flag, luminary)	FSP
27	Tree - hardwood	TH
28	Tree - softwood	TS

A review of records from the National Weather Service shows that between 1950 and 2019 St. Johns County has 59 recorded tornadoes, 8 of which occurred 2015 – 2019 (one crossed an unpopulated barrier island and was not given an EF rating).

EF	Date	Winds/damage
0	June 10, 2015	Estimated winds were near 80 mph, damage to trees and out buildings reported
1	February 7, 2017	Estimated winds were around 100 mph. Damage to trees, and roofs to 2 homes was reported.
1	June 6, 2017	Peak winds were estimated between 75 and 95 mph. Damage to power lines and trees reported.
1	September 10, 2017	Resulting from Hurricane Irma. Trees uprooted and some damage to a cemetery was reported.
1	September 10, 2017	Resulting from Hurricane Irma. Winds of 85-100 mph. Tree damage, powerline damage and some damage to structures reported.
2	September 11, 2017	Resulting from Hurricane Irma. Winds of 110-130 mph. Significant structural damage to condominium complex.
0	July 23, 2018	Minor damage occurred to two roofs and a fence was partially blown down. Some tree damage was reported.

There have been two F3 tornados recorded in St. Johns County, these storms occurred in 1958 and 1971; property damage estimates for these two storms is \$250,000 per event. Based on this historical evidence, the worst case scenario for St. Johns County would be an F3 Tornado based on the original Fujita Scale, cost estimates would vary greatly as it would be dependent on the location of the tornado, housing development vs. farm land, as thus a cost estimate cannot be calculated. All areas of St. Johns County are equally susceptible to tornados; as such a map of susceptible areas was excluded because it would simply be a map of St. Johns County in its entirety

3. Flooding

Flooding is generally associated with small natural streams or other drainage systems that are overwhelmed by large amounts of runoff generated by short episodes of extremely heavy rainfall. Flooding of evacuation routes just prior to evacuation orders or during the later evacuations can trap evacuees. Detailed below are some of the roads and areas of concern within the county.

Flooding occurs in several areas in St. Johns County. The two largest areas of note are the downtown area in the city of St. Augustine and Flagler Estates with roads frequently flooded after rains. Other areas of the County that have experienced significant flooding are the neighborhood surrounding the St. Augustine Amphitheater, Neighborhood to the west of Surfside Beach Park, and West Augustine.

Notable roadways include:

- Solana Road

- Several sections of Roscoe Road which runs along the Intracoastal Waterway
- Greenbriar Road east of Roberts Road
- International Golf Parkway just west of the World Golf Village and a large section just west of US-1.
- San Marco/Avenida Menendez
- King Street
- A1A Coastal Highway
- Portions of US 1

Flooding may inundate potential evacuation routes and prevent persons evacuating late from vulnerable areas. Flooded roads and storms can also contribute to fatal accidents. Flooding as well as coastal flooding is modeled by the Federal Emergency Management Agency (FEMA) as part of the National Flood Insurance Program (NFIP). Vulnerability to flooding is documented in the Flood Insurance Rate Maps delineating the 100-year flood (A and VE Zones) and the 500 year flood (X Zones). Map 3 illustrates the updated FEMA Flood Zones for St. Johns County. For specific water depths in flooding events you can refer to the Flood Insurance Rate Maps. St. Johns County (unincorporated) can be found in Map(s) number 125147; City of St. Augustine (incorporated) in Map(s) number 125145; and City of St. Augustine Beach (incorporated) in Map(s) number 125146. This collection of maps is far too extensive to be included within this document and can be supplied upon request. The highest flood waters on record for St. Johns County occurred in Flagler Estates on September 14th – 15th, 2001 as a result of Tropical Storm Gabrielle. The water reached a depth of 3 feet on Flagler Estates Boulevard and surrounding areas. If conditions were right this extent of flooding, or possibly more, could be experienced in the future. National Weather Service records indicate that flooding events occurred in 2016 and several events in 2017. In September 2016 Tropical Storm Julia developed and tracked along the Atlantic coast. Downtown St. Augustine experience flooding including King Street being flooded near Flagler College requiring a detour. There was about 4 to 6 inches of standing water in the street near the Bridge of Lions.

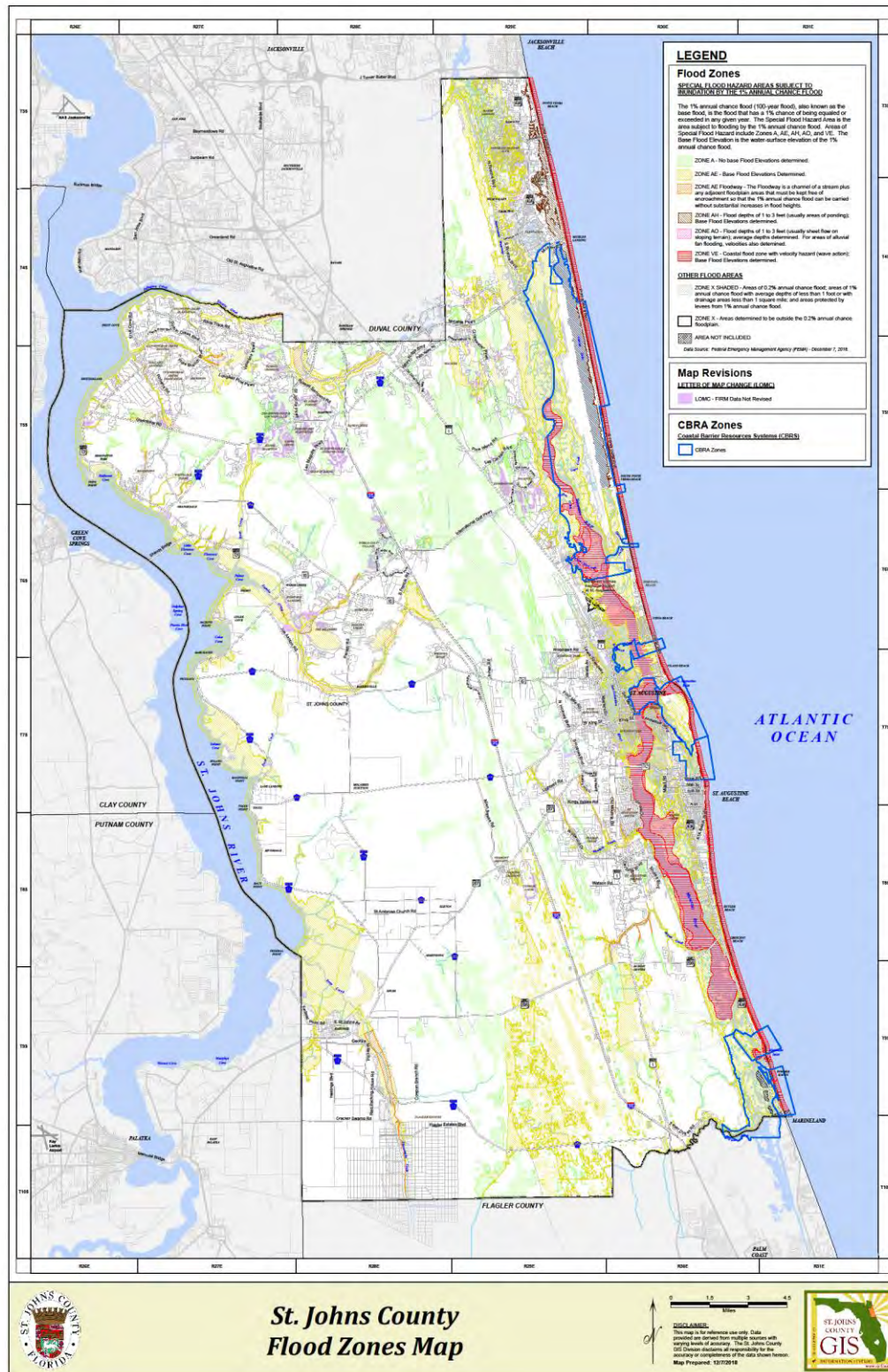
Heavy rainfall on June 23, June 25, September 8 and October 1, 2017 caused minor to moderate roadway flooding in several notable areas of the County including along the St. Johns River, the Intracoastal Waterway and in Downtown St. Augustine. No monetary damages were reported.

Information contained here does not include storm surge flooding as that is covered in the Storm Surge hazard section of the LMS.

a. Floodplains

Map 3 shows those areas of St. Johns County that are within the A and VE Zones (100 year) and X Zones (500 year) floodplain as delineated by the Federal Emergency Management Agency (FEMA) as part of the National Flood Insurance Program (NFIP). These are areas that could experience flooding associated with heavy rainfall events which cause localized flooding from overflowing streams or ponds in low lying areas. In St. Johns County floodplains are associated with the St. Johns River and Intracoastal Waterway and their tributaries; Flooding within these areas accounts for the principle flooding problems within the County. As shown on the following map the largest portion

Flood Zones - Map 3



of the county vulnerable to freshwater flooding is that area east of US 1 and areas along the St. Johns River. These are also the areas with the highest population concentrations within the County.

As a result a significant portion of the County's population is vulnerable to the effects of a 100 year flooding event. This could mean either that the dwelling units are directly impacted by being flooded, or that the property or accesses to the property are flooded resulting in health and safety hazards. Based on analysis completed for the Statewide Regional Evacuation Study in 2014, approximately 78,400 of the County's 200,000 residents, or 39% of the population, are vulnerable to freshwater flooding in the 100 year floodplain.

b. Coastal Flooding

Coastal flooding is a term that refers to weather events that have the possibility of flooding the immediate coastline or even further inland. NOAA describes several factors that contribute to coastal flooding:

- Local severe weather events, such as tropical cyclones or extra-tropical storms, create meteorological conditions that drive up the water level, creating a storm surge.
- Large waves, driven by local winds or swells from distant severe weather, can raise average coastal water levels and cause large and damaging waves to reach land.
- High tide levels caused by normal variations in the astronomical tide cycle.
- The combination of storm surge and heavy rain events, whether locally or in the upland watershed.
- Other larger scale regional and ocean scale variations, caused by seasonal heating and cooling and ocean dynamics, can contribute to high water levels.
- Sea-level rise

Coastal flooding can be extremely dangerous, and any factor alone or in combination with another can cause severe damage. Coastal flooding has the potential to destroy structures and infrastructure, as well as having strong environmental effects and can have major impacts on the local economy. Though coastal flooding in St. Johns County is often the result of storm surge, there are instances of abnormally high astronomical tides with onshore winds and weather systems such as nor'easters that have produced coastal floods.

Areas subject to coastal flooding include those along the Atlantic coast that are in the Coastal High Hazard Area- also known as the area of special flood hazard - that extends from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The coastal high hazard area is identified as Zone V on FEMA's Flood Insurance Rate Maps (FIRMs).

The location of coastal flooding is similar to that of storm surge; however, due to the nature of the events that cause coastal flooding, it is not expected to extend as far inland as storm

surge. All coastal areas in St. Johns County are susceptible to coastal flooding with notable areas including St. Augustine, South Ponte Vedra and Vilano Beach.

4. Wildfires

St. Johns County is subjected to some form of wild fire each year. In recent history 1998 - 1999, 2004, 2007, and 2011 the fires have been larger and have threatened urbanized areas more frequently. St. Johns County is transforming from a rural county, to one which is much more urban in nature, but a large percentage of its land area is still covered in forest. As a result many areas of the County are susceptible to wildfire. The most vulnerable areas are those generally located at the urban/wildland interface, primarily located in the western portions of the County. These are areas where subdivisions occur adjacent to large undeveloped areas of forestland. Much of this land is in large ownerships including lands owned by large timber companies and which is actively managed for silviculture. When subdivisions are developed without clearing the wooded areas surrounding them the interface becomes extremely hazardous. Florida has a history of naturally occurring wildfires. The hot, wet summers following long periods of uninterrupted growth cause the buildup of underbrush, which is prime fuel for wildfires. Large amounts of dry underbrush require only an ignition source; this can be from a home fireplace, trash burn, carelessly tossed away cigarette, or a natural source such as lightening. Once ignited, the underbrush can burn thousands of acres. Housing developments adjacent to areas with large amounts of underbrush are vulnerable to the fires.

The Keetch-Byran drought index was designed specifically for fire potential assessment. It is a number representing the net effect of evapotranspiration and precipitation in producing cumulative moisture deficiency in deep duff and upper soil layers. It is a continuous index, relating to the flammability of organic material in the ground.

- KBDI = 0 - 200: Soil moisture and large class fuel moistures are high and do not contribute much to fire intensity. Typical of spring dormant season following winter precipitation.
- KBDI = 200 - 400: Typical of late spring, early growing season. Lower litter and duff layers are drying and beginning to contribute to fire intensity.
- KBDI = 400 - 600: Typical of late summer, early fall. Lower litter and duff layers actively contribute to fire intensity and will burn actively.
- KBDI = 600 - 800: Often associated with more severe drought with increased wildfire occurrence. Intense, deep burning fires with significant downwind spotting can be expected. Live fuels can also be expected to burn actively at these levels.

In 1998 St. Johns County experienced its most severe outbreak of wildfire. Approximately 12,842 acres burned. No homes were lost and one injury was reported. The cost to St. Johns County was \$476,420; this does not include the cost for the timber that was lost during the fires. Other significant wildfire events (>100 acres) have been recorded in St. Johns County in 1985, 1990, 1993, 1998 - 1999, 2004, 2007, and 2011. Wildfires in 2011 burned several hundred acres of timber and came dangerously close to the St. Johns County Animal Control Facility and Pet Center, ultimately no structures were burned. Another wildfire in 2011 burned over a thousand acres and caused closures of Interstate 95 and US Highway 1 for approximately 12 hours. Some timber was

lost but no structures were burned. This was the last occurrence of a major wildfire. These wildfire events correlated with dry periods and the typical Florida dry season. Very active fire events in the past have commonly occurred in May-June.

Map 4 shows land use and land cover in St. Johns County. This illustrates the areas of the County dominated by large tracts of land still covered primarily with forests; these areas represent the primary places wildfire will occur. The interface between these areas and the urban areas indicate the area's most vulnerable to wildfires.

5. Human Caused Hazards

a. Hazardous Materials

Hazardous materials are used to maintain the modern lifestyles of both urban and rural communities; in fact, as many as 50,000 new chemicals are created annually. Agricultural uses for chemicals range from fertilizers, insecticides and disease control for crops to ammonia refrigeration units for dairy products. These chemicals increase crop yields and ensure the delivery of fresh products to markets. Similarly in urbanized areas of northeast Florida communities often use extremely hazardous chemicals, such as chlorine or sulfuric acid for treating drinking and waste water. Safe drinking water and reduced levels of pollution in surface waters are the result. Industrial chemicals such as potassium cyanide (used in manufacturing medicines) and fluorine (used in rocket fuels) are essential to maintain modern lifestyles in the northeast Florida area. New industrial chemicals improve product durability and create alternatives to high cost organic products, making products affordable to a wider range within the general population. However, these conveniences have increased vulnerability of the general population to exposure from an accidental release of hazardous materials.

Each year the number of registered facilities using hazardous materials in Northeast Florida increases. Supplying these facilities requires routinely transporting hazardous materials into the County by rail, truck, air and/or, barge. The County is rapidly urbanizing; developing around the economic centers of St. Augustine, Ponte Vedra, and the World Golf Village. As the population and number of facilities that handle hazardous materials grow, greater numbers of people are vulnerable to an accidental release. This would include vulnerability from a release of hazardous materials during or following a major natural or human caused disaster. A railway, interstate and US highway all traverse the entire length of St. Johns County. Rail cars and Semi-trucks carrying hazardous materials pass through the County each day increasing the chances for a hazardous materials incident.

As part of the Comprehensive Emergency Management Plan, facilities subject to the 1986 Emergency Planning and Community Right-To-Know Act are identified and the following information is obtained:

- The types of chemicals
- The type and design of the container
- Quantity of materials

Map 4 – Land Cover and Land Use



Map Prepared: 2/24/2020

St. Johns County 2014 Land Use / Land Cover

DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown herein.

Land Use / Land Cover
Data provided by:
St. Johns River Water
Management District
Phone: (888) 329-4500
Web: www.sjrwmd.com

- The nature of the hazard (vapors, mists, fire explosion etc.)

In addition a Vulnerability Analysis was completed and includes the following information:

- A vulnerability zone (radius) around the facility that could be affected by a release.
- Population within this zone.
- Property in the zone subject to damage.
- Potential environmental impacts within the zone.

And finally a Risk Analysis is completed which includes the following information:

- Probability of occurrence
- Estimates of injuries and deaths
- Impacts to critical facilities
- Impacts to property
- Impacts to environment

As of this writing St. Johns County has never experienced a large scale hazardous materials release, but one release of note happened August 2011. As fuel was being delivered to a gas station, vapors ignited as the fuel spilled and caused several explosions and a large fire. Foam was used to extinguish the fire but a great deal of fuel leaked into the surrounding tidal salt water marsh. There was one injury and the gas station was a total loss. Dollar figures for damage estimates are not available for this incident.

St. Johns County is also susceptible to non-commercial hazardous materials. Much of the County is residential or agricultural. Many of these properties have sheds, barns and storage buildings, which may contain a mixed group of chemicals including paints, insecticides, fertilizers, petroleum products, lubricants and other common household or agricultural products. While it can be assumed few people store and dispose of these items in full compliance with the law, many of these materials are in such small quantity the concern of a full “hazmat” incident is minimized.

St. Johns County Fire Rescue maintains a Hazardous Materials Team which responds to hazardous materials incidents that occur regularly.

b. Terrorism

Terrorism incidents can come in many forms including cyber-terrorism, biological weapons, chemical weapons, nuclear weapons, explosive weapons, and incendiary weapons.

Biological, nuclear, incendiary, chemical, and explosive materials (B-NICE) are considered hazardous by nature. All counties in Florida are vulnerable to a terrorist attack, whether physical destruction from bombs or contamination from chemical, biological weapons, or radiological materials. There is also the risk of cyber-terrorism attacks that could disrupt or destroy vital computer networks. The county and local emergency service departments will be the first to respond to an actual or suspected terrorist attack. There are several potential

targets that are most vulnerable to a terrorist attack in St. Johns County as identified in the Terrorism Annex:

- Northrup Grumman
- Flagler Hospital
- Florida National Guard Headquarters
- Florida National Guard Armory
- Schools
- Special Events
- County and City Government Complex
- Facilities and sites of historical significance

A Terrorism Response Annex has been created as an appendix to the St. Johns County Comprehensive Emergency Management Plan (CEMP) to provide St. Johns County with a continuing assessment of the community's vulnerability, and capability to respond to a terrorism incident. The annex provides an assessment of the County's critical facilities and vulnerable populations, specialized response capabilities of emergency response personnel, definitions of operational aspects used in response management, and federal, state, and local command structure roles and responsibilities. The Terrorism Annex also provides information on each type of weapon of mass destruction that may be used in a terrorist attack. St. Johns County created a map that identifies the location of the facilities that have been deemed "Critical Facilities". It is available upon request.

The following are descriptions of each type of potential hazardous threat by terrorist acts:

- Biological weapons - microorganisms and/or toxins from living organisms that have infectious or non-infectious properties that produce lethal or serious effects in plants and animals, including small pox, anthrax, Ebola, and bubonic plague.
- Nuclear weapons - high-energy particles or gamma rays that are emitted by an atom that represent a hazard to humans both internally and externally.
- Incendiary weapons - intentional arson or explosions used to spread fire or chemical and biological weapons.
- Chemical weapons - gas, liquid, or aerosol agents used to affect the transmission of nerve impulses in the human nervous system, including blister/mustard agents, choking agents and blood agents.
- Explosive weapons; used to damage property and cause loss of human life by resulting secondary hazards such as unstable structures, debris and fire.
- Cyber weapon - computer viruses and software that can be used to penetrate and disrupt networks.

St. Johns County has never experienced an act of terrorism.

Critical Facilities Map available upon request

6. Drought / Heat Wave

Drought is a normal climatic occurrence that happens almost everywhere on the planet, although its characteristics vary throughout different regions. Drought is recognized as a deficiency of precipitation over an extended period of time, which could be an entire season or more. Drought not only has its physical effects on the environment, but also has social effects as well, and can often be exacerbated by human demand on water supply. There are different perspectives on drought, which include those from meteorological, agricultural, societal, and hydrologic perspectives. Periods of drought can affect crops, water supply, and can lead to increased hazard of wildfires. All of St. Johns County is susceptible to drought conditions and the hazards associated with them.

The Palmer Drought Severity Index (PDSI) is an index of the relative dryness or wetness of an area. The PDSI indicates the prolonged and abnormal moisture deficiency or excess. The PDSI is an important climatological tool for evaluating the scope, severity, and frequency of prolonged periods of abnormally dry or wet weather.

- -4.0 or less is considered an extreme drought
- -3.0 to -3.9 is considered a severe drought
- -2.0 to -2.9 is considered a moderate drought
- -1.9 to +1.9 is considered near normal conditions
- 2.0 to 2.9 is considered an unusual moist period
- 3.0 to 3.9 is considered a very moist period
- 4.0 and above is considered an extremely moist period

In May 2007 drought conditions persisted as the area experienced a 15 – 18 inch rainfall deficit. Below average potato and hay crops were reported due to the drought but no loss estimates were compiled.

Heat Wave is when temperatures are abnormally and uncomfortably hot for an extended period of time. This event could continue from one day to several weeks. Heat waves are often accompanied by high humidity and can have a great impact on lives, including heat strokes, heat exhaustion, and even death. On July 20th, 1986 St. Augustine reached a record high temperature of 103° F; this temperature would represent the extreme heat extent.

The heat index is the "apparent temperature" that describes the combined effect of high air temperature and high humidity. The higher this combination, the more difficult it is for the body to cool itself. All of St. Johns County is susceptible to the entire range of temperatures represented on the chart below describing heat index.

Heat Index Chart (Temperature & Relative Humidity)

Relative Humidity %	Temperature (*F)															
	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105
90	119	123	128	132	137	141	146	152	157	163	168	174	180	186	193	199
85	115	119	123	127	132	136	141	145	150	155	161	166	172	178	184	190
80	112	115	119	123	127	131	135	140	144	149	154	159	164	169	175	180
75	109	112	115	119	122	126	130	134	138	143	147	152	156	161	166	171
70	106	109	112	115	118	122	125	129	133	137	141	145	149	154	158	163
65	103	106	108	111	114	117	121	124	127	131	135	139	143	147	151	155
60	100	103	105	108	111	114	116	120	123	126	129	133	136	140	144	148
55	98	100	103	105	107	110	113	115	118	121	124	127	131	134	137	141
50	96	98	100	102	104	107	109	112	114	117	119	122	125	128	131	135
45	94	96	98	100	102	104	106	108	110	113	115	118	120	123	126	129
40	92	94	96	97	99	101	103	105	107	109	111	113	116	118	121	123
35	91	92	94	95	97	98	100	102	104	106	107	109	112	114	116	118
30	89	90	92	93	95	96	98	99	101	102	104	106	108	110	112	114

Note: Exposure to full sunshine can increase HI values by up to 15° F

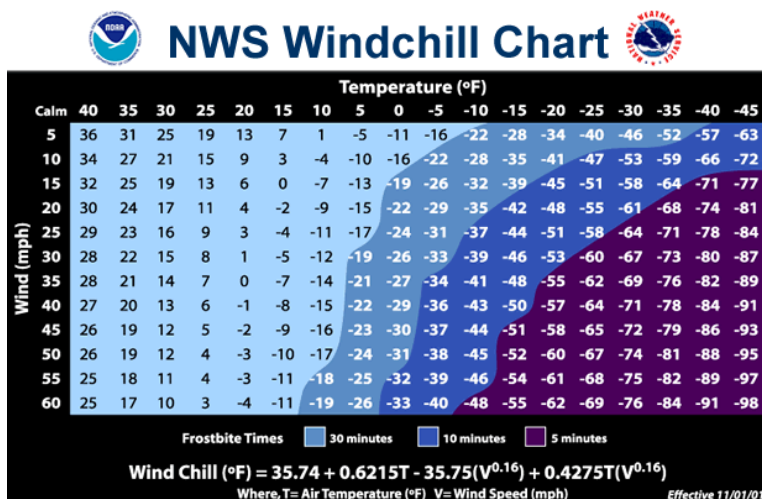
People in urban areas are more susceptible to the effects of a heat wave due to the Urban Heat Island effect, which happens as a result of changes in their landscape. Buildings, roads, and other infrastructure replace open land and vegetation. Surfaces that were once permeable and moist become impermeable and dry. These changes cause urban regions to become warmer than their rural surroundings, forming an "island" of higher temperatures in the landscape. The environment, particularly agriculture interest including farms and ranches would likely suffer the greatest impacts from extended periods of drought and heat. Crops would fail and farm animals would suffer from a lack of vegetation to consume. Residents of St. Johns County could begin to see household water wells dry up. All of St. Johns County is susceptible to drought and heat wave conditions. Droughts occur slowly, over months to years and can continue on for many months and years. The drought noted in 2007 took many months to occur so it is very difficult to put an actual time on when it started or ended but it is safe to say that the extent of a drought could last a year or more with an extent of -4.0 extreme drought, on the Palmer Drought Severity Index. A heat wave is generally described as multiple days, up to weeks, of uncomfortable and abnormally hot temperatures, St. Johns Counties and its municipalities could expect a heat wave to meet these conditions. No drought or heat wave event has occurred since the last LMS update.

7. Winter Storm / Freeze

A winter storm is defined as a storm that can range from a few hours of moderate snow to blizzard like conditions with wind-driven snow that can last for days. Winter storms can impede visibility, affecting driving conditions, and can have an impact on communications, electricity or other services. Winter storms can range from several states to one county. St. Johns County is not generally susceptible to winter storms, because temperatures rarely reach snow-producing levels. The climactic conditions for winter storms are also not favorable. But temperatures can reach levels low enough to cause damage to crops and water lines.

Freezing occurs when temperatures are below freezing, less than 32° F, over a wide-spread area for a significant period of time. Freezing temperatures can damage agricultural crops and burst water pipes in homes and buildings. In St. Johns County we have an average of 17 days a year at or below freezing. Frost, often associated with freezes can increase damaging effects. Frost is a layer of ice crystals that is produced by the deposition of water from the air onto a surface that is at or below freezing. Some of the coldest ever recorded temperatures in St. Johns County were in January 1985. On January 21st, 1985, St. Augustine recorded a temperature of 10* F and the Hastings area recorded a temperature of 12* F. St. Johns County experienced an ice storm Christmas 1989. As a result Interstate 95 along with many local roads were closed for 2 days and power outages were widespread. In March 1993 St. Johns County experienced the Storm of the Century. This storm produced ice and winds gusting over 70 mph, as a result roads were closed and power was out in many parts of the county for 3 days. As demonstrated in the above examples, snow, ice, gusting winds, and extremely cold temperatures could be expected in St. Johns County and its municipalities for multiple consecutive days. St. Johns County has not experienced winter storm conditions or extreme freezing conditions since these events.

Wind Chill is the term used to describe the rate of heat loss on the human body resulting from the combined effect of low temperature and wind. As winds increase, heat is carried away from the body at a faster rate, driving down both the skin temperature and eventually the internal body temperature. Exposure to low wind chills can be life threatening to both humans and animals alike. In St. Johns County one could experience Wind Chills between 36* F and -11* F. If conditions were right Wind Chills could fall even lower. Below is the National Weather Service Wind Chill Chart.



F. Summary

The hazards detailed in the previous pages comprise the most likely hazards for St. Johns County. While other hazards such as earthquakes, sinkholes, and tsunamis have the potential to occur the probability is so very low they were not examined in detail.

A great deal of development in St. Johns County has occurred along and near the County's coastline, particularly residential construction. All such structures are subject to the

hazards of hurricanes and, accordingly, need to be constructed in conformance with stringent building codes. This is particularly true of structures located in the coastal high hazard area and storm surge zones. The storm surge has by far the most destructive power associated with a hurricane. The benefits of preserving the natural dune system have been shown to be enormous in mitigating storm surge hazard. Other actions such as elevating houses above the anticipated surge levels, building back from the shoreline, and using breakaway walls on lower levels all mitigate the effects of this hazard.

Second to the storm surge in power but yielding the potential for far-reaching and expensive damage are the heavy winds associated with a hurricane. Hurricane force winds, even a category 1 hurricane, directly striking the area will be felt throughout the County. Structures not built to withstand high winds are particularly vulnerable. Older, substandard, mobile homes and manufactured homes are dispersed throughout the County, all of which will be at risk in the event of a hurricane.

In addition to threats from hurricanes many structures are located in FEMA designated Flood Zones. Enforcing minimum floor elevations, relocating the extremely vulnerable or elevating structures minimizes the vulnerability to this threat.

Severe Thunderstorms, Lightening and Tornadoes are a hazard that can potentially threaten the entire county. Daily thunderstorms in the summer can turn severe and spawn tornadoes. Early warning can assist in keeping residents and visitors safe, and adhering to current building codes and adding lightening protection systems to structures can mitigate potential damage from these storms. Drought/Heat Wave, Winter Storm/Freeze also falls into the severe weather category of hazards and these hazards are some of the most difficult to mitigate and have a potential for large losses in agriculture.

Wildfires can be a particularly destructive hazard. Homes built in the urban/wildland interface are the most vulnerable to wildfires. Control burns and buffering will greatly reduce the threat of wildfires to the urbanized areas of the County.

Human Caused hazards such as hazardous materials and terrorism can affect the entire County. The vulnerable zones for each hazardous materials facility are mapped by facility for two reasons. First, unless the result of a catastrophic event or the intentional actions of an individual, a simultaneous release of hazardous materials by multiple sites is unlikely; second, the amount of overlap and complete coverage of the County by the hazards quickly renders the map useless.

Preparedness and prevention are the key mitigation factors for each hazard. Educating the population to the risk begins to mitigate the hazard. Unfortunately, some people are unable to respond to protective actions unassisted, or are not able to read literature intended to educate them to their risk. Many people at-risk throughout the County are transportation disadvantaged, handicapped, elderly, or economically disadvantaged, thus it makes it difficult for them to mitigate their risk in advance of the hazard.

Appendix A – St. Johns County Hazards Quick Reference Guide provides an overview of the impacts associated with various hazards.

Section IV – Vulnerability and Loss Estimates

St. Johns County is a diverse county with areas ranging from urban to rural, and coastal to inland. While all St. Johns County residents are exposed to the hazards identified in this mitigation strategy to some degree, geographic location and other factors greatly affect individual vulnerabilities and probabilities relating to specific hazards. Factors influencing vulnerability include community location, type of construction, demographics, and cultural characteristics. The following section will discuss each hazards overall vulnerability for St. Johns County and the jurisdictions within.

A. Repetitive Loss Data

Areas of the County experience repetitive flooding from storm surge and/or heavy rainfall, damage includes flooded roadways and homes.

The most well-known area with repetitive flooding is the waterfront area of downtown St. Augustine which is low in elevation and can flood from the combination of a full moon, a high tide and a northeasterly wind. Flooding also occurs throughout the County within low-lying areas and within the 100-year floodplain.

According to information provided by the St. Johns County Floodplain Office:

- City of St. Augustine Beach has had 2 losses on 1 Single Family Unit
- City of St. Augustine has had 977 losses on 470 properties – 352 Single Family Units, 38 Multi-Family Unit, 57 Business-Nonresidential Units, 6 Other Residential Units, 12 Other Nonresidential Units, and 5 Condos.
- Unincorporated St. Johns County has had 1064 losses on 487 properties - 442 Single Family Units, 23 Multi-Family Units and 9 Business-Non Residential Units, 7 Other Residential Units, 4 Other Non-Residential Units, and 2 Condos.

This information included properties with reported losses up to May 31, 2018. The types of properties that are included on this repetitive loss list include: Fifty-three (53) Single Family Units (SFU), Five (5) Multi- Family Units (MFU), and Three (3) Non-residential Units (NRU). The notable increase of Repetitive Loss Properties is a result of storm surge flooding from Hurricanes Matthew (2016) and Irma (2017).

A detailed description of these repetitive losses is provided on the following table. Exact addresses are considered confidential and are thus not included.

Repetitive Loss Summary for St. Johns County

County Name	Community Name	Building Payments	Contents Payments	Total Payments	Average Payment	Losses	Properties
St. Johns County**	St. Augustine Beach, City Of	8471.67	0.00	8471.67	4235.84	2	1
	St. Augustine, City Of	\$46,734,878.25	\$6,928,332.54	\$53,663,210.79	\$54,926.52	977	470
	St. Johns County	\$43,039,768.43	\$7,337,669.95	\$50,377,438.38	\$47,347.22	1,064	487
* NOTE: All payments are in US Dollars (\$)							
**NOTE: The data contained on this report contains repetitive loss properties that have not been mitigated. Data as of 5/31/2018							

B. Critical Facilities Inventory

According to information from the Florida Division of Emergency Management, critical facilities are defined as: those structures from which essential services and functions for victim survival, continuation of public safety actions, and disaster recovery are performed or provided. Shelters, emergency operation centers, public health, public drinking water, sewer and wastewater facilities are examples of critical facilities. Though not explicitly included in the definition, supporting life-line infrastructure essential to the mission of critical facilities must also be included in the inventory when appropriate.

Each local government must decide which of its facilities is critical. In light of this, St. Johns County has completed an inventory of critical facilities, which it deems are necessary to provide with extra protection in the event of a natural or human caused disaster. This inventory includes the following types of facilities:

- Airport
- Correctional Facility
- Churches
- Clinics
- Communication stations
- Communication towers
- Electrical Substations
- Emergency Operations Center
- Group Quarters
- Medical Services
- Fire Stations
- Government Facilities
- Hazardous Material Sites
- Hospitals
- Industrial Parks
- Landfills
- Landing Zones
- Law Enforcement Facilities
- Parks
- Residential Healthcare Facilities
- Schools
- Shelters
- Transportation Facilities
- Water and Wastewater Facilities

Critical facilities table and map on file with St. Johns County Emergency Management.

C. Vulnerable Structures, Systems and Populations

In addition to the repetitive loss properties and critical facilities identified by the County and municipalities there are other vulnerable structures, systems and populations that also need to be identified as being susceptible to damage and loss from hazard events. These structures, systems and populations include those non-repetitive loss properties that are subject to the hazards identified in this plan.

St. Johns County received the HAZUS-MH data from the Florida Division of Emergency Management and after comparison to our local data found too many inconsistencies and incorrect information for it to be useful. As a result, Emergency Management analyzed hazards for overall vulnerability and the results are detailed in the following pages.

Most hazards in St. Johns County have the potential to affect the entire county equally. However, there are some that may be more likely in one area of the County. For example, a hurricane would cause more damage to the coastal communities. For the purpose of this vulnerability analysis, the County has been divided into four geographical areas: Northern St. Johns County, Southern St. Johns County, Riverine St. Johns County, and Coastal St. Johns County.

In each of the hazards identified and defined, the latest occurrence of that event hazard is listed. For example the last hurricane/tropical storm to impact St. Johns County was Hurricane Irma in 2017. Therefore, there would be no examples beyond that point.

In addition, the charts show probability of occurrence and impact. These will be rated as low = under 5% chance of occurring, medium, 5% - 15% chances of occurring, or High, greater than 15% chance of occurring annually. These rating respond with the information presented in Appendix A.

- An impact rating of “Low” for any hazard type means the hazard is not likely to have any measurable or lasting detrimental impact of a particular type and consequences will likely be rectified promptly with locally available resources. The chances here are less than 5%.
- An impact rating of “Medium” means there will likely be a measurable detrimental impact which may require some time to rectify and may require outside resources and/or assistance. The chances here are between 5% - 15%.
- An impact rating of “High” means the impact will likely be severe and of longer duration, and require substantial time, resources, and/or outside assistance to rectify. The chances are greater than 15%.
- Multiple ratings indicate detrimental impacts might easily vary within the range indicated.

a. Hurricanes and Tropical Storms

Most hurricane experts feel we are entering a period of increased hurricane formation similar to the levels seen in the 1920s and 1940s. Current hurricane risk calculations are complicated by climatic factors suggesting the potential for even greater hurricane frequency and severity in the world's hurricane spawning grounds. Global warming may cause changes in storm frequency and the precipitation rates associated with storms. A modest 0.9 degree Fahrenheit (0.5 degree centigrade) increase in the mean global temperature will add 20 days to the annual hurricane season, and increase the chances of a storm-making landfall on the U.S. mainland by 22%. The warmer ocean surface will also allow storms to increase in intensity, survive in higher latitudes, and develop storm tracts that could shift farther north, producing more U.S. landfalls.

Currently an average of 1.6 hurricanes strikes the U.S. every year. Major (Category 4 or 5 on the Saffir-Simpson scale) hurricanes strike the U.S. on the average of one every 5.75 years. Annually, hurricanes are estimated to cause approximately \$1.2 billion in damages. The proximity of dense population to the Atlantic Ocean, as well as the generally low coastal elevations, significantly increases the County's vulnerability. The potential for property damage and human casualties in St. Johns County has increased over the last several decades primarily because of the rapid growth this county has experienced, particularly along the vulnerable coastline areas.

Hurricane damage is caused by two factors:

- High winds
- Storm surge

In the Local Mitigation Strategy both Storm Surge and High Winds are identified as hazards that are a result of Hurricanes. These two hazards vulnerability will be discussed here under the title hurricane.

a. High Winds

Wind produces much of the property damage associated with hurricanes, while the greatest threat to life is from flooding and storm surge. Although hurricane winds can exert tremendous pressure against a structure, a large percentage of hurricane damage is caused not by wind, but from flying debris. Tree limbs, signs and sign posts, roof tiles, metal siding, and other loose objects can become airborne missiles that penetrate the outer shells of structures, destroying their structural integrity and allowing the hurricane winds to act against interior walls not designed to withstand such forces. Once a structure's integrity is breached, the driving rains associated with hurricanes can enter the structure and completely destroy its contents. Hurricane winds are unique in several ways:

- They are more turbulent than winds in most other type storms
- They are sustained for a longer period of time (several hours) than any other type of atmospheric disturbance

- They slowly change direction, thus they are able to penetrate the most vulnerable portion of a given structure.
- They generate large quantities of flying debris as the built environment is progressively damaged, thus amplifying their destructive power.

In hurricanes, gusts of wind can be expected to exceed the sustained wind velocity by 25 to 50 percent. This means a hurricane with sustained winds of 150 mph will have wind gusts exceeding 200 mph. The wind's pressure against a fixed structure increases with the square of the velocity. For example, a 100 mph wind will exert a pressure of approximately 40 lbs per square foot on a flat surface, while a 190 mph wind will exert a force of 122 lbs per square foot on that same structure. In terms of a four by eight foot sheet of plywood nailed over a window, there would be 1,280 lbs of pressure against this sheet in a 100 mph wind, and 2,904 lbs or 1.95 tons of pressure against this sheet in a 190 mph wind.

The external and internal pressures generated against a structure vary greatly with increases in elevation, shapes of buildings, openings in the structures, and the surrounding buildings and terrain. Buildings at ground level experience some reductions in wind forces simply because of the drag exerted by the ground against the lowest levels of the air column. High-rise buildings, particularly those located along the beachfront, will receive the full strength of a hurricane's wind on their upper stories. Recent studies estimate that wind speed increases by approximately 27 percent just 15 feet above ground level.

The wind stream generates uplift as it divides and flows around a structure. The stream following the longest path around a building, generally the path over the roof, speeds up to rejoin the wind streams following shorter paths, generally around the walls. This is the same phenomena that generate uplift on an aircraft's wing. The roof, in effect, becomes an airfoil that is attempting to take off from the rest of the building. Roof vortexes generally concentrate the wind's uplift force at the corners of a roof. These key points can experience uplift forces two to five times greater than those exerted on other parts of the roof.

Once the envelope of the building has been breached through the loss of a window, door, or roof damage, wind pressure on internal surfaces becomes a critical factor. Openings may cause pressurizing or depressurizing of a building. Pressurizing pushes the walls out, while depressurizing will pull the walls in. Damages from internal pressure fluctuations may range from blowouts of windows and doors to total building collapse due to structural failure.

During Andrew, catastrophic failure of one and two-story wood-frame buildings in residential areas was observed more than catastrophic failures in any other type of building. Single-family residential construction is particularly vulnerable because less engineering oversight is applied to its design and construction. As opposed to hospitals and public buildings which are considered fully engineered, and office and industrial buildings which are considered "marginally engineered," residential construction is considered "non-engineered." Historically, the bulk of wind damage experienced nationwide has occurred to residential construction. Fully engineered construction usually performs well in high winds due to the attention given to connections and load paths.

Hurricane winds generate massive quantities of debris, which can easily exceed a community's entire solid waste capacity by three times or more. This debris can cause environmental concerns due to the nature of the debris, some of which will be considered hazardous materials. The debris will also likely block roads, thus impacting recovery.

St. Augustine is the Nation's Oldest City and its location on the Atlantic Coast leaves it vulnerable to the high winds of hurricanes. Its age alone makes the structures and infrastructure particularly vulnerable to hurricane damage. St. Augustine has old, historically significant structures whose loss would represent the loss of irreplaceable historical and cultural resources. The age and construction type of much of the housing along the coast in many of the other coastal communities, suggests these communities would suffer catastrophic damage by a major storm.

The population living in these coastal areas and other areas of the community, especially those in mobile/manufactured homes, and older structures are vulnerable to the effects of high wind if they do not evacuate when ordered to do so by officials.

b. Storm Surge

Along the coast, storm surge is often the greatest threat to life and property from a hurricane. In the past, large death tolls have resulted from the rise of the ocean associated with many of the major hurricanes that have made landfall. Hurricane Katrina (2005) is a prime example of the damage and devastation that can be caused by surge. At least 1500 persons lost their lives during Katrina and many of those deaths occurred directly, or indirectly, as a result of storm surge.

Storm surge is an abnormal rise of water generated by a storm, over and above the predicted astronomical tides. Storm surge should not be confused with storm tide, which is defined as the water level rise due to the combination of storm surge and the astronomical tide. This rise in water level can cause extreme flooding in coastal areas particularly when storm surge coincides with normal high tide, resulting in storm tides reaching up to 20 feet or more in some cases.

The maximum potential storm surge for a particular location depends on a number of different factors. Storm surge is a very complex phenomenon because it is sensitive to the slightest changes in storm intensity, forward speed, size (radius of maximum winds), angle of approach to the coast, central pressure, and the shape and characteristics of coastal features such as bays and estuaries. Other factors which can impact storm surge are the width and slope of the continental shelf. A shallow slope will potentially produce a greater storm surge than a steep shelf.

Adding to the destructive power of surge, battering waves may increase damage to buildings directly along the coast. This water weighs approximately 1,700 pounds per cubic yard; extended pounding by frequent waves can demolish any structure not specifically designed to withstand such forces. The two elements work together to increase the impact on land because the surge makes it possible for waves to extend inland.

The northern beaches of St. Johns County are those located north of the St. Augustine Inlet, including the areas of Vilano Beach, North Beach, Usina Beach, South Ponte Vedra Beach, and Ponte Vedra Beach. The majority of the northern beaches are coquina beaches with a steep slope down the water's edge, making them, and the structures located on them, extremely susceptible to the battering wave action along with the beach erosion produced by storm surge. The erosion would undermine the structures foundation, likely causing complete failure of the structures. Storm Surge associated with Hurricane Matthew (2016) and Hurricane Irma (2017) both produced extreme erosion to the dune system along the northern beaches. In many areas the dunes were completely washed away leaving structures significantly damaged or destroyed.

The structures that are not located directly on the northern beaches, but still east of the Intracoastal Waterway, would be vulnerable to the battering wave action and the erosion, though slightly less than those located directly on the beach. The northern beaches are made up of primarily single family homes, one large condominium complex located on South Ponte Vedra Beach and a small commercial district in Vilano Beach consisting of one grocery store, less than a dozen restaurants, and two hotels. State Road A1A travels the entire length of the northern beaches and lies close to the water's edge just north of Vilano Beach; it is an evacuation route and main thoroughfare for this entire area and would be vulnerable to wash over from storm surge, potentially undermining the roadway and causing complete failure. Storm Surge associated with Hurricane Matthew (2016) and Hurricane Irma (2017) washed over the northern barrier island resulting in significant flooding of structures West of A1A. Each of the structures and the infrastructure identified in this narrative are vulnerable to storm surge as described above due to their proximity to the Atlantic Ocean.

South of the St. Augustine Inlet are the southern beaches of St. Johns County, including the areas of Anastasia Island, St. Augustine Beach, Crescent Beach, Treasure Beach, and Butler Beach. The southern beaches are mostly wide, white sandy beaches, making them, and the structures located on them, vulnerable to storm surge. The most vulnerable structures are those located directly on the beach and those located east of A1A. They will suffer from both the battering wave action along, with the beach erosion produced by storm surge. The erosion would undermine the structures foundations, likely causing complete failure. Storm Surge associated with Hurricane Matthew (2016) and Hurricane Irma (2017) both produced extreme erosion to the dune system along the southern beaches, in many cases removing 30-40 feet of dune system. In some areas the dunes were completely washed away leaving structures significantly damaged or destroyed.

The structures that are located west of A1A, but still east of the Intracoastal Waterway, would be vulnerable to the battering wave action and the erosion, though slightly less than those located directly on the beach. These areas are mixed use, including single family homes, condominiums, marinas, tourist attractions, restaurants, businesses and hotels. These areas are some of the most popular tourist destinations in St. Johns County and include the St. Augustine Alligator Farm, St. Augustine Amphitheater, St. Augustine Lighthouse, Anastasia State Park, St. Augustine Beach Pier, Fort Matanzas National

Monument and miles upon miles beautiful white sandy beaches. State Road A1A travels the entire length of the southern beaches and lies close to the water's edge just north of Matanzas Inlet; it is an evacuation route and main thoroughfare for this entire area and would be vulnerable to wash over from storm surge, potentially undermining the roadway and causing complete failure. Along with the previously identified structures there are 3 fire stations and the City of St. Augustine Beach Administration building and Police Station located in this area. Storm Surge associated with Hurricane Matthew (2016) and Hurricane Irma (2017) washed over the southern barrier island resulting in significant flooding of structures West of A1A. Each of the structures and the infrastructure identified in this narrative are vulnerable to storm surge as described above by their proximity of the Atlantic Ocean.

The City of St. Augustine is the nation's oldest continuous city and as a result has numerous buildings of historical significance. The City of St. Augustine lies at the mouth of the St. Augustine Inlet with the Intracoastal Waterway on its eastern border. The City is home to single family and multi-family housing along with tourist attractions, the Castillo de San Marcos National Monument (the oldest masonry fort in the United States), Florida National Guard Headquarters, Flagler College, The Lightener Museum, businesses, restaurants, hotels, churches, cemeteries and inns. The age of the structures in the City, from homes to commercial, will add to their vulnerability as the majority of the structures located in the City are over 100 year old, with many of them much older. The Bridge of Lions is a low, drawbridge and serves as the main artery for traffic to and from Anastasia Island into the City. This bridge, due to its low height, is vulnerable to storm surge. The City of St. Augustine Administration, Police Department, and Fire Department are all located within the City as well. Due to the geographical location of the City each of these aforementioned structures and pieces of infrastructure is vulnerable to storm surge. Storm Surge associated with Hurricane Matthew (2016) and Hurricane Irma (2017) flooded structures and infrastructure in the City of St. Augustine with several feet of water.

Currents created by storm surge combine with waves to severely erode beaches, especially those that suffer from erosion before a storm surge event. All beaches are susceptible to erosion, but some beaches are more vulnerable due to their current conditions. The beaches that will be most vulnerable to the effects of erosion caused by storm surge include South Ponte Vedra Beach, North Beach, Vilano Beach, St. Augustine Beach, and Summerhaven. Storm Surge associated with Hurricane Matthew (2016) and Hurricane Irma (2017) both produced extreme erosion to the dune system along these beaches

In confined harbors, the combination of storm tides, waves, and currents can also severely damage marinas and boats. The St. Augustine Inlet is the only navigable inlet between Jacksonville to the north and Ponce Inlet in the South. The St. Augustine City Marina, the Conch House Marina, Camachee Cove Marina, and over 50 mooring buoys are located just inside this inlet. Hundreds of Boats are docked in these marinas, and anchored to the mooring buoys, and would suffer catastrophic damage from an incoming storm surge; the docks in these marinas would also suffer severe damage or complete destruction. Storm Surge associated with Hurricane Matthew (2016) and Hurricane Irma (2017) both produced significant damage to the City of St. Augustine Marina.

In estuaries and fresh water marshes, salt water intrusion endangers the public health, kills vegetation, and can send animals, such as snakes and alligators, fleeing from flooded areas. In southern St. Johns County, large estuarine communities could be vulnerable to salt water intrusion.

The people living in structures located in areas described above and noted in the storm surge map on page 43 are susceptible to effects of storm surge if they do not evacuate when order to do so by officials.

The widely accepted model that was developed by the National Oceanic and Atmospheric Administration, and used by the National Hurricane Center, is called the Sea, Lake and Overland Surges from Hurricanes (SLOSH) model. Map 2, on page 43 illustrates the storm surge potential in St. Johns County.

2. Severe Weather

a. Severe Thunderstorms and Lightning

The risk of severe thunderstorms and lightning is high in St. Johns County, but the vulnerability to St. Johns County and its municipalities is low, simply because this particular hazard generally affects a much smaller segment of the population at any given time and the effects can be managed with local resources with the recovery lasting days to weeks. Lightning enters a structure in three main ways: a direct strike, through wires or pipes that extend outside the structure, and through the ground. Once in a structure, lightning can travel through the electrical, phone, plumbing, and radio/television reception systems. Lightning can also travel through any metal wires or bars in concrete walls or flooring.

Lightning can be one of the most dangerous and frequently encountered weather hazards. Deaths caused by lightning are second only to those weather-related deaths resulting from floods and flash floods. Many lightning victims are individuals engaged in recreation or work. Although most survive, survivors generally suffer long-term effects, including memory problems, numbness, attention deficits, sleep disorders, confusion and general loss of strength. Many also are left with a storm phobia.

Individuals participating in the following recreational activities could be vulnerable to lightning including: golf, football, baseball, soccer, surfing, horseback riding, walking, jogging, tennis, boating, fishing, kite flying, kayaking, paddle boarding, beach activities, picnicking, camping, hiking, gardening, hunting, swimming, basketball, softball, cycling, lacrosse, wind surfing, lawn bowling, croquet, archery, beach volleyball, horse shoes, diving, skiing, track and field events and outdoor festivals. The areas these recreational activities occur are along 40 miles of Intracoastal Waterway, 42 miles of Atlantic Ocean coastline, 40 miles of riverine shoreline along the St. Johns River, 13 golf courses, along with public and private recreational facilities, school facilities, and parks located

throughout the County. It is estimated that over 75% of our population participates in at least one of these recreational activities, and is thus vulnerable to lightning.

Occupations that are generally preformed outdoors would be the most susceptible to the dangers of lightning and include: Landscapers, tree trimmer, roofers, residential and commercial construction employees, lifeguards, utility workers (cable, telephone, electricity), delivery drivers, farmers, ranchers emergency workers (law enforcement and Emergency Medical Services), horse and carriage drivers, park rangers, marine industry employees, street performers, dog walkers, painters, outdoor advertising specialist, sanitation workers, parking attendant, tour guides, foresters, and road construction crews. It is estimated that 15-30% of the population works in one of these industries. These occupations occur throughout the County with no one area more vulnerable than another.

Annual property losses caused by lightning nationwide regularly total in the hundreds of millions of dollars. Communication equipment and computer systems/networks are getting more sophisticated and businesses rely on them quite heavily. The loss of a computer system and communication system can result in large business income losses in addition to the physical damage to the equipment and structures. Some of the most susceptible communications and computer systems are those used by local public safety. St. Johns County has a Motorola 800 MHz radio system with 11 communications towers. These towers are equipped with lightening protection but if this were to fail, it would cripple public safety's ability to communicate. Often times these communication towers are also occupied by cell phone providers and a loss of communications from one of these towers could result in an economic loss to those cell phone companies. Another industry that may be affected by lightning is aviation. The Northeast Florida Regional airport has a full time air traffic control tower and a loss of this tower and its communications could endanger aircraft coming into and out of the St. Augustine area.

Properties most likely to be struck by lightning are those that are located on higher ground or that project above surrounding properties such as chimneys, flagpoles, towers, water tanks, steeples, ridges and parapets. On flat-roofed buildings, the edge of the roof is the most likely area to be struck. Some of these structures include: Communication Towers (as previously discussed), The St. Augustine Amphitheater, The St. Augustine Lighthouse, Northeast Florida Regional Airport Air traffic Control Tower, the gun deck at the Castillo de San Marcos, World Golf Hall of Fame Tower and roof top restaurants. Several of these structures are popular tourism destinations and lightning would put any tourists visiting these structures in danger and if damaged would result in an economic loss to the tourism economy.

In St. Johns County and its municipalities generally severe thunderstorms are accompanied by lightning. Additional vulnerability from severe thunderstorms can be wind damage, less intense than what might be experienced in a hurricane but the effects of wind on structures will follow the same methodology as described in the high winds section of this vulnerability analysis. (Appendix A)

b. Tornadoes

Historical data indicates the frequency of tornadoes in St. Johns County is relatively low. However, the vulnerability does exist as proven by seven tornadoes recorded in St. Johns County between 2015 and 2019. Total damage estimates are not available from these tornadoes and damage included roofs, secondary buildings such as barns and sheds, fences and trees. All of St. Johns County is vulnerable to tornadoes but some areas and structures are more vulnerable such as mobile/manufactured home communities and agriculture communities with large secondary structures such as barns and other substandard or older secondary structures. The agriculture community is located in the southwestern portion of the County, south of International Golf Parkway and west of Interstate 95. Individuals living in mobile/ manufactured and older homes are more vulnerable due to the higher potential of damage to those structures. Mobile homes are located throughout the County but the southwestern portion of the county has a higher percentage of mobile homes with the Flagler Estates Subdivision, a large mobile home community, lying in the far southwestern corner of St. Johns County. Infrastructure such as power lines is also susceptible to damage from tornadoes due to flying debris. Power lines are located throughout the county with more power lines being located in the more densely populated areas of the County along the coast.

3. Flooding

Flooding is generally associated with small natural streams or other drainage systems that are overwhelmed by large amounts of runoff generated by short episodes of extremely heavy rainfall. Storm Surge flooding will not be addressed in this section as it was covered in the Hurricane vulnerability analysis. Flooding occurs in several areas in St. Johns County. The two largest areas of note are the downtown area in the city of St. Augustine and Flagler Estates with roads frequently flooded after rains.

The City of St. Augustine is the nation's oldest continuous city and as a result has numerous buildings of historical significance. The City of St. Augustine lies at the mouth of the St. Augustine Inlet with the Intracoastal Waterway on its eastern border, as a result of its proximity to the ocean its elevation lies at sea level. The City is home to single family and multi-family housing along with tourist attractions, the Castillo de San Marcos National Monument (the oldest masonry fort in the United States), Florida National Guard Headquarters, Flagler College, Lightener Museum, Florida School for the Deaf and Blind, businesses, restaurants, hotels, churches, cemeteries and inns. The age of the structures in the City, from homes to commercial, will add to their vulnerability as the majority of the structures located in the City are over 100 year old, with many of them much older. The City of St. Augustine Administration, Police Department (including their PSAP), and Fire Department are all located within the City as well. As of 2017, over 14,000 people lived in the City of St. Augustine. Flooding in the City would force many of these businesses and tourist attractions to close resulting in large economic losses. Due to the topography of the City each of these aforementioned structures and pieces of infrastructure, as well as the entire population, is vulnerable to fresh water flooding.

Flagler Estates is a mostly mobile/manufactures home community that lies in the southeastern corner of the County. Approximately 60% of the land located in this subdivision is considered wetlands and Deep Creek traverses the central area of the community. There are roughly 2,000 people residing in Flagler Estates, most of which are vulnerable to flooding.

Other areas of the County that have experienced significant flooding are the neighborhood surrounding the St. Augustine Amphitheater, Neighborhoods to the west of Surfside Beach Park, and West Augustine. The St. Augustine Amphitheater has experienced flooding inside the venue, if this were to happen when a concert was scheduled it could result in a large economic loss. These areas are vulnerable to flooding due to their elevation and inability to drain quickly.

a. Floodplains

Freshwater flooding as well as coastal flooding is modeled by the Federal Emergency Management Agency (FEMA) as part of the National Flood Insurance Program (NFIP). Vulnerability to flooding is documented in the Flood Insurance Rate Maps delineating the 100-year flood (A and VE Zones) and the 500 year flood (X Zones). Map 3 on page 49 of this Strategy illustrates the updated FEMA Flood Zones for St. Johns County.

Areas within FEMA identified flood zones are most vulnerable to freshwater flooding. Homes in these Flood Zones are required to carry flood insurance because of the enhanced risk of flooding. Homes built on grade are more susceptible to flooding than homes that are elevated. Many of the areas in the County and municipalities that are the lowest in elevation, and as a result most susceptible to flooding, are lower income areas and a large portion of the housing stock is mobile and manufactured homes.

b. Coastal Flooding

Coastal flooding is a term that refers to weather events that have the possibility of flooding the immediate coastline or even further inland. Areas subject to coastal flooding include those along the Atlantic coast that are in the Coastal High Hazard Area- also known as the area of special flood hazard - that extends from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The coastal high hazard area is identified as Zone V on FEMA's Flood Insurance Rate Maps (FIRMs).

The location of coastal flooding is similar to that of storm surge; however, due to the nature of the events that cause coastal flooding, it is not expected to extend as far inland as storm surge. All coastal areas in St. Johns County are susceptible to coastal flooding with notable areas including South Ponte Vedra and Vilano Beach. A1A Coastal Highway is also highly susceptible to coastal flooding.

4. Wildfires

St. Johns County is transforming from a rural county, to one which is much more urban in nature, but a large percentage of its land area is still covered in forest. As a result many areas of the County are susceptible to wildfire. The most vulnerable areas are those generally located

at the urban/wildland interface, primarily located in the western portions of the County. These are areas where subdivisions occur adjacent to large undeveloped areas of forestland. Much of this land is owned in vast swaths by large timber companies and is actively managed for silviculture. When subdivisions are developed without clearing the wooded areas surrounding them the interface becomes extremely hazardous. Many of these areas have an extensive canopy of longleaf pine (*Pinus palustris*), loblolly pine (*Pinus taeda*), pond pine (*Pinus serotina Michx*), slash pine (*Pinus elliotii*), sand pines (*Pinus clausa*) that are being managed for silviculture and housing developments adjacent to these areas are vulnerable to fires. The following areas have been identified as some of the most vulnerable areas of St. Johns County to wildland fire.

- Some of the largest areas of silviculture in St. Johns County are around US 1 South of State Road 206, west of Interstate 95. Thousands of acres in this area are managed by large timber companies. Matanzas State Forest lies between US 1 South and the Intracoastal Waterway, and is bordered state road 206 to the south. There are several subdivisions that encroach on the boundaries of the state forest and in 2005 these homes were threatened by a wildfire that started in Matanzas State Forest and evacuations were required. The St. Johns County Southeast Branch Library and Gamble Rogers Middle School are both located at the edge of the Matanzas State Forest.
- Whisper Ridge, a large subdivision with single family homes, and St. Johns County Fire Station 4 are located just off State Road 16, west of Interstate 95 and are surrounded by large tracts of timber.
- Palencia, a master planned community with commercial, single and multi-family homes, and St. Johns County Fire Station 15, have been constructed just north of the intersection of International Golf Parkway and US 1 North. Large areas of timber and upland forest surround these areas to the north and south, with saltwater marsh communities on the eastern boundaries. On the west side of US 1, across from the aforementioned area is the St. Johns County Pet Center and the St. Johns County Stratton Road Transfer Station. They are surrounded on all sides by large tracks of managed timber, and in 2011 both were threatened by a wildland fire.
- Flagler Estates is a mostly mobile/manufactures home community that lies in the southeastern corner of the County. Approximately 60% of the land located in this subdivision is considered wetlands, and as such is heavily wooded. There are roughly 2,000 people residing in Flagler Estates, with most of the homes surrounded by forested lands.
- The St. Johns County Water Treatment Plant is located on County Road 214, near Interstate 95. This facility is a main supplier of drinking water to St. Johns County residents. It is surrounded by forested land on all sides.
- The area known as Vermont Heights is located just West of Interstate 95 on State Road 207. This area is mostly residential with both site built, as well as mobile/modular,

homes. The St. Johns County Tillman Ridge Transfer Station is also located in this area. This area is surrounded by both large tracts of managed timber and forested lands.

- The Nine Mile Construction & Demolition Landfill is located on International Golf Parkway. In 1995 a nearby wildfire caused the landfill to catch fire. The landfill burned for well over two weeks and was closed to any incoming garbage and debris. This area is still surrounded by large tracts of managed timber.

The upland pine communities in Florida are adapted for periodic episodes of fire, and they burn very easily. They also generate large quantities of flammable leaf litter and other combustible by-products, which catch fire easily and generate a very hot, if short-lived fire. On page 48 you will find Map 4 Land Cover Map which illustrates the areas located at the urban/wildland interface, structures and infrastructure located at the interface are the most vulnerable to wildfire.

5. Human Caused Hazards

The following vulnerability analysis will be for Human Caused Hazards including both Hazardous Materials and Terrorism.

a. Hazardous Materials

St. Johns County's vulnerability to hazardous materials accidents depends on three factors.

- The major transportation routes that pass through the community;
- The hazardous material generators located in or near the community; and
- The resources in terms of people and property that are in an area of possible impact from a hazardous materials release.

St. Johns County's vulnerability to impacts from hazardous materials releases is rated as medium. There are relatively few major generators of hazardous materials within the County but, the Florida East Coast Railroad traverses the County from North to South with the rail line passing through the middle of the City of St. Augustine and one of the largest population centers of the County. Cargo trains move large quantities of hazardous materials along this rail line multiple times a day, every day. Both US Highway 1 and Interstate 95 traverse St. Johns County from north to south, with trucks hauling hazardous materials daily. The southwestern portion of the County, in and around the Hastings area, has a large agricultural community which uses potentially hazardous materials in the farming process. These hazardous materials, if released, could affect individuals living in close proximity of the agricultural fields.

Some of the areas that have a higher vulnerability for hazardous materials accidents due to their proximity to the transportation network (both highway and rail) that pass through the County include St. Augustine and St. Johns County. Given the right set of circumstances, a hazardous materials release could produce significant detrimental effects on life and property in these communities. It is likely that the elderly, young and those with health problems would be the most vulnerable to a hazardous materials release. Public water supplies could potentially be at risk if a hazardous materials release occurred near one of

the water plants or ground water supplies could be affected if the hazardous materials infiltrate the aquifer.

b. Terrorism

The possibility for terrorism in St. Johns County does exist, but the County's risk and vulnerability to this hazard is low. The City of St. Augustine has a slightly higher vulnerability to terrorism since it is the Nation's Oldest City and draws tourism from all over the world, but this vulnerability is still considered low.

The warm temperatures, onshore winds, high rate of sunshine (UV exposure), and rainfall in St. Johns County make this area a less favorable target for biological or chemical terrorism than many other areas of the United States. The population here is dispersed when compared to major cities in the northeastern U.S., and the transportation system infrastructure is highly dependent upon individual vehicles. Both of these features make St. Johns County a less desirable target for transportation system or conventional type (bomb related) terrorist acts.

The most vulnerable structures, infrastructure, and populations are:

- Northrup Grumman Aircraft installation
- Flagler Hospital
- Florida National Guard Headquarters
- Florida National Guard Armory
- Schools
- Special Events
- County and City Government Complex

6. Drought / Heat Wave

St. Johns County has a low-moderate vulnerability to the impacts from drought or heat wave due to the County's large agricultural land use in the west and urbanization in the east. St. Johns County has a potable water reserve, but many residents receive their water from personal wells and the County's public water supply is also drawn from wells. If a drought was so severe that wells began going dry this could become a significant problem. The western area of the County is most vulnerable to the impacts of drought because this area is extensively involved in farming and ranching. A drought could cause significant economic hardships in the agricultural communities. The urbanized communities along the coast are less vulnerable economically due to their location and non-agricultural economic base. Potential impacts to St. Johns County's potable water supply by saltwater intrusion during drought conditions are generally low.

Heat waves are not uncommon in Florida but an extended heat wave could have an impact on the elderly, young and those with medical conditions. Those areas of St. Johns County that are inland, away from the moderating influence of the ocean and its breeze would be more vulnerable to extreme heat. Extended periods of extreme heat could also affect the power grid due to high demand for air conditioners.

7. Winter Storm / Freeze

St. Johns County has a moderate vulnerability to the impacts from winter storms or freezes due to the County's large agricultural land use in the west. Many of the crops that are grown in this area are grown and harvested in the winter. A winter storm or extended freezing temperatures could cause significant economic losses in the agricultural communities. Winter Storms would affect roadway infrastructure throughout the County and municipalities, especially the bridges, if snow or ice began accumulating. St. Johns County's and its municipalities do not have removal equipment, nor do we have any spreading equipment for salt or sand. This would cause our transportation system to come to a standstill, affecting the economy of St. Johns County and its municipalities.

Those areas of St. Johns County that are inland, away from the moderating influence of the ocean and its breeze would be more vulnerable to winter storms and freezes. Extended cold could also damage utilities infrastructure such as pipes. This could cause issues with potable water and sewage systems being able to deliver and remove water and waste. It could also damage the pipes into privately owned homes as infrastructure is not built to withstand extreme cold. A winter storm or extended period of freezing temperatures could have an impact on the elderly, young and those with medical conditions. Extended periods of extreme cold could also affect the power grid due to high demand for heat.

To supplement the information for the vulnerability analysis, information from the St. Johns County Property Appraisers Office has been compiled in the following table.

St. Johns County Property Values (2020)

St. Johns COUNTY	Residential	Commercial	Industrial	Agricultural	Institutional	Government	<i>Total</i>
Value (\$)	34,134,695,451	2,525,457,547	446,561,901	923,123,024	773,109,561	1,602,287,344	40,405,234,828
Number of Parcels	112,006	3,009	468	2,133	500	1,874	94,411

**Note – vacant parcels were not included in the analysis*

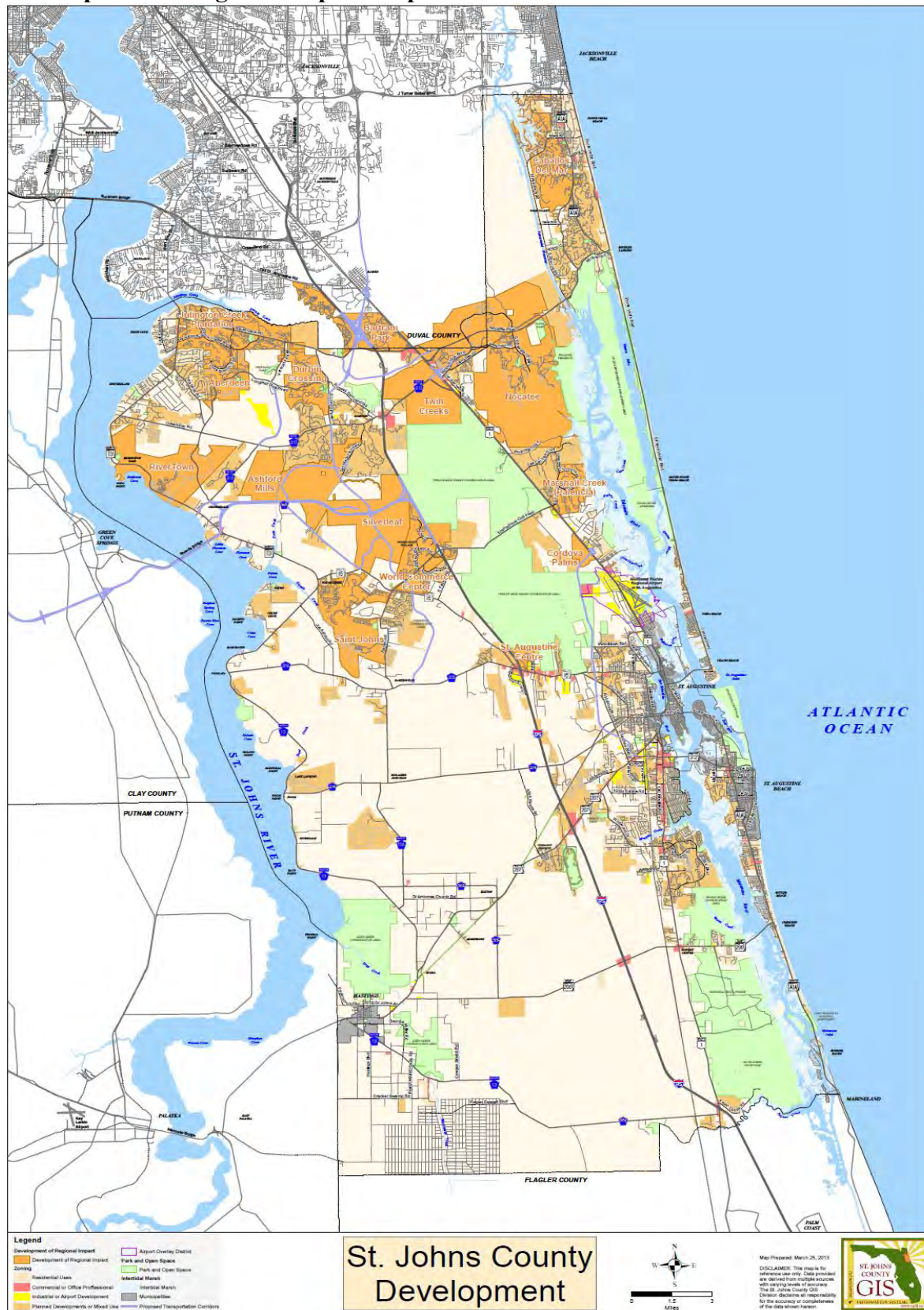
D. Future Vulnerable Facilities and Loss Estimates

To estimate future vulnerability and loss estimates several planning assumptions had to be made. For future vulnerability in St. Johns County only Developments of Regional Impact (DRI) were considered. Each DRI was then overlaid on a hazard map and the vulnerability of structures was determined by the general location in correlation with the hazard. The loss estimates were made by the compiling the total number of residential (single and multi-family) then comparing them to the average cost of each type of structure; single family - \$231,292 and multifamily - \$174,099; per the St. Johns County Property Appraisers Office Records. The Commercial Space is calculated using square footage and current market value in St. Johns County which averages approximately \$105 per square foot per Commercial Real Estate Companies.

Development of Regional Impact is a land use program adopted by the Florida Legislature in Florida Statute 380.06. The term "development of regional impact," as used in Florida Statutes, means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county. Due to these reasons we have chosen these areas to predict our future vulnerability and loss estimates. The following map identifies the location of all the Developments of Regional Impact currently approved and not yet completed in St. Johns County as of January 2020.

Hurricanes (Storm Surge and High Wind) and Flooding (Floodplains) were the hazards used to determine future vulnerability and loss estimates. Tornadoes, Wildfires, Drought/Heat Wave and Winter Storm/Freezes pose a risk to the entire County including municipalities, thus future estimates are difficult if not impossible to determine. Information on vulnerability and loss estimates on future Infrastructure and Critical Facilities is not available at this time.

Development of Regional Impact Map - 5



Developments of Regional Impact in St. Johns County, Florida

Approved Developments of Regional Impact	Date Approved	Potential Residential Structures		Commercial Structures (Square feet)	Total Acres	Storm Surge Zone	Flood Zone
		Single Family	Multi-Family				
Aberdeen	2003	1,623	408	100,000	1,313	F	AE, A, X
Ashford Mills	2006	1,919	716	280,000	1,520	A, F	AE, A, X
Bartram Park (partial – only areas in St. Johns County)	2000	646	N/A	240,000	128	B	AE, A, X
Caballos Del Mar (Marsh Landing and Sawgrass)	1975	5,896	684	260,488	UA	A,B	AE, A, X
Durbin Crossing	2003	1,561	947	200,000	2,047	None	AE, A, X
Julington Creek Plantation	1982	6,292	N/A	471,950	4,150	A, F	AE, A, X
Marshall Creek (Palencia)	1998	2,774	N/A	600,000	2,683	A, B, C	AE, A, X
Nocatee	2001	8,811	3,228	4,090,000	1,323	D	A, XS, X
River Town	2004	3,700	800	500,000	4,170	A, F	A, AE, X
Saint Johns	1991	7,200	N/A	5,615,000	5,843	A, F	AE, X
Silverleaf Plantation	2006	6,800	3,900	2,270,000	7,285	None	A, X
St. Augustine Centre	1997	817	N/A	868,407	315	None	A, X
Twin Creeks	2005	2,000	3,000	2,900,000	3,050	B	A, X
World Commerce Center	2002	1,156	N/A	3,534,188	966	None	A, AE, X
<i>Total</i>		<i>51,186</i>	<i>13,683</i>	<i>21,930,033</i>	<i>34,793</i>		

U/A – Information is unavailable

N/A – Not applicable – area does not have that particular type of development

Since all the approved Developments of Regional Impact fall into at least one hazard category all have been included in the future potential loss estimate which are as follows:

Residential Single Family - \$11,838,912,312

Residential Multi-Family - \$2,382,196,617

Commercial - \$2,302,653,465

Total Area - 34,793 acres

Section V – Initiative Development and Selection

A. Project Selection and Submission Criteria

In St. Johns County there are numerous areas and locations that suffer or are vulnerable to disasters such as hurricane, floods, wildfires and other natural and human caused disasters. The mitigation initiatives that St. Johns County develops begins with evaluating the guiding principles found on page 8 of this document. The initiatives revolved around these principles regarding the reduction of County's vulnerability to natural and human caused hazards that exist. The Working Group, comprised of a variety of people in the public and private sector, create the initiatives, which reflect the needs of the community.

The Working Group over the course of time has developed, and continues to enhance and improve upon, a project list of potential mitigation projects. Projects are both structural and non-structural mitigation projects. Each project is submitted to the Working Group on the New Project Submission Form and then discussed in the context of cost, feasibility, responsible entity, implementation time, funding and areas affected. The project is then evaluated against 10 criteria ranging from cost of the initiative compared with the number of people to benefit to consistency to other plans and programs. Parts B and C below explains in more detail the scoring and prioritizing process and the table shows the criteria that the projects were ranked against. As maintenance of the document continues, these criteria will continue to be used to rank new projects that are supported by the Working Group for inclusion into the LMS.

B. Scoring and Prioritizing Projects

Each mitigation project chosen for inclusion in the Strategy by the Working Group will benefit the community and preserve and protect life and property. However, each mitigation project represents a large investment of financial resources and/or personnel resources. Due to these facts a method to prioritize each project was adopted. This prioritization method will be a guide for those using the Local Mitigation Strategy. It establishes which projects have priority to be implemented when resources do become available for that type of project.

The Working Group adopted a prioritization method early in the LMS process. The prioritization methodology has been reviewed and revised several times to produce a fair and easy to use system. The methodology considers and evaluates such factors as: consistency with the comprehensive plans, who would benefit by the project, availability of funding, and the time frame of implementing the project. The Working Group assigned numerical ranking to each project based on the prioritization methodology. The final ranking was drawn from the numerical figures assigned by the Working Group. Cost Benefit Analysis are completed only when a project has been identified for specific funding availability due to the extensive process involved in creating a cost benefit analysis. Only projects that meet the cost benefit analysis will be submitted for funding.

The Working Group believes that project prioritization and reprioritization is an ongoing responsibility. The completion of a project alone may be cause to reprioritize the remaining projects. However, the likelihood is that as additional projects are defined and presented the list

of prioritized initiative will continue to grow and become refined. In a process that will evolve with the changing priorities of time and an evolving community.

C. Project Prioritization Methodology

Hazard Mitigation Project Prioritization Method:

1. Feasibility Assessment

All potential mitigation efforts, whether educational, legislative, or structural, must meet certain standards to be considered as viable project or initiatives. Viability standards include the following:

- (1) Is the proposed project or initiative consistent with the Guiding Principles of St. Johns County Local Mitigation Strategy?
- (2) Does the project or initiative have defined mitigation goals and objectives?
- (3) Does the project or initiative address a hazard to which the local community is clearly vulnerable?
- (4) Is the project or initiative technically and environmentally feasible?

The feasibility assessment should be done by the Sponsor before completing the Proposed Mitigation Initiative Form for any new mitigation initiatives. The completed Proposed Mitigation Initiative Form will then be provided to the LMS Working Group for evaluation and vote.

2. Prioritization Criteria

There are 10 categories which individual mitigation projects or initiatives are evaluated. Up to ten points may be awarded in each of the categories for a total possible point score of 100 points. Prioritizing the proposed mitigation actions is based on the following 10 categories:

- Population Benefited
- Environmental Impact
- Consistency with Local Mitigation Strategy Goals
- Reduces Risk of Future Property Damage
- Supports Essential or Critical Services/Infrastructure
- Funding Availability
- Feasibility of Implementation
- Community Rating System
- Sponsorship
- Social Equity

Each mitigation initiative is scored on these 10 categories. Detailed suggestions for scoring individual categories are presented on the following page.

- (1) Population Benefited

How many people in St. Johns County will benefit from the mitigation initiative? The percentage will be based off the total population of St. Johns County according to the most current United States Census figures.

- Project would benefit 75% or more of the population 10 points
- Project would benefit 50-74% of the population 8 points
- Project would benefit 25-49% of the population 6 points
- Project would benefit 24-1% of the population 4 points
- Project would benefit less than 1% of the population 2 points

(2) Environmental Impact

What impact will the mitigation initiative have on the environment?

- Project improves the environment 10 points
- Project has no effect on environment 6 points
- Project poses risk to environment/risk is undetermined 0 points

(3) Consistency with LMS Goals

Is the project or initiative consistent with the St. Johns County Local Mitigation Strategy Goals listed on page 8 of this document? Based upon how many of these goals the mitigation initiative is consistent with will determine how many points it receives.

- Consistent with multiple goals 10 points
- Consistent with one goal 6 points
- Not consistent with any goals 0 points

(4) Reduces Risk of Future Property Damage

Does the project mitigate a frequently occurring, high risk, or specific problem to which a community is particularly vulnerable? How frequently does the hazard the initiative is designed to mitigate actually occur? Mitigates a hazard of:

- high probability of future occurrence or risk 10 points
- medium probability of future occurrence or risk 8 points
- low probability of future occurrence or risk 4 points
- negligible frequency or risk 2 points

(5) Supports Essential or Critical Services or Infrastructure

The critical question addressed here is, “does this proposed project help protect the community by hardening some critical element in the community’s infrastructure that will reduce the potential loss of life or property damage if a disaster strikes”? Points under this criterion are awarded based on the nature of the facility or infrastructure element being mitigated.

- Primary critical facilities are defined as “Facilities critical to the immediate support of life and public safety.” These are the facilities the community cannot afford to have any loss of function, even for a short period of time. Examples include a hospital, EOC, fire station, or emergency shelter. Mitigation initiatives or projects that will ensure continuity of operations for primary critical/essential services or infrastructure 10 points
- Secondary critical facilities and infrastructure are defined as, “Facilities that will be critical for community recovery and restoration of services.”
 - Mitigation initiatives or projects that will support secondary critical/essential infrastructure or services with loss/damage history 8 points
 - Mitigation initiatives or projects will support secondary critical/essential infrastructure or services without loss/damage history 6 points
- Public convenience facilities are quality of life facilities such as parks, recreation areas, and non-essential public buildings. Project will support public convenience services or infrastructure 4 points
- Mitigation initiatives or projects that will have no impact on community infrastructure or services 2 points

(6) Funding Availability

Is there an identified funding source or entity for this project or initiative; is funding currently available for this particular project? Points will be awarded as follows:

- Matching funds are identified and available 10 points
- Matching funds can be made available in a short timeframe 6 points
- Matching funds are not available 0 points

(7) Feasibility of Implementation

Is this project technically, financially, and legally feasible? Basically this overarching requirement addresses the ease with which a project can be implemented. How easily can required permits be obtained? What is the time frame for accomplishing this project’s goals? Are there any technical problems that must be overcome to implement this project? How long will it take for the proposed mitigation project to accomplish its stated goal?

Projects which can be accomplished quickly or have an inherent advantage over long term projects will receive higher scores.

- Project could be implemented in one year 10 points
- Project could be implemented in three years 8 points
- Project could be implemented in five years 6 points
- Project implementation would be greater than 5 years 2 points
- Project would be difficult to implement 0 points

(8) Community Rating System

Does the proposed project or initiative provide credit points toward improving the St. Johns County CRS Classification and reducing flood insurance rates in the County?

The National Flood Insurance Program determines the rate communities pay for flood insurance based on a 10-Class system. Class 1 communities receive the most premium credit and class 10 communities receive the least. Communities can improve their classification by conducting activities to reduce flood losses. Communities are awarded “Activity Credit Points” for a variety of flood mitigation activities including public information, mapping and regulations, flood damage reduction, and warning and response activities to reduce flood losses.

- Project supports all four elements of CRS flood-related activities (public information, mapping and regulations, flood damage reduction, and warning and response) 10 points
- Project supports three CRS elements 8 points
- Project supports two CRS elements 6 points
- Project supports one CRS element 4 points
- Project does not support any CRS element 0 points

(9) Sponsorship

Does the project have an active sponsor; sponsor would be defined as a local government agency, or other entity, that will take responsibility for the mitigation initiatives management and implementation? Is a local government agency (City or County), or other entity willing to match funds?

- Project has an identified sponsor willing to match funds 10 points
- Project has identified sponsor 6 points
- Project has no identified sponsor 0 points

(10) Social Equity

How might this project affect people living nearby? Will anyone be displaced by implementation of this project?

- Does not displace or negatively affect any people 10 points
- Negatively affects very few people 6 points
- Negatively impacts many people 0 points

D. Project Implementation

The mitigation project description will provide information on who initiated the mitigation project or initiative and who will be responsible for overseeing the projects implementation. Individual agencies and/or their representative will be responsible for implementing the mitigation initiatives that they have had approved for funding.

St. Johns County Local Mitigation Strategy

Project Prioritization

	10 Points	8 Points	6 Points	4 Points	2 Points	0 Points
Population Benefited	Project would benefit 75% or more of the population.	Project would benefit 50-74% of the population.	Project would benefit 25-49% of the population.	Project would benefit 24-1% of the population.	Project would benefit less than 1% of the population.	
Environmental Impact	Project improves the environment.		Project has no effect on environment			Project poses risk to environment / Risk to environment is undetermined
Consistency with Local Mitigation Strategy Goals	Project is consistent with multiple LMS goals.		Project is consistent with one LMS goal.			Project is not consistent with any LMS goals.
Reduces Risk of Future Property Damage	Mitigates a hazard of high probability of future occurrence or risk.	Mitigates a hazard of medium probability of future occurrence or risk.		Mitigates a hazard of low probability of future occurrence or risk.	Mitigates a hazard of negligible frequency or risk.	
Supports Essential or Critical Services/Infrastructure	Project will ensure continuity of operations for primary critical/essential services or infrastructure.	Project will support secondary critical/essential infrastructure or services with loss/damage history.	Project will support secondary critical/essential infrastructure or services without loss/damage history.	Project will support public convenience services or infrastructure.	Project will have no impact on community infrastructure or services.	
Funding Availability	Matching funds are identified and available.		Matching funds can be made available in a short timeframe.			Matching funds are not available.
Feasibility of Implementation	Project could be implemented in one year.	Project could be implemented in three years.	Project could be implemented in five years.		Project implementation would be greater than 5 years.	Project would be difficult to implement.
Community Rating System	Project supports all four elements of CRS flood-related activities (public information, mapping and regulations, flood damage reduction, and warning and response).	Project supports three CRS elements.	Project supports two CRS elements.	Project supports one CRS element.		Project does not support any CRS element.
Sponsorship	Project has an identified sponsor willing to match funds.		Project has identified sponsor.			Project has no identified sponsor.
Social Equity	Does not displace or negatively affect any people.		Project negatively affects very few people.			Project will negatively affect many people.

Section VI – Mitigation Initiatives

A. Mitigation Initiatives

Mitigation initiatives are selected by the St. Johns County LMS Working Group, voted on and prioritized. The table shows each initiative's score and rank on the list.

B. Completed, Deleted, and Deferred Mitigation Initiatives

The following table represents the Mitigation Initiatives from the previously approved Local Mitigation Strategy (2015). This list identifies which items have been completed, deleted, or deferred as of the current LMS update (2020). If the item has been deferred an explanation of why no changes were made is included. The complete list of current Mitigation Initiatives is found in Appendix F. (Items within the table in **bold** are categories and the items below are the projects that fall within the categories)

Mitigation Initiative 2015	Status	Comments
Beach Nourishment		
St. Augustine Beach (State Park to F St.)	Deferred	No funding available
Restoration of Emergency Berms in Summer Haven	Completed/Deferred	Berms were restored/On-going need for continued restoration after coastal storms
Summer Haven	Completed/Deferred	Re-nourished with sand/On-going need for continued nourishment
Marineland – Area from north end of revetment to northern Town limits	Deferred	No funding available
Surfside Area	Deferred	No funding available
Walk-over @ Mariners Watch	Deferred	No funding available
Education and Training		
Educate Prospective Home Buyers & Real Estate Professionals About Floodplains & Base Floor Elevations	Deferred (On-going)	Project is on-going through our CRS program
Educate Residents Of Financial / Insurance Benefits Of Preparing Their Homes For Natural Disasters	Deferred (On-going)	Project is on-going through our public outreach programs
NIMS Compliance and Training	Deferred/Complete (On-going)	Multiple NIMS Training Courses are held throughout the year. Through these training courses we become NIMS compliant
GIS Enhancements for Mitigation Activities Countywide	Ongoing	Project ongoing
Expand/Enhance/Improve Utilities		

Rehabilitation of existing sewer system in Abbot Tract	Ongoing	Portions of project underway
Expansion of City of St. Augustine Water Treatment Facility	Deferred	No funding availability
Rehabilitation of existing sewer system in the Town of Hastings	Ongoing	Portions of project underway
Rehabilitation of existing sewer system in Oyster Creek	Ongoing	Portions of project underway
Potable Water System Improvements in the Town of Hastings	Deferred	No funding available
Upgrade faulty septic systems	Deferred (on-going)	Septic tanks are replaced as improvements are made to properties – on-going
Electrical Utilities Underground - St. Augustine Beach along A1A	Deferred	No funding available
Electrical Utilities Underground -South Anastasia Island	Deferred	No funding available
Electrical Utilities Underground – Ponte Vedra Beach	Deferred	No funding available
Flood/Repetitive Loss Mitigation		
Flood Mitigation on King St.	Ongoing	Portion of project underway
Relocation of Fire Station 11 out of Evacuation Zone	Completed	Completed 2019
Drainage Ditch Maintenance for flood control	Deferred (ongoing)	Drainage ditch maintenance is ongoing.
Flood Mitigation on Repetitive Loss Properties	Deferred (ongoing)	Flood Mitigation is ongoing when funding comes available
Flood Mitigation at S. Avenida Menendez Seawall Project	Completed	Completed 2014
Purchase Excavation Equipment (backhoes, etc.) for Flood Mitigation	Deferred (on-going)	Excavation Equipment is being purchased as funding becomes available
County Acquisition at Petty Branch Ravine Park (FCT Project)	Deferred	Funding options are being explored
Hazardous Materials Mitigation		
Education and training for hazardous materials incident response capability	Deferred (ongoing)	HazMat Team training is continuous throughout the year
Infrastructure and Structure Improvements		
-Retrofit Schools to increase Hurricane Evacuation Shelter spaces	Deferred (ongoing)	will continue with retro-fitting as money becomes available
Upgrade signalization at A1A and L'Atrium Dr.	Deferred	No funding availability
Upgrade Signalization at A1A and Marlin Ave	Deferred	No funding availability
Upgrade Signalization at A1A and PGA Tour Blvd.	Deferred	No funding availability

Upgrade Signalization at A1A and Ponte Vedra Lakes	Deferred	No funding availability
Upgrade Signalization at Wildwood Dr. and US 1	Deferred	No funding availability
Construct a new Emergency Communications Center outside storm surge zone	Started	Construction began in 2019
Improve Evacuation Route Signage	Deferred (on-going)	As older signs wear out and new roads are built signs are being upgraded – on-going
May Street @ Douglas (flooding) and at San Marco (constriction)	Started	FDOT construction underway
Functional Needs Evacuation Shelter	Deferred	No funding available
Install shutters on St. Johns County Fire Station #7	Deferred	Exploring other options for facility
Install generator for fuel pumps at SJC Public Works Facility	Deferred	No funding availability
Install permanent generators at lift stations	Ongoing	As funding becomes available
Construct a new Sheriff's Office Regional Command Center	Completed	Completed 2019
Mickler Road (from 210 to A1A) Improvements	Deferred (started)	Project is underway and nearing completion
Install generator panel at critical facilities to accept temporary generators	Deferred	No funding available
Install system of Dry Fire Hydrants, including priming pumps in Flagler Estates Area	Deferred	No funding available
A1A from Owens Avenue to SR 206 (Perform a safety study)	Deferred	No funding available
SR 206 evacuation improvements study from A1A to end of 206	Deferred	No funding available
Master Drainage Improvements		
16 Mile Creek Surface Water Improvements	Deferred	Project is partially underway, awaiting more funding
Dam at Lake Belouthahatchee	Deferred	No funding available
Deep Creek Master Drainage Study	Deferred	Study is nearing completion, awaiting more funding
Deep Creek Revitalization	Deferred	No funding availability
Dobbs Road basin Improvements	Deferred	No funding availability
Intersection improvements within Flagler Estates Road and Water District	Deferred	No funding availability
Irma Way Subdivision Drainage	Deferred	No funding availability
Jack Wright Island Road Drainage Improvements	Deferred	No funding availability

Lake Maria Sanchez Drainage Improvements – Cordova, Grenada, Bridge	Renamed/changed	Project changed and renamed – currently funded under Hurricane Matthew HMGP
Masters Drive Rehabilitation/Drainage	Deferred	Project partially completed
North Beach Drainage	Deferred	No funding availability
Oyster Creek Basin Drainage Improvements	Deferred	Project partially completed
Poinsettia/Kings Estate Road/South Fox Creek	Renamed Changed	Project split into separate projects, submitted for funding under Hurricane Irma HMGP
Roscoe Blvd Outfall Improvements	Ongoing	Project underway
Set up pre-contracts for temporary flood pumps	Deferred	Contracts are being established on an on-going basis
Sunset Park Subdivision (Matanzas River/East Creek)	Ongoing	Portion of project underway
West King Street Corridor Improvement Plan	Partially underway	Project split into smaller projects. Portion of project underway.
Planning		
Develop Post-Disaster Redevelopment Standards For Infrastructure And Structures	Deferred	No funding available and a shortage of internal staff
Wildfire Mitigation		
Pruning Trees and Clearing Brush near Structures	Deferred (on-going)	On-going with control burns, mowing, and trimming

Section VII - Funding

A. Funding Sources

The following table provides current information on sources of available funding that is used for hazard mitigation projects. The table includes the name of the grant, the sponsoring agency, type of assistance available and who is eligible. As additional or updated information becomes available the list will be amended accordingly.

NAME OF GRANT	SPONSORING AGENCY	TYPE OF ASSISTANCE AVAILABLE	ELIGIBILITY
Hazard Mitigation Grant Program	FEMA	Monetary	Only after a disaster
Pre-Disaster Mitigation Program	FEMA	Monetary	Pre-Disaster
National Flood Insurance Program	FEMA	Monetary and Technical	Flood Insurance
Flood Mitigation Assistance Program	FEMA	Monetary and Technical	States and Communities
Community Development Block Grant – Mitigation	HUD	Monetary and Technical	Tied to Disaster Funding
Repetitive Flood Claims	FEMA/National Flood Insurance Program	Monetary and Technical	Individual flood claims reaching a pre-set threshold
Severe Repetitive Loss	FEMA/National Flood Insurance Program	Monetary and Technical	Individual flood claims reaching a pre-set threshold
Residential Construction Mitigation Program	State of Florida	Monetary and Technical	Assistance for individual hardening of homes

APPENDIX A

Hazards Quick Reference Table

St. Johns County Hazards Quick Reference Table

Hazard	Hurricanes and Tropical Storms
Description	A Hurricane is a tropical cyclone characterized by thunderstorms and defined surface wind circulation, developing over warm waters and caused by the atmospheric instability created by the collision of warm air with cooler air. Hurricane winds range from 75 mph to 155+ mph. Wind damage and storm surge are associated with hurricanes as well as tropical storms. Tropical storms are tropical cyclones with sustained winds greater than 39 mph and less than 74 mph.
Location and Extent	St. Johns County is a coastal county and may have storm surge and high wind associated with hurricanes along coastal areas, as well as surge effects associated with the St. Johns River. Areas of particular vulnerability include the entire shoreline of the St. Johns River and its associated tributaries. Coastal areas including St. Augustine, St. Augustine Beach, Ponte Vedra, Summer Haven, and Vilano Beach are not only vulnerable to storm surge, these areas are also vulnerable to the high winds associated with a hurricane as are areas at higher elevations.
Vulnerability***	High
Previous Occurrences	In 2016 Category 3 Hurricane Matthew passed within 50 statute miles of St. Johns County causing significant storm surge flooding and damage. In 2017 Hurricane Irma passed west of St. Johns County causing significant storm surge flooding along the Atlantic coast and St. Johns River shore. In 1964 Hurricane Dora came ashore in Northern St. Johns County and is the most recent hurricane to make landfall in the Northeast region. The following storms, while not making landfall in northeast Florida caused damage in the area, Hurricane Floyd in 1999, Hurricane Irene in 1999, Tropical Storm Gabrielle in 2001, Hurricane Charley, Hurricane Frances, and Hurricane Jeanne in 2004, Tropical Storm Ophelia in 2005, Tropical Storms Alberto and Ernesto in 2006, Tropical Storm Fay in 2008, and Tropical Storms Beryl and Debbie in 2012, Major Hurricane Matthew 2016, Hurricane Irma 2017, Hurricane Dorian 2019.
Impact	The impact of Hurricanes/Coastal Storms could be devastating to the Jurisdictions within St. Johns County. The impacts would include partial and total destruction of homes, businesses and infrastructure from wind and floods and a disruption of services to the community. The population that does not evacuate could suffer dire consequences as a result of a Coastal Storm/Hurricane.
Probability of Future Occurrences**	High
Risk Level*	High
References	Statewide Regional Hurricane Evacuation Study, www.floridadisaster.org , St. Johns County CEMP, NWS, NHC

St. Johns County Hazards Quick Reference Table

Hazard	Storm Surge
Description	A storm surge is an onshore surge of water associated with a low pressure weather system, typically a tropical cyclone . Storm surge is caused primarily by high winds pushing on the ocean's surface. The wind causes the water to pile up higher than the ordinary sea level . Low pressure at the center of a weather system also has a small secondary effect. It is this combined effect of low pressure and persistent wind over a shallow water body which is the most common cause of storm surge flooding problems.
Location and Extent	Areas of particular vulnerability include the entire coastline of St. Johns County, the Intracoastal Waterway and the shoreline of the St. Johns River and its associated tributaries. SLOSH Data indicates that Storm Surge could be up to 22 feet deep in some areas of St. Johns County.
Vulnerability***	Medium
Previous Occurrences	Category 3 Hurricane Matthew passed within 50 statute miles of St. Johns County causing significant storm surge flooding of 4 – 7 feet above ground along coastal areas of St. Johns County in 2016. In 2017 Hurricane Irma passed west of St. Johns County causing significant storm surge flooding along the Atlantic coast and St. Johns River shore. Some minor surge associated with Hurricanes Frances and Jeanne in 2004. Hurricane Dora in 1964 (specific surge information not available).
Impact	The impact of Storm Surge on St. Johns County and the jurisdictions that lie within its boundaries would include partial and total destruction of homes, businesses and infrastructure from salt water intrusion and wave action, and a disruption to services to the community. The population that does not evacuate could suffer dire consequences as a result of storm surge.
Probability of Future Occurrences**	High
Risk Level*	High
References	Statewide Regional Hurricane Evacuation Study, St. Johns County CEMP, NHC
Map	Yes

St. Johns County Hazards Quick Reference Table

Hazard	High Winds
Description	Strong damaging winds associated with powerful storms such as hurricanes and tropical storms.
Location And Extent	Areas along the coastline, the Intracoastal Waterway, and the St. Johns River appear to be most susceptible to high winds from a hurricane. Category 3 Hurricane Matthew in 2016 and Hurricane Irma in 2017 brought hurricane force winds to St. Johns County, winds of that magnitude and worse could be expected again.
Vulnerability***	Medium
Previous Occurrences	In 2016 Hurricane Matthew brought hurricane force winds of 75-80 mph along coastal areas of St. Johns County, with Tropical Storm Force Winds impacting all of St. Johns County. In 2017 Hurricane Irma brought hurricane force winds of 75-80 mph throughout much of St. Johns County. In 2004 Hurricanes Charley, Frances and Jeanne, Tropical Storm Fay in 2008, and Tropical Storms Beryl and Debbie in 2012 caused wind damage in areas throughout the County. Hurricane Dora in 1964 caused damages from high winds.
Impact	The impacts of high winds can include a failure of structures, homes and businesses, damage to infrastructure, including the electrical grid, and a disruption in services to the community. The population could suffer severe injuries and possibly death.
Probability of Future Occurrences**	High
Risk Level*	High
References	National Climatic Data Center, St. Johns County CEMP, NHC, NWS

St. Johns County Hazards Quick Reference Table

Hazard	Severe Thunderstorm and Lightning
Description	A severe thunderstorm is defined as a thunderstorm containing one or more of the following phenomena: hail 2/4" or greater, winds gusting in excess of 57.5 mph, and/or a tornado. Severe weather can include lightning, tornadoes, damaging straight-line winds, and large hail. As a thunderstorm grows, electrical charges build up within the cloud. Oppositely charged particles gather at the ground below. The attraction between positive and negative charges quickly grows strong enough to overcome the air's resistance to electrical flow. Racing toward each other, they connect and complete the electrical circuit. Charges from the ground then surge upward at nearly one-third the speed of light and produce a bright flash of lightning.
Location And Extent	All of St. Johns County is susceptible to the effects of severe thunderstorms and lightning. The most probable time for occurrence is summer when thunderstorms, producing lightning can happen daily. Winds gust of up to 70 knots have occurred in the past and could be expected in the future. As many as 1000 cloud-to-ground lightning strikes could occur within a 60-minute severe thunderstorm.
Vulnerability***	Low
Previous Occurrences	Between 2015 - 2019, 60 thunderstorm events with wind gust over 45 knots were recorded in St. Johns County.
Impact	The impacts to St. Johns County and its municipalities could include damage to homes, businesses, infrastructure and a disruption in services to the community. The population could suffer severe injuries and possibly death.
Probability of Future Occurrences**	High
Risk Level*	High/Medium
References	National Climatic Data Center, National Weather Service Storm Prediction Center, St. Johns County CEMP

St. Johns County Hazards Quick Reference Table

Hazard	Tornado
Description	A violently rotating column of air that extends from a thunderstorm down to the ground, and can reach wind speeds of 250 mph or more.
Location And Extent	All of St. Johns County is susceptible to the effects of a tornado. Two F-3 Tornadoes have touched down in St. Johns County's history, if conditions were right we could expect at least an F-3 in the future.
Vulnerability***	Low
Previous Occurrences	In the time period of 1950 - 2019, 59 tornadoes were reported in St. Johns County, Including 9 which occurred 2014 – 2019.
Impact	The impacts to St. Johns County and its municipalities could include complete destruction of homes, businesses, infrastructure and a disruption in services to the community. The population could suffer severe injuries and possibly death
Probability of Future Occurrences**	Medium
Risk Level*	High/Medium
References	National Climatic Data Center, National Weather Service Storm Prediction Center, St. Johns County CEMP

St. Johns County Hazards Quick Reference Table

Hazard	Floods
Description	Floods happen when the water draining from a watershed, from excessive rainfall, exceeds the capacity of the river or stream channel to hold it. Water overflows onto the nearby low-lying lands called “floodplains”. In relatively flat flood plains, land may stay covered with shallow, slow moving water for days or even weeks. Some coastal flooding may be caused by the storm surge associated with tropical storms and hurricanes.
Location and Extent	St. Johns County has an abundance of low lying areas that flood with excessive rainfall and/or storm surge. Areas that can experience extreme flooding are downtown St. Augustine, Hastings, and Flagler Estates. In these areas roads may have to be closed due to localized flooding. The highest flood waters (freshwater, non-storm surge) on record for St. Johns County occurred in Flagler Estates on September 14th – 15th, 2001 as a result of Tropical Storm Gabrielle. The water reached a depth of 3 feet on Flagler Estates Boulevard and surrounding areas. If conditions were right this extent of flooding, or possibly more, could be experienced in the future.
Vulnerability***	Medium
Previous Occurrences	Between 2015 and 2014 St. Johns County has had 12 reported flood events. Five flooding events occurred in 2015, One in 2016, and six in 2017. Each of these is expanded upon in the hazard section of the Strategy.
Impact	The impacts to St. Johns County and its municipalities could include complete destruction of homes, businesses, infrastructure and a disruption in services to the community. The environment could suffer long term effects and the population could suffer severe injuries and possibly death.
Probability of Future Occurrences**	High
Risk Level*	Medium/High
References	National Climatic Data Center; St. Johns County CEMP; NWS
Map	Yes

St. Johns County Hazards Quick Reference Table

Hazard	Wildfire
Description	An uncontrolled fire that spreads through and consumes vegetative fuels and any other flammable materials in its path.
Location And Extent	St. Johns County is transforming from a rural county, to one which is much more urban in nature, but a large percentage of its land area is still covered in forest. As a result many areas of the County are susceptible to wildfire. The most vulnerable areas are those generally located at the urban/wildland interface. These are areas where subdivisions occur adjacent to large undeveloped areas of forested lands. In 1998 approximately 12,842 acres burned in some of the worst wildfires St. Johns County has ever experienced, we could potentially experience these conditions in the future.
Vulnerability***	Medium. High during drought conditions; High, December through June when rainfall amounts typically decrease.
Previous Occurrences	Significant wildfire events (>100 acres) have been recorded in St. Johns County in 1985, 1990, 1993, 1998, 1999, 2004, 2007, and 2011, 2016. These wildfire events correlated with drought periods and the typical Florida dry season. Very active fire events in the past have commonly occurred in May-June.
Impacts	The impacts to St. Johns County and its municipalities could include complete destruction of homes, businesses, infrastructure and a disruption in services to the community. The environment could suffer long term effects and the population could suffer severe injuries and possibly death.
Probability of Future Occurrences**	High
Risk Level*	Medium/High
References	Florida Forest Service; St. Johns County CEMP
Map	Yes

St. Johns County Hazards Quick Reference Table

Hazard	Hazardous Materials
Description	The accidental release or spill of hazardous chemicals into the environment where human, plant, or animal life would be endangered.
Location And Extent	Areas in the vulnerability zone around facilities that contain hazardous materials are susceptible to hazards associated with accidents and/or spills. Areas adjacent to main transportation routes that transport hazardous materials are also susceptible to the hazards associated with accidents and spills. The following previous occurrences demonstrate the potential for future extent of a hazardous materials incident in St. Johns County.
Vulnerability***	Medium
Previous Occurrences	2004 - Hydro Aluminum – Transport truck experienced a severe acid leak while still on property. 2008 – Suburban Propane – Large Propane tank used to fill trucks started leaking and caused a 1 square mile evacuation. 2009 – Fuel truck on Interstate 95 was shot and began leaking. St. Johns County Hazardous Materials team was called and patched the leak. 2011 a fuel truck ignited while refueling a BP Gas Station, above ground gas tanks ignited and caused several large explosions, areas immediately adjacent to the gas station were evacuated, no homes were damaged but the gas station was a total loss. Monetary damage estimates for this incident are not available.
Impact	The impacts to St. Johns County and its municipalities could include a disruption in services to the community. The environment could suffer long term effects and the population could suffer severe injuries and possibly death
Probability of Future Occurrences**	Medium
Risk Level*	Medium
References	St. Johns County CEMP; St. Johns County Terrorism Annex
Map	No

St. Johns County Hazards Quick Reference Table

Hazard	Terrorism
Description	A violent act, economically destructive act, or any act dangerous to human life, including the unlawful force or violence against a person or property to intimidate or coerce government, civilians, or any segment thereof, usually for political or ideological purposes.
Location And Extent	Acts of terrorism can potentially occur anywhere in the County, although there are few targets in St. Johns County. The extent of any act of terrorism could devastate the community and potentially destroy infrastructure, leaving residents without basic life necessities.
Vulnerability***	Low
Previous Occurrences	None
Impact	The impacts to St. Johns County and its municipalities could include complete destruction of homes, businesses, infrastructure and a disruption in services to the community. The environment could suffer long term effects and the population could suffer severe injuries and possibly death
Probability of Future Occurrences**	Low
Risk Level*	Low
References	St. Johns County CEMP; St. Johns County Terrorism Annex
Map	Critical Facilities Map Available upon request

St. Johns County Hazards Quick Reference Table

Hazard	Drought/Heat Wave
Description	Drought is a normal climatic occurrence and is recognized as a deficiency of precipitation over an extended period of time. The Palmer Drought Severity Index (PDSI) is an index of the relative dryness or wetness of an area. The PDSI indicates the prolonged and abnormal moisture deficiency or excess. The PDSI is an important climatological tool for evaluating the scope, severity, and frequency of prolonged periods of abnormally dry or wet weather. Typically May-June have the highest drought numbers. A heat wave is when temperatures are abnormally and uncomfortably hot for an extended period of time.
Location And Extent	All of St. Johns County is susceptible to the effects of drought caused by low precipitation levels. Agricultural lands and forest lands are the most at risk during drought due to the loss of crops and the increased potential for wildfires. The highest ever recorded temperature in St. Johns County was 103*, this would be considered the extreme heat extent. The potential extent of a drought could last years and be a -4.0 on the PDSI.
Vulnerability***	Low – Even though extended periods of drought are common due to fluctuating rainfall patterns.
Previous Occurrences	The NWS has recorded a rainfall deficit in 1997-2002 coinciding with a La Nina event. The Palmer Drought Severity Index is a long term drought indication index that measures trends in rainfall and soil moisture amounts. The Palmer index shows that the years 1999-2001 were severe drought years for St. Johns County. A short Term Drought was reported for 2007 in St. Johns County. In July 1986, St. Augustine recorded its highest ever temperature of a 103* F.
Impact	The impacts to St. Johns County and its municipalities could include a disruption in services to the community. The environment, especially agriculture, could suffer long term effects and the population could suffer severe injuries and possibly death
Probability of Future Occurrences**	Low-Medium
Risk Level*	Low
References	Florida Forest Service; St. Johns County CEMP; NWS
Map	No

St. Johns County Hazards Quick Reference Table

Hazard	Freeze/Winter Storm
Description	A winter storm is a meteorological event in which the dominant varieties of precipitation are forms that only occur at cold temperatures , such as snow or sleet , or a rainstorm where ground temperatures are cold enough to allow ice to form. These storms can cause rough surf and high winds that can lead to coastal erosion. Freezing occurs when temperatures are below freezing over a wide spread area for a significant period of time.
Location And Extent	All of St. Johns County is susceptible to the effects of a freeze, which could damage agricultural crops, but winter storms are not common to this area. Roads could be closed due to ice and snow and power outages could be widespread as a result of a winter storm.
Vulnerability***	Medium
Previous Occurrences	January 21, 1985, St. Johns County recorded the coldest ever temperature for the area at 10*, Christmas 1989 St. Johns County experienced an ice storm that caused road closures and power outages. “No Name” Storm of March 1993. Severe Nor’easters in 1996 and two in 2007. St. Johns County experiences Nor’easters every year but only the most severe have been noted here.
Impact	The impacts to St. Johns County and its municipalities could include damage to infrastructure and a disruption in services to the community. The environment, especially crops, could suffer effects of freezing temperatures and the population could suffer severe injuries and possibly death
Probability of Future Occurrences**	Medium
Risk*	Medium
References	St. Johns Co. CEMP; NWS
Map	No

* Risk = Vulnerability/Probability of Future Occurrences. Probability and Vulnerability are derived from the St. Johns County Comprehensive Emergency Management Plan and apply to the County and Municipalities.

** Probability of future occurrence is defined as High, Medium and Low. These will be rated as low = under 5% chance of occurring, medium, 5% - 15% chances of occurring, or High, greater than 15% chance of occurring annually. These ratings respond with the information presented in Appendix A.

*** Vulnerability - An adjective description (High, Medium, or Low) of the potential impact a hazard could have on St. Johns County. It is the ratio of population, property, commerce, infrastructure and services at risk relative to the entire County.

- HIGH: The total population, property, commerce, infrastructure and services of the county are uniformly exposed to the effects of a hazard of potentially great magnitude. The impact will likely be severe and of longer duration, and require substantial time, resources, and/or outside assistance to rectify. In a worst case scenario there could be a disaster of major to catastrophic proportions.
- MEDIUM: The total population, property, commerce, infrastructure and services of the county are exposed to the effects of a hazard of moderate influence; or the total population, property, commerce, infrastructure and services of the county are exposed to the effects of a hazard, but not all to the same degree; or an important segment of population, property, commerce, infrastructure or service is exposed to the effects of a hazard. There will likely be a measurable detrimental impact which may require some time to rectify and may require outside resources and/or assistance. In a worse case scenario there could be a disaster of moderate to major, though not catastrophic, proportions.
- LOW: A limited area or segment of population, property, commerce, infrastructure or service is exposed to the effects of a hazard. The hazard is not likely to have any measurable or lasting detrimental impact of a particular type and consequences will likely be rectified promptly with locally available resources. In a worst case scenario there could be a disaster of minor to moderate proportions.
- Multiple ratings indicate detrimental impacts might easily vary within the range indicated.

Appendix B

References

Plans, Studies, Reports, and Other Document Reviewed

- St. Johns County Comprehensive Plan
- City of St. Augustine Comprehensive Plan
- City of St. Augustine Beach Comprehensive Plan
- St. Johns County Comprehensive Emergency Management Plan
- Strategic Regional Policy Plan

Appendix C

Dispute Resolution Document

CHAPTER 29D-6 NORTHEAST FLORIDA REGIONAL COUNCIL DISPUTE RESOLUTION

29D-6.001 Purpose.

(1) In recognition of the Northeast Florida Regional Planning Council's (NEFRPC) role in facilitating intergovernmental problem solving, a voluntary regional dispute resolution process (RDRP) is hereby established to reconcile differences on planning, growth management, disputes arising from the intergovernmental review required by local government intergovernmental coordination element, or inconsistencies between port master plans and local government comprehensive plan, and other issues among local governments, regional agencies and private interests. Components of the RDRP consists of: process initiation; situation assessment; settlement meetings, mediation or advisory decision making; and settlement agreements.

(2) Use of this process shall not alter a jurisdiction's, organization's, group's or individual's right to judicial or administrative determination of any issue if that entity is entitled to such a determination under statutory or common law.

(3) Participation in the RDRP as a named party or in any other way does not convey or limit intervenor status or standing in any judicial or administrative proceedings.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

29D-6.002 Definitions.

(1) Situation Assessment – is a procedure of information collection that may involve review of documents, interviews and/or assessment meetings leading to a written and/or verbal report(s) identifying: the issues in the dispute; the stakeholders; information needed before a decision can be made; and a recommendation on the best dispute resolution procedures.

(2) Pre-initiation meetings – are opportunities for a party to discuss the suitability to the RDRP with the RPC staff for resolving their dispute before formally initiating the RDRP.

(3) Facilitation – is a procedure in which a facilitator helps the parties design and follow a meeting agenda and assists parties to communicate more effectively throughout the process. The facilitator has no authority to make or recommend a decision.

(4) Mediation – is a procedure in which a neutral third party assists disputing parties in a negotiation process to explore their interests, develop and evaluate options, and reach a mutually acceptable agreement without prescribing a resolution. A mediator may take more control of the process than a facilitator and usually works in more complex cases where a dispute is more clearly defined.

(5) Advisory Decision Making – is a procedure aimed at enhancing the effectiveness of negotiations and helping parties more realistically evaluate their negotiation positions. This procedure may include fact finding, neutral evaluation, and/or advisory arbitration in which a neutral party or panel listens to the facts and arguments presented by the parties and renders a non-binding advisory decision.

(6) Jurisdiction – is any local government or regional agency.

(7) Named Party(ies) – shall be any jurisdiction, public or private organization, group or individual who is named in an initiation letter, including the initiating jurisdiction, or is admitted by the named parties to participate in settlement of a dispute pursuant to

subsections 29D-6.003(1), (2) and (3), F.A.C. Being a named party in the RDRP does not convey or limit standing in any judicial or administrative proceeding.

(8) Representative – is an individual who is given guidance and authority to act, to the extent possible; by a named party in a RDRP case. This individual shall be designated by the process set forth pursuant to Rule 29D-6.003, F.A.C.

(9) Initiation Letter – is a letter from a jurisdiction formally identifying a dispute and asking named parties to engage in this process to resolve the dispute, and, at a minimum, attend the initial settlement meeting. Rule 29D-6.010, F.A.C., specifies what is required in an initiation letter.

(10) Response Letter – is a letter which formally notifies the initiator, the Northeast Florida Regional Planning Council, and other named parties that a party is willing to participate in the RDRP and, at a minimum, attend at least one settlement meeting. Subsection 29D-6.010(3), F.A.C., specifies what must be included in a response letter.

(11) Settlement Agreement – may be voluntarily approved by the individual or governing body authorized to bind the named party. Agreements may take the form of memorandums of understanding, contracts, interlocal agreements or other for mutually agreed to by the signatory parties or as required by law. A settlement, may be agreed to by some or all of the named parties.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History–New 7-5-94.

29D-6.003 Participation.

(1) Named parties shall automatically be allowed to participate in the RDRP. Other jurisdictions, public or private organizations, groups, or individuals suggested by a named party in response letters or during RDRP meetings or submitting a petition to participate, may become named parties if agreed to by two-thirds majority of the named parties, except as provided in subsection 29D-6.003(2), F.A.C.

(2) All initiation and response letters made in accordance with intergovernmental coordination elements (ICE) of local government comprehensive plans; or involving consistency between port master plans and local comprehensive plans shall only list affected jurisdictions as named parties. The named parties may at the initial settlement or subsequent RDRP meetings add public or private named parties by mutual agreement of all the current named parties.

(3) Other jurisdictions, public or private organizations, groups or individuals seeking to become a named party shall submit to the Northeast Florida Regional Planning Council staff a written petition to participate, including reasons for the request and information required in subsection 29D-6.010(2), F.A.C. Such jurisdictions, public or private organizations, groups, or individuals shall become named parties if agreed to by a two-thirds majority of the named parties, prior to or during RDRP meetings; except as pursuant to subsection 29D-6.003(2), F.A.C. Named parties who do not respond within 10 calendar days of the initiation letter may not participate in the RDRP unless they submit a petition to participate.

(4) Each named party shall designate a representative in writing, or be represented by the chief executive officer. Jurisdictions are encouraged to designate a representative to participate in the RDRP in advance of initiating or receiving a request.

(5) Any named party may invite individuals or organizations to attend meetings under this process who can provide information and technical assistance useful in the resolution of the dispute. The parties, by agreement, or the presiding neutral shall determine when and under what circumstances such invited parties may provide input.

(6) All communications by a named party called for in this process shall be submitted to all other named parties and the NEFRPC staff in writing.

(7) All named parties who agree to participate in this process commit to a good faith effort to resolve problems or disputes.

(8) Any named party may withdraw from participation in the RDRP upon written notice to all other parties and the Northeast Florida Regional Planning Council staff.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

29D-6.004 Cost.

(1) The Northeast Florida Regional Planning Council shall be reimbursed for actual costs, both direct and indirect, associated with the implementation of this process.

(2) The costs of administration, situation assessment, settlement meetings, mediation or advisory arbitration shall be split equally between the parties or according to other agreed upon allocation.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

29D-6.005 Timeframes.

(1) The initial settlement meeting shall be scheduled and held within 30 days of the date of the initiation letter at a time and place convenient to the named parties.

(2) Additional settlement meetings, mediation or advisory decision-making shall be completed within forty-five (45) days of the date of conclusion of the initial settlement meeting.

(3) Where necessary to allow this process to be effectively carried out, named parties should address deferring or seeking stays of judicial or administrative proceedings.

(4) All timeframes specified in this rule may be shortened or extended by mutual agreement of the named parties.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

29D-6.006 Administrative Protocols.

(1) The Council is responsible for implementation of RDRP. Council staff shall serve as facilitator, if agreeable to the named parties, and shall perform the administrative procedures necessary to implement the processes set forth in this rule. A Council member(s) or Council staff may serve as mediator or arbitrator if agreeable to the named parties.

(2) Administrative duties provided by the Council staff may include: conducting pre-initiation meetings; administering procedures related to process initiation; conducting

situation assessments; maintaining a list of qualified mediators; securing the services of mediators; arranging meetings; and invoicing.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

29D-6.007 Public Notice Records and Confidentiality.

(1) Applicable public notice and public records requirements shall be observed as required by Chapters 119, 120, 286 or other Florida Statutes.

(2) Participants in this process agree by their participation that no comments, meeting records, or written or verbal offers of settlement shall be entered by them as evidence in subsequent judicial or administrative action.

(3) To the extent permitted by law, mediation under this process will be governed by the confidentiality provisions of Chapter 44.302(2), F.S.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

29D-6.008 Pre-Initiation Meeting.

A jurisdiction, organization, group, or individual contemplating initiation of this process may request an informal pre-initiation meeting with Council staff in order to ascertain whether the potential dispute would be appropriate for this process.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

29D-6.009 Situation Assessment.

(1) A jurisdiction, organization, group, or individual may request that the RPC staff or other neutral party perform a situation assessment at any time, before or after initiation of the process.

(2) The situation assessment may involve examination of documents, interviews and/or assessment meetings, and shall recommend issues to be addressed, parties that may participate, appropriate resolution procedures and a proposed schedule.

(3) The situation assessment is intended to examine the nature of the dispute; identify affected and potential parties; and assist the parties to evaluate appropriate dispute resolution procedures.

(4) The situation assessment shall be performed by Council staff, unless the Council is a named party. In those cases where the Council is a named party, the situation assessment will be performed by a neutral agreeable to all the named parties.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

29D-6.010 Initiation of the Procedure.

(1) This process is initiated by an initiation letter from the representative of the governing body of a jurisdiction to the named parties involved in the dispute and to the NEFRPC

staff. The initiation letter must be accompanied by a resolution of the governing body authorizing initiation or by a copy of a written authorization of a representative to initiate requests to use the RDRP.

(2) Such an initiation letter shall identify: the issue to be discussed; named parties to be involved in the dispute resolution process; the initiating party's representatives and others who will attend, and a brief history of the dispute indicating why it is appropriate for this process.

(3) Private interests may ask any jurisdiction to initiate the process.

(4) Named parties shall send a response letter to the NEFRPC staff, and all other parties confirming their willingness to participate in a settlement meeting within ten 10 calendar days of receipt of the initiation letter. This response shall include any additional issues and potential named parties the respondent wishes considered, as well as, a brief history of the dispute and description of the situation from the respondent's point of view.

(5) Upon receipt of a request the NEFRPC shall assess its interest in the case. If the NEFRPC is a named party or sees itself as a potential party, it shall notify the named parties of the nature of its interest and ascertain whether the parties desire an outside facilitator for the initial settlement meeting.

(6) The NEFRPC may not initiate the RDRP but may recommend that a potential dispute is suitable for this process and transmit its recommendation to potential parties, who may, at their discretion, initiate the RDRP.

(7) The NEFRPC staff shall schedule a meeting at the most convenient time within thirty (30) days of the date of the initiation request.

(8) Any dispute which arise from the intergovernmental review required by local government intergovernmental coordination element, or from inconsistencies between port master plans and local government comprehensive plan shall automatically be accepted for dispute resolution by the NEFRPC.

(9) In the event that a dispute involves jurisdictions under two or more regional planning councils, the process adopted by the region of the initiating jurisdiction shall govern, unless the named parties agree otherwise.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

29D-6.011 Settlement Meetings.

(1) Settlement meetings shall, at a minimum, be attended by the named parties' representatives designated pursuant to subsection 29D-6.003(3), F.A.C.

(2) Settlement meetings may be facilitated by a NEFRPC staff member or other neutral facilitator acceptable to the parties and shall be held at a time and place acceptable to the parties.

(3) At the settlement meeting, the parties shall consider adding named parties, consider guidelines for participation, identify the issues to be addressed, present their concerns and constraints, explore options for a solution, and seek agreement.

(4) The parties shall submit a settlement meeting report in accordance with subsection 29D-6.015(4), F.A.C., of this process.

(5) If an agreed upon settlement meeting is not held or a settlement meeting produces no agreement to proceed to additional settlement meetings, mediation or advisory decision

making, any party who has agreed to participate in this procedure may proceed to: a joint meeting of governing bodies pursuant to Chapter 164, F.S., litigation, administrative hearing or arbitration, as appropriate.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

29D-6.012 Mediation.

(1) If two or more of the named parties submit a request for mediation to the NEFRPC staff, the NEFRPC shall assist them to select and retain a mediator or the named parties may request that the NEFRPC select a mediator.

(2) All disputes shall be mediated by a mediator who understands Florida growth management issues, has mediation experience and is acceptable to the parties. Parties shall consider but not be limited to mediators who are on the Florida Growth Management Conflict Resolution Consortium rosters or any other mutually acceptable mediator. Mediators shall be guided by the Standards of Professional Conduct, Florida Rules of Civil Procedure, Rule 10, Part II, Section 020-150.

(3) The parties shall submit a mediation report in accordance with subsection 29D-6.015(4), F.A.C., of this process.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

29D-6.013 Advisory Decision-Making.

(1) If two or more named parties submit a request for advisory decision making to the NEFRPC the NEFRPC shall assist the parties to select and retain an appropriate neutral or the parties may request the NEFRPC make the selection.

(2) All disputes shall be handled by a neutral who understands Florida growth management issues, has appropriate experience and is acceptable to the parties.

(3) The parties shall submit an advisory decision-making report in accordance with subsection 29D-6.015(4), F.A.C., of this process at the conclusion.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

29D-6.014 Settlement Agreements and Reports.

(1) The form of all settlements reached through this process shall be determined by the named parties, and may include interlocal agreements, concurrent resolutions, memoranda of understanding, plan amendments, deed restrictions or other forms as appropriate.

(2) Agreements signed by designated representatives shall be in the form of recommendations to formal bodies and subject to their formal approval.

(3) Agreements may be reached by two or more named parties even if all of the named parties do not agree or do not sign a formal agreement if the agreement does not effect the rights of the other named parties that do not sign the agreement.

(4) After settlement meetings, mediation, or advisory decision making under this process, the named parties shall submit a joint report to the NEFRPC staff which shall, at a minimum, include:

- (a) Identification of the issues discussed and indicating which were resolved;
- (b) A list of potentially affected or involved jurisdictions, organizations, groups, or individuals (including those which may not be named parties);
- (c) A description of agreed upon next steps, if any, including measures for implementing agreements reached;
- (d) A time frame for starting and ending informal negotiations, additional settlement meetings, mediation, advisory decision-making, joint meetings of elected bodies, administrative hearings or litigation, and;
- (e) Any additional NEFRPC assistance requested.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

29D-6.015 Other Dispute Resolution Processes.

(1) In addition to the RDRP under Section 186.509, Florida Statutes, parties may consider the applicability of other resolution processes within Florida Statutes, including: Intergovernmental Coordination Element, Section 163.3177(6)(h)(1) & (2), F.S., Port Master Plans, Section 163.3178, F.S.; Community Residential Homes, Section 419.001(5), F.S.; Cross Acceptance Negotiation Process, Section 186.505(22), F.S.; Location of Spoil Sites, Section 380.27, F.S.; Administrative Procedures Act, Chapter 120, F.S.; Florida Governmental Cooperation Act, Chapter 164, F.S.; Mediation Alternatives to Judicial Action, Chapter 44, F.S.

(2) When appropriate, parties may obtain a stay of judicial or administrative proceedings to provide time for RDRP negotiations.

Specific Authority 186.509 FS.

Law Implemented 186.509 FS.

History—New 7-5-94.

APPENDIX D

Resolutions

RESOLUTION NO 17-01

**RESOLUTION OF THE ST. JOHNS COUNTY LOCAL MITIGATION
STRATEGY TASKFORCE, ACCEPTING THE ST. JOHNS COUNTY LMS
DOCUMENT**

WHEREAS, The St. Johns County Local Mitigation Strategy (LMS) Taskforce was created in August 1998, with the responsibility of developing a disaster mitigation plan; and

WHEREAS, the St. Johns County LMS Taskforce has completed a Local Mitigation Strategy plan which has been reviewed by the Florida State Division of Emergency Management as meeting the criteria for such plans; and

WHEREAS, this Local Mitigation Strategy plan is intended to provide a strategy to mitigate dangers and costs associated with weather and man made hazards and to provide a priority for recovery in the event of a hazardous event occurring in St. Johns County; and

WHEREAS, the Local Mitigation Strategy was updated after Hurricane Matthew and its Major Disaster Declaration as required by Federal Rule 44 CFR §201.6.

NOW, THEREFORE, BE IT RESOLVED that the St. Johns County LMS Taskforce, hereby accepts the St. Johns County Local Hazard Mitigation Plan.

Unanimously adopted by the St. Johns County LMS Taskforce during a regularly scheduled meeting organized by St. Johns County Emergency Management, February 23, 2017.



Kelly Wilson
LMS Taskforce Chairperson

RESOLUTION NO. 2017 - 110

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA MAKING FINDINGS OF FACT; APPROVING AND ADOPTING THE ST. JOHNS COUNTY LOCAL MITIGATION STRATEGY PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, this Local Mitigation Strategy Plan is intended to provide a strategy to mitigate dangers and costs associated with weather and man made hazards and to provide a priority for recovery of hazardous events occurring in St. Johns County; and

WHEREAS, the St. Johns County Local Mitigation Strategy (LMS) Taskforce was created in August 1998, with the responsibility of developing a Local Hazard Mitigation Plan; and

WHEREAS, the St. Johns County Local Mitigation Strategy Taskforce has completed a Local Mitigation Strategy Plan which has been reviewed by the Florida State Division of Emergency Management as meeting the criteria for such plans and was last approved by the St. Johns County Board of County Commissioners in 2015; and

WHEREAS, St. Johns County in accordance with the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended (42 U.S.C 5121-5206) shall prepare and adopt a jurisdiction wide Local Mitigation Strategy Plan as a condition of receiving project grant funds under the Hazard Mitigation Grant Program; and

WHEREAS, the Local Mitigation Strategy was updated after Hurricane Matthew and its Major Disaster Declaration as required by Federal Rule 44 CFR §201.6; and

WHEREAS, the Local Mitigation Strategy Taskforce accepted the revised Plan by unanimous vote on February 23, 2017;

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County:

1. The Board of County Commissioners adopts the above recitals as findings of fact.
2. The Local Mitigation Strategy Plan attached and incorporated herein as Exhibit A is hereby approved and adopted.
3. This resolution shall be effective upon its adoption by the Board of County Commissioners.

PASSED AND ADOPTED this 4th day of April, 2017.

ATTEST: Hunter S. Conrad, Clerk

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Pam Halterma*
Deputy Clerk

By: *[Signature]*
James K. Johns, Chair

Rendition Date: 4/6/17

Effective Date: 4/4/17



RESOLUTION 2015-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA ADOPTING A REVISED LOCAL MITIGATION STRATEGY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 252, Part I, Florida Statutes, provides for the State Emergency Management Act; and

WHEREAS, Section 252.46, Florida Statutes, provides the specific authority for Sections 27P-22.001 through 27P-22.007, Florida Administrative Code, which describes the process for application, project selection and distribution of funds under the Hazard Mitigation Grant Program; and

WHEREAS, Sections 27P-22.001 through 27P-22.007, Florida Administrative Code, define Local Mitigation Strategy (LMS) as a plan to reduce the identified hazards within a county; and

WHEREAS, on July 11, 2005, the City Commission passed and adopted Resolution 2005-14 and adopted the St. Johns County LMS; and

WHEREAS, over time, the City Commission has passed and adopted revisions to the St. Johns County LMS; and

WHEREAS, Sections 27P-22.001 through 27P-22.007, Florida Administrative Code, provide for the adoption of a LMS by resolution of the City Commission;

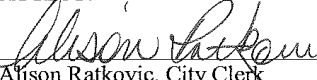
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

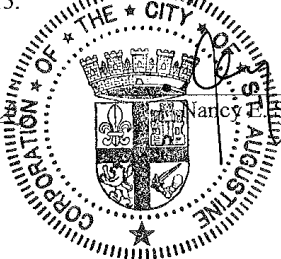
Section 1. Adoption of Local Mitigation Strategy. The City of St. Augustine hereby adopts the St. Johns County Local Mitigation Strategy, originally adopted by the St. Johns County LMS Task Force in 2004, with most current update and adoption in 2010, and revisions and updates made by the St Johns County LMS Task Force in February, 2010, May, 2010, February, 2013, September, 2013, October, 2014, January, 2015 and March 2015, attached hereto and incorporated herein by reference.

Section 2. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Commission for the City of St. Augustine, Florida this 13th day of April, 2015.

ATTEST:


Alison Ratkovic, City Clerk
(SEAL)




Nancy L. Shaver, Mayor-Commissioner

RESOLUTION #2015-003

RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HASTINGS ACCEPTING THE ST. JOHNS COUNTY LOCAL MITIGATION STRATEGY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Johns County Local Mitigation Strategy (LMS) Taskforce was created in August 1998, with the responsibility of developing a Local Hazard Mitigation Plan; and

WHEREAS, St. Johns County and its incorporated municipalities initiated development of the Local Mitigation Strategy Plan by entering into a contract; with the Florida State Department of Emergency Management; and

WHEREAS, the St. Johns County LMS Taskforce has completed a Local Mitigation Strategy Plan which has been reviewed by the Florida State Division of Emergency Management as meeting the criteria for such plans; and

WHEREAS, this Local Mitigation Strategy Plan is intended to provide a strategy to mitigate dangers and costs associated with weather and man made hazards and to provide a priority for recovery in the event of a hazardous events occurring in St. Johns County; and

WHEREAS, the Local Mitigation Strategy Taskforce accepted the Plan to be complete on March 19, 2015.

NOW THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Hastings hereby accepts the St. Johns County Mitigation Strategy Plan.

Adopted by the Town Commission of the Town of Hastings in Regular Session held in the offices of the Town Commission on this 13th Day of April, 2015.


Tom Ward
Mayor

ATTEST:


Shelby E. Jack
Town Manager, CMC

RESOLUTION 15-09

CITY OF ST. AUGUSTINE BEACH
ST. JOHNS COUNTY
FLORIDA

RE: TO ADOPT THE ST. JOHNS
COUNTY LOCAL MITIGATION
STRATEGY PLAN

The City Commission of St. Augustine Beach, St. Johns County, Florida, in regular meeting duly assembled on Monday, May 4, 2015, resolves as follows:

WHEREAS, the St. Johns County Local Mitigation Strategy (LMS) Taskforce was created in August 1998, with the responsibility of developing a Local Hazard Mitigation Plan; and

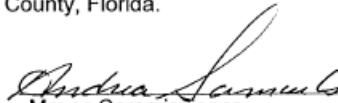
WHEREAS, this Local Mitigation Strategy Plan is intended to provide a strategy to mitigate dangers and costs associated with weather and man-made hazards and to provide a priority for recovery of hazardous events occurring in the City of St. Augustine Beach and St. Johns County; and

WHEREAS, the St. Johns County LMS Taskforce has completed a Local Mitigation Strategy Plan which has been reviewed by the Florida State Division of Emergency Management as meeting the criteria for such plans and was last approved by the City of St. Augustine Beach City Commissioners in 2009; and

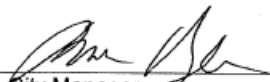
WHEREAS, the LMS Taskforce accepted the revised Plan by unanimous vote on March 19, 2015.

NOW, THEREFORE, BE IT RESOLVED, that the City Commission of the City of St. Augustine Beach, St. Johns County, Florida adopts the Local Mitigation Strategy Plan prepared by the LMS Taskforce.

RESOLVED AND DONE, this 4th day of May, 2015 by the City Commission of the City of St. Augustine Beach, St. Johns County, Florida.


Mayor-Commissioner

ATTEST:


City Manager

**SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA
RESOLUTION NUMBER 2017-24**

**A RESOLUTION BY THE SCHOOL BOARD OF SAINT JOHNS COUNTY, FLORIDA,
ADOPTING THE ST. JOHNS COUNTY LOCAL MITIGATION STRATEGY PLAN.**

WHEREAS, this Local Mitigation Strategy Plan is intended to provide a strategy to mitigate dangers and costs associated with weather and man made hazards and to provide a priority for recovery from hazardous events occurring in St. Johns County; and

WHEREAS, the St. Johns County Local Mitigation Strategy (LMS) Taskforce was created in August 1998, with the responsibility of developing a Local Hazard Mitigation Plan; and

WHEREAS, the St. Johns County Local Mitigation Strategy Taskforce has completed a Local Mitigation Strategy Plan which has been reviewed by the Florida State Division of Emergency Management as meeting the criteria for such plans; and

WHEREAS, St. Johns County in accordance with the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended (42 U.S.C 5121-5206) shall prepare and adopt a jurisdiction wide Local Mitigation Strategy Plan as a condition of receiving project grant funds under the Hazard Mitigation Grant Program; and

WHEREAS, the St. Johns County School Board participates and is a voting/executive committee member of the multi-jurisdictional Local Mitigation Strategy taskforce committee; and

WHEREAS, the Local Mitigation Strategy was updated after Hurricane Matthew and its Major Disaster Declaration as required by Federal Rule 44 CFR §201.6; and

WHEREAS, the Local Mitigation Strategy Taskforce accepted the revised Plan by unanimous vote on February 23, 2017; and

WHEREAS, by a majority vote, it was resolved by the School Board of St. Johns County, Florida, as follows:

1. The School Board hereby adopts the St. Johns County Local Mitigation Strategy plan as attached and incorporated herein as Exhibit A.
2. This resolution shall be effective upon its adoption by the School Board of St. Johns County.

PASSED AND ADOPTED by the School Board of St. Johns County, Florida on April 11, 2017

SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA

By: Tommy Allen
Tommy Allen
Its Chairperson

APPENDIX E

LMS Legal Notices, Meeting Minutes, & Sign-in Sheets



DIVISION OF EMERGENCY MANAGEMENT

St. Johns County, Florida
Home of the Nation's Oldest City

L. Stoughton
DIRECTOR OF EMERGENCY MANAGEMENT

100 EOC Dr.
St. Augustine, Florida 32092
(904) 824-5550
Fax (904) 824-9920

Minutes

St. Johns County Local Mitigation Strategy Task Force Meeting: March 19, 2015 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, March 19, 2015 at 2:00 p.m., at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Kelly Wilson – SJC Emergency Management
JC Costeira – St. Augustine Fire Department
Georgia Katz – SJC Planning
Reuben Franklin - City of St. Augustine
Dottie Acosta - SJC Property Appraisers Office
Jay Kamys - SJC Environmental Division
Chris Parker - SJC Sheriff's Office
Jeff Prevatt - SJC Fire Rescue
Nick Perpich – SJC Engineering
Linda Stoughton – SJC Emergency Management
Bill Douglas – Flagler Hospital
Douglas Dycus – FDOT
Tim Conner – FDOH
Jim Schock – SJC Building Services
Joe Howell – St. Augustine Beach Public Works

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and state the department or company each represented.

II. Old information

a. Discussion of minutes from September 18, 2014

A motion was made by Chris Parker to approve the minutes for the September 18, 2014 meeting; seconded by Dottie Acosta; motion carried unanimously.

b. Current Project Updates

Kelly Wilson asked the Taskforce to look at the Project list revisions and updated scoring that were made at the last meeting to assure the list was correct and as up-to-date as possible.

Reuben Franklin, City of St. Augustine - HMGP Project for the Seawall Project along Avienada Menendez has been completed and the final paperwork is being submitted to FEMA. Abbott Tract sewer rehabilitation complete. King Street drainage and utilities under design from Malaga to Bayfront with a 2018 start date. May Street utilities and drainage project under design with a 2017 start date.

Jeff Prevatt, St. Johns County Fire Rescue – Property for combined Fire Stations 5 & 11 has been purchased and architectural design of the facility has begun.

Linda Stoughton – Patriot Oaks Academy is being added as a general shelter with 500 shelter spaces for the 2015 hurricane season. Per a statewide shelter survey Hastings Community Center cannot be used as a Special Needs Shelter for 2015 due to window and roof issues. SJC EM is going to try and get the facility into the FDEM retrofit program to assist with the upgrades necessary to be used as a special needs shelter again.

III. New Information

a. *New Projects and Planning 2015

- a. Kelly Wilson advised the group that any new projects on the list will need to complete a LMS New Project form.

No further discussion followed.

b. Discuss Local Mitigation Strategy 5 year update

- a. Kelly Wilson advised the group of the status of the St. Johns County Local Mitigation Strategy as it pertains to the 5 year federally required review. She stated that the plan is very close to meeting the criteria and asked that a representative from each municipality be ready to bring the LMS before their respective commissions to be adopted as that will be the final part of the update. She then read SJC LMS Taskforce RESOLUTION NO 15-01 – Resolution of the St. Johns County Local Mitigation Strategy Taskforce, accepting the St. Johns County LMS Document.

Kelly Wilson called for a vote and all were in favor.

c. Discuss 2015 Meeting Dates (All Thursday at 2:00 pm)

- a. July 30, 2015
- b. November 19, 2015

Kelly Wilson reminded everyone that if someone has something that needs discussion or action a special meeting can be called.

No further discussion followed.

IV. Open Discussion

Jim Schock discussed the CRS process and where the County is in the process of being re-certified in the CRS Program.

Linda briefly discussed this year's Annual Hurricane Exercise and advised the group to mark the date for June 3, 2015. She then discussed the Hurricane Awareness Tour that will be at the Northeast Florida Regional Airport May 7, 2015.

Briefly discussed climate change and sea level rise as potential projects for mitigation. Kelly Wilson advised the group that FEMA recently sent out guidance stating that mitigation money can be used for sea level rise and climate change projects.

There was no further discussion.

V. Adjournment

There being no further business to conduct, the meeting adjourned at 2:45 P.M.

* Denotes action item

SIGN-IN SHEET
ST. JOHNS COUNTY LMS TASK FORCE
March 19, 2015

Joe Howell St. Augustine Beach jhowell@cityofsafl.org

NAME ORGANIZATION EMAIL

JAMES R SCHACK BUILDING SERVICES JSCHACK@SJCFI.US

Douglas Dyeus FDOT douglas.dyeus@dot.state.fl.us

Tim Connor FDOT timothy.connor@flhealth.gov

Bill Douglas Flagler Hospital bill.douglas@flaglerhospital.org

REUBEN FRANKLIN Co SA rfranklin@citystang.com

J.E. Costeria Co St Rep Fire Rep JACOSTERIA@CITYSTANG.COM

Jay Rams Environment Div jramsey@sjcfi.us

Linda Staughton SJCEM engingnt@sjcfi.us

J. Chris Parker SSSO CParker@SSSO.org

Nick Perpid Engineering nperpid@sscfi.us

Kelly Wilson SJCEM kwilson@sjcfi.us

Dottie Acosta Property Appraisers dottie.acosta@sjcfi.us

Jeff Prewett SSCFR JPrewett@SSCFI.US

Georgia Pate SSCFR gpate@sscfi.us

THE ST. AUGUSTINE RECORD

SJC EMERGENCY MANAGEMENT
100 EOC DRIVE
SAINT AUGUSTINE FL 32095

PUBLIC NOTICE
The quarterly meeting of the St. Johns County Local Mitigation Strategy Task Force will take place at 2:00 pm, on Thursday, March 19th, 2015, at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.
L712-15 Mar 9, 2015

Ref.#: L712-15
P.O.#: MTG 3-19

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

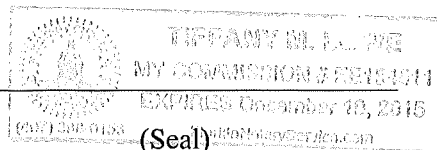
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **NICOLE CORRIVEAU**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement being a **NOTICE OF MEETING**
In the matter of **MITIGATION STRAT MTG - MEETING MARCH 19, 2015**
was published in said newspaper on **03/09/2015**

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

Sworn to and subscribed before me this _____ day of MAR 09 2015
by Tiffany Corriveau who is personally known to me
or who has produced as identification

Tiffany M. Zorn
(Signature of Notary Public)





DIVISION OF EMERGENCY MANAGEMENT

*St. Johns County, Florida
Home of the Nation's Oldest City*

L. Stoughton
DIRECTOR OF EMERGENCY MANAGEMENT

100 EOC Dr.
St. Augustine, Florida 32092
(904) 824-5550
Fax (904) 824-9920

Minutes

St. Johns County Local Mitigation Strategy Task Force Meeting: July 30, 2015 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, July 30, 2015 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Kelly Wilson – LMS Chairperson, SJC Emergency Management
Bob Growick – St. Augustine Fire Department
Georgia Katz – SJC Planning
Reuben Franklin - City of St. Augustine
Dottie Acosta - SJC Property Appraisers Office
Chris Parker - SJC Sheriff's Office
Tim Conner – FDOH
Jim Schock – SJC Building Services
Joe Howell – St. Augustine Beach Public Works
Ben Powelson – SJC Transportation Division
Bob Fleet – Town of Hastings
Steve Ray – SJC School District
Nolan Alexander – City St. Augustine – Engineering Intern
Janette Trantham – SJC Property Appraiser
Jeff Prewitt – RS&H Inc.

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and state the department or company each represented.

II. Old information

a. Discussion of minutes from March 19, 2015

A motion was made by Dottie Acosta to approve the minutes for the March 19, 2015 meeting; seconded by Georgia Katz; motion carried unanimously.

b. Current Project Updates

Reuben Franklin, City of St. Augustine - Abbott Tract sewer rehabilitation complete; Flood Mitigation on King Street, under design, potential construction date 2018; May Street improvements under design scheduled construction 2016.

Joe Howell - Repetitive Loss property (12 Oceanside Dr.) has been demolished.

III. New Information

a. *New Projects and Planning 2015

- i. Rueben Franklin requested that the following be added to the St. Johns County LMS Project List: Add – South Dixie Highway Improvements to the Project List under the Category: Infrastructure and Structure Improvements ranked #4.

A motion was made by Dottie Acosta to add South Dixie Highway Improvements to the Project List under the Category: Infrastructure and Structure Improvements; seconded by Bob Fleet; motion carried unanimously

- ii. Rueben Franklin requested that the following be added to the St. Johns County LMS Project List: Add – North and South Davis Shores to the Project List under the Category: Master Drainage Improvements ranked #12

A motion was made by Dottie Acosta to add North and South Davis Shores to the Project List under the Category: Master Drainage Improvements; seconded by Bob Fleet; motion carried unanimously

- iii. Reuben Franklin requested that the following be added to the St. Johns County LMS Project List: Add – Avenida Menendez Outfall Improvements to the Project List under the Category: Master Drainage Improvements ranked #2.

A motion was made by Dottie Acosta to add Avenida Menendez Outfall Improvements to the Project List under the Category: Master Drainage; seconded by Bob Fleet; motion carried unanimously

- iv. Reuben Franklin requested that the following be added to the St. Johns County LMS Project List: Add – Adapting to Sea Level Rise – Planning process development to the Project List under the Category: Planning ranked #1.

A motion was made by Georgia Katz to add Adapting to Sea Level Rise – Planning process development to the Project List under the Category: Planning; seconded by Dottie Acosta; motion carried unanimously

No further discussion followed.

b. Discuss Local Mitigation Strategy 5 year update

- i. Kelly Wilson advised the group of the status of the St. Johns County Local Mitigation Strategy as it pertains to the 5 year federally required review: the LMS is approved by FEMA through June 2020.

c. Discuss CRS 5 year update

- i. Jim Schock advised the group that St. Johns County will be improving our CRS rating from a 6 to a 5. He also discussed increasing public input for the LMS planning process to gain additional points for the next CRS update.

d. Discuss 2015 Meeting Dates (All Thursday at 2:00 pm)

- i. November 19, 2015

Kelly Wilson reminded everyone that if someone has something that needs discussion or action a special meeting can be called.

No further discussion followed.

IV. Open Discussion

Jim Schock suggested establishing a list of potential building inspectors and engineers to be used after a disaster to evaluate damaged buildings.

There was no further discussion.

V. Adjournment

There being no further business to conduct, the meeting adjourned at 9:45 am

* Denotes action item

St. Johns County LMS Taskforce Meeting July 30, 2015

Name	Organization	E-mail
✓ James R Schrock	BUILDING DIV. ST. JOHNS	JSchrock@SJCFI.US
✓ Joe Howell	ST AUGUSTINE BEACH	jhowell@cityofsab.org
✓ Tim Connor	DOH - ST. JOHNS	timothy.connor@flhealth.gov
✓ Jeff Prewitt	RS&H, Inc	jeffrey.prewitt@rsandh.com
✓ Janette Trauthman	SJC Prop. App	janette.trauthman@sjcpa.us
✓ Dottie L. Acosta	SJC Property App. office	Dottie.Acosta@sjcpa.us
✓ Bob Growick ^{CSA Rep}	SAFD	bgrowick@citystaug.com
✓ Steve Ray ^{School Rep}	SJCSO	steve.ray@stjohns.k12.fl.us
✓ Bob Fleet	HASTINGS	BAFleet@FleetArchitectsPlanners.NET
✓ Reuben Franklin	CSA	rfranklin@citystaug.com
✓ Ben Puceton	SJC Transportation Dev	bpuceton@sjcfl.us
✓ Amy Katz	SJC Planning	akatz@sjcfl.us
✓ Nolan Alexander	CSA	nalexander@staug.com
✓ Kelly Wilson	SJC FIN	kwilson@sjcfl.us
✓ Chris Foster	SJC SO	

THE ST. AUGUSTINE RECORD

SJC EMERGENCY MANAGEMENT
100 EOC DRIVE
SAINT AUGUSTINE FL 32095

COPY

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PUBLIC NOTICE

The quarterly meeting of the St. Johns County Local Mitigation Strategy Task Force will take place at 9:00 am. on Thursday, July 30th, 2015, at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

L2027-15 Jul 20, 2015

Ref.#: L2027-15
P.O.#: MTG 7-30

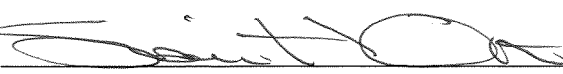
PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

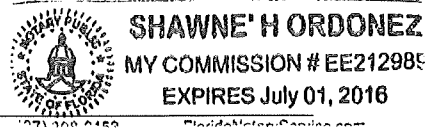
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **NICOLE CORRIVEAU**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement being a **NOTICE OF MEETING**
In the matter of **MITIGATION TASK FORC - MEETING JULY 30, 2015**
was published in said newspaper on **07/20/2015**

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

Sworn to and subscribed before me this _____ day of JUL 20 2015
by Nicole Corriveau who is personally known to me
or who has produced as identification


(Signature of Notary Public)


(Seal)



DIVISION OF EMERGENCY MANAGEMENT

*St. Johns County, Florida
Home of the Nation's Oldest City*

L. Stoughton
DIRECTOR OF EMERGENCY MANAGEMENT

100 EOC Dr.
St. Augustine, Florida 32092
(904) 824-5550
Fax (904) 824-9920

Minutes

**St. Johns County
Local Mitigation Strategy Task Force
Meeting: November 19, 2015 @ 2:00 pm**

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, November 19, 2015 at 2:00 pm, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Kelly Wilson – LMS Chairperson, SJC Emergency Management
JC Costeira – St. Augustine Fire Department
Georgia Katz – SJC Planning
Reuben Franklin - City of St. Augustine
Dottie Acosta - SJC Property Appraisers Office
Joe Howell – St. Augustine Beach Public Works
Bob Fleet – Town of Hastings
Janette Trantham – SJC Property Appraiser
Jay Kamys – St. Johns County Environmental Division
Julie Maddaux – Florida Forest Service
Laura Nelson – Flagler County Emergency Management
Michael Jordon – St. Johns County Amateur Radio Emergency Service

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and state the department or company each represented.

II. Old information

a. Discussion of minutes from July 30, 2015

A motion was made by Georgia Katz to approve the minutes for the July 30, 2015 meeting; seconded by JC Costeira; motion carried unanimously.

b. Current Project Updates

Reuben Franklin, City of St. Augustine – The City of St. St. Augustine was chosen as one of 3 communities for a resilient community initiative funded

by the Department of Economic Opportunity. It will be a planning exercise to review the CoSA vulnerabilities to sea level rise and what changes can be made to the Comprehensive Plan and Policies to reduce risk and ensure resiliency. The kickoff design meeting will be February 20, 2015, it is expected as a year-long process. Avenida Menedez Outfall (tide-flex valves) project has been rolled into the DOT San Marco resurfacing project expected in 2018. May St. resurfacing will begin in 2017

III. New Information

a. *New Projects and Planning 2015/2016

- i. Briefly discussed the project list and the projects that were added at the July 30, 2015 LMS Meeting.

b. Discuss Comprehensive Emergency Management Plan 2016 update

- i. Kelly Wilson discussed the St. Johns County CEMP update will be required in 2016. She will be contacting some LMS Taskforce Members for statistical data updates for the plan.

c. Discuss 2016 Meeting Dates (All Thursday at 2:00 pm)

- i. March 3, 2016
- ii. July 14, 2016
- iii. November 3, 2016

Kelly Wilson reminded everyone that if someone has something that needs discussion or action a special meeting can be called.

No further discussion followed.

IV. Open Discussion

Discussed the May Street-San Marco Intersection and the City Commission has approved option 5 which will be a hybrid traffic circle. It will now move into the DOT design phase.

Kelly Wilson discussed that she, Laura Nelson, and Jim Schock will be conducting a CRS RoundTable at the FEPA Conference in February. Rueben Franklin discussed an Urban Forestry webinar the City of St. Augustine participated in. The City would like to use the information to assess the tree health in the City of St. Augustine. Possibly contact Greg Dunn and discuss grants that may be available.

There was no further discussion.

V. Adjournment

There being no further business to conduct, the meeting adjourned at 2:45 pm

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
November 19, 2015

Name	Organization	Email
Kelly Wilson	St. Johns County EM	kwilson@sjcfl.us
Nay James	SJC - Environmental	stjames@sjcfl.us
Jed Costeira	St. Johns Fire Department	JCOSTEIRA@CITYSTJOHNS.COM
BOB FLEET	HASTINGS	BLEET@FLEETARCHITECTSPLANNERS.NET
Julie Maddux	Florida Forest Service	Julie.Maddux@FresnFromFlorida.com
Joe Howell	St. Augustine Beach	jhowell@cityofsaab.org
REUBEN FRANKLIN	CoSA	rfranklin@citystjohns.com
Laura Nelson	Flagler County Emergency Mgmt	LNelson@Flaglercounty.org
Janette Trantham	Prop. App. Office	janette.trantham@sjcfl.us
Georgia Katz	SJC Growth Mgt	gkatz@sjcfl.us
Dottie Acosta	SJC Projects Appraiser	
Michael Jordan	SJC Amateur Radio Emergency	mjordan99@comcast.net

THE ST. AUGUSTINE RECORD

COPY

PUBLIC NOTICE

The quarterly meeting of the St. Johns County Local Mitigation Strategy Task Force will take place at 2:00 pm. on Thursday, November 19th, 2015, at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550. L3132-15 Nov 9, 2015

SJC EMERGENCY MANAGEMENT
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P.O.#: MTG 11-19

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **NICOLE CORRIVEAU**

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **NOTICE OF MEETING**

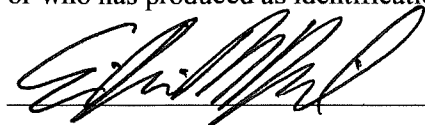
In the matter of **MITIGATION TASK FORC - MEETING NOVEMBER 19, 2015**

was published in said newspaper on **11/09/2015**

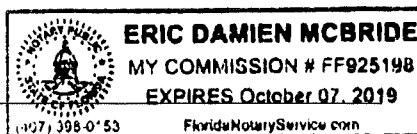
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post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

Sworn to and subscribed before me this _____ day of NOV 09 2015

by Nicole Corriveau who is personally known to me
or who has produced as identification



(Signature of Notary Public)



(Seal)



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*St. Johns County, Florida
Home of the Nation's Oldest City*

L. Stoughton
DIRECTOR OF EMERGENCY MANAGEMENT

100 EOC Dr.
St. Augustine, Florida 32092
(904) 824-5550
Fax (904) 824-9920

Minutes

**St. Johns County
Local Mitigation Strategy Task Force
Meeting: March 3, 2016 @ 2:00 pm**

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, March 3, 2016 at 2:00 pm, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Kelly Wilson – LMS Chairperson, SJC Emergency Management
JC Costeira – St. Augustine Fire Department
Bill Douglas – Flagler Hospital
Bob Fleet – Town of Hastings
Reuben Franklin - City of St. Augustine
Joe Howell – St. Augustine Beach Public Works
Jay Kamys – St. Johns County Environmental Division
Georgia Katz – SJC Planning
Brian Kelsay – SJC Engineer
Julie Maddaux – Florida Forest Service
Chris Parker – SJSO
James Schock – SJC Building

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and state the department or company each represented.

II. Old information

a. Discussion of minutes from November 19, 2016

A motion was made by Jay Kamys to approve the minutes for the November 19, 2016 meeting; seconded by Chris Parker; motion carried unanimously.

b. Current Project Updates

Reuben Franklin, City of St. Augustine – King Street Flood Mitigation with the FDOT is on hold. South Dixie Highway Improvements - box culvert is in design.

III. New Information

a. *New Projects and Planning 2015/2016

- i. Discussed potential for adding new wildfire mitigation projects. FFS hopes to begin working with SJFR on adding new mitigation projects and adding new Firewise communities in St. Johns County. FFS discussed the City of Palm Coasts rules that require all new developments to have a wildfire mitigation review before construction.
- ii. Jim Schock discussed a PPI program for resilient construction program he is working on with the NEFRC and advised Kelly she may want to contact Margo Moering to discuss if the project may fall under the Education Category of mitigation projects on the Project List.

b. Discuss Comprehensive Emergency Management Plan 2016 update

- i. Kelly Wilson discussed the St. Johns County 2016 CEMP update is underway. She thanked members for assistance with data for the plan.

c. Discuss Mitigation Grant Program Application Cycle openings

- i. Kelly Wilson discussed the 3 mitigation grant opportunities currently open
 - 1. Pre-Disaster Mitigation Grant Program – 18 grant opportunities; 8 grants for projects from project lists, 10 grants for planning. Kelly discussed the criteria for the types of projects and how they will be prioritized. Some suggestions from the group included potential funding for Fire stations 5 & 11; possibly a Floodplain Management Plan. Potential to hire a consultant to write the grants.
 - 2. Flood Mitigation Assistance Grant Program – Kelly discussed the 3 levels available for this grant and advised the group that this grant is focused on severe repetitive loss properties and is competitive nationwide.
 - 3. Residential Construction Mitigation Program Overview – Kelly read the requirements for the program making note that a municipality or county may put in for the program and it is 100% funded but the money funnels through and is managed by the County or City.

d. Discuss 2016 Meeting Dates (All Thursday at 2:00 pm)

- i. July 14, 2016
- ii. November 3, 2016

Kelly Wilson reminded everyone that if someone has something that needs discussion or action a special meeting can be called.

No further discussion followed.

IV. Open Discussion

Kelly Wilson discussed that she, Laura Nelson, and Jim Schock conducted a very successful CRS RoundTable at the FEPA Conference in February. Rueben Franklin Discussed the Sea Level Rise Planning Study through UF Community Resiliency Initiative; the City has received the final draft. The City has an additional grant through the DEO risk and vulnerability and then adaptation strategies.

Kelly discussed changing one of the categories in the LMS from Freshwater Flooding to Flooding and discussing both freshwater flooding and coastal flooding. She advised the group she will send the language to them before changing the plan.

Reuben discussed a new flooding projection tool - astronomical tides projections are added to LIDAR data and the result will be tidal action plans, it will allow them to produce maps that can be released ahead of time so that detours can be set up, emergency services can be notified and the info can be broadcasted to the public to create awareness ahead of time.

Kelly discussed the Army Corps of Engineers project that has identified almost 10 miles of St. Johns County beaches, including South Ponte Vedra, Vilano Beach, and Summer Haven that are considered critically eroded and propose adding 1.3 million cubic yards of sand. The cost of the project is projected to be \$66 million dollars with the federal share making up 22%.

Jim Schock advised the group that March 30 – April 1, 2016 the Florida Floodplain Managers Association will be having their annual conference at the World Golf Village.

Tim Connor gave a brief Advisory of the status of Zika in the State of Florida.

There was no further discussion.

V. Adjournment

There being no further business to conduct, the meeting adjourned at 2:55 pm

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
March 3, 2016

Name	Organization	Email
Kelly W. Jean	EM	kjordan@sjcf.us
Chris Parker	SSSO	cparker@ssso.org
JAMES SCHOCK	BID	jschock@sjcf.us
Tim Connor	DOH - St. Johns	timothy.connor@flhealth.gov
Jay Kamps	JTC - Environmental	jkamps@sjcf.us
Julie Maddux	FFS	julie.maddux@sjcf.us
BOB FLEET	TOWN OF HASTINGS	bfleet@flhealth.com
JACOSTEIRA Fire Rep	S. A. F. 2	jacosteira@cityofstjohns.com
Brian Kersay Engineering	SJC ENGINEERING	BKERSAY@SJCF.US
FRANKLIN FEANKLIN	CoSA PW	rfranklin@cityofstjohns.com
Bill Douglas	Flagler Hospital	bill.douglas@flaglerhospital.org
SM	SJC	skatz@sjcf.us
Dr. Howell	SAB	jhowell@cityofstjohns.org

THE ST. AUGUSTINE RECORD

SJC EMERGENCY MANAGEMENT
100 EOC DRIVE
SAINT AUGUSTINE FL 32095

Ref.#: 16621985A
P.O.#: MTG 3-23

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ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

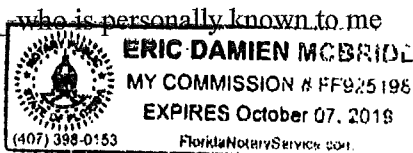
Before the undersigned authority personally appeared **NICOLE CORRIVEAU**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement being a **NOTICE OF MEETING**
In the matter of **MITIGATION TASK FORC - MEETING MARCH 3, 2016**
was published in said newspaper on **02/23/2016**

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

Sworn to and subscribed before me this _____ day of **FEB 23 2016**
by *Nicole Corriveau*
or who has produced as identification

[Signature of Notary Public]

(Signature of Notary Public)



(Seal)

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PUBLIC NOTICE

The quarterly meeting of the St. Johns County Local Mitigation Strategy Task Force will take place at 2:00 pm, on Thursday, March 3rd, 2016, at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904.821.5230. 16621985A Feb 23, 2016

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L. Stoughton
DIRECTOR OF EMERGENCY MANAGEMENT

100 EOC Dr.
St. Augustine, Florida 32092
(904) 824-5550
Fax (904) 824-9920

Minutes

**St. Johns County
Local Mitigation Strategy Task Force
Meeting: July 14, 2016 @ 2:00 pm**

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, July 14, 2016 at 2:00 pm, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Kelly Wilson – LMS Chairperson, SJC Emergency Management
Julie Allen – Florida Forest Service
Tim Connor – FDOH – St. Johns
Bob Growick – St. Augustine Fire Department
Bill Douglas – Flagler Hospital
Reuben Franklin - City of St. Augustine
Joe Howell – St. Augustine Beach Public Works
Georgia Katz – SJC Planning
Ben Nelson – NWS Jacksonville
Laura Nelson – Flagler County EM
Janette Profilio – SJC Property Appraiser
Paul Rose – SJC School District
Paul Studivant – SJC Animal Control

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and state the department or company each represented.

II. Old information

a. Discussion of minutes from March 3, 2016

A motion was made by Reuben Franklin to approve the minutes for the March 3, 2016 meeting; seconded by Joe Howell; motion carried unanimously.

b. Current Project Updates

Reuben Franklin, City of St. Augustine – UF white paper on the Effects of Sea Level Rise on the City of St. Augustine complete. The vulnerability assessment is almost complete awaiting DEO approval; the next step will be adaptation measures that may include adding elements into the comprehensive plan in regard to sea level rise. CoSA created a tool to evaluate sea level rise impact on roads.

III. New Information

a. *New Projects and Planning 2016

- i. Kelly Wilson requested that the following project be added to the St. Johns County LMS Project List: Install shutters and a generator to the St. Johns County Pet Center - Project List under the Category: Infrastructure and Structure Improvements ranked #1.

A motion was made by Paul Studivant to add the project to install shutters and a generator to the St. Johns County Pet Center to the LMS Project List under the Category: Infrastructure and Structure Improvements; seconded by Bob Growick; motion carried unanimously

b. Discuss Comprehensive Emergency Management Plan 2016 update

- i. Kelly Wilson discussed the St. Johns County 2016 CEMP update has been approved by the state and will go before the BOCC in August.

c. Discuss 2016 Meeting Dates (All Thursday at 2:00 pm)

- i. November 3, 2016

Kelly Wilson reminded everyone that if someone has something that needs discussion or action a special meeting can be called.

No further discussion followed.

IV. Open Discussion

Ben Nelson of the NWS Jacksonville spoke about StormReady. He advised the group that the NWS Jacksonville will be coming to St. Johns County for the full renewal of StormReady and it would be advantageous for the municipalities to join the St. Johns County in becoming StormReady as it will allow them to receive the 25 points in the CRS program. Kelly Wilson established contacts with both the CoSA and the CoSAB for StormReady.

Joe Howell discussed the CoSAB will be adding shutters to a building and will send Kelly Wilson and email to add the project to the LMS Project List.

Kelly Wilson discussed the new FEMA Flood Plain maps being released in the next month. She advised the committee that they could go online and look at both the new and old maps with the swipe map SJC GIS created. She advised the group that FEMA will do at least 2 public meetings and she would send the invite to the LMS Taskforce. Laura Nelson shared with the group how the release of the new Flood Plain maps went in Flagler County. They plan on tagging onto our public meeting that will be held in the southern part of the County for some of their residents that missed the original public meetings in Flagler County.

Julie Allen of FFS discussed the 2 wildfires burning in St. Johns County. The fires are small and contained.

There was no further discussion.

V. Adjournment

There being no further business to conduct, the meeting adjourned at 2:50 pm

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
July 14, 2016

Name	Organization	Email
✓ Julie Allen	Florida Forest Service	Julie.Allen@freshfromflorida.com
✓ Janette Profilio	SJC Property App. Off.	Janette.Profilio@sjcpa.us
✓ Kelly Olson	SJC Emergency Mgt.	Krohn@sjcfl.us
✓ Joe Howell	St. Augustine Beach	jhowell@cityofsa.org
✓ RUBEN FRANKLIN	CoSA	rfranklin@citystaug.com
✓ Amy Rogers	SJC P+Z	ckatz@sjcfl.us
✓ Laura Nelson	Flagler County EM	lnelson@flaglercountymt.org
✓ Bill Douglas	Flagler Hospital	bill.douglas@flaglerhospital.com
✓ Bob Growick	SJAFD	bgrowick@citystaug.com
✓ Paul Stedman	SJC Animal Control	pstedman@sjcfl.us
✓ Tim Connor	DOH-St. Johns	Timothy.Connor@flhealth.gov
✓ Ben Nelson	National Weather Service Jacksonville	ben.nelson@noaa.gov
✓ PAUL ROSE	SJC School District	paul.rose@stjohns.k12.fl.us

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SAINT AUGUSTINE FL 32095

Ref.#: 16823055A
P.O.#:

PUBLIC NOTICE
The quarterly meeting of the St. Johns County Local Mitigation Strategy Task Force will take place at 2:00 pm on Thursday, July 14th, 2016, at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings would contact St. Johns County Emergency Management at 904-824-5550. 16823055A July 4, 2016

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

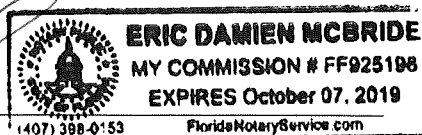
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **LEAH NELSON**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement being a **NOTICE OF MEETING**
In the matter of **LMSTF JULY 14 MTG - LMSTF JULY 14 MTG**
was published in said newspaper on **07/04/2016**

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

Sworn to and subscribed before me this 7 day of July, 2016
by [Signature] who is personally known to me
or who has produced as identification

[Signature]
(Signature of Notary Public)



(Seal)



Minutes

St. Johns County
Local Mitigation Strategy Taskforce
Meeting: February 23, 2017 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, February 23, 2017 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Carlos Aviles – St. Augustine Fire Department
Lucia Biscaglio – SJC Resident
Meredith Breidenstein – City of St. Augustine
Ben Bright – SJC Road and Bridge
John Burnham – SJC Engineering
Greg Caldwell – SJC Public Works
Tim Connor – Florida Department of Health – St. Johns
Bob Fleet – Town of Hastings
Reuben Franklin - City of St. Augustine
Martha Graham – City of St. Augustine
Ed Houston – SJC Fire Rescue
Joe Howell – St. Augustine Beach
Jay Kamys – St. Johns County Environmental Division
Georgia Katz – SJC Planning
Rebecca Lavie – SJC Legal
Brian Law – SJC Building Services
Wes Marsh – Brooks Rehabilitation
Laura Nelson – Flagler County EM
Chris Parker – SJSO
Beth Payne – Northeast Florida Regional Council
Janette Profilio – St. Johns County Property Appraiser
Dennis Ramharry – SJC School District
Paul Rose – SJC School District
Geoff Sample – St. Johns River Water Management District
Linda Stoughton – SJC Emergency Management
Paul Studivant – SJC Animal Control
Kelly Wilson – LMS Chairperson, SJC Emergency Management

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. Old information

a. **Discussion and approval of minutes from July 14, 2016***

A correction was made to the minutes by Tim Connor; minutes will note the correction of the Pet Center Mitigation project to include both shutters and a generator. A motion was made by Georgia Katz to approve the minutes for the July 14, 2016 meeting; seconded by Chris Parker; motion carried unanimously.

III. New Information

a. **Discussion of updates made to the Local Mitigation Strategy post Hurricane Matthew**

Kelly Wilson advised the group that as required by Federal Rule 44 CFR §201.6 the Local Mitigation Strategy must be updated following a disaster. These updates included hazards and vulnerable areas identified from the impacts of Matthew; By-laws for the Taskforce membership (after being reviewed by SJC Legal); and a redesigned prioritization table for ease of use. Each of these items was presented to the Taskforce. Kelly advised the group that Emergency Management would take the Local Mitigation Strategy to the BOCC as a consent agenda item for re-adoption at the earliest available date. She will be sending the updated LMS to the City of St. Augustine, City of St. Augustine Beach, and the Town of Hastings for re-adoption if they chose to do so.

b. **Creation of the LMS Taskforce Executive Committee***

Kelly Wilson presented the LMS Taskforce the By-laws document. She explained that the creation of the By-laws was necessitated by the need for consistency on mitigation project ranking and official business of the Taskforce. The Taskforce had questions in regard to how the Executive Committee would be structured and how it would change the current structure of the Taskforce. Some members suggested more time was needed to review that By-laws documentation. Concern was also expressed in regard to the make-up of the Executive Committee to assure appropriate representation from each municipality and other appropriate agencies.

The Taskforce agreed that specific language needs to be added to the By-laws to assure each municipality was guaranteed at least one representative on the Executive Committee.

The Taskforce also agreed that the Executive Committee Membership should be expanded to 11 members to add Bob Fleet - Town of Hastings and Dennis Ramharry - St. Johns County School District. Wes Marsh placed a motion on the floor to accept the By-laws with the 2 changes discussed.

Discussion regarding alternates to the Executive Committee began. It was decided that alternates were un-necessary as the By-laws included language that an Executive Taskforce Member could identify a proxy and that a quorum consists of 7 people, so a lack of available voting members should not present a problem.

Kelly Wilson asked if there was any further discussion necessary and stated there was a motion on the floor by Wes Marsh to accept the By-laws with the additional of language guaranteeing representation of the municipalities on the Executive Committee and changing the Executive Committee to include 11 members.

The motion was re-stated by Wes Marsh; seconded by Greg Caldwell; motion carried unanimously.

c. HMGP –presentation with question and answer session

Kelly Wilson presented a PowerPoint presentation overview of the principles of Mitigation and the Hazard Mitigation Grant Program. This presentation also identified important deadlines and dates for mitigation members to keep in mind. This presentation is included as part of the minutes.

d. New Projects and Planning 2017

i. New project submissions* All projects due to LMS Taskforce for scoring 3/10/17

Kelly Wilson asked Taskforce members to please look over the current Project List and identify any projects they would like to move forward for HMGP funding. The following mitigation projects will be added to the HMGP potential funding list:

- Kelly Wilson advised the Taskforce that she and Paul Studivant would be submitting the mitigation project listed

under Infrastructure and Structure Improvements – Install Shutters and Generate the St. Johns County Pet Center.

- Rueben Franklin advised the Taskforce that the City of St. Augustine would be submitting the following mitigation projects:
 - o Maria Sanchez Lake Drainage Improvements – Cordova, Grenada, Bridge listed under Master Drainage Improvement.
 - o Flood Mitigation on King St. listed under Flood/Repetitive Loss Mitigation
- Bob Fleet advised the Taskforce that the Town of Hastings would be submitting the mitigation project listed under Expand/Enhance/Improve Utilities – Rehabilitation of existing sewer system in the Town of Hastings.

New Projects

- Joseph Howell of St. Augustine Beach requested that the following project be added to the St. Johns County LMS Project List as well as be added to the HMGP potential funding list: Increase Primary Storm-water Outfall Capacity for the City of St. Augustine Beach - Project List under the Category: Master Drainage Improvement.

A motion was made by Greg Caldwell to add the project Increase Primary Storm-water Outfall Capacity for the City of St. Augustine Beach; seconded by Georgia Katz; motion carried unanimously.

- Joseph Howell of St. Augustine Beach requested that the following project be added to the St. Johns County LMS Project List as well as be added to the HMGP potential funding list: Master Storm-water Pump Station Improvements for the City of St. Augustine Beach - Project List under the Category: Master Drainage Improvement.

A motion was made by Chris Parker to add the project Master Storm-water Pump Station Improvements for the City of St. Augustine Beach; seconded by Tim Connor; motion carried unanimously.

- Jan Brewer of St. Johns County Environmental Division

requested that the following project be added to the St. Johns County LMS Project List as well as be added to the HMGP potential funding list: Acquisition of property from willing sellers along Old A1A Summerhaven - Project List under the Category: Flood/Repetitive Loss Mitigation.

It was noted by Kelly Wilson that she will contact Jan to get a more accurate description (addresses) of potential acquisition properties.

A motion was made by Georgia Katz to add the project Acquisition of property from willing sellers along Old A1A Summerhaven; seconded by Chris Parker; motion carried unanimously.

Kelly Advised the group that any other new projects need to be submitted to her via email before the March 16th meeting of the Executive Group so they could be accurately ranked and prioritized.

e. Discuss of next meeting date

i. Executive Committee Meeting to complete project scoring – March 14 or March 16, 2017

The Taskforce agreed to March 16, 2017 at 9:00 am at the St. Johns County EOC. Kelly Wilson advised the group that it would be a publicly advertised meeting and all Taskforce Members were invited to attend.

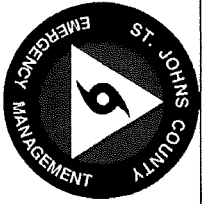
ii. LMS Taskforce Meeting to finalize project list being sent to the Florida Division of Emergency Management, Mitigation Division for HMGP funding – March 21 or 23, 2017

The Taskforce agreed to March 23, 2017 at 9:00 am at the St. Johns County EOC. Kelly Wilson advised the group that she would send out a meeting invite.

IV. Open Discussion
No further discussion

V. Adjournment
Meeting adjourned at 11:10

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
February 23, 2017

Name	Organization	Email
Kelly Wilson	SSC EM	wilson@sjcf.us
Brian Law	Building Services	blaw@sjcf.us
Joe Howell	St. Augustine Beach	howell@cityofsab.org
Chris Parker	SSSC	cparker@sssc.org
Tim Connor	DOH - St. Johns	timothy.connor@flhealth.gov
Laura Nelson	Flagler Co. EM	LNelson@flaglercounty.org
Beth Payne	NEPCC	epayne@nepcc.org
Paul Stedman	STC Animal Control	stedman@stc.fl.us
Dennis Raulsen	STCSD	Dennis.Raulsen@stjohns.k12.fl.us
Jay Foy	STC - Environmental	stjohns@sjcf.us
Bob Fleet	TOWN OF TASTINGS	Brian@FleetArchitectsPLANNERS.NET
Geoff Sample	STREWM	gsample@sjrwm.com
Rebecca Lurie	SSC O&A	lurie@sjcf.us
Neeraj Kafe	ITC breath lift	neeraj@sjcf.us
Calus Añinos	SATD	calus@cityofstaug.com
Janette Profilio	SJCPR	janette.profilio@sjcpa.us



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
February 23, 2017

Name	Organization	Email
Martha Graham	City of St Augustine	
Angie McDowell	SJC PW	scaldwell@sjcfl.us
John Burnham	SJC ENG	jburnham@sjcfl.us
Edward F. Houston II	SJC FIR	ehouston@sjcfl.us
R. Fearley	CoSA	
Miceni Brinkster	CO 84	miceni@citystjohns.com
Les Marshall	Brooks & John	les_marshall@brooksandjohn.com
Ben Bright	SJC - Road & Bridge	bbright@sjcfl.us
Paul Rose	SJCSD	paulrose@stjohns.fl.us
Luca Piscarlio	SJC Resident	lpiscarlio@chflvacant.net
Linda Stridger	SJC EM	emngint@sjcfl.us

THE ST. AUGUSTINE RECORD

SJC EMERGENCY MANAGEMENT
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STATE OF FLORIDA,
COUNTY OF ST. JOHNS

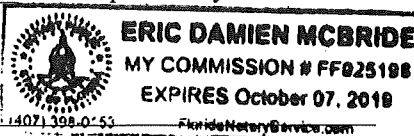
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who on oath says that he/she is an Employee of the St. Augustine Record,
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heretofore has been continuously published in said St. Johns County, Florida,
each day and has been entered as second class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

Sworn to and subscribed before me this _____ day of **FEB 13 2017**

by *Jamie Williams*
or who has produced as identification

who is personally known to me



(Signature of Notary Public)

(Seal)

PUBLIC NOTICE
The quarterly meeting of the St. Johns County Local Mitigation Strategy Task Force will take place at 9:00 am on Thursday, February 23, 2017, at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

17135699A February 13, 2017



Minutes

St. Johns County
Local Mitigation Strategy Executive Committee
Meeting: March 16, 2017 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Executive Committee was held Thursday, March 16, 2017 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

John Burnham – SJC Engineering
Bob Fleet – Town of Hastings
Reuben Franklin - City of St. Augustine
Martha Graham – City of St. Augustine
Ed Houston – SJC Fire Rescue
Joe Howell – St. Augustine Beach
Jay Kamys – St. Johns County Environmental Division
Georgia Katz – SJC Planning
Frank Kenton – SJC Utilities
Chris Parker – St. Johns County Sheriff's Office
Jody Pfannkuche – St. Johns County Emergency Management
Janette Profilio – St. Johns County Property Appraiser
Paul Rose – SJC School District
Jim Schock – LMS Vice Chairperson, SJC Growth Management
Kelly Wilson – LMS Chairperson, SJC Emergency Management

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. New Information –

a. New Projects and Planning 2017

Kelly Wilson advised the Executive Committee that they had 42 projects that would need to be ranked using the approved and adopted ranking process within the Local Mitigation Strategy.

Kelly presented the Executive Committee (EC) with the option to allow each Jurisdiction represented to identify a Priority 1 project that would automatically

be funded, even prior to ranking as a way to ensure equity throughout the community. After some discussion the Executive Committee accepted this option as we worked through the priority ranking process.

Kelly also presented the group with options for tie-breakers in the event that some projects, after being ranked, had an identical ranking. The EC accepted the tiebreakers with an addition offered from Jim Schock; Engineering feasibility.

The Powerpoint slides used to explain these items will be included as part of the official minutes of this meeting.

b. New project submissions and ranking of all projects being submitted for HMGP funding*

Kelly Wilson advised the Executive Committee in the interest of efficiency that any new projects (not already on the project list) would be put the EC for a vote to add and then ranked immediately after.

Each Executive Committee Member was given a binder with each mitigation project being submitted for ranking and funding for the Hurricane Matthew HMGP funding cycle.

i. Kelly Wilson identified the representative from each jurisdiction and requested they present their Priority 1 Project. The Priority 1 Projects for HMGP funding are as follows:

- City of St. Augustine – Lake Maria Sanchez Flood Mitigation Project
- City of St. Augustine Beach – Master Stormwater Pump Station Improvements
- Town of Hastings – Rehabilitation of Existing Sewer System in Town of Hastings 3 Service Areas
- St. Johns County – Manhole Lid Inserts – Infiltration & Inflow Prevention – St. Johns County Main System – Sewer collection System (decided at the end of ranking due to the number departments with projects) Motion made to add to Project List Bob Fleet, Seconded by Paul Rose, motion carried unanimously
- St. Johns County School District – Emergency Standby Generators at Primary Hurricane Shelters: Osceola Elementary School, Otis A. Mason Elementary School, Mill Creek

Elementary School. Motion made to add to Project List Jim Schock, Seconded by Bob Fleet, motion carried unanimously.

The following list will be each mitigation project submitted for funding. It will include the official vote to accept the project (if new) and the official score given by the EC.

ii. City of St. Augustine Beach

- Increase Primary Stormwater Outfall Capacity – Score 72

iii. City of St. Augustine

- City of St. Augustine Pump Station 20 Basin Improvements (Fullerwood) Motion made to add to Project List Chris Parker, Seconded by Bob Fleet, motion carried unanimously. – Score 64
- Flood Mitigation on King St. – Score 64
- Flood Mitigation at South Whitney and W. King St. Motion made to add to Project List Paul Rose, Seconded by Jim Schock, motion carried unanimously. Score 66

iv. St. Johns County

- Install Window Protection and standby generator for the St. Johns County Pet Center. - Score 68
- Drainage improvements behind Anastasia Baptist Church. Motion made to add to Project List John Burham, Seconded by Joe Howell, motion carried unanimously. - Score 54
- Avenue D Drainage Improvements. Motion made to add to Project List Bob Fleet, Seconded by Reuben Franklin, motion carried unanimously. - Score 64
- North Beach Drainage Improvements. - Score 66
- South Orange St. Drainage Improvements. Motion made to add to Project List Georgia Katz, Seconded by Reuben Franklin, motion carried unanimously. - Score 60
- Remington Forest Drainage Improvements. Motion made to add to Project List Reuben Franklin, Seconded by Bob Fleet, motion carried unanimously. - Score 64
- St. Augustine Shores Drainage Improvements. Motion made to add to Project List Janette Profilio, Seconded by Joe Howell, motion carried unanimously. - Score 54
- Frances Avenue Drainage Improvements. Motion made to add to Project List Georgia Katz, Seconded by Bob Fleet, motion carried unanimously. - Score 60
- Kings Estate Road Drainage Improvements. Motion made to add to Project List Jim Schock, Seconded by Georgia Katz, motion carried unanimously. - Score 70

- Kinds Road Drainage Improvements. Motion made to add to Project List Paul Rose, Seconded by Chris Parker, motion carried unanimously. - Score 66
- Drainage Improvements in the area of W. King St. and N. Rodriguez St., near St. James Missionary Church. Motion made to add to Project List Bob Fleet, Seconded by Rueben Franklin, motion carried unanimously. - Score 58
- Upgrade Signalization: US1 at County Road 210. Motion made to add to Project List Paul Rose, Seconded by Chris Parker, motion carried unanimously. - Score 72
- Upgrade Signalization: US1 at Lewis Point Rd. Motion made to add to Project List Jim Schock, Seconded by Bob Fleet, motion carried unanimously. - Score 72
- Upgrade Signalization: US1 at Shore Drive. Motion made to add to Project List Jim Schock, Seconded by Bob Fleet, motion carried unanimously. - Score 72
- Drainage Improvements between S. Collins Ave. and Varella Ave. Motion made to add to Project List Bob Fleet, Seconded by Janette Profilio, motion carried unanimously. - Score 58
- Tillman Ride Landfill Improvements. Motion made to add to Project List by Janette Profilio, Seconded by Joe Howell, motion carried unanimously. - Score 64
- Lightsey Rd. Drainage Improvements. Motion made to add to Project List by Jim Schock, Seconded by Georgia Katz, motion carried unanimously. - Score 62
- Masters Dr. Drainage Improvements. - Score 66
- St. Johns Ave. Drainage Improvements. Motion made to add to Project List by Paul Rose, Seconded by Joe Howell, motion carried unanimously. - Score 60
- Main St. Damage Improvements. Motion made to add to Project List by Reuben Franklin, Seconded by Joe Howell, motion carried unanimously. - Score 62
- Old Moultrie Rd. Drainage Improvements. Motion made to add to Project List by Jim Schock, Seconded by Janette Profilio, motion carried unanimously. - Score 70
- International Golf Parkway Drainage Improvements. Motion made to add to Project List by Chris Parker, Seconded by Bob Fleet, motion carried unanimously. - Score 66
- Emergency Standby Generators – Fire Stations 4 and 12. Motion made to add to Project List by Chris Parker, Seconded by Janette Profilio, motion carried unanimously. - Score 62
- Electrical Connections for Emergency Standby Generators – Fire Stations 9/10/6/7. Motion made to add to Project List by Chris Parker, Seconded by Janette Profilio, motion carried unanimously. - Score 62

- Emergency Standby Generator – Bartram Oaks Wastewater Treatment Plant. Motion made to add to Project List by Georgia Katz, Seconded by Reuben Franklin, motion carried unanimously. - Score 66
 - Emergency Standby Generator – Fruit Cove Wastewater Treatment Plant. Motion made to add to Project List by Georgia Katz, Seconded by Bob Fleet, motion carried unanimously. - Score 66
 - Manhole Lid Inserts – Infiltration and Inflow Prevention St. Johns County – Main System – Sewer Collection System. Motion made to add to Project List by Bob Fleet, Seconded by Paul Rose, motion carried unanimously. - Score 68
 - Manhole Lid Inserts – Infiltration and Inflow Prevention St. Johns County – Ponte Vedra System – Sewer Collection System. Motion made to add to Project List by John Burnham, Seconded by Chris Parker, motion carried unanimously. - Score 68
 - Emergency Standby Generator – Sawgrass Water Treatment Plant. Motion made to add to Project List by John Burnham, Seconded by Joe Howell, motion carried unanimously. - Score 66
 - Emergency Standby Generator - Shores Unit 2 Ground Storage Tank & Pumping Facility. Motion made to add to Project List by Chris Parker, Seconded by John Burnham, motion carried unanimously. - Score 66
 - Emergency Standby Generator – South Ground Storage Tank and Pumping Facility. Motion made to add to Project List by Bob Fleet, Seconded by Reuben Franklin, motion carried unanimously. - Score 66
- v. St. Johns County Council on Aging
- Installation of Hurricane Shutter on the COA Senior Center. Motion made to add to Project List by John Burnham, Seconded by Chris Parker, motion carried unanimously. Not ranked as requested by Ed Clark due to a lack of matching funds.
 - Emergency Standby Generator – COA Senior Center. Motion made to add to Project List by Bob Fleet, Seconded by Jim Schock, motion carried unanimously. Not ranked as requested by Ed Clark due to a lack of matching funds.
- vi. Flagler Hospital
- Emergency Standby Generator – Flagler Hospital. Motion made to add to Project List by Paul Rose, Seconded by Bob Fleet, motion carried unanimously. - Score 64

Jody Pfannkuche then sorted the projects by ranking and projected it to the screen for the Executive Committee to view. The EC examined the scoring and agreed that this was correct.

- c. Discussion of next meeting date
 - i. Kelly Wilson advised the Executive Committee there would be a full LMS Taskforce Meeting, Thursday March 23rd at 9:00 am here at the EOC to present the HMGP funding ranked Project List to full LMS Taskforce.

No further discussion followed. The meeting adjourned at 1:00pm

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy
Executive Committee Meeting
March 16, 2017

Name	Organization	Signature
Greg Caldwell	St. Johns County Public Works	
Tim Connor	St. Johns County DOH	
Bob Fleet	Town of Hastings	
Rueben Franklin	City of St. Augustine	
Joe Howell	City of St. Augustine Beach	
Georgia Katz	St. Johns County Planning	
Chris Parker	St. Johns County Sheriff's Office	
Janette Profilio	St. Johns County Property Appraiser	
Paul Rose	St. Johns County School District	
Jim Schock	St. Johns County Growth Management	
Kelly Wilson	St. Johns County Emergency Management	
John Burnham	St. Johns County Public Works	
Ed Houston	St. Johns County Fire Rescue	
Martha Graham	St. Johns County Public Works	
Frank Keaton	St. Johns County Utilities	
Say Kanyas	St. Johns County Environmental	

THE ST. AUGUSTINE RECORD

SJC EMERGENCY MANAGEMENT
100 EOC DRIVE
SAINT AUGUSTINE FL 32095

PUBLIC NOTICE
The St. Johns County Local Mitigation Strategy Taskforce Executive Committee meeting will take place at 9:00 am on Thursday, March 16, 2017, at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

17159684A March 6, 2017

Ref.#: 17159684A
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE WILLIAMS**

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **NOTICE OF MEETING**

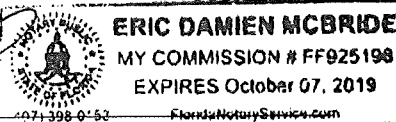
In the matter of **3/16 LMSTF MEETING - 3/16 LMSTF MEETING**

was published in said newspaper on **03/06/2017**

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

Sworn to and subscribed before me this _____ day of **MAR 06 2017**

by *Jamie Williams* who is personally known to me
or who has produced as identification



(Signature of Notary Public)

(Seal)



Minutes

St. Johns County
Local Mitigation Strategy Taskforce
Meeting: March 23, 2017 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, March 23, 2017 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

John Burnham – SJC Engineering
Tim Connor – St. Johns County Emergency Management
Martha Graham – City of St. Augustine
Ed Houston – SJC Fire Rescue
Joe Howell – St. Augustine Beach
Jay Kamys – St. Johns County Environmental Division
Georgia Katz – SJC Planning
Wes Marsh – Brooks Rehabilitation
Chris Parker – ST. Johns County Sheriff's Office
Janette Profilio – St. Johns County Property Appraiser
Paul Rose – SJC School District
Geoff Sample – St. Johns River Water Management District
Paul Studivant – SJC Animal Control
Kelly Wilson – LMS Chairperson, SJC Emergency Management

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. Old information

a. Discussion and approval of minutes from February 23, 2017 LMS Taskforce Meeting*

A motion was made by Chris Parker to approve the minutes for the February 23, 2017 meeting; seconded by John Burnham; motion carried unanimously.

b. Discussion and approval of minutes from March 16, 2017 Executive Committee Meeting*

A correction was made by Joe Howell to attribute the Maria Lake Sanchez HMGP Project to the City of St. Augustine rather than St. Augustine Beach. A motion was made by Jim Schock to approve the minutes with the noted correction for the March 16, 2017 meeting; seconded by Tim Connor; motion carried unanimously.

III. New Information

a. **New Projects and Planning 2017**

1. **New project submissions***

- Martha Graham of the City of St. Augustine requested that the following project be added to the St. Johns County LMS Project List: Flood Mitigation Improvements to St. Augustine Sanitary Sewer Pumping Stations - under the Category of Flood/Repetitive Loss Mitigation.

A motion was made by Joe Howell to add the project: Flood Mitigation Improvements to St. Augustine Sanitary Sewer Pumping Stations; seconded by Janette Profilio; motion carried unanimously.

b. **Presentation of the HMGP Funding Ranked LMS Project List**

Kelly Wilson presented the Hurricane Matthew HMGP funding ranked LMS Project List to the LMS Taskforce. She advised the group that both Tier 1 and Tier 2 Projects would have applications submitted so they will be eligible for any funding that comes available in Tier 2.

She also advised the group that the State of Florida Division of Emergency Management would be holding an HMGP Applicant Workshop at the St. Johns County EOC on Tuesday, March 28th at 8:00 am and anyone submitting a project should attend the Workshop.

c. **Discussion of next LMS Taskforce meeting date**

1. LMS Taskforce Meeting Thursday, July 13, 2017 @ 9:00am

IV. Open Discussion
No further discussion

V. Adjournment
Meeting adjourned at 9:40 am

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
March 23, 2017

Name	Organization	Email
J Schack	BID	jschack@sjcfl.us
Ale Howell	St. Augustine Beach SSSO	howell@cityofsafl.org on file
Chris Parker	St. Johns County EM	kparkin@sjcfl.us
Kelly D'Isola	STJWMD	gsample@sjwmd.com
Geoff Sample	City of St Augustine	mgraham@cityofsaug.com
Martha Graham	SJC NM	skatz@sjcfl.us
Georgia Katz	St. Johns County EM	Tconner@sjcfl.us
Tim Connor	SJCSN	paul.rose@stjohns.fl.us
Paul Rose	SJC Environmental	stewys@sjcfl.us
Tay Rams	SJC Public Works	jburkman@sjcfl.us
John Burkman	St. Johns County Prop App.	janette.profilio@sjcfl.us
Janette Profilio	SSC	psrudman@sjcfl.us
Paul Rudman	SSC	psrudman@sjcfl.us
Luis March	SSC	luis.march@sjcfl.us
Edward F. Houston II	SSC Fire Rescue	ethouston@sjcfl.us

THE ST. AUGUSTINE RECORD

SJC EMERGENCY MANAGEMENT
100 EOC DRIVE
SAINT AUGUSTINE FL 32095

PUBLIC NOTICE
The St. Johns County Local Mitigation Strategy Taskforce meeting will take place at 9:00 am on Thursday, March 23, 2017, at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

17186177A March 21, 2017

Ref.#: 17186177A
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE WILLIAMS**

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida;

that the attached copy of advertisement being a **NOTICE OF MEETING**

In the matter of **3/23 LMST MEETING - 3/23 LMST MEETING**

was published in said newspaper on **03/21/2017**

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

Sworn to and subscribed before me this _____ day of **MAR 21 2017**

by *Samie Williams* who is personally known to me
or who has produced as identification



ERIC DAMIEN MCBRIDE
MY COMMISSION # FF925198
EXPIRES October 07, 2019
FloridaNotaryService.com

(Signature of Notary Public)

(Seal)



Minutes

St. Johns County
Local Mitigation Strategy Taskforce
Meeting: July 13, 2017 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, July 13, 2017 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Jessica Beach – City of St. Augustine
John Burnham – St. Johns County Engineering
Ben Bright – St. Johns County Road and Bridge
Joe Cone – St. Johns County Housing
Joanne Cooper - IFAS
Michael Dalton – St. Johns County Facilities Maintenance
Johnny Delgado – Anastasia Island Townhomes
Bill Douglas – Flagler Hospital
Thomas Drygas – Engineering Firm
Bob Fleet – Town of Hastings
Martha Graham – City of St. Augustine
Joe Howell – St. Augustine Beach
Georgia Katz – St. Johns County Planning
Bill Lazar – St. Johns County Housing Partnership
David Lee – St. Johns County School District
Wes Marsh – Brooks Rehabilitation
Nora Matheson – Resident, South Ponte Vedra Beach
Laura Nelson – Flagler County Emergency Management
Chris Parker – St. Johns County Sheriff's Office
Janette Profilio – St. Johns County Property Appraiser
Dennis RamHarry – St. Johns County School District
Geoff Sample – St. Johns River Water Management District
Jim Schock – LMS Co-Chairperson St. Johns County Floodplain Manager
Joseph Solez – Resident, South Ponte Vedra Beach
Mark Sorrell – Anastasia Island Townhomes
Kelly Wilson – LMS Chairperson, S. Johns County Emergency Management

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. Old information

a. Discussion and approval of minutes from March 23, 2017 LMS Taskforce Meeting*

A motion was made by Chris Parker to approve the minutes for the March 23, 2017 meeting; seconded by Georgia Katz; motion carried unanimously.

III. New Information

a. New Projects and Planning 2017

1. New project submissions*

- Kelly Wilson of St. Johns County Emergency Management requested that the following project be added to the St. Johns County LMS Project List: Development of a St. Johns County Floodplain Management Plan - under the Category of Planning.

A motion was made by Jim Schock to add the project: Development of a St. Johns County Floodplain Management Plan; seconded by John Burnham; motion carried unanimously.

- Nora Matheson, St. Johns County Resident requested that the following project be added to the St. Johns County LMS Project List: Improvement of Structural Resiliency at 2859 S. Ponte Vedra Blvd. - under the Category of Infrastructure and Structure Improvements.

A motion was made by Chris Parker to add the project: Improvement of Structural Resiliency at 2859 S. Ponte Vedra Blvd.; seconded by Wes Marsh; motion carried unanimously.

- Johnny Delgado of Anastasia Island Townhomes discussed adding a project to ensure the structural integrity of the Townhomes and limiting further erosion around the structures. The LMS Taskforce requested the item be tabled until a more detailed description of what the project will be.
- Martha Graham of the City of St. Augustine advised that the City will be adding additional outfall improvements mitigation projects at the next LMS Taskforce Meeting.

b. Discussion of the HMGP Project Submissions

Kelly Wilson supplied the Taskforce with the updated St. Johns County HMGP Project Submission List. She advised that the Town of Hastings chose not to submit their project from HMGP funding as they have secured funding elsewhere. As a result 2 additional mitigation projects moved from Tier II funding into Tier I funding as illustrated on the updated HMGP Project Submission List.

c. Discussion of next LMS Taskforce meeting date

1. LMS Taskforce Meeting Thursday, November 16, 2017 @ 9:00am

III. Open Discussion

Jim Schock discussed the new Flood Mitigation Citizen Advisory Group he is organizing to assist in gaining additional points for St. Johns County's CRS ranking. This Group will be made up of professionals in industries to include real estate, insurance, construction along with others and private citizens. This group will focus on potential flood mitigation ideas and strategies. Jim Schock will Chair this group and bring any mitigation ideas back to the LMS Taskforce for possible inclusion in the St. Johns County LMS.

Kelly Wilson advised the group the FEMA had published the 2017 Notice of Funding Availability for the Pre-Disaster Mitigation Grant and Flood Mitigation Assistance Grant. She advised the Taskforce that she would be sending more information regarding eligibility and actual funding availability as soon as the FDEM Mitigation Division emailed further guidance.

No further discussion followed.

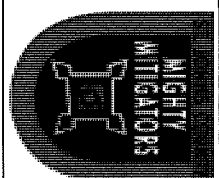
V. Adjournment

Meeting adjourned at 10:05 am

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
July 13, 2017



Name	Organization	Email
Kelly Wilson	SJC EN	KWilson@sjc.fl.us
Johnny D'Sa	Anastasia Isl. T.H.	john@ast.net
MARK SORRELL	ANASTASIA ISL TH	redfool1@MSN.com
Chris Baker	SJSD	on file
Dennis Runkley	SJSD	Dennis.Runkley@stjohns.k12.fl.us
Deborah	St. Aug. Bch	bradell@cityofstaug.org
me & al	SJC Beachfront	l.katz@sjc.fl.us
John Burnham	SJC ENGINEERING	jburnham@sjc.fl.us
Nora H. Matheson	resident SRV	jenette nora.matheson@stjohns.k12.fl.us
Joseph F. Soler	resident SRV	josol josol@stjohns.k12.fl.us
Geoff Samuels	SJREIMD	gsamu@sjc.fl.us
Michael Dalton	SJC Bch	mdalton@sjc.fl.us
Bob Fleet	HAZTUGS	BOB@FLEET ARCHITECTS PLYMOUTH, VT
Jessica Beach	City of St Aug.	jbeach@citystaug.com
Martina Graham	COSEA	mgramham@citystaug.com
David Lee	SJSD	david.lee@stjohns.k12.fl.us

Name	Organization	Email
Joe Core	SSCO	Score@sccfl.us
Les Marshall	Broski Lehel	les_marshall@broski-lehel.com
Laura Nelson	Flagler Co. EM	LNelson@flaglercounty.org
Janette Profilio	SSCPA	janette@sscpa.us
Donna Cooper	SJC of A/C to	jdcooper@sjcfl.us
Bill Douglas	Flagler Hospital	bill.douglas@flaglerhospital.org
Bill Lazarus	SJCH	BLAZARUS@SJCH.ORG
THOMAS C. BRYANT	SJC	904 806 0267
Ben Bright	SSC Road & Bridge	bbright@sscf.us
JAMES E. HOCK	BID	JSHOCK@SSCF.US

THE ST. AUGUSTINE RECORD

SJC EMERGENCY MANAGEMENT
100 EOC DRIVE
SAINT AUGUSTINE FL 32095

CO

PUBLIC NOTICE

The St. Johns County Local Mitigation Strategy Taskforce meeting will take place at 9:00 am on Thursday, July 13, 2017, at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

17320125A July 3, 2017

Ref.#: 17320125A
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE WILLIAMS**

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida;

that the attached copy of advertisement being a **NOTICE OF MEETING**

In the matter of **7/3 MITIGATION TASK - 7/3 MITIGATION TASK FORCE**

was published in said newspaper on **07/03/2017**

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

Sworn to and subscribed before me this _____ day of **JUL 03 2017**

by *Jamie Williams*
or who has produced as identification

who is personally known to me



ERIC DAMIEN MCBRIDE
MY COMMISSION # FF925198
EXPIRES October 07, 2019
FloridaNotaryService.com

(Signature of Notary Public)

(Seal)



Minutes

St. Johns County
Local Mitigation Strategy Taskforce
Meeting: November 16, 2017 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, November 16, 2017 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Jessica Beach – City of St. Augustine
John Burnham – St. Johns County Engineering
Martha Graham – City of St. Augustine
Lance Hackelton – Taylor Engineering
Edward Houston – St. Johns County Fire Rescue
Joe Howell – St. Augustine Beach
Georgia Katz – St. Johns County Planning
Brian Kelsay – St. Johns County Disaster Recovery
Frank Kenton – St. Johns County Utilities
Patrick Lawson – Taylor Engineering
Wes Marsh – Brooks Rehabilitation
Laura Nelson – Flagler County Emergency Management
Chris Parker – St. Johns County Sheriff's Office
Janette Profilio – St. Johns County Property Appraiser
Dennis RamHarry – St. Johns County School District
Geoff Sample – St. Johns River Water Management District
Jim Schock – LMS Co-Chairperson St. Johns County Floodplain Manager
Kelly Wilson – LMS Chairperson, S. Johns County Emergency Management

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. Old information

a. Discussion and approval of minutes from July 13, 2017 LMS Taskforce Meeting*

A motion was made by Chris Parker to approve the minutes for the July 13, 2017 meeting; seconded by Georgia Katz; motion carried unanimously.

III. New Information

a. **Update of LMS Taskforce Executive Committee***

- Presented the Current List of Executive Committee Members to the full LMS Taskforce and advised of two substitutions to the Committee: John Burnham replaced Greg Caldwell for Public Works, Martha Graham replaced Rueben Franklin for City of St. Augustine.
- One member of the Executive Committee, Tim Connor, took a position with Emergency Management and as such his spot on the Executive Committee was open. The committee discussed adding an additional committee member or decreasing the size of the committee to 9 members.
- The Taskforce chose to keep an 11 member Executive Committee and Wes Marsh from Brooks Rehab was nominated to fill the position.

Martha Graham made a motion to fill the open position on the Executive Committee with Wes Marsh of Brooks Rehab, Seconded by Georgia Katz

b. **Discussion of HMGP 12 month lock-in for Hurricane Matthew**

- Kelly Wilson advised the group that the Hurricane Matthew HMGP lock-in amount was \$15.244 million dollars. This amount is close to \$5 million higher than originally estimated. Kelly informed the Taskforce that any additional monies would be redistributed to HMGP projects submitted with amounts higher than originally estimated. The money would be reallocated based on ranking.
- Brief discussion on potential 406 mitigation projects for both Matthew and Irma. City of St. Augustine and City of St. Augustine are going to contact FDEM Mitigation specialist to discuss options.

c. **New Projects and Planning 2017**

- Kelly Wilson advised all Taskforce members that any mitigation projects, new or currently on the project list, that are going to be moved forward for ranking and potential funding under Hurricane Irma HMGP funding need to be submitted to her by December 22, 2017.
- Chris Parker asked that "Enhance construction of a new "Sheriff's Office Regional Command Center" be removed from the mitigation project list.

- Discussed the Town of Hastings and potential issues that may arise from its dissolution, and which projects County Utilities may move forward for funding arising from the acquisition of Hastings assets.
- Discussed removing the ranking criteria Benefit Cost Analysis due to the complexity of trying to create a BCA. The Taskforce agreed to remove it before ranking projects for Hurricane Irma.

d. Discussion of next LMS Taskforce meeting date

1. LMS Executive Committee Meeting, Thursday, January 11th, 2018
2. LMS Taskforce Meeting Thursday, January 25th, 2018

III. Open Discussion

Members asked if the projects being moved forward for funding could be placed online so that the Executive Committee could view them before the meeting. Kelly advised that she could check and see if this was doable on the Emergency management website.

Discussed potential new HMGP application that would be available for Irma Project Applications.

Martha Graham discussed Climate Resilient Activities project being funded by FEMA and coordinated through the Northeast Florida Regional Council.

Jim Schock discussed the new Flood Mitigation Citizen Advisory Group he has organized and how it will assist with CRS points for St. Johns County.

No further discussion followed.

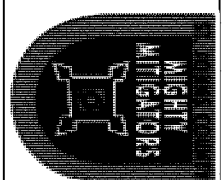
V. Adjournment

Meeting adjourned at 10:30 am

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
November 16, 2017



Name	Organization	Email
Kelly Wilson ✓	SCE EM	kwilson@sjeff.us
James Seibert ✓	BID	jseibert@sjeff.us
Brian Kelsey ✓	SJC EMT OR	BKelsey@SJCFL.us
Nes Marshall ✓	Brady Lehigh Valley Hospital	Nes Marshall@lehighvalleyhospital.org
Patrice Lausman ✓	Taylor Engineering	plausman@taylor-engineering.com
Lance Hackett ✓	Taylor Eng.	lhackett@taylor-engineering.com
Dennis Karamany ✓	SJCSD	Dennis.Karamany@stjohns.k12.fl.us
Kate ✓	SJC Growth best	skate@sjeff.us
John F. Burnham ✓	SJC ENGI	jburnham@sjeff.us
Chris Parker ✓	SJCSD	on file
Martha Graham ✓	COFA	mgraham@citystaug.com
Joe Howell ✓	St. Aug Bch	jhowell@citystaug.com
Edith F. Houston ✓	SJC F12	edith@citystaug.com
Frank Kenton ✓	SJC MD	fkenton@citystaug.com
Janelle Profilio ✓	SJC CPA	janelle.profilio@citystaug.com
Geoff Sample ✓	SJC EMT	gsample@citystaug.com

THE ST. AUGUSTINE RECORD

COPY

PUBLIC NOTICE

The quarterly meeting of the St. Johns County Local Mitigation Strategy Task Force will take place at 9:00 am on Thursday, November 16, 2017, at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

17482091A November 6, 2017

SJC EMERGENCY MANAGEMENT
100 EOC DRIVE
SAINT AUGUSTINE FL 32095

Ref.#: 17482091A
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE WILLIAMS**

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **NOTICE OF MEETING**

In the matter of **11/16 TASK FORCE - 11/16 TASK FORCE**

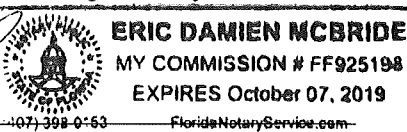
was published in said newspaper on **11/06/2017**

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

Sworn to and subscribed before me this _____ day of **NOV 06 2017**

by *Jamie Williams*
or who has produced as identification

who is personally known to me



(Signature of Notary Public)

(Seal)



Minutes

St. Johns County
Local Mitigation Strategy Executive Committee
Meeting: January 11, 2018 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Executive Committee was held Thursday, January 11, 2018 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Jessica Beach - City of St. Augustine
John Burnham – SJC Engineering
Martha Graham – City of St. Augustine
Joe Howell – St. Augustine Beach
Georgia Katz – SJC Planning
Wes Marsh Brooks Rehab (Conference Line)
Laura Nelson – Flagler County Emergency Management
Chris Parker – St. Johns County Sheriff's Office
Janette Profilio – St. Johns County Property Appraiser
Dennis Ramharry – SJC School District
Jim Schock – LMS Vice Chairperson, SJC Growth Management
Kelly Wilson – LMS Chairperson, SJC Emergency Management

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. New Information –

a. New Projects and Planning 2018

Kelly Wilson advised the Executive Committee that they had 17 projects that would need to be ranked using the approved and adopted ranking process within the Local Mitigation Strategy. She introduced Lara Nelson and advised the Executive Committee that Laura would be keeping track of the official scoring and finalizing the totals for each project.

Kelly presented the Executive Committee (EC) with rules regarding the ranking process and tie breakers for any projects with identical scores.

The PowerPoint slides used to explain these items will be included as part of the official minutes of this meeting.

b. New project submissions and ranking of all projects being submitted for HMGP funding*

Kelly Wilson advised the Executive Committee (EC) in the interest of efficiency that any new projects (not already on the project list) would be put before the EC for a vote to add and then ranked immediately after.

Each Executive Committee Member was given a binder with each mitigation project being submitted for ranking and funding for the Hurricane Irma HMGP funding cycle.

The following list will be each mitigation project submitted for funding. It will include the official vote to accept the project (if new) and the official score given by the EC.

i. City of St. Augustine

- Avenida Menedez Seawall Connectivity Flood Mitigation Project. Motion made to add to Project List Martha Graham, Seconded by Chris Parker, motion carried unanimously. – Score 88
- Drainage Improvement and Flood Mitigation of Ct. Theophelia Neighborhood. Motion made to add to Project List Martha Graham, Seconded by John Burnham, motion carried unanimously. – Score 74
- Drainage Improvements by Retrofitting 80 Stormwater Outfalls. Motion made to add to Project List Chris Parker, Seconded by Joe Howell, motion carried unanimously. - Score 82
- Installation of Manhole Dishes for the Reduction in Inflow and Infiltration (I&I) to the City's Sanitary Sewer System. Motion made to add to Project List John Burnham, Seconded by Jim Schock, motion carried unanimously. - Score 87
- Macaris Stormwater Outfall Resiliency Retrofit with Tide Check Valve. Motion made to add to Project List John Burnham, Seconded by Jim Schock, motion carried unanimously. – Score 85
- Wastewater Treatment Plant Shoreline Hardening and Flood Proofing. Motion made to add to Project List Martha Graham, Seconded by Joe Howell, motion carried unanimously. - Score 80
- Seal and Coat Sanitary Sewer Manhole to prevent Groundwater Infiltration. Motion made to add to Project List Jim Schock, Seconded by Joe Howell, motion carried unanimously. Project was not ranked due ineligibility for HMGP funding.

- Cured –In-Place-Pipe Lining of Sanitary Sewer Laterals. Motion made to add to Project List Joe Howell, Seconded by Jim Schock, motion carried unanimously. Project was not ranked due ineligibility for HMGP funding.
- Cured –In-Place-Pipe Lining of Sanitary Gravity Mains. Motion made to add to Project List Martha Graham, Seconded by Jim Schock, motion carried unanimously. Project was not ranked due ineligibility for HMGP funding.

ii. St. Johns County

- Wind and Flood Mitigation for Fire Station 6, Crescent Beach. Motion made to add to Project List Georgia Katz, Seconded by Martha Graham, motion carried unanimously. - Score 82
- Drainage Improvements on County Rd. 13. Motion made to add to Project List Joe Howell, Seconded by Georgia Katz, motion carried unanimously. - Score 76
- Drainage Improvements on County Rd. 13. Motion made to add to Project List Joe Howell, Seconded by Georgia Katz, motion carried unanimously. - Score 76
- Deep Creek Conveyance Improvements. Project was tabled from scoring until further refinement of the project.
- Drainage Improvements at Kings Estate Road. - Score 80
- Drainage Improvements at Kings Road. - Score 76
- Drainage Improvements at Natalie Road and Kerri Lynn Road. Motion made to add to Project List Joe Howell, Seconded by Martha Graham, motion carried unanimously. - Score 71
- Drainage Improvements at Oyster Creek. - Score 79
- South Orange St. Drainage Improvements. - Score 70
- Drainage Improvements at Winton Circle. Motion made to add to Project List Joe Howell, Seconded by Martha Graham, motion carried unanimously. - Score 79
- Drainage Improvements at St. Augustine Rd. and Cypress Blvd. Motion made to add to Project List by Georgia Katz, Seconded by Janette Profilio, motion carried unanimously. - Score 68
- Drainage Improvements at Rio Del Mar St. and Fountain of Youth Blvd. Motion made to add to Project List by Chris Parker, Seconded by Jim Schock, motion carried unanimously. - Score 77

iii. Unaffiliated

- Relocate Electrical Power for City Well Fields Underground. Motion made to add to Project List Martha Graham, Seconded by Chris Parker, motion carried unanimously. Project was not ranked due ineligibility for HMGP funding.

- Elevation of Private Residence at 95 Cerro St. Project was tabled due to lack of specific information necessary to be placed onto Project List.

Laura Nelson then sorted the projects by ranking and Executive Committee reviewed.

City of St. Augustine placed Avenida Menedez Seawall Connectivity Flood Mitigation Project as their number one project for funding. John Burnham asked to delay choosing the number one project for the County until he could speak with his supervisors at Public Works.

Kelly advised the Executive Committee that as soon as the Notice of Funding Availability was released for Hurricane Irma HMGP it would be emailed to the full LMS Taskforce along with the finalized ranked project list.

- c. Discussion of next meeting date
 - i. Kelly Wilson advised the Executive Committee there would be a full LMS Taskforce Meeting, Thursday January 25th at 9:00 am here at the EOC to present the HMGP funding ranked Project List to full LMS Taskforce.

No further discussion followed. The meeting adjourned at 12:10 pm

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy
Executive Committee Meeting
January 11, 2018

Name	Organization	Signature
John Burnham	St. Johns County Public Works	<i>Paul</i>
Tim Connor	St. Johns County DOH	
Bob Fleet	Town of Hastings	
Martha Graham	City of St. Augustine	<i>Wes</i>
Joe Howell	City of St. Augustine Beach	<i>Joseph Stowell</i>
Georgia Katz	St. Johns County Planning	<i>gkatz</i>
Chris Parker	St. Johns County Sheriff's Office	
Janette Profilio	St. Johns County Property Appraiser	
Dennis Ramharry/Paul Rose	St. Johns County School District	<i>Dennis Ramharry</i>
Jim Schock	St. Johns County Growth Management	<i>Jim Schock</i>
Kelly Wilson	St. Johns County Emergency Management	
Jessica Bear	City of St. Aug.	<i>Jessica Bear</i>
Laura Nelson	FCEM (sewerage)	<i>Laura Nelson</i>
Janette Profilio	St. Johns County Property Appraiser	<i>Janette Profilio</i>
<i>Wes Marsh</i>	<i>Books Rehab</i>	<i>Wes Marsh</i>

PUBLIC NOTICE

The St. Johns County Local Mitigation Strategy Taskforce Executive Committee meeting will take place at 9:00 am on Thursday, January 11, 2018 at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

17547279A January 1, 2018



Minutes

St. Johns County
Local Mitigation Strategy Taskforce
Meeting: January 25, 2018 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, January 25, 2018 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Jessica Beach – City of St. Augustine
John Burnham – St. Johns County Engineering
Jessica Cochran – Taylor Engineering
Joanne Cooper – UF Extension Services
Michael DelCharco – Taylor Engineering
Mike Dalton – St. Johns County Facilities and Construction Services
Steve Fitzgibbons – St. Johns River Water Management District
Lance Hackelton – Taylor Engineering
Joe Howell – St. Augustine Beach
Georgia Katz – St. Johns County Planning
Brian Kelsay – St. Johns County Disaster Recovery
Brian Law – St. Augustine Beach
Laura Nelson – Flagler County Emergency Management
Chris Parker – St. Johns County Sheriff's Office
Janette Profilio – St. Johns County Property Appraiser
Geoff Sample – St. Johns River Water Management District
Jim Schock – LMS Co-Chairperson St. Johns County Floodplain Manager
Paul Studivant – St. Johns County Animal Control
Jessica Veenstra – Flagler College
Kelly Wilson – LMS Chairperson, S. Johns County Emergency Management

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. Old information

a. Discussion and approval of minutes from November 16, 2017 LMS Taskforce Meeting*

A motion was made by Chris Parker to approve the minutes for the November 16, 2017 meeting; seconded by Janette Profilio; motion carried unanimously.

b. Discussion and approval of minutes from January 11, 2018 LMS Executive Committee Meeting*

A motion was made by Joe Howell to approve the minutes for the January 11, 2018 meeting; seconded by Janette Profilio; motion carried unanimously.

III. New Information

a. New Projects and Planning 2018

- Deep Creek Conveyance Improvements Project was tabled at the Executive Committee Meeting due to additional information needed for project ranking. John Burnham presented the enhanced project description for Deep Creek Conveyance Project to the LMS Taskforce. The Executive Committee then ranked the project for Hurricane Irma HMGP Funding. Score – 78

b. Discussion of Hurricane Matthew HMGP Project Status

- Kelly Wilson advised the group that Hurricane Matthew HMGP projects are beginning to be approved and contracts for funding being issued. As of this meeting the following projects have received contracts for funding:
 - o Upgrade Signalization at US1 @ County Road 210
 - o Upgrade Signalization at US 1 @ Lewis Point Rd.
 - o Upgrade Signalization at US 1 @ Shore Dr.
 - o Install hurricane shutters and emergency standby generator at the St. Johns County Pet Center
 - o Lake Maria Sanchez Flood Mitigation Project

Kelly advised the Taskforce that other projects have received favorable recommendations and additional contracts for funding will likely be received over the next couple of months.

c. Presentation of Hurricane Irma HMGP Funding Ranked Projects

- Kelly Wilson advised that the Executive Committee met January 11, 2018 and ranked the 17 projects submitted for Hurricane Irma HMGP Funding. She also advised the Taskforce that the Notice of Funding Availability for Hurricane Irma HMGP has not been released. The Hurricane Irma HMGP Ranked Project List is attached as part of the official record.

- KW identified the next steps in the Irma HMGP process and advised the Taskforce that the HMGP Applicant Workshops will be Webinars rather than in person due to the number of HMGP Applicants statewide. Advised that Applications for HMGP Projects would be due sometime in May 2018 (NOFA will have official deadline for applications)

d. Discussion of next LMS Taskforce meeting date

1. LMS Taskforce Meeting Thursday, May 3rd, 2018 @ 9:00 am

III. Open Discussion

Michael DelCharco of Taylor Engineering advised the Taskforce that they were partnering with FEMA to discuss the new Floodplain Maps that will be forthcoming in late 2018. The meeting will be on February 27th at 9:30 am at a location yet to be determined. He will send final details to Kelly Wilson and she will email it to the Taskforce email list.

No further discussion followed.

V. Adjournment

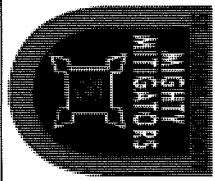
Meeting adjourned at 9:50 am

NOTE – PowerPoint slides for the LMS Meeting will be included as part of the Official Minutes of this meeting.

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
January 25, 2018



Name	Organization	Email
Chris Parker ✓	St Johns Sheetp	Chris Pike
Michael DelMare ✓	Taylor Engineering	m.delchance@taylorengineering.com
Jessica Cochran ✓	Taylor Eng.	jcochran@taylorengineering.com
Lance Hackelton ✓	Taylor Eng	LHACKELTON@TaylorEngineering.com
Greoff Sample ✓	STRUMD	gsample@sjruncil.com
Steve Fitzgibney ✓	JSRUMD	sfitzgib@sjruncil.com
Mike Dattin ✓	SJC BCC	mdattin@sjcfl.us
Jessica Beach ✓	City of St Augustine	jbeach@citystaugil.com
Paul Stidman ✓	SJC AnneArcher	pstidman@sjcfl.us
Joe Howell ✓	St Augustine Beach	jhowell@citysub.org
Jessica Veonstad ✓	Flagler College	jveonstad@flagler.edu
John Burkham ✓	SJC	jburkham@sjcfl.us
W. Katz ✓	SJC Planning	wkatz@sjcfl.us
Laura Nelson ✓	Flagler Co EM	lnelson@flaglercounty.org
Janette Proffitt ✓	SJC Property App	janette.proffitt@sjcfl.us
Kelly Wilson ✓	SJC EIR	k.wilson@sjcfl.us

THE ST. AUGUSTINE RECORD

COPY OF ADVERTISEMENT

SJC EMERGENCY MANAGEMENT
100 EOC DRIVE
SAINT AUGUSTINE FL 32095

Ref.#: 17560105A
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **TIFFANY LOWE**

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

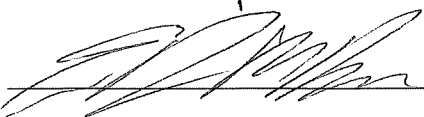
that the attached copy of advertisement being a **NOTICE OF MEETING**

In the matter of **1/25/18 REGULAR MEET - 1/25/18 REGULAR MEETING**

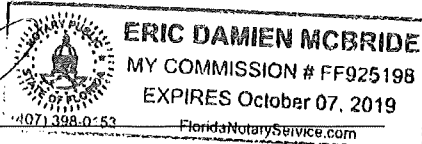
was published in said newspaper on **01-15-2018**

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

Sworn to and subscribed before me this 16th day of January
by Tiffany M. Lowe who is personally known to me
or who has produced as identification



(Signature of Notary Public)



(Seal)

PUBLIC NOTICE

The St. Johns County Local Mitigation Strategy Taskforce meeting will take place at 9:00 am on Thursday, January 25, 2018 at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

17560105A January 15, 2018



Minutes

St. Johns County
Local Mitigation Strategy Taskforce
Meeting: May 3, 2018 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, May 3, 2018 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Julie Allen – Florida Forest Service
Jessica Beach – City of St. Augustine
John Burnham – St. Johns County Engineering
Mike Dalton – St. Johns County Facilities and Construction Services
Katie Diaz – St. Johns County Building Operations
Patrick Doty, St. Johns county Floodplain Manager
Steve Fitzgibbons – St. Johns River Water Management District
Joe Howell – St. Augustine Beach
Georgia Katz – St. Johns County Planning
Brian Law – St. Augustine Beach
Laura Nelson – Flagler County Emergency Management
Chris Parker – St. Johns County Sheriff's Office
Dennis Ramharry – St. Johns County School District
Buddy Schauland – City of St. Augustine
Jim Schock – LMS Co-Chairperson St. Johns County Floodplain Manager
Kelly Wilson – LMS Chairperson, S. Johns County Emergency Management

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. Old information

a. Discussion and approval of minutes from January 25, 2018 LMS Taskforce Meeting*

A motion was made by Chris Parker to approve the minutes for the January 25, 2018 meeting; seconded by Joe Howell; motion carried unanimously.

III. New Information

a. Executive Committee Update*

- Kelly advised the LMS Taskforce of personnel changes that will affect the LMS Executive Taskforce. Those changes are noted in the table below. Kelly suggested to the group to decrease the number of Executive Committee Members from 11 to 9. She also suggested that Martha Graham be replaced with Jessica Beach, the City Engineer managing the HMGP Projects for the City.

The LMS Taskforce agreed to the change in membership for the Executive Committee Members. A motion was made by Wes Marsh and a Second by John Burnham; motion carried unanimously.

Kelly Wilson, Chairperson	St. Johns County Emergency Management
Jim Schock, Vice Chairperson	St. Johns County Growth Management
John Burnham	St. Johns County Public Works
<i>Bob Fleet (Town Dissolved)</i>	<i>Town of Hastings</i>
<i>Martha Graham (retired)</i>	<i>City of St. Augustine, Public Works</i>
Joe Howell	City of St. Augustine Beach, Public Works
Georgia Katz	St. Johns County Planning
Wes Marsh	Brooks Rehabilitation
Chris Parker	St. Johns County Sheriff's Office
<i>Janette Profilio (resigned)</i>	<i>St. Johns County Property Appraiser</i>
Paul Rose/Dennis Ramharry	St. Johns County School District

b. New Projects and Planning 2018*

- John Burnham of St. Johns County Public Works requested that the following project be added to the St. Johns County LMS Project List: Drainage Improvements for Porpoise Point. He also requested that it be placed on the Hurricane Irma HMGP Project funding List. Kelly advised that the project would be placed at the bottom of the priority list due to its late submission.

A motion was made by Wes Marsh to add the project: seconded by Joe Howell; motion carried unanimously.

c. Discussion of Hurricane Matthew HMGP Project Status

- Kelly Wilson advised the group that Hurricane Matthew HMGP projects are beginning to be approved and contracts for funding being issued. **A Matthew HMGP Funding Table is included as part of these official minutes.**

Kelly advised the Taskforce that other projects have received favorable recommendations and additional contracts for funding will likely be received over the next couple of months.

John Burnham asked if we could begin discussions about Project Deadline Extensions. HMGP Grant funding is typically 3 years from the date of the event. Unfortunately many of the contracts are not awarded until 12-18 months later leaving a very short window for project completion. Kelly advised the group that she would check with the State on how to proceed with Project Deadline Extensions.

d. Discussion of Hurricane Irma HMGP Funding Ranked Projects

- Kelly Wilson presented the Hurricane Irma HMGP Funding Priority List to the LMS Taskforce and advised that some projects has been deleted due to other funding sources. **Hurricane Irma HMGP Ranked Project List is included as part of the official minutes.**

She advised the Taskforce that St. Johns County's current HMGP Funding for Irma is \$3.78 million dollars and that we will over submit projects (similar to what was done for Matthew HMGP funding) to ensure maximum funding for St. Johns County.

All Hurricane Irma HMGP Project Applications are due to the Florida Division of Emergency Management August 6, 2018.

e. Discussion of next LMS Taskforce meeting date

- LMS Taskforce Meeting Thursday, August 30, 2018 @ 9:00 am here at the St. Johns County EOC.

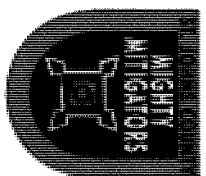
III. Open Discussion
No further discussion followed.

V. Adjournment
Meeting adjourned at 9:50 am

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
May 3, 2018



Name	Organization	Email
Kelly Wilson ✓	St. Johns EN	k.wilson@sjcfl.us
Jeff Kowale ✓	St Augustine Beach	jkowale@cityofsaab.org
Brian Law ✓	St. Augustine Beach	blaw@cityofsaab.org ✓
Dennis Remmelaar ✓	St. Johns County School District	Dennis.Remmelaar@stjohns.k12.fl.us
Chas Parker ✓	St Johns Sheriff's Office	no file ✓
Mike Dalton ✓	St. Johns County	mdalton@sjcfl.us
Mark Diaz ✓	SJC FM	kdiaz@sjcfl.us
Steve Fitzgibbons ✓	SJL WMD	stfzgb@sjlwmnd.com
John Allen ✓	Florida Forest Service	john.allen@fresnafromflorida.com
Richard Schauland ✓	City of St. Augustine	rschauland@citystaug.com
JOHN BURHAM ✓	SJC Public Works	jburnham@sjcfl.us
James Seitz ✓	BID ST JOHNS	jseitz@sjcfl.us
Patrick Dohy ✓	St. Johns County BCC - GMD	pdohy@sjcfl.us

THE ST. AUGUSTINE RECORD
Affidavit of Publication

SJC EMERGENCY MANAGEMENT
100 EOC DRIVE
SAINT AUGUSTINE, FL 32095

ACCT: 15662
AD# 0003030865-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **MTG- LMST 5/3/18** was published in said newspaper on **04/23/2018**.

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

PUBLIC NOTICE

The St. Johns County Local Mitigation Strategy Taskforce meeting will take place at 9:00 am on Thursday, May 3, 2018 at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

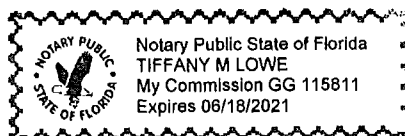
In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

0003030865 April 23, 2018

Sworn to and subscribed before me this _____ day of **APR 24 2018**

by *Jamie Williams* who is personally known to me
or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)



(Seal)



Minutes

St. Johns County
Local Mitigation Strategy Taskforce
Meeting: August 30 2018 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, August 30, 2018 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Julie Allen – Florida Forest Service
Jessica Beach – City of St. Augustine
John Burnham – St. Johns County Engineering
Lance Hackleton – Taylor Engineering
Georgia Katz – St. Johns County Planning
Brian Law – St. Augustine Beach
Wes Marsh – Brooks Rehabilitation
Noreen Nickola-Williams – Florida DOH
Chris Parker – St. Johns County Sheriff's Office
Dennis Ramharry – St. Johns County School District
Geoff Sample – St. Johns River Water Management District
Angela Schedel – Taylor Engineering
Jim Schock – LMS Co-Chairperson St. Johns County Floodplain Manager
Paul Studivant – St. Johns County Animal Control
Robert Veneman – Florida DOH
Kelly Wilson – LMS Chairperson, S. Johns County Emergency Management

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. Old information

a. Discussion and approval of minutes from May 3, 2018 LMS Taskforce Meeting*

A motion was made by Jim Schock to approve the minutes for the May 3, 2018 meeting; seconded by Chris Parker; motion carried unanimously.

III. New Information

a. **Discussion of Hurricane Matthew HMGP Project Status**

- Kelly Wilson advised the group that Hurricane Matthew HMGP projects are being approved, contracts for funding being issued, and procurement beginning at the local level. **A current Matthew HMGP Funding Table is included as part of these official minutes.**
- John Burnham, SJC Public Works, Jessica Beach CoSA Public Works, Kelly Wilson, SJC Emergency Management each gave updates on the status of their HMGP Projects. A brief discussion followed about the October 2019 deadlines and the potential for several projects to need project deadline extensions.

b. **Discussion of Hurricane Irma HMGP Projects Submitted**

- Kelly Wilson supplied the Working Group a copy of the table of all Hurricane Irma HMGP Projects that had been submitted for St. Johns County. A brief discussion of the 6 month estimate funding allocation and when we would receive the final 12 month funding allocation. Kelly advised the group it would likely be around October before receiving the final funding allocation.

c. **Discussion of Pre-Disaster Mitigation and Flood Mitigation Assistance Grants Application Cycle**

- Kelly Wilson presented both the Pre-Disaster Mitigation (PDM) NOFO and Flood Mitigation Assistance (FMA) NOFO. She advised the group of upcoming webinars regarding the details of both grant programs. She supplied the working group, via email, the details of each program and advised that if anyone would like submit a project application they should listen in to one of the webinars.

d. **New Projects and Planning 2018**

- There were no new projects or planning brought forward.

e. **Discussion of next LMS Taskforce meeting date**

- LMS Taskforce Meeting Thursday, November 29th, 2018 @ 9:00 am here at the St. Johns County EOC.

III. Open Discussion

- Florida Forest Service advised of wildfire mitigation activities in Flagler County and the possibility of bringing some to St. Johns County
- Jim Schock advised that the Citizens Flood Mitigation Advisory Committee has been re-established and would begin quarterly meetings again in September/October timeframe.
- St. Johns County Sheriff's Office advised that they had acquired 2 high water vehicles which will be available in the event any of any future high water events that require search and rescue.
- St. Johns County School District advised that the shelter retrofit to Creekside High School has been complete and the new shelter, Freedom Crossing has been completed and is now available as a shelter. Dennis also advised that Pacetti Bay Middle and Switzerland Point Middle School would begin their shelter retrofit projects next year.

No further discussion followed

V. Adjournment
Meeting adjourned at 10:00 am

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
August 30, 2018



Name	Organization	Email
JAMES R Seltack	BID	JSCHOCK@SJCFI.US
Kelly Wilson	EN	k.wilson@sjcfi.us
Brian Wilson	City of St. Aug Beach	blaw@cityofsa.b.org
Lance Heibelster	Taylor Eng.	LHACKETT@taylor-engineering.com
Angela Schedel	Taylor Eng.	aschedel@taylor-engineering.com
Chris Parker	SSSO	CParker@SSSO.org
John Burnham	SJC ENG	jburnham@sjcfi.us
Dennis Rimberrry	SJCSD	Dennis.Rimberrry@stjohns.k12.fl.us
John Allen	FFS	John.Allen@FloridaFire.com
Jessica Beach	COSEA-St. Aug.	jbeach@citystaug.com
Geoff Sample	SJREUMD	gsample@sjrumd.com
Paul Strudivant	SJC Animal Control	pstrudivant@sjcfi.us
Noreen Nickola-Williams	BOL. St. Johns County	Noreen.Nickola-Williams@flhealth.gov
Robert Veneman	DAR SJC	Robert.Veneman@flhealth.gov
Jessie Mackstutz	Bulk Kiosk/Hub	jess.mackstutz@sjcfi.us
Georgia Katz	SJC Planning	skatz@sjcfi.us

THE ST. AUGUSTINE RECORD
Affidavit of Publication

**SJC EMERGENCY MANAGEMENT
100 EOC DRIVE**

SAINT AUGUSTINE, FL 32095

ACCT: 15662
AD# 0003078357-01

PO#

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

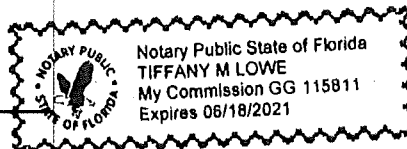
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **LMS MEETING** was published in said newspaper on **08/20/2018**.

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

Sworn to and subscribed before me this AUG 20 2018 day of _____
by *Melissa Rhinehart* who is personally known to me
or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)



PUBLIC NOTICE

The St. Johns County Local Mitigation Strategy Taskforce meeting will take place at 9:00 am on Thursday, August 30, 2018 at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

0003078357 August 20, 2018



Minutes

St. Johns County
Local Mitigation Strategy Taskforce
Meeting: November 29, 2018 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, November 29, 2018 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Jessica Beach – City of St. Augustine
John Burnham – St. Johns County Engineering
Joanne Cooper – UF/IFAS
Georgia Katz – St. Johns County Planning
Brian Kelsay – St. Johns County Engineering/Disaster Recovery
Brian Law – St. Augustine Beach
Wes Marsh – Brooks Rehabilitation
Laura Nelson – Flagler County Emergency Management
Dennis Ramharry – St. Johns County School District
Geoff Sample – St. Johns River Water Management District
Angela Schedel – Taylor Engineering
Jim Schock – LMS Co-Chairperson St. Johns County Floodplain Manager
Kelly Wilson – LMS Chairperson, S. Johns County Emergency Management

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. Old information

a. Discussion and approval of minutes from August 30, 2018 LMS Taskforce Meeting*

A motion was made by Jim Schock to approve the minutes for the August 30, 2018 meeting; seconded by Georgia Katz; motion carried unanimously.

III. New Information

a. Discussion of Hurricane Matthew HMGP Project Status

- Kelly Wilson advised the group that Hurricane Matthew HMGP projects are progressing at the local level. **A current Matthew HMGP Funding Table is included as part of these official minutes.**
- John Burnham, SJC Public Works, Jessica Beach CoSA Public Works, Kelly Wilson, SJC Emergency Management each gave updates on the status of their HMGP Projects. A brief discussion followed about the October 2019 deadlines and the City of St. Augustine and SJC Public Works have requested project deadline extensions.

b. Discussion of Hurricane Irma HMGP Projects Submitted

- Kelly Wilson presented the Working Group a table of all Hurricane Irma HMGP Projects that had been submitted for St. Johns County. She discussed the 6 month funding estimate compared to the 12 month funding allocation. The final Hurricane Irma HMGP allocation is \$3,741,010 – Federal Share, \$1,247,670 – Local Share.

c. Upcoming Training Opportunities

- Kelly Wilson presented the Working Group with two upcoming Training Opportunities at the St. Johns County EOC – Community Resilience and Flooding Hazards: Science and Preparedness. She explained these courses would be excellent opportunities for those interested in Resiliency, mitigation and flood hazards.

d. New Projects and Planning 2018

- There were no new projects or planning brought forward.

e. Discussion of 2019 LMS Taskforce meeting date

- LMS Taskforce Meetings for 2019, all meetings will be Thursdays, @ 9:00 am here at the St. Johns County EOC.
 - o February 21, 2019
 - o May 2, 2019
 - o August 15, 2019
 - o November 21, 2019

III. Open Discussion

- Angela Schedel of Taylor Engineering advised that she had taken part in a planning meeting with FEMA to brainstorm new ideas for Floodplain Mapping. She discussed the new options that may be made available including technology based products to assist homeowners to establish what their flood risk is. The project is still in

the planning phase and Angela asked that we send any and all ideas of how floodplain mapping can be improved to her and she would bring them forward to FEMA.

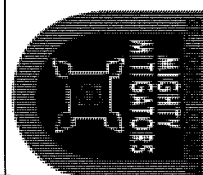
No further discussion followed

V. Adjournment
Meeting adjourned at 10:00 am

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
November 29, 2018



Name	Organization	Email
✓ Kelly Wilson	St. Johns Emergency Mgt	KWilson@sjcf.us
✓ James Schrock	St. Johns Building Insd	JSchrock@sjcf.us
✓ Dennis Lamburny	SJCSO	Dennis.Lamburny@stjohns.k12.fl.us
✓ Laura Nelson	Flagler EM	LNelson@flaglercounty.org
✓ Geoff Sample	SJRWMD	gsample@sjrwmd.com
✓ Jessica Beach	City of St Augustine	jbeach@citystaug.com
✓ Brian Kelsay	SJC-ENG/DR	BKelsay@sjcf.us
✓ Angela Schedel	Taylor Engineering	aschedel@taylorengineering.com
✓ Joanne Cooper	AU CTR	jcooper@atl.edu
✓ George Rakate	SJC AMPN2	grakate@sjcf.us
✓ Brian Kell	City of St. Augustine Beach	bkell@cityofsb.org
✓ Alis Marsh	Beach Police/Mar.	alis.marsh@beachpolice.org

sjcf.us

THE ST. AUGUSTINE RECORD
Affidavit of Publication

**SJC EMERGENCY MANAGEMENT
100 EOC DRIVE**

SAINT AUGUSTINE, FL 32095

ACCT: 15662
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PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **Local Mitigation Strategy Taskforce** was published in said newspaper on 11/19/2018.

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

PUBLIC NOTICE

The St. Johns County Local Mitigation Strategy Taskforce meeting will take place at 9:00 am on Thursday, November 29, 2018 at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL 32092. All interested persons are invited to attend.

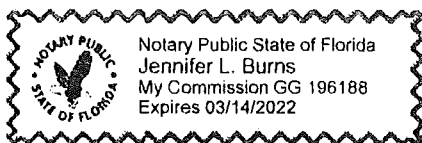
In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

0003115355 November 19, 2018

Sworn to and subscribed before me this _____ day of **NOV 19 2018**

by Jamie Williams who is personally known to me
or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)





Minutes

St. Johns County
Local Mitigation Strategy Taskforce
Meeting: February 28, 2019 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, February 28, 2019 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Julie Allen – Florida Forest Service
Jessica Beach – City of St. Augustine
John Burnham – St. Johns County Engineering
Georgia Katz – St. Johns County Planning
Gina Lambert – Florida Division of Emergency Management
Brian Law – St. Augustine Beach
Wes Marsh – Brooks Rehabilitation
Sarah Miller – Florida Public Archaeology Network
Dennis Ramharry – St. Johns County School District
Jim Schock – LMS Co-Chairperson St. Johns County Floodplain Manager
Kelly Wilson – LMS Chairperson, S. Johns County Emergency Management
Jenny Wolfe – City of St. Augustine

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. Old information

a. Discussion and approval of minutes from November 29, 2018 LMS Taskforce Meeting*

A motion was made by Wes Marsh to approve the minutes for the September 29, 2018 meeting; seconded by Jim Schock; motion carried unanimously.

III. New Information

a. Hurricane Matthew HMGP Project Status

- Kelly Wilson advised the group that Hurricane Matthew HMGP projects are progressing at the local level. **A current Matthew HMGP Funding Table is included as part of these official minutes.**
- John Burnham, SJC Public Works, Jessica Beach CoSA Public Works, Kelly Wilson, SJC Emergency Management each gave updates on the status of their HMGP Projects. A brief discussion followed about the October 2019 deadlines and the City of St. Augustine and SJC Public Works have requested project deadline extensions.

b. Hurricane Irma HMGP Projects Status

- Kelly Wilson presented the Working Group a table of all Hurricane Irma HMGP Projects that had been submitted for St. Johns County. She advised the group that as of the date of the meeting St. Johns County had not received any approved projects. John Burnham, SJC Public Works and Jessica Beach, CoSA Public Works both advised they had received Requests for Information and positive feedback on their projects. **A current Irma HMGP Funding Table is included as part of these official minutes.**

c. Hurricane Michael HMGP Funding Opportunities

- Kelly Wilson advised the Working Group that a NOFA has not been released for Hurricane Michael HMGP Funding as of today's date. The Florida Division of Emergency Management has indicated they do not have an approximate date the NOFA will be released. Kelly advised the group that any projects submitted by St. Johns County would be Tier III projects as St. Johns County was not a part of the Disaster Declaration, as such, there would be no direct allocation to St. Johns County. Projects would receive funding on a first come, first serve basis after Tier I and Tier II funding had been fulfilled.

d. New Projects and Planning 2019

- Jeff Alexander of St. Johns County Emergency Management requested that the following project be added to the St. Johns County LMS Project List: Emergency Standby Generator for Special Needs Shelter at Freedom Crossing Academy. He advised the Working Group that he will be submitting the project as an HMGP Application for Tier III Hurricane Michael Funding.
- A motion was made by Georgia Katz to add the project: seconded by Wes Marsh; motion carried unanimously.

e. Upcoming Training Opportunities

- Kelly Wilson presented the Working Group with two upcoming Training Opportunities at the St. Johns County EOC – Community Resilience on March 6, 2019 and NWS Storm Spotter Training on April 17, 2019. She explained these courses would be excellent opportunities for those interested in Resiliency, mitigation and weather.

f. Discussion of 2019 LMS Taskforce meeting date

- LMS Taskforce Meetings for 2019, all meetings will be Thursdays, @ 9:00 am here at the St. Johns County EOC.
 - o May 2, 2019
 - o August 15, 2019
 - o November 21, 2019

III. Open Discussion

- Jenny Wolfe, City of St. Augustine, briefly discussed the Keeping History Above Water Conference that will be in St. Augustine May 5 – 9, 2019.
- Julie Allen from the Florida Forest Service discussed the Forestry Plans developed for each County. She advised the Working Group that she would have the Forestry Plan for St. Johns County to the Working Group before the May LMS Working Group Quarterly Meeting. The plan will be to add this plan as an appendix to the St. Johns County Local Mitigation Strategy.

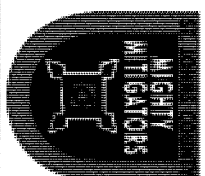
No further discussion followed

V. Adjournment
Meeting adjourned at 10:00 am

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
February 28, 2019



Name	Organization	Email
✓ Kelly Wilson	SJC EM	kwilson@sicfl.us
✓ Gina Lambert	FDEM	Gina.lambert@em.mylflorida.com
✓ Brian Law	City of SAB	blaw@cityofsab.org
✓ Jessica Beach	City of St Augustine	jbeach@cityofstaug.com
✓ Jerry Wolfe	SJC EFD	jwolfo@citystaug.com
✓ John Burnham	City of S.A.	jburnham@sicfl.us
✓ Dennis Rauling	SJC EFD	Dennis.Rauling@stjohns.k12.fl.us
✓ Sarah Miller	Florida Public Archaeology Network	semiller@flagpercdy
✓ James Schock	SJC Building Div	jschock@sicfl.us
✓ Julie Allen	FL Forest Service	julie.allen@fresfromtflorida.com
✓ Chris Marsh	Brooks Wildlife Area	chris.marsh@brooksrule.com

THE ST. AUGUSTINE RECORD
Affidavit of Publication

**SJC EMERGENCY MANAGEMENT
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ACCT: 15662
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PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

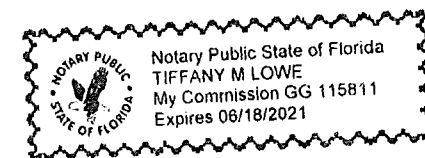
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **Mitigation Strategy Taskforce meeting** was published in said newspaper on **02/18/2019**.

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

Sworn to and subscribed before me this ____ day of **FEB 18 2019**

by *Jamie Williams* who is personally known to me
or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)



PUBLIC NOTICE
The St. Johns County Local Mitigation Strategy Taskforce meeting will take place at 9:00 am on Thursday, February 28, 2019 at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.
0003144953 February 18, 2019



Minutes

St. Johns County
Local Mitigation Strategy Taskforce
Meeting: May 2, 2019 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Thursday, May 2, 2019 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Julie Allen – Florida Forest Service
Jessica Beach – City of St. Augustine
John Burnham – St. Johns County Engineering
Joanne Cooper – UF Extension
Kaitlyn Dietz – GTM Research Reserve
Seve Fitzgibbons – St. Johns River Water Management District
Gina Lambert – Florida Division of Emergency Management
Brian Kelsay – St. Johns County Disaster Recovery
Brian Law – St. Augustine Beach
Wes Marsh – Brooks Rehabilitation
Laura Nelson-Flagler County Emergency Management
Lacey Pierotti-St. Augustine Beach
Dennis Ramharry – St. Johns County School District
Bill Tredick – St. Augustine Beach
Jim Schock – LMS Co-Chairperson St. Johns County Floodplain Manager
Kelly Wilson – LMS Chairperson, S. Johns County Emergency Management
Jenny Wolfe – City of St. Augustine

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. Old information

a. Discussion and approval of minutes from February 28, 2019 LMS Taskforce Meeting*

A motion was made by Wes Marsh to approve the minutes for the February 28, 2019 meeting; seconded by Jim Schock; motion carried unanimously.

III. New Information

a. Hurricane Matthew HMGP Project Status

- Kelly Wilson advised the group that Hurricane Matthew HMGP projects are progressing at the local level. **A current Matthew HMGP Funding Table is included as part of these official minutes.**
- John Burnham, SJC Public Works, Jessica Beach CoSA Public Works, Kelly Wilson, SJC Emergency Management each gave updates on the status of their HMGP Projects.

b. Hurricane Irma HMGP Projects Status

- Kelly Wilson presented the Working Group a table of all Hurricane Irma HMGP Projects that had been submitted for St. Johns County. She advised the group that as of the date of the meeting St. Johns County had not received any approved projects. John Burnham, SJC Public Works and Jessica Beach, CoSA Public Works both advised they had received Requests for Information and positive feedback on their projects. **A current Irma HMGP Funding Table is included as part of these official minutes.**

c. Hurricane Michael HMGP Funding Opportunities

- Kelly Wilson advised the Working Group that a NOFA has not been released for Hurricane Michael HMGP Funding as of today's date. Kelly advised the group that any projects submitted by St. Johns County would be Tier III projects as St. Johns County was not a part of the Disaster Declaration, as such, there would be no direct allocation to St. Johns County. SJC Public Works submitted 3 projects for Tier III funding: Deep Creek Conveyance Improvements; Drainage Improvements West Augustine Service Areas 2&4; Drainage Improvements Fox Creek – Holmes Blvd. A list of these projects has been included with the meeting minutes.

d. Florida Forest Service LMS Addendum*

- Julie Allen with the Florida Forest Service presented a Community Wildfire Protection Plan to the LMS Working Group. She described the Plan and FFS work with the County to try and mitigate wildfire risk. She asked that this document be placed as an addendum to the St. Johns County Local Mitigation Strategy and on the next required update (2020) it be included in the plan. A brief discussion followed. A motion was made by Wes Marsh to approve the addition of the Community Wildfire Protection Plan as an addendum to the St. Johns

County LMS; seconded by Jessica Beach; motion carried unanimously.

e. New Projects and Planning 2019

- None

f. Discussion of 2019 LMS Taskforce meeting date

- LMS Taskforce Meetings for 2019, all meetings will be Thursdays, @ 9:00 am here at the St. Johns County EOC.
 - o August 15, 2019
 - o November 21, 2019

III. Open Discussion

- Kelly Wilson briefly discussed the Keeping History Above Water Conference being held in St. Augustine next week, and highlighted that 3 members of the LMS Working Group would be speaking at the Conference, Jenny Wolfe, Jessica Beach, and Kelly Wilson.

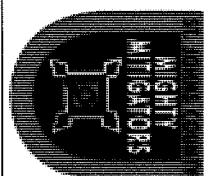
No further discussion followed

V. Adjournment
Meeting adjourned at 9:40 am

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
May 2, 2019



Name	Organization	Email
Kelly Wilson ✓	SSE EM	kwilson@sicfl.us
James Schack ✓	SJC BID	jschack@sicfl.us
Bill Tredick ✓	St. Aug Beach	btredick@cityofsaab.org
Brian Carr ✓	St. Aug Beach	blanc@cityofsaab.org
Lacey Pierotti ✓	St. Aug Beach	lpierotti@cityofsaab.org
Julie Allen ✓	FF3	julie.allen@floridastatefire.com
Kelara Nelson ✓	Flagler Co EM EM	knelson@flaglercounty.org
Jessica Beach ✓	City of St Aug Beach	jbeach@cityaug.com
Brian Kersh ✓	SJC-Disaster Recovery	bkersh@sicfl.us
John Burnham ✓	SJC ENG	jburnham@sicfl.us
Dennis Lamharry ✓	St Johns County School District	Dennis.lamharry@stjohns.k12.fl.us
Leti Mack ✓	SJC Public Works	letimack@cityofsaab.org
Jeanne Cooper ✓	UF Extension	jcooper@ufl.edu
Steve Fitzgibbons ✓	SJRIMD	sfitzgibbons@sjrind.com
Jenny Wolfe ✓	COSA	jwolfe@citystaug.com
Kaitlyn Dietz ✓	GTM Research Reserve	Kaitlyn.Dietz@florida.dep.gov

THE ST. AUGUSTINE RECORD
Affidavit of Publication

**SJC EMERGENCY MANAGEMENT
100 EOC DRIVE**

SAINT AUGUSTINE, FL 32095

ACCT: 15662
AD# 0003168556-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **Mitigation Taskforce Mtg 5/2/19** was published in said newspaper on **04/24/2019**.

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

Sworn to and subscribed before me this ____ day of **APR 24 2019**

by *Jamie Williams* who is personally known to me
or who has produced as identification

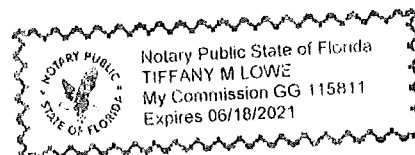
Tiffany M. Lowe
(Signature of Notary Public)

PUBLIC NOTICE

The St. Johns County Local Mitigation Strategy Taskforce meeting will take place at 9:00 am on Thursday, May 2, 2019 at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

0003168556 April 24, 2019





Minutes

St. Johns County
Local Mitigation Strategy Taskforce
Meeting: September 25, 2019 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Task Force was held Wednesday, September 25, 2019 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Jessica Beach – City of St. Augustine
Don Cuevas – Beaches Energy Services
Donna DeGennaro – Flagler Health
Kaitlyn Dietz – GTM Research Reserve
Wayne Hughes – Beaches Energy Services
Sean Lahav – NE Florida Regional Council
Gina Lambert – Florida Division of Emergency Management
Brian Law – St. Augustine Beach
Dennis Ramharry – St. Johns County School District
Dave Rogers – St. Johns Soil and Water Conservation District
Geoff Sample – ST. Johns River Water Management District
Teri Shoemaker – St. Johns County Utilities
Bill Werle – St. Johns County Sheriffs Office
Kelly Wilson – LMS Chairperson, S. Johns County Emergency Management
William Wilson – Fred Wilson & Association/BES
Jenny Wolfe – City of St. Augustine

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. Old information

a. Discussion and approval of minutes from May 2, 2019 2019 LMS Taskforce Meeting*

A motion was made by Brian Law to approve the minutes for the May 2, 2019 meeting; seconded by Bill Werle; motion carried unanimously.

III. New Information

a. Hurricane Matthew HMGP Project Status

- Kelly Wilson advised the group that Hurricane Matthew HMGP projects are progressing at the local level. **A current Matthew HMGP Funding Table is included as part of these official minutes.**
- Jessica Beach CoSA Public Works, Kelly Wilson, SJC Emergency Management each gave updates on the status of their HMGP Projects.

b. Hurricane Irma HMGP Projects Status

- Kelly Wilson presented the Working Group a table of all Hurricane Irma HMGP Projects that had been submitted for St. Johns County. She advised the group that as of the date of the meeting St. Johns County had not received any approval or disapproval of projects. Jessica Beach, CoSA Public Works advised that she has received Requests for Information and positive feedback from the State. **A current Irma HMGP Funding Table is included as part of these official minutes.**

c. Hurricane Michael HMGP Funding Opportunities

- Kelly Wilson advised the Working Group that the NOFA for Michael was released on September 10, 2019. She advised the group that the total HMGP funding is \$302,586,535.00. Kelly advised the group that any projects submitted by St. Johns County would be Tier III projects as St. Johns County was not a part of the Disaster Declaration, as such, there would be no direct allocation to St. Johns County. SJC Public Works submitted 3 projects for Tier III funding: Deep Creek Conveyance Improvements; Drainage Improvements West Augustine Service Areas 2&4; Drainage Improvements Fox Creek – Holmes Blvd. and SJC Emergency Management submitted one project for a generator at the new Special Needs Shelter Freedom Crossing Academy. She strongly advised anyone looking for funding for a project to complete an application and submit it as there is the potential for a lot of Tier III funding to be on the table.

d. Pre-Disaster Mitigation and Flood Mitigation Assistance Grants

- Kelly Wilson advised the Working Group of the Pre-Disaster Mitigation and Flood Mitigation Assistance Grant Announcements. She advised the group of the parameters of each grant and that she had forwarded the Grant announcements to the Working Group. Beaches Energy indicated that they will be pursuing PDM funding for the underground powerline project.

e. New Projects and Planning 2019*

- Beaches Energy submitted a new project for consideration - Conversion of power lines from overhead to underground to increase infrastructure resiliency - Bulter substation to Guana Substation. Don Cuevas and Wayne Hughes described the project to the LMS Working Group and took any questions members had.
 - o **A motion was made by Kelly Wilson to approve the addition of the Conversion of power lines from overhead to underground to increase infrastructure resiliency - Bulter Substation to Guana Substation to the St. Johns County LMS Project List, under the category of Expand/Enhance/Improve Utilities; seconded by Brian Law; motion carried unanimously.**

f. Discussion of 2019 LMS Taskforce meeting date

- LMS Taskforce Meetings for 2019, all meetings will be Thursdays, @ 9:00 am here at the St. Johns County EOC.
 - o December 5, 2019

III. Open Discussion

- Kelly Wilson briefly discussed CRS work that has been going on in St. Johns County for the three year CRS approval on October 11, 2019.
- Kelly Wilson presented to the group the idea of changing the official name from the St. Johns County LMS Taskforce to the St. Johns County LMS Working Group. A brief discussion followed.
 - o **Kelly made a motion to officially change the name to the St. Johns County LMS Working Group; Jessica Beach seconded the motion; motion carried unanimously. ***
- Jenny Wolfe discussed several grants the City of St. Augustine will be applying for in regard to historic mitigation. Kaitlyn Diets and Jessica Beach discussed the possibility of obtaining grant funding for a NOAA Tide Gauge at the City Marina. Dave Rogers discussed the St. Johns County Citizens Flood Advisory Group.

No further discussion followed

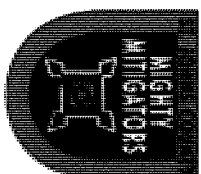
V. Adjournment

Meeting adjourned at 10:10 am

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Taskforce Meeting
September 25, 2019



Name	Organization	Email
✓ Don Cuevas	Becker's Energy Services	dcuevas@beckersenergy.com
✓ Kelly Wilson	St. Johns EN	KWilson@sjcfl.us
✓ Gmel Lambert	FDEN	Gmel.lambert@stjohns.mylflaada
✓ SEAN LAHAV	NEFAC	SLAHAV@NEFAC.org
✓ Adlyn Hughes	Becker's Energy	Adlyn.Hughes@Beckersenergy.com
✓ DENNIS RIMMICKEL	ST JOHNS COUNTY SCHOOL District	Dennis.Rimmborg@stjohns.k12-fl.us
✓ BILL WERLE	SJSO	wwerle@sjso.org
✓ William Wilson	Fred Wilson Assoc / BEES	william@fredwilson.com
✓ Jessica Beach	City of St. Augustine	jbeach@citystaug.com
✓ Brian Law	City of St. Aug Beach	blaw@cityofsa.org
✓ Teri Shoemaker	St Johns Co Utilities	eshoemaker@sjcfl.us
✓ Kaithyn Dietz	GTM Research Reserve	Kaithyn.Dietz@floridader.gov
✓ Donna Degennaro	Flagler Hospital	donna.degennaro@flaglerhospital.org
✓ DAVE REES	ST JOHNS SOIL & WATER CONTAM	DAVE@STJOHNSCOUNTYFLA.GOV DAVE.SJ@STJOHNSCOUNTYFLA.GOV
✓ GEOF STAMPLE	STJRMID	gstample@stjrmid.com
✓ Tenny Wolfe	COSA	twolfe@citystaug.com

THE ST. AUGUSTINE RECORD
Affidavit of Publication

**SJC EMERGENCY MANAGEMENT
100 EOC DRIVE**

SAINT AUGUSTINE, FL 32095

ACCT: 15662
AD# 0003213488-01

PO#

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

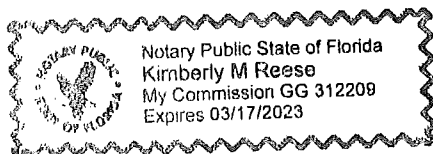
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **Local Mitigation Taskforce mtg.** was published in said newspaper on **09/15/2019**.

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

Sworn to and subscribed before me this SEP 16 2019
by Melissa Rhinehart who is personally known to me
or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



PUBLIC NOTICE

The St. Johns County Local Mitigation Strategy Taskforce meeting will take place at 9:00 am on Wednesday, September 25, 2019 at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL, 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

0003213488 September 15, 2019

August had to be cancelled
due to Hurricane Dorian.
Rescheduled for September.



Minutes

St. Johns County
Local Mitigation Strategy Working Group
Meeting: December 5, 2019 @ 9:00 am

A meeting of the St. Johns County Local Mitigation Strategy Working Group was held Wednesday, December 5, 2019 at 9:00 am, at the St. Johns County Emergency Operations Center, 100 EOC Dr., St. Augustine, Florida. Kelly Wilson called the meeting to order with the following members:

Jessica Beach – City of St. Augustine
John Burnham – St. Johns County Public Works
Frank Cervasio – St. Johns County School District
Don Cuevas – Beaches Energy Services
Kaitlyn Dietz – GTM Research Reserve
Paul Rose – St. Johns County School District
James Schock – St. Johns County Building Services
Teri Shoemaker – St. Johns County Utilities
Bill Tredik – St. Augustine Beach
Michelle Vieira – Taylor Engineering
Bill Werle – St. Johns County Sheriff's Office
Kelly Wilson – LMS Chairperson, St. Johns County Emergency Management
Mark Wilson – Nassau County Emergency Management
Westly Woodward – St. Johns County Floodplain Management

I. Introductions

Kelly Wilson welcomed everyone and asked each to introduce himself/herself and the department or agency they represented.

II. Old information

a. **Discussion and approval of minutes from September 25, 2019 LMS Working Group Meeting***

A motion was made by John Burnham to approve the minutes for the September 25, 2019 meeting; seconded by James Schock; motion carried unanimously.

III. New Information

a. **Hurricane Matthew HMGP Project Status**

- Kelly Wilson advised the group that Hurricane Matthew HMGP projects are progressing at the local level. **A current Matthew HMGP Funding Table is included as part of these official minutes.**
 - Jessica Beach CoSA Public Works, Kelly Wilson, SJC Emergency Management, Paul Rose, SJC School District, John Burnham SJC Public Works and Teri Shoemaker, SJC Utilities each gave updates on the status of their HMGP Projects.
- b. Hurricane Irma HMGP Projects Status**
- Kelly Wilson presented the Working Group a table of all Hurricane Irma HMGP Projects that had been submitted for St. Johns County. Jessica Beach, CoSA Public Works advised that she has received Requests for Information and positive feedback from the State. **A current Irma HMGP Funding Table is included as part of these official minutes.**
- c. Hurricane Michael HMGP Funding Opportunities**
- Kelly Wilson advised the Working Group that the NOFA for Michael was released on September 10, 2019. She advised the group that the total HMGP funding is \$302,586,535.00. Kelly advised the group that any projects submitted by St. Johns County would be Tier III projects as St. Johns County was not a part of the Disaster Declaration, as such, there would be no direct allocation to St. Johns County. SJC Public Works submitted 3 projects for Tier III funding: Deep Creek Conveyance Improvements; Drainage Improvements West Augustine Service Areas 2&4; Drainage Improvements Fox Creek – Holmes Blvd. and SJC Emergency Management submitted one project for a generator at the new Special Needs Shelter Freedom Crossing Academy. She strongly advised anyone looking for funding for a project to complete an application and submit it as there is the potential for Tier III funding to become available.
- d. Hurricane Dorian Upcoming HMGP Allocation**
- Kelly Wilson advised the Working Group that St. Johns County would be allocated HMP funding as a result of the Major Disaster Declaration from Hurricane Dorian. The Notice of Funding Availability should be released in early 2020 and Kelly advised the group she would send the NOFA out as soon as it is received.
- e. Discussion of Upcoming CDBG-MIT Funding Opportunity**
- Kelly Wilson advised the Working Group that a new funding opportunity would be coming available in 2020 with further information coming forth after the State Work Plan has been approved by HUD. A copy of the CDBG-MIT Fact sheet is included with these minutes
- f. New Projects and Planning 2019***

- St. Augustine Beach submitted a new project for consideration – Purchase of a portable pump to reduce flooding impacts within the City of St. Augustine Beach. William Tredik described the project to the LMS Working Group and took any questions members had.
 - o **A motion was made by Jessica Beach to approve the addition of the Purchase of portable pump to reduce flooding impacts within the City of St. Augustine Beach to the St. Johns County LMS Project List, under the category of Flood/Repetitive Loss Mitigation; seconded by Teri Shoemaker; motion carried unanimously.**
- St. Augustine submitted a new project for consideration – Flood Mitigation and Resiliency Improvements at Inlet Dr. Jessica Beach described the project to the LMS Working Group and took any questions members had.
 - o **A motion was made by John Burnham to approve the addition of the Flood Mitigation and Resiliency Improvements at Inlet Dr. to the St. Johns County LMS Project List, under the category of Infrastructure Improvements; seconded by Teri Shoemaker; motion carried unanimously.**
- St. Augustine submitted a new project for consideration – Sea Level Rise Adaptation and Planning: NOAA National Water Level Observation Network. Jessica Beach described the project to the LMS Working Group and took any questions members had.
 - o **A motion was made by Bill Tredik to approve the addition of the Sea Level Rise Adaptation and Planning: NOAA National Water Level Observation Network to the St. Johns County LMS Project List, under the category of Infrastructure Improvements; seconded by James Schock; motion carried unanimously.**

g. Discussion of 2020 LMS Working Group meeting date

- LMS Working Group Meetings for 2020, all meetings will be Thursdays, @ 9:00 am here at the St. Johns County EOC.
 - o February 27, 2020

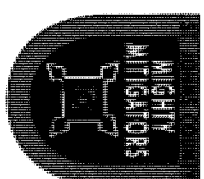
III. Open Discussion
No further discussion followed

V. Adjournment
Meeting adjourned at 10:15 am

* Denotes action item



St. Johns County Emergency Management
Local Mitigation Strategy Working Group Meeting
December 5, 2019



Name	Organization	Email
Kelly Wilson	St. Johns County EIM	k.wilson@sjcfl.us
Kathryn Dietz	GTM Research Reserve	kathryn.dietz@floridadep.gov
Michelle Vieira	Taylor Engineering	michelle.vieira@gmail.com
Jessica Beach	City of St Augustine	jbeach@citystaug.com
FRANK CERVASIO	ST JOHNS COUNTY SCHOOL DISTRICT	frank.cervasio@stjohns.k12.fl.us
Paul Rose	SSCSD	paul.rose@ " " " "
Mark Wilson	NCSO	mlwilson@nasscoed.com
William Treelik	City of St. Aug Beach	wtreelik@cityofSAB.org
Pam Cervasio	Beach Energy Services	dcervasio@beachenergy.com
John P. Burnham	SJC Public Works	jburnham@sjcfl.us
Bill WERLE	SJ 50	wwerle@sj50.org
Teri Shoemaker	STEAD	tschoemaker@sjcfl.us
WESTLY WOODWARD	SJC WOODWORTH MGMT.	wwoodward@sjcfl.us
JAMES R SCHOCK	SJC BUILDINGS	jschock@sjcfl.us

THE ST. AUGUSTINE RECORD
Affidavit of Publication

SJC EMERGENCY MANAGEMENT
100 EOC DRIVE

SAINT AUGUSTINE, FL 32095

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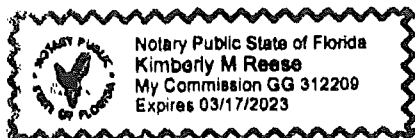
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **SJC LMS MTG DECEMBER 2019** was published in said newspaper on **11/25/2019**.

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

Sworn to and subscribed before me this 25 day **NOV 25 2019**
by *Melissa Rhinehart* who is personally known to me
or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



PUBLIC NOTICE

The St. Johns County Local Mitigation Strategy Working Group meeting will take place at 9:00 am on Thursday, December 5, 2019 at the St. Johns County Emergency Operations Center, located at 100 EOC Dr., St. Augustine, FL 32092. All interested persons are invited to attend.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact St. Johns County Emergency Management at 904-824-5550.

0003236624 November 25, 2019

APPENDIX F

Local Mitigation Strategy Project Table

St. Johns County Local Mitigation Strategy Ranked Project List								
Project Rank	Project	Project Status	New or Existing Structure/ Infrastructure	Jurisdiction*	Responsible for Project Implementation**	Hazard****	Project Time-Frame	Potential Funding Source
	Education and Training							
	Educate Prospective Home Buyers & Real Estate Professionals About Floodplains & Base Floor Elevations	On-going	New and Existing	ALL	SJC Emergency Management	SS, F	on-going	Local
	Educate Residents of Financial/Insurance Benefits of Preparing their Homes for Natural Disasters	On-going	New and Existing	ALL	SJC Emergency Management	ALL	on-going	Local
	Expand/Enhance/Improve Utilities							
	Bartram Oaks Wastewater Treatment Plant Standby Generator	Cancelled	Existing	St. Johns County	SJC Utilities	H, HW, T, TR, D, FR	1 year	HMGP
	City of St. Augustine Pump Station 20 Basin Improvements (Fullerwood)	Not Started	Existing	City of St. Augustine	COSA Public Works	H, SS, SLR	3 years	HMGP
	Conversion of power lines from overhead to underground to increase infrastructure resiliency - Bulter substation to Guana Substation	Not Started	Existing	Beaches Energy	Beaches Energy	H, HW, T, W, FR	3 years	PDM
	Cured-In-Place-Pipe lining of Santiary Sewer Laterals	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1-2 years	Local
	Cured-In-Place-Pipe lining of Santiary Sewer Gravity Mains	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1-2 years	Local
	Electrical Utilities Underground - City Well Fields in 12 Mile Swamp	Not Started	Existing	St. Johns County	Florida Power and Light	H, HW, T, W, FR	1-2 years	Private
	Electrical Utilities Underground - South Anastasia Island	Not started	New	St. Johns County	Florida Power and Light	H, HW,T,W, FR	1-2 years	Private
	Electrical Utilities Underground - St. Augustine Beach, along A1A	Not Started	New and Existing	City of St. Augustine Beach	Florida Power and Light	H, HW,T,W, FR	1-2 years	Private
	Expansion of City of St. Augustine Water Treatment Facility	Not Started	Existing	City of St. Augustine	COSA Public Works	H, SS, F, D	2 years	Local
	Fruit Cove Wastewater Treatment Plant Standby Generator	Cancelled	Existing	St. Johns County	SJC Utilities	H, HW, T, TR, D, FR	1 year	HMGP
	Manhole Lid Inserts - Reduction of Infiltration & Inflow to the City's Sanitary Sewer System	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1 year	HMGP
	Manhole Lid Inserts - Infiltration & Inflow Prevention - Ponte Vedra System - Sewer Collection System	Cancelled	Existing	St. Johns County	SJC Utilities	H, SS, F	1 year	HMGP
	Manhole Lid Inserts - Infiltration & Inflow Prevention - St. Johns County Main System - Sewer Collection System	Cancelled	Existing	St. Johns County	SJC Utilities	H, SS, F	1 year	HMGP
	Rehabilitation of existing sewer system in Oyster Creek	Not Started	Existing	City of St. Augustine	COSA Public Works	SS, F	3-4 years	Local, CDBG
	Hastings Sewer Improvements	Started	Existing	St. Johns County	SJC Utilities	F, D	3-4 years	CDBG-DR
	Seal and Coat Sanitary Sewer Manholes to prevent groundwater infiltration	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1 year	Local
	Shores Unit 2 Ground Storage Tank & Pumping Facility Standby Generator	Started	Existing	St. Johns County	SJC Utilities	H, HW, T, TR, D, FR	1 year	HMGP
	South Ground Storage Tank & Pumping Facility Standby Generator	Started	Existing	St. Johns County	SJC Utilities	H, HW, T, TR, D, FR	1 year	HMGP
	Flood/Repetitive Loss Mitigation							
	Acquisition of property from willing sellers along Old A1A Summerhaven	On-going	Existing	St. Johns County	St. Johns County Environmental	H, SS, F, SLR	1-2 years	HMGP, Local
	Acquisition at Petty Branch Ravine Park (FCT Project)	Not Started	Existing	St. Johns County	SJC Parks and Recreation	F	1 year	Local
	Flood Mitigation at Avenida Menendez Seawall, Connectivity Project	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1-3 years	HMGP
	Flood Mitigation Improvements to St. Augustine Sanitary Sewer Pumping Stations	Not Started	Existing	City of St. Augustine	COSA Public Works	H, SS, F	3 years	HMGP, Local, State
	Flood Mitigation on King St.	Started	Existing	City of St. Augustine	COSA Public Works	H, SS, F	3 years	State and Local
	Flood Mitigation on Repetitive Loss Properties	On-going	Existing	ALL	Residents, COSA, SJC COSAB Public Works and Engineering	F, SS	on-going	Private, NFIP, FMAP
	Flood Mitigation on South Whitney and W. King St.	Existing	Existing	City of St. Augustine	COSA Public Works	H, SS, F, SLR	3 years	HMGP
	Purchase of Portable Pump to Reduce Flooding Impacts within the City of St. Augustine Beach	Not Started	New	City of St. Augustine Beach	COSAB Public Works	H, SS, F, SLR	1 year	HMGP, CDBG-MIT
	Hazardous Materials Mitigation							

	Education and Training for Hazardous Materials Incident Response Capability	On-going	Existing	St. Johns County	St. Johns County Fire Rescue	HM	on-going	Local, State, LEPC
	Infrastructure and Structure Improvements							
	Electrical Connections for Emergency Standby Generators - FR Stations 9/10/6/7	Not started	Existing	St. Johns County	SJC Fire Rescue	ALL	1 year	HMGP, Local
	Emergency Standby Generators at Primary Hurricane Shelters: Osceola Elem. School, Otis A. Mason Elem. School, Mill Creek Elem. School	Started	Existing	St. Johns County	SJC School District	ALL	1 year	HMGP
	Emergency Standby Generator for Special Needs Shelter at Freedom Crossing A	Not started	Existing	St. Johns County	SJC Emergency Mangement	ALL	1 year	HMGP
	Emergency Standby Generator at SJC Council on Aging Senior Center	Not started	Existing	City of St. Augustine	SJC Council on Aging	H, SS, HW, T, F	1 year	HMGP
	Emergency Standby Generators for Fire Stations 4 and 12	Not started	Existing	St. Johns County	SJC Fire Rescue	ALL	1 year	HMGP, Local
	Emergency Standby Generator for Flagler Hospital	Not started	Existing	St. Johns County	Flagler Hospital	H, SS, HW, F	3 years	HMGP
	Emergency Standby Generator for Fuel Pumps at SJC Public Works Facility	Not started	Existing	St. Johns County	St. Johns County Public Works	F, HW, SS, F	6 months	Local
	Enhance construction of a new Emergency Communications Center outside storm surge zones	Started	New	St. Johns County	SJC Public Safety	H, SS, HW, F	1 year	Local, HMGP
	Flood Mitigation and Resiliency Improvements at Inlet Dr.	Not started	New	City of St. Augustine	COSA Public Works	H, SS, F, SLR	2 years	HMGP,CDBG-MIT
	Flood Proofing and Wind Mitigation at Fire Station 6 – Crescent Beach	Not started	Existing	St. Johns County	SJC Facilities Maintenance	F, HW, SS	1 year	HMGP
	Improve Structural Resiliency - 2859 S. Ponte Vedra Blvd.	Not-started	Exsisting	St. Johns County	Private Owners	H, SS, SLR	1 year	PDM
	Install Shutters and a generator for the St. Johns County Pet Center	Started	Existing	St. Johns County	SJC EM and SJC Animal Control	H, HW	6 months	HMGP
	Install Shutters on St. Johns County Fire Station #7	Not Started	Existing	St. Johns County	St. Johns County FR	H, HW	6 months	Local
	Install Hurricane Shutters at SJC Council on Aging Senior Center	Not started	Existing	City of St. Augustine	SJC Council on Aging	H, HW, T	1 year	HMGP
	May Street @ Douglas (flooding) and at San Marco (constriction) - improve evacuation	Started	Existing	City of St. Augustine	COSA Public Works	H, SS, HW, F, W, HM	1-2 years	CDBG, State
	Sea Level Rise Adaptation and Planning: NOAA National Water Level Observation Network	Not started	New	ALL	COSA Public Works	H, SS, F, SLR	1	HMGP, CDBG-MIT, FMA
	South Dixie Highway Improvements	Started	Existing	City of St. Augustine	COSA Public Works	F	3 years	Local, Federal
	Upgrade Signalization at A1A and L'Atrium Drive	Not started	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP
	Upgrade Signalization at A1A and Marlin Avenue	Not started	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP
	Upgrade Signalization at A1A and PGA Tour Boulevard	Not started	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP
	Upgrade Signalization at A1A and Ponte Vedra Lakes	Not started	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP
	Upgrade Signalization at US1 @ Shore Drive (Ponce Mall Entrance)	Started	New	St. Johns County	SJC Public Works	H, HW	3 years	HMGP
	Upgrade Signalization at US1 @ County Road 210	Started	New	St. Johns County	SJC Public Works	H, HW	3 years	HMGP
	Upgrade Signalization at US 1 @ Lewis Point Rd.	Started	New	St. Johns County	SJC Public Works	H. HW	3 years	HMGP
	Upgrade Signalization at Wildwood Drive and U.S. 1	Not started	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP
	Wastewater Treatment Plant Shoreline Hardening and Flood Proofing	Not started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1-2 years	HMGP
	Master Drainage Improvement							
	16 Mile Creek Surface Water Improvements	Not Started	Existing	St. Johns County	SJC Public Works & FERWD	F	5 years	State, Local
								Local, State,
	Avenida Menendez Outfall Improvements	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS	1 year	HMGP
	Deep Creek Master Drainage Study	Started	Existing	St. Johns County	SJC Public Works	F	1 year	State
	Deep Creek Conveyance Improvements	Not Started	Existing	St. Johns County	SJC Public Works	F	3 years	HMGP
	Drainage Improvement and Flood Mitigation of Ct Theophelia Neighborhood	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SLR	1-2 years	HMGP
	Drainage Improvements around Anastasia Baptist Church	Not Started	Existing	St. Johns County	SJC Public Works	H, SS, F, SLR	3 years	HMGP
	Drainage Improvements at Avenue D	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements on CR 13 N	Not Started	Existing	St. Johns County	SJC Public Works	F, SS	1 year	HMGP
	Drainage Improvements at Frances Ave.	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at Kings Estate Road	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at Kings Road	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at Lightsey Rd.	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at Main Street	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at Masters Drive	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvement Fox Creek – Holmes Blvd	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at North Beach	Not Started	Existing	St. Johns County	SJC Public Works	H, SS, F, SLR	3 years	HMGP

	Drainage Improvements at Old Moultrie Road	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at West Augustine Service Areas 2 & 4	Not Started	Existing	COSA and SJC	COSA and SJC Public Works	F	3 years	HMGP
	Drainage Improvements at Porpoise Point	Not Started	Existing	St. Johns County	SJC Public Works	F,SS	3 years	HMGP
	Drainage Improvements at S. Collins Ave. and Varella Ave.	Not Started	Existing	St. Johns County	SJC Public Works	F, SLR	3 years	HMGP
	Drainage Improvements at S. Orange St.	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at Remington Forest	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at Rio del Mar Street & Fountain of Youth Boulevard	Not Started	Existing	St. Johns County	SJC Public Works	F, SS	1 year	HMGP
	Drainage Improvements at St. Augustine/Cypress Boulevard	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at St. Augustine Shores	Not Started	Existing	St. Johns County	SJC Public Works	H, SS, F, SLR	5 years	HMGP
	Drainage Improvements at St. Johns Avenue	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at Tillman Ridge Landfill	Not Started	Existing	St. Johns County	SJC Public Works	F, HM	1 year	HMGP
	Drainage Improvements at Winton Circle	Not Started	Existing	St. Johns County	SJC Public Works	F	1-2 years	HMGP
	Drainage Improvements by Retrofitting Stormwater Outfalls Citywide	Not Started	Existing	City of St. Agugustine	COSA Public Works	F, SS, SLR	1-2 years	HMGP
	Drainage Improvements in the area of W. King St. and N. Rodriquez St. near the St. James Missionary Church	Not Started	Existing	St. Johns County	SJC Public Works	F, SLR	3 years	HMGP
	Increase Primary Stormwater Outfall Capacity	Started	Existing	City of St. Augustine Beach	City of St. Augustine Beach	H, SS, F, SLR	1-2 years	HMGP
	Jack Wright Island Road Drainage Basin Improvements	Not Started	Existing	St. Johns County	SJC Public Works	F	1-2 years	Local
	Lake Maria Sanchez Sanchez Flood Mitigation	Started	Existing	City of St. Augustine	COSA Public Works	H, SS, F	5 years	HMGP, Local
	Macaris Stormwater Outfall Resiliency Retrofit with Tide Check Valve	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1 year	HMGP
	Master Stormwater Pump Station Improvements	Started	Existing	City of St. Augustine Beach	City of St. Augustine Beach	H, SS, F, SLR	1-2 years	HMGP
	North and South Davis Shores Outfall Improvements	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS	1 year	Local, HMGP
	Roscoe Blvd. Outfall Improvements	Started	Existing	St. Johns County	SJC Public Works	F	2 years	Local
	Sunset Park Subdivision (Matanzas River/East Creek)	Started	Existing	St. Johns County	SJC Public Works	F	1 year	CDBG, Local
	West King Street Corridor Improvement Plan	Started	Existing	City of St. Augustine	COSA and SJC Public Works	F	2 years	Local, State
	Planning							
	Adapting to Sea Level Rise: Planning Process Development	Not started	New	ALL	ALL	SLR	On-going	Federal, State, Local
	Develop Post-Disaster Redevelopment Standards For Infrastructure And Structures	Not started	New	ALL	ALL	ALL	2 years	State, Local
	Development of a St. Johns County Floodplain Management Plan	Not started	New	ALL	ALL	F, SS, SLR	2 years	PDM
	Wildfire Mitigation							
	Creating defendable space around structures	On-Going	New and Existing	ALL	ALL, FPL, JEA	H, HW, W, FR	on-going	State
	Install System of Dry Fire Hydrants Including Priming Pumps in Flagler Estates Area	Not started	New	St. Johns County	SJC Fire Rescue	W, HM, TR	1 year	Local, State
	Blue Highlight - Hurricane Irma HMGP Funding							
	Yellow Highlight - Hurricane Matthew HMGP Funding							
	St. Johns County - SJC; City of St. Augustine - COSA; City of St. Augustine Beach - COSAB; Flagler Estates Road and Water District - FERWD; Florida Power and Light - FPL; Jacksonville Electric Authority - JEA							
	*Jurisdictions - This category identifies which jurisdiction the Mitigation Project is actually located in. When ALL is used in the Jurisdiction Column it is meant to include St. Johns County, City of St. Augustine. City of St. Augustine Beach							
	**Responsible for Project Implementation - When ALL is used in the Responsible for Project Implementation Category is meant to include St. Johns County, City of St. Augustine. City of St. Augustine Beach, and the Town of Hastings.							
	***Timeframe is considered time the project will take to complete once it is actually started and are only estimates. On-going is for projects that have no end time as they are things that are continually mitigated, such as education							
	****Hazard - the following abbreviations will be used to signify which Hazards will be mitigated by a particular Mitigation Project - H - Hurricanes; SS - Storm Surge; HW - High Winds; T - Tornado; F - Flooding; W - Wildfires; HM - Hazardous Materials; TR - Terrorism; D - Drought/Heat Wave; FR - Freeze/Winter Storm; SLR - Sea Level Rise; ALL - Indicates that a Mitigation Project will mitigate against all hazards							
	Updated - February 2020							

APPENDIX G

Local Mitigation Strategy Working Group Bylaws

**St. Johns County
Local Mitigation Strategy Working Group**

BYLAWS

ARTICLE I: PURPOSES OF THE WORKING GROUP

The purpose of the St. Johns County Local Mitigation Strategy (LMS) Working Group is to decrease the vulnerability of the citizens, governments, business and institutions of the county to the future human, economic and environmental costs of natural and technological disasters. The Working Group will develop, monitor, implement and maintain a comprehensive plan for hazard mitigation, which will be intended to accomplish this purpose.

ARTICLE II: MEMBERSHIP

Participation in the Working Group is voluntary by all entities. Membership in the Working Group is open to the various agencies of county government and all municipalities within the county, state government agencies, private organizations, civic organizations, water management districts, regional planning councils, independent special districts, businesses, non-profit organizations and individuals supporting its purpose.

A member in good standing is one who has attended at least 50% of the meetings during the last 12 months.

ARTICLE III: ORGANIZATIONAL STRUCTURE

The organizational structure of the Working Group shall consist of the Executive Committee, county support staff, and other temporary subcommittees as deemed necessary by the Working Group.

The Executive Committee shall consist of representatives of the following:

- Representatives from the government of St. Johns County, each participating incorporated municipality, and participating special taxing districts. St. Johns County and each municipality will have at least one representative on the Executive Committee at all times.
- Representatives from organizations and associations representing key business, industry, and community interest groups of St. Johns County.

The Executive Committee shall be comprised of 11 members, including a Chairperson and Vice-Chairperson, who shall have the authority to approve items concerning the LMS Working Group.

The Executive Committee shall be elected from the members of the LMS Working Group who attend at least 50% of the regular LMS Working Group meetings annually. In the event that an Executive Committee member fails to maintain this record that member may be replaced by a vote of the full LMS Working Group.

The members shall be elected for terms of 1 year and be eligible for re-election for an unlimited number of terms. Election of the Executive Committee shall coincide with the election of the LMS Chairperson and Vice Chairperson who shall automatically be on this committee.

Any member in good standing of the LMS Working Group, attendance of at least 50% of the regular Working Group meetings annually, is eligible for election as the Chairperson or Vice-Chairperson. The Chair and Vice-Chair will be elected by a majority vote of the Working Group membership. Each shall serve a term of one year and be eligible for re-election for an unlimited number of terms.

The Chairperson will preside over each meeting of the LMS Working Group, as well as establish temporary subcommittees and assign personnel to them if necessary. The Vice Chairperson will fulfill the duties and responsibilities of the Chairperson in his or her absence. Members of the Executive Committee may designate a proxy to fulfill their duties in the event of their absence.

St. Johns County Emergency Management staff will serve as program staff, provide technical support, and assist in the coordination of the Working Group.

Temporary subcommittees may be established at any time for special purposes by the Chairperson of the Working Group.

ARTICLE IV: RESPONSIBILITIES

The Executive Committee will be responsible for oversight and coordination of all actions and decisions by the LMS Working Group and is solely responsible for formal actions in the name of the LMS Working Group, including the release of reports, development of resolutions and similar activities.

The LMS Working Group shall have the following responsibilities:

Planning

- Develop and revise a Local Mitigation Strategy as necessary, to coordinate mitigation activities within the County;
- Set an order of priority for local mitigation projects and to submit annual LMS updates to the Florida Division of Emergency Management as required.

- Identify, analyze and monitor the hazards threatening St. Johns County and the vulnerabilities of the community to those hazards, and assist in the definition of actions to mitigate the impacts of those hazards;
- Define structural and non-structural actions needed to decrease the human, economic and environmental impacts of disasters, and plan a strategy for implementation of those initiatives in both the pre- and post-disaster time frame;
- Define the general financial vulnerability of the community to the impacts of disasters;
- Assist with identification of initiatives to minimize vulnerabilities; and
- Seek funding sources for all priority mitigation initiatives identified in the Local Mitigation Strategy.

Public Information

- Secure public input and comment on the efforts of the Working Group;
- Inform the public about the activities of the Working Group;
- Conduct public information and education programs regarding hazard mitigation;
- Promote public acceptance of the strategy developed by the Working Group; and
- Promote disaster preparedness and mitigation at the community and individual level through partnerships and volunteerism.

ARTICLE V: ACTIONS BY THE EXECUTIVE COMMITTEE

A. Authority for Actions

Only the Executive Committee has the authority to take final actions in the name of the LMS Working Group. Actions by subcommittees or program staff are not considered as final until affirmed by action of the Executive Committee.

B. Meetings, Voting and Quorum

Meetings will be conducted in accord with the most current Robert's Rules of Order. At a minimum, the Working Group will meet annually. Additional meetings may be scheduled quarterly or semi-annually based on the needs or as requested by the any of Executive Committee members. All meetings will be publicly advertised with a minimum of 10 days' notice.

All final actions and decisions made in the name of the LMS Working Group will be by affirmative vote of a quorum of the Executive Committee. A quorum shall consist of at least 7 voting members present. Each member shall have one vote.

C. Public Hearings

When required by statute or the policies of St. Johns County, or when deemed necessary by the Executive Committee, a public hearing regarding actions under

consideration for implementation by the LMS Working Group will be held. Members of the public shall have the opportunity to be heard on all propositions that come before the LMS Working Group, Executive Committee, or any subcommittees.

D. Documentation of Actions

All meetings and other forms of action by the Working Group, Executive Committee, and subcommittees will be documented and made available for inspection by the public.

E. Public Records and Government in the Sunshine Law

The LMS Working Group, the Executive Committee, and any subcommittees will be subject to the requirements of Florida's Public Records Law and Government in the Sunshine Law. All meetings of the LMS Working Group, the Executive Committee, and any subcommittee shall be advertised, open to the public, and minutes shall be taken.

ARTICLE VI: ADOPTION AND AMENDMENTS TO THE BYLAWS

The Bylaws of the LMS Working Group may be adopted and/or amended by a two-thirds majority vote of the members in good standing of the Executive Committee. All proposed changes to the bylaws will be provided to each member of the Executive Committee not less than ten working days prior to such a vote.

ARTICLE VII: DISSOLUTION OF THE WORKING GROUP

The LMS Working Group may be dissolved by affirmative vote of two-thirds majority of the members of the Executive Committee, by order of a court of competent jurisdiction, and/or by instruction of the St. Johns County Board of County Commission. At the time of dissolution, all remaining documents, records, equipment and supplies belonging to the LMS Working Group will be transferred to St. Johns County for retention or disposition in accordance with the requirements of Florida's Public Records Law.

APPENDIX H

Florida Forest Service St. Johns County Wildfire Addendum

Wildfire

Wildfire is defined by the Florida Forest Service (FFS) as any unplanned vegetative fire that threatens to destroy life, property, or natural resources. Wildfires occur in Florida every year and are part of the natural cycle of Florida's fire-adapted ecosystems. Many of these fires are quickly suppressed before they can damage or destroy property, homes and lives.

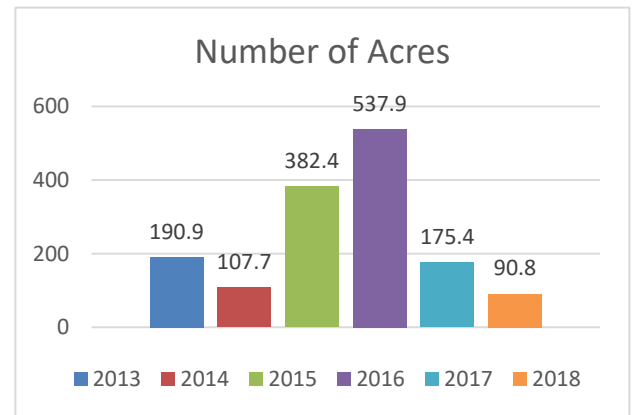
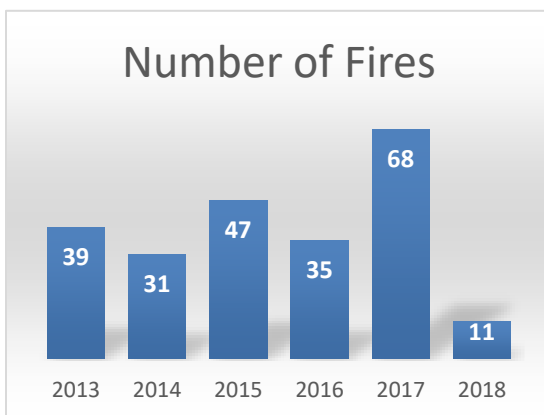
There are four types of wildfires:

- **Surface Fires:** Burn along the forest floor consuming the litter layer and small branches on or near the ground.
- **Ground Fires:** Smolder or creep slowly underground. These fires usually occur during periods of prolonged drought and may burn for weeks or months until sufficient rainfall extinguishes the fire, or it runs out of fuel.
- **Crown Fires:** Spread rapidly by the wind, moving through the tops of the trees.
- **Wildland/Urban Interface Fires:** Fires occurring within the WUI in areas where structures and other human developments meet or intermingle with wildlands or vegetative fuels. Homes and other flammable structures can become fuel for WUI fires.

Florida is home to millions of residents who enjoy the state's beautiful scenery and warm climate. But few people realize that these qualities also create severe wildfire conditions. Each year, thousands of acres of wildland and many homes are destroyed by fires that can erupt at any time of the year from a variety of causes, including arson, lightning and debris burning. Adding to the fire hazard is the growing number of people living in new communities built in areas that were once wildland. This growth places even greater pressure on the state's wildland firefighters. As a result of this growth, fire protection becomes everyone's responsibility.

St. Johns County Wildfire Causes by Ignition Type

Cause	Fires	Percent	Acres	Percent
Campfire	11	4.76	5.7	0.38
Children	16	6.93	17.3	1.16
Debris Burn*	0	0	0	0
Debris Burn--Auth--	4	1.73	176.5	11.88
Debris Burn--Auth--	2	0.87	1	0.07
Debris Burn--Auth--	4	1.73	5.6	0.38
Debris Burn--Nonauth--	0	0	0	0
Debris Burn--Nonauth--	6	2.6	3.5	0.24
Debris Burn--Nonauth--	6	2.6	9.9	0.67
Equipment use*	0	0	0	0
Equipment--Agriculture	3	1.3	6.8	0.46
Equipment--Logging	3	1.3	0.3	0.02
Equipment--Recreation	0	0	0	0
Equipment--	5	2.16	8	0.54
Incendiary	18	7.79	165	11.11
Lightning	102	44.16	567.1	38.19
Miscellaneous --	1	0.43	265	17.84
Miscellaneous --	0	0	0	0
Miscellaneous --	0	0	0	0
Miscellaneous --Power	7	3.03	11.7	0.79
Miscellaneous --	2	0.87	0.2	0.01
Miscellaneous--Other	1	0.43	0.5	0.03
Railroad	3	1.3	4.1	0.28
Smoking	0	0	0	0
Unknown	37	16.02	236.9	15.95
Total	231		1,485.10	



Hazard Identification

Florida's population has nearly tripled in the last century, and much of the growth has occurred in the undeveloped areas. The trend has created a complex landscape known as the Wildland/Urban Interface, a set of conditions under which wildland fires move beyond trees and undergrowth to threaten neighborhoods. Ensuring a home is compatible with nature can help save it and the entire community when wildfires occur.

St. Johns County has several areas of spot building where homes are built in neighborhoods with large, unmanaged properties nearby where little or no regular landscape maintenance is conducted. There are several conservation areas or designated conservation areas or preserves where plants and wildlife must remain untouched throughout St. Johns County. Work in these preserves is often restricted to minimize the impacts for wildlife and native vegetation. Yet these preserves must still be managed. Fire plays an important role because Florida plants and animals rely on it.

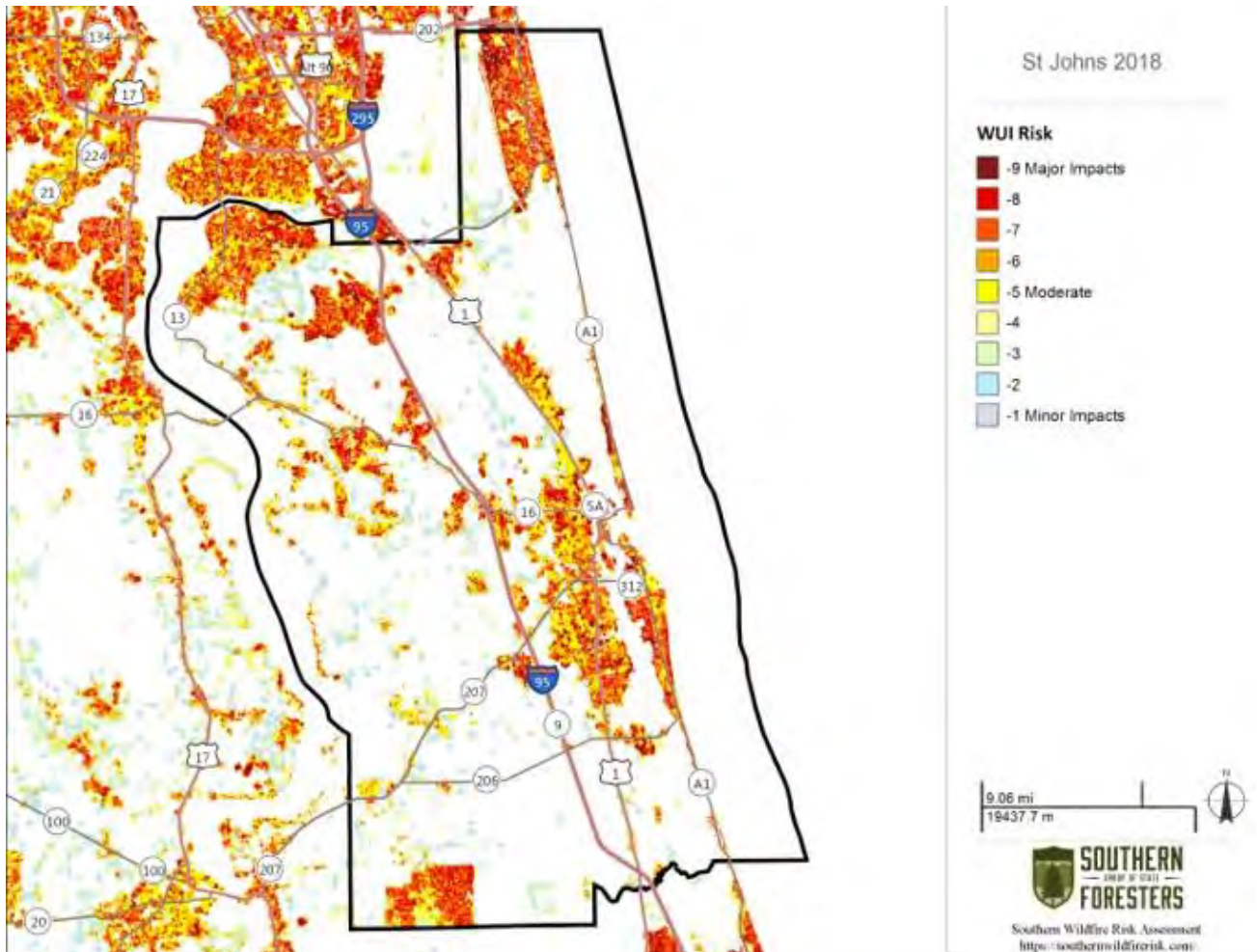
If the conservation areas are left unmanaged the accumulation of dead fuels and untreated new growth can create an undesirable effect, such as extreme fire behavior, habitat loss for the wildlife or a change in the vegetative community. Regular maintenance of preserves improves the chances for new growth. Otherwise, dead vegetation accumulates and causes fire danger to increase. These unmanaged areas force animals to forage outside their normal habitat. Regular food supplies run low for gopher tortoises and other species that rely on periodic fire to burn off the excess vegetation often found in these preserves.

Large undeveloped properties owned by city, county, state or federal agencies might have set as these areas as preserves or natural areas. A management plan is needed to reduce the hazardous buildup of dead vegetation. The Florida Forest Service continues to work together with municipalities in St. Johns County to educate and facilitate mitigation in identified high risk areas.

Vulnerability Assessment

Wildland fires can have the following potential impacts within our community:

- Electric power outage
- Surface and air transportation disruption
- Telecommunications system outage
- Human health and safety issues
- Psychological hardship
- Economic disruption
- Disruption of community services
- Agricultural damage
- Loss of livestock
- Damage to critical environmental resources
- Damage to identified historical resources



Map of Potential Impacts to the Wildland Urban Interface from Wildfire

Risk Assessment

The Florida Forest Service has developed a web-based Geographic Information System (GIS) mapping application called Fire Risk Assessment System (FRAS). This system provides statewide risk data that assists in determining high-risk areas and can be accessed at: http://floridaforestservice.com/wildfire/wf_fras.html. FRAS uses wildfire fuel types and densities, environmental conditions, and fire history to produce a Level of Concern (LOC) which is a number on a scale that runs from 1 (low concern) to 9 (high concern), for a given geographic area.

Low Wildfire Hazard – Homes are built with concrete and appropriate non-flammable roofing materials. Short grass, low shrubs and light duff are present. The forest and heavy vegetation are not continuous throughout the community. Wildfire that do occur in these areas are less intense and easier to suppress because of the lower volume of fuel to feed and sustain the fire. (Hastings, Butler Beach, Elkton)

Medium Wildfire Hazard – Wildland vegetation is continuous throughout the community. Tall grass, medium shrubs, thick duff and ladder fuels are prominent in the

areas. Vegetation is less than 30 feet from homes. Homes are built with vinyl, plastic or other types of less fire-resistant materials. Access is limited and the concentration of fuel to feed fires causes more intense fire behavior. Fire suppression becomes more difficult and costly. (Ponte Vedra Beach, St. Augustine, St. Augustine Beach, Vilano Beach, Bakersville, Fruit Cove, World Golf Village)

High Wildfire Hazard – Dense, highly flammable vegetation surrounds the neighborhood and is within a few feet of homes. A thick layer of vegetation is present on the forest floor. Access to the neighborhood is limited to one entrance and/or on poorly maintained roads. Homes are rarely built with fire-resistant materials. Continuous, overgrown vegetation limits access and creates intense wildfire conditions. Fire suppression is challenging and requires more resources (engines, dozers and aircraft) and firefighters than normal. (Flagler Estates (both Flagler and St. Johns County) Del Webb, Palencia, Nocatee, Las Calinas, Cypress Point, the Colony, Kingston)

Hazard Rating Factors – Although there are many factors that affect the survivability of homes during wildfires, the following have been shown to be important in Florida.

- (1) Access – Roadway and shoulder widths, road maintenance standards, turnarounds and road surface materials affect how quickly emergency crews can respond, as well as how quickly and safely residents can evacuate.
- (2) Vegetation – Wildland vegetation (fuel) in Florida is highly variable both in amount and type and burns differently at different times of the year. Generally speaking, native vegetation is more likely to burn during the winter months when grasses and weeds have been killed by frosts and freezing temperatures. In addition, many plants found in Florida eco-systems have waxy leaf surfaces or resinous sap. These plants can burn even though the leaves are still green. Both dead and live fuels also tend to dry more rapidly in areas where extensive drainage systems have been constructed for development. The biggest concern for firefighters is how close the fuel (vegetation) is to the home. Firefighters recommend at least 30 feet of defensible space between home and woods.
- (3) Building Construction – Construction materials such as vinyl soffits and siding and wood shake shingles have a greater potential for damage from wildfire than fire resistant building materials. Vinyl soffits will soften when exposed to heat or flames from a wildfire and fall away from the roof trusses. When this occurs, windblown embers (fire brands) can enter the attic area and ignite the ceiling/roof.
- (4) Fire Protection – The key to successful controlling any wildfire is starting suppression action (attacking the wildfire) while it is small. Firefighter access to a dedicated supply of water is an important factor. A reliable water source that will be unaffected by a sudden power loss is much better than relying on individual residential well systems and “trucked in” water to fight a wildfire and protect homes. Numerous structures may be threatened simultaneously, requiring large quantities of water.
- (5) Utilities – Above ground utilities can be both a cause of wildfire and also a hindrance to effective suppression efforts. Florida Forest Service’s firefighting

dozers and fire plows can fall into unmarked septic tanks or sever buried lines. If firefighters cannot respond or are delayed because of these hazards, there is a greater chance that threatened structures will be lost.

Wildfire Mitigation –

Homeowner Mitigation – It is recommended by the Florida Forest Service that homeowners in St. Johns County learn the importance of the Firewise Principals. National Firewise Principals stress the importance of defensible space and less flammable landscaping.

- Defensible space is the area around the home where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the house. Lean, Clean and Green. A good defensible space serves three purposes: (1) keeps low intensity ground fires from reaching structures, fences, decks, etc. (2) provides a relatively safe area for firefighters to protect the structure (3) keeps a house fire from spreading to nearby woodlands.
- Less-flammable landscaping can be functional for wildfire protection and still provide food and cover for wildlife, shade for energy conservation, aesthetics and water conservation. Florida's native vegetation are highly flammable plants burn readily because they adapted to survive in fire dependent ecosystems and/or they may contain flammable compounds that support fire. Less-flammable plants are desirable in the Firewise landscaping because they are less likely to burn.

Large Landowner Mitigation – When a natural area becomes overgrown, a purging fire is inevitable and natural. On large parcels of land, leaf blowers and hedge trimmers are not an effective or cost-efficient way to treat hazardous fuels buildup. The process of reducing the wildfire risk will include reduction or elimination of hazardous accumulation of dead leaf litter through mechanical and prescribed fire treatments.

- Wildfire Mitigation will target highly flammable vegetation types in Florida. Mechanical treatments, such as mulching, chopping or grinding up highly flammable shrubs or small trees, is effective at reducing future fire intensity and improving tree health. Although these treatments do leave behind woody debris, the debris will decompose to a more manageable height in the event of a wildfire.
- Prescribed fire is more effective and cost efficient than mechanical treatments at reducing leaf litter/debris. With Florida's subtropical climate, the vegetation will grow back to extremely flammable levels within a few years unless a management plan is developed and implemented. Management plans might require a combination of mechanical and prescribed fire techniques.

Authorized Burns

Under Florida Statute 590 & 512, the Florida Forest Service administers Florida's outdoor burning and forest fire laws. The Florida Forest Service provides burn authorizations to land managers, ranchers and sugarcane farmers to burn for the following reasons:

- Ranchers/ dairy farmers use prescribed burning to increase the diversity and structure of vegetation to benefit wildlife and maintain livestock production. Rancher's burn during the cold months to prepare the land for grazing during the spring and summer months.
- Farmers burn between crops. Fire burns the stubble of the crop after it has been harvested. The fire also enriches the soil and helps combat disease, insects and weeds.
- The ability of farmers to burn sugarcane is significant, burning before harvesting allows more efficient sugarcane harvesting in the field and improves sugar quality and recovery in the factory.
- Land clearing companies pile the dead vegetation and burn it instead of hauling it off. Burning reduces the overall cost to the home builder and reduces materials in landfills.
- Land managers who manage large parcels of land for private landowners or federal, state and local government agencies use prescribe fire to manage their land. The fire cleans the forest floor of leaf litter allowing new growth to sprout. (for example: Water Management, State Parks, and private large parcel)
- Citrus growers pile burns for pruning and cleaning the orange groves. Burning, as opposed to hauling the debris to landfill, reduces the product cost to the consumer and helps prevent spread of diseases.

Wildfire Information Resources

Florida Forest Service	http://www.freshfromflorida.com/Divisions-Offices/FloridaForest-Service/Wildland-Fire/Current-Fire-Conditions
When Nature is Your Neighbor, Landscaping to reduce your wildfire risk	http://freshfromflorida.s3.amazonaws.com/South_Florida_Firewise_Landscaping_Guide.pdf
Firewise Communities	http://www.firewise.org/wildfire-preparedness.aspx
Fire Adaptive Communities	http://www.fireadapted.org
Good Fires	www.goodfires.org
University of Florida	http://fireinflorida.ifas.ufl.edu/landscaping.html
Florida Division of Emergency Management	http://floridadisaster.org/EMTOOLS/wildfire/wildfire.htm

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: April 29, 2020

RE: Agenda Item for May 11, 2020 City Commission Meeting
Resolution 2020-17 Local Mitigation Strategy

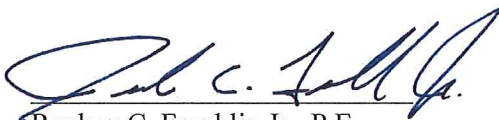
Staff is requesting the approval of Resolution 2020-17 for adoption of the revised Local Mitigation Strategy (LMS) plan for St. Johns County. The LMS has been written in accordance with the Disaster Mitigation Act of 2000 (DMA 2000). DMA 2000 is a mechanism for collaboration between state and local entities that encourages pre-disaster planning, recognizes need for mitigation, and designates funding for projects through Federal grant opportunities. The LMS must be updated every five years to remain compliant with FEMA guidelines. The current LMS plan expires June 1, 2020.

The LMS has been reviewed in its entirety and the major updates that occurred in the 2020 include:

- Updated Project Priority List, including projects added as a result of Hurricane Matthew and Irma.
- Updated Hazard and Vulnerability sections to include Hurricanes Matthew and Irma along with all other hazards that have impacted our community since 2015.
- Updated Repetitive Loss and Property value information.
- Addition of the LMS Working Bylaws
- Addition of Florida Forest Service St. Johns County Wildfire Addendum

The St. Johns County LMS has been reviewed by the Florida Division of Emergency Management and been found compliant with federal standards and is now subject to formal community adoption. Upon submittal of all participating jurisdictions' documentation of their adoption of the LMS by resolution, this will be forwarded to the Federal Emergency Management Agency (FEMA) who will issue formal approval of the St. Johns County LMS.

Please let me know if you have any questions or concerns regarding this agenda item.



Reuben C. Franklin Jr., P.E.
Public Works Director

cc: City Attorney & Department Heads

Attachment: St Johns County Local Mitigation Strategy 2020
Division of Emergency Management Confirmation Letter
City Resolution 2020-17

RESOLUTION 2020-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA ADOPTING A REVISED LOCAL MITIGATION STRATEGY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 252, Part I, Florida Statutes, provides for the State Emergency Management Act; and

WHEREAS, Section 252.35(2)(x), Florida Statutes, provides the specific authority for Sections 27P-22.001 through 27P-22.007, Florida Administrative Code, which describes the process for application, project selection and distribution of funds under the Hazard Mitigation Grant Program; and

WHEREAS, Sections 27P-22.001 through 27P-22.007, Florida Administrative Code, define Local Mitigation Strategy (LMS) as a plan to reduce the identified hazards within a county; and

WHEREAS, on July 11, 2005, the City Commission passed and adopted Resolution 2005-14 and adopted the St. Johns County LMS; and

WHEREAS, over time, the City Commission has passed and adopted revisions to the St. Johns County LMS; and

WHEREAS, Sections 27P-22.001 through 27P-22.007, Florida Administrative Code, provide for the adoption of a LMS by resolution of the City Commission;

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

Section 1. Adoption of Local Mitigation Strategy. The City of St. Augustine hereby adopts the St. Johns County Local Mitigation Strategy, originally adopted by the St. Johns County LMS Task Force in 2004, with most current update and adoption in 2017, and revisions and updates made by the St. Johns County LMS Working Group in May 2015, July 2016, February 2017, November 2017, September 2019, February 2020 and April 2020 attached hereto and incorporated herein by reference.

Section 2. Effective Date. This Resolution shall become effective immediately upon adoption

PASSED IN REGULAR SESSION of the City Commission of the City of St. Augustine, Florida, this 11th day of May 2020.

Tracy W. Upchurch, Mayor-Commissioner

ATTEST:

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: April 28, 2020

RE: **CONFIRMATION OF THE MAYOR/VICE-MAYOR TO CHAIR THE AUDIT REVIEW COMMITTEE**

The general parameters for membership on the auditor selection committee are established at Chapter 218.391, Florida Statutes. The City Commission previously created the committee for the statutory task of selecting our auditor, but also added the duties of audit oversight. The current membership of the audit committee includes Mr. Scine and Mr. Neville as outside members with financial expertise, and Mr. Sakryd as the advisory staff member. The statute does call for a member of the city commission to chair the meetings, and in that capacity the Mayor, or Vice-Mayor in his absence, has been asked to fulfill that duty.

In order to facilitate scheduling and avoid delays, we request that the City Commission confirm the designation of the mayor or vice-mayor as chairperson of the audit committee in the absence of a specific city commission member appointment, year-to-year.

Please place this item under Items by City Attorney on May 11th, 2020 City Commission meeting.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Darlene Galambos, City Clerk

Agenda Title:

Request to confirm the Mayor, or Vice-Mayor in their absence, to be designated as the chairperson of the audit committee, year-to-year.

CITY OF ST. AUGUSTINE

City Commission Special Workshop Meeting
Thursday, March 12, 2020

The City Commission met in formal session Thursday, March 12, 2020 at 2:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Tracy Upchurch, and the following were present:

1. Roll Call: Tracy W. Upchurch, Mayor/City Commissioner
Leanna S. A. Freeman, Vice Mayor/City Commissioner
Roxanne Horvath, City Commissioner
John Valdes, City Commissioner
Nancy Sikes-Kline, City Commissioner

John Regan, City Manager
Isabelle Lopez, City Attorney
Candice Seymour, Acting City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Director, Public Works
David Birchim, Director, Planning and Building
Xavier Pellicer, Mobility Coordinator
Melissa Wissel, Communications Manager
Barry Fox, Police Chief
Carlos Aviles, Fire Chief
Laura Morse, Recording Secretary

Mr. Regan, City Manager, noted his recent administrative order cancelled the following public events:

- Celtic Festival
- St. Patrick's Day Parade
- Seafood Festival
- Rhythm & Ribs Festival

Mr. Regan stated the following:

- The City was working with these events to re-schedule
- The City was evaluating upcoming events through April 1st
- Governor DeSantis recommended that cities evaluate, and urged the cancellation of mass gatherings
- The purpose was based on the recommendation by the healthcare

industry to control social distancing, which was the best practice in controlling the coronavirus COVID-19 transmission rate

- It was very important to control the potential number of sick people, which would compress the healthcare industry
- St. Johns County had one confirmed case
- The entire City staff was briefed on proper responses for incoming phone calls
- The virus situation was a national pandemic, and it was necessary for us all to do our part to assist our nation

The Commission noted their full support for

Mr. Regan and the difficult decisions he was required to make during this time.

Mr. Regan stated that he respected each Commissioner's thoughtful points of view and he appreciated their support and responsiveness.

Mr. Reagan advised that the workshop presentations were lengthy, detailed, had a lot of analysis, and the key thing was to listen and discuss. He noted the point of the workshops was not to make decisions, but for City staff to provide the Commission with all the informational pieces that factored into the policy discussions, for a detailed understanding of the topic. He acknowledged the team and the great job they had done.

2. Mobility Discussion

Mobility Program Overview

Reuben Franklin, Director, Public Works, provided an overview of the topic:

- Established in 2015 when the visioning process and plan began
- Mobility was identified as one of the number one key factors to livability in the City
- City put out a Request for Quotation (RFQ) for work on an overall mobility master plan
- S&ME was selected and worked with the City for development of a mobility framework
- Framework that was put together was illustrated with the principles physically applied to one of the City's entry corridors
- A shuttling program started, which was worked on and monitored by Xavier Pellicer, and had shown great growth over the years
- The mobility liaison for residents, Melinda Rakoncay, set up many of the neighborhood mobility walks at the onset
- The 'Bike Share' program had been delayed; however, it was pending,

and fully funded through Flagler Health Plus sponsorship

Comprehensive Plan Update

Mr. Franklin provided an overview of the topic:

- Adopted a mobility plan that was sent to the review agencies
- Plan was approved by the Florida Department of Transportation (FDOT) with zero changes
- The FDOT was complimentary to the City and how the mobility plan was set up
- The Department of Economic Opportunity (DEO) had no changes to the plan
- The entire plan was expected to return to the Planning and Zoning Board (PZB) in April
- After PZB, the plan was to go to the Commission for approval and implementation

Complete King Street Master Plan

Mr. Franklin provided an overview of the topic:

- To date, four public workshops had taken place
- The presentation noted the changes heard from the public, specifically for the base of the Bridge of Lions
- Different alternatives for the base of the bridge would be shown; however, one alternative was suggested, and the reasons for it
- King Street was looked at because of the pending FDOT drainage project where they planned to reconstruct the road
- The City could still consider the changes after the FDOT reconstructed the road; however, it was easier, and less expensive to do prior to the FDOT starting the infrastructure change

Mr. Franklin introduced the S&ME consultants that assisted with the Plan:

- George Kramer, Area Manager, Planning & Design
- Terry McKloski, Senior Transportation Planner
- Jay Hood, Principal Landscape Architect, Planning & Design Services

Mr. Kramer began the presentation with the following:

- The City of St. Augustine was the cultural backbone of the State
- He and S&ME were grateful to work with City staff, the community, and the Commission who all placed an important emphasis on mobility
- Doing the right thing took hard decisions, and change was hard; however, the data he would present showed it was right
- The time was now to decide on the King Street Corridor future, which was arguably the most important City planning decision of the last 100 years, since the 1927 construction of the Bridge of Lions
- It was not just a road, but part of the City's history, character, mobility, livability and sustainability

Mr. Kramer delivered the presentation:¹

- The progression of St. Augustine's character was shown, from pre-auto to automobiles
- King Street Corridor was an extensive right-of-way (ROW), and measured one mile from the base of the Bridge of Lions to Palmer Street
- Existing King Street conditions were analyzed and divided into three roadway segments: A, B, C
- The three segments were analyzed based on ROW widths, sidewalk widths, curb cuts, existing building

and parking, and parking inventory and the issues were noted

- The inefficiency of land was discussed and that it should be more valuable than surface parking
- The FDOT owned and controlled the King Street corridor which was auto centric and auto dependent and designed and maintained to efficiently move automobiles through the City
- If the FDOT held control of King Street, the design would remain the same, and an increase in traffic would be the trend
- The three proposed area projects showed an increase in traffic trips, based on assumption of a continued auto-dependent corridor
- The paradigm needed to change, and two models were discussed: drivable sub-urbanism and walkable urbanism
- Good development enabled the rise of neighborhoods and helped with the quality of life

The Commission discussed:

- The City had a great working relationship with the FDOT
- Problems existed with sidewalks that were beside streets owned by the State
- Existing landscape conflicted with FDOT policies: although trees were allowed, the corridor was narrow
- The horizontal clearance was not met; therefore, palm trees would not be re-planted when a road was re-constructed
- Concern regarding County owned portion of West King, which impeded City options, and the funding would be in question
- Other than beautification, not much could be done to West King Street, but would the City or County fund
- The design of King Street encouraged through traffic of three types: tourists, downtown workers, and south end City residents

¹ Attached to original Commission packet

- The need for a right-hand turn lane made the south end residents the most in jeopardy by the King Street development occurring from US1 to Malaga corridor
- A pedestrian oriented area would be inviting just past Malaga Street
- Orlando street example used by S&ME was not representative of the same 'mix' as what the City dealt with
- Vertically stacked surface parking and height limits had been discussed to address future growth
- Assumption questioned that King Street was the 'entry' to downtown, as opposed to Castillo where the garage was built for the City visitors
- Would the corridor, Cathedral and King Street better serve the community as a walkable destination street, or by remaining auto centric to move car flow
- Challenge was improved mobility for pedestrians, bicyclists, and autos and for people to get places efficiently
- Option for King Street to be the focus of transportation and make other entrances pedestrian focused
- Option for moving traffic up to Malaga, then transform into a more diverse form of transportation, and push the access and egress of tourists and visitors to other points
- Providing options for walkability or bike riding was the goal, and not to insist that daily needs should be placed within one-half mile
- Other than bars or restaurants, destinations for residents like drugstores and grocery stores did not exist; therefore, needs were not met by leaving car at home

Mr. Kramer noted that opportunities existed for destination stores such as produce markets and small pharmacies along the corridor; however, it was the corridor's function, and the underutilization of land that were part of the problem.

Mr. Hood presented the King Street design options and discussed 'Complete streets' with the Commission:

- The definition of 'Complete street' was taking the ROW between buildings and focusing on commerce activities, kid's mobility, bicycles, scooters as well as cars
- St. Augustine was unique because of the small rental vehicles
- Land use and transportation could not be separated, it was about being livable
- Once the infrastructure was in for multi-modes, then behavior changes occurred from citizens and tourists, including better health
- City had good history of being innovative with transportation solutions
- Relocating power lines underground posed many issues; however, the timing was great since FDOT planned improvement of stormwater and resurfacing King Street
- Citizens would be receptive to underground power lines because of power outages with above ground power lines during hurricanes and tropical storms
- Concept existed that when a street was narrowed, it became more inviting for pedestrians
- Two-way streets moved traffic efficiently and helped with safety issues for bikes and pedestrians
- Shared parking was a great option
- The Bridge of Lions intersection was difficult, since the design needed to maintain historic preservation
- 20,000 trips a day traversed the Bridge of Lions

Mr. Regan noted the absence of discussion about why the models were done and what could be gained from them. He stated the entire idea was to assist with clearing traffic more quickly on the Bridge of Lions and he questioned the options

presented by S&ME, what measurements they had, and what the benefits would be.

Mr. McKloski stated that only rough modeling had been done, which determined that only one roundabout lane was needed. He stated that S&ME had not been advised on which model to provide a comparative analysis (existing conditions compared to new conditions) therefore, the analysis had not been done. He noted the options S&ME provided would certainly work better than what existed today.

Mr. Kramer stated that S&ME was under contract with the City to perform two detailed analyses of two intersections and they just needed guidance to advance forward.

Commissioner Valdes stated the following:

- Roundabouts worked well, they provided the most traffic flow, and offered much potential for the interior space
- The Committee needed a solution that worked 25 years from now and should look past the immediate needs
- Citizens would learn to use the roundabouts
- Historic parks could be relocated, as what was in the parks was the historic part
- The Bridge of Lions should have been three lanes
- Travelers made a point to go through the intersection at Bridge of Lions to see historic St. Augustine
- The solution that moved the most traffic was the right one

Commissioner Freeman noted the following:

- First time she had seen the material
- Interested to get public feedback regarding design options
- Many of the measures taken by the City have had significant impacts, but were not perfect

- With the number of City tourists, the age of the population, and her discussions with the community, she did not believe there would be much support for the roundabouts
- Much energy, effort and finances had been placed towards keeping visitors off the streets and to park on the outskirts of the City

Commissioner Sikes-Kline stated the following:

- Preferred the 'Do no harm' option because it preserved the two parks
- Not convinced that roundabouts placed pedestrians on equal footing with cars, which was the entire goal with the 'complete streets'
- More roundabout data was needed and pedestrian consideration
- The original plan, which was a huge fight in the 1950s, was to get four lanes of traffic off the island onto a large bridge; however, the bayfront was widened and the City was dealing with that decision

Mayor Upchurch stated the following:

- Pedestrians crossed traffic anywhere they wanted, despite layout of the street
- The real objective was to eliminate the wall along the City's eastern edge and to integrate and allow the pedestrian flow to the waterfront
- Loved expansion idea to connect the two grossly underused parks, believed it was important they were made accessible, made a destination, and extended for public waterfront access

Commissioner Horvath stated the following:

- The roundabout was an elegant solution
- Although the intent was to keep Cathedral a local street, channeling everyone onto King Street without a

direct connection from the circle to Cathedral would lose the second westbound lane and would leave only one direction west at or beyond King Street

- The value was diminished without a direct connection onto Cathedral
- Cathedral could be closed for use as event space, when necessary

3. General Public Comments

The Commission heard from the following members of the public:

Jeffrey Leibovitz
Ed Gomboz
Melinda Rakoncay
Nancy Pellicer

Public comment was closed.

4. Items by Commissioners

Mr. Regan noted the following:

- The designs were solving different problems concurrently
- The traffic circle was about traffic flow and the Bridge of Lions cueing
- King Street was about pedestrian flow within the corridor
- Perhaps we did not need to solve cueing as there were other options
- Key thing was to facilitate discussion; however, the solutions could not be approved by the FDOT
- The question was whether the City took ownership of Cathedral and King Street and control the destiny of the corridor, or was City complacent for the roads to remain part of the State road network

Mr. Franklin noted the State network would be Anastasia Boulevard, crossing the Bridge of Lions, and northbound to Menendez Road and to San Marco Avenue. He stated the discussion would be to take Cathedral and King Street, since Cathedral was owned by the State.

Discussion ensued among the Commission, Mr. Regan, Mr. Franklin and the S&ME speakers:

- Was there an idea that did not require the City to take ownership, such as elimination of street parking or sidewalk extension
- Conceptually, taking ownership involved a negotiated price: FDOT would advance the City the value of the planned construction project with their calculation of long term maintenance, backed into net present dollars, call it a one-time payment and then the City would take over the road
- City would be required to determine all financing and maintenance costs, which were unknown for any of the options presented
- FDOT was in mode of pushing 'complete streets' and the options presented did not provide opportunity for removing City liability to the FDOT road
- Issues such as pedestrian scale lighting and landscaping conflicted with the FDOT policies
- FDOT had made absolutely clear they would not allow any design that did not include the left-hand turn lane system on King Street; therefore, everything from Malaga to Cordova with the middle turning system was absolutely a FDOT standard
- Sidewalk expansion would be difficult, as it would be tough to re-allocate more road, unless parts of the ROW could be re-allocated
- The analogy was the FDOT was handing the City a re-modeled house; however, the City had no choice of what could be done to the exterior
- City control of it's destiny with the ability to create the environment was the best
- Many discussions had occurred with the FDOT and the City taking ownership of King Street, which

always ended with the City taking control of the road

Mr. Kramer noted the biggest barrier to a design was the will of the Commission, which was ultimately the will of the community, and there were multiple funding sources to assist with the project.

Mayor Upchurch stated that he would welcome taking over King Street and Cathedral, so long as it was not ridiculously expensive, which was supported by Commissioners Valdes and Horvath.

Mr. Regan stated that for the City to take over King Street, the FDOT would provide a lump sum payment and the design, construction and long-term ownership would be the City's responsibility. He suggested a future workshop for discussion on the analysis, projected cost, maintenance, and financing scheme that would be required.

Mr. Regan also suggested a workshop to address the current downtown traffic and parking Community Re-development Agency (CRA) and area, which was a topic large enough for a workshop. He noted that things could be done to extend the CRA's life, change the dimensions and mission. He stated that it was this system that would bring the financial power to build and operate King Street with a reserve fund for maintenance.

There was Commission consensus for a deeper analysis on the figures.

Isabelle Lopez, City Attorney, advised that once the City took control of a State road, that included any sea level rise or other road issues. She noted her understanding of the enthusiasm for controlling the City's destiny, but wanted Commission understanding of the consequences involved.

Mayor Upchurch stated the following:

- Flagler College created a unique presence on the downtown roadways, with 2,500 students and 300-400 staff, which generated a significant number of trips
- Any long-term solution should look at participating with the College in controlling, directing and understanding their transportation needs
- Flagler was like the City tourists, with a greater opportunity to direct them than other groups
- Ideas involved walkability, biking, and crossing US1, which was attractive for students residing in West Augustine
- The Flagler group was large enough to justify the time to understand how that subset of demographic used the City roads
- The Commission would need to decide the importance and the impact

Mayor Upchurch noted his personal appreciation for the creativity and enthusiasm of all involved, and specifically Mr. Franklin's leadership and wisdom.

5. Adjournment

There being no further business, the meeting was adjourned at 4:34 P.M.²

Tracy W. Upchurch, MAYOR

Darlene Galambos, CITY CLERK

² Transcribed by Laura Morse

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, March 9, 2020

The City Commission met in formal session Monday, March 9, 2020 at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Tracy Upchurch, and the following were present:

1. Roll Call: Tracy W. Upchurch, Mayor/City Commissioner
Leanna S. A. Freeman, Vice Mayor/City Commissioner
Roxanne Horvath, City Commissioner
Nancy Sikes-Kline, City Commissioner
John Valdes, City Commissioner

Also present: John Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
David Birchim, Director, Planning and Building
Mike Cullum, Chief Resiliency Officer
Reuben Franklin, Director, Public Works
Melissa Wissel, Communications Manager
Barry Fox, Police Chief
Carlos Aviles, Fire Chief
Laura Morse, Recording Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE

Reverend Ted Voorhees, St. Cyprian's Episcopal Church, delivered the invocation, and Commissioner Freeman led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

John Regan, City Manager, requested the following:

- Continuance of item 6.A.
- Addition of Item under 7.B. '*Items of Great Importance*' to provide information on the planning and preparedness of coronavirus (COVID-19)

- Addition of *Item 9.B.2. 'Emergency Declaration Resolution 2020-10'* associated to the COVID-19 issue

Mayor Upchurch noted that Resolution 9.B.2. was simply to authorize the City Manager to act in the event it was necessary.

Isabelle Lopez, City Attorney, noted that the Item 6.A. appeal would be re-scheduled to April 13, 2020 with the acceptance of the Commission.

MOTION

Commissioner Sikes-Kline MOVED to approve the Agenda as amended. The motion was SECONDED by Commissioner Horvath and APPROVED BY UNANIMOUS VOICE VOTE.

3. Special Presentations, Recognitions and Proclamations

(None)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

Jill Pacetti
Chris Fulmer
BJ Kalaidi

Public comment was closed.

5. Consent Agenda

Mr. Regan read the Consent Agenda.

CONSENT AGENDA - MARCH 9, 2020

CA.1. PREVIEW OF UPCOMING COMMISSION MEETINGS:

(None)

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR 2ND READING ON MARCH 9, 2020:

- Ordinance 2020-02
- Ordinance 2020-17

CA.3. REMINDER OF UPCOMING MEETINGS:

- March 12, 2020, 2-5pm, Workshop regarding mobility
- March 17, 2020, Presidential Preference Primary Election (City Referenda)
- March 23, 2020, 5pm, Regular Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

(None)

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):

(None)

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

- Proclamation recognizing April 10, 2020 as the 100th anniversary of the St. Augustine Rotary Club. (T. Upchurch, Mayor)

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:

(None)

CA.8. Proof of notice for the City of St. Augustine Charter Amendments in Special Election to be held in conjunction with the Presidential Preference Primary Election. (I. Lopez, City Attorney)

End of Consent Agenda

5.A. Additions, deletions or modifications to Consent Agenda

(None)

5.B. Approval of Consent Agenda

MOTION

Commissioner Horvath MOVED to approve the Consent Agenda. The motion was SECONDED by Commissioner Sikes-Kline and APPROVED BY UNANIMOUS VOICE VOTE.

6. Appeals

6.A. Appeal of an action by the Planning and Zoning Board denying approval of a dock at 5 Lighthouse Avenue (David

Birchim, Director Planning and Building).

Item was administratively continued. See Item 2.A.

7. General Public Presentations, Items of Great Public Importance, and Other Items Requiring Public Hearings

7.A. General Public Presentations

7.A.1. Kevin Gay, Operation New Hope CEO and Founder will advise the community about the Operation New Hope Ready4Work program and the location recently opened in St. Augustine. Certificate of Recognition to be presented.¹

Mr. Gay announced the opening of the Ready4Work location in St. John's County, acknowledged the groups and individuals who made it possible, and thanked the City for the support and leadership with the program's efforts. The City of St. Augustine was named 'The City of Second Chances'.

Mr. Gay closed his presentation with a quote by Coretta Scott King which embraced what the City offered: *"the greatness of a community is most accurately measured by the compassionate action of it's members"*

Commissioner Sikes-Kline presented a Certificate of Recognition to Mr. Gay and noted the appreciation for his effectiveness and the great change the program would bring to the St. Augustine community.²

7.B. Items of Great Public Importance

Mr. Regan provided an update to the Commission on the actions taken by the City for COVID-19 preparedness:

- Melissa Wissel, Communications Manager, and Carlos Aviles, Fire

Chief had collaborated with key partners in the area:

- Florida Department of Health
- Flagler Hospital
- Flagler Health Plus
- St. John's County School District
- St. John's County Emergency Management
- City of St. Augustine Beach
- All emergency management plans were being reviewed and updated as necessary
- Custodial staff was sanitizing frequently touched surfaces
- Hand sanitizer was provided at public buildings and customer service counters for employees and visitors
- Police, Fire, and Public Works Departments were following protocols for sanitary conditions in vehicles, trucks and workplace
- Reviewed inventory on personal protective equipment in key departments to ensure supplies were on hand
- Ensured all new staff was trained on industry best practices in wastewater
- Reviewed and revised sick-leave policy to avoid overloading the healthcare system
- Distributed an internal memo and flyer that included virus symptoms, prevention, and important contact information for assisting agencies³
- Encouraged employees to use the "tele-doc" services provided with the City's health insurance plan
- Chief Aviles implemented a cross functional training program to assist within the agency (example the protocols for Fire department more detailed than wastewater)
- Briefed all front-line customer service and administrative staff on

¹ Attached to Commission Packet

² Attached to Commission Packet

³Commission received for inclusion in packet

handling incoming phone calls, with goal that first contact would be able to assist the caller

- Critical and key information may come in through frontline service providers, therefore, the City wanted to ensure that the providers were sensitive to it and knew how to quickly elevate important information
- Any anomaly would be raised and elevated to Chief Aviles for further consideration
- Stressed all precautions listed on the flyer and memo for prevention

Mr. Regan noted that St. John's County had an emergency plan in place and advised that should there be a confirmed case of COVID-19 in the County, the local health officials would provide guidance for any necessary response. He concluded that COVID-19 should be taken seriously and was ensuring that all departments were best prepared to serve the City's residents and protect themselves while doing so.

Mayor Upchurch noted his appreciation for Mr. Regan and the City staff for taking the virus seriously, but also calmly and rationally, which he felt were pieces missing from the mainstream information.

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance 2020-10: Charter update to Article X.5, Section 10.05.08 removing the Mayor's control of the police department during an emergency.

Isabelle Lopez, City Attorney, reviewed the Ordinance.

Public hearing was opened; however there was no response.

MOTION

Commissioner Sikes-Kline MOVED to pass Ordinance 2020-10 on second reading and read by title only. The motion was SECONDED by Commissioner Freeman.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2020-10

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING ARTICLE X.5 OF THE CHARTER OF THE CITY OF ST. AUGUSTINE AMENDING SECTION 10.5.08 REMOVING THE MAYOR'S EMERGENCY CONTROL OF THE CHIEF OF POLICE; PROVIDING FOR CONSISTENCY WITH SECTION 4.09 AND SECTION 4.10; PROVIDING FOR INCLUSION IN THE CHARTER OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION

AYES: Sikes-Kline, Freeman, Horvath, Upchurch, Valdes

NAYES: None

MOTION APPROVED UNANIMOUSLY

8.A.2. Ordinance 2020-15: Amending Sections 28-126 and 28-127 of the Code of the City of St. Augustine to modify the number of members and to revise the minimum qualification criteria for members of the Corridor Review Committee.

Ms. Lopez reviewed the Ordinance.

Public hearing was opened, and the Commission heard from the following:

Charles Pappas

Public hearing was closed.

David Birchim, Director, Planning and Building, responded to Commissioner Valdes' inquiry about an applicant's appeal process for a binding opinion by the Commission. He stated that there was a threshold of review, and most large projects would automatically go to the Corridor Review Committee (CRC) and not a staff level review. He stated that staff would only review minor changes and pre-approved things of similar manner as done in the historic districts.

Commissioner Sikes-Kline agreed with Mr. Pappas, that the more voices the better, and although she did not wholeheartedly support it, she sensed this was the direction the Commission desired.

MOTION

Commissioner Sikes-Kline MOVED to pass Ordinance 2020-15 on second reading and read by title only. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2020-15

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 28, ARTICLE II, DIVISION 5, SECTION 28-127 OF THE CODE OF THE CITY OF ST. AUGUSTINE MODIFYING THE NUMBER OF MEMBERS OF THE CORRIDOR REVIEW COMMITTEE FROM FIVE TO THREE; REVISING THE MINIMUM QUALIFICATIONS FOR MEMBERS OF THE CORRIDOR REVIEW COMMITTEE BY REDUCING THE NUMBER OF SEATS DESIGNATED FOR PROPERTY OWNERS OR TENANTS OF PROPERTIES LOCATED WITHIN THE RESPECTIVE ENTRY CORRIDORS FROM THREE TO ONE; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR

SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION

AYES: Sikes-Kline, Horvath, Valdes, Freeman, Upchurch

NAYES: None

MOTION APPROVED UNANIMOUSLY

8.A.3. Ordinance 2020-16: Renames San Juan Street extension in Anastasia State Park to Nona and Popa Road honoring all grandmothers and grandfathers who take their grandchildren to celebrate Florida's state parks.

Reuben Franklin, Director, Public Works, reviewed the Ordinance.

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

MOTION

Commissioner Sikes-Kline MOVED to pass Ordinance 2020-16 on second reading and read by title only. The motion was SECONDED by Mayor Upchurch.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2020-16

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, CREATING SECTION 22-166 OF THE CODE OF THE CITY OF ST. AUGUSTINE, TO PROVIDE FOR THE RENAMING OF SAN JUAN STREET EXTENSION IN ANASTASIA STATE PARK BETWEEN SANTANDER STREET AND ANASTASIA PARK ROAD AS "NONA AND POPA ROAD;" PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF

INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

AYES: Sikes-Kline, Upchurch, Freeman, Horvath, Valdes

NAYES: None

MOTION APPROVED UNANIMOUSLY

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

(None)

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

(None)

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2020-02: Creates Article VII of Chapter 22, Sections 22-521 through 22-533 providing terms of use for city parks, venues and facilities.

Ms. Lopez stated the Commission had been provided a revised version of the Ordinance.⁴

Mayor Upchurch requested that Ms. Lopez provide an explanation of the revisions:

Ms. Lopez noted:

- Section 22-525 (u) change was made to the language in the last sentence to limit amplified sound at the skating event to 'announcement only', with no amplified music allowed
- Section 22-525 (w) change was made to the language in the last few sentences where the

Commission would consider any impact to the skating infrastructure to avoid a nuisance creation to the adjacent neighborhood

Commissioner Sikes-Kline stated that she was amenable to the language changes and believed the revisions would solve issues, based on the input received.

Mayor Upchurch noted the following:

- He preferred the original language that required these matters to return to the City Commission
- The Skate Park was the only City park being treated differently
- Requiring pre-approval from the Commission tied the City Manager's hands
- The language change was overly broad, and the original draft put in sufficient safeguards
- He was empathetic to the neighborhood concerns, which was why the additional protections were included; however, this was a public space and neighborhoods already coexisted with the amphitheater and Francis Field
- This clamped down on the utility of the park space, particularly on the community youth

Commissioner Freeman was favorable to the changes and that the Ordinance recognized the skate park was built next door to residences. She stated that although the amphitheater was next to residential areas, there were still issues, whether parking or noise.

MOTION

Commissioner Sikes-Kline MOVED to place Ordinance 2020-02 on second reading, read by title only and passed as amended. The motion was SECONDED by Commissioner Freeman.

Ms. Lopez read the title as follows:

⁴ Provided to Commission, attached to original minutes

ORDINANCE NO. 2020-02

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, CREATING ARTICLE VII OF CHAPTER 22 OF THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING DEFINITIONS; DESIGNATING CITY PARKS, VENUES, AND FACILITIES; PROVIDING TERMS OF USE; PROVIDING PENALTIES; PROVIDING THE CITY MANAGER THE AUTHORITY TO DECLARE SPECIAL CONDITIONS AND EMERGENCIES; LISTING PROHIBITED ACTIVITIES IN CITY PARKS, VENUES, AND FACILITIES. PROVIDING REGULATIONS FOR LARGE GROUP FEEDINGS IN PARKS; REQUIRING A PERMIT FOR CERTAIN EVENTS IN THE CITY; REQUIRING AN APPLICATION FOR CERTAIN EVENTS IN THE CITY; PROVIDING REQUIREMENTS FOR THE CITY MANAGER UPON APPROVAL OR DISAPPROVAL OF A PERMIT; PROVIDING A PROCEDURE FOR APPEAL; PROVIDING DUTIES FOR A PERMITTEE; PROVIDING AUTHORITY FOR THE CITY MANAGER TO REVOKE A PERMIT UNDER CERTAIN CONDITIONS; PROVIDING PENALTIES; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Upchurch inquired about this amendment's affect to the regular group that administered large group feedings.

Ms. Lopez noted that the Ordinance provided for the group to obtain a long-term license, which was suggested by them, for continuing the same operations and same locations.

Mayor Upchurch noted that he was willing to take Ms. Lopez' recommendation on the revisions, with the same reservations as noted.

VOTE ON MOTION

AYES: Sikes-Kline, Freeman, Valdes, Horvath, Upchurch

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2020-17: Renames Bravo Street between Riberia and Sanford Streets to Carrie Johnson Way to honor Miss Carrie Johnson who was known as "The Voice of Lincolnville".

Mr. Franklin reviewed the Ordinance.

MOTION

Commissioner Horvath MOVED to place Ordinance 2020-17 on second reading, read by title only and passed. The motion was SECONDED by Commissioner Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2020-17

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, CREATING SECTION 22-167 OF THE CODE OF THE CITY OF ST. AUGUSTINE, TO PROVIDE FOR THE RENAMING OF BRAVO STREET AS "CARRIE JOHNSON WAY;" PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

AYES: Horvath, Sikes-Kline, Upchurch, Valdes, Freeman

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2020-09: Required by the Florida Department of Transportation, supports renaming the San Juan Street extension in Anastasia State Park to Nona and Popa Road.

Mr. Franklin reviewed the Resolution.

MOTION

Mayor Upchurch MOVED to pass Resolution 2020-09. The motion was SECONDED by Commissioner Horvath and APPROVED BY UNANIMOUS VOICE VOTE.

9.B.2. Resolution 2020-10: Amends emergency powers of the City Manager's ability to move forward with any and all administrative decision making necessary in the event of a state of health emergency.

Ms. Lopez reviewed the Resolution and noted this was a simple amendment to the existing Resolution to add a 'state of health emergency' along with 'state of emergency', so that Mr. Regan was empowered to do whatever necessary to preserve public health in the event there was a declaration by the Florida Governor.

MOTION

Commissioner Sikes-Kline MOVED to pass Resolution 2020-10. The motion was SECONDED by Mayor Upchurch.

VOTE ON MOTION

**AYES: Sikes-Kline, Upchurch, Freeman, Valdes, Horvath
NAYES: None
MOTION APPROVED UNANIMOUSLY**

10. Staff Reports and Presentations

(None)

11. ITEMS BY CITY ATTORNEY

11.A. Sunshine, Public Records and Ethics Minute.

No presentation made, provided by the City Attorney's Office for information purposes.

Ms. Lopez discussed an issue that arose during the February Planning and Zoning Board (PZB) meeting with regards to the Sebastian Inlet Harbor PUD hearing as follows:

- Statements were made and documents presented regarding the underlying zoning of the winery
- The PZB requested that the attorneys attempt a resolution of the matter
- The attorneys requested certification pursuant to the City Code, which stated when documents or statements were discrepant in terms of the language in one document versus another, there was a provision that required a development permit applicant to certify the veracity and truth of the statements
- The City attorneys received responses from the attorneys for both parties, and they declined to certify

Ms. Lopez requested consensus that the direction of the Commission was that neither Ms. Lopez, Mr. Regan nor staff would schedule any further public hearings until the issue was resolved on the Sebastian Inland Harbor.

The Commission provided consensus to Ms. Lopez' request.

12. ITEMS BY CITY CLERK

12.A. Advising that the deadline to submit applications for upcoming board appointments to the Historic Architecture Review Board (HARB) is March 11, 2020.

Darlene Galambos, City Clerk, noted that the deadline was 5:00 p.m. on Wednesday, March 11, 2020.

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

Commissioner Sikes-Kline requested a discussion regarding the metering campaign topic that related to the homeless/panhandling issue brought up during public comment.

The Commission discussed:

- Topic had re-surfaced several times over the years with the Commission
- Removed heads from old meters, placed them onto countertops to receive coins to support the homeless
- The meters were a lot of maintenance
- Topic was dropped in favor of a brochure which was produced to educate people about giving to panhandlers
- Money collected was better given directly to service providers
- Resistance from business owners to install meters, as they did not want to take time to discuss with customers
- Brochures stated to text donations to a certain number, which went directly to United Way
- A few signs placed in well selected locations could provide the panhandlers notice that the City was tackling the issue
- Signs could have a barcode for texting donations
- Signs could be placed at the garage, one or two on St. George, public restrooms, garbage areas
- People were inclined to react to giving when in front of the homeless; therefore, perhaps merit

with access for when people are compelled

- A highly colored meter in street was better than inside a business
- Could not place an organizations' fundraising in a City right-of-way; however, the City could do their own
- There was not a surplus of the coin operated meters

There was Commission consensus for City Staff to work on the issue, find areas of improvement and address any code changes or complications.

Commissioner Sikes-Kline thanked Mayor Upchurch for the letter he had written to Governor DeSantis regarding House Bill 1011. She noted that the bill had been temporarily postponed by the House, the Senate had not had the Rules Committee hearing, this was the last week of session, and it was being monitored for a possible attachment to a bill already in movement.

Ms. Lopez noted that so long as a bill had been heard by any committee of the House or Senate, it could be tacked on to appropriations.

Commissioner Freeman provided an update on the Florida Forever funds use to purchase Fish Island. She noted that last years' total budget was \$33 million for the entire State, although hundreds of millions more were available. She stated that it looked as though this year they would get \$100 million, which was great for the entire State, and that other places would be able mirror what the City was doing.

Commissioner Horvath noted that the Sadowski Affordable Housing Act was anticipated to be funded this year.

Mayor Upchurch noted that the Fullerwood Neighborhood Association had endorsed renaming a small park area. He encouraged the Commission to name the park after Herbie and Annette Wiles, as spouses support our opportunities for

success, and that Annette was a significant part of the admiration for Herbie and his wonderful public life.

Mr. Regan requested that the record reflect the 5-0 Commission consensus to rename the Park.

Mayor Upchurch noted that Tuesday, March 10, 2020, representatives from the American Flood Coalition would visit the City. He said this was an opportunity for City staff to enlighten the Coalition on certain projects and move the conversation to a more technical, project focused and financially based focus.

15. Adjournment

There being no further business, the meeting was adjourned at 6:18 P.M.⁵

Tracy W. Upchurch, MAYOR

Darlene Galambos, CITY CLERK

⁵ Transcribed by Laura Morse

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, P.E.
City Manager

DATE: April 30, 2020

RE: Consent Agenda Item for May 11, 2020 Commission Meeting
2019 Floodplain Management Plan Annual Progress Report

The intent of this memo is to inform you of the submittal of the City's annual report on evaluating progress toward implementing the floodplain management plan. This yearly progress report is required under Community Rating System (CRS) Activity 510 to be submitted to the City Commission, released to the media, made available to the public and included as part of the City's CRS recertification.

If you have any questions, please don't hesitate to ask.



Reuben C. Franklin, Jr., P.E.
Public Works Director

Enclosure

Cc: Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
David Birchim, Planning & Building Director

Floodplain Management Plan Annual Progress Report

2019

Annual report on evaluating progress toward implementing the Floodplain Management Plan's objectives and/or the recommendations for the City of St. Augustine. The evaluation report must be submitted to the governing body, released to the media, made available to the public and included as part of the community's annual Community Rating System (CRS) recertification.



City of St. Augustine
P.O. Box 210 | St. Augustine, FL | 32085 | (904) 825-1040

Prepared By
Jessica L. Beach, P.E. | Professional Engineer

Approved By
Reuben C. Franklin, Jr., P.E. | Public Works Director

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Appendix A: St. Johns County LMS Inventory of Ranked Projects

Introduction

The St. Johns County Local Mitigation Strategy (LMS) serves as the City's Floodplain Management Plan under the Community Rating System (CRS) of the National Flood Insurance Program (NFIP).

Under CRS Activity 510, the City is required to complete a Floodplain Management Plan Annual Progress Report that includes:

1. A description of how the evaluation report was prepared and how it is submitted to the governing body, released to the media and made available to the public.
2. How the reader can obtain a copy of the original plan or area analysis report.
3. A review of each recommendation or action item in the action plan or area analysis report, including a statement on how much was accomplished during the previous year.
4. A discussion of why any objectives were not reached or why implementation is behind schedule.
5. Recommendations for new projects or revised recommendations.

This document serves as that report. The report was prepared by City staff and will be placed on the May 11, 2020 City Commission Meeting Agenda for review and approval. A hardcopy of the report is available to the public at the Public Works Department and a PDF of the report is available for viewing and/or downloading at the City's website.

Adoption of the LMS

The St. Johns County LMS was adopted by *Resolution No. 2005-14* by the City Commission on July 11, 2005. The LMS is required to be updated every five years and the revised LMS was adopted by *Resolution 2015-11* by the City Commission on April 13, 2015. The current five-year cycle ends June 1, 2020. The updated LMS plan for the next five-year cycle has been conditionally approved by the State. The updated LMS plan is scheduled for the City Commission meeting on May 11, 2020 to be considered for adoption by Resolution. A copy of the LMS document is made available at the Northeast Florida Regional Council offices and the St. Johns County Emergency Management office.

Purpose and Goals of the LMS

The purpose of the LMS is to provide guidance to the County and municipal governments in building a safer and more resilient community by identifying and dealing with hazards and hazard

management problems, including flooding, in the St. Johns County area. The following goals are provided in ranked order, where the first goal is paramount:

1. Protect the lives of the residents of St. Johns County and its Municipalities.
2. Protect property to ensure that its intrinsic value is preserved.
3. Protect infrastructure so that it is available during and after a disaster.
4. Protect business activities so that they continue to provide economic strength to the community.
5. Protect the environment to ensure that quality of life and economic wellbeing are preserved.

These goals are used as part of the project prioritization methodology. Projects recommended by this Strategy must first meet one of the goals to be considered, then will receive points based on which goals they will routinely further.

LMS Task Force

A task force has been established to review and make recommendations concerning the LMS. The task force consists of representatives of the City of St. Augustine's Public Works, Planning & Building and Fire Departments, other local municipalities, local organizations and County departments, and is coordinated by staff of the St. Johns County Emergency Management Division. The task force meets on a quarterly basis and is responsible for developing and implementing new mitigation initiatives. The task force also looks for possible federal and/or state funding (i.e. Hazard Mitigation Grant Program (HMGP), Flood Mitigation Assistance (FMA), etc.) to implement the mitigation initiatives.

St. Johns County LMS Inventory of Ranked Projects

The LMS task force has established a list of ranked projects or mitigation initiatives that are given priority based on the goals stated above. The list contains projects that are eligible for HMGP, FMA and other federal and state funding. The majority of the projects focus on the mitigation of known or potential flood hazards. Specifically, the City of St. Augustine is involved with the following mitigation initiatives:

- Adapting to Sea Level Rise: Planning Process Development
 - Project Status – Completed. Two reports were released in 2017, (1) Florida Community Resiliency Initiative Pilot Project: Adaptation Plan for St. Augustine, and (2) Coastal Vulnerability Assessment: City of St. Augustine.

- Flood Mitigation on King Street
 - Project Status (FDOT) – Started. Phase 2 design from Malaga Street to Avenida Menendez is at 60%. The FDOT is currently in the Right-of-Way phase and intends to fund the project for construction in 2022-2023.
- Drainage Improvements at Oyster Creek Basin
 - Project Status – Started. This includes 2 pilot projects in the Stormwater Master Plan (Sidney Street Drainage Improvements and South Dixie Highway Improvements). The Sidney Street Drainage project was completed in 2016-2017. The South Dixie Highway Improvements project is described under the next bullet. There is also the Flood Mitigation on South Whitney and West King Street project. The project is currently funded through the Hazard Mitigation Grant Program (HMGP). Design is completed, construction is pending approval for construction by FEMA. The project is expected to start construction in 2020/2021. Additional projects are being identified in this basin.
- South Dixie Highway Improvements – Construction of new storm sewer collection system, road base, traffic lanes including bike lanes, sidewalks and replacement of existing box culvert between King Street and State Road 207.
 - Project Status – Started. Preliminary engineering evaluation study has been completed. The box culvert replacement (Phase 1) was completed in 2018. The second phase (roadway design and construction) is planned for 2022 or when additional funding (State and/of Federal) can be secured.
 - So. Dixie Box Culvert Replacement – completed. Due to deterioration of the box culvert and damage associated with Hurricane’s Matthew and Irma, design and construction of the box culvert was completed in 2018 and partially funded through the St. Johns River Water Management District’s cost share program.
- Lake Maria Sanchez Flood Mitigation and Drainage Improvements – will serve 200 acres of the City’s downtown core.
 - Project Status – Started. FEMA HMGP grant funding was awarded in 2018. Design and permitting for Phase 1 is currently underway and expected to be completed in 2020. Phase 2 construction will be determined by FEMA, but is expected to begin in 2021-2022.
- May Street Drainage Improvements
 - Project Status (FDOT) – In progress. Construction is expected to be completed in 2021.
- Avenida Menendez Outfall Improvements – Retrofit storm sewer outfalls between the Bridge of Lions and the Fort with backflow valves to prevent tidal influence by the Matanzas River.

- Project Status (FDOT) – completed. This project was part of the FDOT re-surfacing project for San Marco completed in 2019.
- North and South Davis Shores Outfall Improvements - Retrofit storm sewer outfalls in the neighborhoods with backflow valves to prevent tidal influence by the Matanzas River and Salt Run.
 - Project Status – In progress. The grant funded portion of the project as part of a cost share program with the St. Johns River Water Management District is completed. The City has several more outfalls in this area scheduled to be completed in 2020.
- Macaris Stormwater Outfall Resiliency Retrofit – Retrofit two (2) storm sewer outfalls in this neighborhood with backflow valves to prevent tidal influence.
 - Project Status – completed. This included the installation of two tide check valves in the storm sewer outfall. One of the outfalls is the largest in the City at 66-inches in diameter. Project was completed in 2019 as part of a cost share project with the St. Johns River Water Management District.
- Drainage Improvements by Retrofitting Stormwater Outfalls Citywide – The City currently has over 100 stormwater outfalls that are being targeted for retrofitting with backflow valves to prevent tidal influence.
 - Project Status – in progress. These efforts have begun in North and South Davis Shores and Macaris. The City has 10 more valves planned for installation in 2020 as part of a Florida Resilient Coastlines Program grant. Concurrent with these efforts, the City has a Stormwater Outfall Resiliency Retrofit Master Plan in development that will be completed in 2020. This will prioritize the remaining outfalls within the City.
- Flood Mitigation at Avenida Menendez Seawall Connectivity Project – Reinforce and elevate approximately 240 linear feet of the south section of the seawall to match higher existing seawall elevations of 7 feet NAVD88.
 - Project Status – started. An application for this project was submitted to the Hazard Mitigation Grant Program in 2018. The application is still under review by the State. If the project is approved, Phase 1 design would proceed as part of the HMGP process.
- Wastewater Treatment Plant Flood Proofing – Install dry and wet flood proofing methods at the wastewater treatment plant to provide protection during storm surge events.
 - Project status – started. Efforts are underway to provide dry and wet flood proofing of critical equipment and/or processes up to elevation 11 feet NAVD88. This will be completed in 2020.
- City of St. Augustine Stormwater Master Plan

- **Project Status – Completed.** The City’s stormwater master plan from 1995 was updated in 2012. Three pilot projects were identified as part of the plan, which includes:
- **Sidney Street Pilot Project** is completed.
- **South Dixie Pilot Project** has started (Phase 1 is the box culvert replacement under construction; Phase 2 is the full road construction planned for 2022 or when funding becomes available).
- **Lake Maria Sanchez project** is in progress.
- **The Master Plan** is available for download on the City’s website. The City intends to expand upon the current master plan through a future update. The update will take into consideration results from the Coastal Vulnerability Assessment and Strategic Adaptation Plan. The plan will also take into consideration factors such as: changes in climatic patterns, ground water levels, rainfall, sea level rise projections, water quality, salt water intrusion, storm surge, land use, resilient natural and built coastal features and infrastructure, current and future regulatory environments, desired levels of service. The City intends to initiate the process for updating the stormwater master plan in 2021-2022.

The entire St. Johns County LMS Inventory of Ranked Projects can be found in **Appendix A**.

CRS Program Participation

The CRS provides a flood insurance discount incentive to the City for undertaking flood protection measures beyond the minimum requirements of the NFIP. In 2019 the City’s Community Rating System (CRS) was increased from a Class 7 rating to a Class 5 rating, resulting in up to a 25% discount in flood insurance premium. The program’s goal is to create an overall comprehensive outreach strategy focused on flood information that encourages flood protection and raises awareness of the City’s unique environment.

The following table lists all of the CRS activities that the City is credited under the current certification:

CRS Activity No.	Activity Description	Departments
310	Elevation Certificates	Planning & Building
320	Map Information Service	Planning & Building

330	Outreach Projects	City/Local Representatives
350	Flood Protection Information	Planning & Building
420	Open Space Preservation	Planning & Building
430	Higher Regulatory Standards	Planning & Building/ Public Works
450	Stormwater Management	Public Works
502	Repetitive Loss Category	Planning & Building
510	Floodplain Management Planning	St. Johns County/ Planning & Building/ Public Works/Fire
540	Drainage System Maintenance	Public Works
610	Flood Warning Program	St. Johns County/ Fire

Certified Floodplain Manager Program

The Association of State Floodplain Managers (ASFPM) has established a national program for professional certification of floodplain managers. The program recognizes continuing education and professional development that enhances the knowledge and performance of local, state, federal and private-sector floodplain managers. There are currently two (2) members of City staff that have achieved the status of Certified Floodplain Manager (CFM), which reflects the City's commitment to professional services in implementing the City's Floodplain Management Plan.

Ordinance Revisions Improve Building Resiliency

In 2017, the City adopted higher standards for development that will provide greater flood protection. Ordinances 2017-08 and 2017-09 adopted new standards that are in keeping with the updated Florida Building Code, effective December 31, 2017. The ordinance requires additional freeboard for finished floors above the base flood elevation and engineered and sealed foundation plans designed to resist flood loads. With the adoption of these new ordinances the city has improved its resiliency against flood damages.

Stormwater Master Plan

The City completed Phase 1 of the Stormwater Master Plan in 2012. The master plan proposes solutions to three large projects and smaller neighborhood projects that experience flooding and other stormwater issues. A hard copy is available to view at the City's Public Works Department and an electronic copy of the master plan is available for download at the City's website. Sidney Street, one of the master plan pilot projects, is completed. The other two pilot projects identified, South Dixie Highway and Lake Maria Sanchez, are under way. The City intends to expand upon the current master plan through a future update. The update will take into consideration results from the Coastal Vulnerability Assessment and Strategic Adaptation Plan. The plan will also take into consideration factors such as: changes in climatic patterns, ground water levels, rainfall, sea level rise projections, water quality, salt water intrusion, storm surge, land use, resilient natural and built coastal features and infrastructure, current and future regulatory environments, desired levels of service. The City intends to initiate the process for updating the stormwater master plan in 2021-2022.

Adapting to Sea Level Rise (SLR)

The City is keenly aware of the challenges posed by climate change and as a low lying coastal community especially sensitive to the effects of future sea level rise. The Florida Department of Economic Opportunity (DEO) Community Resiliency Initiative selected the City of St. Augustine to participate as one of three pilot communities to study the city's vulnerability to coastal flooding and to assist the city in identifying steps that can be taken to help the city adapt to those vulnerabilities. The project began in 2016 with a series of meetings and workshops with the DEO consultant, Dewberry. With a majority of the city being located in a flood plain, the city is proactively identifying areas of risks, as presented in the two papers that were published in 2017, (1) Florida Community Resiliency Initiative Pilot Project: Adaptation Plan for St. Augustine, and (2) Coastal Vulnerability Assessment: City of St. Augustine. The City can expect projects to protect and maintain infrastructure subject to adverse conditions created by SLR to be very costly and will require the assistance of state and federal programs to provide supplemental funding to implement.

Capital Improvement Projects

The City of St. Augustine has also undertaken Capital Improvement Projects (CIPs) included in and also outside of the LMS that provide stormwater improvements in the form of water quality treatment and localized flood reduction. The following is a list of CIPs that the City is currently working on:

- Downtown Improvements District – Phase 1 (Hypolita, Treasury & Spanish).
 - Project Status – Completed in February 2015.
- South Dixie Highway Corridor Improvements
 - Project Status – Preliminary evaluation complete. Box culvert replacement was completed in May 2018. The roadway design and associated construction is planned for 2022.
- Sidney Street Stormwater Improvements
 - Project Status – Completed in 2016.
- Lake Maria Sanchez Flood Mitigation and Drainage Improvement Project
 - Project Status – Started. FEMA HMGP grant funding awarded in 2018. Design and permitting for Phase 1 will be completed in 2020. Phase 2 construction will be contingent upon FEMA approval but expected to occur 2021-2023. Project also identified as a CIP in the Master Stormwater Plan.
- Coquina Ditch Drainage Improvements
 - Project Status – Completed in 2016.
- Lincolnville Storm Sewer and Collection Expansion
 - Project Status – Phase 1 (Duero Street) completed in 2019. Phase 2 (South and DeHaven Streets) construction scheduled in 2020. Phase 3 (Duero and Cerro) is planned for design in 2020.
- Hermosa Outfall Study
 - Project Status – Study completed.
- Isla Drive Drainage Improvements
 - Project Status – Completed in 2016.
- Prawn Street Drainage Improvements
 - Project Status – Under construction, scheduled to be completed 2020-2021.
- Court Theophelia/Edna Neighborhood Drainage Improvements
 - Project Status – Project area will be evaluated as part of the Stormwater Master Plan Update in 2021-2022.
- Atlantic/Fern/Althea/Seminole Neighborhood Drainage Improvements
 - Project Status – Project area will be evaluated as part of the Stormwater Master Plan Update in 2021-2022.

- Outfall Backflow Prevention
 - Project Status – Started. The tide check valves have been installed in Davis Shores and Macaris (2019). An additional 10 valves will be installed in 2020. The City is also developing a Master Stormwater Outfall Retrofit Plan for the remaining stormwater outfalls, which will be completed in 2020. The City will continue retrofitting outfalls based on the Master Plan as funds become available.
- South Whitney and West King Flood Mitigation
 - Project Status – Started. FEMA HMGP grant funding awarded in 2018. Design and permitting for Phase 1 will be completed in 2020. Phase 2 construction will be contingent upon FEMA approval but expected to occur in 2021.
- Coquina Park
 - Project Status – Started. The City purchased property in South Davis Shores in 2019 to serve as a park and flood protection project. The construction for the project is scheduled for 2020.

Drainage System Maintenance

The City utilizes detailed inspection and maintenance forms for storm drains, manholes and outfalls as a supplemental report to support the *Drainage Structure Inspection and Maintenance Program* document that is currently on record with the CRS and used by the CRS to rate the City's drainage system. The forms were designed to collect more detailed information during the routine inspections and maintenance of the existing drainage system. In addition, the City now has a dedicated stormwater maintenance crew that conducts the inspection and maintenance for the entire City's stormwater system. This includes the cleaning of thirteen (13) stormwater vaults located throughout the City that capture sediment and pollutants preventing them from reaching receiving waterbodies.

Conclusion

In 2019, the City of St. Augustine has implemented its Floodplain Management Plan through participation in the St. Johns County LMS as an active task force member and by continuing to meet the requirements of the CRS for all of the activities listed in this report. In addition to the above, the City has also pursued and implemented CIPs that provide quality stormwater improvements for its citizens.

Recommendation

The City will remain an active member of the LMS task force and continue to pursue federal and/or state funding for future flood mitigation projects. CIPs identified in the Stormwater Master Plan Update will follow the scheduled implementation proposed in the plan. The City will also pursue backflow improvements for the major stormwater outfalls and implement smaller neighborhood projects to address local/nuisance flooding issues reported by residents. In the long term, the City must plan for and create adaptive management policies and strategies for sea level rise including seeking assistance from state and federal programs.

APPENDIX A

St. Johns County Local Mitigation Strategy Ranked Project List								
Project Rank	Project	Project Status	New or Existing Structure/ Infrastructure	Jurisdiction*	Responsible for Project Implementation**	Hazard****	Project Time-Frame	Potential Funding Source
	Education and Training							
	Educate Prospective Home Buyers & Real Estate Professionals About Floodplains & Base Floor Elevations	On-going	New and Existing	ALL	SJC Emergency Management	SS, F	on-going	Local
	Educate Residents of Financial/Insurance Benefits of Preparing their Homes for Natural Disasters	On-going	New and Existing	ALL	SJC Emergency Management	ALL	on-going	Local
	Expand/Enhance/Improve Utilities							
	Bartram Oaks Wastewater Treatment Plant Standby Generator	Cancelled	Existing	St. Johns County	SJC Utilities	H, HW, T, TR, D, FR	1 year	HMGP
	City of St. Augustine Pump Station 20 Basin Improvements (Fullerwood)	Not Started	Existing	City of St. Augustine	COSA Public Works	H, SS, SLR	3 years	HMGP
	Conversion of power lines from overhead to underground to increase infrastructure resiliency - Bulter substation to Guana Substation	Not Started	Existing	Beaches Energy	Beaches Energy	H, HW, T, W, FR	3 years	PDM
	Cured-In-Place-Pipe lining of Sanitary Sewer Laterals	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1-2 years	Local
	Cured-In-Place-Pipe lining of Sanitary Sewer Gravity Mains	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1-2 years	Local
	Electrical Utilities Underground - City Well Fields in 12 Mile Swamp	Not Started	Existing	St. Johns County	Florida Power and Light	H, HW, T, W, FR	1-2 years	Private
	Electrical Utilities Underground - South Anastasia Island	Not started	New	St. Johns County	Florida Power and Light	H, HW,T,W, FR	1-2 years	Private
	Electrical Utilities Underground - St. Augustine Beach, along A1A	Not Started	New and Existing	City of St. Augustine	Florida Power and Light	H, HW,T,W, FR	1-2 years	Private
	Expansion of City of St. Augustine Water Treatment Facility	Not Started	Existing	City of St. Augustine	COSA Public Works	H, SS, F, D	2 years	Local
	Fruit Cove Wastewater Treatment Plant Standby Generator	Cancelled	Existing	St. Johns County	SJC Utilities	H, HW, T, TR, D, FR	1 year	HMGP
	Manhole Lid Inserts - Reduction of Infiltration & Inflow to the City's Sanitary Sewer System	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1 year	HMGP
	Manhole Lid Inserts - Infiltration & Inflow Prevention - Ponte Vedra System - Sewer Collection System	Cancelled	Existing	St. Johns County	SJC Utilities	H, SS, F	1 year	HMGP
	Manhole Lid Inserts - Infiltration & Inflow Prevention - St. Johns County Main System - Sewer Collection System	Cancelled	Existing	St. Johns County	SJC Utilities	H, SS, F	1 year	HMGP
	Rehabilitation of existing sewer system in Oyster Creek	Not Started	Existing	City of St. Augustine	COSA Public Works	SS, F	3-4 years	Local, CDBG
	Hastings Sewer Improvements	Started	Existing	St. Johns County	SJC Utilities	F, D	3-4 years	CDBG-DR
	Seal and Coat Sanitary Sewer Manholes to prevent groundwater infiltration	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1 year	Local
	Shores Unit 2 Ground Storage Tank & Pumping Facility Standby Generator	Started	Existing	St. Johns County	SJC Utilities	H, HW, T, TR, D, FR	1 year	HMGP
	South Ground Storage Tank & Pumping Facility Standby Generator	Started	Existing	St. Johns County	SJC Utilities	H, HW, T, TR, D, FR	1 year	HMGP
	Flood/Repetitive Loss Mitigation							
	Acquisition of property from willing sellers along Old A1A Summerhaven	On-going	Existing	St. Johns County	St. Johns County Environmental	H, SS, F, SLR	1-2 years	HMGP, Local
	Acquisition at Petty Branch Ravine Park (FCT Project)	Not Started	Existing	St. Johns County	SJC Parks and Recreation	F	1 year	Local
	Flood Mitigation at Avenida Menendez Seawall, Connectivity Project	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1-3 years	HMGP
	Flood Mitigation Improvements to St. Augustine Sanitary Sewer Pumping Stations	Not Started	Existing	City of St. Augustine	COSA Public Works	H, SS, F	3 years	HMGP, Local, State
	Flood Mitigation on King St.	Started	Existing	City of St. Augustine	COSA Public Works	H, SS, F	3 years	State and Local
	Flood Mitigation on Repetitive Loss Properties	On-going	Existing	ALL	Residents, COSA, SJC COSAB	F, SS	on-going	Private, NFIP, FMAP
	Flood Mitigation on South Whitney and W. King St.	Existing	Existing	City of St. Augustine	COSA Public Works	H, SS, F, SLR	3 years	HMGP
	Purchase of Portable Pump to Reduce Flooding Impacts within the City of St. Augustine Beach	Not Started	New	City of St. Augustine Beach	COSAB Public Works	H, SS, F, SLR	1 year	HMGP, CDBG-MIT
	Hazardous Materials Mitigation							

	Education and Training for Hazardous Materials Incident Response Capability	On-going	Existing	St. Johns County	St. Johns County Fire Rescue	HM	on-going	Local, State, LEPC
	Infrastructure and Structure Improvements							
	Electrical Connections for Emergency Standby Generators - FR Stations 9/10/67	Not started	Existing	St. Johns County	SJC Fire Rescue	ALL	1 year	HMGP, Local
	Emergency Standby Generators at Primary Hurricane Shelters: Osceola Elem. School, Otis A. Mason Elem. School, Mill Creek Elem. School	Started	Existing	St. Johns County	SJC School District	ALL	1 year	HMGP
	Emergency Standby Generator for Special Needs Shelter at Freedom Crossing A	Not started	Existing	St. Johns County	SJC Emergency Management	ALL	1 year	HMGP
	Emergency Standby Generator at SJC Council on Aging Senior Center	Not started	Existing	City of St. Augustine	SJC Council on Aging	H, SS, HW, T, F	1 year	HMGP
	Emergency Standby Generators for Fire Stations 4 and 12	Not started	Existing	St. Johns County	SJC Fire Rescue	ALL	1 year	HMGP, Local
	Emergency Standby Generator for Flagler Hospital	Not started	Existing	St. Johns County	Flagler Hospital	H, SS, HW, F	3 years	HMGP
	Emergency Standby Generator for Fuel Pumps at SJC Public Works Facility	Not started	Existing	St. Johns County	St. Johns County Public Works	F, HW, SS, F	6 months	Local
	Enhance construction of a new Emergency Communications Center outside storm surge zones	Started	New	St. Johns County	SJC Public Safety	H, SS, HW, F	1 year	Local, HMGP
	Flood Mitigation and Resiliency Improvements at Inlet Dr.	Not started	New	City of St. Augustine	COSA Public Works	H, SS, F, SLR	2 years	HMGP, CDBG-MIT
	Flood Proofing and Wind Mitigation at Fire Station 6 - Crescent Beach	Not started	Existing	St. Johns County	SJC Facilities Maintenance	F, HW, SS	1 year	HMGP
	Improve Structural Resiliency - 2859 S. Ponte Vedra Blvd.	Not started	Existing	St. Johns County	Private Owners	H, SS, SLR	1 year	PDM
	Install Shutters and a generator for the St. Johns County Pet Center	Started	Existing	St. Johns County	SJC EM and SJC Animal Control	H, HW	6 months	HMGP
	Install Shutters on St. Johns County Fire Station #7	Not started	Existing	St. Johns County	St. Johns County FR	H, HW	6 months	Local
	Install Hurricane Shutters at SJC Council on Aging Senior Center	Not started	Existing	City of St. Augustine	SJC Council on Aging	H, HW, T	1 year	HMGP
	Way Street @ Douglas (flooding) and at San Marco (constriction) - improve evacuation	Started	Existing	City of St. Augustine	COSA Public Works	H, SS, HW, F, W, HM	1-2 years	CDBG, State
	Sea Level Rise Adaptation and Planning: NOAA National Water Level	Not started	New	ALL	COSA Public Works	H, SS, F, SLR	3 years	HMGP, CDBG-MIT, FEMA
	Observation Network	Not started	New	City of St. Augustine	COSA Public Works	F	6 months	Local, Federal
	South Dixie Highway Improvements	Started	Existing	St. Johns County	COSA Public Works	H, HW, FR	6 months	HMGP
	Upgrade Signalization at A1A and L'Atrium Drive	Not started	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP
	Upgrade Signalization at A1A and Main Avenue	Not started	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP
	Upgrade Signalization at A1A and PGA Tour Boulevard	Not started	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP
	Upgrade Signalization at A1A and Ponte Vedra Lakes	Not started	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP
	Upgrade Signalization at US1 @ Shore Drive (Ponce Mail Entrance)	Started	New	St. Johns County	SJC Public Works	H, HW	3 years	HMGP
	Upgrade Signalization at US1 @ County Road 210	Started	New	St. Johns County	SJC Public Works	H, HW	3 years	HMGP
	Upgrade Signalization at US1 @ Lewis Point Rd.	Started	New	St. Johns County	SJC Public Works	H, HW	3 years	HMGP
	Upgrade Signalization at US 1 @ Wood Point Drive and U.S. 1	Not started	New	St. Johns County	St. Johns County Public Works	H, HW, FR	6 months	HMGP
	Wastewater Treatment Plant Shoreline Hardening and Flood Proofing	Not started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1-2 years	HMGP
	Master Drainage Improvement							
	16 Mile Creek Surface Water Improvements	Not Started	Existing	St. Johns County	SJC Public Works & FERWD	F	5 years	Local, State
	Avenida Menendez Outfall Improvements	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS	1 year	HMGP
	Deep Creek Master Drainage Study	Started	Existing	St. Johns County	SJC Public Works	F	1 year	State
	Deep Creek Conveyance Improvements	Not Started	Existing	St. Johns County	SJC Public Works	F	3 years	HMGP
	Drainage Improvement and Flood Mitigation of Ct Theophelia Neighborhood	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SLR	1-2 years	HMGP
	Drainage Improvements around Anastasia Baptist Church	Not Started	Existing	St. Johns County	SJC Public Works	H, SS, F, SLR	3 years	HMGP
	Drainage Improvements at Avenue D	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements on CR 13 N	Not Started	Existing	St. Johns County	SJC Public Works	F, SS	1 year	HMGP
	Drainage Improvements at Frances Ave.	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at Kings Estate Road	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at Kings Road	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at Lightsey Rd.	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at Main Street	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at Masters Drive	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvement Fox Creek - Holmes Blvd	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
	Drainage Improvements at North Beach	Not Started	Existing	St. Johns County	SJC Public Works	H, SS, F, SLR	3 years	HMGP

Drainage Improvements at Old Moultrie Road	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
Drainage Improvements at West Augustine Service Areas 2 & 4	Not Started	Existing	COSA and SJC	COSA and SJC Public Works	F	3 years	HMGP
Drainage Improvements at Porpoise Point	Not Started	Existing	St. Johns County	SJC Public Works	F, SS	3 years	HMGP
Drainage Improvements at S. Collins Ave. and Varella Ave.	Not Started	Existing	St. Johns County	SJC Public Works	F, SLR	3 years	HMGP
Drainage Improvements at S. Orange St.	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
Drainage Improvements at Remington Forest	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
Drainage Improvements at Rio del Mar Street & Fountain of Youth Boulevard	Not Started	Existing	St. Johns County	SJC Public Works	F, SS	1 year	HMGP
Drainage Improvements at St. Augustine/Cypress Boulevard	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
Drainage Improvements at St. Augustine Shores	Not Started	Existing	St. Johns County	SJC Public Works	H, SS, F, SLR	5 years	HMGP
Drainage Improvements at St. Johns Avenue	Not Started	Existing	St. Johns County	SJC Public Works	F	1 year	HMGP
Drainage Improvements at Tillman Ridge Landfill	Not Started	Existing	St. Johns County	SJC Public Works	F, HM	1 year	HMGP
Drainage Improvements at Winton Circle	Not Started	Existing	St. Johns County	SJC Public Works	F	1-2 years	HMGP
Drainage Improvements by Retrofitting Stormwater Outfalls Citywide	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1-2 years	HMGP
Drainage Improvements in the area of W. King St. and N. Rodriguez St. near the St. James Missionary Church	Not Started	Existing	St. Johns County	SJC Public Works	F, SLR	3 years	HMGP
Increase Primary Stormwater Outfall Capacity	Started	Existing	City of St. Augustine	City of St. Augustine Beach	H, SS, F, SLR	1-2 years	HMGP
Jack Wright Island Road Drainage Basin Improvements	Not Started	Existing	St. Johns County	SJC Public Works	F	1-2 years	Local
Lake Maria Sanchez Sanchez Flood Mitigation	Started	Existing	City of St. Augustine	COSA Public Works	H, SS, F	5 years	HMGP, Local
Macaris Stormwater Outfall Resiliency Retrofit with Tide Check Valve	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS, SLR	1 year	HMGP
Master Stormwater Pump Station Improvements	Started	Existing	City of St. Augustine	City of St. Augustine Beach	H, SS, F, SLR	1-2 years	HMGP
North and South Davis Shores Outfall Improvements	Not Started	Existing	City of St. Augustine	COSA Public Works	F, SS	1 year	Local, HMGP
Roscoe Blvd. Outfall Improvements	Started	Existing	St. Johns County	SJC Public Works	F	2 years	Local
Sunset Park Subdivision (Matanzas River/East Creek)	Started	Existing	St. Johns County	SJC Public Works	F	1 year	CDBG, Local
West King Street Corridor Improvement Plan	Started	Existing	City of St. Augustine	COSA and SJC Public Works	F	2 years	Local, State
Planning							
Adapting to Sea Level Rise: Planning Process Development	Not started	New	ALL	ALL	SLR	On-going	Federal, State, Local
Develop Post-Disaster Redevelopment Standards For Infrastructure And Structures	Not started	New	ALL	ALL	ALL	2 years	State, Local
Development of a St. Johns County Floodplain Management Plan	Not started	New	ALL	ALL	F, SS, SLR	2 years	PDM
Wildfire Mitigation							
Creating defensible space around structures	On-Going	New and Existing	ALL	ALL, FPL, JEA	H, HW, W, FR	on-going	State
Install System of Dry Fire Hydrants Including Priming Pumps in Flagler Estates Area	Not started	New	St. Johns County	SJC Fire Rescue	W, HM, TR	1 year	Local, State
Blue Highlight - Hurricane Irma HMGP Funding							
Yellow Highlight - Hurricane Matthew HMGP Funding							
St. Johns County - SJC; City of St. Augustine - COSA; City of St. Augustine Beach - COSAB; Flagler Estates Road and Water District - FERWD; Florida Power and Light - FPL; Jacksonville Electric Authority - JEA							
*Jurisdictions - This category identifies which jurisdiction the Mitigation Project is actually located in. When ALL is used in the Jurisdiction Column it is meant to include St. Johns County, City of St. Augustine, City of St. Augustine Beach							
**Responsible for Project Implementation - When ALL is used in the Responsible for Project Implementation Category is meant to include St. Johns County, City of St. Augustine, City of St. Augustine Beach, and the Town of Hastings.							
***Timeframe is considered time the project will take to complete once it is actually started and are only estimates. On-going is for projects that have no end time as they are things that are continually mitigated, such as education							
****Hazard - the following abbreviations will be used to signify which Hazards will be mitigated by a particular Mitigation Project - H - Hurricanes; SS - Storm Surge; HW - High Winds; T - Tornado; F - Flooding; W - Wildfires; HM - Hazardous Materials; TR - Terrorism; D - Drought/Heat Wave; FR - Freeze/Winter Storm; SLR - Sea Level Rise; ALL - Indicates that a Mitigation Project will mitigate against all hazards							
Updated - February 2020							

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: May 1st, 2020

RE: **APRIL INVOICES FOR OUTSIDE COUNSEL CAVENDISH PARTNERS**

Please find enclosed the April invoices for the Marlowe and Seavin matters.

Marlowe April fees: \$3,480.00

Seavin April fees: \$1,344.00

Judgement in favor of the City on the Seavin matter was entered on April 21st, and the deadline for Seavin's possible appeal and for the City to request its fees/costs is May 21, 2020. The City Commission may pull this item for discussion and direction regarding filing a motion to tax fees/costs on the Seavin matter. The City Commission may delegate the decision on filing for fees/costs to the City Manager.

Please place this item on the consent agenda for the May 11th, 2020 City Commission meeting.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Darlene Galambos, City Clerk

Agenda Title:

Payment of April outside counsel attorney's fees in the matters of Marlowe and Seavin.



200 West Forsyth Street, Suite 1610
Jacksonville, FL 32202

INVOICE

Date: 04/30/2020
Invoice #: 06-2020-04-1743
Matter: Marlowe
File #: 1743

INVOICE TOTAL AND BALANCE DUE \$3,480.00

Bill To:
Isabelle Lopez, City Attorney
75 King Street
P.O. Box 210
St Augustine, FL 32085
Due Date: 05/30/2020
Please Remit Payment To:
Cavendish Partners, P.A.
200 West Forsyth Street
Suite 1610
Jacksonville, FL 32202

**PAYMENTS RECEIVED AFTER 04/30/2020 ARE
NOT REFLECTED IN THIS BALANCE DUE INVOICE**



200 West Forsyth Street, Suite 1610
Jacksonville, FL 32202

INVOICE

Date: 04/30/2020
Invoice #: 22-2020-04-1711
Matter: Seavin Inc.
File #: 1711

INVOICE TOTAL AND BALANCE DUE \$1,344.00

Bill To:
Isabelle Lopez, City Attorney
75 King Street
P.O. Box 210
St Augustine, FL 32085
Due Date: 05/30/2020
Please Remit Payment To:
Cavendish Partners, P.A.
200 West Forsyth Street
Suite 1610
Jacksonville, FL 32202

**PAYMENTS RECEIVED AFTER 04/30/2020 ARE
NOT REFLECTED IN THIS BALANCE DUE INVOICE**