



AGENDA

Planning and Zoning Board
City of St. Augustine, Florida
**COMMUNICATIONS MEDIA TECHNOLOGY (CMT)
MEETING**

Tuesday, June 2, 2020 at 10:00 a.m.

**Alcazar Room, City Hall
75 King Street**

Pursuant to the City of St. Augustine Resolution 2020-13 and associated exhibits, a meeting of the Planning & Zoning Board of the City of St. Augustine will be held on **TUESDAY, JUNE 2, 2020 at 10:00 a.m.** The Meeting will allow for the use of Communications Media Technology (CMT) under the authority granted by the Governor of the State of Florida pursuant to Executive Order 20-69 and subsequent City of St. Augustine Resolution 2020-13. Appointed Board members, City Staff, and advertised agents/applicants/property owners will be allowed to participate through video conferencing.

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

IN PERSON:

The Alcazar Room at City Hall located at 75 King Street will be open for attendance with limited capacity consistent with the public health, and life safety requirements as promulgated by the CDC. These include mandated capacity and distancing requirements. Physical attendance will be prioritized as follows until maximum capacity is reached:

- a. Board Members
- b. City Attorney/Assistant City Attorney
- c. City Staff Presenters
- d. City Clerk/Recording Secretary
- e. Applicant and/or Applicant's Agent/Legal Counsel
- f. Witnesses for Applicant
- g. Public participants

VIEW THE MEETING REMOTELY:

Live: The meeting will be broadcast on the City's website at <http://CityStAugTV.com>

Post-recording: The meeting will be aired at a later time on Government Comcast Channel 3

PROVIDE PUBLIC COMMENT:

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

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

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

1. **Roll Call**
2. **General Public Comments for Items Not on the Agenda**
3. **Conservation Overlay Zone Development**

- a. 2020-0038
(continued May 5, 2020) Brian Spahr – Applicant
Steven Stewart – Owner
[259 S. Matanzas Blvd](#)
To approve a five-foot (5') by three hundred ten (310') long dock with a fifty foot (50') by twenty foot (20') terminal platform and a three foot (3') by twenty four (24') foot finger pier to support a single boatlift within Conservation Overlay Zone 1.
- b. 2020-0035
Herbert Vandermark
c/o Yelton Construction
Alan Stevenson – Owner
c/o St. Augustine Beach Investments, LLC.
[34. N St. Augustine Blvd](#)
To approve a five-foot (5') by one hundred twenty-foot (120') dock with a twelve-foot (12') by twenty foot (20') terminal platform with two (2) associated boat lifts within Conservation Overlay Zone 1.
- c. 2020-0042
Ryan Carter – Applicant
c/o Carter Environmental Services
Caleb King - Owner
[2 Tremerton Place](#)
To approve a one hundred four (104') linear foot bulkhead within Conservation Overlay Zone 1.

d. 2020-0043

Ryan Carter – Applicant
c/o Carter Environmental Services
Forrest Myers – Owner

1 Tremerton Street

To approve a sixty (60') linear foot bulkhead within Conservation Overlay Zone 1.

e. 2020-0044

City of St. Augustine – Applicant/Owner

0 Tremerton Place – PID 196150-0001

To approve a bulkhead at the eastern R-O-W terminus of Tremerton Place within Conservation Overlay Zone 1.

4. Use by Exception

a. 2020-0045

Todd B. Wilson – Applicant
c/o Wilson Air Conditioning, LLC
97 Masters, LLC - Owner
T & B Properties, LLC – Owner

97 & 99 Masters Dr

To approve a use by an exception for building/trades contractor not requiring outside storage within Commercial Low One (CL-1) zoning district.

5. Adjournment

Notices: In accordance with Florida Statute 286.0105: “If any person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

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

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

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

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board -Virtual/CMT

DATE: June 2, 2020

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2020-0038**

AGENDA ITEM 3(a)

APPLICANT Brain Spahr

OWNER Steven Stewart

LOCATION 259 S. Matanzas Blvd / PIN 221310-0000

REQUEST To approve a five-foot (5') by three hundred ten (310') long dock with a fifty foot (50') by twenty foot (20') terminal platform and a three foot (3') by twenty four (24') foot finger pier to support a single boatlift within Conservation Overlay Zone 1.

PLANS DATED May 20, 2020

LAND USE Residential Low Density
ZONING Residential Single Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

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

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

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

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

STAFF SUMMARY AND ANALYSIS

This request was advertised for a proposed five-foot (5') by three hundred ten (310') long dock with a fifty-foot (50') by twenty-foot (20') terminal platform and a three foot (3') by twenty four (24') foot finger pier to support a single boatlift.

On May 20, (after the item was advertised for the above request) staff received update plans that revised the overall dock layout. The newly proposed layout consists of a five-foot (5') by three hundred ten (310') long dock with a ten-foot(10') by thirty-five foot (35') wide terminal platform that attached to a 14' gangway to a ten-foot (10') by thirty foot (30') floating dock. Two boatlifts and two three-foot-wide catwalks are proposed, the first lift is a fourteen-foot (14') by twelve-foot (12') jet ski lift and the second is a twelve-foot (12') by thirty (30') boat lift.

The changes result in an overall decrease of 134ft² dock area, from 2,622 ft² to 2,488 ft².

The existing remnants of a storm damaged dock will be removed from the site. See attachment 2 for details and graphics for the request, both as advertised, and as revised May 20, 2020.

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

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

- (1) Site specific conditions:

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

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

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

- (3) Natural and proposed drainage patterns.

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

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

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

- (5) Proposed soil stabilization and erosion control methods.

N/A

- (6) Impact on floodplain.

N/A

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

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

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

N/A

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

It should be minimal in nature given the dimensions of the existing dock. The applicant is proposing 1/4" spacing between boards on the 5' wide dock.

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

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

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

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

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

Minimal, due to multiple existing docks in the area, the docks proposed total overall length of 340' (as revised May 20, 2020) is consistent with other docks in the area.

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

N/A

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

Minimal, if any.

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

N/A

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

Minor impacts from the placement of pilings.

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

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

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of the advertised dock layout with a single boatlift within Conservation Overlay Zone 1 located at 259 S. Matanzas Blvd / PIN 221310-0000.

Alternatively, staff finds that the board can **APPROVE** the construction of the revised dock layout with two boat lifts and a floating submitted after the date of advertising, May 20, 2020, (as it is a reduction in overall size) within Conservation Overlay Zone 1 located at 259 S. Matanzas Blvd / PIN 221310-0000.

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

Attachments

Attachment 1 – Application & Property Record Card

Attachment 2 – Conservation Overlay Zone Narrative & Graphics

Attachment 3 – Revised Conservation Overlay Zone Narrative & Graphics – May 20, 2020

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

Attachment 1

Application & Property Record Card



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Steven Stewart Contact Number: 404-790-8600

Business (if applicable): _____

Address: 259 S Matanzas Blvd City: St. Augustine State: FL

Zip: 32080 E-Mail Address: steve@faithaluminum.com

2. NAME OF PROPERTY OWNER: Same as Applicant Contact Number: _____

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 28 & 29 Block: 50

Subdivision: Davis Shores Parcel Number: 2213100000

4. PROJECT STREET ADDRESS: 259 S Matanzas Blvd

5. SPECIFIC PROPOSED USE: Dock Modification

6. ACTION REQUESTED:

☒ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Conservation Overlay Zone Approval to Re-Build/Modify a dock

8. JUSTIFICATION FOR ACTION REQUESTED: See attached 17 Point Analysis

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

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

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

4/15/2020

Signature of Property Owner

Date

4/15/2020



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

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

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

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

Steven Stewart

Print name of applicant



Signature of applicant

4/15/2020
Date



Owner's Authorization For Agent

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

☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

BY: _____

Signature of Owner

Steven J Stewart

Print Name of Owner

404-790-8600

Telephone Number

State of FLORIDA

County of ST JOHNS

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

By STEVEN J STEWART

Identification verified:

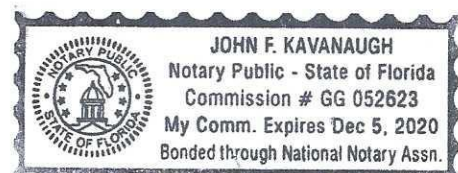
Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

PHYSICAL PRESENCE

My Commission expires:

DEC 05 2020



Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	2213100000
Location Address	259 S MATANZAS BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-101 DAVIS SHORES LOTS 28 & 29 BLK 50 OR4819/1120 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.440
Homestead	Y

Owner Information

Owner Name	Stewart Steven J 100%
Mailing Address	259 S MATANZAS BLVD SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2020
Building Value	\$130,451
Extra Features Value	\$11,185
Total Land Value	\$626,080
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$767,716
Total Deferred	\$0
Assessed Value	\$767,716
Total Exemptions	\$50,000
Taxable Value	\$717,716

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	\$175,696	\$9,122	\$666,624	\$0	\$0	\$851,442	\$691,225	\$210,217	\$641,225
2018	\$177,865	\$9,157	\$666,624	\$0	\$0	\$853,646	\$678,337	\$225,309	\$628,337
2017	\$115,504	\$9,255	\$666,624	\$0	\$0	\$791,383	\$620,460	\$220,923	\$570,460
2016	\$97,349	\$18,649	\$666,624	\$0	\$0	\$782,622	\$635,601	\$197,021	\$585,601
2015	\$81,762	\$18,649	\$666,624	\$0	\$0	\$767,035	\$631,183	\$185,852	\$581,183
2014	\$78,556	\$18,649	\$666,624	\$0	\$0	\$763,829	\$626,174	\$187,655	\$576,174
2013	\$81,762	\$18,649	\$666,624	\$0	\$0	\$767,035	\$616,920	\$200,115	\$566,920
2012	\$77,239	\$18,649	\$510,720	\$0	\$0	\$606,608	\$606,608	\$50,000	\$556,608
2011	\$78,714	\$18,649	\$498,355	\$0	\$0	\$595,718	\$595,718	\$0	\$595,718
2010	\$57,246	\$18,649	\$553,728	\$0	\$0	\$629,623	\$629,623	\$0	\$629,623

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	2787	Roof Cover	Composite Shingle
Conditioned Area	1875	Interior Flooring	Ceramic Tile, Wood Laminate
Actual Year Built	1972	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	2

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Wood Laminate	60%
Interior Flooring	Ceramic Tile	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
MASONRY ADDITION	105	105
BASE AREA	1770	1770
ENCLOSED GLASS PORCH	0	300
FINISHED GARAGE	0	576
FINISHED OPEN PORCH	0	36
Total SqFt	1875	2787

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Bulkhead (Average)	0	0	0	0	960
Boat Dock (Average)	0	0	0	0	1465
Patio	0	0	0	0	196

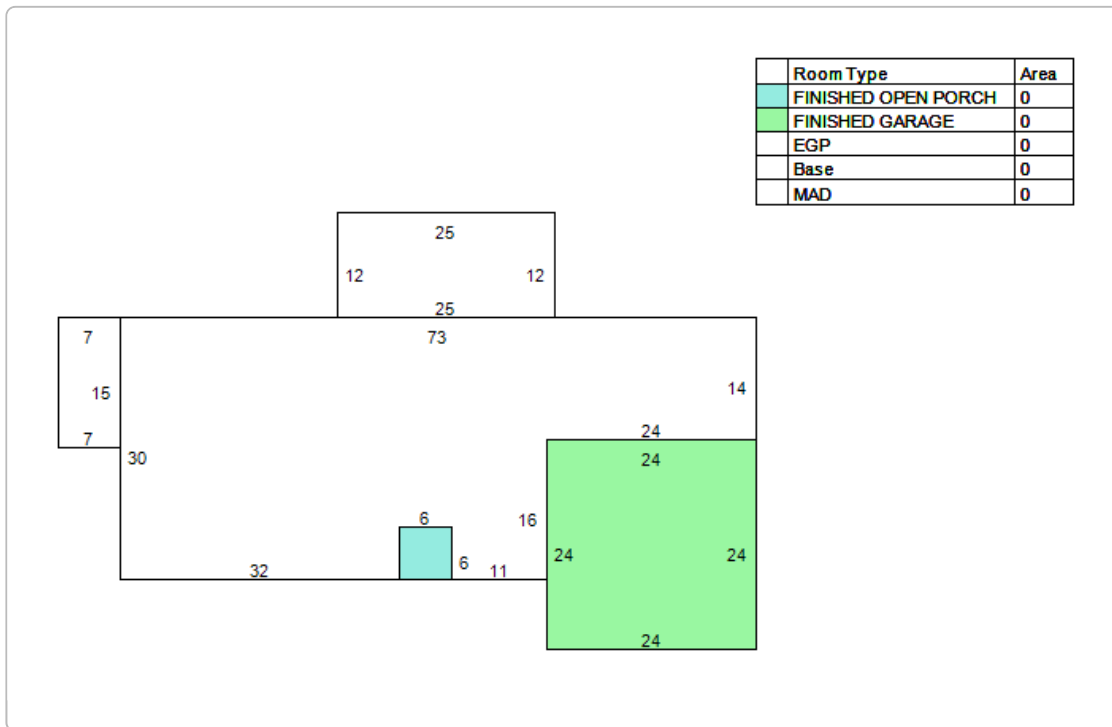
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	112	160	112	FF	\$626,080

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/25/2019	10/25/2019	\$850,000.00	WD	4819	1120	Q	I	OLIVER MARY ANNE	STEWART STEVEN J
3/2/2011	2/28/2011	\$0.00	FJ	3413	1965	U	I	OLIVER JOHN A,MARY ANNE	OLIVER MARY ANNE
	5/29/2008	\$850,000.00	PR	3088	1295	U	I	HUTCHINS ELEANOR P ESTATE (BY PERS REP PAUL S HUTC	OLIVER JOHN A,MARYANNE
	7/26/2007	\$0.00	LA	2959	1026	U	I	HUTCHINS ELEANOR P(DECED 5/21/07)	HUTCHINS ELEANOR P ESTATE
	1/27/1982	\$0.00	WL	2959	1018	U	I	HUTCHINS ELEANOR P	HUTCHINS ELEANOR P

Sketch Information



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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

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

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 Schneider
 GEOSPATIAL

[Version 2.3.56](#)

Attachment 2
Conservation Overlay Zone
Application Narrative & Graphics

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

(1) Site specific conditions.

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

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

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

(3) Natural and proposed drainage patterns.

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

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

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

(5) Proposed soil stabilization and erosion control methods.

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

(6) Impact on floodplain.

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

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

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

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

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

(9) Effect of shade on vegetation and shellfish.

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

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

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

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

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

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

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

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

N/A

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

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

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

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

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

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

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

The proposed dock will adhere to all conditions outlined above.

RE: Dock Permit 259 S Matanzas

From: Paul Thompson (paul@thompsonrealty.org)
To: briansphr@yahoo.com; office@thompsonrealty.org
Date: Friday, April 3, 2020, 02:04 PM EDT

TO WHOM IT MAY CONCERN

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

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

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

Sincerely,

Paul J. Thompson

Paul J. Thompson
President/Thompson Bros. Realty, Inc

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

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

Paul@ThompsonRealty.org

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

Cc: steve@faithaluminum.com; [Tim Schmidt](#)
Subject: Dock Permit 259 S Matanzas

Paul

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

Brian L. Spahr

424 Peregrine Ct.

Jacksonville, FL 32225

(904) 626-1377

Stewart Dock

259 S Matanzas Blvd.
St Augustine, FL 32080
Figure 1

Legend

 259 S Matanzas Blvd

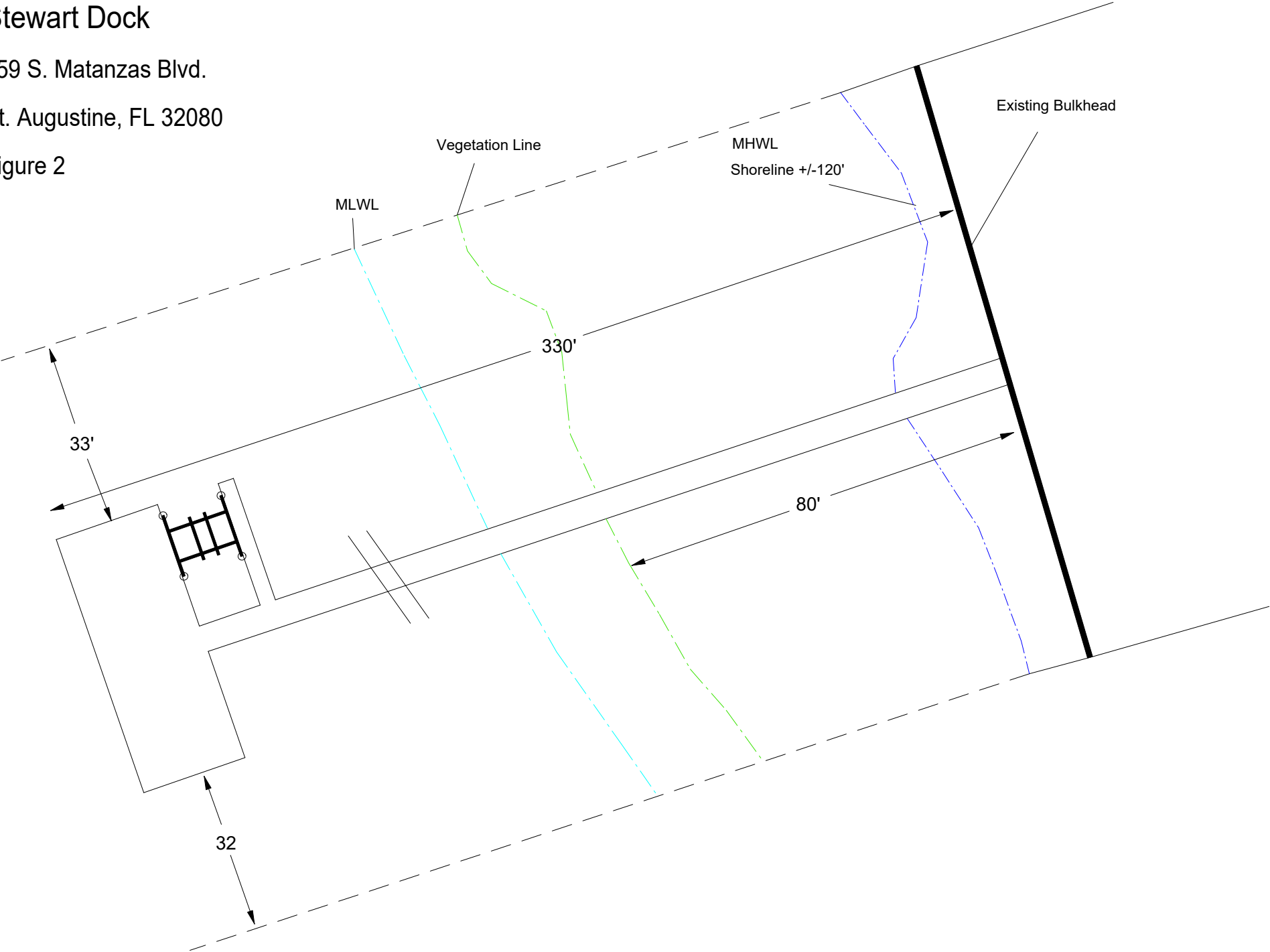


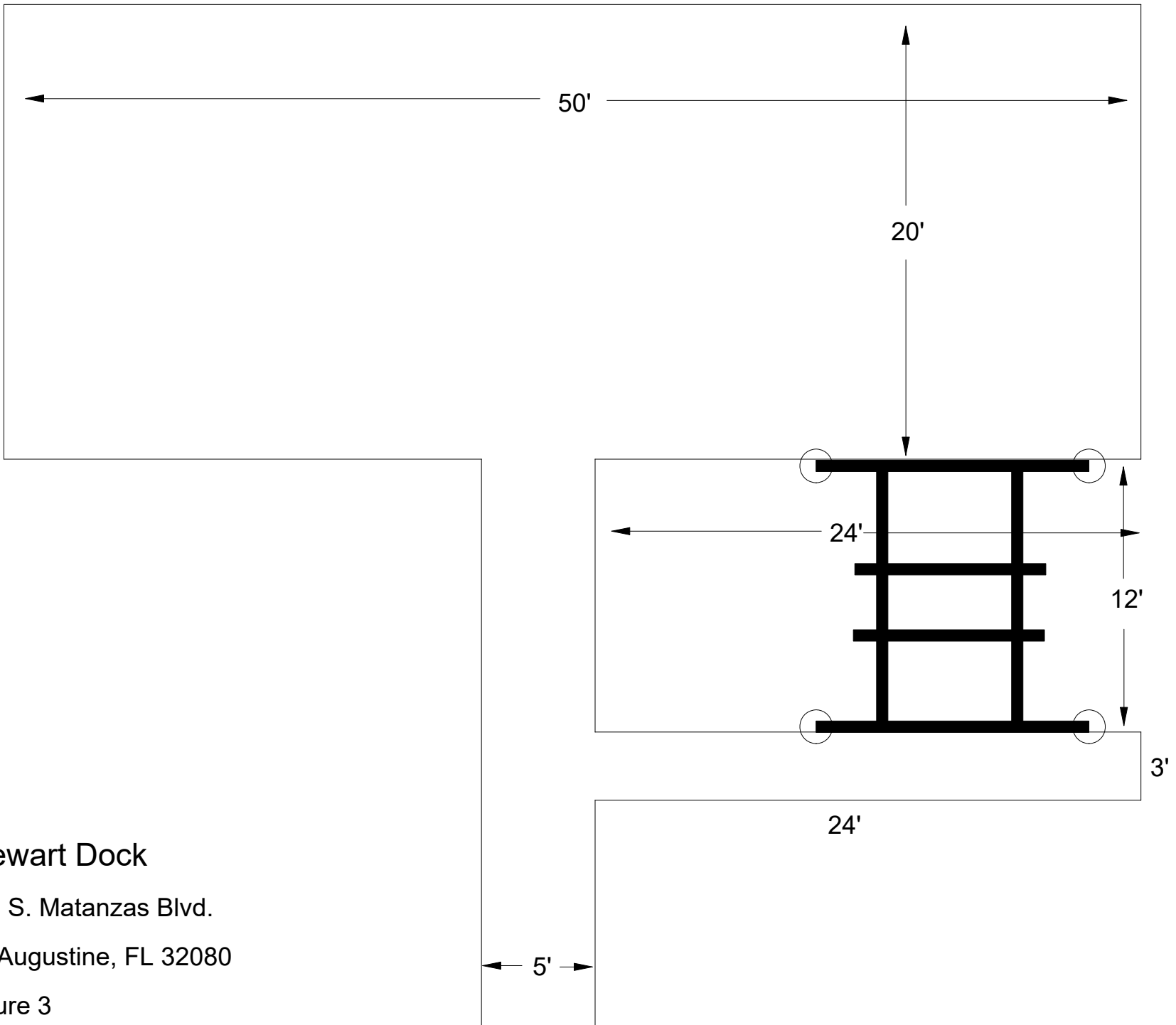
Stewart Dock

259 S. Matanzas Blvd.

St. Augustine, FL 32080

Figure 2





Stewart Dock
259 S. Matanzas Blvd.
St. Augustine, FL 32080
Figure 3

Stewart Dock

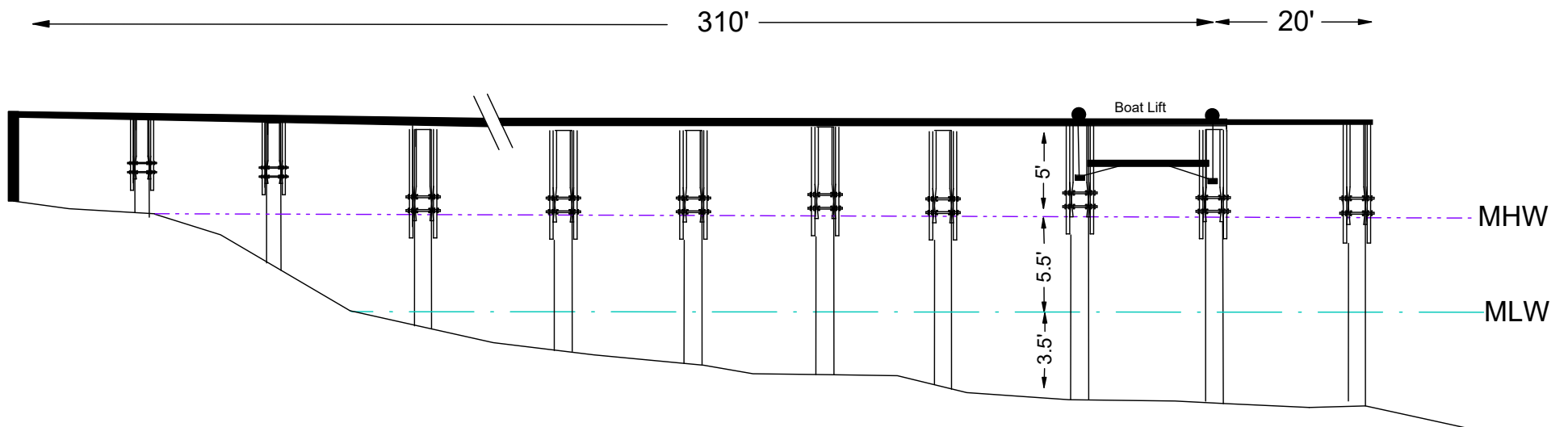
259 S. Matanzas Blvd.

St. Augustine, FL 32080

Figure 4

Walkway

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



Stewart Dock

Figure 5

Legend

259 S Matanzas Blvd



Attachment 3
May 20, 2020 revised
Conservation Overlay Zone
Application Narrative & Graphics

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

(1) Site specific conditions.

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

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

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

(3) Natural and proposed drainage patterns.

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

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

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

(5) Proposed soil stabilization and erosion control methods.

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

(6) Impact on floodplain.

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

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

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

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

No contaminated drainage will occur. Additionally, the storage and use of poisonous chemical or materials will not occur with the proposed dock.

(9) Effect of shade on vegetation and shellfish.

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

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

The proposed dock will only house one (1) propeller boat and two (2) jet skis. The boat wake will have a negligible effect on manatees, vegetation, shellfish, wildlife, or shoreline erosion.

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

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

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

Due to the orientation of the subject property, the proposed dock will be in the view corridor of the subject property only. The proposed dock will extend +/-340' out into the waterway and will be built as low to the ground as possible to maintain the natural vegetation under the dock. The length will be consistent with the adjacent docks.

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

N/A

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

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

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

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

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

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

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

The proposed dock will adhere to all conditions outlined above.

Stewart Dock

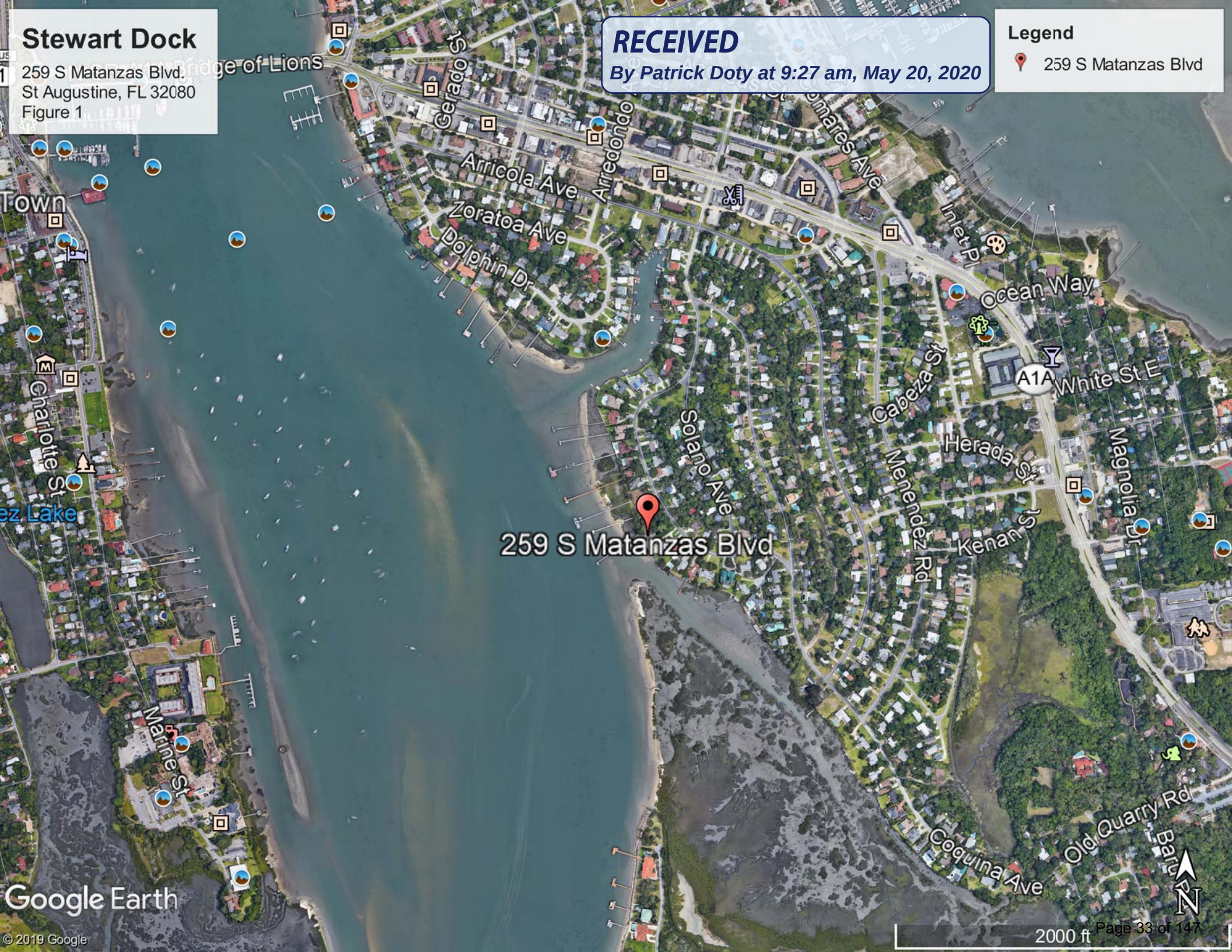
259 S Matanzas Blvd.
St Augustine, FL 32080
Figure 1

RECEIVED

By Patrick Doty at 9:27 am, May 20, 2020

Legend

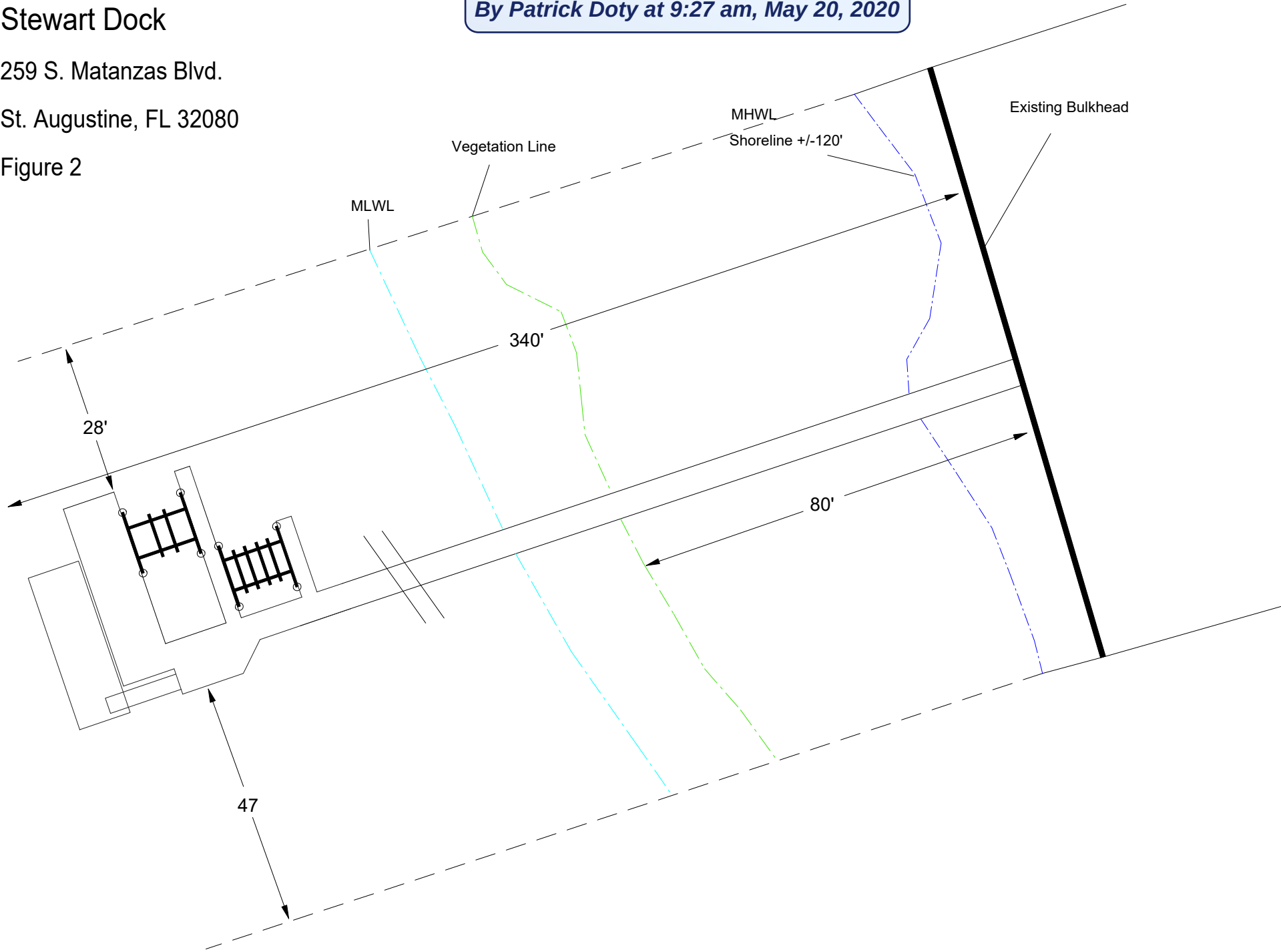
 259 S Matanzas Blvd



Google Earth

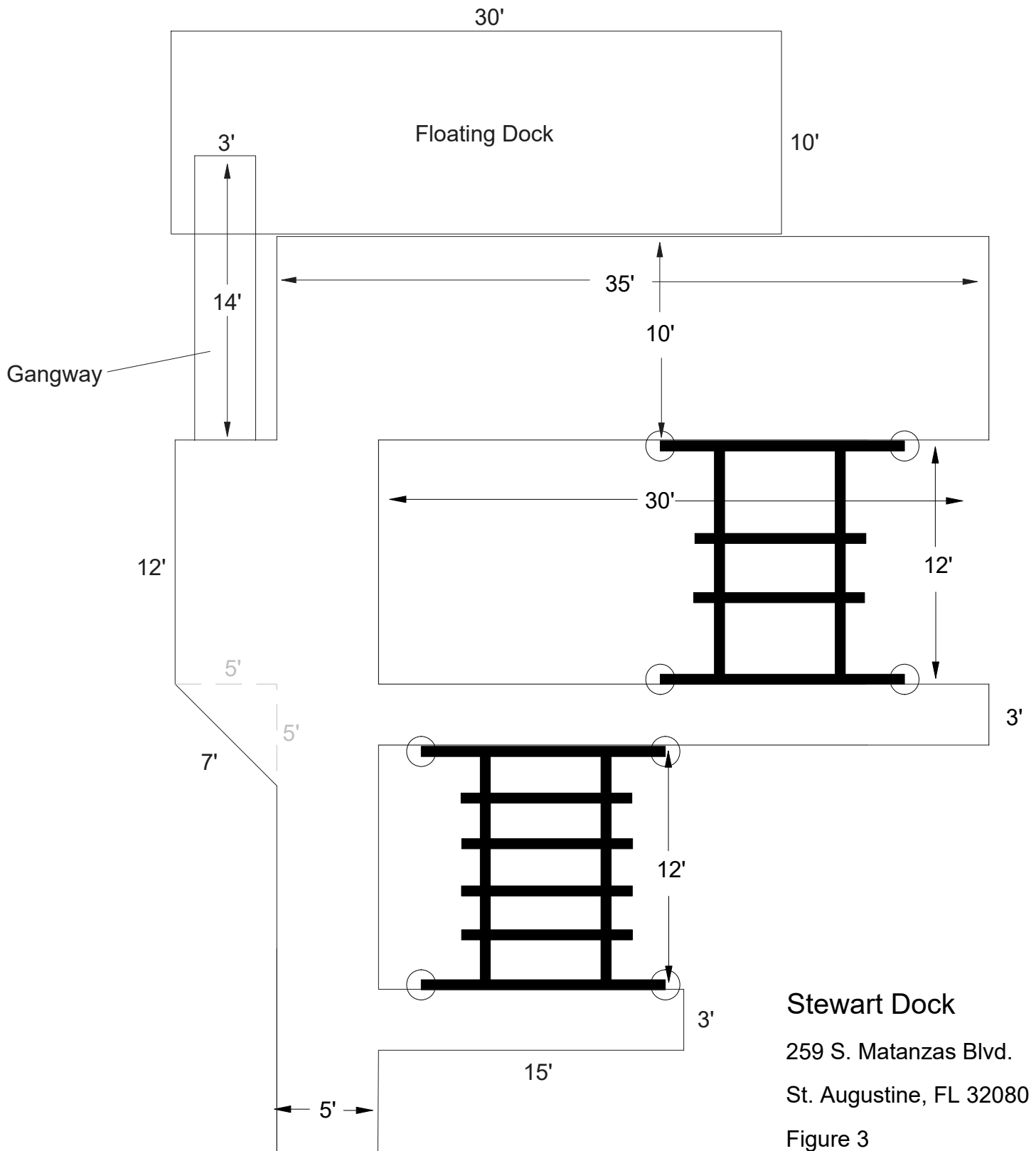
Stewart Dock
259 S. Matanzas Blvd.
St. Augustine, FL 32080

Figure 2



RECEIVED

By Patrick Doty at 9:28 am, May 20, 2020

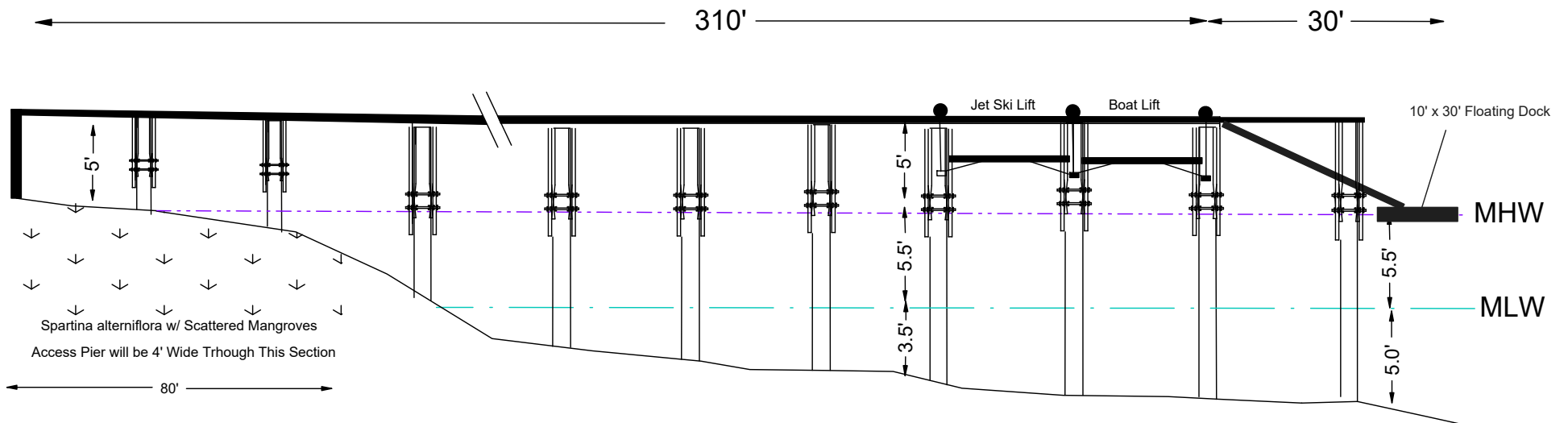


By Patrick Doty at 9:28 am, May 20, 2020

259 S. Matanzas Blvd.
St. Augustine, FL 32080

Walkway

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



Stewart Dock

Figure 5

Legend

RECEIVED

By Patrick Doty at 9:28 am, May 20, 2020

259 S Matanzas Blvd

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board -Virtual/CMT

DATE: June 2, 2020

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

AGENDA ITEM 3(b)

APPLICANT Herbert Vandermark
c/o Yelton Construction

OWNER Alan Stevenson

LOCATION 34 N. St. Augustine Blvd. / PIN 213510-0000

REQUEST To approve a five-foot (5') by one hundred twenty-foot (120') dock with a twelve-foot (12') by twenty foot (20') terminal platform with two (2) associated boat lifts.

PLANS DATED February 12, 2020

LAND USE Residential Low Density
ZONING Residential Single Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

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

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

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

STAFF SUMMARY AND ANALYSIS

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

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

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

- (1) Site specific conditions:

The site is currently vacant with an existing bulkhead.

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

Other neighboring sites have docks and platforms with boat lift.s

- (3) Natural and proposed drainage patterns.

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

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

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

- (5) Proposed soil stabilization and erosion control methods.

N/A

- (6) Impact on floodplain.

N/A

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

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

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

N/A

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

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

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

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

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

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

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

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

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

N/A

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

Minimal, if any.

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

N/A

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

Minor impacts from the placement of pilings.

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

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

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

STAFF RECOMMENDATION

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

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

Attachments

Attachment 1 – Application & Property Record Card

Attachment 2 – Conservation Overlay Zone Narrative & Graphics

Patrick Doty, CFM

Senior Development Review Planner

Planning & Building Department

Attachment 1

Application & Property Record Card



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Herbert Vandermark Contact Number: 904-819-9141
 Business (if applicable): Yelton Construction Company, Inc.
 Address: 2435. Dobbie Rd. Ste. A. City: St. Augustine State: FL Zip: 32080

2. NAME OF PROPERTY OWNER: Alon Steinhilber Contact Number: 904-826-7242
 Business (if applicable): Sta. Beech Investments LLC. 100%
 Address: 590 AIA Beach Blvd City: St. Augustine State: FL Zip: 32080

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: 15 + 13 Block: 1 + 6
 Subdivision: Davis Shores Oceanview select Parcel Number: 2135100000

4. PROJECT STREET ADDRESS: 31 N. St. Augustine Blvd. St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE: S/F Private Dock

6. ACTION REQUESTED:

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

7. DESCRIPTION OF ACTION REQUESTED: Construct a S/F Private Dock totaling 1,368 sq ft +
(2) two docked lifts, 5' x 120' walkway, 12' x 20' terminal end + 12' x 12' + 12' x 32'
docked lifts.

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

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

- (a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: N/A.
- (b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully: N/A.
- (c) Can you establish that this disadvantage prevents reasonable use of the property?
Please explain fully: N/A.
- (d) If granted, will the variance adversely affect other property in the area:
Please explain fully: NO.
- (e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: YES.

10. PREVIOUS 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

2/26/20.

Signature of Property Owner

Date

2-20-20

10/31/17



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

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

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

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

Herbert Vandermark
Print name of applicant

[Signature]
Signature of applicant

2/26/20
Date

10/31/17

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

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

Owner Information

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

Map



Valuation Information

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

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

Historical Assessment Information

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

Extra Feature Information

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

Land Information

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

Sale Information

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

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

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 2/14/2020, 11:18:25 PM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.40



Owner's Authorization For Agent

Herb Vandermark is/are hereby authorized TO ACT ON BEHALF
OF Man Stevenson, the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed

Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

BY: [Signature]
Signature of Owner

Man Stevenson
Print Name of Owner

904-826-7242
Telephone Number

State of Florida

County of St. Johns

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

By Alan Stevenson

Identification verified:

Oath sworn: ☒ Yes ☐ No

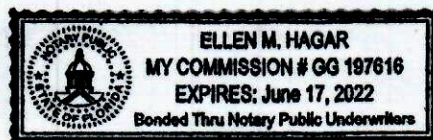
Notary Signature:

[Signature]

My Commission expires:

June 17, 2022

Rev:022117



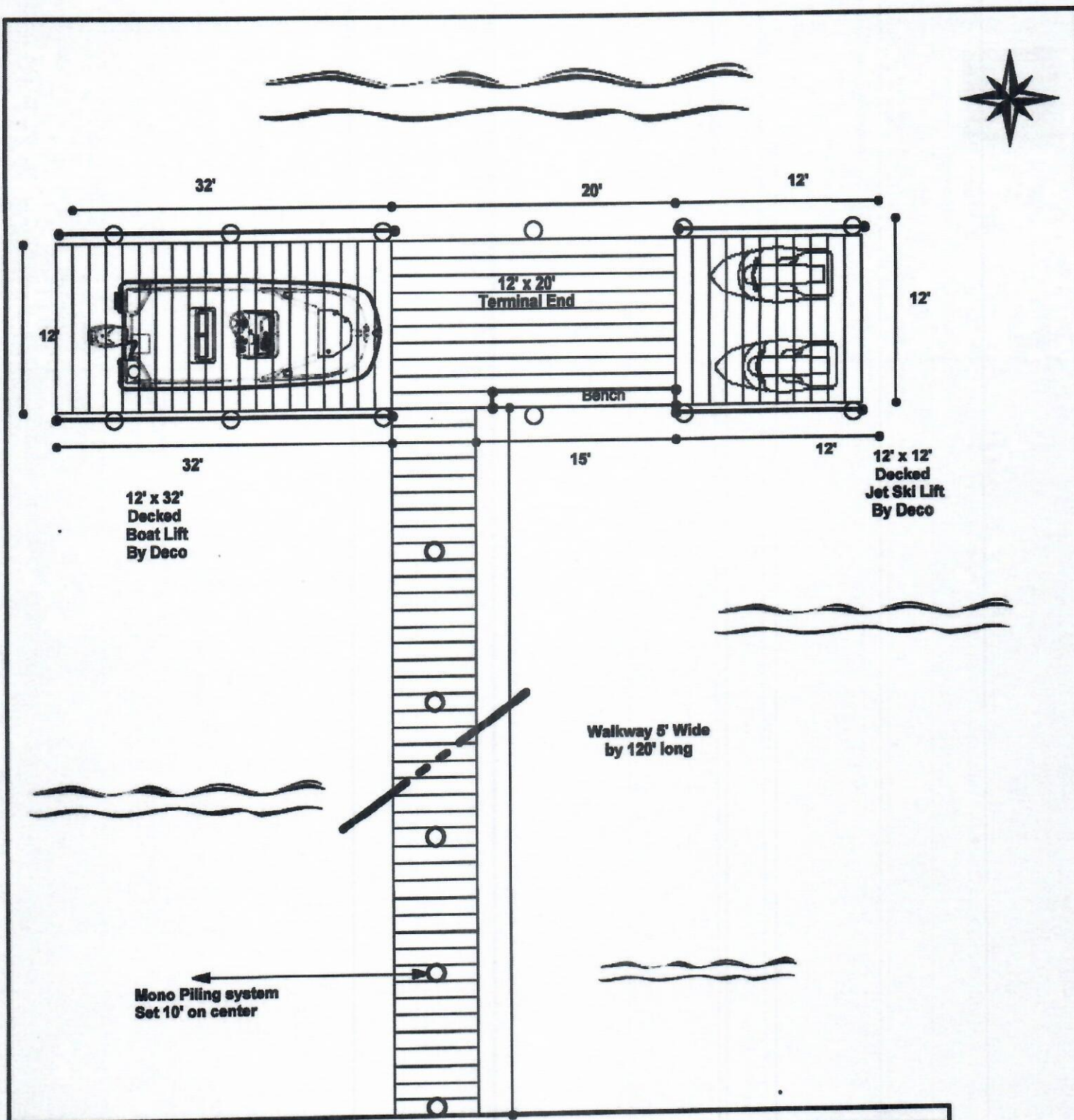
Personal Present

Attachment 2
Conservation Overlay Zone
Application Narrative & Graphics

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

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

- (1) Site specific conditions. *All work to take place using barge / crane to construct s/f private dock.*
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones. *N/A.*
- (3) Natural and proposed drainage patterns. *NONE.*
- (4) Effect of point and nonpoint discharge in the marine environment. *NONE. All materials discharge to remain in waterway.*
- (5) Proposed soil stabilization and erosion control methods. *NONE. No stabilization or erosion for s/f dock.*
- (6) Impact on floodplain. *NONE. All water to remain in intercoastal waterway.*
- (7) Impact of development on vegetative and animal communities. *N/A. No vegetation + / or animals present.*
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. *NONE.*
- (9) Effect of shade on vegetation and shellfish. *N/A. No vegetation or shellfish present.*
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. *N/A. All works via barge + tumbler curtains will be used if necessary. No shoreline erosions.*
- (11) Impact of development on shoreline by linear feet and percent of site. *NONE.*
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. *will be in compliance with city ordinance.*
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. *NONE.*
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. *NONE. No habitats present.*
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.) *All works to take place via barge / crane. All works to remain intercoastal waterway.*
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. *NONE. No present.*
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or *single family private dock will be constructed in compliance with the city ordinance.*



32x12=384
 20x12=240
 12x12=144
 5x120=600
 Total 1,368 SQ. FT.

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

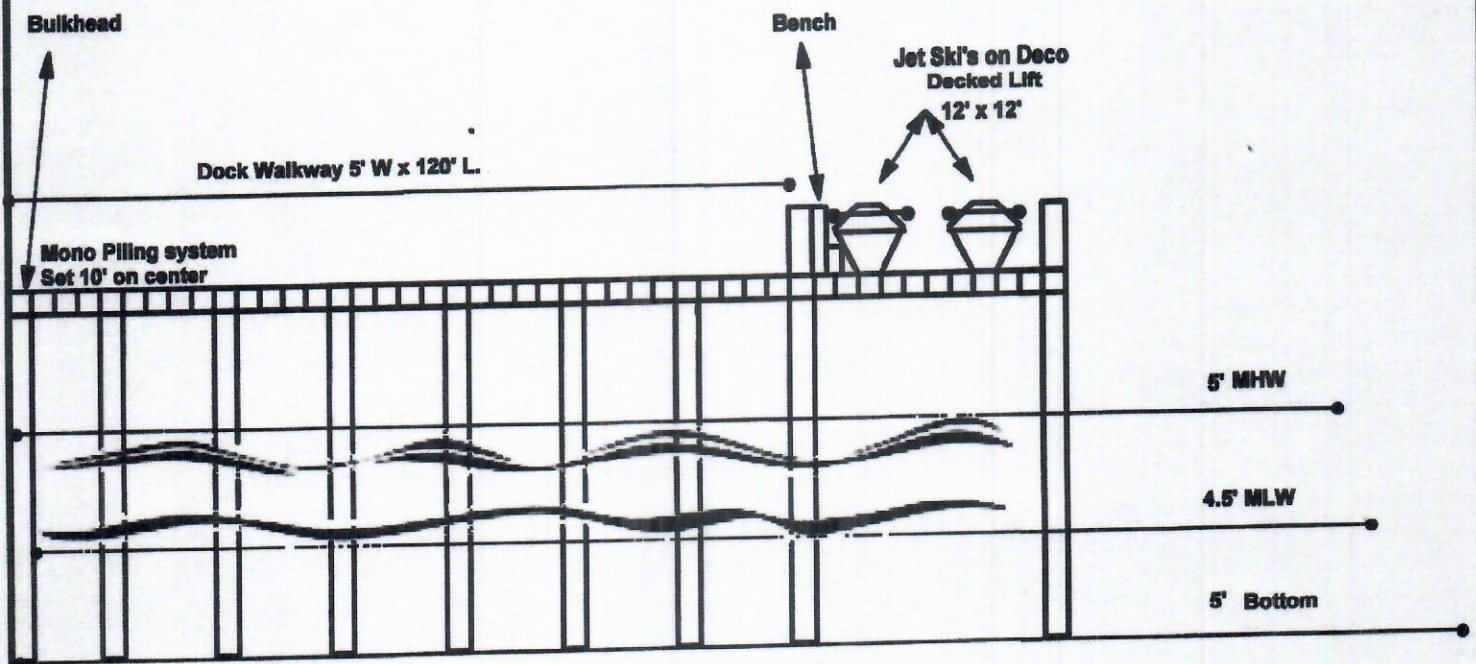
Plan View

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

JOB NO.: 20-014

Scale: Not to Scale

Date: 02/12/20



Yelton Construction Company, Inc.
State Certified Building Contractor
CBC 1251736
2435 Dobbs Rd. Ste. A
St. Augustine, FL 32086

Office (904) 819-9141 Fax (904) 819-9144

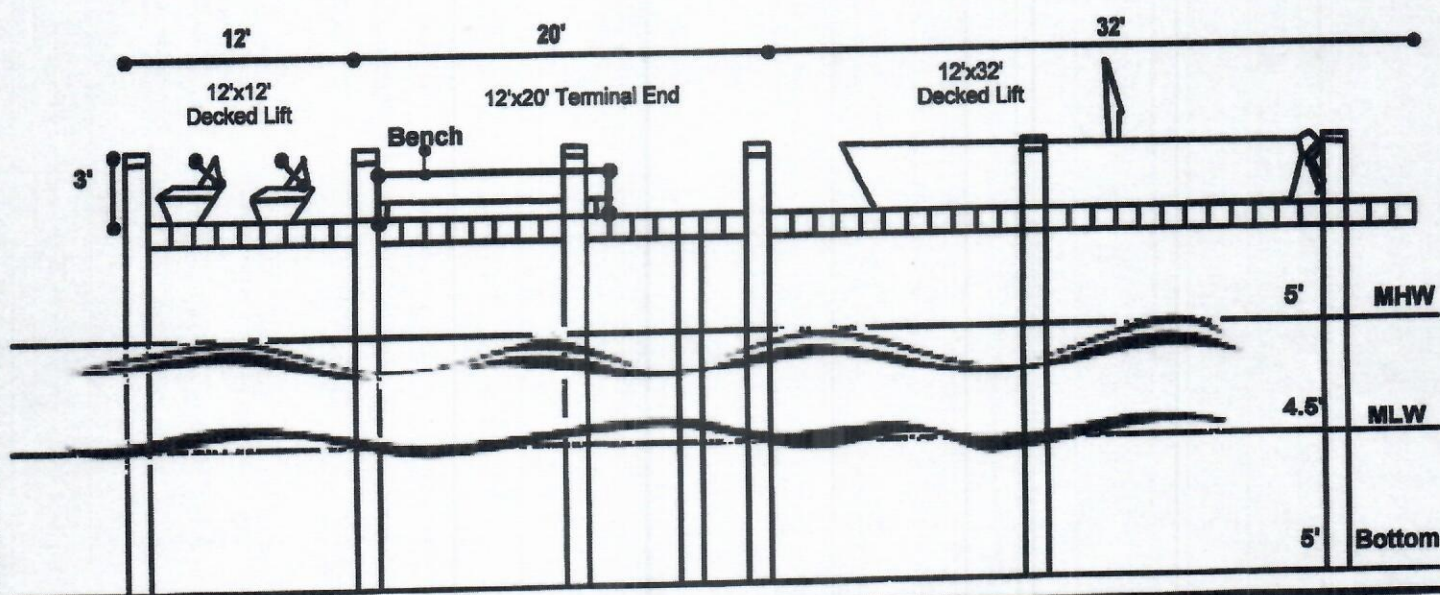
Profile View

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

JOB NO.: 20-014

Scale: Not to Scale

Date: 02/13/20



Yelton Construction Company, Inc.
State Certified Building Contractor
CBC 1251736



2435 Dobbs Rd. Ste. A
St. Augustine, FL 32086
Office (904) 819-9141 Fax (904) 819-9144

Cross Section

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

JOB NO.: 20-014

Scale: Not to Scale

Date: 02/13/20





34 N St Augustine Blvd

34 N St Augustine Blvd

Add to project

Camera: 307 m 29°53'45"N 81°18'15"W 15 m

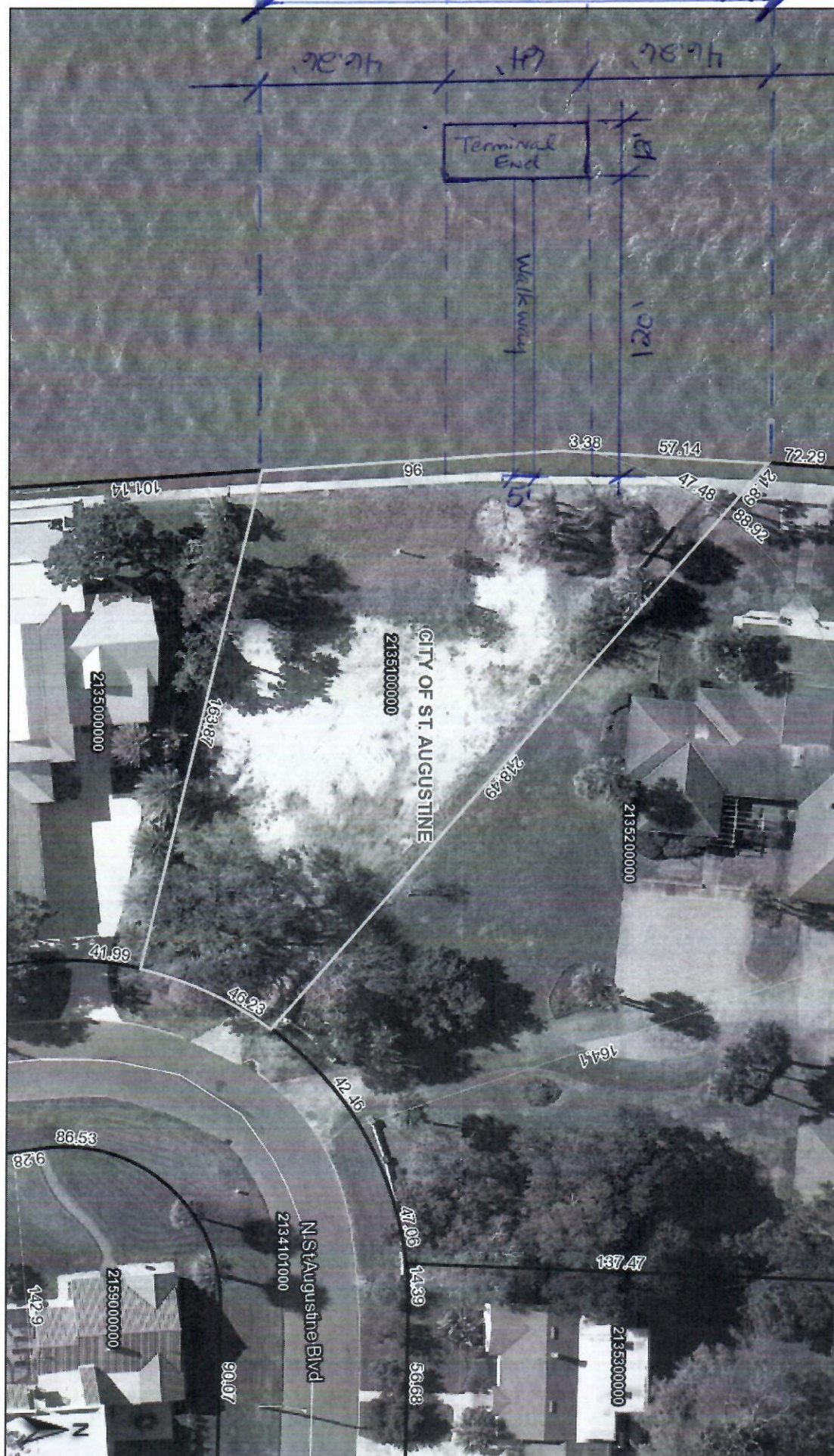


PROPERTY APPRAISER
Editor: [illegible]

St. Johns County, FL

ALAN STEVENSON

34 N ST. AUGUSTINE BLVD.



CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board -Virtual/CMT

DATE: June 2, 2020

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2020-0042**

AGENDA ITEM 3(c)

APPLICANT Ryan Carter
c/o Carter Environmental Services, Inc.

OWNER Caleb King

LOCATION 2 Tremerton Place / PIN 201290-00000

REQUEST To approve a one hundred four (104') linear foot
bulkhead within Conservation Overlay Zone 1.

PLANS DATED May 20, 2020

LAND USE Residential Low Density
ZONING Residential Single Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

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

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

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

STAFF SUMMARY AND ANALYSIS

This request is for a 104-foot-long bulkhead along the shoreline, there are remnant portions of existing concrete bulkhead and rubble at the shoreline of the property. See attachment 2 for the Conservation Overlay Zone narrative and graphics for the request.

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

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

- (1) Site specific conditions:

This property has an existing, dilapidated concrete bulkhead and rubble.

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

This property is located along the Matanzas River and surrounded by residences.

- (3) Natural and proposed drainage patterns.

Drainage on the lot sheet flows to the Matanzas River. A grade in this direction will be maintained. Drainage will not be altered by the proposed work.

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

N/A

- (5) Proposed soil stabilization and erosion control methods.

Short term impacts from construction are likely.

- (6) Impact on floodplain.

N/A

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

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

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

N/A

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

N/A

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

This project is meant as a measure to better control/reduce shoreline erosion.

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

Shoreline stabilization will affect 104 feet of shoreline along the Matanzas River, or 100% of the shoreline.

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

100% of shoreline will have a bulkhead, 104 linear feet.

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

N/A

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

Minimal, if any.

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

Any temporarily disturbed earth will be surrounded by siltation fences to prevent turbid discharge. No long term water quality effects should be associated with the retaining wall.

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

N/A

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a one-hundred-four (104') linear foot bulkhead within Conservation Overlay Zone 1 located at **2 Tremerton Place / PIN 201290-0000**.

Attachments

Attachment 1 – Application & Property Record Card

Attachment 2 – Conservation Overlay Zone Narrative & Graphics

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

Attachment 1

Application & Property Record Card



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED
By Patrick Doty at 1:26 pm, Apr 17, 2020

Application Fee: \$330 (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Ryan Carter Contact Number: 904-540-1786
Business (if applicable): Carter Environmental Services
Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084
E-Mail Address: Ryan@carterenv.com

2. NAME OF PROPERTY OWNER: Caleb King Contact Number: 352-316-4146
Business (if applicable):
Address: 2 Tremerton Pl City: St. Augustine State: FL Zip: 32084
E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 10 Block: 44a
Subdivision: CoSA Parcel Number: 2012900000

4. PROJECT STREET ADDRESS: 2 Tremerton Pl.

5. SPECIFIC PROPOSED USE: Proposed Retaining Wall

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

7. DESCRIPTION OF ACTION REQUESTED: Proposed retaining wall approval

8. JUSTIFICATION FOR ACTION REQUESTED: See attached narrative

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



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

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

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

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

Ryan Carter
Print name of applicant

RAC
Signature of applicant

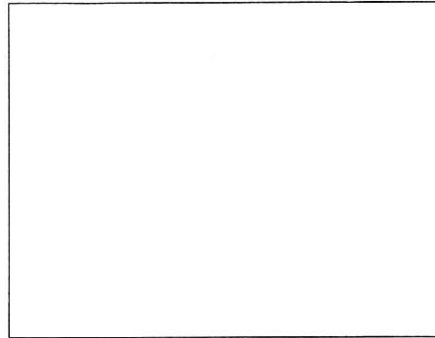
4-9-20
Date

NOTICE OF COMMENCEMENT

STATE OF FLORIDA

COUNTY OF ST. JOHNS

Pursuant to FS 713 the undersigned hereby gives notice that improvements will be made to certain real property and therefore the following information is provided in this Notice of Commencement.



1. Legal Description of Property: CITY OF ST AUGUSTINE LOT 10 BLK 44-A OR3533/1923
CITY OF ST AUGUSTINE LOT 10 BLK 44-A OR3533/1923
Site Address: 2 TREMERTON PL SAINT AUGUSTINE 32084-0000
2. General Description of Improvements:
Seawall
3. Owner Information:
Name & Address: Caleb King 2 Tremerton Pl, Saint Augustine, FL,
Interest in Property: Owner(s)
Name & Address of fee simple lien holder _____
4. Contractor:
Name & Address: P&G Construction, Inc. 1401 State Road 207 Saint Augustine, FL 32086
Phone No. : 904-342-5746 FAX No. _____
5. Surety:
Name & Address: _____
Phone No. _____ FAX No. _____
Amount of Bond \$ _____
6. Lender:
Name & Address: _____
Phone No. _____ FAX No. _____
7. Name of persons within the State of Florida designated by the owner upon whom notices or other documents may be served as provided by FS 713.13(1) (a) 7.
Name & Address: _____
Phone No. _____ FAX No. _____
8. In addition to himself or herself, owner designates _____ of _____, to receive a copy of the lienor's notice as provided in FS 713.13 (1) (b).
Name & Address: _____
Phone No. _____ FAX No. _____
9. Expiration date of Notice of Commencement is one (1) year from the date of recordation unless a different date is specified. _____

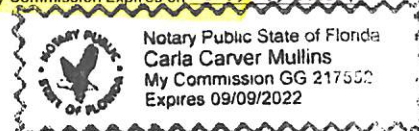
Different Date

Owner's signature _____

Sworn to and subscribed before me on this 12th day of MARCH, 2020

Carla Carver Mullins
Notary Public

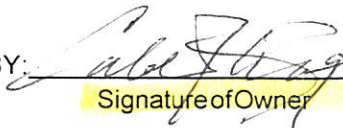
My Commission Expires on 09/09/2022





Owner's Authorization For Agent

P&G Construction, Inc. is/are hereby authorized TO ACT ON BEHALF OF Caleb J King, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to the structure located at: 2 Tremerton Place St Augustine, FL 32084

BY: 
Signature of Owner
Caleb J. King
Print Name of Owner
352-316-4146
Telephone Number

State of FLORIDA

County of ALACHUA

Signed and sworn before me on this 12th day of MARCH, 2020.

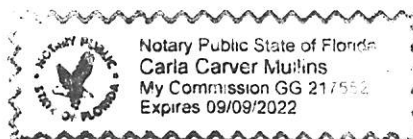
By CARLA CARVER MULLINS

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: 

My Commission expires: 09/09/2022





St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	2012900000
Location Address	2 TREMERTON PL SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 10 BLK 44-A OR3533/1923 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.380
Homestead	Y

Owner Information

Owner Name	King Caleb J *** 100%
	King Caleb J Rev Trust 0%
Mailing Address	2 TREMERTON PL SAINT AUGUSTINE, FL 32084-0000

Map



Attachment 2
Conservation Overlay Zone
Application Narrative & Graphics

**2 Tremerton Pl.
Overlay Zone Development Application Supplement
April 2020**

This narrative is intended to supplement the Conservation Overlay Zone Development for +/-119' of proposed retaining wall. The shoreline of the property is currently armored by an old concrete bulkhead and rubble. The applicants wish to build a taller retaining wall directly landward of the existing armoring. The subject property is located at 2 Tremerton Pl. (PID: 2012900000).

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

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

The proposed project will mitigate shoreline erosion.

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

The proposed retaining wall will be placed landward of the existing armoring in a grassy lawn area that will not harm salt marsh vegetation.

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

The retaining wall will be low to the ground and not obstruct any scenic viewshed.

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

The proposed retaining wall will clean up the shoreline and provide better aesthetics.

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

1. *Site specific conditions.*

The project area has approximately 104' of shoreline along the Matanzas River. The shoreline of the property is currently armored by

and old concrete wall and rubble. This wall is at grade and does not provide adequate storm protection. The property owners wish to place a retaining wall at a more appropriate height behind it.

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

The property is adjacent to the Matanzas River and other residences.

3. *Natural and proposed drainage patterns.*

Drainage on the lot sheet flows to the Matanzas River. A grade in this direction will be maintained. Drainage will not be altered by the proposed works.

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

Point and non-point discharge will remain the same.

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

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

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

Vegetative impacts: Mostly lawn grass

Lighting of the open water areas at night: No lighting is proposed.

Increased noise from day users: Noise pollution will not be altered as a result of this project.

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

There will be no storage of pollutants or the use of poisonous chemicals and materials as part of this project.

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

Salt marsh vegetation and shellfish habitat will not be affected.

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

The proposed retaining wall should mitigate shoreline erosion. Increased boat traffic is not applicable to this project.

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

Shoreline stabilization will affect 104 feet of shoreline along the Matanzas River, or 100% of the shoreline.

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

104' of shoreline stabilization

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

Not applicable

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

Impacts to plant and animal habitat will not take place.

15. *Impact of development on water quality.*

Any temporarily disturbed earth will be surrounded by siltation fences to prevent turbid discharge. No long term water quality effects should be associated with the retaining wall.

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

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

Positive: No change

Negative: No change

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

Positive: No change

Negative: No change

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

Positive: No change

Negative: No change

17.

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

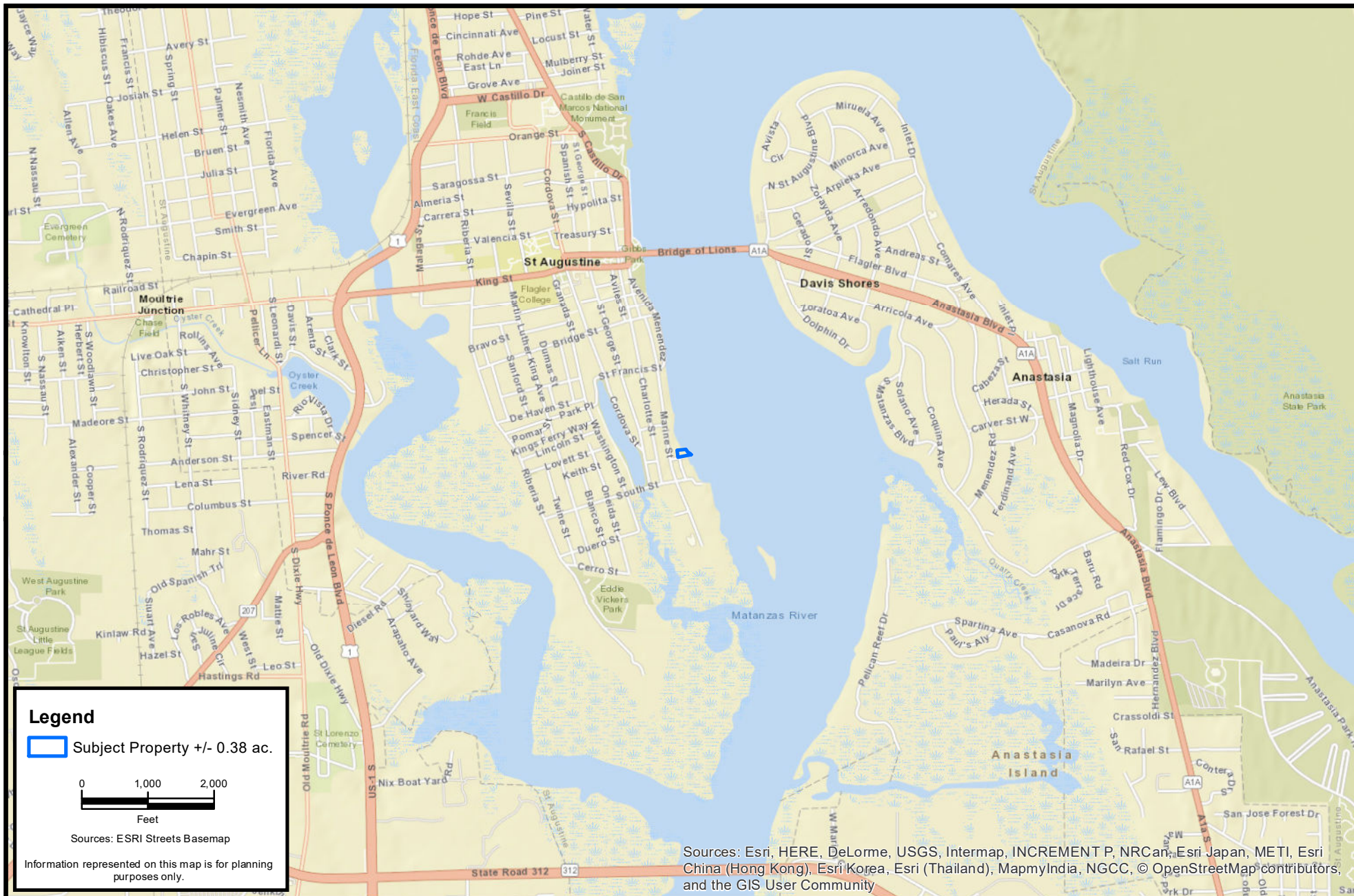
Not applicable.

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

Not applicable.

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

Not applicable.



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Location Map

King - 2 Tremerton Pl.

Project:

5.20126

St. Augustine, FL

Date: Apr 06 2020

Figure:

1





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Aerial Map
King - 2 Tremerton Pl.

Project: 5.20126

St. Augustine, FL

Date: Apr 06 2020

Figure:

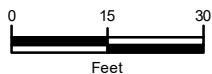
2





Legend

- ▬ Subject Property +/- 0.38 ac.
- - - Proposed Retaining Wall +/- 119 ft.
- - - Wetland Line/MHW/Existing Wall



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.



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

www.carterenv.com

Proposed Retaining Wall King - 2 Tremerton Pl.

Project: 5.20126

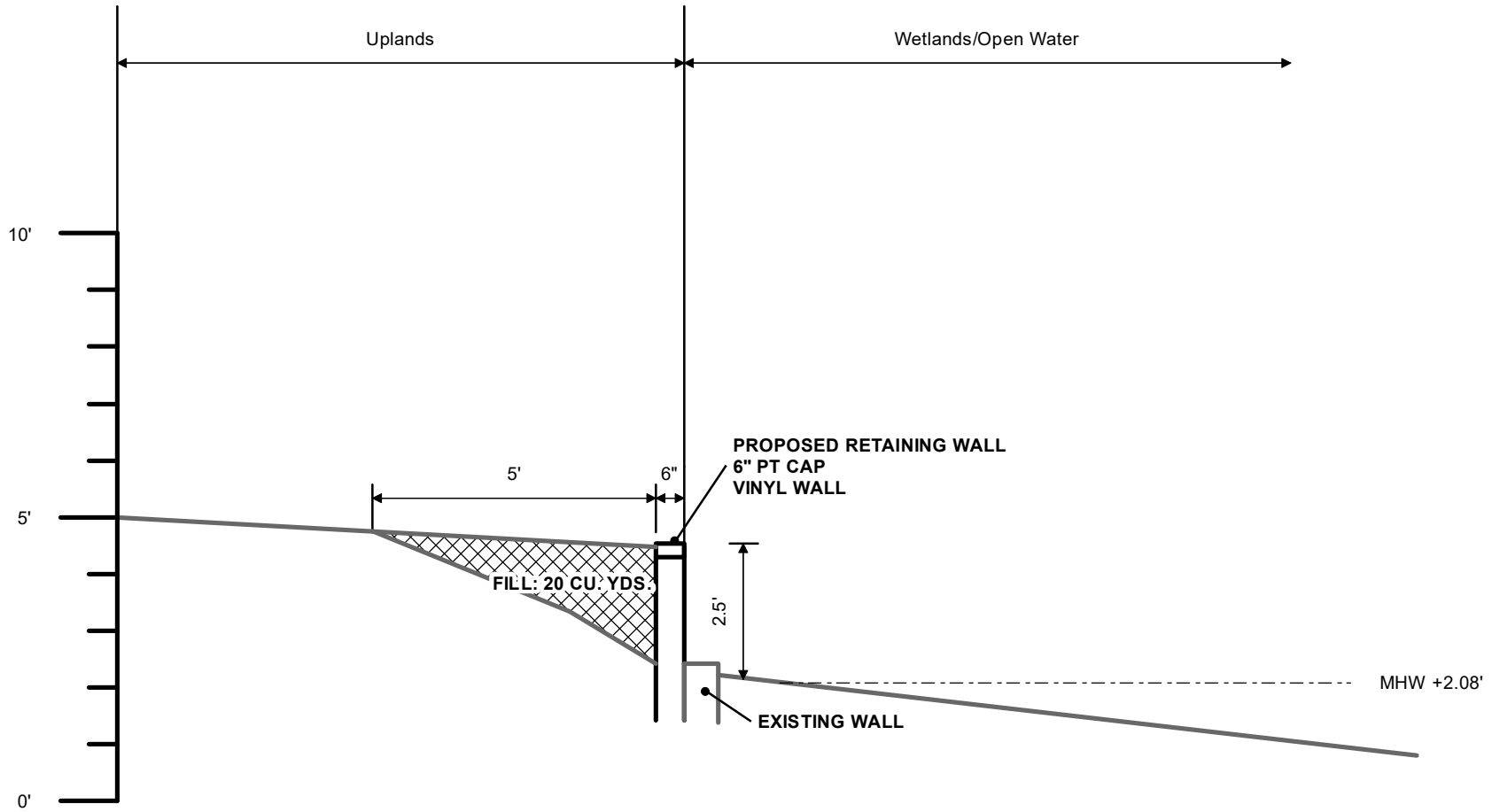
St. Augustine, FL

Date: Apr 07 2020

Figure:

3





Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.



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

www.carterenv.com

Proposed Retaining Wall Cross-Section

King - 2 Tremerton Pl.

Project: 5.20126

St. Augustine, FL

Date: Apr 07 2020



Figure:

4







CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board -Virtual/CMT

DATE: June 2, 2020

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2020-0043**

AGENDA ITEM 3(d)

APPLICANT Ryan Carter
c/o Carter Environmental Services, Inc.

OWNER Forrest Myers

LOCATION 1 Tremerton Street / PIN 201410-0000

REQUEST To approve a sixty (60') linear foot bulkhead within
Conservation Overlay Zone 1.

PLANS DATED April 7, 2020

LAND USE Residential Low Density
ZONING Residential Single Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

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

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

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

STAFF SUMMARY AND ANALYSIS

This request is for a 60'-foot-long bulkhead along the shoreline, there are remnant portions of existing concrete bulkhead and rubble at the shoreline of the property. See attachment 2 for the Conservation Overlay Zone narrative and graphics for the request.

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

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

- (1) Site specific conditions:

This property has an existing, dilapidated concrete bulkhead and rubble.

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

This property is located along the Matanzas River and surrounded by residences.

- (3) Natural and proposed drainage patterns.

Drainage on the lot sheet flows to the Matanzas River. A grade in this direction will be maintained. Drainage will not be altered by the proposed work.

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

N/A

- (5) Proposed soil stabilization and erosion control methods.

Short term impacts from construction are likely.

- (6) Impact on floodplain.

N/A

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

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

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

N/A

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

N/A

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

This project is meant as a measure to better control/reduce shoreline erosion.

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

Shoreline stabilization will affect 60 feet of shoreline along the Matanzas River, or 100% of the shoreline.

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

100% of shoreline will have a bulkhead, 60 linear feet.

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

N/A

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

Minimal, if any.

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

Any temporarily disturbed earth will be surrounded by siltation fences to prevent turbid discharge. No long term water quality effects should be associated with the retaining wall.

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

N/A

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a sixty (60') linear foot bulkhead within Conservation Overlay Zone 1 located at **1 Tremerton Street / PIN 201410-0000**.

Attachments

Attachment 1 – Application & Property Record Card

Attachment 2 – Conservation Overlay Zone Narrative & Graphics

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

Attachment 1

Application & Property Record Card



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED
By Patrick Doty at 1:26 pm, Apr 17, 2020

Application Fee: \$330 (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Ryan Carter Contact Number: 904-540-1786
Business (if applicable): Carter Environmental Services
Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084
E-Mail Address: Ryan@carterenv.com

2. NAME OF PROPERTY OWNER: Forrest Myers Contact Number: _____
Business (if applicable): _____
Address: 1 Tremerton St City: St. Augustine State: FL Zip: 32084
E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 1 Block: 44c
Subdivision: CoSA Parcel Number: 2014100000

4. PROJECT STREET ADDRESS: 1 Tremerton St.

5. SPECIFIC PROPOSED USE: Proposed Bulkhead Repair/Replacement

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

7. DESCRIPTION OF ACTION REQUESTED: Proposed bulkhead repair/replace

8. JUSTIFICATION FOR ACTION REQUESTED: See attached narrative

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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


Signature of Applicant

4-9-20
Date


Signature of Property Owner

4-16-20
Date

04/18/2019



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

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

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

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

Ryan Carter
Print name of applicant

RAC
Signature of applicant

4-9-20
Date



Owner's Authorization For Agent

P&G Construction, Inc. is/are hereby authorized TO ACT ON BEHALF OF Debra & Forrest Myers, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to the structure located at: 1 Tremerton Street, St. Augustine, FL 32084

BY Debra & Forrest Myers
Signature of Owner

Debra & Forrest Myers
Print Name of Owner

646-369-6373

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 25 day of February, 2020

By _____

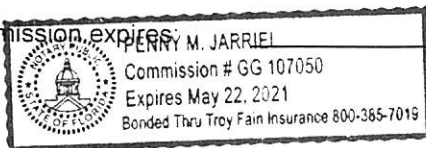
Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

Perry M. Jarriel

My Commission expires:

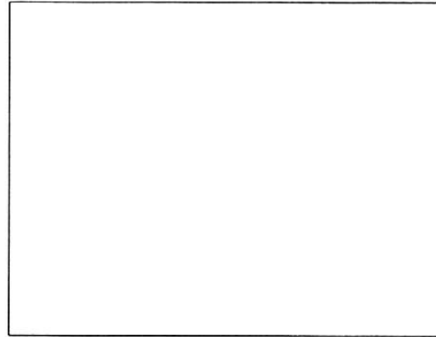


NOTICE OF COMMENCEMENT

STATE OF FLORIDA

COUNTY OF ST. JOHNS

Pursuant to FS 713 the undersigned hereby gives notice that improvements will be made to certain real property and therefore the following information is provided in this Notice of Commencement.



1. Legal Description of Property: CITY OF ST AUG N1/2 LOT 1 BLK 44-C OR3885/1106
CITY OF ST AUG N1/2 LOT 1 BLK 44-C OR3885/1106
Site Address: 1 TREMERTON ST SAINT AUGUSTINE 32084-0000
2. General Description of Improvements:
Seawall
3. Owner Information:
Name & Address: Debra Myers and Forrest Myers
Interest in Property: Owner(s)
Name & Address of fee simple lien holder _____
4. Contractor:
Name & Address: P&G Construction, Inc. 1401 State Road 207 Saint Augustine, FL 32086
Phone No. : 904-342-5746 FAX No. _____
5. Surety:
Name & Address: _____
Phone No. _____ FAX No. _____
Amount of Bond \$ _____
6. Lender:
Name & Address: _____
Phone No. _____ FAX No. _____
7. Name of persons within the State of Florida designated by the owner upon whom notices or other documents may be served as provided by FS 713.13(1) (a) 7.
Name & Address: _____
Phone No. _____ FAX No. _____
8. In addition to himself or herself, owner designates _____ of _____, to receive a copy of the lienor's notice as provided in FS 713.13 (1) (b).
Name & Address: _____
Phone No. _____ FAX No. _____
9. Expiration date of Notice of Commencement is one (1) year from the date of recordation unless a different date is specified. _____
Different Date

Owner's signature

Debra Ann Myers *Forrest W. Myers*

Sworn to and subscribed before me on this

25

day of

February, 2020



Penny Jarriel
Notary Public

My Commission Expires on _____



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	2014100000
Location Address	1 TREMERTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG N1/2 LOT 1 BLK 44-C OR3885/1106 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.230
Homestead	Y

Owner Information

Owner Name	Myers Debra Arch Living Trust Etal 50% Myers Forrest W Living Trust 50% Myers Debra Arch Trustee 50% Myers Forrest W Trustee 50%
Mailing Address	1 TREMERTON ST SAINT AUGUSTINE, FL 32084-0000

Map



Attachment 2
Conservation Overlay Zone
Application Narrative & Graphics

**1 Tremerton St.
Overlay Zone Development Application Supplement
April 2020**

This narrative is intended to supplement the Conservation Overlay Zone Development for +/- 60' of proposed bulkhead repair/replacement. The shoreline of the property is currently armored by an old concrete bulkhead and rubble. The applicants wish to re-build a taller bulkhead at the location of the existing armoring. The subject property is located at 1 Tremerton St. (PID: 2014100000).

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

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

The proposed project will mitigate shoreline erosion.

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

The proposed bulkhead will be placed in the location of the existing armoring and not infringe upon existing salt marsh vegetation.

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

The bulkhead will be low to the ground and not obstruct any scenic viewshed.

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

The proposed bulkhead will clean up the shoreline and provide better aesthetics.

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

1. *Site specific conditions.*

The project area has approximately 60' of shoreline along the Matanzas River. The shoreline of the property is currently armored by and old concrete wall and rubble. This wall is failing and does not

provide adequate storm protection. The property owners wish to replace the bulkhead at a more appropriate height.

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

The property is adjacent to the Matanzas River and other residences.

3. *Natural and proposed drainage patterns.*

Drainage on the lot sheet flows to the Matanzas River. A grade in this direction will be maintained. Drainage will not be altered by the proposed works.

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

Point and non-point discharge will remain the same.

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

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

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

Vegetative impacts: Mostly lawn grass

Lighting of the open water areas at night: No lighting is proposed.

Increased noise from day users: Noise pollution will not be altered as a result of this project.

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

There will be no storage of pollutants or the use of poisonous chemicals and materials as part of this project.

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

Salt marsh vegetation and shellfish habitat will not be affected.

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

The proposed bulkhead should mitigate shoreline erosion. Increased boat traffic is not applicable to this project.

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

Shoreline stabilization will affect 60 feet of shoreline along the Matanzas River, or 100% of the shoreline.

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

60' of shoreline stabilization

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

Not applicable

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

Impacts to plant and animal habitat will not take place.

15. *Impact of development on water quality.*

Any temporarily disturbed earth will be surrounded by siltation fences to prevent turbid discharge. No long term water quality effects should be associated with the bulkhead.

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

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

Positive: No change

Negative: No change

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

Positive: No change

Negative: No change

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

Positive: No change

Negative: No change

17.

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

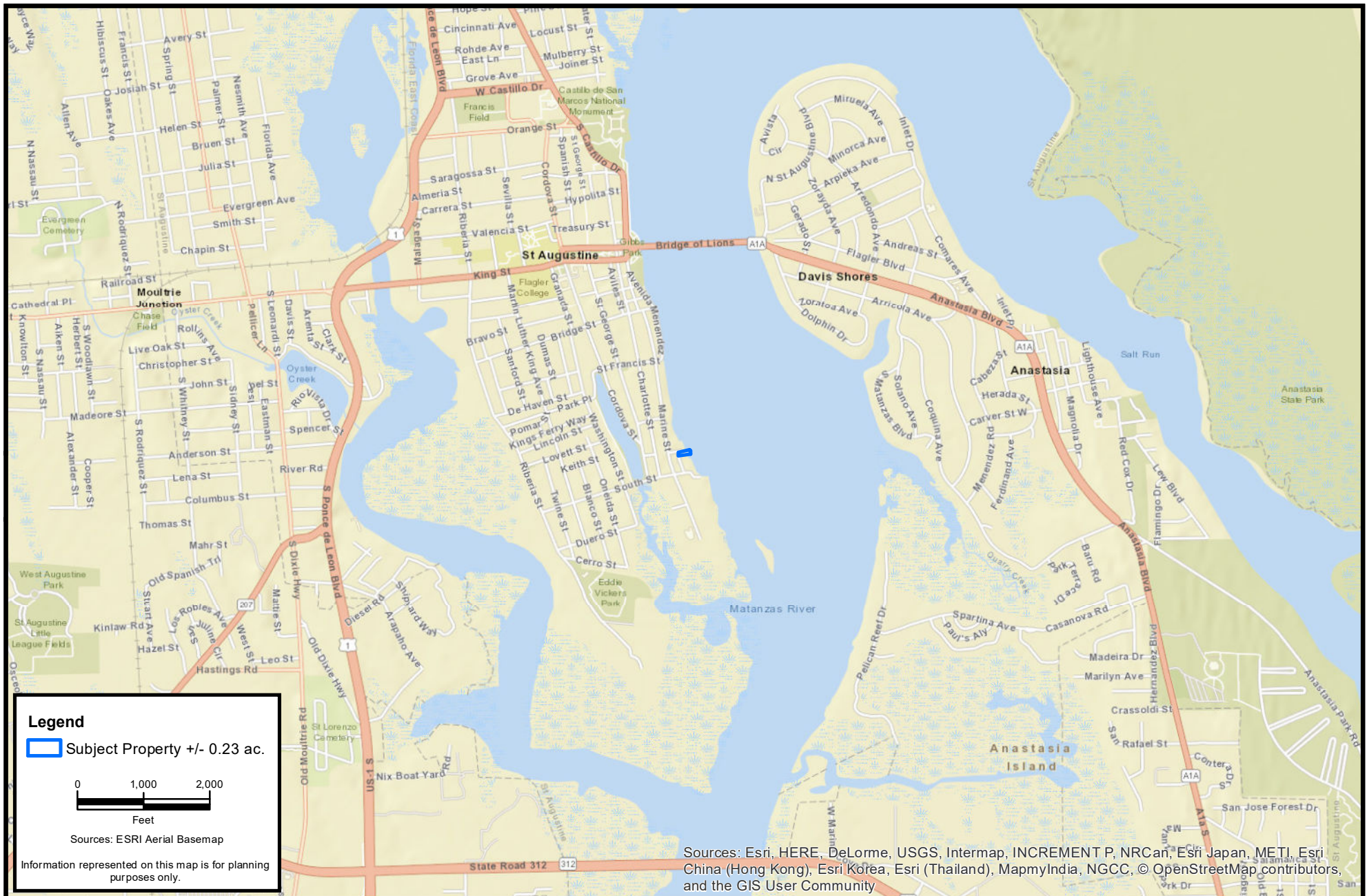
Not applicable.

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

Not applicable.

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

Not applicable.



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Location Map

Myers - 1 Tremerton St.

Project:

5.20125

St. Augustine, FL

Date: Apr 07 2020

Figure:

1





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Aerial Map

Myers - 1 Tremerton St.

Project: 5.20125

St. Augustine, FL

Date: Apr 07 2020



Figure:

2

F:\CES Projects\Project Files\Active\Projects\Project Files\2020\5.20125 P&G Myers\GIS\MXD\03-PG Myers_Proposed Retaining Wall.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Retaining Wall
Myers - 1 Tremerton St.

Project: 5.20125

St. Augustine, FL

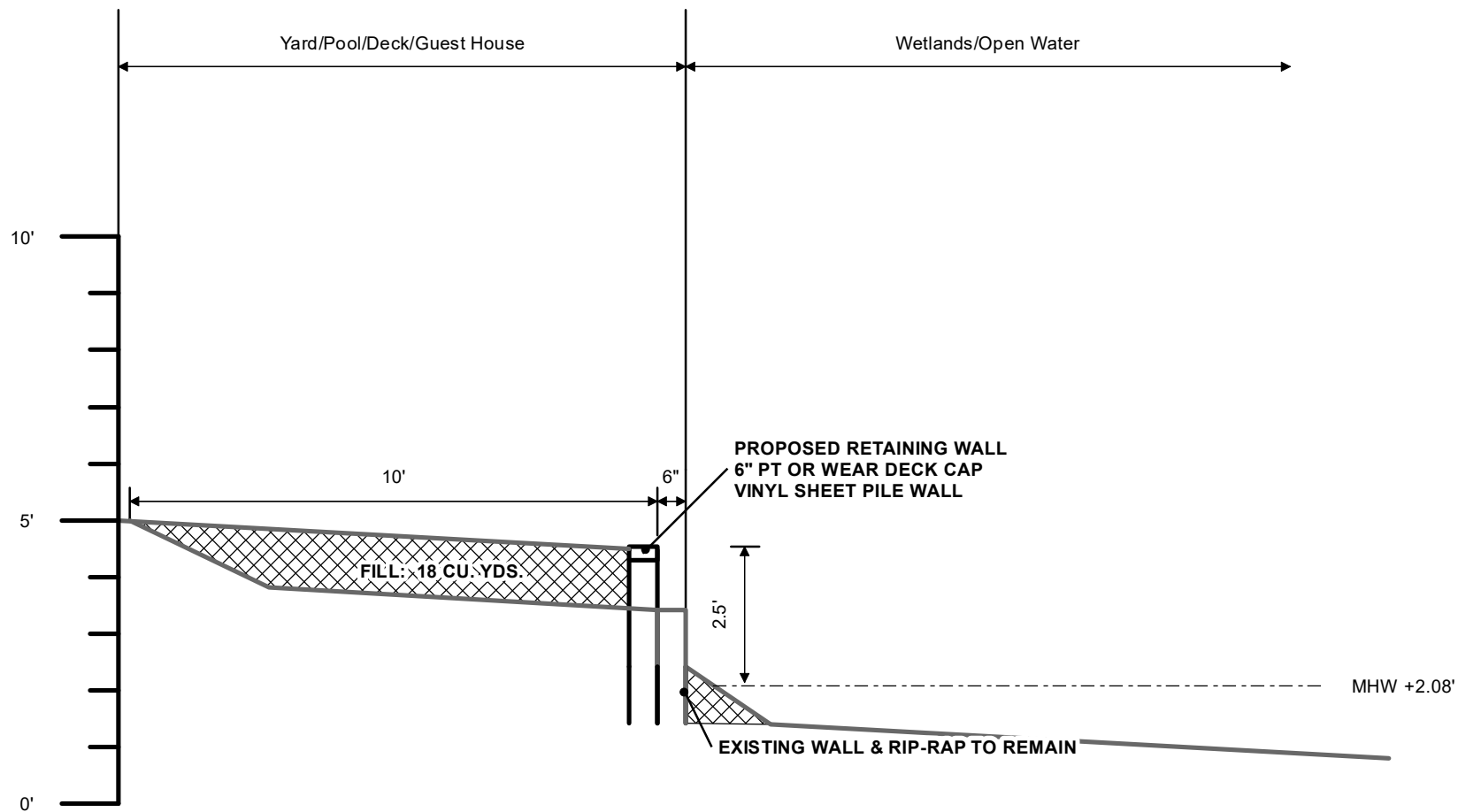
Date: Apr 07 2020



Figure:

3

F:\CES Projects\Project Files\Active\Projects\Project Files\2020\5.20.25 P&G Myers\GIS\MXD\04-PG Myers_Proposed Retaining Wall_XSEC.mxd



Information represented on this map is for planning purposes only.

**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Retaining Wall Cross-Section

Myers - 1 Tremerton St.

Project: 5.20125

St. Augustine, FL

Date: Apr 15 2020

Figure:

4



















CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board -Virtual/CMT

DATE: June 2, 2020

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2020-0044**

AGENDA ITEM 3(e)

APPLICANT/OWNER City of St. Augustine

LOCATION 0 Tremerton Place / PIN 196150-0001

REQUEST To approve a bulkhead at the eastern R-O-W terminus of Tremerton Place within Conservation Overlay Zone 1.

PLANS DATED May 21, 2020

LAND USE Residential Low Density
ZONING Residential Single Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

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

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

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

STAFF SUMMARY AND ANALYSIS

This request is for an approximately 35-foot-long bulkhead along the shoreline at the eastern terminus of Tremerton Place right-of-way. This is an effort to provide a continuous bulkhead and increase resiliency to protect public and private property. See attachment 2 for the Conservation Overlay Zone narrative and graphics for the request.

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

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

- (1) Site specific conditions:

This property has an existing, dilapidated concrete bulkhead and rubble.

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

This property is located along the Matanzas River and surrounded by residences.

- (3) Natural and proposed drainage patterns.

Drainage on the lot sheet flows to the Matanzas River. A grade in this direction will be maintained. Drainage will not be altered by the proposed work.

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

N/A

- (5) Proposed soil stabilization and erosion control methods.

Short term impacts from construction are likely.

- (6) Impact on floodplain.

N/A

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

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

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

N/A

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

N/A

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

This project is meant as a measure to better control/reduce shoreline erosion.

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

Shoreline stabilization will affect 37 feet of shoreline along the Matanzas River, or 100% of the shoreline.

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

100% of shoreline will have a bulkhead, +/- 37' linear feet.

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

N/A

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

Minimal, if any.

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

Any temporarily disturbed earth will be surrounded by siltation fences to prevent turbid discharge. No long term water quality effects should be associated with the retaining wall.

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

N/A

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a thirty-seven (37') linear foot bulkhead within Conservation Overlay Zone 1 located at **0 Tremerton Place / PIN 196150-0001**.

Attachments

Attachment 1 – Application

Attachment 2 – Conservation Overlay Zone Graphics

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

Attachment 1

Application



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: _____ (plus advertising costs)

Project Number: 2020-0044

Receipt Number: _____

Meeting Date: 6/2/20

Advertising Costs: \$ _____

Paid On: _____

Receipt Number: _____

1. NAME OF APPLICANT: City of St. Augustine Contact Number: 209-4331

Business (if applicable): _____

Address: 75 King St City: St. Augustine State: FL Zip: 32085

E-Mail Address: pdoty@citystaug.com

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

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: 196150-0001

4. PROJECT STREET ADDRESS: R-O-W Terminus at Tremerton Place

5. SPECIFIC PROPOSED USE: Bulkhead (installed by others)

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Construct a bulkhead within COZ 1. To be constructed along with bulkheads requested in Case 2020-0042 & 2020-0043.

8. JUSTIFICATION FOR ACTION REQUESTED: Provide a continuous bulkhead at the end of Tremerton Place for increased resiliency and to protect public and private property.

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

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

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

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

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

10. PREVIOUS 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.

		5/8/20
Signature of Applicant		Date
		5/8/20
Signature of Property Owner		Date



Owner's Authorization For Agent

PATRICK DOTY & DAVID BIRCHAM is/are hereby authorized TO ACT ON BEHALF OF City of St. Augustine, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: 2020-0044, 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: O TREMERTON PLACE (PID # 196150-0001)

BY: [Signature]
Signature of Owner
John P. Regan
Print Name of Owner
904/825-1006
Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 15th day of May, 2020

By John P. Regan

Identification verified:

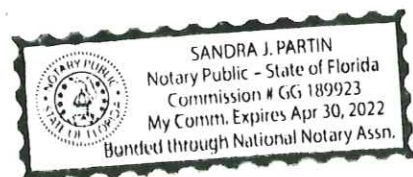
Oath sworn: Yes ☒ No ☐

Notary Signature:

[Signature: Sandra J. Partin]

My Commission expires:

04/30/2022



ACKNOWLEDGEMENT AND WAIVER OF RIGHTS

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency hearing procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or Case Law governing Quasi-Judicial, Legislative or Administrative Hearings.
- Applicant and/or Property Owner knowingly waives the right of cross-examination of witness or commenters choosing to participate in the hearing utilizing CMT.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of St. Augustine, its boards and commission, staff, and appointed and elected officials, for any claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all attorneys fees and costs incurred by the City in defending Decisions or Orders utilizing CMT procedures related to their hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that he/she has had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner is fully aware of procedures and rights waived above. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant and/or Property Owners own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

[Signatures Appear on Following Page]

PROPERTY OWNER

JOHN P. REGAN
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, John P Regan, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 15th day of May, 2020.



[Signature]
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

DAVID BIRCHIM / Patrick Doty
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, David Birchim, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

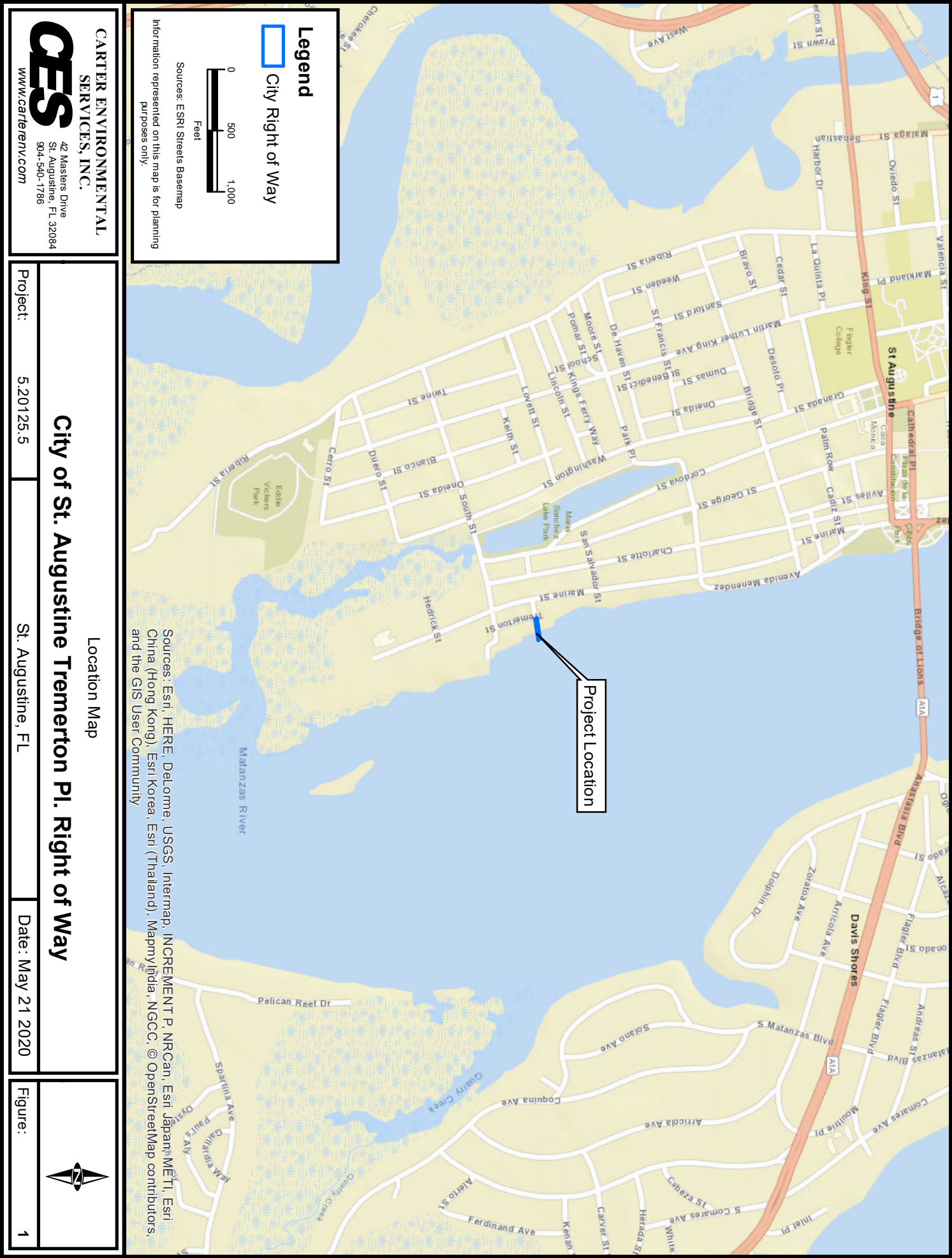
Witness my hand and official seal, this 15th day of May, 2020.

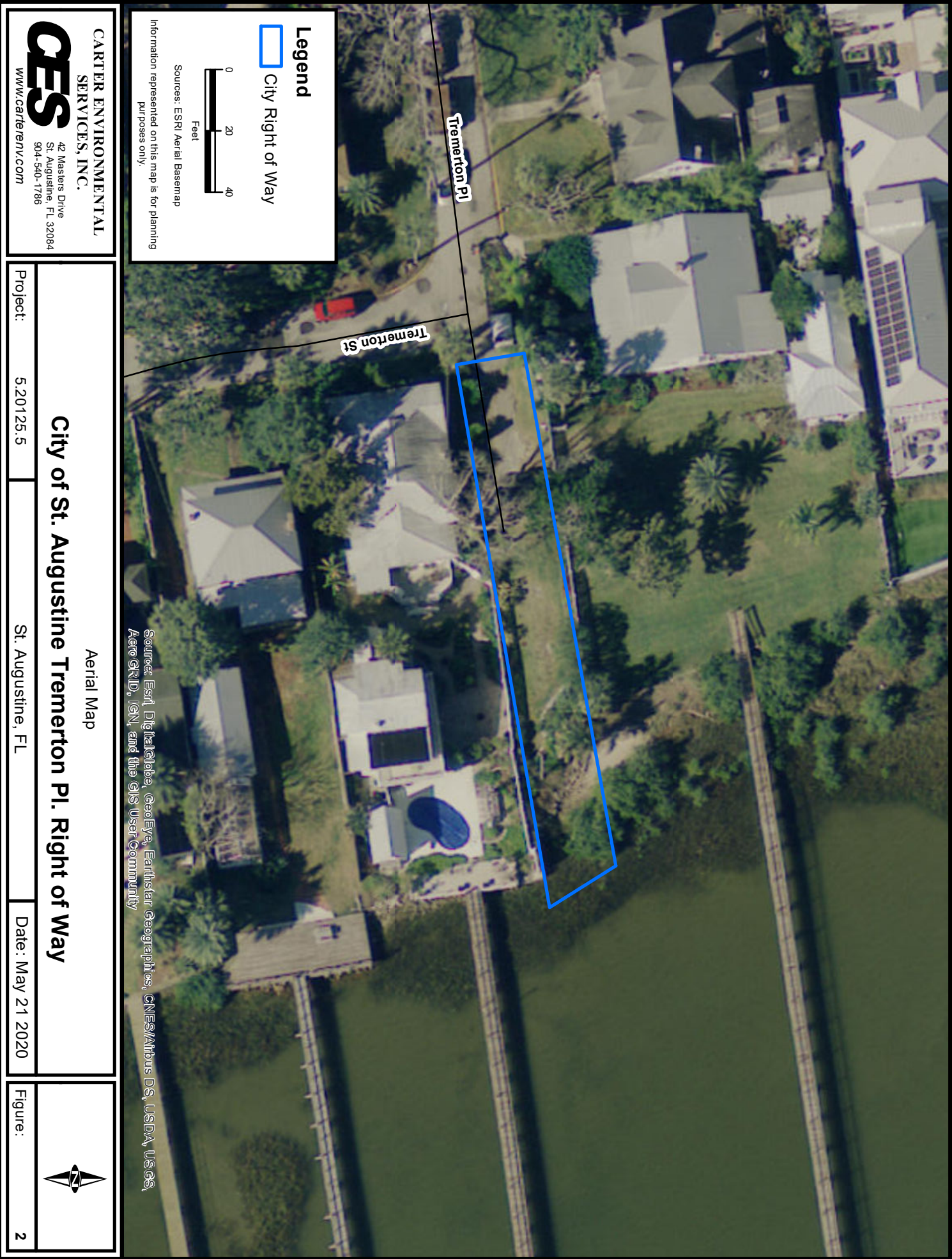
[Signature]
Notary Public, State of Florida

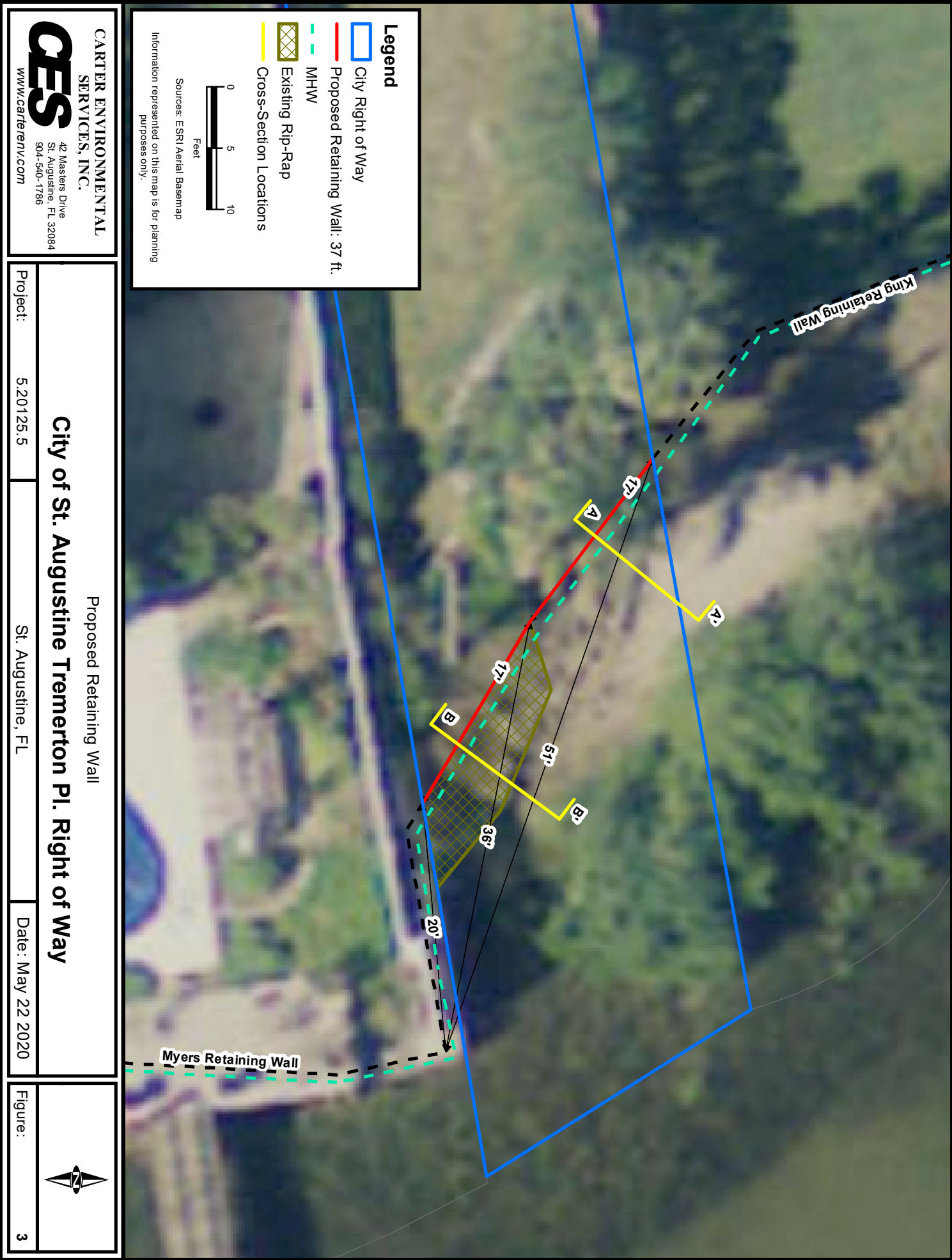


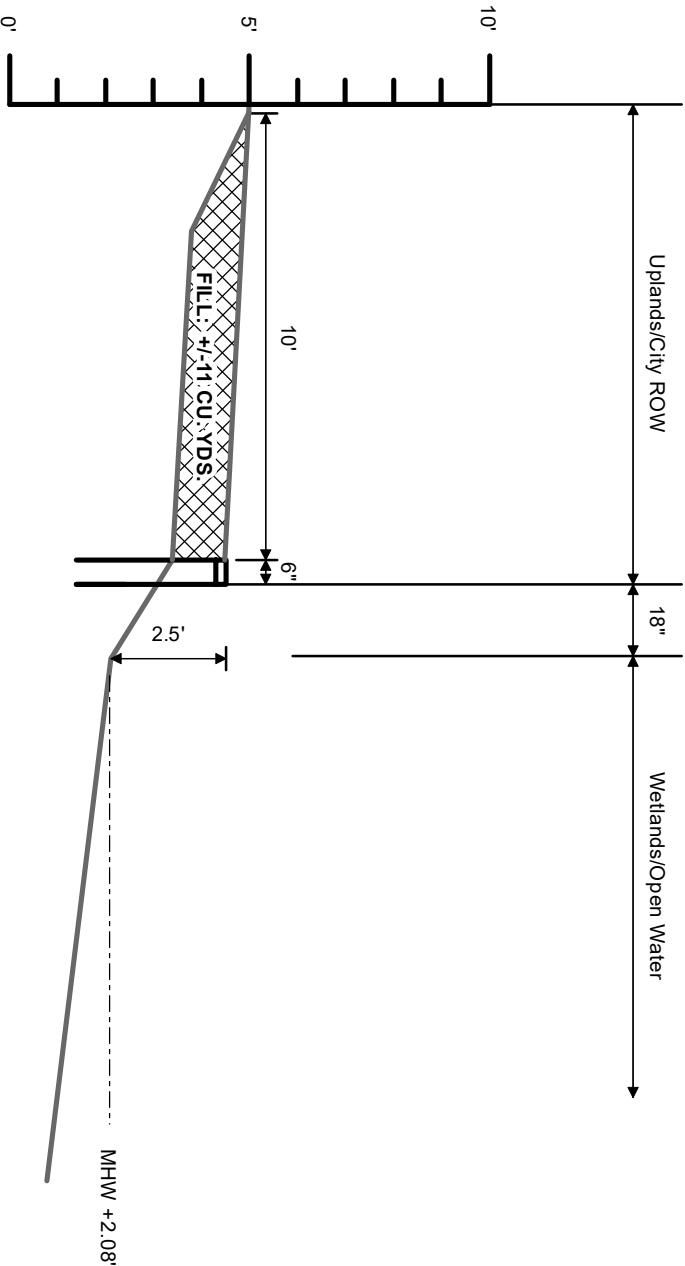
ERAL. FOUNTAIN
Commission # GG 930608
Expires March 8, 2024
Bonded Thru Budget Notary Services

Attachment 2
Conservation Overlay Zone
Application Graphics









Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

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

Proposed Retaining Wall Cross-Section A

City of St. Augustine Tremerton Pl. Right of Way

Project:

5.20125.5

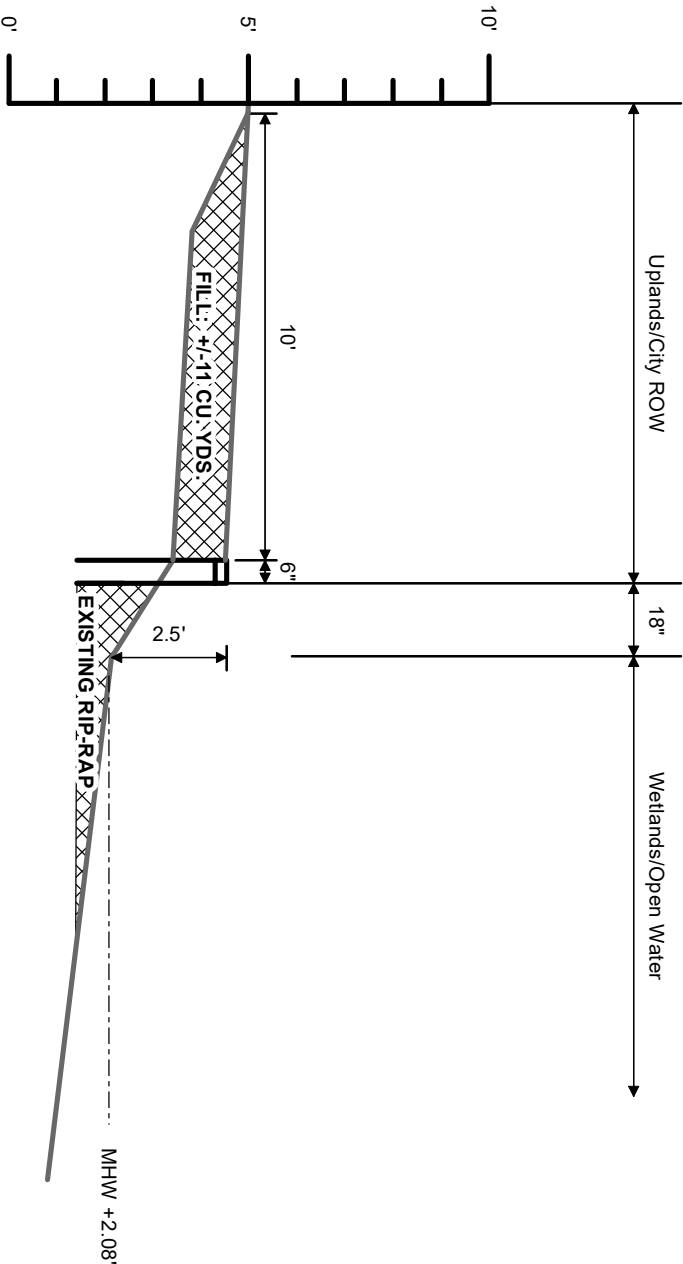
St. Augustine, FL

Date: May 22 2020

Figure:

4





Information represented on this map is for planning purposes only.



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

Project: 5.20125.5

St. Augustine, FL

Date: May 22 2020

Proposed Retaining Wall Cross-Section B

City of St. Augustine Tremerton Pl. Right of Way



Figure: 5

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board-Virtual/CMT

DATE: June 2, 2020

RE: **USE BY EXCEPTION #2020-0045**

AGENDA ITEM 4(a)

APPLICANT Todd B. Wilson

OWNER 97 Masters, LLC - Owner
T & B Properties, LLC – Owner

LOCATION 97 & 99 Masters Dr / PIN 110060-0000 & 110090-0000

REQUEST To approve a use by an exception for building trades contractor not requiring outside storage.

ZONING Commercial-Low, one (CL-1)

SURROUNDING USES Single-Family Residential, Commercial, Church

APPLICABLE CODES/ORDINANCES

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

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

(a) Zoning exceptions:

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

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

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

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

General Zoning Standards:

Sec. 28-206. - Commercial low-one: CL-1.

Intent. This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The CL-1 district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. However, professional and business offices and similar uses are encouraged.

(3) *Permissible uses by exception.*

i. Building trades contractor not requiring outside storage, nor the use of any vehicle in excess of one-ton capacity, nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.

STAFF SUMMARY AND ANALYSIS

The applicant is proposing a use by exception for a building trades contractor to accommodate an HVAC business. The site is comprised of two separate lots currently developed with two single family homes. Both homes are proposed to be demolished and a 3,200 ft² structure is proposed.

The two single family homes are older than 50 years and must be reviewed and approved by the City's Historical Architectural Review Board (HARB) prior to being demolished. The property is surrounded by a mix of uses, including single family homes, existing business, and a church in the immediate area.

The new building is proposed at approximately 3,200 square feet, with half being designated as office space which requires one space per 400 square feet, which requires 4 parking spaces, and the other use as a "shop" which requires one space per 400 square feet for a commercial establishment which also requires 4 parking spaces. This proposed use should not result in major impacts on traffic flow for this neighborhood.

A scaled site plan has not been submitted, however, per the submitted drawing (included in attachment 2) there will be enough space to provide for eight (8) required spaces. The site will have to meet all city standards in order to be permitted for construction.

The project would promote the order, convenience and prosperity of the immediate area through the development of a business expansion and the creation of employment opportunities within the City.

STAFF RECOMMENDATION

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a use by exception for a building trades contractor not requiring outside storage at **97 & 99 Masters Dr / PIN 110060-0000 & 110090-0000**.

Attachments

Attachment 1 – Application & Property Record Card

Attachment 2 – Location & Site Plan

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

Attachment 1

Application & Property Record Card



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

By Patrick Doty at 10:09 am, May 07, 2020

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Todd B Wilson Contact Number: 904-669-0726

Business (if applicable): _____

Address: 1015 Poinsettia Rd City: St. Augustine State: FL Zip: 32086

E-Mail Address: todd@wilsonairconditioning.com

2. NAME OF PROPERTY OWNER: 97MastersLLC/T&BPropertiesLLC Contact Number: 9046690726

Business (if applicable): _____

Address: same as applicant City: _____ State: _____ Zip: _____

E-Mail Address: same as applicant

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 83&partial85/partial85&87 Block: 59-F

Subdivision: Whitneys part of ravenwood Parcel Number: 1100600000/1100900000

4. PROJECT STREET ADDRESS: 97 & 99 Masters Drive

5. SPECIFIC PROPOSED USE: Heating & A/C business with no outside storage

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☒ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: The current zoning is CL-1
we are applying for an exception to have our hvac business at this location

8. JUSTIFICATION FOR ACTION REQUESTED: We currently have our business across the
street located at 100 Masters Drive and we have outgrown our building.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

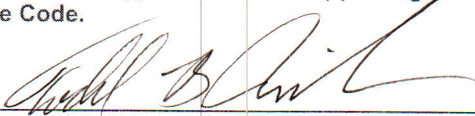
11. AGREEMENT:

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

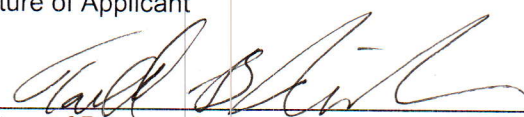
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

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


Signature of Applicant

5/5/2020
Date


Signature of Property Owner

5/5/2020
Date



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

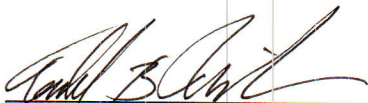
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

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

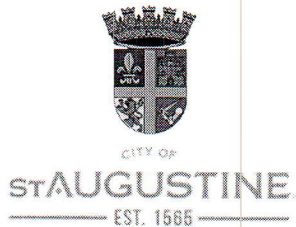
Todd B. Wilson

Print name of applicant



Signature of applicant

5/5/2020
Date



Owner's Authorization For Agent

Todd B Wilson is/are hereby authorized TO ACT ON BEHALF
OF 97 Masters LLC, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
97 Masters Dr. ST Augustine FL 32084

BY: [Signature]
Signature of Owner
Todd B. Wilson
Print Name of Owner
904-669-0726
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 6 day of May, 2020

By Todd B. Wilson

Identification verified:

Oath sworn: ☒ Yes ☐ No



Notary Signature: Emily M. VerdeLL

My Commission expires: 6/23/2020



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

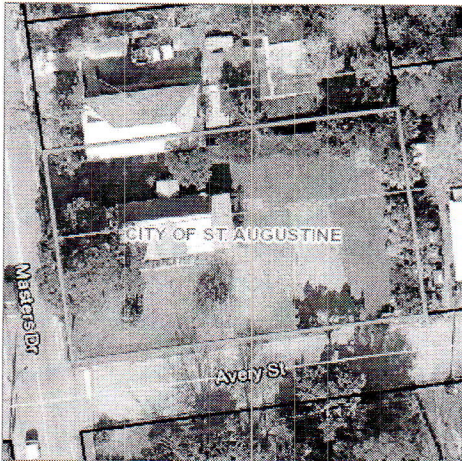
Summary

Parcel ID 1100600000
Location Address 97 MASTERS DR
Neighborhood SAINT AUGUSTINE 32084-0000
Tax Description* West St. Augustine (433)
 1-116 RAVENSWOOD SUB LOT 83 & ALL LOT 85 (EX N15.4 X 150 X 16.8FT) BLK 59-F OR4914/1805
*The Description above is not to be used on legal documents.
Property Use Code Single Family (0100)
Subdivision Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng 41-7-29
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 0.310
Homestead N

Owner Information

Owner Name 97 Masters LLC 100%
Mailing Address 100 MASTERS DR
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$41,491
Extra Features Value	\$4,968
Total Land Value	\$57,375
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$103,834
Total Deferred	\$0
Assessed Value	\$103,834
Total Exemptions	\$0
Taxable Value	\$103,834

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

Detail by Entity Name

Florida Limited Liability Company
97 MASTERS LLC

Filing Information

Document Number L20000083103
FEI/EIN Number NONE
Date Filed 03/16/2020
Effective Date 03/17/2020
State FL
Status ACTIVE

Principal Address

97 MASTERS DRIVE
SAINT AUGUSTINE, FL 32084

Mailing Address

1015 POINSETTIA ROAD
SAINT AUGUSTINE, FL 32086

Registered Agent Name & Address

WILSON, BRENDA C
1015 POINSETTIA RD
SAINT AUGUSTINE, FL 32086

Authorized Person(s) Detail**Name & Address**

Title MGR

WILSON, BRENDA C
1015 POINSETTIA RD
SAINT AUGUSTINE, FL 32086

Title MGR

WILSON, TODD B
1015 POINSETTIA RD
SAINT AUGUSTINE, FL 32086

Annual Reports

No Annual Reports Filed

Document Images

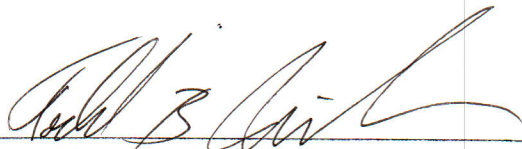
03/16/2020 -- Florida Limited Liability

[View image in PDF format](#)



Owner's Authorization For Agent

Todd B. Wilson is/are hereby authorized TO ACT ON BEHALF
OF T&B Properties LLC, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
99 Masters Dr. St. Augustine, FL 32084

BY: 
Signature of Owner
Todd B. Wilson
Print Name of Owner
904 669 0726
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 6 day of May, 2020

By Todd B. Wilson

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: Emily M. VerdeLL

My Commission expires: 6/23/2020





St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID 1100900000
 Location Address 99 MASTERS DR
 SAINT AUGUSTINE 32084-0000
 Neighborhood West St. Augustine (433)
 Tax Description* 1-116 RAVENSWOOD SUB N15.4 X 150 X 16.8 X 150FT OF LOT 85 & ALL LOT 87 (EX N12.9 X 150 X 16.5FT) BLK 59-F OR4132/550
 *The Description above is not to be used on legal documents.
 Property Use Code Single Family (0100)
 Subdivision Whitneys Subdivision-Part Of Ravenswood
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 20.0503
 Acreage 0.170
 Homestead N

Owner Information

Owner Name T & B Properties LLC 100%
 Mailing Address 100 MASTERS DR
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$36,228
Extra Features Value	\$4,218
Total Land Value	\$31,238
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$71,684
Total Deferred	\$0
Assessed Value	\$71,684
Total Exemptions	\$0
Taxable Value	\$71,684

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
T & B PROPERTIES LLC

Filing Information

Document Number	L06000008282
FEI/EIN Number	20-4172037
Date Filed	01/24/2006
Effective Date	01/24/2006
State	FL
Status	ACTIVE

Principal Address

1015 Poinsettia Rd
ST AUGUSTINE, FL 32086

Changed: 04/06/2019

Mailing Address

1015 Poinsettia Rd
ST AUGUSTINE, FL 32086

Changed: 04/06/2019

Registered Agent Name & Address

WILSON, TODD B
1015 Poinsettia Rd
ST AUGUSTINE, FL 32086

Address Changed: 04/06/2019

Authorized Person(s) Detail

Name & Address

Title MGR

WILSON, TODD B
1015 Poinsettia Rd
ST AUGUSTINE, FL 32086

Title MGR

WILSON, BRENDA C
1015 Poinsettia Rd

TOTO FOMSETTA LLC

ST AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2018	04/15/2018
2019	04/06/2019
2020	03/27/2020

Document Images

03/27/2020 -- ANNUAL REPORT	View image in PDF format
04/06/2019 -- ANNUAL REPORT	View image in PDF format
04/15/2018 -- ANNUAL REPORT	View image in PDF format
04/13/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/24/2014 -- ANNUAL REPORT	View image in PDF format
04/16/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
03/30/2011 -- ANNUAL REPORT	View image in PDF format
04/19/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Attachment 2
Narrative, Survey & Draft Site
Plan

RECEIVED

By Patrick Doty at 10:08 am, May 07, 2020

Application for "Use By Exception" to City of St. Augustine Planning & Zoning Board

Property Address: 97 + 99 Masters Dr. St. Augustine, FL 32084

Both properties have existing dilapidated structures that are over 50 years old.

We will be applying to HARB for demolition permit by May 22,2020 for June 18,2020 HARB Meeting.

We are proposing to operate a Heating & Air Conditioning Business.

General description of daily operation: Office staff to answer phones, dispatch service techs, filing etc ..
Field staff to load trucks in the morning for offsite installations, repair & service of hvac systems.

3200 sq. ft Office/warehouse

1600 sq. ft of office space

1600 sq. ft. of warehouse space

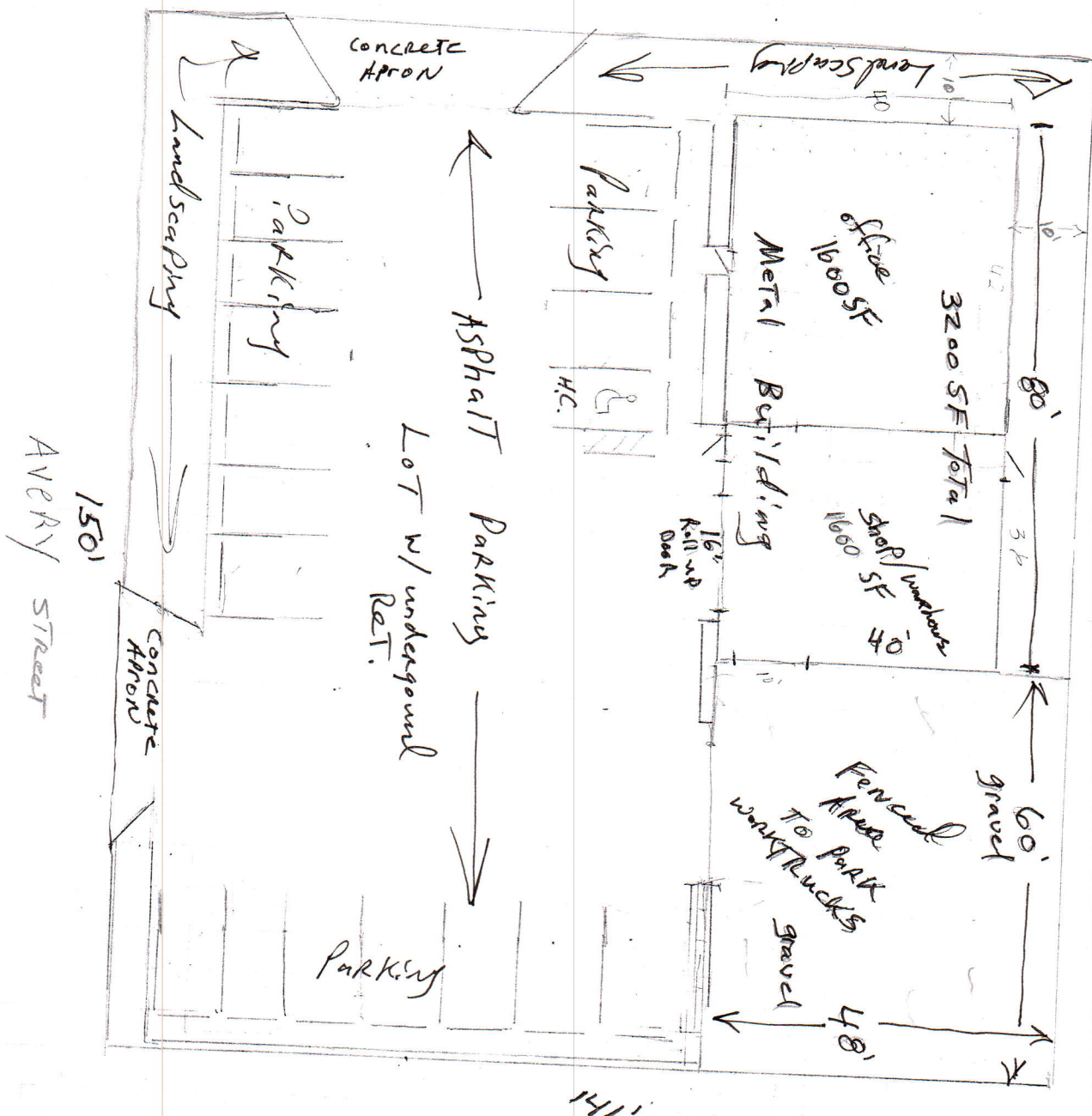
2880 sq. ft. fenced area for parking of work vehicles with no outside storage

17 parking spaces

1 Handicap parking space

Hours of operation: Monday -Friday 8am-5pm

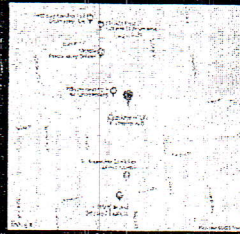
MASTERS DRIVE



ORDERED BY:

LAND TITLE
of America

2495 US-1, St. Augustine, FL 32086
landtitleofamerica.com | goandtitle.com | 904.797.9600



PROPERTY ADDRESS: 97 MASTERS DRIVE, ST. AUGUSTINE, FLORIDA 32084

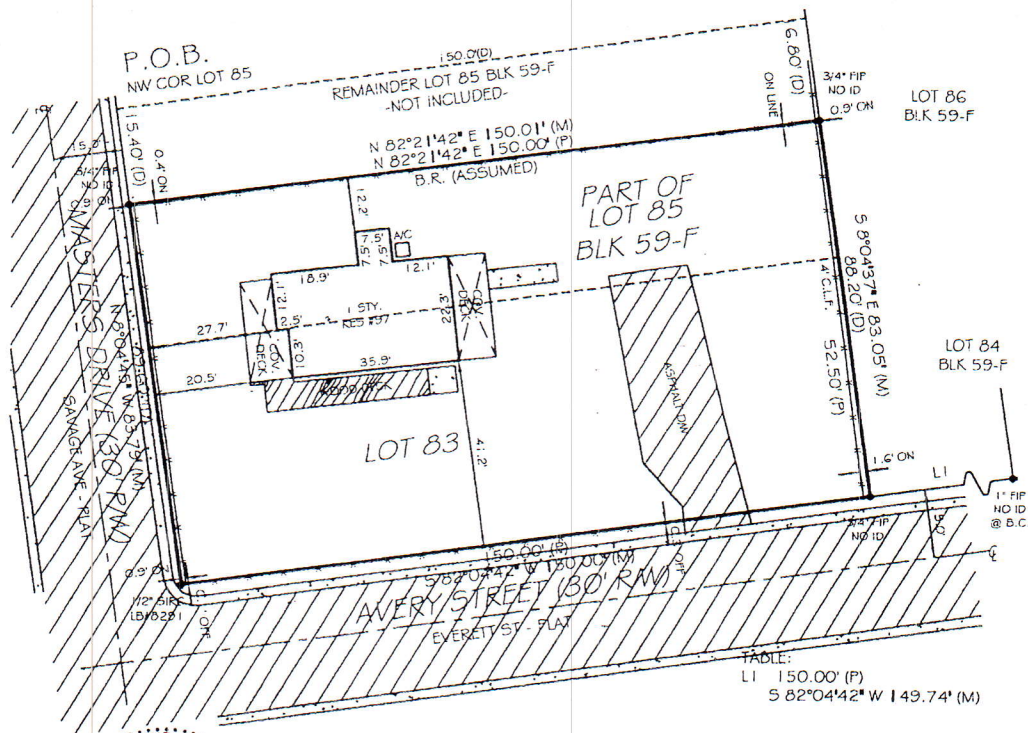
SURVEY NUMBER: 2003.5817

FIELD WORK DATE: 3/25/2020

REVISION DATE(S): (REV 1 3/31/2020)

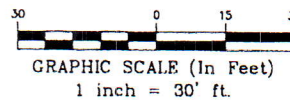
2003.5817
BOUNDARY SURVEY
ST. JOHNS COUNTY

Handwritten signature: Todd Blair



C. BOYD ALLEN
CERTIFICATE
No. 3932
C. Boyd Allen
I hereby certify that the Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code. DATE SIGNED: 3/31/2020

SURVEYOR'S NOTES
NOTE - FENCES EXIST; OWNERSHIP NOT DETERMINED.
PLEASE REVIEW LOCATION ON DRAWING.
LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.



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

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF ST. AUGUSTINE, COMMUNITY NUMBER 125145, DATED 12/07/18.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 03/31/20

BUYER: 97 MASTERS, LLC

SELLER: KAREN SEHREST MUNDY

CERTIFIED TO: 97 MASTERS, LLC; LAND TITLE OF AMERICA, INC.;
FIDELITY NATIONAL TITLE INSURANCE COMPANY



**Florida Land
Title Association**

**AFFILIATE
MEMBERS**

EXACTA LAND SURVEYORS, LLC

LB# 8291
11940 Fairway Lakes Drive | Suite 1 | Fort Myers, FL 33913
P: 888.735.1916 | F: 888.744.2882

Please remit payment to: 1500 West 3rd Street, #2130 | Cleveland, OH 44113

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



RECEIVED

By Patrick Doty at 10:09 am, May 07, 2020

