



Resolution 2020-39 Notice: Rules of Decorum

The speaker may present their viewpoint in this limited public forum without using terminology or gestures that cause a disruptive environment for public officials in the discharge of their duties or cause a disruptive environment hostile to the participation of other members of the public. Any person violating the rules of decorum as described in this section or otherwise displaying disruptive behavior, such as but not limited to, shouting, noisemaking, issuing threats, harassing or intimidating members of the public, interfering with the duties of elected or appointed officials and City staff during a public meeting, or otherwise interrupting or disrupting the proceedings may be removed from the public assembly pursuant to law.

Each speaker must comply with the following rules of decorum when addressing the commission, board or committee:

- The speaker may not address the commission, board or committee from the audience.
- The speaker may only approach the podium to speak when recognized by the chairperson.
- The speaker may not approach the dais without the chairperson's permission.
- The speaker must direct questions and comments at the commission, board or committee, through the chairperson.
- The speaker must observe the time limits set for public comment.
- The speaker at a public hearing must limit his or her comments to the subject of the hearing.
- The speaker must avoid making irrelevant, repetitive, personal, impertinent or slanderous comments.

A speaker violating these rules of decorum or otherwise disrupting a meeting may be gaveled out of order by the chairperson, and if the speaker willfully refuses to abide by the lawful order of the chairperson to cede the floor and cease and desist all disruptive behavior, the speaker may be removed for disrupting a public assembly pursuant to Chapter 871.01, Florida Statutes.

All members of the public, City Commission, staff, appointed board or committee members are required to wear a face covering over the nose and mouth at all times while in the meeting room in accordance with Administrative Order 20-17.



**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, MARCH 8, 2021 - 5:00 PM
Alcazar Room**

A M E N D E D

1. CALL TO ORDER

- ◆ Roll Call
- ◆ Invocation and Pledge of Allegiance

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

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

- ◆ 3 minutes per individual

5. CONSENT AGENDA - READ BY CITY MANAGER

6. APPEALS

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

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

7.A. General Public Presentations

- 7.A.1.** Presentation by Gayle Phillips, Executive Director, Friends of Lincolnville, Inc. (dba Lincolnville Museum and Cultural Center) on House Bill 3409 (Sponsor Cyndi Stevenson). This bill appropriates state funding for staffing, operations, upgrades and historic preservation of the museum formerly known as Excelsior High School. The Friends of Lincolnville, Inc. are seeking an endorsement by the City of St. Augustine. *(J. Regan, City Manager)*
- 7.A.2.** Presentation by Greg White, President West Augustine Historical Community Development Corporation (CDC) on House Bill 3901 (Sponsored by Cyndi Stevenson). This will appropriate funding to construct a medical complex in historic West Augustine. This organization is seeking an endorsement by the City of St. Augustine. *(J. Regan, City Manager)*
- 7.A.3.** Request for commission support regarding bills introduced to respond to sea-level rise and inland flooding. *(J. Regan, City Manager)*

7.B. Items of Great Public Importance

7.C. Other Items Requiring Public Hearing

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

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

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

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

9.B. Resolutions

- 9.B.1.** **Resolution 2021-11**: Amends the special events calendar to reschedule the Rhythm & Ribs Festival. *(I. Lopez, City Attorney)*

10. STAFF REPORTS AND PRESENTATIONS

- 10.A.** Final report by Commissioner John Valdes on the Building Code Task Force for New Construction. *(D. Birchim, Director Planning and Building)*

11. ITEMS BY CITY ATTORNEY

- 11.A.** Legislation update. (No Presentation) *(D. May, Assistant City Attorney)*

12. ITEMS BY CITY CLERK

- 12.A.** Request for two appointments on the Historic Architectural Review Board (HARB). *(D. Galambos, City Clerk)*

12.B. Notification of a vacancy on the Code Enforcement, Adjustments & Appeals Board (CEAAB). *(D. Galambos, City Clerk)*

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

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

CONSENT AGENDA - MARCH 8, 2021

- CA.1.** Preview of upcoming Commission meetings.
- CA.2.** **THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON MARCH 22, 2021: NONE**
- CA.3.** **Reminder of Upcoming Meetings:**
- March 22, 2021, 5pm, City Commission Meeting
 - April 12, 2021, 5pm, City Commission Meeting
 - April 26, 2021, 5pm, City Commission Meeting
- CA.4.** **APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS: NONE**
- CA.5.** **RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):**
L. John Arbizzani - 5 Cordova Street
Debra and Bobby Nelson - 498 Pomont Avenue
- CA.6.** **PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.**
- CA.7.** **NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.**
- CA.8.** Approval of Antigua Phase Two subdivision plat. (*D. Birchim, Planning and Building Director*)
End of Consent Agenda

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners
FROM: John Regan
DATE: March 1, 2021
RE: House Bill 3409

House Bill 3409 was introduced on February 8, 2011, by Representative Cyndi Stevenson and is now in the Infrastructure and Tourism Appropriations Subcommittee.

Gayle Phillips, Executive Director of the Friends of Lincolnville, Inc. will discuss this bill and how it will benefit the community as the funding is for staffing, operations, upgrades and historic preservation of the museum formerly known as Excelsior High School.

The amount of \$749,000 is being requested by the organization from the state's general revenue fund and an endorsement is being requested from the City.

HB 3409

2021

1 A bill to be entitled
2 An act relating to the Appropriations Project titled
3 Lincolnville Museum Preservation/Operations; providing
4 an appropriation; providing an effective date.

5
6 Be It Enacted by the Legislature of the State of Florida:

7
8 Section 1. Lincolnville Museum Preservation/Operations is
9 an Appropriations Project as defined in The Rules of The Florida
10 House of Representatives and is described in Appropriations
11 Project Request 956, herein incorporated by reference.

12 Section 2. For fiscal year 2021-2022 the nonrecurring sum
13 of \$749,000 from the General Revenue Fund is appropriated to the
14 Department of State to fund the Lincolnville Museum
15 Preservation/Operations as described in Appropriations Project
16 Request 956.

17 Section 3. This act shall take effect July 1, 2021.

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

1. Title of Project: Lincolnville Museum Preservation/Operations
2. Date of Submission: 02/02/2021
3. House Member Sponsor: Cyndi Stevenson

4. Details of Amount Requested:

- a. Has funding been provided in a previous state budget for this activity? Yes
- b. What is the most recent fiscal year the project was funded? 2020-21
- c. Were the funds provided in the most recent fiscal year subsequently vetoed? No
- d. Complete the following Project Request Worksheet to develop your request.

FY:	Input Prior Year Appropriation for this project for FY 2020-21 (If appropriated in 2020-21 enter the appropriated amount, even if vetoed.)			Develop New Funds Request for FY 2021-22 (Requests for additional RECURRING funds are prohibited.)		
	A Prior Year Recurring Funds	B Prior Year Nonrecurring Funds	C Total Funds Appropriated	D Recurring Base Budget	E Additional Nonrecurring Request	F TOTAL Nonrecurring plus Recurring Base Funds
Column: Funds Description:						
Input Amounts:		750,000	750,000		749,000	749,000

e. Provide the total cost of the project for FY 2021-22 from all sources of funding (Enter "0" if amount is zero):

Type of Funding	Amount	Percent of Total	Are the other sources of funds guaranteed in writing?
1. Amount Requested from the State in this Appropriations Project Request	749,000	93.7%	N/A
2. Federal	50,000	6.3%	Yes
3. State (Excluding the requested Total Amount in #4d, Column F)	0	0.0%	No
4. Local	0	0.0%	No

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

5. Other		0	0.0%	No
TOTAL		799,000	100%	

5. Is this a multi-year project requiring funding from the state for more than one year?
Yes

a. How much state funding would be requested after 2021-22 over the next 5 years?

- ☒ <1M
☐ 1-3M
☐ >3-10M
☐ >10M

b. How many additional years of state support do you expect to need for this project?

- ☐ 01 year
☐ 02 years
☐ 03 years
☐ 04 years
☒ >= 5 years

c. What is the total project cost for all years including all federal, local, state, and any other funds? Select the single answer which best describes the total project cost. If funds requested are for ongoing services or for recurring activities, select "ongoing activity".

- Ongoing activity – no total cost
☐ <1M
☒ 1-3M
☐ >3-10M
☐ >10M

6. Which is the most appropriate state agency to place an appropriation for the issue requested? Department of State

- a. Has the appropriate state agency for administering the funding, if the request were appropriated, been contacted? Yes
 b. Describe penalties for failing to meet deliverables or performance measures which the agency should provide in its contract to administer the funding if appropriated.

Withholding of payments if work is not completed according to bid/ contract.

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

7. Requester:
- a. Name: Regina Phillips
 - b. Organization: Friends of Lincolnville, Inc.
 - c. Email: lmccstaug@gmail.com
 - d. Phone #: (904)824-1191
8. Contact for questions about specific technical or financial details about the project.
- a. Name: Regina Phillips
 - b. Organization: Friends of Lincolnville, Inc.
 - c. Email: lmccstaug@gmail.com
 - d. Phone #: (904)824-1191
9. Registered lobbyist working to secure funding for this project.
- a. Name: None
 - b. Firm: None
 - c. Email:
 - d. Phone #:
10. Organization or Name of entity receiving funds:
- a. Name: Friends of Lincolnville, Inc.
 - b. County (County where funds are to be expended): St. Johns
 - c. Service Area (Counties being served by the service(s) provided with funding): St. Johns
11. What type of organization is the entity that will receive the funds?
- ☐ For Profit
 - ☒ Non Profit 501(c) (3)
 - ☐ Non Profit 501(c) (4)
 - ☐ Local Government
 - ☐ University or College
 - ☐ Other (Please describe)
12. What is the specific purpose or goal that will be achieved by the funds being requested?

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

These funds will be used to complete renovations of a historic structure, the Excelsior High School, to equip the facility with audio visual equipment and hire staff to operate this comprehensive museum of African American history and culture in St. Augustine, FL. Only this museum preserves, promotes and perpetuates more than 450 years of Black heritage through exhibits, educational programs, oral histories, archives management, the arts and live performances.

13. Provide specific details on how funds will be spent. (Select all that apply)

Spending Category	Description	Amount Requested (Should equal 4d, Col. E) Enter "0" if request is zero for the category
Administrative Costs:		
☒ a. Executive Director/Project Head Salary and Benefits	Executive Director & Assistant Director: manage overall operations, plan exhibits, develop cultural programs and heritage events, manage other staff, develop, plan and implement revenue producing programs. Marketing Director: develop public relations, communications and social media platforms. Archivist: manage archives and coordinate exhibit content. Event Coordinator	180,000
☒ b. Other Salary and Benefits	Education Program Coordinator	45,000
☒ c. Expense/Equipment/Travel/Supplies/Other	Audio visual equipment, printing supplies for educational materials, Travel to Tourism and Heritage related conferences to keep	10,000

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

	abreast of current industry standards.	
☒ d. Consultants/Contracted Services/Study	Video specialist and virtual tour consultant	20,000
Operational Costs:		
☒ e. Salaries and Benefits	Facilities Manager: ongoing maintenance and upkeep of building and grounds to include event coordination and venue set up, scheduling, and break down	25,000
☒ f. Expenses/Equipment/Travel/Supplies/Other	Integrated computer network server and installation includes a hardwired wi-fi network throughout the building, and a dedicated digital storage network to protect archives and other records. Furniture, table and chairs, desks, shelving,	30,000
☒ g. Consultants/Contracted Services/Study	Sound and lighting engineer to design and install audio/visual equipment . Technician to operate equipment during live programs and virtual exhibit production	40,000
Fixed Capital Construction/Major Renovation:		

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

☒ h. Construction/Renovation/Land/Planning Engineering	Building upgrades and renovations to complete a National Park Service preservation plan.	399,000
TOTAL		749,000

14. For Fixed Capital Costs requested in Question 13, what type of ownership will the facility be under when complete?
- ☐ For Profit
- ☐ Non Profit 501(c) (3)
- ☐ Non Profit 501(c) (4)
- ☐ Local Government (e.g., police, fire or local government buildings, local roads, etc.)
- ☒ State agency owned facility (For example: college or university facility, buildings for public schools, roads in the state transportation system, etc.)
- ☐ Other (Please describe)
15. Is the project request an information technology project?
- Yes
- a. Will this information technology project be managed within a state agency to support state agency program goals?
- No
- b. What is the total cost (all years) to design and build the project?
- 21,000
- c. What are the ongoing (annual recurring) maintenance and operation costs once the project is completed?
- 1,980
- d. Can the state agency fund the ongoing annual recurring costs within its current operating budget?
- Yes
- e. What are the specific business objectives or needs the IT project is intended to address?

The Florida House of Representatives

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For projects meeting the definition of House Rule 5.14

A secure digital network will enhance the storage and retrieval of digital archives within the museum and offer public access. It will enable the museum to share historical content with other institutions and the public and track visitor data, membership and sensitive information in a secure network. This will also increase the museum's sustainability by attracting larger rental clients with more intensive technological needs.

- f. Based upon the identified business objectives or needs, what are the success factors that must be realized in order for the state agency to consider the proposed IT project a success?
- Hardwired network would be installed with repeater hardware to cover the 18,000 square foot building. A private server would be installed to protect sensitive data and artifact storage. A dedicated public access to wi-fi within the entire building. Staff trained on use of system.

16. Is there any documented show of support for the requested project in the community including public hearings, letters of support, major organizational backing, or other expressions of support?

Yes

- a. Please Describe:

Project was approved in 2019-20 Legislature for \$750,000 but vetoed by the Governor due to budget cuts.

17. Has the need for the funds been documented by a study, completed by an independent 3rd party, for the area to be served?

Yes

- a. Please Describe:

Architectural plans have been completed and submitted for the overall rehabilitation to the building under a National Park Service grant for preservation of the Lincolnville / Excelsior building. This request is for interior renovations, operational and administrative costs not include in the NPS grant. The Excelsior & Lincolnville are part of the National Registry of Historic Places

18. Will the requested funds be used directly for services to citizens?

Yes

- a. What are the activities and services that will be provided to meet the purpose of the funds?

Preserve and enhance an African American heritage resource in the nation's oldest city. Preserve the Excelsior Building as a part of the National Registry of Historic Places and as a landmark promoting stories of La Florida as it relates to the African Heritage dating back more than 450 years through educational programs, and exhibits to depict the multi-ethnic diversity throughout history.

- b. Describe the direct services to be provided to the citizens by the funding requested.

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Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

Conduct heritage tours and programming related to the 450 plus years of African American history in NE FL. Develop and maintain educational exhibits to support mandates for ethnic history, literature and civic benchmarks in FL schools that will be available on-site, and off-site as virtual presentations.

c. Describe the target population to be served (i.e., "the majority of the funds requested will serve these target populations or groups"). Select all that apply to the target population:

- ☐ Elderly persons
- ☐ Persons with poor mental health
- ☐ Persons with poor physical health
- ☐ Jobless persons
- ☐ Economically disadvantaged persons
- ☐ At-risk youth
- ☐ Homeless
- ☐ Developmentally disabled
- ☐ Physically disabled
- ☐ Drug users (in health services)
- ☒ Preschool students
- ☒ Grade school students
- ☒ High school students
- ☒ University/college students
- ☐ Currently or formerly incarcerated persons
- ☐ Drug offenders (in criminal Justice)
- ☐ Victims of crime
- ☒ General (The majority of the funds will benefit no specific group)
- ☐ Other (Please describe)

d. How many in the target population are expected to be served?

- ☐ O < 25
- ☐ O 25-50
- ☐ O 51-100
- ☐ O 101-200
- ☐ O 201-400
- ☐ O 401-800

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For projects meeting the definition of House Rule 5.14

◎>800

19. What benefits or outcomes will be realized by the expenditure of funds requested? (Select each Benefit/Outcome that applies)

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome
☐ Improve physical health		
☐ Improve mental health		
☒ Enrich cultural experience	Shares the rich heritage of the African American contributions to the development of the St. Augustine area through exhibits and programs such as lectures, heritage reenactments and oral histories that will be available to museum guests and historians. This will offer a positive reflection of the inclusion of Blacks in the history of the area.	Creating user surveys that allow participants of programming and exhibits to offer improvements and suggestions. Collecting data on the number of participants at programs to evaluate the event's effectiveness.
☐ Improve agricultural production/promotion/education		
☒ Improve quality of education	Offer a diverse view of the events and people in Florida and American history that would be inclusive of African Americans and other minorities. Offer Florida history tours to K-12 students as core study subjects, such as Civil Rights. Offer lesson plans of	Conduct surveys with the groups before and after visits to evaluate what information was retained. Compare info presented in tours to the Florida education standards to see how tours should be modified to create a better quality

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For projects meeting the definition of House Rule 5.14

	museum exhibits in accordance to educational benchmarks in social studies and the arts.	experience.
☐ Enhance/preserve/improve environmental or fish and wildlife quality		
☐ Protect the general public from harm (environmental, criminal, etc.)		
☐ Improve transportation conditions		
☐ Increase or improve economic activity		
☒ Increase tourism	Offer educational experiences for African American visitors and history buffs seeking African American heritage experiences, thereby prolonging their stay. Partner with local lodging providers through the VCB to offer historical tourism packages. Partner with other local attractions through the Resilience Project to showcase and highlight the African American contributions to Saint Augustine.	Poll visitors through Visit Florida, the St. Augustine Visitors and Convention Bureau and other related resources to show demographics from visitors and those planning a visit to the area. Analyze data collected from Museum Visitor's log to see where visitors are from and how they found out about us.
☒ Create specific immediate job opportunities	Provide professional museum jobs for recent graduates from local colleges as curators, event coordinators and educational program specialists.. Specifically, hire individuals for three newly	Filling the positions will lead to the self-sufficiency and growth of the museum to provide other entry level jobs with in the museum. Provide yearly employee evaluations that

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

	created positions and provide funding for two positions that have been previously funded in part through grants.	analyze their performance and impact on the museum.
☒ Enhance specific individual's economic self sufficiency	Provide salaries for recent college graduates and former interns who will help to train others as they pursue career goals. Offer internships for students to prepare them for their respective fields.	Engage in internship programs with local colleges and universities to offer training and real life experience for those wishing to pursue museum, history, marketing, event planning and other hospitality jobs. Provide exit surveys that will evaluate the intern's experience and growth through their training.
☐ Reduce recidivism		
☐ Reduce substance abuse		
☐ Divert from Criminal/Juvenile justice system		
☐ Improve wastewater management		
☐ Improve stormwater management		
☐ Improve groundwater quality		
☐ Improve drinking water quality		
☐ Improve surface water quality		
☐ Other (Please describe):		

The Florida House of Representatives
Appropriations Project Request - Fiscal Year 2021-22
For projects meeting the definition of House Rule 5.14

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners
FROM: John Regan
DATE: March 1, 2021
RE: House Bill 3901

House Bill 3901 was introduced on February 11, 2011, by Representative Cyndi Stevenson and is now in the Health Care Appropriations Subcommittee.

A presentation will be made at the March 8, 2021 City Commission meeting by Greg White, President of West Augustine Historical Community Development corporation regarding an appropriations project request for a project to be known as West Augustine Care Center.

This is a request from the state's general revenues fund in an amount of four million dollars which will be used for construction, land, planning, engineering and consultants to benefit St. Johns County and the City of St. Augustine in general and West Augustine in particular.

A request for an endorsement of this bill will be made by Mr. White.

HB 3901

2021

1 A bill to be entitled
2 An act relating to the Appropriations Project titled
3 West Augustine Care Center; providing an
4 appropriation; providing an effective date.

5
6 Be It Enacted by the Legislature of the State of Florida:

7
8 Section 1. West Augustine Care Center is an Appropriations
9 Project as defined in The Rules of The Florida House of
10 Representatives and is described in Appropriations Project
11 Request 988, herein incorporated by reference.

12 Section 2. For fiscal year 2021-2022 the nonrecurring sum
13 of \$4,000,000 from the General Revenue Fund is appropriated to
14 the Department of Health to fund the West Augustine Care Center
15 as described in Appropriations Project Request 988.

16 Section 3. This act shall take effect July 1, 2021.

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

1. Title of Project: West Augustine Care Center
2. Date of Submission: 02/02/2021
3. House Member Sponsor: Cyndi Stevenson

4. Details of Amount Requested:

- a. Has funding been provided in a previous state budget for this activity? No
- b. What is the most recent fiscal year the project was funded?
- c. Were the funds provided in the most recent fiscal year subsequently vetoed?
- d. Complete the following Project Request Worksheet to develop your request.

FY:	Input Prior Year Appropriation for this project for FY 2020-21 (If appropriated in 2020-21 enter the appropriated amount, even if vetoed.)			Develop New Funds Request for FY 2021-22 (Requests for additional RECURRING funds are prohibited.)		
	A	B	C	D	E	F
Column:	Prior Year Recurring Funds	Prior Year Nonrecurring Funds	Total Funds Appropriated	Recurring Base Budget	Additional Nonrecurring Request	TOTAL Nonrecurring plus Recurring Base Funds
Funds Description:						
Input Amounts:					4,000,000	4,000,000

e. Provide the total cost of the project for FY 2021-22 from all sources of funding (Enter "0" if amount is zero):

Type of Funding		Amount	Percent of Total	Are the other sources of funds guaranteed in writing?
1. Amount Requested from the State in this Appropriations Project Request		4,000,000	32.0%	N/A
2. Federal		0	0.0%	No
3. State (Excluding the requested Total Amount in #4d, Column F)		7,200,000	57.6%	No
4. Local		900,000	7.2%	No

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

5. Other	400,000	3.2%	Yes
TOTAL	12,500,000	100%	

5. Is this a multi-year project requiring funding from the state for more than one year?

No

6. Which is the most appropriate state agency to place an appropriation for the issue requested? Department of Health

a. Has the appropriate state agency for administering the funding, if the request were appropriated, been contacted? No

b. Describe penalties for failing to meet deliverables or performance measures which the agency should provide in its contract to administer the funding if appropriated.

The State will provide technical assistance and oversight. Failure to fulfill deliverable requirement(s) will result in funds being repaid or the ownership interest will revert the state based on the states investment in the project.

7. Requester:

a. Name: Gregory White

b. Organization: West Augustine Historical Community Development Corporation

c. Email: gwbigboy@aol.com

d. Phone #: (904)377-4159

8. Contact for questions about specific technical or financial details about the project.

a. Name: Gerald Chester

b. Organization: Community Dynamics, Inc.

c. Email: gerald.ok.chester@gmail.com

d. Phone #: (386)589-3726

9. Registered lobbyist working to secure funding for this project.

a. Name: None

b. Firm: None

c. Email:

d. Phone #:

10. Organization or Name of entity receiving funds:

a. Name: West Augustine Historical Community Development Corporation

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

- b. County (County where funds are to be expended): St. Johns
 c. Service Area (Counties being served by the service(s) provided with funding): St. Johns

11. What type of organization is the entity that will receive the funds?

- ☐ For Profit
☒ Non Profit 501(c) (3)
☐ Non Profit 501(c) (4)
☐ Local Government
☐ University or College
☐ Other (Please describe)

12. What is the specific purpose or goal that will be achieved by the funds being requested?

Funds will be used to construct the West Augustine Care Center. The Care Center is a health center that was envisioned based, in part, on the 2018-2020 Community Health Improvement Plan. The principle beneficiaries of the Care Center are lower income residents from the West Augustine area; however, the center will be made available for all St. Johns County residents

13. Provide specific details on how funds will be spent. (Select all that apply)

Spending Category	Description	Amount Requested (Should equal 4d, Col. E) Enter "0" if request is zero for the category
Administrative Costs:		
☐ a. Executive Director/Project Head Salary and Benefits		
☐ b. Other Salary and Benefits		
☐ c. Expense/Equipment/Travel/Supplies/Other		
☒ d. Consultants/Contracted Services/Study	This is to record consideration for the consultant(s) performing in an administrative role to build for the lead non-profit organization that envisioned the health continuum	10,000

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Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

	concept planned for development in West Augustine	
Operational Costs:		
☐ e. Salaries and Benefits		
☐ f. Expenses/Equipment/Travel/Supplies/Other		
☒ g. Consultants/Contracted Services/Study	This is to record consideration for the consultant(s) performing duties to complete tests, studies, and project management for the lead non-profit organizations that envisioned the health continuum concept planned for development in West Augustine.	80,000
Fixed Capital Construction/Major Renovation:		
☒ h. Construction/Renovation/Land/Planning Engineering	This is to record capital injection for construction hard cost of the clinic.	3,910,000
TOTAL		4,000,000

14. For Fixed Capital Costs requested in Question 13, what type of ownership will the facility be under when complete?
- ☐ For Profit
 - ☒ Non Profit 501(c) (3)
 - ☐ Non Profit 501(c) (4)
 - ☐ Local Government (e.g., police, fire or local government buildings, local roads, etc.)
 - ☐ State agency owned facility (For example: college or university facility, buildings for public schools, roads in the state transportation system, etc.)

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

☐ Other (Please describe)

15. Is the project request an information technology project?

No

16. Is there any documented show of support for the requested project in the community including public hearings, letters of support, major organizational backing, or other expressions of support?

Yes

a. Please Describe:

The West Augustine Historical Community Development Corporation, received endorsement from Federal, State, and local politicians. Additionally, Key Health providers such as Flagler Hospital, Epic Behavioral Healthcare etc. Financially, this project received the support of clergy from the greater West Augustine area.

17. Has the need for the funds been documented by a study, completed by an independent 3rd party, for the area to be served?

Yes

a. Please Describe:

The 2017 Health Assessment 2018-2020 Community Health Improvement Plan was prepared by a local health professional and was lead by Flagler Hospital and the State of Florida Health Department

18. Will the requested funds be used directly for services to citizens?

Yes

a. What are the activities and services that will be provided to meet the purpose of the funds?

The Care Center will focus largely on redirecting ill residents of West Augustine to the Center as an alternative to emergency room visits for non-emergency health issues or concerns. Additionally, the Care Center will focus on illness prevention strategies by influencing behavioral changes that will result in awareness of proper diet, increased health check-up and exercise.

b. Describe the direct services to be provided to the citizens by the funding requested.

The Funds Requested will build the facility that will house the health providers directly in the community in which services will be delivered.

c. Describe the target population to be served (i.e., "the majority of the funds requested will serve these target populations or groups"). Select all that apply to the target population:

☒ Elderly persons

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

- ☒ Persons with poor mental health
- ☒ Persons with poor physical health
- ☒ Jobless persons
- ☒ Economically disadvantaged persons
- ☒ At-risk youth
- ☒ Homeless
- ☒ Developmentally disabled
- ☒ Physically disabled
- ☒ Drug users (in health services)
- ☒ Preschool students
- ☒ Grade school students
- ☒ High school students
- ☒ University/college students
- ☐ Currently or formerly incarcerated persons
- ☐ Drug offenders (in criminal Justice)
- ☒ Victims of crime
- ☐ General (The majority of the funds will benefit no specific group)
- ☐ Other (Please describe)

d. How many in the target population are expected to be served?

- ☐ < 25
- ☐ 25-50
- ☐ 51-100
- ☐ 101-200
- ☒ 201-400
- ☐ 401-800
- ☐ >800

19. What benefits or outcomes will be realized by the expenditure of funds requested? (Select each Benefit/Outcome that applies)

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2021-22

For projects meeting the definition of House Rule 5.14

☒ Improve physical health	Provide 1000 hours of health services.	Maintain: Number of clients logged in; treated for general health, non-emergency illnesses and pre-natal care.
☒ Improve mental health	Provide 500 hours of therapeutic counseling and continual workshops to raise awareness of services and benefits in the West Augustine Community.	Maintain number of clients treated for behavioral health issues
☐ Enrich cultural experience		
☐ Improve agricultural production/promotion/education		
☐ Improve quality of education		
☐ Enhance/preserve/improve environmental or fish and wildlife quality		
☐ Protect the general public from harm (environmental, criminal, etc.)		
☒ Improve transportation conditions	Purchase vehicle of transportation services for health clinic clients.	Maintain record of ridership to health clinic for services
☒ Increase or improve economic activity	Provide 20 jobs in West Augustine Area	Maintain record of number of jobs created in West Augustine as a result of the client opening
☐ Increase tourism		
☐ Create specific immediate job opportunities		
☐ Enhance specific individual's economic self sufficiency		

The Florida House of Representatives
Appropriations Project Request - Fiscal Year 2021-22
For projects meeting the definition of House Rule 5.14

☐ Reduce recidivism			
☐ Reduce substance abuse			
☐ Divert from Criminal/Juvenile justice system			
☐ Improve wastewater management			
☐ Improve stormwater management			
☐ Improve groundwater quality			
☐ Improve drinking water quality			
☐ Improve surface water quality			
☐ Other (Please describe):			

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners

DATE: March 3, 2021

RE: **RESILIENCY BILLS**

A number of bills have been introduced which provide for more robust response and annual state investment of up to \$100 million to respond to sea-level rise and inland flooding. These include House Bill 1379/Senate Bill 1186; House Joint Resolution 1377/Senate Joint Resolution 1182; and Senate Bill 1954.

The overall package of bills would provide for the following:

- Establish a grant program with the Department of Environmental Protection to provide funding to a county or municipality to fund projects addressing community resilience.
- Provide for a statewide flood vulnerability and sea-level rise data collection and plan.
- Creation of a research hub to coordinate efforts between academic and research institutions of the state.
- Offer tax breaks by means of limits on property assessments to residential property owners (both homestead & non-homestead) who voluntarily raise their buildings.
- Joint resolutions requesting amendment to the State Constitution regarding ad valorem assessments to be approved by the voters at a general election in 2022.

I am seeking City Commission approval to support by resolution or letter the above referenced bills.

Thank you.



John Regan
City Manager

HB 1379

2021

A bill to be entitled

An act relating to property assessments for elevated properties; amending ss. 193.155 and 193.1554, F.S.; specifying that changes to elevate certain homestead and nonhomestead residential property, respectively, do not increase the assessed value of the property; requiring property owners to provide certification for such property; defining the term "voluntary elevation" or "voluntarily elevated"; prohibiting certain areas from being included in square footage calculation; making clarifying revisions; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (4) of section 193.155, Florida Statutes, is amended to read:

193.155 Homestead assessments.—Homestead property shall be assessed at just value as of January 1, 1994. Property receiving the homestead exemption after January 1, 1994, shall be assessed at just value as of January 1 of the year in which the property receives the exemption unless the provisions of subsection (8) apply.

(4)(a) Except as provided in paragraph (b) and s. 193.624, changes, additions, or improvements to homestead property shall

Page 1 of 7

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

hb1379-00

26 be assessed at just value as of the first January 1 after the
27 changes, additions, or improvements are substantially completed.

28 (b) Changes, additions, or improvements that replace all
29 or a portion of homestead property ~~damaged or destroyed by~~
30 ~~misfortune or calamity~~ shall not increase the homestead
31 property's assessed value when the square footage of the
32 homestead property as changed or improved does not exceed 110
33 percent of the square footage of the homestead property before
34 the damage, or destruction, or voluntary elevation of the
35 homestead property if:

36 1. The homestead property was damaged or destroyed by
37 misfortune or calamity; or

38 2. Before the voluntary elevation, the homestead property
39 did not comply with the Federal Emergency Management Agency's
40 National Flood Insurance Program requirements and Florida
41 Building Code elevation requirements and was elevated in
42 compliance with such requirements. The property owner must
43 provide elevation certificates for both the original and
44 elevated homestead property. For purposes of this subsection,
45 the term "voluntary elevation" or "voluntarily elevated" means
46 the elevation of an existing nonconforming homestead property or
47 the removal and rebuilding of a nonconforming homestead
48 property. Conforming areas below an elevated structure
49 designated only for parking, storage, or access may not be
50 included in the 110 percent calculation unless the area exceeds

51 110 percent of the square footage before the voluntary
52 elevation.

53
54 Additionally, the homestead property's assessed value may ~~shall~~
55 not increase if the total square footage of the homestead
56 property as changed, ~~or~~ improved, or elevated does not exceed
57 1,500 square feet.

58 (c) Changes, additions, or improvements that do not cause
59 the total to exceed 110 percent of the total square footage of
60 the homestead property before the qualifying damage, ~~or~~
61 destruction, or voluntary elevation or that do not cause the
62 total to exceed 1,500 total square feet shall be reassessed as
63 provided under subsection (1). The homestead property's assessed
64 value shall be increased by the just value of that portion of
65 the changed or improved homestead property which is in excess of
66 110 percent of the square footage of the homestead property
67 before the qualifying damage, ~~or~~ destruction, or voluntary
68 elevation or of that portion exceeding 1,500 square feet.
69 Homestead property damaged, ~~or~~ destroyed, or voluntarily
70 elevated ~~by misfortune or calamity~~ which, after being changed or
71 improved, has a square footage of less than 100 percent of the
72 homestead property's total square footage before the qualifying
73 damage, or destruction, or voluntary elevation shall be assessed
74 pursuant to subsection (5). This section ~~paragraph~~ applies to
75 changes, additions, or improvements commenced within 3 years

76 after the January 1 following the qualifying damage, ~~or~~
77 destruction, or voluntary elevation of the homestead property.

78 (d)(e) Changes, additions, or improvements that replace
79 all or a portion of real property that was damaged, ~~or~~
80 destroyed, or voluntarily elevated ~~by misfortune or calamity~~
81 shall be assessed upon substantial completion as if such
82 qualifying damage, ~~or~~ destruction, or voluntary elevation had
83 not occurred and in accordance with paragraph (b) if the owner
84 of such property:

85 1. Was permanently residing on such property when the
86 qualifying damage, ~~or~~ destruction, or voluntary elevation
87 occurred;

88 2. Was not entitled to receive homestead exemption on such
89 property as of January 1 of that year; and

90 3. Applies for and receives homestead exemption on such
91 property the following year.

92 (e)(d) Changes, additions, or improvements include
93 improvements made to common areas or other improvements made to
94 property other than to the homestead property by the owner or by
95 an owner association, which improvements directly benefit the
96 homestead property. Such changes, additions, or improvements
97 shall be assessed at just value, and the just value shall be
98 apportioned among the parcels benefiting from the improvement.

99 Section 2. Subsection (6) of section 193.1554, Florida
100 Statutes, is amended to read:

101 193.1554 Assessment of nonhomestead residential property.—

102 (6)(a) Except as provided in paragraph (b) and s. 193.624,
103 changes, additions, or improvements to nonhomestead residential
104 property shall be assessed at just value as of the first January
105 1 after the changes, additions, or improvements are
106 substantially completed.

107 (b) Changes, additions, or improvements that replace all
108 or a portion of nonhomestead residential property ~~damaged or~~
109 ~~destroyed by misfortune or calamity~~ shall not increase the
110 property's assessed value when the square footage of the
111 property as changed or improved does not exceed 110 percent of
112 the square footage of the property before ~~the damage, or~~
113 destruction, or voluntary elevation of the property if:

114 1. The property was damaged or destroyed by misfortune or
115 calamity; or

116 2. Before the voluntary elevation, the property did not
117 comply with the Federal Emergency Management Agency's National
118 Flood Insurance Program requirements and Florida Building Code
119 elevation requirements and was elevated in compliance with such
120 requirements. The property owner must provide elevation
121 certificates for both the original and the elevated property.
122 For purposes of this subsection, the term "voluntary elevation"
123 or "voluntarily elevated" means the elevation of an existing
124 nonconforming nonhomestead residential property or the removal
125 and rebuilding of a nonconforming nonhomestead residential

126 property. Conforming areas below an elevated structure
127 designated only for parking, storage, or access may not be
128 included in the 110 percent calculation unless the area exceeds
129 110 percent of the square footage before the voluntary
130 elevation.

131
132 Additionally, the property's assessed value may ~~shall~~ not
133 increase if the total square footage of the property as changed,
134 ~~or improved, or elevated~~ does not exceed 1,500 square feet.

135 (c) Changes, additions, or improvements that do not cause
136 the total to exceed 110 percent of the total square footage of
137 the property before the qualifying damage, or destruction, or
138 voluntary elevation or that do not cause the total to exceed
139 1,500 total square feet shall be reassessed as provided under
140 subsection (3). The property's assessed value shall be increased
141 by the just value of that portion of the changed or improved
142 property which is in excess of 110 percent of the square footage
143 of the property before the qualifying damage, or destruction, or
144 voluntary elevation or of that portion exceeding 1,500 square
145 feet. Property damaged, ~~or destroyed, or voluntarily elevated by~~
146 ~~misfortune or calamity~~ which, after being changed or improved,
147 has a square footage of less than 100 percent of the property's
148 total square footage before the qualifying damage, or
149 destruction, or voluntary elevation shall be assessed pursuant
150 to subsection (8). This section ~~paragraph~~ applies to changes,

additions, or improvements commenced within 3 years after the January 1 following the qualifying damage, ~~or~~ destruction, or voluntary elevation of the property.

(d)~~(e)~~ Changes, additions, or improvements include improvements made to common areas or other improvements made to property other than to the nonhomestead residential property by the owner or by an owner association, which improvements directly benefit the property. Such changes, additions, or improvements shall be assessed at just value, and the just value shall be apportioned among the parcels benefiting from the improvement.

Section 3. This act shall take effect on the effective date of the amendment to the State Constitution proposed by HJR 1377 or a similar joint resolution having substantially the same specific intent and purpose, if such amendment to the State Constitution is approved at the general election held in November 2022 or at an earlier special election specifically authorized by law for that purpose.

HJR 1377

2021

House Joint Resolution

A joint resolution proposing an amendment to Section 4 of Article VII and the creation of Section 42 of Article XII of the State Constitution, effective January 1, 2023, to authorize the Legislature, by general law, to prohibit the consideration of any change or improvement made to real property used for residential purposes to improve the property's resistance to flood damage in determining the assessed value of such property for ad valorem taxation purposes.

Be It Resolved by the Legislature of the State of Florida:

That the following amendment to Section 4 of Article VII and the creation of Section 42 of Article XII of the State Constitution are agreed to and shall be submitted to the electors of this state for approval or rejection at the next general election or at an earlier special election specifically authorized by law for that purpose:

ARTICLE VII

FINANCE AND TAXATION

SECTION 4. Taxation; assessments.—By general law regulations shall be prescribed which shall secure a just valuation of all property for ad valorem taxation, provided:

HJR 1377

2021

(a) Agricultural land, land producing high water recharge to Florida's aquifers, or land used exclusively for noncommercial recreational purposes may be classified by general law and assessed solely on the basis of character or use.

(b) As provided by general law and subject to conditions, limitations, and reasonable definitions specified therein, land used for conservation purposes shall be classified by general law and assessed solely on the basis of character or use.

(c) Pursuant to general law tangible personal property held for sale as stock in trade and livestock may be valued for taxation at a specified percentage of its value, may be classified for tax purposes, or may be exempted from taxation.

(d) All persons entitled to a homestead exemption under Section 6 of this Article shall have their homestead assessed at just value as of January 1 of the year following the effective date of this amendment. This assessment shall change only as provided in this subsection.

(1) Assessments subject to this subsection shall be changed annually on January 1st of each year; but those changes in assessments shall not exceed the lower of the following:

a. Three percent (3%) of the assessment for the prior year.

b. The percent change in the Consumer Price Index for all urban consumers, U.S. City Average, all items 1967=100, or successor reports for the preceding calendar year as initially

51 | reported by the United States Department of Labor, Bureau of
52 | Labor Statistics.

53 | (2) No assessment shall exceed just value.

54 | (3) After any change of ownership, as provided by general
55 | law, homestead property shall be assessed at just value as of
56 | January 1 of the following year, unless the provisions of
57 | paragraph (8) apply. Thereafter, the homestead shall be assessed
58 | as provided in this subsection.

59 | (4) New homestead property shall be assessed at just value
60 | as of January 1st of the year following the establishment of the
61 | homestead, unless the provisions of paragraph (8) apply. That
62 | assessment shall only change as provided in this subsection.

63 | (5) Changes, additions, reductions, or improvements to
64 | homestead property shall be assessed as provided for by general
65 | law; provided, however, after the adjustment for any change,
66 | addition, reduction, or improvement, the property shall be
67 | assessed as provided in this subsection.

68 | (6) In the event of a termination of homestead status, the
69 | property shall be assessed as provided by general law.

70 | (7) The provisions of this amendment are severable. If any
71 | of the provisions of this amendment shall be held
72 | unconstitutional by any court of competent jurisdiction, the
73 | decision of such court shall not affect or impair any remaining
74 | provisions of this amendment.

75 | (8)a. A person who establishes a new homestead as of

HJR 1377

2021

January 1 and who has received a homestead exemption pursuant to Section 6 of this Article as of January 1 of any of the three years immediately preceding the establishment of the new homestead is entitled to have the new homestead assessed at less than just value. The assessed value of the newly established homestead shall be determined as follows:

1. If the just value of the new homestead is greater than or equal to the just value of the prior homestead as of January 1 of the year in which the prior homestead was abandoned, the assessed value of the new homestead shall be the just value of the new homestead minus an amount equal to the lesser of \$500,000 or the difference between the just value and the assessed value of the prior homestead as of January 1 of the year in which the prior homestead was abandoned. Thereafter, the homestead shall be assessed as provided in this subsection.

2. If the just value of the new homestead is less than the just value of the prior homestead as of January 1 of the year in which the prior homestead was abandoned, the assessed value of the new homestead shall be equal to the just value of the new homestead divided by the just value of the prior homestead and multiplied by the assessed value of the prior homestead. However, if the difference between the just value of the new homestead and the assessed value of the new homestead calculated pursuant to this sub-subparagraph is greater than \$500,000, the assessed value of the new homestead shall be increased so that

HJR 1377

2021

the difference between the just value and the assessed value equals \$500,000. Thereafter, the homestead shall be assessed as provided in this subsection.

b. By general law and subject to conditions specified therein, the legislature shall provide for application of this paragraph to property owned by more than one person.

(e) The legislature may, by general law, for assessment purposes and subject to the provisions of this subsection, allow counties and municipalities to authorize by ordinance that historic property may be assessed solely on the basis of character or use. Such character or use assessment shall apply only to the jurisdiction adopting the ordinance. The requirements for eligible properties must be specified by general law.

(f) A county may, in the manner prescribed by general law, provide for a reduction in the assessed value of homestead property to the extent of any increase in the assessed value of that property which results from the construction or reconstruction of the property for the purpose of providing living quarters for one or more natural or adoptive grandparents or parents of the owner of the property or of the owner's spouse if at least one of the grandparents or parents for whom the living quarters are provided is 62 years of age or older. Such a reduction may not exceed the lesser of the following:

(1) The increase in assessed value resulting from

construction or reconstruction of the property.

(2) Twenty percent of the total assessed value of the property as improved.

(g) For all levies other than school district levies, assessments of residential real property, as defined by general law, which contains nine units or fewer and which is not subject to the assessment limitations set forth in subsections (a) through (d) shall change only as provided in this subsection.

(1) Assessments subject to this subsection shall be changed annually on the date of assessment provided by law; but those changes in assessments shall not exceed ten percent (10%) of the assessment for the prior year.

(2) No assessment shall exceed just value.

(3) After a change of ownership or control, as defined by general law, including any change of ownership of a legal entity that owns the property, such property shall be assessed at just value as of the next assessment date. Thereafter, such property shall be assessed as provided in this subsection.

(4) Changes, additions, reductions, or improvements to such property shall be assessed as provided for by general law; however, after the adjustment for any change, addition, reduction, or improvement, the property shall be assessed as provided in this subsection.

(h) For all levies other than school district levies, assessments of real property that is not subject to the

HJR 1377

2021

assessment limitations set forth in subsections (a) through (d) and (g) shall change only as provided in this subsection.

(1) Assessments subject to this subsection shall be changed annually on the date of assessment provided by law; but those changes in assessments shall not exceed ten percent (10%) of the assessment for the prior year.

(2) No assessment shall exceed just value.

(3) The legislature must provide that such property shall be assessed at just value as of the next assessment date after a qualifying improvement, as defined by general law, is made to such property. Thereafter, such property shall be assessed as provided in this subsection.

(4) The legislature may provide that such property shall be assessed at just value as of the next assessment date after a change of ownership or control, as defined by general law, including any change of ownership of the legal entity that owns the property. Thereafter, such property shall be assessed as provided in this subsection.

(5) Changes, additions, reductions, or improvements to such property shall be assessed as provided for by general law; however, after the adjustment for any change, addition, reduction, or improvement, the property shall be assessed as provided in this subsection.

(i) The legislature, by general law and subject to conditions specified therein, may prohibit the consideration of

the following in the determination of the assessed value of real property:

(1) Any change or improvement to real property used for residential purposes made to improve the property's resistance to wind damage or to flood damage.

(2) The installation of a solar or renewable energy source device.

(j)(1) The assessment of the following working waterfront properties shall be based upon the current use of the property:

a. Land used predominantly for commercial fishing purposes.

b. Land that is accessible to the public and used for vessel launches into waters that are navigable.

c. Marinas and drystacks that are open to the public.

d. Water-dependent marine manufacturing facilities, commercial fishing facilities, and marine vessel construction and repair facilities and their support activities.

(2) The assessment benefit provided by this subsection is subject to conditions and limitations and reasonable definitions as specified by the legislature by general law.

ARTICLE XII

SCHEDULE

SECTION 42. Limitation on the assessment of real property used for residential purposes.—This section and the amendment to Section 4 of Article VII, authorizing the legislature to

HJR 1377

2021

prohibit an increase in the assessed value of real property used
for residential purposes as a result of any change or
improvement made to improve the property's resistance to flood
damage, shall take effect January 1, 2023.

BE IT FURTHER RESOLVED that the following statement be
placed on the ballot:

CONSTITUTIONAL AMENDMENT

ARTICLE VII, SECTION 4

ARTICLE XII, SECTION 42

LIMITATION ON THE ASSESSMENT OF REAL PROPERTY USED FOR
RESIDENTIAL PURPOSES.—Proposing an amendment to the State
Constitution, effective January 1, 2023, to authorize the
Legislature, by general law, to prohibit the consideration of
any change or improvement made to real property used for
residential purposes to improve the property's resistance to
flood damage in determining the assessed value of such property
for ad valorem taxation purposes.

By Senator Brandes

24-01427-21

20211186

1 A bill to be entitled
2 An act relating to property assessments for elevated
3 properties; amending ss. 193.155 and 193.1554, F.S.;
4 specifying that changes to elevate certain homestead
5 and nonhomestead residential property, respectively,
6 do not increase the assessed value of the property
7 under certain circumstances; requiring property owners
8 to provide certification for such property; defining
9 the terms "voluntary elevation" and "voluntarily
10 elevated"; prohibiting certain areas from being
11 included in square footage calculation; making
12 clarifying revisions; reenacting s. 193.1557, F.S.,
13 relating to assessment of certain property damaged or
14 destroyed by Hurricane Michael, to incorporate
15 amendments made by this act to ss. 193.155 and
16 193.1554, F.S., in references thereto; providing a
17 contingent effective date.

18
19 Be It Enacted by the Legislature of the State of Florida:

20
21 Section 1. Subsection (4) of section 193.155, Florida
22 Statutes, is amended to read:

23 193.155 Homestead assessments.—Homestead property shall be
24 assessed at just value as of January 1, 1994. Property receiving
25 the homestead exemption after January 1, 1994, shall be assessed
26 at just value as of January 1 of the year in which the property
27 receives the exemption unless the provisions of subsection (8)
28 apply.

29 (4)(a) Except as provided in paragraph (b) and s. 193.624,

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changes, additions, or improvements to homestead property shall be assessed at just value as of the first January 1 after the changes, additions, or improvements are substantially completed.

(b) Changes, additions, or improvements that replace all or a portion of homestead property ~~damaged or destroyed by misfortune or calamity~~ shall not increase the homestead property's assessed value when the square footage of the homestead property as changed or improved does not exceed 110 percent of the square footage of the homestead property before the damage, or destruction, or voluntary elevation of the homestead property if:

1. The homestead property was damaged or destroyed by misfortune or calamity; or

2. Before the voluntary elevation, the homestead property did not comply with the Federal Emergency Management Agency's National Flood Insurance Program requirements and Florida Building Code elevation requirements and was elevated in compliance with such requirements. The property owner shall provide elevation certificates for both the original and the elevated homestead property. For purposes of this subsection, the term "voluntary elevation" or "voluntarily elevated" means the elevation of an existing nonconforming homestead property or the removal and rebuilding of a nonconforming homestead property. Conforming areas below an elevated structure designated only for parking, storage, or access may not be included in the 110 percent calculation unless the area exceeds 110 percent of the square footage before the voluntary elevation.

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59 Additionally, the homestead property's assessed value may ~~shall~~
60 not increase if the total square footage of the homestead
61 property as changed, ~~or~~ improved, or elevated does not exceed
62 1,500 square feet.

63 (c) Changes, additions, or improvements that do not cause
64 the total to exceed 110 percent of the total square footage of
65 the homestead property before the qualifying damage, ~~or~~
66 destruction, or voluntary elevation or that do not cause the
67 total to exceed 1,500 total square feet shall be reassessed as
68 provided under subsection (1). The homestead property's assessed
69 value shall be increased by the just value of that portion of
70 the changed or improved homestead property which is in excess of
71 110 percent of the square footage of the homestead property
72 before the qualifying damage, ~~or~~ destruction, or voluntary
73 elevation or of that portion exceeding 1,500 square feet.
74 Homestead property damaged, ~~or~~ destroyed, or voluntarily
75 elevated by misfortune or calamity which, after being changed or
76 improved, has a square footage of less than 100 percent of the
77 homestead property's total square footage before the qualifying
78 damage, ~~or~~ destruction, or voluntary elevation shall be assessed
79 pursuant to subsection (5). This subsection ~~paragraph~~ applies to
80 changes, additions, or improvements commenced within 3 years
81 after the January 1 following the qualifying damage, ~~or~~
82 destruction, or voluntary elevation of the homestead property.

83 (d) ~~(e)~~ Changes, additions, or improvements that replace all
84 or a portion of real property that was damaged, ~~or~~ destroyed, or
85 voluntarily elevated by misfortune or calamity shall be assessed
86 upon substantial completion as if such qualifying damage, ~~or~~
87 destruction, or voluntary elevation had not occurred and in

24-01427-21

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88 accordance with paragraph (b) if the owner of such property:

89 1. Was permanently residing on such property when the
90 qualifying damage, ~~or~~ destruction, or voluntary elevation
91 occurred;

92 2. Was not entitled to receive homestead exemption on such
93 property as of January 1 of that year; and

94 3. Applies for and receives homestead exemption on such
95 property the following year.

96 (e)~~(d)~~ Changes, additions, or improvements include
97 improvements made to common areas or other improvements made to
98 property other than to the homestead property by the owner or by
99 an owner association, which improvements directly benefit the
100 homestead property. Such changes, additions, or improvements
101 shall be assessed at just value, and the just value shall be
102 apportioned among the parcels benefiting from the improvement.

103 Section 2. Subsection (6) of section 193.1554, Florida
104 Statutes, is amended to read:

105 193.1554 Assessment of nonhomestead residential property.—

106 (6)(a) Except as provided in paragraph (b) and s. 193.624,
107 changes, additions, or improvements to nonhomestead residential
108 property shall be assessed at just value as of the first January
109 1 after the changes, additions, or improvements are
110 substantially completed.

111 (b) Changes, additions, or improvements that replace all or
112 a portion of nonhomestead residential property ~~damaged or~~
113 ~~destroyed by misfortune or calamity~~ shall not increase the
114 property's assessed value when the square footage of the
115 property as changed or improved does not exceed 110 percent of
116 the square footage of the property before ~~the damage, ~~or~~~~

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destruction, or voluntary elevation of the property if:

1. The property was damaged or destroyed by misfortune or calamity; or

2. Before the voluntary elevation, the property did not comply with the Federal Emergency Management Agency's National Flood Insurance Program requirements and Florida Building Code elevation requirements and was elevated in compliance with such requirements. The property owner must provide elevation certificates for both the original and the elevated property. For purposes of this subsection, the term "voluntary elevation" or "voluntarily elevated" means the elevation of an existing nonconforming nonhomestead residential property or the removal and rebuilding of a nonconforming nonhomestead residential property. Conforming areas below an elevated structure designated only for parking, storage, or access may not be included in the 110 percent calculation unless the area exceeds 110 percent of the square footage before the voluntary elevation.

Additionally, the property's assessed value may ~~shall~~ not increase if the total square footage of the property as changed, ~~or~~ improved, or elevated does not exceed 1,500 square feet.

(c) Changes, additions, or improvements that do not cause the total to exceed 110 percent of the total square footage of the property before the qualifying damage, ~~or~~ destruction, or voluntary elevation or that do not cause the total to exceed 1,500 total square feet shall be reassessed as provided under subsection (3). The property's assessed value shall be increased by the just value of that portion of the changed or improved

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property which is in excess of 110 percent of the square footage of the property before the qualifying damage, ~~or~~ destruction, or voluntary elevation or of that portion exceeding 1,500 square feet. Property damaged, ~~or~~ destroyed, or voluntarily elevated by misfortune or calamity which, after being changed or improved, has a square footage of less than 100 percent of the property's total square footage before the qualifying damage, ~~or~~ destruction, or voluntary elevation shall be assessed pursuant to subsection (8). This subsection ~~paragraph~~ applies to changes, additions, or improvements commenced within 3 years after the January 1 following the qualifying damage, ~~or~~ destruction, or voluntary elevation of the property.

(d)~~(e)~~ Changes, additions, or improvements include improvements made to common areas or other improvements made to property other than to the nonhomestead residential property by the owner or by an owner association, which improvements directly benefit the property. Such changes, additions, or improvements shall be assessed at just value, and the just value shall be apportioned among the parcels benefiting from the improvement.

Section 3. For the purpose of incorporating the amendments made by this act to sections 193.155 and 193.1554,, Florida Statutes, in references thereto, section 193.1557, Florida Statutes, is reenacted to read:

193.1557 Assessment of certain property damaged or destroyed by Hurricane Michael.—For property damaged or destroyed by Hurricane Michael in 2018, s. 193.155(4)(b), s. 193.1554(6)(b), or s. 193.1555(6)(b) applies to changes, additions, or improvements commenced within 5 years after

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175 January 1, 2019. This section applies to the 2019-2023 tax rolls
176 and shall stand repealed on December 31, 2023.

177 Section 4. This act shall take effect on the effective date
178 of the amendment to the State Constitution proposed by SJR ____
179 or a similar joint resolution having substantially the same
180 specific intent and purpose, if such amendment to the State
181 Constitution is approved at the general election held in
182 November 2022 or at an earlier special election specifically
183 authorized by law for that purpose.

By Senator Brandes

24-01298-21

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Senate Joint Resolution

A joint resolution proposing an amendment to Section 4 of Article VII and the creation of Section 42 of Article XII of the State Constitution, effective January 1, 2023, to authorize the Legislature, by general law, to prohibit the consideration of any change or improvement made to real property used for residential purposes to improve the property's resistance to flood damage in determining the assessed value of such property for ad valorem taxation purposes.

Be It Resolved by the Legislature of the State of Florida:

That the following amendment to Section 4 of Article VII and the creation of Section 42 of Article XII of the State Constitution are agreed to and shall be submitted to the electors of this state for approval or rejection at the next general election or at an earlier special election specifically authorized by law for that purpose:

ARTICLE VII

FINANCE AND TAXATION

SECTION 4. Taxation; assessments.—By general law regulations shall be prescribed which shall secure a just valuation of all property for ad valorem taxation, provided:

(a) Agricultural land, land producing high water recharge to Florida's aquifers, or land used exclusively for noncommercial recreational purposes may be classified by general law and assessed solely on the basis of character or use.

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(b) As provided by general law and subject to conditions, limitations, and reasonable definitions specified therein, land used for conservation purposes shall be classified by general law and assessed solely on the basis of character or use.

(c) Pursuant to general law tangible personal property held for sale as stock in trade and livestock may be valued for taxation at a specified percentage of its value, may be classified for tax purposes, or may be exempted from taxation.

(d) All persons entitled to a homestead exemption under Section 6 of this Article shall have their homestead assessed at just value as of January 1 of the year following the effective date of this amendment. This assessment shall change only as provided in this subsection.

(1) Assessments subject to this subsection shall be changed annually on January 1st of each year; but those changes in assessments shall not exceed the lower of the following:

a. Three percent (3%) of the assessment for the prior year.

b. The percent change in the Consumer Price Index for all urban consumers, U.S. City Average, all items 1967=100, or successor reports for the preceding calendar year as initially reported by the United States Department of Labor, Bureau of Labor Statistics.

(2) No assessment shall exceed just value.

(3) After any change of ownership, as provided by general law, homestead property shall be assessed at just value as of January 1 of the following year, unless the provisions of paragraph (8) apply. Thereafter, the homestead shall be assessed as provided in this subsection.

(4) New homestead property shall be assessed at just value

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59 as of January 1st of the year following the establishment of the
60 homestead, unless the provisions of paragraph (8) apply. That
61 assessment shall only change as provided in this subsection.

62 (5) Changes, additions, reductions, or improvements to
63 homestead property shall be assessed as provided for by general
64 law; provided, however, after the adjustment for any change,
65 addition, reduction, or improvement, the property shall be
66 assessed as provided in this subsection.

67 (6) In the event of a termination of homestead status, the
68 property shall be assessed as provided by general law.

69 (7) The provisions of this amendment are severable. If any
70 of the provisions of this amendment shall be held
71 unconstitutional by any court of competent jurisdiction, the
72 decision of such court shall not affect or impair any remaining
73 provisions of this amendment.

74 (8)a. A person who establishes a new homestead as of
75 January 1 and who has received a homestead exemption pursuant to
76 Section 6 of this Article as of January 1 of any of the three
77 years immediately preceding the establishment of the new
78 homestead is entitled to have the new homestead assessed at less
79 than just value. The assessed value of the newly established
80 homestead shall be determined as follows:

81 1. If the just value of the new homestead is greater than
82 or equal to the just value of the prior homestead as of January
83 1 of the year in which the prior homestead was abandoned, the
84 assessed value of the new homestead shall be the just value of
85 the new homestead minus an amount equal to the lesser of
86 \$500,000 or the difference between the just value and the
87 assessed value of the prior homestead as of January 1 of the

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88 year in which the prior homestead was abandoned. Thereafter, the
89 homestead shall be assessed as provided in this subsection.

90 2. If the just value of the new homestead is less than the
91 just value of the prior homestead as of January 1 of the year in
92 which the prior homestead was abandoned, the assessed value of
93 the new homestead shall be equal to the just value of the new
94 homestead divided by the just value of the prior homestead and
95 multiplied by the assessed value of the prior homestead.

96 However, if the difference between the just value of the new
97 homestead and the assessed value of the new homestead calculated
98 pursuant to this sub-subparagraph is greater than \$500,000, the
99 assessed value of the new homestead shall be increased so that
100 the difference between the just value and the assessed value
101 equals \$500,000. Thereafter, the homestead shall be assessed as
102 provided in this subsection.

103 b. By general law and subject to conditions specified
104 therein, the legislature shall provide for application of this
105 paragraph to property owned by more than one person.

106 (e) The legislature may, by general law, for assessment
107 purposes and subject to the provisions of this subsection, allow
108 counties and municipalities to authorize by ordinance that
109 historic property may be assessed solely on the basis of
110 character or use. Such character or use assessment shall apply
111 only to the jurisdiction adopting the ordinance. The
112 requirements for eligible properties must be specified by
113 general law.

114 (f) A county may, in the manner prescribed by general law,
115 provide for a reduction in the assessed value of homestead
116 property to the extent of any increase in the assessed value of

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117 that property which results from the construction or
118 reconstruction of the property for the purpose of providing
119 living quarters for one or more natural or adoptive grandparents
120 or parents of the owner of the property or of the owner's spouse
121 if at least one of the grandparents or parents for whom the
122 living quarters are provided is 62 years of age or older. Such a
123 reduction may not exceed the lesser of the following:

124 (1) The increase in assessed value resulting from
125 construction or reconstruction of the property.

126 (2) Twenty percent of the total assessed value of the
127 property as improved.

128 (g) For all levies other than school district levies,
129 assessments of residential real property, as defined by general
130 law, which contains nine units or fewer and which is not subject
131 to the assessment limitations set forth in subsections (a)
132 through (d) shall change only as provided in this subsection.

133 (1) Assessments subject to this subsection shall be changed
134 annually on the date of assessment provided by law; but those
135 changes in assessments shall not exceed ten percent (10%) of the
136 assessment for the prior year.

137 (2) No assessment shall exceed just value.

138 (3) After a change of ownership or control, as defined by
139 general law, including any change of ownership of a legal entity
140 that owns the property, such property shall be assessed at just
141 value as of the next assessment date. Thereafter, such property
142 shall be assessed as provided in this subsection.

143 (4) Changes, additions, reductions, or improvements to such
144 property shall be assessed as provided for by general law;
145 however, after the adjustment for any change, addition,

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reduction, or improvement, the property shall be assessed as provided in this subsection.

(h) For all levies other than school district levies, assessments of real property that is not subject to the assessment limitations set forth in subsections (a) through (d) and (g) shall change only as provided in this subsection.

(1) Assessments subject to this subsection shall be changed annually on the date of assessment provided by law; but those changes in assessments shall not exceed ten percent (10%) of the assessment for the prior year.

(2) No assessment shall exceed just value.

(3) The legislature must provide that such property shall be assessed at just value as of the next assessment date after a qualifying improvement, as defined by general law, is made to such property. Thereafter, such property shall be assessed as provided in this subsection.

(4) The legislature may provide that such property shall be assessed at just value as of the next assessment date after a change of ownership or control, as defined by general law, including any change of ownership of the legal entity that owns the property. Thereafter, such property shall be assessed as provided in this subsection.

(5) Changes, additions, reductions, or improvements to such property shall be assessed as provided for by general law; however, after the adjustment for any change, addition, reduction, or improvement, the property shall be assessed as provided in this subsection.

(i) The legislature, by general law and subject to conditions specified therein, may prohibit the consideration of

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the following in the determination of the assessed value of real property:

(1) Any change or improvement to real property used for residential purposes made to improve the property's resistance to wind damage or to flood damage.

(2) The installation of a solar or renewable energy source device.

(j)(1) The assessment of the following working waterfront properties shall be based upon the current use of the property:

a. Land used predominantly for commercial fishing purposes.

b. Land that is accessible to the public and used for vessel launches into waters that are navigable.

c. Marinas and drystacks that are open to the public.

d. Water-dependent marine manufacturing facilities, commercial fishing facilities, and marine vessel construction and repair facilities and their support activities.

(2) The assessment benefit provided by this subsection is subject to conditions and limitations and reasonable definitions as specified by the legislature by general law.

ARTICLE XII

SCHEDULE

SECTION 42. Limitation on the assessment of real property used for residential purposes.—This section and the amendment to Section 4 of Article VII, authorizing the legislature to prohibit an increase in the assessed value of real property used for residential purposes as a result of any change or improvement made to improve the property's resistance to flood damage, shall take effect January 1, 2023.

BE IT FURTHER RESOLVED that the following statement be

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placed on the ballot:

CONSTITUTIONAL AMENDMENT

ARTICLE VII, SECTION 4

ARTICLE XII, SECTION 42

LIMITATION ON THE ASSESSMENT OF REAL PROPERTY USED FOR
RESIDENTIAL PURPOSES.—Proposing an amendment to the State
Constitution, effective January 1, 2023, to authorize the
Legislature, by general law, to prohibit the consideration of
any change or improvement made to real property used for
residential purposes to improve the property's resistance to
flood damage in determining the assessed value of such property
for ad valorem taxation purposes.

By Senator Rodrigues

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1 A bill to be entitled
2 An act relating to statewide flooding and sea-level
3 rise resilience; creating s. 380.093, F.S.; providing
4 legislative intent; defining the term "critical
5 asset"; establishing the Resilient Florida Grant
6 Program within the Department of Environmental
7 Protection; authorizing the department to provide
8 grants to local governments to fund the costs of
9 community resilience planning, subject to
10 appropriation; providing requirements for certain
11 local government vulnerability assessments; requiring
12 the department to complete a comprehensive statewide
13 flood vulnerability and sea-level rise data set and
14 assessment by specified dates; specifying requirements
15 for such data set and assessment; requiring the
16 department to develop a Statewide Flooding and Sea-
17 Level Rise Resilience Plan and annually submit the
18 plan to the Governor and Legislature by a specified
19 date; specifying requirements for the plan; requiring
20 water management districts to annually submit proposed
21 projects to the department for inclusion in the plan;
22 specifying requirements for such projects; specifying
23 projects that are ineligible for inclusion in the
24 plan; requiring the department to implement a scoring
25 system for assessing projects submitted by water
26 management districts; limiting the total amount of
27 funding that may be proposed in the plan; requiring
28 the Legislature, upon review and subject to
29 appropriation, to approve funding for projects as

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specified in the plan; authorizing local governments to create regional resilience coalitions for a specified purpose; authorizing the department to provide funding to the coalitions, subject to appropriation; creating s. 380.0933, F.S.; establishing the Florida Flood Hub for Applied Research and Innovation within the University of South Florida College of Marine Science for a specified purpose; providing duties of the hub; providing for an executive director; requiring the hub to submit an annual report to the Governor and Legislature by a specified date; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include specified information relating to inland and coastal flood control in certain assessments; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 380.093, Florida Statutes, is created to read:

380.093 Statewide Flooding and Sea-Level Rise Resilience Plan.—

(1) LEGISLATIVE INTENT.—

(a) The Legislature recognizes that this state is particularly vulnerable to adverse impacts of flooding resulting from the increasing frequency and duration of rainfall events, storm surge from more frequent and severe weather systems, and sea-level rise. Such adverse impacts pose economic, social,

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59 environmental, and public health and safety challenges to this
60 state. To most effectively address these challenges, funding
61 should be allocated in a manner that prioritizes and addresses
62 the most significant risks.

63 (b) The Legislature further recognizes that the adverse
64 impacts of flooding and sea-level rise affect coastal and inland
65 communities all across this state. Consequently, a coordinated
66 approach is necessary to maximize the benefit of efforts to
67 address such impacts and to improve this state's resilience to
68 flooding and sea-level rise.

69 (c) The Legislature further recognizes that to effectively
70 and efficiently address and prepare for the adverse impacts of
71 flooding and sea-level rise in this state, it is necessary to
72 conduct a comprehensive statewide assessment of the specific
73 risks posed to this state by flooding and sea-level rise and
74 develop a statewide coordinated approach to addressing such
75 risks.

76 (2) DEFINITION.—As used in this section, the term "critical
77 asset" includes:

78 (a) Transportation assets and evacuation routes, including
79 airports, bridges, bus terminals, ports, major roadways,
80 marinas, rail facilities, and railroad bridges.

81 (b) Critical infrastructure, including wastewater treatment
82 facilities, stormwater treatment facilities, drinking water
83 facilities, electric production and supply facilities, solid and
84 hazardous waste facilities, military installations,
85 communications facilities, and disaster debris management sites.

86 (c) Critical community and emergency facilities, including
87 schools, colleges, universities, community centers, correctional

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88 facilities, disaster recovery centers, emergency medical service
89 facilities, emergency operation centers, fire stations, health
90 care facilities, hospitals, law enforcement facilities, local
91 government facilities, logistical staging areas, affordable
92 public housing, risk shelter inventory, and state government
93 facilities.

94 (d) Natural, cultural, and historical resources, including
95 conservation lands, parks, shorelines, surface waters, wetlands,
96 and historical and cultural assets.

97 (3) RESILIENT FLORIDA GRANT PROGRAM.—

98 (a) The Resilient Florida Grant Program is established
99 within the Department of Environmental Protection.

100 (b) Subject to appropriation, the department may provide
101 grants to a county or municipality to fund the costs of
102 community resilience planning, including projects that address
103 the requirements of s. 163.3178(2)(f), vulnerability assessments
104 that identify or address risks of flooding and sea-level rise,
105 and the development of plans and policies that allow communities
106 to prepare for threats from flooding and sea-level rise.

107 (c) A vulnerability assessment conducted pursuant to
108 paragraph (b) must encompass an entire county or municipality
109 and must use the most recent publicly available Digital
110 Elevation Model and dynamic modeling techniques, if available.

111 1. The assessment must include an analysis of the
112 vulnerability of and risks to critical assets, including
113 regionally significant assets, owned or managed by the county or
114 municipality.

115 2. Upon completion of a vulnerability assessment, the
116 county or municipality shall submit to the department the

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following:

a. A report detailing the findings of the assessment.

b. All electronic mapping data used to illustrate flooding and sea-level rise impacts identified in the assessment. When submitting such data, the county or municipality shall include:

(I) Geotechnical data in an electronic file format suitable for input to the department's mapping tool.

(II) Geographic Information System data that has been projected into the appropriate Florida State Plane Coordinate System and that is suitable for the department's mapping tool. The county or municipality must also submit metadata using standards prescribed by the department.

c. A list of critical assets, including regionally significant assets, that are impacted by flooding and sea-level rise.

(d) A vulnerability assessment conducted for a county or municipality subject to the requirements of s. 163.3178(2)(f) must include:

1. A peril of flood analysis that addresses the requirements of s. 163.3178(2)(f).

2. The depth of sea-level rise, calculated using the North American Vertical Datum of 1988, expected for the county or municipality using, at a minimum, all of the following:

a. Two local sea-level rise scenarios, which must equal or exceed the 2017 National Oceanic and Atmospheric Administration intermediate-low and intermediate-high sea-level rise projections.

b. At least two planning horizons that must be, at a minimum, 20 years and 50 years from the date of the assessment.

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146 c. Local sea-level rise data that has been interpolated
147 between the two closest coastal tide gauges with National
148 Oceanic and Atmospheric Administration sea-level rise data.

149 3. The depth of expected storm surge flooding using Federal
150 Emergency Management Agency storm surge data. The storm surge
151 flood depth used must equal or exceed the 100-year flood event
152 and must be calculated using the North American Vertical Datum
153 of 1988.

154 4. The depth of potential future flooding from combinations
155 of sea-level rise, storm surge, and high tides using, at a
156 minimum, all of the following:

157 a. Two local sea-level rise scenarios, which must equal or
158 exceed the 2017 National Oceanic and Atmospheric Administration
159 intermediate-low and intermediate-high sea-level rise
160 projections.

161 b. At least two planning horizons that must be, at a
162 minimum, 20 years and 50 years from the date of the assessment.

163 c. Local sea-level rise data that has been interpolated
164 between the two closest coastal tide gauges with National
165 Oceanic and Atmospheric Administration sea-level rise data.

166 d. The depth of expected storm surge flooding using Federal
167 Emergency Management Agency storm surge data. The storm surge
168 flood depth used must equal or exceed the 100-year flood event
169 and must be calculated using the North American Vertical Datum
170 of 1988.

171 e. Future high tide flooding, which must be derived using
172 National Oceanic and Atmospheric Administration Technical Report
173 NOS CO-OPS 086.

174 (4) COMPREHENSIVE STATEWIDE FLOOD VULNERABILITY AND SEA-

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LEVEL RISE DATA SET AND ASSESSMENT.—

(a) By July 1, 2022, the department shall complete the development of a comprehensive statewide flood vulnerability and sea-level rise data set sufficient to conduct a comprehensive statewide flood vulnerability and sea-level rise assessment.

1. The Chief Science Officer shall, in coordination with necessary experts and resources, develop statewide sea-level rise projections that incorporate temporal and spatial variability, to the extent practicable, for inclusion in the data set.

2. The data set must include information necessary to determine the risks to inland and coastal communities, such as elevation, tidal levels, and precipitation.

(b) By July 1, 2023, the department shall complete a comprehensive statewide flood vulnerability and sea-level rise assessment that identifies inland and coastal infrastructure, geographic areas, and communities in this state which are vulnerable to flooding and sea-level rise and the associated risks.

1. The department shall use the comprehensive statewide flood vulnerability and sea-level rise data set to conduct the assessment.

2. The assessment must incorporate local and regional analyses of vulnerabilities and risks.

3. The assessment must include an inventory of critical assets, including regionally significant assets, which are essential for critical government and business functions, national security, public health and safety, the economy, flood and storm protection, water quality management, and wildlife

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habitat management, and must identify and analyze the
vulnerability of and risks to such critical assets.

(c) The department shall update the comprehensive statewide
flood vulnerability and sea-level rise data set and assessment
every 3 years. The department may update the data set and
assessment more frequently if it determines that updates are
necessary to maintain the validity of the data set and
assessment.

(5) STATEWIDE FLOODING AND SEA-LEVEL RISE RESILIENCE PLAN.—

(a) By December 1, 2021, and each December 1 thereafter,
the department shall develop a Statewide Flooding and Sea-Level
Rise Resilience Plan on a 3-year planning horizon and submit it
to the Governor, the President of the Senate, and the Speaker of
the House of Representatives. The plan must consist of ranked
projects that address risks of flooding and sea-level rise to
coastal and inland communities in this state.

(b) The plan submitted by December 1, 2021, before the
comprehensive statewide flood vulnerability and sea-level rise
assessment is completed, will be a preliminary plan that
addresses risks of flooding and sea-level rise identified in
local government vulnerability assessments. The plan submitted
by December 1, 2022, will be an update to the preliminary plan.
The plan submitted by December 1, 2023, and each plan submitted
by each December 1 thereafter, shall address risks of flooding
and sea-level rise identified in the comprehensive statewide
flood vulnerability and sea-level rise assessment.

(c) Each plan submitted by the department pursuant to this
subsection must include the following information for each
recommended project:

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1. A description of the project.

2. The location of the project.

3. An estimate of how long the project will take to complete.

4. An estimate of the cost of the project.

5. The cost-share percentage available for the project.

6. A summary of the priority score assigned to the project.

(d) By September 1, 2021, and each September 1 thereafter, each water management district shall submit to the department a list of proposed projects that mitigate or eliminate risks of flooding or sea-level rise and a corresponding evaluation of each project.

1. Local governments and regional entities whose responsibilities include addressing flooding or sea-level rise may submit to the water management district proposed projects that mitigate or eliminate risks of flooding or sea-level rise.

2. Water management districts shall evaluate the proposed projects to assess the degree to which the project addresses:

a. Threats to critical assets, including regionally significant assets, and reductions of future damage costs.

b. Risks identified in local government vulnerability assessments or the comprehensive statewide flood vulnerability and sea-level rise assessment, as applicable.

3. Each project submitted by a water management district for consideration by the department for inclusion in the plan must include:

a. A description of the project.

b. The location of the project.

c. An estimate of how long the project will take to

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complete.

d. An estimate of the cost of the project.

e. The cost-share percentage available for the project.

(e) Each project included in the plan must have a minimum
50 percent cost share.

(f) To be eligible for inclusion in the plan, a project
must address risks to a critical asset identified in a local
government vulnerability assessment or the comprehensive
statewide flood vulnerability and sea-level rise assessment, as
applicable.

(g) Projects ineligible for inclusion in the plan include,
but are not limited to:

1. Aesthetic vegetation.

2. Recreational structures such as piers, docks, and
boardwalks.

3. Water quality components of stormwater and wastewater
management systems, except projects to prevent saltwater
intrusion.

4. Maintenance and repair of over-walks.

5. Park activities and facilities, except projects to
control flooding or erosion.

6. Navigation construction, operation, and maintenance
activities.

7. Projects that provide only recreational benefits.

(h) The department shall implement a scoring system for
assessing each project submitted by water management districts
for inclusion in the plan. The scoring system must include the
following tiers and associated criteria:

1. Tier 1 must account for 50 percent of the total score

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and consist of all of the following criteria:

a. The degree to which the project addresses the risks posed by flooding and sea-level rise identified in the local government vulnerability assessments or the comprehensive statewide flood vulnerability and sea-level rise assessment, as applicable.

b. The degree to which the project addresses risks to regionally significant assets.

c. The degree to which the project reduces risks to areas with an overall higher percentage of vulnerable critical assets.

2. Tier 2 must account for 20 percent of the total score and consist of all of the following criteria:

a. The availability of local, state, and federal matching funds, considering the cost-share percentage, the status of the funding award, and federal authorization, if applicable.

b. Previous state commitment and involvement in the project, considering previously funded phases, the total amount of previous state funding, and previous partial appropriations for the proposed project.

c. The overall readiness of the project to proceed in a timely manner, considering the project's readiness for the construction phase of development, the status of required permits, the status of any needed easement acquisition, and the availability of local funding sources.

d. The cost-effectiveness of the project.

3. Tier 3 must account for 20 percent of the total score and consist of all of the following criteria:

a. The current condition of the project area, including any recent impacts from storm damage.

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b. The use of practices that reduce losses due to flooding and claims made under flood insurance policies issued in this state.

c. The degree to which the project contributes to existing flooding mitigation projects that reduce upland damage costs by incorporating new or enhanced structures or restoration and revegetation projects.

d. The exceedance of the flood-resistant construction requirements of the Florida Building Code and applicable flood plain management regulations.

4. Tier 4 must account for 10 percent of the total score and consist of all of the following criteria:

a. The proposed innovative technologies designed to reduce project costs and provide regional collaboration.

b. The environmental habitat enhancement or the inclusion of nature-based options for resilience, prioritizing state or federal critical habitat areas for threatened or endangered species.

c. The assistance to financially disadvantaged communities.

(i) The total amount of funding proposed in the plan may not exceed \$100 million. Upon review and subject to appropriation, the Legislature shall approve funding for the projects as specified in the plan. Multiyear projects that receive funding for the first year of the project must be included in subsequent plans and funded until the project is complete, provided that the project sponsor has complied with all contractual obligations and funds are available.

(6) REGIONAL RESILIENCE COALITIONS.—

(a) Counties and municipalities may enter into agreements

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349 to form regional resilience coalitions for the purpose of
350 planning for the resilience needs of communities and
351 coordinating intergovernmental solutions to mitigate adverse
352 impacts of flooding and sea-level rise.

353 (b) Regional resilience coalitions may provide technical
354 assistance to counties and municipalities in:

355 1. Preparing and conducting vulnerability assessments and
356 developing plans and policies funded by the Resilient Florida
357 Grant Program.

358 2. Developing project proposals to be submitted for
359 inclusion in the Statewide Flooding and Sea-Level Rise
360 Resilience Plan and implementing projects that are approved for
361 funding.

362 (c) Subject to specific legislative appropriation, the
363 department may provide funding to regional resilience coalitions
364 for the purpose of carrying out the duties under this section.

365 Section 2. Section 380.0933, Florida Statutes, is created
366 to read:

367 380.0933 Florida Flood Hub for Applied Research and
368 Innovation.—

369 (1) The Florida Flood Hub for Applied Research and
370 Innovation is established within the University of South Florida
371 College of Marine Science to coordinate efforts between the
372 academic and research institutions of this state. The University
373 of South Florida College of Marine Science will serve as the
374 lead institution and engage other academic and research
375 institutions, private partners, and financial sponsors to
376 coordinate efforts to support applied research and innovation to
377 address the flooding and sea-level rise challenges of this

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state.

(2) The hub shall, at a minimum:

(a) Organize existing data needs for a comprehensive statewide flood vulnerability and sea-level rise analysis and perform a gap analysis to determine data needs.

(b) Develop statewide open source hydrologic models for physically based flood frequency estimation and real-time forecasting of floods, including hydraulic models of floodplain inundation mapping, real-time compound and tidal flooding forecasts, future groundwater elevation conditions, and economic damage and loss estimates.

(c) Coordinate research funds from the state, the federal government, or other funding sources for related hub activities across all participating entities.

(d) Establish community-based programs to improve flood monitoring and prediction along major waterways, including intracoastal waterways and coastlines, of this state and to support ongoing flood research.

(e) Coordinate with agencies, including, but not limited to, the department and water management districts.

(f) Share its resources and expertise.

(g) Assist in the development of training and a workforce in this state that is knowledgeable about flood and sea-level rise research, prediction, and adaptation and mitigation strategies.

(h) Develop opportunities to partner with other flood and sea-level rise research and innovation leaders for sharing technology or research.

(i) Conduct the activities under this subsection in

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cooperation with various local, state, and federal government entities as well as other flood and sea-level rise research centers.

(3) The hub shall employ an executive director.

(4) By July 1, 2022, and each July 1 thereafter, the hub shall provide an annual comprehensive report to the Governor, the President of the Senate, and the Speaker of the House of Representatives that outlines its clearly defined goals and its efforts and progress on reaching such goals.

Section 3. Subsections (3) through (7) of section 403.928, Florida Statutes, are amended to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida's water resources and conservation lands.

(3) ASSESSMENT REQUIREMENTS.—The assessment must:

(a) shall Include analyses on a statewide, regional, or geographic basis, as appropriate, and shall identify analytical challenges in assessing information across the different regions of this ~~the~~ state.

(b) ~~(4)~~ The assessment must Identify any overlap in the expenditures for water resources and conservation lands.

(4) INLAND AND COASTAL FLOOD CONTROL.—Beginning with the assessment due by January 1, 2022, the Office of Economic and Demographic Research shall include in the assessment an analysis of future expenditures by federal, state, regional, and local governments required to achieve the Legislature's intent of minimizing the adverse economic effects of inland and coastal flooding, thereby decreasing the likelihood of severe

27-01296A-21

20211954

436 dislocations or disruptions in the economy and preserving the
437 value of real and natural assets to the extent economically
438 feasible. To the extent possible, the analysis must evaluate the
439 cost of resilience efforts necessary to address inland and
440 coastal flooding associated with sea-level rise, high tide
441 events, storm surge, flash flooding, stormwater runoff, and
442 increased annual precipitation over a 50-year planning horizon.
443 At such time that dedicated revenues are provided in law for
444 these purposes or that recurring expenditures are made, the
445 analysis must also identify the gap, if any, between the
446 estimated revenues and the projected expenditures.

447 (5) ASSESSMENT ASSISTANCE.-

448 (a) The water management districts, the Department of
449 Environmental Protection, the Department of Agriculture and
450 Consumer Services, the Fish and Wildlife Conservation
451 Commission, counties, municipalities, and special districts
452 shall provide assistance to the Office of Economic and
453 Demographic Research related to their respective areas of
454 expertise.

455 (b) ~~(6)~~ The Office of Economic and Demographic Research must
456 be given access to any data held by an agency as defined in s.
457 112.312 if the Office of Economic and Demographic Research
458 considers the data necessary to complete the assessment,
459 including any confidential data.

460 (6) ~~(7)~~ ASSESSMENT SUBMISSION.-The assessment shall be
461 submitted to the President of the Senate and the Speaker of the
462 House of Representatives by January 1, 2017, and by January 1 of
463 each year thereafter.

464 Section 4. This act shall take effect upon becoming a law.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: February 25, 2021

RE: **RESOLUTION 2021-11: AMENDING SPECIAL EVENTS SCHEDULE**

Please find enclosed Resolution 2021-11 amending the special events calendar to reschedule the Rhythm & Ribs Festival and incorporating by reference the 2016-2017 list of grandfathered events found in Resolution 2018-13.

Please place Resolution 2021-11 on the regular City Commission agenda for adoption on March 8, 2021.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Darlene Galambos, City Clerk (*with original*)

Agenda Title:

Resolution 2021-11: Amending the special events calendar to reschedule the Rhythm & Ribs Festival.

RESOLUTION NO. 2021-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, INCORPORATING BY REFERENCE THE 2016-2017 LIST OF GRANDFATHERED EVENTS FOUND IN RESOLUTION 2018-13; AMENDING THE CALENDAR OF SPECIAL EVENTS TO RESCHEDULE THE RHYTHM & RIBS FESTIVAL.

WHEREAS, Resolution 2018-13 established limits on the number of special events held during certain times of the year and the fees for use of public property for said events; and

WHEREAS, on March 1, 2020, Governor Ron DeSantis issued Executive Order Number 20-51 declaring a Public Health Emergency in the State of Florida due to the spread of COVID-19 and on March 9, 2020, Governor DeSantis issued Executive Order Number 20-52, declaring a State of Emergency for the State of Florida, extending to all sixty-seven (67) counties, including St. Johns County and the City of St. Augustine, which has been continuously extended and remains in effect; and

WHEREAS, Resolution 2020-14 amended Resolution 2018-13 to provide the City Manager with the authority to reschedule festivals and events cancelled due to a declared state of emergency consistent with the emergency authority granted to the City Manager in the City Charter; and

WHEREAS, the ongoing COVID-19 pandemic has created the need to reschedule some special events, specifically the Rhythm & Ribs Festival; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, THAT

Section 1. Upon the effective date of this resolution, the Rhythm & Ribs Festival, previously held during first weekend in April, will now be held in October.

Section 2. A list of block-out dates and special events meeting the criteria of the specific sections found in Resolution 2018-13, is attached hereto and incorporated herein

as **Exhibit “A”**. Exhibit “A” does not include events that are not regulated by Resolution 2018-13, such as WalkMS (occurs on sidewalks only with no road closures), St. Augustine Race Week regatta (occurs at the municipal marina and in the waterway, no bridge closure required), Regatta of Lights Boat Parade (occurs in the waterway, no bridge closure required).

Section 3. Resolution 2018-13 at section 9 is hereby amended to read as follows:
“Upon the effective date of this resolution, Francis Field may not be used for events on consecutive weekends, and no road closures requiring an FDOT permit will be allowed on consecutive days ~~except for November 11 and 12, 2018.~~”

Section 4. All other provisions of Resolution 2018-13 not in conflict herein are hereby affirmed and restated.

Section 5. This resolution shall become effective immediately upon adoption by the City Commission.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida this _____ day of _____, 2021.

CITY OF ST. AUGUSTINE, FLORIDA

Tracy Upchurch, Mayor-Commissioner

ATTEST:

Darlene Galambos, City Clerk
(Seal)

EXHIBIT "A"
Events Regulated by Resolution 2018-13 by Section

SECTION 1: GRANDFATHERED MULTI-DAY EVENTS HELD ON FRANCIS FIELD BETWEEN OCTOBER 1, 2016 AND SEPTEMBER 30, 2017

- **Celtic Festival/St. Patrick's Day Parade:** The weekend before St Patrick's Day
*** (usually the second weekend in March)*
- **Lions Seafood Festival:** The weekend on or after St Patrick's Day
- **Old Town Art Show:** Palm Sunday weekend (*either March or April*)
- **Greek Festival:** The second weekend in October
- **Rhythm & Ribs Festival:** The third weekend in October **approved change of date by CC*
- **Festival of Art:** The weekend after Thanksgiving

SECTION 2: GRANDFATHERED ONE DAY EVENT HELD ON FRANCIS FIELD BETWEEN OCTOBER 1, 2016 AND SEPTEMBER 30, 2017

- **Family Fun Fest:** The fourth weekend in April

SECTION 3: BLOCK OUT DATES:

- ❖ The months of March and April
- ❖ The Saturday before Thanksgiving through January 31st of the following year
- ❖ Friday, Saturday, Sunday, and Monday of weekends with a federal Monday holiday:
 - Martin Luther King Jr. Day
 - Presidents Day
 - Memorial Day
 - Labor Day
 - Columbus Day
- ❖ Independence Day as well as the days before and after:
 - July 3rd, 4th, and 5th
- ❖ The third Friday, Saturday, and Sunday in February:
 - The Daytona 500
- ❖ The Fridays, Saturdays, and Sundays of the second and third weeks in March:
 - Daytona Beach's Bike Week:
- ❖ The Friday, Saturday, and Sunday of the third week in October:
 - Daytona Beach's Biketoberfest

SECTION 5: GRANDFATHERED EVENTS REQUIRING STREET CLOSURES (NOT DOWNTOWN)

- **Lighthouse 5K:** The first Saturday in March
- **Jail Break 5K:** The fourth Saturday in October

SECTION 6: PARADES, MARCHES, AND RACES REQUIRING STREET/BRIDGE CLOSURES DOWNTOWN

(current as of Resolution 2018-13, all one-day events, except the Half Marathon which uses Francis Field for Sat and Sun):

- **Christmas Parade:** The first Saturday in December
- **March for Life:** The second Saturday in January
- **Matanzas 5000:** The third Saturday in January

- **Blessing of the Fleet:** March
- **Festival of Chariots:** The third Saturday in March
- **Easter Parade:** The Saturday before Easter
- **Independence Day Celebration & Fireworks:** July 4th
- **Bridge of Lions 5K:** The second Saturday in July
- **Pink up the Pace:** The first Saturday in October
- **Light up Night:** November
- **Half Marathon:** The second weekend in November

Building Code Task Force for Existing Properties

David Birchim, AICP
Director, Planning and Building Department
City of St. Augustine, Florida

November 10, 2020



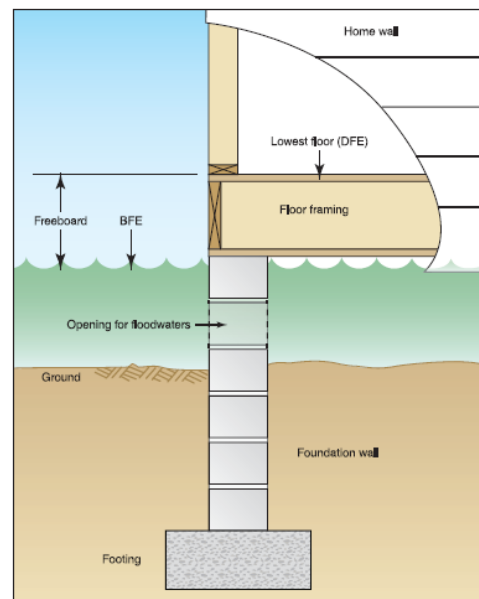
Introduction

On November 9, 2020, the City Commission appointed a task force to explore ways to protect existing, older homes from the drainage and flooding impacts of new infill development. This task force will be chaired by Commissioner John Valdes. As background, the State of Florida and the Federal Emergency Management Agency both have a role in regulating new home construction.

The State of Florida requires every local government to adopt the State Building Code and to employ a state licensed Building Official to enforce the State Building Code. The 2017 State Building Code, which is the current version, requires very specific construction methods and techniques. The State also specifically regulates which types of materials can be used for construction. The City's Building Official is Richard (Buddy) Schauland.

The Federal Emergency Management Agency (FEMA) requires every community that participates in the Federal Flood Insurance Program to adopt a Floodplain Mitigation Code. The City of St. Augustine has participated in the Federal Flood Insurance Program since 1972. The city's Floodplain Management Code is in Chapter 8 of the Municipal Code of Ordinances and it was most recently updated in 2017. FEMA requires the finished floor of new homes to be elevated above the flood plain identified in the Flood Insurance Rate Map. The City of St. Augustine has adopted a higher regulatory standard and requires the finished floor of new homes to be elevated one foot above the finished floor elevation, this is referred to as the one foot freeboard.

Any local government in Florida that wants to make changes to the State Building Code (for their jurisdiction) must have these changes approved by the State of Florida Building Commission. Changes to the Flood Mitigation Code must also be approved by the State of Florida Building Commission after a review and approval by FEMA.



The Key Issue

There is a concern that certain construction techniques for infill housing, that are allowed by the State Building Code, may result in flooding problems for adjacent homes and properties. This can be a result of the “damning” of natural drainage patterns when fill (dirt) is brought onto lots for construction of new homes. It can also result in the direct discharge of stormwater from new homes with higher elevations onto older homes at lower elevations. For example, when vacant lots are filled and “slab on grade” construction is used for new homes, it can dramatically alter the ground elevations between homes, which in some cases are very close to one another and this alters the natural drainage patterns of surrounding properties. According to FEMA, new homes must be elevated, so is there a way to allow new homes to be elevated while protecting older homes from drainage impacts?



Goals

On October 26, 2020, the City Commission approved the following goals as guidance for this task force:

Goal #1 – Protect older homes from the flooding impacts of new homes that are required to be constructed at higher elevations.

Goal #2 – Provide incentives for property owners to use building techniques which do not require land filling for new home construction.

Goal #3 – Limit the amount of impervious surface that is allowed on residential lots. There is currently no limit to the amount of paving a homeowner can do on their property.



The Building Code Task Force Process

1. The Building Code Task Force will meet for public debate, it will allow public input during the public hearing and it will produce recommendations that are contained in a Final Report of the Task Force.
2. The Final Report of the Task Force will be presented to the City Commission.
3. If the City Commission accepts the recommendations of the Task Force, they will forward these recommendations to the lower citizen boards. This could require a review (and further recommendations) by the Planning and Zoning Board (PZB), the Code Enforcement Adjustments and Appeals Board (CEAAB) and the Historic Architectural Review Board (HARB).
4. After all formal recommendations have been made by the citizen boards, the City staff will draft an ordinance addressing all recommended changes to the Building Code and/or Floodplain Management Code and submit the ordinance to the City Commission for their consideration and adoption.
5. The ordinance, if adopted, is then sent to the State of Florida and FEMA as appropriate.

The State and Federal Process

Building Code Amendments

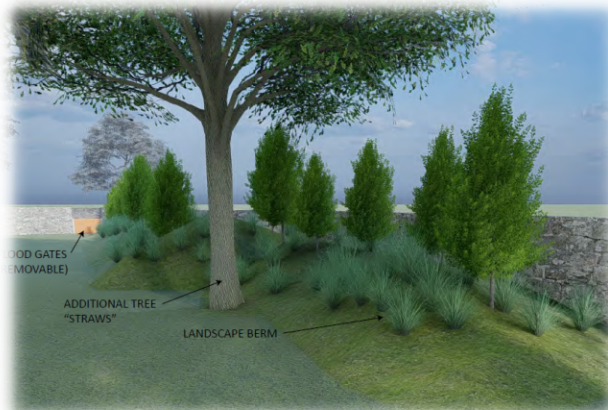
To make local amendments to the adopted state building code, we have to produce evidence (or findings) as to why we need these changes. Once these changes are adopted by ordinance, the ordinance is sent to the Florida Building Commission. They will review the findings and the ordinance to verify that it was legally adopted. If the Florida Building Commission determines that the ordinance was legally adopted, it will be enforceable until the next code cycle (these are 3 year cycles). During the code development cycle, all local amendments are reviewed by the Florida Building Commission to see if they should be included in the next building code update and applied to the entire state. If they are not put in the updated code, the local amendments must be resubmitted to the commission for another 3 year cycle.

Floodplain Management Code Amendments

If there are changes to the floodplain management ordinance, i.e. no fill for residential properties in the flood zone, the ordinance needs to be written with the help of a Federal Emergency Management Agency (FEMA) contractor. City staff will facilitate that process. This constitutes a higher regulatory standard. When this ordinance is adopted, it is sent to the Florida Department of Emergency Management (FDEM) and the Florida Building Commission. FDEM will review it and then send it to FEMA for review and approval. These types of changes do not have to be resubmitted to the Building Commission every three years, they will continue to be enforceable.

Questions?

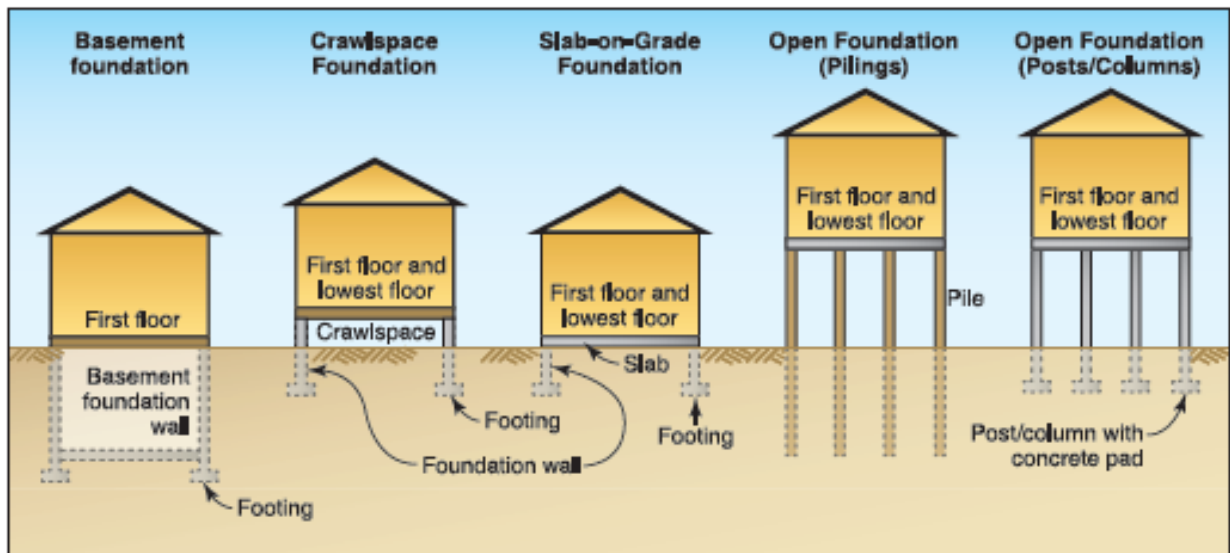
1. Can we require a new home builder to make off-site drainage improvements to the neighbor's property to mitigate potential flooding from the construction of the new home?
2. How feasible is it to require a fully engineered stormwater plan for single family homes?
3. Can trees and landscaping be used to mitigate stormwater runoff? Are property walls and berms appropriate?



Goal #1

Protect older homes from the flooding impacts of new homes that are required to be constructed at higher elevations.

The State Building Code allows various types of foundations to be used for new home construction, such as stem wall foundation, slab on grade foundation and pier foundation.



Questions?

1. If the city adopted a change that would prohibit slab on grade foundations for infill housing within floodplains, would that mitigate drainage and flooding problems on adjacent properties?
2. What are the consequences of that change to local builders, construction costs, insurance rates and handicap accessibility issues? Although vertical accessibility is not a requirement for residential construction, it can be an issue for the homeowner.

3. What specific change to the code would have to be adopted to prohibit slab on grade construction in floodplains for infill housing? Do we need to define infill housing?
4. Can landscaping and site design that manages stormwater also be used to mitigate flooding and drainage issues?

NOTES

Goal #2

Provide incentives for property owners to use building techniques which do not require land filling for new home construction in floodplains.

Instead of prohibiting slab on grade construction, can there be incentives for builders to use more “neighborhood friendly” construction techniques for new home building?

Examples for discussion:

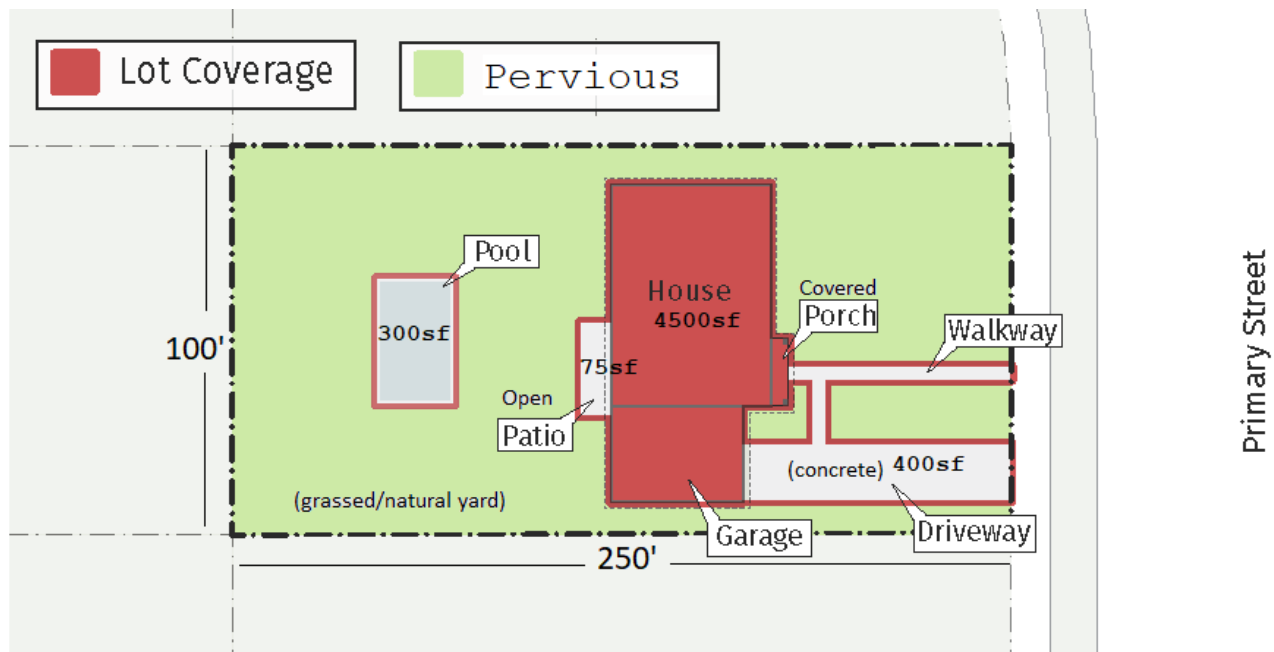
1. Allow additional building height (new foundation may be stormwater friendly but height might not be neighborhood friendly, could we be incentivizing a different problem?)
2. Allow an accessory dwelling unit on Single Family Residential zoned lots (RS-1 and RS-2)
3. Fast Track or Expedited Permitting

NOTES

Goal #3

Limit the amount of impervious surface that is allowed on residential lots. There is currently no limit to the amount of paving a homeowner can do on their property.

Each zoning district in the city defines how much an individual property can be covered “under roof” using a maximum lot coverage ratio but this does not limit the amount of paving that can be done on a property. With commercial properties, stormwater management is designed to account for the total impervious surface covering a property. Stormwater management is also engineered for new home construction in modern master planned subdivisions. This is not the case for our older, traditional neighborhoods such as Davis Shores, Lincolnville, Model Land Company, Fullerwood and others.



Total Lot Area 25,000 sf
Lot Coverage (4500sf) 0.18
Impervious Surface (5275sf) 0.21

Questions?

1. Would establishing a maximum impervious surface ratio (while maintaining the same maximum lot coverage or replacing lot coverage with an ISR) be a beneficial change to mitigate potential drainage and flooding for residential properties in our older neighborhoods?
2. If we establish a maximum impervious surface ratio for residential properties, how do we enforce it? For example, is there a practical way for the city to know if a homeowner has installed a brick patio in their back yard.
3. Can the city create a voluntary market (versus mandate) for low impact design concepts (rain water harvesting, green roofs, bio-swales, rain gardens, parking lot water capture, and pervious pavement?)



Working List of Resources

1. Link to City of St. Augustine interactive map layers including flood maps:
<https://staug.maps.arcgis.com/apps/webappviewer/index.html?id=23b4948e3b3b4380bd5f5075b6aac6be>
2. http://www.floridabuilding.org/fbc/thecode/2017-6edition/BASF_2017_flood_061217.pdf
3. Homeowner's Guide to Retrofitting: Six Ways to Protect your Home from Flooding
FEMA P-312, 3rd edition, June 2014 *includes graphics and definitions as well as considerations for how to floodproof residential buildings*
4. Resilient Heritage in the Nation's Oldest City www.citystaug.com/resilientheritage
includes guidance that can be applied to developed or undeveloped properties
5. City of Treasure Island Impervious Surface Ratio Worksheet



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: March 8, 2021

RE: **Building Code Task Force for Existing Properties – Final Report**

The City Commission created the Building Code Task Force to explore ways to update the city code related to flood protection and resiliency. To focus the scope of the project even further, the Task Force was given three specific goals.

Goal #1 – Protect older homes from the flooding impacts of new home construction.

Goal #2 – Provide incentives for property owners to use building techniques which do not require land filling for new home construction.

Goal #3 – Limit the amount of impervious surface that is allowed on residential lots.

The Task Force held four public meetings and produced a final report to the City Commission with their findings and recommendations.

If the City Commission accepts the final report and chooses to move forward with the recommendations of the Task Force, city staff will forward the land development code changes to the Planning and Zoning Board for their review. The Planning and Zoning Board will have at least one public hearing and will make formal recommendations to the City Commission concerning any land development code changes.

Please place the Final Report of the Building Code Task Force on the March 8, 2021 City Commission agenda.

If you have any questions, please let me know.



David Birchim, AICP
Director, Planning and Building

Building Code Task Force for Existing Properties Final Report and Recommendations

The City Commission created the Building Code Task Force for Existing Properties to explore amendments to the city's land development code. Specifically, the intent of this project is to increase stormwater resiliency within the city's older, established neighborhoods.

The City Commission instructed the Building Code Task Force to focus on three goals.

1. Protecting older homes from the drainage impacts of new homes that are required to be built at higher elevations.
2. Providing incentives for property owners to use building techniques which do not require land filling for new home construction.
3. Limiting the amount of impervious surface that is allowed on residential lots.

GOAL #1 – PROTECTING OLDER HOMES FROM DRAINAGE IMPACTS OF ADJACENT DEVELOPMENT

RECOMMENDATION

A. An approved lot grading plan will be required for building and site development for all infill residential single-family development, except those private communities with master stormwater plans, according to the following rules. The intent of this section is to safeguard residential properties from the drainage impacts of new development. These regulations will not apply to private communities with approved master stormwater infrastructure.

1. Before a building permit is issued, a survey will be submitted to include spot elevations of the property, the location and size of all roofed areas and impervious surfaces of the property and the elevations of all neighboring properties 10 feet outside of the boundaries of the subject property. The survey will be produced by a licensed surveyor and will be used to design a lot grading plan.
2. The property owner, builder or general contractor will submit the proposed lot grading plan with the building permit submittal. The lot grading plan will demonstrate the following;
 - a. The lot grading plan will show that no stormwater drainage will occur on adjacent private properties as a result of site grading and new construction. Lot grading will direct stormwater into the public right of way or onto adjacent public properties, as approved by the city.

- b. The lot grading plan will maintain existing drainage patterns and will not disrupt or “dam” the natural flow of water from neighboring properties.
 - c. The lot grading plan can incorporate the use of gutters (downspouts and leaders), swales, retaining walls and similar methods to achieve stormwater drainage without adverse impacts, as approved by the city.
- 3. The lot grading plan is reviewed and approved by the city Public Works Department. If grading is not sufficient or feasible, then the use of gutters, swales, retaining walls or similar methods, may be required to divert or manage stormwater on the site and this must be approved by the city Building Official (Floodplain Manager) and the city Public Works Department.
- 4. A lot grading inspection will be done by the city. The grading inspection can be done at the rough grading phase of the project. The inspection will be done prior to closing out of the building permit and prior to a Certificate of Occupancy or Certificate of Completion being issued by the city, if applicable. A self-certification of grading improvements can be conducted by a Florida licensed surveyor or a Florida licensed engineer and submitted to the city Planning and Building Department prior to final closing of the building permit, in lieu of an inspection by the city.
- 5. Any new increase of 400 square feet or more of impervious surface on a residential lot, measured cumulatively within a 5 year period, will require an approved lot grading plan.
- B. A variance process will be created to allow relief from the above rules if it can be demonstrated that application of these rules is technically infeasible and if a property contains a unique physical characteristic in which deviance from the strict application of these rules will not create any off-site drainage impacts and will not intensify any existing drainage problems.**

GOAL #2 – PROVIDE INCENTIVES FOR PROPERTY OWNERS TO USE CONSTRUCTION TECHNIQUES WHICH DO NOT REQUIRE LAND FILLING

RECOMMENDATION

- A. Property owners in residential single-family districts RS-1 and RS-2 are eligible for an additional 5% lot coverage if they comply with all of the required conditions listed below.**
- 1. Pier foundation construction (open crawl space, without a slab under the structure) is the only allowable foundation type on the lot for all buildings, existing and proposed, to be eligible for this lot coverage bonus.

2. The installation of gutters, downspouts and leaders directing rainwater into the property and away from adjacent private properties is required to be installed and maintained on all structures with roofs or a lot grading plan must be approved by the city.
3. The only materials allowed for driveways, walkways and patios are pervious or semi-pervious in nature.
4. The property owner must maintain a minimum of 1 shade tree on the property.
5. The maximum impervious surface ratio for the property is 70%.
6. A natural bufferyard at least 5 feet in width must be maintained adjacent to all property lines. This bufferyard can contain utilities, driveway openings, walkway openings and fences, walls and gates but can not contain any other type of structure. If a fence or wall is proposed in the bufferyard, it must be demonstrated that the fence or wall will not alter any existing drainage patterns.

GOAL #3 – LIMIT THE AMOUNT OF IMPERVIOUS SURFACE THAT IS ALLOWED IN RESIDENTIAL DISTRICTS

RECOMMENDATION

- A. The maximum impervious surface ratio allowed for single family residential development in all residential districts, including accessory structures and uses is 70%. This regulation does not apply to residential communities with private master stormwater systems.
- B. Add the definitions of “Imperious Surface” and “Impervious Surface Ratio” in the City Code.

EDUCATION AND PUBLIC OUTREACH – A program to inform property owners and builders of any new rules and regulations shall accompany these city code changes. Additional promotion efforts including information and techniques for homeowners to become more resilient should also be done by the City.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice Mayor, and City Commissioners

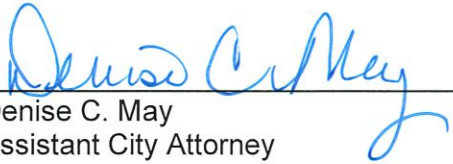
DATE: March 1, 2021

RE: **2021 LEGISLATIVE SESSION UPDATE**

Please find enclosed updated versions of "City Commission Priorities Spreadsheet" and the "City Attorney Legislative Bill Tracking" spreadsheet for review.

Please place these spreadsheets on the agenda for the March 8, 2021 City Commission meeting under item 11.A.

Thank you,



Denise C. May
Assistant City Attorney

xc: John Regan, City Manager
Isabelle Lopez, City Attorney

CITY COMMISSION PRIORITIES SPREADSHEET

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
BILLS TO SUPPORT					
SB 596	Preemption of Tree Pruning, Trimming, and Removal	Stewart	Repealing a provision relating to tree pruning, trimming, or removal on residential property, etc.	1/13/2021 Filed. Referred to Community Affairs, Judiciary, Rules.	No Committee Hearings scheduled to date.
HB 6023	Preemption of Tree Pruning, Trimming, and Removal	Eskamani	Repeals provisions relating to tree pruning, trimming, & removal on residential property.	1/12/2021 Filed. Referred to Local Administration and Veterans Affairs Subcommittee; Commerce Committee; State Affairs Committee.	No Committee Hearings scheduled to date.
SB 594	Preemption of Recyclable and Polystyrene Materials	Stewart/Polisky	Deleting preemptions of local law relating to the regulation of auxiliary containers, wrappings, or disposable plastic bags; repealing the preemption of local laws regarding the use or sale of polystyrene products to the Department of Agriculture and Consumer Services, etc.	1/12/2021 Filed. Referred to Environment and Natural Resources; Community Affairs; Rules.	No Committee Hearings scheduled to date
HB 6027	Preemption of Recyclable and Polystyrene Materials	Grieco	Removes prohibition of local laws relating to regulation of auxiliary containers, wrappings, & disposable plastic bags; repeals preemption of local laws relating to use or sale of polystyrene products to DACS.	1/12/2021 Filed. Referred to Regulatory Reform Subcommittee; Local Administration and Veterans Affairs Subcommittee; Commerce Committee.	No Committee Hearings scheduled to date
SB 514	Resiliency	Rodrigues	Establishing the Statewide Office of Resiliency within the Executive Office of the Governor; creating the Statewide Sea-Level Rise Task Force adjunct to the office; authorizing the Department of Environmental Protection to contract for specified services, upon request of the task force; requiring the Environmental Regulation Commission to take certain action on the task force's recommendations, etc.	1/8/2021 Filed. Referred to Environment and Natural Resources; Appropriations Subcommittee on Agriculture, Environment, and General Government; Appropriations.	Favorable by Environment & Natural Resources, YEAS 6, NAYS 0 Now in Appropriations Subcommittee on Agriculture, Environment, & General Govt.
HB 315	Resiliency	LaMarra	Establishes Statewide Office of Resiliency within EOG; provides for appointment of Chief Resilience Officer by Governor; creates Statewide Sea-Level Rise Task Force adjunct to office; authorizes DEP to contract for specified services upon request of task force; authorizes task force to designate technical advisory groups; requires Environmental Regulation Commission to take certain action on task force recommendations; provides appropriation.	1/19/2021 Filed. Referred to Environment, Agriculture & Flooding Subcommittee; Appropriations Committee; State Affairs Committee.	Now in Environment, Agriculture & Flooding Subcommittee.

CITY COMMISSION PRIORITIES SPREADSHEET

BILLS TO OPPOSE					
HB 219	Vacation Rentals	Fischer	Preempts regulation of vacation rentals to state; prohibits local law, ordinance, or regulation from allowing or requiring inspections or licensing of public lodging establishments; including vacation rentals, or public food service establishments; requires licenses issued by Division of Hotels & Restaurants of DBPR to be displayed conspicuously to public inside licensed establishment.	1/12/2021 Filed. Referred to Regulatory Reform Subcommittee; Ways and Means Committee; Commerce Committee.	Favorable with CS by Regulatory Reform Subcommittee. Now in Ways & Means Committee.
SB 522	Vacation Rentals	Diaz	Preempting the regulation of vacation rentals to the state; prohibiting a local law, ordinance, or regulation from allowing or requiring inspections or licensing of public lodging establishments; including vacation rentals, or public food service establishments; requiring licenses issued by the Division of Hotels and Restaurants of the Department of Business and Professional Regulation to be displayed conspicuously to the public inside the licensed establishment; requiring advertising platforms to require that persons placing advertisements for vacation rentals include certain information in the advertisements, etc.	1/11/2021 Filed. Referred to Regulated Industries; Commerce and Tourism; Rules.	Favorable with CS by Regulated Industries; YEAS 6, NAYS 3. Removed from Commerce & Tourism Committee review. Added Appropriations; Now in Appropriations.
SB 62*	Regional Planning Councils	Bradley	Revising a requirement for the Executive Office of the Governor to review and consider certain reports, data, and analyses relating to the revision of the state comprehensive plan; eliminating the advisory role of regional planning councils in state comprehensive plan preparation and revision; repealing provisions relating to the Florida Regional Planning Council Act; authorizing local governments to recommend areas of critical state concern to the state land planning agency, etc.	01/05/2021 Filed. Referred to Community Affairs; Judiciary; Rules 01/11/2021.	CS by Community Affairs; YEAS 6 NAYS 3. Now in Judiciary.
SB 266	Home-based Businesses	Perry	Providing legislative findings and intent; specifying conditions under which a business is considered a home-based business; authorizing a home-based business to operate in a residential zone under certain circumstances; preempting to the state the ability to regulate or license home-based businesses; prohibiting a local government from certain actions relating to the licensure and regulation of home-based businesses, etc.	12/14/2020 Filed. Referred to Community Affairs; Commerce and Tourism; Rules.	No Committee Hearings scheduled to date
HB 403	Home-based Businesses	Giallombardo	Specifies conditions under which business is considered home-based business; authorizes home-based business to operate in residential zone; prohibits local government from certain actions relating to licensure & regulation of home-based businesses; authorizes specified business owners to challenge certain local government actions; authorizes prevailing party to recover specified attorney fees & costs.	1/25/2021 Filed. Referred to Regulatory Reform Subcommittee; Commerce Committee.	Favorable by Regulatory Reform Subcommittee. Now in Commerce Committee.

CITY COMMISSION PRIORITIES SPREADSHEET

SB 496	Growth Management	Perry	Specifying requirements for certain comprehensive plans effective, rather than adopted, after a specified date and for associated land development regulations; requiring local governments to include a property rights element in their comprehensive plans; prohibiting a local government's property rights element from conflicting with the statement of rights contained in the act; providing that the consent of certain property owners is not required for development agreement changes under certain circumstances; requiring the Department of Transportation to afford a right of first refusal to certain individuals under specified circumstances, etc.	1/7/2021 Filed. Referred to Community Affairs; Judiciary; Rules.	No Committee Hearings scheduled to date
HB 59	Growth Management	McClain/Sabatini	Requires local governments to include property rights element in their comprehensive plans; provides statement of rights that local government may use; requires local government to adopt property rights element by specified date; prohibits local government's property rights element from conflicting with statutory provided statement of rights; provides that certain property owners are not required to consent to development agreement changes; prohibits municipality from annexing specified areas; requires DOT to afford right of first refusal to certain individuals; provides requirements & procedures for right of first refusal; authorizes certain developments of regional impact agreements to be amended.	12/10/2020 Filed. Referred to Local Administration and Veterans Affairs Subcommittee; Civil Justice and Property Rights Subcommittee; State Affairs Committee.	CS by Local Administration & Veterans Affairs Subcommittee. Favorable with CS by Civil Justice & Property Rights Subcommittee. Not yet scheduled for State Affairs Committee.
BILLS TO FOLLOW					
HB 6003*	Vaccinations During Public Health Emergencies	Sabatini & Smith	Removes authority of State Health Officer to order vaccinations upon declaration of public health emergency; revises requirement that DOH adopt certain rules.	11/30/20 Filed. Referred to Pandemics and Public Emergencies Committee; Professions and Public Health Subcommittee; Health and Human Services Committee.	No Committee Hearings scheduled to date.
HB 883	County and Municipal Code Enforcement	Overdorf	Prohibits certain code inspectors from initiating investigations & initiating enforcement proceedings of potential violations of codes & ordinances by way of anonymous complaints; requires specified information to be provided before investigation or proceeding occurs.	2/10/2021 Filed. Referred to Local Administration & Veterans Affairs Subcommittee; Public Integrity & Elections Committee; State Affairs Committee.	Now in Local Administration & Veterans Affairs Subcommittee.

CITY COMMISSION PRIORITIES SPREADSHEET

SB 60	County and Municipal Code Enforcement	Bradley	Prohibiting code inspectors designated by boards of county commissioners from initiating investigations of potential violations of codes and ordinances by way of anonymous complaints; prohibiting code inspectors from initiating enforcement proceedings for potential violations of codes and ordinances by way of anonymous complaints; prohibiting code enforcement officers from initiating investigations of potential violations of codes and ordinances by way of anonymous complaints; prohibiting code inspectors designated by governing bodies of municipalities from initiating investigations of potential violations of codes and ordinances by way of anonymous complaints; requiring persons who report potential violations of codes and ordinances to provide specified information to the governing body before an investigation occurs, etc.	Filed 01/05/21; Referred to Community Affairs, Governmental Oversight and Accountability, Rules.	CS by Community Affairs, YEAS 6 NAYS 3; Now in Governmental Oversight & Accountability.
HB 1	Combating Public Disorder	Fernandez-Barquin	Authorizes residents of municipality to file an appeal to Administration Commission if municipality makes reduction to budget of municipal law enforcement agency; revises provisions prohibiting obstructing traffic; provides for cause of action against municipality for failing to provide law enforcement protection during riot; revises penalty for assault or battery committed in furtherance of riot or aggravated riot; revises minimum term of imprisonment for battery on law enforcement officer in furtherance of riot; revises prohibition on damaging memorial; revises penalties for burglary or theft during riot & facilitated by riot; revises prohibition on fighting in public place; prohibits specified assemblies from engaging in disorderly & violent conduct; prohibits inciting or encouraging riot; creates affirmative defense to civil action where plaintiff participated in riot or unlawful assembly.	1/6/2021 Filed. Referred to Criminal Justice and Public Safety Subcommittee; Justice Appropriations Subcommittee; Judiciary Committee.	Favorable by Criminal Justice, YEAS 11 NAYS 6. Now in Justice Appropriations Subcommittee.
SB 484	Combating Public Disorder	Burgess	Authorizing a resident of a municipality to file an appeal to the Administration Commission if the governing body of the municipality makes a specified reduction to the operating budget of a municipal law enforcement agency; creating a cause of action against a municipality for obstructing or interfering with reasonable law enforcement protection during a riot or an unlawful assembly; increasing the offense severity ranking of an aggravated assault for the purposes of the Criminal Punishment Code if committed in furtherance of a riot or an aggravated riot; prohibiting defacing, injuring, or damaging a memorial; prohibiting cyberintimidation by publication, etc.	1/6/2021 Filed. Referred to Criminal Justice; Appropriations Subcommittee on Criminal and Civil Justice; Appropriations.	No Committee Hearings scheduled to date.
HB 215*	Prohibition of Public Funds for Lobbying by Local Governments	Sabatini	Prohibits local governments from using public funds to retain lobbyists; provides exceptions; provides sanctions for violations; authorizes people to file complaints with the Commission on Ethics; requires commission to provide a report to specified entities; specifies procedures for disciplining violators.	1/11/2021 Filed. Referred to Public Integrity and Elections Committee; Local Administration and Veterans Affairs Subcommittee; State Affairs Committee.	No Committee Hearings scheduled to date.

CITY COMMISSION PRIORITIES SPREADSHEET

SB 64	Reclaimed Water	Albritton	Requiring certain domestic wastewater utilities to submit to the Department of Environmental Protection by a specified date a plan for eliminating nonbeneficial surface water discharge within a specified timeframe; requiring domestic wastewater utilities applying for permits for new or expanded surface water discharges to prepare a specified plan for eliminating nonbeneficial discharges as part of its permit application; providing that potable reuse is an alternative water supply and that projects relating to such reuse are eligible for alternative water supply funding; requiring counties, municipalities, and special districts to authorize graywater technologies under certain circumstances and to provide incentives for the implementation of such technologies, etc.	1/7/2021 Filed. Referred to Environmenta and Natural Resources; Community Affairs; Appropriations.	CS by Environment and Natural Resources, YEAS 4 NAYS 0. Now in Community Affairs.
HB 263	Reclaimed Water	Maggard	Requires certain wastewater utilities to submit, implement, & update plans eliminating nonbeneficial surface water discharge; directs DEP to approve plans & make related determinations & submit reports to Legislature; provides administrative & civil penalties; authorizes DEP to convene technical advisory groups; provides that potable reuse is alternative water supply & eligible for expedited permitting & priority funding; directs DEP & water management districts to develop coordinated permit review; requires local governmental entities to authorize use of & provide incentives for graywater technologies; provides that residential graywater systems meet certain water conservation requirements.	1/14/2021 Filed. Referred to Environment, Agriculture & Flooding Subcommittee; Agriculture & Natural Resources Appropriations Subcommittee; State Affairs Committee.	Now in Environment, Agriculture & Flooding Subcommittee
SB 284	Building Design	Perry	Prohibiting certain regulations relating to building design elements from being applied to certain structures; providing exceptions; defining the term "building design elements", etc.	12/17/2020 Filed. Referred to Community Affairs; Regulated Industries; Rules.	No Committee Hearings scheduled to date.
HB 55	Building Design	Overdorf	Provides that regulations relating to building design elements may not be applied to certain structures.	12/10/2020 Filed. Referred to Regulatory Reform Subcommittee; Local Administration and Veterans Affairs Subcommittee; Commerce Committee.	Favorable with CS by Regulatory Reform Subcommittee. Now in Local Administration & Veterans Affairs Subcommittee.
SB 142	Craft Distilleries	Brandes	Repealing provisions relating to limitations on the size of individual wine containers and the size of individual cider containers; revising provisions that authorize a restaurant to allow patrons to remove partially consumed bottles of wine from the restaurant for off-premises consumption; revising the requirements for the sale of branded products by a licensed distillery or craft distillery to consumers; revising requirements relating to the shipping of distilled spirits to consumers by a craft distillery, etc.	12/4/2020 Filed. Referred to Regulated Industries; Commerce and Tourism; Rules.	No Committee Hearings scheduled to date.

CITY COMMISSION PRIORITIES SPREADSHEET

HB 737	Craft Distilleries	Dicegile	Authorizes craft distilleries to be licensed as specified vendors under certain circumstances; requires certain alcoholic beverages to be obtained through licensed distributor; prohibits distillery from operating until certain requirements are met; authorizes persons to have common ownership in craft distilleries under certain circumstances; requires minimum percentage of craft distillery's total finished branded products to be distilled in this state & contain one or more Florida agricultural products.	2/3/2021 Filed. Referred to Regulatory Reform Subcommittee, State Administration & Technology Appropriations Subcommittee, Commerce Committee	Now in Regulatory Reform Subcommittee.
SB 46	Craft Distilleries	Hutson	Authorizing craft distilleries to be licensed as specified vendors under certain circumstances; requiring certain alcoholic beverages to be obtained through a licensed distributor that meets specified criteria; prohibiting a distillery from operating as a craft distillery until certain requirements are met; authorizing persons to have common ownership in craft distilleries under certain circumstances; requiring a minimum percentage of a craft distillery's total finished branded products to be distilled in this state and contain one or more Florida agricultural products, etc.	12/18/2020 Filed. Referred to Regulated Industries; Commerce and Tourism; Rules.	CS by Regulated Industries; YEAS 9 NAYS 0. CS/CS by Commerce & Tourism; YEAS 11 NAYS 0. Now in Rules Committee

APPROPRIATIONS REQUEST

Form Number 1476	West Augustine Septic-to-Sewer	Hutson	The septic-to-sewer project improve groundwater and well quality, increase storm resiliency by constructing a sanitary sewer system and will raise socio-economic status of West Augustine. The project will connect existing homes and eliminate septic tanks that contribute to the deterioration of groundwater quality and "float" during storm events, causing significant environmental and health hazards in the surrounding area. The project will make new workforce housing viable on available parcels by providing sewer availability. Funding request of \$300,000 state funds.	Appropriations Subcommittee on Agriculture, Environment and General Government	
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* No companion bill filed

CITY ATTORNEY LEGISLATIVE BILL TRACKING

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
HB 7	Civil Liability for Damages Relating to COVID-19	McClure	Provides requirements for civil action based on COVID-19-related claim; provides that plaintiff has burden of proof in such action; provides statute of limitations; provides retroactive applicability.	Filed 01/06/21; Referred to Civil Justice and Property Rights Subcommittee, Pandemics and Public Emergencies Committee, Judiciary Committee, On Committee agenda-Civil Justice and Property Rights Subcommittee 01/13/21.	Favorable by Civil Justice and Property Rights Subcommittee; YEAS 11 NAYS 6; Favorable by Pandemics & Public Emergencies Committee; Favorable with CS by Judiciary Committee. Laid on Table under Rule 7.18; Referred to House Calendar.
SB 72	Civil Liability for Damages Relating to COVID-19	Brandes	Provides requirements for civil action based on COVID-19-related claim; provides that plaintiff has burden of proof in such action; provides statute of limitations; provides retroactive applicability.	Filed 01/06/21; Referred to Judiciary, Commerce and Tourism; Rules.	Favorable by Judiciary; YEAS 7 NAYS 4. On Committee Agenda - Commerce and Tourism, 2/15/2021 - Temporarily postponed
HB 15	Online Marketplace Sale Tax	Clemmons & LaMarca	Revises conditions for certain dealers subject to sales tax; deletes exemption for certain dealers from collecting local option surtaxes; provides certain marketplace providers are subject to registration, collection, & remittance requirements for sales taxes; requires marketplace providers to provide certification to marketplace sellers; specifies requirements for marketplace sellers; requires marketplace providers to allow DOR to audit books & records; provides that marketplace seller is liable for sales tax collection & remittance; authorizes marketplace providers & marketplace sellers to enter into agreements to recover certain taxes, interest, & penalties; grants DOR settlement & compromise authority for marketplace sales; removes authority of DOR to negotiate collection allowance with certain dealers.	Filed 11/30/20; Referred to Ways and Means Committee, Commerce Committee.	
SB 50	Online Marketplace Sale Tax	Gruters	Revises conditions for certain dealers subject to sales tax; deletes exemption for certain dealers from collecting local option surtaxes; provides certain marketplace providers are subject to registration, collection, & remittance requirements for sales taxes; requires marketplace providers to provide certification to marketplace sellers; specifies requirements for marketplace sellers; requires marketplace providers to allow DOR to audit books & records; provides that marketplace seller is liable for sales tax collection & remittance; authorizes marketplace providers & marketplace sellers to enter into agreements to recover certain taxes, interest, & penalties; grants DOR settlement & compromise authority for marketplace sales; removes authority of DOR to negotiate collection allowance with certain dealers.	Referred to Commerce and Tourism, Finance and Tax, and Appropriations 12/21/20.	Favorable by Commerce and Tourism; YEAS 11 NAYS 0. CS by Finance and Tax. YEAS 8, NAYS 0. Now in Appropriations.
SB 44	Drones	Wright	Expanding the authorized uses of drones by law enforcement agencies, by a state agency or political subdivision, or by certified fire department personnel for specified purposes, etc.	Filed 12/28/20; Referred to Criminal Justice, Military and Veterans Affairs, Space, and Domestic Security; Rules	CS by Criminal Justice; YEAS 8 NAYS 0. Favorable by Military & Veterans Affairs, Space, and Domestic Security; YEAS 7, NAYS 0. Now in Rules.

CITY ATTORNEY LEGISLATIVE BILL TRACKING

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
HB 433	Drones	Andrade	Expands authorized uses of drones by government agencies & other specified entities for disaster damage assessment.	1/26/21 Filed. Referred to Pandemics & Public Emergencies Committee; Judiciary Committee.	Favorable by Pandemics & Public Emergencies Committee Agenda. Now in Judiciary Committee.
SB 154*	Local Government Fiscal Transparency	Diaz	Expanding the scope of a Legislative Auditing Committee review to include compliance with local government fiscal transparency requirements; providing procedures for the Auditor General and local governments to comply with the local government fiscal transparency requirements; revising reporting requirements for certain local government economic development incentives; creating the "Local Government Fiscal Transparency Act"; requiring local governments to post certain voting record information on their websites, etc.	Filed 12/04/20; Referred to Community Affairs; Finance and Tax; Appropriations.	
SB 456*	Municipal Law Enforcement Agencies	Bracy	Specifying that discussions between the chief executive officer of a municipality or a representative thereof and the municipality's governing body regarding disciplinary measures for municipal law enforcement officers which are proposed for inclusion in a collective bargaining agreement are subject to public meetings requirements; requiring the governing body of a municipality to solicit comments and input from the general public and relevant advocacy or special interest groups in the review and development of officer disciplinary procedures in collective bargaining agreements, etc.	Filed 01/06/21. Referred to Judiciary; Criminal Justice; Rules.	
SB 304	Wage and Employment Benefits Requirements	Taddeo	Repealing provisions relating to restrictions on the establishment of minimum wage and employment benefits requirements by political subdivisions, etc.	12/18/2020 Filed. Referred to Commerce and Tourism; Community Affairs; Rules	
HB 6031	Wage and Employment Benefits Requirements	Smith, C.	Repeals provisions relating to prohibitions on the establishment of minimum wage and employment benefits requirements by political subdivisions.	1/13/2021 Filed. Referred to Regulatory Reform Subcommittee; Local Administration and Veterans Affairs Subcommittee; Commerce Committee.	
SB 546*	Well Stimulation ("Stop Fracking Act")	Farmer	Creating the "Stop Fracking Act"; prohibiting persons from engaging in extreme well stimulation; prohibiting the Department of Environmental Protection from issuing permits that authorize extreme well stimulation; prohibiting the department from authorizing certain permit holders to engage in extreme well stimulation on or after a specified date; imposing a specified fine for violations, etc.	1/12/2021 Filed. Referred to Environment and Natural Resources; Appropriations Subcommittee on Agriculture, Environment, and General Government; Appropriations.	

CITY ATTORNEY LEGISLATIVE BILL TRACKING

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
SB 672	Preemption of Firearms and Ammunition Regulation	Taddeo	Repealing a provision relating to the preemption of the field of regulation of firearms and ammunition to the Legislature, to the exclusion of local jurisdictions, etc.	1/14/2021 Filed. Referred to Judiciary; Community Affairs; Criminal Justice; Rules.	
HB 6033	Preemption of Firearms and Ammunition Regulation	Daley	Repeals provisions preempting the field of regulation of firearms & ammunition to Legislature, to exclusion of local jurisdictions.	1/14/2021 Filed. Referred to Criminal Justice & Public Safety Subcommittee; Local Administration & Veterans Affairs Subcommittee; Judiciary Committee	Now in Criminal Justice & Public Safety Subcommittee.
HB 329	Beverage Law	Tomkow	Authorizes food service establishments to sell or deliver alcoholic beverages for off-premises consumption if requirements are met; revises provisions that authorize restaurant to allow patrons to remove partially consumed bottles of wine from restaurant for off-premises consumption; revises requirements for sale of alcoholic beverages by certain vendors.	1/19/2021 Filed. Referred to Regulatory Reform Subcommittee; Commerce Committee.	Favorable by Regulatory Reform Subcommittee. Now in Commerce Committee.
SB 134	Beverage Law	Brandes	Authorizing certain food service establishments to sell or deliver alcoholic beverages for off-premises consumption if specified requirements are met; revising provisions that authorize a restaurant to allow patrons to remove partially consumed bottles of wine from a restaurant for off-premises consumption; revising requirements for the sale of alcoholic beverages by certain vendors, etc.	12/4/2020 Filed. Referred to Regulated Industries; Commerce and Tourism; Rules.	
SB 148	Beverage Law	Bradley	Authorizing certain food service establishments to sell or deliver alcoholic beverages for off-premises consumption if specified requirements are met, etc.	12/4/2020 Filed. Referred to Regulated Industries; Commerce and Tourism; Rules.	CS by Regulated Industries, YEAS 9, NAYS 0. Now in Commerce & Tourism.
SB 480	Statewide Police Misconduct Registry	Bracy	Requiring the Department of Law Enforcement to establish by a certain date and maintain a statewide police misconduct registry; specifying information that the registry must contain on all state and local law enforcement officers; requiring the head of each state and local law enforcement agency to periodically submit specified information to the department beginning on a specified date, etc.	1/6/2021 Filed. Referred to Judiciary; Criminal Justice; Appropriations.	
HB 277	Statewide Police Misconduct Registry	Thompson	Requires FDLE to establish & maintain statewide police misconduct registry; specifies information that registry must contain; requires head of each state & local law enforcement agency to periodically submit specified information; requires FSLE to publish information on its website.	1/15/2021 Filed. Referred to Criminal Justice & Public Safety Subcommittee; Public Integrity & Elections Committee; Justice Appropriations Subcommittee; Judiciary Committee.	Now in Criminal Justice & Public Safety Subcommittee.
SB 692	Medical Marijuana Public Employee Protection	Polsky	Prohibiting an employer from taking adverse personnel action against an employee or a job applicant who is a qualified patient using medical marijuana; providing exceptions; requiring an employer to provide written notice of an employee or job applicant's right to explain a positive marijuana test result within a specified timeframe; providing procedures when an employee or job applicant tests positive for marijuana, etc.	1/21/2021 Filed. Referred to Governmental Oversight and Accountability; Health Policy; Rules.	

CITY ATTORNEY LEGISLATIVE BILL TRACKING

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
HB 335	Medical Marijuana Public Employee Protection	Duran	Prohibits employers from taking adverse personnel action against employees or applicants who are qualified patients using medical marijuana; requires employers to provide written notice of employee or applicant's right to explain positive test result for marijuana; provides procedures for if employee or applicant tests positive for marijuana; provides cause of action & damages.	1/19/2021 Filed. Referred to Government Operations Subcommittee; Professions & Public Health Subcommittee; Appropriations Committee; State Affairs Committee.	Now in Government Operations Subcommittee
HB 337	Impact Fees	DiCeglie	Specifies instances when local government or special district may collect impact fee; requires local governments & special districts to credit against collection of impact fee any contribution related to public facilities; provides annual limitations on impact fee increases; requires school districts to report specified items regarding impact fees; requires specified entities to file affidavit attesting that impact fees were appropriately collected & expended.	1/19/2021 Filed. Referred to Local Administration & Veterans Affairs Subcommittee; Referred to Ways & Means Committee; Referred to State Affairs Committee.	Now in Local Administration & Veterans Affairs Subcommittee
SB 750	Impact Fees	Gruters	Specifying instances when a local government or special district may collect an impact fee; requiring local governments and special districts to credit against the collection of impact fees any contribution related to public facilities; providing annual limitations on impact fee rate increases; requiring school districts to report specified items regarding impact fees, etc.	1/25/2021 Filed. Referred to Community Affairs; Finance and Tax; Appropriations.	
HB 735	Preemption of Local Occupational Licensing	Harding	Preempts licensing of occupations to state; prohibits local governments from imposing or modifying licensing requirements; specifies certain local licensing may not be enforced; specifies certain specialty contractors are not required to register with Construction Industry Licensing Board; prohibits local governments from requiring certain specialty contractors to obtain license; specifies job scopes for which local government may not require license; authorizes counties & municipalities to issue journeyman licenses.	2/3/2021 Filed. Referred to Regulatory Reform Subcommittee; Commerce Committee.	Now in Regulatory Reform Subcommittee.
SB 268	Preemption of Local Occupational Licensing	Perry	Preempting licensing of occupations to the state; prohibiting local governments from imposing additional licensing requirements or modifying licensing unless specified conditions are met; specifying that certain specialty contractors are not required to register with the Construction Industry Licensing Board; authorizing counties and municipalities to issue certain Journeyman licenses, etc.	12/14/2020 Filed. Referred to Regulated Industries; Community Affairs; Rules.	
SB 400	Public Records	Rodriguez	Prohibiting an agency that receives a request to inspect or copy a record from responding to such request by filing an action for declaratory relief against the requester, etc.	12/20/2020 Filed. Referred to Accountability, Judiciary; Rules.	Favorable by Governmental Oversight and Accountability. YEAS 6 NAYS 0. Now in Judiciary.
HB 913	Public Records	McClure	Prohibits agency that receives request to inspect or copy record from responding to such request by filing action for declaratory relief against requester.	2/10/2021 Filed. Referred to Government Operations Subcommittee; Civil Justice & Property Rights Subcommittee; State Affairs Committee.	Now in Government Operations Subcommittee.

CITY ATTORNEY LEGISLATIVE BILL TRACKING

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
HB 35	Legal Notices	Grieco	Provides for website publication of legal notices; provides criteria for such publication; authorizes fiscally constrained county to use publicly accessible website to publish legally required advertisements & public notices; requires government agency to provide specified notice to residents concerning alternative methods of receiving legal notices.	12/7/2020 Filed. Referred to Civil Justice and Property Rights Subcommittee; Judiciary Committee.	Favorable by Civil Justice and Property Rights Subcommittee. Now in Judiciary Committee.
SB 402	Legal Notices	Rodriguez	Authorizing legal notifications in certain cases to be published on a website established by the Supreme Court, in lieu of newspaper publication; specifying that website publication constitutes proof of publication, unless otherwise determined by a court; authorizing a county to publish such legal notifications in a newspaper, subject to certain limitations, etc.	12/29/2020 Filed. Referred to Judiciary; Appropriations Subcommittee on Criminal and Civil Justice; Appropriations.	On Committee Agenda - Judiciary, 2/15/2021 - Temporarily postponed.
SB 334	Regulation of Smoking in Public Places	Gruters/Hutson/Perry	Revising a short title; authorizing counties and municipalities to further restrict smoking within the boundaries of public beaches and public parks under certain circumstances; prohibiting smoking within the boundaries of a state park, etc.	12/18/2020 Filed. Referred to Community Affairs; Environment and Natural Resources; Rules.	Favorable by Community Affairs, YEAS 8 NAYS 1. Now in Environment and Natural Resources.
HB 239	Regulation of Smoking in Public Places	Altman	Authorizes counties & municipalities to further restrict smoking within boundaries of public beaches & public parks under certain circumstances.	1/13/2021 Filed. Referred to Professions and Public Health Subcommittee; Environment, Agriculture and Flooding Subcommittee; Health and Human Services Committee.	
SB 810	Prohibited Governmental Transactions Involving Certain Companies and Products	Gruters	Prohibiting a state agency or a local governmental entity from purchasing any products that were produced, or that contain a specified percentage of parts that were produced, in China; providing that a contract for the purchase of products by a state agency or a local governmental entity must include a provision authorizing the termination of such contract in certain circumstances; prohibiting a state agency or a local governmental entity from purchasing any product made or sold or service provided by certain technology companies, etc.	1/26/2021 Filed. Referred to Commerce and Tourism; Governmental Oversight and Accountability; Community Affairs; Appropriations; Rules.	
HB 439	Prohibited Governmental Transactions Involving Certain Companies and Products	Fine	Prohibits agency or local governmental entity from purchasing any good made, or that contains specified percentage of parts that were produced, in China; prohibits agency or local governmental entity from purchasing any good or service made, sold, or provided by certain technology companies; provides that contract for purchase or provision of goods or services by agency or local governmental entity must include provision authorizing termination of such contract in certain circumstances.	1/26/2021 Filed. Referred to Public Integrity & Elections Committee; Government Operations Subcommittee; State Administration & Technology Appropriations Subcommittee; State Affairs Committee.	Now in Public Integrity & Elections Committee

CITY ATTORNEY LEGISLATIVE BILL TRACKING

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
SB 866	State Preemption of Energy Infrastructure Regulations	Hutson	Defining the term "energy infrastructure"; preempting to the state the regulation of the construction of energy infrastructure, etc.	01/27/2021 Filed. Referred to Regulated Industries; Community Affairs; Rules.	
HB 839	State Preemption of Energy Infrastructure Regulations	Fabricio	Prohibits local government from regulating energy infrastructure; preempts such regulation to state.	2/9/2021 Filed. Referred to Tourism, Infrastructure & Energy Subcommittee; Local Administration & Veterans Affairs Subcommittee; Commerce Committee.	Now in Tourism, Infrastructure & Energy Subcommittee.
SB 816	County Court Judges	Hutson	Increasing the number of county court judges authorized for St. Johns County, etc.	1/26/2021 Filed. Referred to Judiciary; Appropriations Subcommittee on Criminal and Civil Justice; Appropriations.	
HB 417	County Court Judges	Stevenson	Increases the number of county court judges authorized for St. Johns County.	1/25/2021 Filed. Referred to Justice Appropriations Subcommittee; Civil Justice & Property Rights Subcommittee; Appropriations Committee.	Now in Justice Appropriations Subcommittee.
New Bills Added After February 8, 2021					
HB 593	Medical Marijuana Retail Facilities	Nixon	Authorizes licensed medical marijuana retail facilities to dispense marijuana, marijuana delivery devices, & edibles; specifies prohibitions relating to ownership & operation of such facilities; imposes criminal penalties for specified unlicensed activities; authorizes such facilities to access confidential & exempt information in medical marijuana use registry for certain verification purposes.	1/29/2021 Filed. Referred to Professions & Public Health Subcommittee; Health Care Appropriations Subcommittee; Health & Human Services Committee.	Now in Professions & Public Health Subcommittee.
SB 562	Medical Marijuana Retail Facilities	Thurston	Prohibiting qualified physicians and caregivers from being employed by or having an economic interest in a medical marijuana retail facility; authorizing, rather than requiring, medical marijuana treatment centers to cultivate, process, transport, and dispense marijuana for medical use; prohibiting an individual or entity from being awarded more than one facility license; providing requirements for the transfer of ownership of a medical marijuana retail facility; prohibiting a medical marijuana retail facility from engaging in internet sales; prohibiting medical marijuana retail facilities from being located within a specified distance from school properties, etc.	1/12/2021 Filed. Referred to Health Policy; Appropriations Subcommittee on Health and Human Services; Appropriations.	
SB 564	Medical Marijuana Retail Facilities/ Fees	Thurston	Requiring the Department of Health to impose initial application and biennial renewal fees for the licensing of medical marijuana retail facilities, etc.	1/12/2021 Filed. Referred to Health Policy; Appropriations Subcommittee on Health and Human Services; Appropriations.	Linked to SB 562

CITY ATTORNEY LEGISLATIVE BILL TRACKING

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
HB 595	Medical Marijuana Retail Facilities/ Fees	Nixon	Requires DOH to impose initial application & biennial renewal fees for licensing of medical marijuana retail facilities.	1/29/2021 Filed. Referred to Professions & Public Health Subcommittee; Health Care Appropriations Subcommittee; Health & Human Services Committee	Now in Professions & Public Health Subcommittee. Linked to HB 593
SB 942	Law Enforcement Agency Standards	Gibson	Requires FDLE to adopt rules setting minimum requirements for policies of law enforcement agencies; specifying areas to be addressed by those policies; requiring FDLE to create model procedures documents for law enforcement agencies; specifying requirements of the documents.	1/29/2021 Filed. Referred to Governmental Oversight and Accountability; Criminal Justice; Appropriations.	
HB 647	Law Enforcement Agency Standards	Davis	Requires FDLE to adopt rules setting minimum requirements for policies of law enforcement agencies; specifying areas to be addressed by those policies; requiring FDLE to create model procedures documents for law enforcement agencies; specifying requirements of the documents.	2/1/2021 Filed. Referred to Criminal Justice & Public Safety Subcommittee; Justice Appropriations Subcommittee; Judiciary Committee.	Now in Justice & Public Safety Subcommittee.
HB 569**	Law Enforcement Body and Dashboard Cameras	Chambliss	Mandates that law enforcement agencies require officers to wear & use body cameras in certain circumstances; provides an exception; mandates that law enforcement agencies require law enforcement vehicles to be equipped with & use dashboard cameras in certain circumstances.	1/28/2021 Filed. Referred to Criminal Justice & Public Safety Subcommittee; Justice Appropriations Subcommittee; Judiciary Committee.	Now in Criminal Justice & Public Safety Subcommittee.
SB 452**	Law Enforcement Body and Dashboard Cameras	Book	Requiring every law enforcement agency to mandate that its law enforcement officers wear body cameras and use vehicle dash cameras; requiring law enforcement agencies to establish specified policies and procedures, etc.	1/6/2021 Filed. Referred to Judiciary; Criminal Justice; Appropriations.	
SB 740**	Law Enforcement Body and Dashboard Cameras	Bracy	Comprehensive bill requiring Citizen Review Boards for Counties and Requiring every law enforcement agency to mandate that its law enforcement officers wear body cameras and use vehicle dash cameras; requiring law enforcement agencies to establish specified policies and procedures, etc.	1/22/2021 Filed. Referred to Judiciary; Criminal Justice; Appropriations.	
SB 674	Tax Exemption for Affordable Housing	Rodriguez	Authorizing counties and municipalities to adopt ordinances to grant ad valorem tax exemptions to property owners whose properties are used for the governmental or public purpose of providing affordable housing to certain persons or families; specifying procedures in the event property is transferred for other purposes; specifying procedures in the event an exemption is improperly granted as a result of certain acts by the property appraiser, etc.	1/15/2021 Filed. Referred to Community Affairs; Finance and Tax; Appropriations.	
HB 563	Tax Exemption for Affordable Housing	Rodriguez	Authorizes counties & municipalities to adopt ordinances to grant ad valorem tax exemptions to property owners whose properties are used for affordable housing; provides parameters for exemption; specifies procedures in event property is transferred for other purposes or exemption is improperly granted as result of certain acts by property appraiser.	1/28/2021 Filed. Referred to Local Administration & Veterans Affairs Subcommittee; Ways & Means Committee; State Affairs Committee.	Now in Local Administration & Veterans Affairs Subcommittee.
New Bills Added After February 22, 2021					

CITY ATTORNEY LEGISLATIVE BILL TRACKING

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
HB 639	Operation and Safety of Motor Vehicles and Vessels	Sirois	Revises & provides requirements relating to tests for alcohol, chemical substances, or controlled substances; vessel safety, operation, & navigation; temporary protection zones on certain water bodies for spaceflight launches & asset recovery; boating safety education courses; derelict, public nuisance, abandoned, or lost vessels; public mooring; no-discharge zones; marine sanitation; & civil & criminal penalties.	2/1/2021 Filed. Referred to Environment, Agriculture & Flooding Subcommittee; Criminal Justice & Public Safety Subcommittee; Agriculture & Natural Resources Appropriations Subcommittee; State Affairs Committee.	Now in Environment, Agriculture & Flooding Subcommittee.
SB 1086	Operation and Safety of Motor Vehicles and Vessels	Hutson	Revising conditions under which a person's driving privilege is suspended and under which the person commits a misdemeanor relating to tests for alcohol, chemical substances, or controlled substances; providing circumstances under which a person may operate a human-powered vessel within the boundaries of the marked channel of the Florida Intracoastal Waterway; authorizing a county or municipality to establish a boating-restricted area within and around a public mooring field, etc.	2/5/2021 Filed. Referred to Environment & Natural Resources; Appropriations Subcommittee on Agriculture, Environment & General Government; Appropriations.	
SB 84*	Retirement	Rodriguez	Providing for compulsory membership in the Florida Retirement System Investment Plan for employees initially enrolled on or after a specified date; modifying provisions governing participation in the investment plan for individuals who are eligible to participate in the State University System Optional Retirement Program to conform to changes made by the act; modifying provisions governing the administration of the investment plan to reflect compulsory membership for specified employees, etc.	1/21/2021 Filed. Referred to Governmental Oversight and Accountability; Appropriations.	Favorable by Governmental Oversight and Accountability. YEAS 4 NAYS 2. Now in Appropriations.

* Bills with no counterpart in Senate or House have minimal chance of passage.

** Unfunded Mandate

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners

DATE: February 24, 2021

RE: Request for two (2) appointments for the Historic Architectural Review Board (HARB)

Notification was previously given regarding the term expirations of two positions on the Historic Architectural Review Board which will expire March 28, 2021.

Advertising requesting applications was placed in the St. Augustine Record and posted on the City's website.

Attached are the applications received from Catherine Duncan and Jon Benoit, who are current board members and are eligible for re-appointment, in addition to the current roster, board profile and responsibilities.

I respectfully request that consideration be given to appointing these applicants.

Sincerely,

Darlene Galambos

City Clerk

Attachments: Applications

xc: Clerk's Office

Catherine Duncan
1942 Holly Oaks Lake Road E.
Jacksonville, FL 32225

February 12, 2021

The Honorable Council Members
City of St. Augustine
St. Augustine, FL 32084

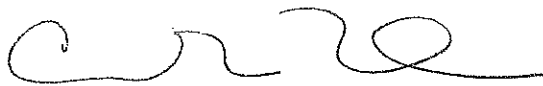
Dear Council Members:

I wanted to write to request my reappointment to the HARB board. It has been a pleasure to serve the community over the last 5 years. I am currently the HARB chair and feel we have an excellent mix of volunteers, each from varied backgrounds, that all contribute to a very thorough review process of the applications that come before us. Currently, I am the only architect on the board and think that my background and work in preservation provides me a good foundation to base my understanding of the projects that come before the board.

Last year, after having lived in St. Augustine for over 23 years, I moved out of the city to Jacksonville. However, I feel St. Augustine is my hometown. I've lived here for such a significant amount of time and continue to work on projects throughout the city. I would be honored to serve out my term as chair if you would appointment me to continue in this capacity.

Thank you so much for your service to St. Augustine and the consideration of my application for re-appointment.

Sincerely Yours,

A handwritten signature in black ink, appearing to be 'Catherine Duncan', with a stylized, flowing script.

Catherine Duncan

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO CITY BOARD/COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on a City of St. Augustine board or committee.

1. APPLICANT NAME CATHERINE DUNCAN
2. BOARD/COMMITTEE DESIRED HARB
3. RESIDENCE (Address) 1942 Holly Oaks Lake Road E.
4. PHONE 904-377-2852 E-MAIL Jacksonville, FL 32225
catherinedunc@aol.com
5. BUSINESS OWNED (Address) Loci Architects, LLC (same as above)
6. BUSINESS PHONE 904-377-2852 E-MAIL catherine@lociarchitects.com
7. PROPERTY OWNED (Address) No property currently owned in SSC
8. PREFERRED MAILING ADDRESS 1942 Holly Oaks Lake Rd E., Jacksonville FL
32225
9. OCCUPATION (include resume if available) Architect
10. PROFESSIONAL QUALIFICATIONS (you are encouraged to submit a cover letter) Registered
Architect
11. OTHER COMMENTS OR INFORMATION _____

12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revisions to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

Specific Instructions: The two questions below are designed to identify your ethnicity and race. Regardless of your answer to question 1, go to question 2.	
Question 1. Are You Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.) ☐ Yes ☒ No	
Question 2. Please select the racial category or categories with which you most closely identify by placing an "X" in the appropriate box.	
RACIAL CATEGORY (Check as many as apply)	
☐ American Indian or Alaska Native	☐ Asian
☐ Black or African American	☒ White
☐ Native Hawaiian or Other Pacific Islander	

13. SIGNATURE OF APPLICANT

Catherine Duncan

DATE 1/28/21

14. AGREEMENT: In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that, if appointed, it is required by the State of Florida to file a financial disclosure Form 1 with the Supervisor of Elections, St. Johns County, within thirty (30) days of appointment, and each year thereafter, covering the term of appointment and to file Form 1-F upon departure from the board. Submit applications to: Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, Florida 32085.

CD
Initial

QUALIFICATIONS FOR PLANNING AND ZONING BOARD (PZB):

Authorization: Code of Ordinances, Chapter 28, Article II, Division 2.

Qualifications: All members of the Planning and Zoning Board shall reside in the city and shall hold no government office nor receive any salary or compensation for their services to the board herein created. No member shall be appointed for more than two (2) consecutive full terms.

Please check those qualifications that apply to you:

- | | |
|---|---|
| ☐ Architect, Florida registered | ☐ Preservation Organization Officer |
| ☐ Planner, member APA or AICP | ☐ Environmental or Land Use Organization Officer |
| ☐ Real Estate Broker, w/ County occupational license | ☐ Attorney, Florida Bar |
| ☐ Educator, college level | ☐ Landscape Architect, Florida registered |
| ☐ Engineer, Florida registered | ☐ Contractor, City contractor's license |
| ☐ Merchant/Businessperson, City occupational license | |

QUALIFICATIONS FOR HISTORIC ARCHITECTURAL REVIEW BOARD (HARB):

Authorization: Code of Ordinances, Chapter 28, Article II, Division 3.

Qualifications: All members of the Historic Architectural Review Board shall hold no government office nor receive any salary or compensation for their services to the board herein created. While preference shall be given to current city residents, the city commission may appoint a non-resident upon a finding that such non-resident is uniquely qualified. No member shall be appointed for more than two (2) consecutive full terms. Alternates shall be appointed for a three (3) year term. Alternates shall have previously served as regular members and shall comply with all local and state requirements of office. Alternates will only be called upon to participate and vote at meetings in the event of an anticipated lack of quorum or bare minimum quorum of the regular members.

Persons who have demonstrated special interest, experience or knowledge in history, architecture or related disciplines who do not have a professional degree in any of the fields set forth in this section may be appointed by the city commission when persons with such degrees are not available for appointment, or when such appointment is determined to be in the best interest of the city.

Please check those qualifications that apply to you:

- | | |
|---|--|
| ☐ History or related fields | ☐ Art History |
| ☐ Archaeology | ☐ Former HARB Member |
| ☒ Architectural History | ☒ Other <i>current HARB member</i> |
| ☒ Historic Architecture | |

QUALIFICATIONS FOR CORRIDOR REVIEW COMMITTEE (CRC):

Authorization: Code of Ordinances, Chapter 28, Article II, Division 5.

Qualifications: All members of the Corridor Review Committee shall hold no government office nor receive any salary or compensation for their services to the board herein created. The initial appointment of members shall be as follows: two (2) members of the board as established herein shall be appointed for a term of three (3) years; two (2) members for a term of two (2) years; and one (1) for a term of one (1) year. Thereafter all members shall be appointed for a three (3) year term. Two (2) seats on the board shall be designated for a licensed, or retired, architect or landscape architect with preference given to those who are city residents or whose business is located within the city; and three (3) seats for property owners or tenants of properties located within the respective entry corridors: Anastasia Boulevard, San Marco Avenue, and King Street. The members of the CRC shall meet as needed, as an ad hoc committee meeting noticed by the City Clerk and shall meet at least annually to elect one (1) of its members as chairperson and one (1) as vice-chair.

Please check those qualifications that apply to you:

- | | |
|---|---|
| ☐ Architect, Florida licensed or retired | ☐ Owner of property located within Entry Corridor |
| ☐ Landscape Architect, Florida licensed or retired | ☐ Tenant of property located within Entry Corridor |

CITY OF ST. AUGUSTINE
APPLICATION REQUESTING APPOINTMENT TO CITY BOARD/COMMITTEE

The undersigned wishes to apply for City Commission appointment to serve in a voluntary capacity on a City of St. Augustine board or committee.

1. APPLICANT NAME Jon R. Benoit
2. BOARD/COMMITTEE DESIRED H.A.R.B.
3. RESIDENCE (Address) 21-D Casanova Rd. St. Aug. FL 32080
4. PHONE (904) 819-5532 E-MAIL jon@behstbuilders.com
5. BUSINESS OWNED (Address) 900-D Anastasia Blvd. St. Aug. 32080
6. BUSINESS PHONE (904) 217-7091 E-MAIL jon@behstbuilders.com
7. PROPERTY OWNED (Address) N/A
8. PREFERRED MAILING ADDRESS 900-D Anastasia Blvd. St. Aug. FL 3208
9. OCCUPATION (include resume if available) Contractor
10. PROFESSIONAL QUALIFICATIONS (you are encouraged to submit a cover letter) Completed several projects within the historic districts.
11. OTHER COMMENTS OR INFORMATION Currently serving three year term on H.A.R.B. Haven't been yelled at yet.
12. "Ethnicity and race information is requested under the authority of 42 U.S.C. Section 2000e-16 and in compliance with the Office of Management and Budget's 1997 Revisions to the Standards for the Classification of Federal Data on Race and Ethnicity. Providing this information is voluntary and has no impact on your employment status, but in the instance of missing information, your employing agency will attempt to identify your race and ethnicity by visual observation."

Specific Instructions: The two questions below are designed to identify your ethnicity and race. Regardless of your answer to question 1, go to question 2.

Question 1. Are You Hispanic or Latino? (A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.) ☐ Yes | ☒ No

Question 2. Please select the racial category or categories with which you most closely identify by placing an "X" in the appropriate box.

RACIAL CATEGORY (Check as many as apply)

☐ American Indian or Alaska Native

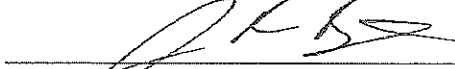
☐ Asian

☐ Native Hawaiian or Other Pacific Islander

☐ Black or African American

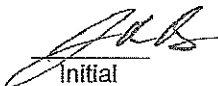
☒ White

13. SIGNATURE OF APPLICANT



DATE 1/26/21

14. **AGREEMENT:** In filing this application, the undersigned understands that it becomes a part of the public records of the City of St. Augustine and does hereby certify that all information contained herein is true to the best of his/her knowledge. It is also understood that, if appointed, it is required by the State of Florida to file a financial disclosure Form 1 with the Supervisor of Elections, St. Johns County, within thirty (30) days of appointment, and each year thereafter, covering the term of appointment and to file Form 1-F upon departure from the board. Submit applications to: Darlene Galambos, City Clerk, P.O. Box 210, St. Augustine, Florida 32085.


Initial

PZB/HARB/CRC Application 2020
Updated 12/04/2019

QUALIFICATIONS FOR PLANNING AND ZONING BOARD (PZB):

Authorization: Code of Ordinances, Chapter 28, Article II, Division 2.

Qualifications: All members of the Planning and Zoning Board shall reside in the city and shall hold no government office nor receive any salary or compensation for their services to the board herein created. No member shall be appointed for more than two (2) consecutive full terms.

Please check those qualifications that apply to you:

- | | |
|---|---|
| ☐ Architect, Florida registered | ☐ Preservation Organization Officer |
| ☐ Planner, member APA or AICP | ☐ Environmental or Land Use Organization Officer |
| ☐ Real Estate Broker, w/ County occupational license | ☐ Attorney, Florida Bar |
| ☐ Educator, college level | ☐ Landscape Architect, Florida registered |
| ☐ Engineer, Florida registered | ☒ Contractor, City contractor's license |
| ☐ Merchant/Businessperson, City occupational license | |

QUALIFICATIONS FOR HISTORIC ARCHITECTURAL REVIEW BOARD (HARB):

Authorization: Code of Ordinances, Chapter 28, Article II, Division 3.

Qualifications: All members of the Historic Architectural Review Board shall hold no government office nor receive any salary or compensation for their services to the board herein created. While preference shall be given to current city residents, the city commission may appoint a non-resident upon a finding that such non-resident is uniquely qualified. No member shall be appointed for more than two (2) consecutive full terms. Alternates shall be appointed for a three (3) year term. Alternates shall have previously served as regular members and shall comply with all local and state requirements of office. Alternates will only be called upon to participate and vote at meetings in the event of an anticipated lack of quorum or bare minimum quorum of the regular members.

Persons who have demonstrated special interest, experience or knowledge in history, architecture or related disciplines who do not have a professional degree in any of the fields set forth in this section may be appointed by the city commission when persons with such degrees are not available for appointment, or when such appointment is determined to be in the best interest of the city.

Please check those qualifications that apply to you:

- | | |
|---|---|
| ☐ History or related fields | ☐ Art History |
| ☐ Archaeology | ☒ Former HARB Member |
| ☐ Architectural History | ☒ Other <i>Planner - member APA</i> |
| ☒ Historic Architecture | |

QUALIFICATIONS FOR CORRIDOR REVIEW COMMITTEE (CRC):

Authorization: Code of Ordinances, Chapter 28, Article II, Division 5.

Qualifications: All members of the Corridor Review Committee shall hold no government office nor receive any salary or compensation for their services to the board herein created. The initial appointment of members shall be as follows: two (2) members of the board as established herein shall be appointed for a term of three (3) years; two (2) members for a term of two (2) years; and one (1) for a term of one (1) year. Thereafter all members shall be appointed for a three (3) year term. Two (2) seats on the board shall be designated for a licensed, or retired, architect or landscape architect with preference given to those who are city residents or whose business is located within the city; and three (3) seats for property owners or tenants of properties located within the respective entry corridors: Anastasia Boulevard, San Marco Avenue, and King Street. The members of the CRC shall meet as needed, as an ad hoc committee meeting noticed by the City Clerk and shall meet at least annually to elect one (1) of its members as chairperson and one (1) as vice-chair.

Please check those qualifications that apply to you:

- | | |
|---|---|
| ☐ Architect, Florida licensed or retired | ☐ Owner of property located within Entry Corridor |
| ☐ Landscape Architect, Florida licensed or retired | ☐ Tenant of property located within Entry Corridor |

[Signature] 1/26/21

PZB/HARB/CRC Application 2020
Updated 12/04/2019

HISTORIC ARCHITECTURAL REVIEW BOARD

Meets Monthly, 3rd Thursday - 1:00 p.m.
Alcazar Room, City Hall

Board Member	Contact information	Appointment	3-Year Terms Expire
Gaere MacDonald Contractor	23 Water Street, 32084 904-814-7799 gmdconstruction@aol.com	03/25/19 1 st full term	3/28/2022
Jon Benoit Contractor	900-D Anastasia Blvd, 32080 904-540-3065 jonbenoit@behstbuilders.com	03/26/18 1 st full term	3/28/2021
Catherine Duncan CHAIR Architect	1942 Holly Oaks Lake Rd E. Jacksonville, FL 32225 904-377-2852 catherine@lociarchitects.com	11/09/15 fill vacancy 3/26/18 1 st full term	3/28/2021
Barbara Wingo VICE-CHAIR Attorney/Historian	17 Saragossa St. 32084 PO Box 497, 32085 (preferred) 824-5146; cell 352-214-1214 bcwingo@gmail.com	02/22/16 1 st full term 03/25/19 2 nd full term	3/28/2022
Paul Weaver, III Professional Preservation Consultant	5 Milton St, 32084 160 Vilano Rd, Ste 7 824-5178 – 347-6090 hpa007@aol.com	06/25/18 1 st full term 04/27/20 2 nd full term	3/28/2023
VACANT <u>Alternate</u>			3/28/2023
VACANT <u>Alternate</u>			03/28/2022

HISTORIC ARCHITECTURAL REVIEW BOARD

Authorization:	Code of Ordinances, Chapter 28, Article II, Division 3 and Ordinance 2005-15.
Number of Members:	Five (5) Regular Members and Two (2) Alternates
Terms of Office:	Three (3) years, expiring on March 28 th - Original terms staggered; no member appointed for more than two full consecutive terms.
Appointment:	By City Commission.
Qualifications:	While preference shall be given to current City residents, City Commission may appoint a non-resident upon a finding that such non-resident is uniquely qualified. All members of the historic architectural review board shall have either thorough training and/or experience in: 1 history or related fields; 2 archaeology; 3 architectural history; 4 historic architecture; and 5 art history. Alternates shall be appointed for a three (3) year term, and shall have previously served as regular members and shall comply with all local and state requirements of office. Alternates will only be called upon to participate and vote at meetings in the event of an anticipated lack of quorum or bare minimum quorum of the regular members. See Section 28-82 for the criteria required in order to be appointed to the Board.
Duties:	Act on applications for Certificates of Appropriateness in HP-1 through HP-5; act on applications for building permits on property abutting HP-1 through HP-3; act on all applications for demolition permits for structures 50 years old or older within the City limits; cooperate with governments in planning proposed and future projects reflecting concerns and policies and assist as a consultant in development of future land use plans; advise property owners & government agencies concerning maintenance, protection, enhancement and preservation of historic resources; advise the City Commission concerning effects of local governmental actions on resources designated under the ordinance; recommend issuance of stop work order when not in compliance; develop rules and procedures necessary to implement powers and duties of the HARB consistent with ordinance; conduct regular public meetings and call special meetings; and designate historical landmarks.
Attendance:	Failure to attend two 2 of three 3 consecutive meetings without approval of the chair shall be considered a resignation of the position. Sec 28-85
Meetings:	Third Thursday of each month, 1 P.M. the Alcazar Room, City Hall.

CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

Meets Monthly, 2nd Tuesday - 3:00 p.m.
Alcazar Room, City Hall

Board Member	Contact information	Appointment	3-Year Terms Expire
VACANT			12/27/2021
Stephen E. Simmons, JD Retired Judge	97 Cerro Street 302-229-8000 sesjdis@gmail.com	12/14/15 1 st full term 12/10/2018 2 nd full term	12/27/2021
Charlu “Cece” Reigle Realtor	343 St. George St 904-315-3150 ccreigle@gmail.com	2/26/2018 fill vacancy 12/14/20 1 st full term	12/27/2020 12/27/2023
Charles Pappas	46 Macaris Street, 32084 charlespappas@mac.com 617-519-3017	1/27/2020 1 st full term	12/27/2022
Karen Valachovic Realtor/Registered nurse	38 Carrera St., 32084 904-923-6053 karenvseils@gmail.com	2/10/2020 1 st full term	12/27/2022
Thomas Day Retired	19 Saragossa St. 32084 904-819-9711 tomday1@comcast.net	01/14/19 fill vacancy 12/14/20 1 st full term	12/27/2020 12/27/2023
Larry Weeks Director of BS and Campus Planner/Flagler	106 Inlet Drive 32080 904-810-5313 larryd.weeks@gmail.com	01/08/18 1 st full term 12/14/20 2 nd full term	12/27/2020 12/27/2023

Updated 12/14/20

CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

Authorization:	Chapter 2, Article V, Division 2, Code of the City of St. Augustine.
Number of Members:	Seven 7
Terms of Office:	To establish staggered terms, original appointments were two 2 for one 1 year; three 3 for two 2 years; and two 2 for three 3 years. Thereafter, all appointments are for three 3 years.
Appointment:	By City Commission.
Reappointment:	Normal appointments expire December 27 of each year. Members may serve two 2 consecutive full terms only.
Qualifications:	When possible, shall include: architect, businessperson, engineer, general contractor, subcontractor, and realtor. Resident of the city.
Duties:	Hear cases presented by the local governing body attorney or by a member of the administrative staff of the local governing body. At the conclusion of the hearing, the board shall issue findings of fact, based on evidence of record and conclusions of law, and shall issue an order affording the proper relief consistent with powers granted herein. The board shall have the power to: 1 Adopt rules for the conduct of its hearings, 2 Subpoena alleged violators and witnesses to its hearings, Subpoenas may be served by the Police Dept., 3 Subpoena evidence, 4 Take testimony under oath, 5 Issue orders having the force of law to command whatever steps are necessary to bring a violation into compliance.
Attendance:	Failure to attend two 2 of three 3 successive meetings without cause and without prior approval of the chairman of the Enforcement Board shall declare that member's office vacated.
Meetings:	Second Tuesday of each month, the Alcazar Room, 3:00 P.M.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners

DATE: February 24, 2021

RE: Notification of one (1) vacancy – Code Enforcement, Adjustment & Appeals Board (CEAAB)

Notification is being given regarding a vacancy on the Code Enforcement, Adjustment & Appeals Board (CEAAB). The term currently expires December 27, 2021.

A second advertisement requesting applications was placed in the St. Augustine Record on February 1, 2021 and posted on the City's website.

Also attached are the current CEAAB roster and board profile and responsibilities.

Sincerely,

Darlene Galambos
City Clerk

xc: Clerk's Office

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: February 18, 2021

RE: **SATISFACTION AND RELEASE OF UTILITY MORTGAGE – 498 POMONT AVENUE**

Enclosed is a Satisfaction and Release of Mortgage for 498 Pomont Avenue, regarding the Unit Connection Fee Mortgage and Promissory Note executed between the City of St. Augustine, Bobby J. Nelson, and Debra Nelson. The mortgage was recorded in the Public Records of St. Johns County on December 17, 2012. Copies of the Unit Connection Fee Mortgage and Promissory Note are enclosed as well for reference.

Please place this Release and Satisfaction of Mortgage on the consent agenda for consideration and execution at the March 8, 2021 City Commission meeting.

Please contact me if you have any questions or comments. Thank you.

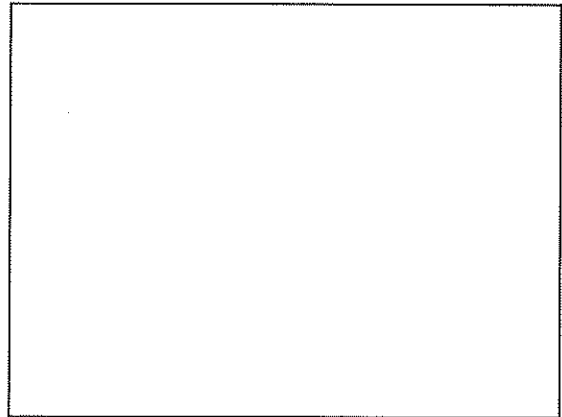


Isabelle C. Lopez
City Attorney

/s/
Attachment

xc: Darlene Galambos, City Clerk (with original)

This instrument was prepared under the supervision and direction of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085



**SATISFACTION AND
RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS:

THE CITY OF ST. AUGUSTINE, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is P.O. Box 210, St. Augustine, Florida, 32085-0210 (hereinafter referred to as "Mortgagee"), in consideration of the covenants and agreements set forth hereinafter, hereby releases **BOBBY J. NELSON and DEBRA NELSON**, whose address is 498 Pomont Avenue, St. Augustine, Florida 32084, their heirs, assigns or successors in title (hereinafter referred to as "Mortgagors"), from the Mortgage entitled, "Unit Connection Fee Mortgage," executed between the parties and dated December 12, 2012, recorded at Official Records Book 3658, Page 23, of the Public Records of St. Johns County, Florida, and relating to that certain lot, parcel or piece of land situated in the City of St. Augustine, St. Johns County, Florida, described in **Exhibit "A"** attached hereto and incorporated herein.

Mortgagee hereby releases said Mortgagors from any obligations created by or existing by virtue of said Mortgage and the Promissory Note relating thereto recorded at Official Record Book 3658, Page 23, of the Public Records of St. Johns County, Florida, and such obligations related to said documents have been fully performed and are therefore satisfied.

IN WITNESS WHEREOF, this Satisfaction and Release of Mortgage has been duly signed and executed by the Mortgagee, this _____ day of _____, 2021.

ATTEST:

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

Darlene Galambos, City Clerk
(S E A L)

By: _____
Tracy Upchurch, Mayor-Commissioner

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

WITNESS my hand and official seal, this _____ day of _____, 2021.

Notary Public, State of Florida

(S E A L)

EXHIBIT "A"

LEGAL DESCRIPTION: LOTS 27 AND 28, BLOCK "R", PONCE DE LEON HEIGHTS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 72 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL ID NUMBER: 090010-0270

LOCATION ADDRESS: 498 POMONT AVENUE, ST. AUGUSTINE, FLORIDA 32084

**UNIT CONNECTION FEE
MORTGAGE**

Public Records of
St. Johns County, FL
Clerk # 2012074563,
O.R. 3658 PG 23-29
12/17/2012 at 12:15 PM,
REC. \$29.00 SUR. \$32.00
Doc. M \$14.00
Int Tax \$7.82

THIS MORTGAGE, by and between **Bobby J Nelson and Debra Nelson**, whose address is 498 Pomont Avenue (hereinafter called "Mortgagor") and **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized under the laws of the State of Florida, whose address is P.O. Box 210, Attention Financial Services Dept., St. Augustine, Florida, 32085 (hereinafter called "Mortgagee").

WITNESSETH that for good and valuable consideration, and also in consideration of the Mortgagee's deferment of certain water and/or sewer unit connection fees owed by the Mortgagor to the Mortgagee as evidenced by the Unit Connection Fee Promissory Note hereinafter described, the said Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee all that certain piece, parcel or tract of land of which the said Mortgagor is now seized and possessed and in actual possession, situate in the county of St. Johns and state of Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all structures and improvements now and hereafter on said land, and the fixtures attached thereto.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all the estate, right, title, interest, homestead, separate estate, possession, claim and demand whatsoever, as well in law as in equity, of the said Mortgagor in and to the same, and every part thereof, unto the said Mortgagee, in fee simple.

And the Mortgagor hereby covenants with the Mortgagee that it is indefeasibly seized of said land in fee simple; that it has full power and lawful right to convey the same in fee simple as aforesaid; and that said Mortgagor will make such further assurances to prove the fee simple title to said land to said Mortgagee as may be reasonably required.

Provided always, and these presents are executed and delivered upon the following conditions, to-wit:

The Mortgagor agrees to timely pay the Mortgagee, or order, the payments described in the copy of the Unit Connection Fee Promissory Note attached hereto as Exhibit "B" in the manner and at the times described therein.

And shall duly, promptly and fully perform, discharge, execute, effect, complete and comply with and abide by each and every of the stipulations, agreements, conditions, and covenants of said Promissory Note and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

And the Mortgagor further covenants as follows:

1. That it will pay all and singular the costs, charges and expenses, including reasonable attorney's fees, and costs of abstracts of title, incurred or paid at any time by the Mortgagee because of the failure on the part of the Mortgagor promptly and fully to perform the agreements and covenants of said Promissory Note and this mortgage, and said costs, charges and expenses shall be immediately due and payable and shall be secured by the lien of this mortgage.

2. That (a) in the event of any breach of this mortgage or any mortgage superior or junior hereto or default on the part of the Mortgagor under this or any other mortgage encumbering the property mortgaged hereby, or (b) in the event that any of said sums of money herein referred to be not promptly and fully paid without demand or notice, or (c) in the event that each and every of the stipulations, agreements, conditions and covenants of said note and this mortgage are not promptly and fully performed, then in either or any such event, the said aggregate sum mentioned in said note then remaining unpaid, with interest accrued to that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of said Mortgagee, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such day, anything in said note or in this mortgage to the contrary notwithstanding; and thereupon or thereafter, at the option of said Mortgagee, without notice or demand, suit at law or in equity may be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee may foreclose this mortgage, as to the amount so declared due and payable, and the said premises shall be sold to satisfy and pay the same, together with costs, expenses and allowances.

3. That the Mortgagee will make monthly payments in the amount of \$38.24 for 120 months.

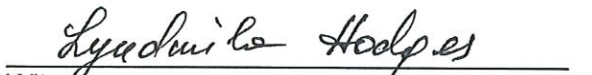
IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal, this 12th day of December, 2012.

Signed, sealed and delivered in the presence of:

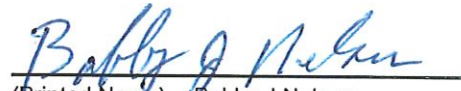


Witness

Printed Name: Barbara J Muench


Witness
Printed Name: LYUDMILA HODGES

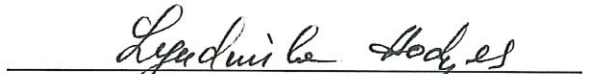
BY:


(Printed Name) Bobby J Nelson
(Address) 498 Pomont Avenue
(Telephone) 904-806-1643

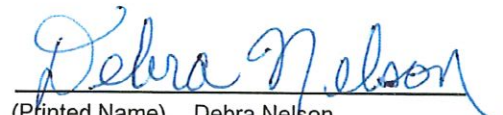


Witness

Printed Name: Barbara J Muench


Witness
Printed Name: LYUDMILA HODGES

BY:


(Printed Name) Debra Nelson
(Address) 498 Pomont Avenue
(Telephone) 904-806-1643

* * * NOTARY CERTIFICATION APPEARS ON THE FOLLOWING PAGE * * *

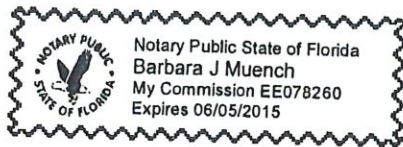
FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

STATE OF Florida

COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Bobby J Nelson**, who is personally known to me or who has produced FLA. DRIVERS LICENSE as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 12th day of December, 2012.




Notary Public, State of Florida

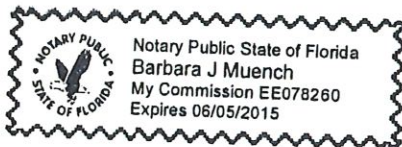
FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

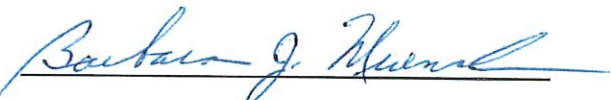
STATE OF Florida

COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Debra Nelson**, who is personally known to me or who has produced FLA. DRIVER'S LICENSE as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 12th day of December, 2012.




Notary Public, State of Florida

LEGAL DESCRIPTION

Lots 27 and 28, Block "R", Ponce de Leon Heights, according to map or plat thereof recorded in Map Book 3, page 72 of the Public Records of St. Johns County.

Parcel Id. No. 090010 0270

Exhibit "A"

**UNIT CONNECTION FEE
PROMISSORY NOTE**

APPLICANT(S) NAME: Bobby J Nelson and Debra Nelson
ADDRESS: 498 Pomont Avenue
St. Augustine, FL 32084

\$3,908.00

St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at **498 Pomont Avenue**, the undersigned, jointly and severally, promises to pay to the order of **CITY OF ST. AUGUSTINE, P.O. Box 210, St. Augustine, Florida, 32085**, or elsewhere as the holder hereof may from time to time require, the principal sum of **3908.00 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **3.28 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **38.24 Dollars** each, commencing on the date hereof and continuing on the same date each and every month thereafter until paid in full, said installments to be applied first to interest and the balance to principal.

The maker(s) hereof waives presentment for payment and demand. Time is of the essence hereof. It is expressly agreed that if this Note or any part or installment thereof be not paid within ten (10) days after the same becomes due and payable, anything herein to the contrary notwithstanding, the maker(s) hereof understands that all unpaid sums shall immediately be due and payable at once, without notice or demand, together with all costs of collection, including reasonable attorney's fees, whether suit be filed or not.

The maker(s) hereof may prepay any part of the principal sum hereof in any amount at any time, but any such prepayment shall not relieve the maker(s) hereof from making payment of the installment then due nor any subsequent installment provided hereby, unless at the time of such prepayment the maker(s) hereof pays all sums hereon.

Any waiver of the right to exercise any option by the holder hereof shall not constitute a waiver of the right to exercise said option at any future time.

All notices, demand, presentment, dishonor and requirements under any law of Florida are hereby expressly waived.

Exhibit "B"

This Note is secured by and subject to the terms of a mortgage (or a letter of credit) of even date herewith.

Signed, sealed and delivered **dated as of December 12, 2012**, in the presence of:

Barbara J. Muench
Witness
Printed Name: Barbara J Muench

BY: Bobby J Nelson
(Printed Name) Bobby J Nelson
(Address) 498 Pomont Avenue
(Telephone) 904-806-1643

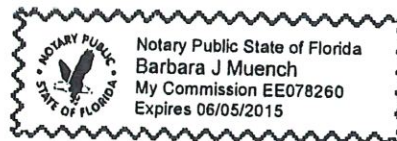
Lyudmila Hodges
Witness
Printed Name: LYUDMILA HODGES

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Bobby J Nelson**, who is personally known to me or who has produced FLA- DRIVERS LICENSE as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 12th of December, 2012.

Barbara J. Muench
Notary Public, State of Florida



This Note is secured by and subject to the terms of a mortgage (or a letter of credit) of even date herewith.

Signed, sealed and delivered **dated as of December 12, 2012**, in the presence of:

Barbara J. Muench
Witness
Printed Name: Barbara J Muench

BY: Debra Nelson
(Printed Name) Debra Nelson
(Address) 498 Pomont Avenue
(Telephone) 904-806-1643

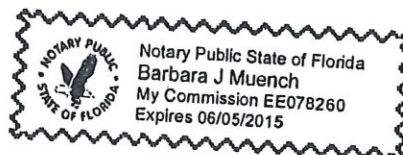
Lyudmila Hodges
Witness
Printed Name: LYUDMILA HODGES

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Debra Nelson**, who is personally known to me or who has produced FLA. DRIVER'S LICENSE as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 12th of December, 2012.

Barbara J. Muench
Notary Public, State of Florida



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: February 18, 2021

RE: **SATISFACTION AND RELEASE OF UTILITY MORTGAGE – 5 CORDOVA STREET**

Enclosed is a Satisfaction and Release of Mortgage for 498 Pomont Avenue, regarding the Unit Connection Fee Mortgage and Promissory Note executed between the City of St. Augustine and L. John Arbizzani for 5 Cordova Street, LLC. The mortgage was recorded in the Public Records of St. Johns County on January 20, 2012. Copies of the Unit Connection Fee Mortgage and Promissory Note are enclosed as well for reference.

Please place this Release and Satisfaction of Mortgage on the consent agenda for consideration and execution at the March 8, 2021 City Commission meeting.

Please contact me if you have any questions or comments. Thank you.

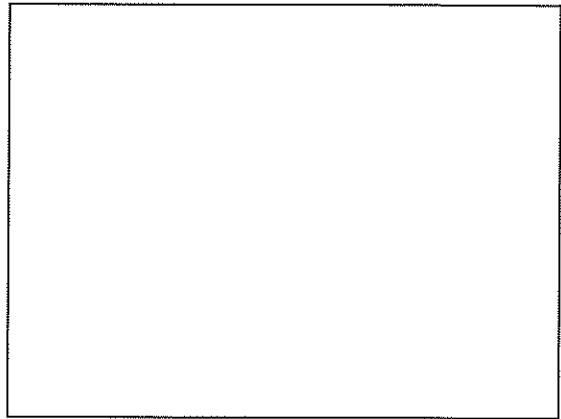


Isabelle C. Lopez
City Attorney

/s/
Attachment

xc: Darlene Galambos, City Clerk (with original)

This instrument was prepared under the supervision
and direction of Isabelle C. Lopez, City Attorney,
P.O. Box 210, St. Augustine, Florida 32085



**SATISFACTION AND
RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS:

THE CITY OF ST. AUGUSTINE, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is P.O. Box 210, St. Augustine, Florida, 32085-0210 (hereinafter referred to as "Mortgagee"), in consideration of the covenants and agreements set forth hereinafter, hereby releases **L. John Arbizzani for 5 Cordova Street, LLC**, whose address is 44 Avenida Menendez, St. Augustine, Florida 32084, his heirs, assigns or successors in title (hereinafter referred to as "Mortgagor"), from the Mortgage entitled, "Unit Connection Fee Mortgage," executed between the parties and dated January 17, 2012, recorded at Official Records Book 3517, Page 526, of the Public Records of St. Johns County, Florida, and relating to that certain lot, parcel or piece of land situated in the City of St. Augustine, St. Johns County, Florida, described in **Exhibit "A"** attached hereto and incorporated herein.

Mortgagee hereby releases said Mortgagors from any obligations created by or existing by virtue of said Mortgage and the Promissory Note relating thereto recorded at Official Record Book 3517, Page 526, of the Public Records of St. Johns County, Florida, and such obligations related to said documents have been fully performed and are therefore satisfied.

IN WITNESS WHEREOF, this Satisfaction and Release of Mortgage has been duly signed and executed by the Mortgagee, this _____ day of _____, 2021.

ATTEST:

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

Darlene Galambos, City Clerk
(S E A L)

By: _____
Tracy Upchurch, Mayor-Commissioner

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

WITNESS my hand and official seal, this _____ day of _____, 2021.

Notary Public, State of Florida

(S E A L)

LEGAL DESCRIPTION: PARCEL A: A PORTION OF LOTS 1, 2 & 3, BLOCK 16, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, ACCORDING TO THE OFFICIAL MAP OF SAID CITY DATED JUNE 12, 1923, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, OF SAID BLOCK 16, CITY OF ST. AUGUSTINE; THENCE NORTH 03 DEGREES 46 MINUTES 37 SECONDS WEST, ON THE EAST RIGHT-OF-WAY LINE OF CORDOVA STREET, 57.86 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE; THENCE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST ON SAID EAST RIGHT OF WAY LINE 52.29 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF SAID BLOCK 16; THENCE CONTINUE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST, 115.84 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE OF CORDOVA STREET; THENCE NORTH 86 DEGREES 48 MINUTES 30 SECONDS EAST, 3.15 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE; THENCE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST ALONG SAID EAST, RIGHT OF WAY LINE 86.33 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF CORDOVA STREET, 131.31 FEET TO A POINT 2.00 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH RIGHT OF WAY LINE OF TOLOMATO LANE; THENCE NORTH 81 DEGREES 20 MINUTES 40 SECONDS EAST, ALONG A LINE 2.00 FEET SOUTH OF AND PARALLEL TO SAID SOUTH RIGHT OF WAY LINE OF TOLOMATO LANE, 93.03 FEET; THENCE SOUTH 08 DEGREES 54 MINUTES 35 SECONDS EAST, 117.74 FEET; THENCE SOUTH 11 DEGREES 47 MINUTES 07 SECONDS WEST, 24.25 FEET; THENCE SOUTH 87 DEGREES 03 MINUTES 24 SECONDS WEST, 98.07 FEET OT THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL B: THAT PART OF LOTS 1, 2, 3 AND 4, BLOCK 16, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, ACCORDING TO THE OFFICIAL MAP OF SAID CITY DATED JUNE 12, 1923, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 9 OF SAID BLOCK 16, CITY OF ST. AUGUSTINE; THENCE NORTH 03 DEGREES 46 MINUTES 37 SECONDS WEST, ON THE EAST RIGHT-OF-WAY LINE OF CORDOVA STREET, 57.86 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE; THENCE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST ON SAID EAST RIGHT OF WAY LINE 52.29 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF SAID BLOCK 16; THENCE CONTINUE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST, 115.84 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE OF CORDOVA STREET; THENCE NORTH 86 DEGREES 48 MINUTES 30 SECONDS EAST, 3.15 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE; THENCE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST ALONG SAID EAST, RIGHT OF WAY LINE 51.33 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF CORDOVA STREET, 166.31 FEET TO A POINT 2.00 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH RIGHT OF WAY LINE OF TOLOMATO LANE; THENCE NORTH 81 DEGREES 20 MINUTES 40 SECONDS EAST, ALONG A LINE 2.00 FEET SOUTH OF AND PARALLEL TO SAID SOUTH RIGHT OF WAY LINE OF TOLOMATO LANE, 93.03 FEET; THENCE SOUTH 08 DEGREES 54 MINUTES 35 SECONDS EAST, 117.74 FEET; THENCE SOUTH 11 DEGREES 47 MINUTES 07 SECONDS WEST, 60.45 FEET; THENCE SOUTH 87 DEGREES 03 MINUTES 24 SECONDS WEST, 88.72 FEET OT THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS DESCRIBED ABOVE AS PARCEL A.

PARCEL ID NUMBER: 197780-0015

LOCATION ADDRESS: 5 CORDOVA STREET, ST. AUGUSTINE, FLORIDA 32084

**UNIT CONNECTION FEE
MORTGAGE**

Public Records of
St. Johns County, FL
Clerk # 2012003405,
O.R. 3517 PG 526-531
01/20/2012 at 02:49 PM,
REC. \$25.00 SUR. \$27.50
Doc. M \$78.75
Int Tax \$45.00

THIS MORTGAGE, by and between L. John Arbizzani, for 5 Cordova Street, LLC, whose address is 44 Avenida Menendez, St. Augustine, FL (hereinafter called "Mortgagor") and **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized under the laws of the State of Florida, whose address is P.O. Box 210, Attention Financial Services Department, St. Augustine, Florida, 32085 (hereinafter called "Mortgagee").

WITNESSETH that for good and valuable consideration, and also in consideration of the Mortgagee's deferment of certain water and/or sewer unit connection fees owed by the Mortgagor to the Mortgagee as evidenced by the Unit Connection Fee Promissory Note hereinafter described, the said Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee all that certain piece, parcel or tract of land of which the said Mortgagor is now seized and possessed and in actual possession, situate in the county of St. Johns and state of Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all structures and improvements now and hereafter on said land, and the fixtures attached thereto.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all the estate, right, title, interest, homestead, separate estate, possession, claim and demand whatsoever, as well in law as in equity, of the said Mortgagor in and to the same, and every part thereof, unto the said Mortgagee, in fee simple.

And the Mortgagor hereby covenants with the Mortgagee that it is indefeasibly seized of said land in fee simple; that it has full power and lawful right to convey the same in fee simple as aforesaid; and that said Mortgagor will make such further assurances to prove the fee simple title to said land to said Mortgagee as January be reasonably required.

Provided always, and these presents are executed and delivered upon the following conditions, to-wit:

The Mortgagor agrees to timely pay the Mortgagee, or order, the payments described in the copy of the Unit Connection Fee Promissory Note attached hereto as Exhibit "B" in the manner and at the times described therein.

And shall duly, promptly and fully perform, discharge, execute, effect, complete and comply with and abide by each and every of the stipulations, agreements, conditions, and covenants of said Promissory Note and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

And the Mortgagor further covenants as follows:

1. That it will pay all and singular the costs, charges and expenses, including reasonable attorney's fees, and costs of abstracts of title, incurred or paid at any time by the Mortgagee because of the failure on the part of the Mortgagor promptly and fully to perform the agreements and covenants of said Promissory Note and this mortgage, and said costs, charges and expenses shall be immediately due and payable and shall be secured by the lien of this mortgage.

2. That (a) in the event of any breach of this mortgage or any mortgage superior or junior hereto or default on the part of the Mortgagor under this or any other mortgage encumbering the property mortgaged hereby, or (b) in the event that any of said sums of money herein referred to be not promptly and fully paid without demand or notice, or (c) in the event that each and every of the stipulations, agreements, conditions and covenants of said note and this mortgage are not promptly and fully performed, then in either or any such event, the said aggregate sum mentioned in said note then remaining unpaid, with interest accrued to that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of said Mortgagee, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such day, anything in said note or in this mortgage to the contrary notwithstanding; and thereupon or thereafter, at the option of said Mortgagee, without notice or demand, suit at law or in equity January be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee January foreclose this mortgage, as to the amount so declared due and payable, and the said premises shall be sold to satisfy and pay the same, together with costs, expenses and allowances.

3. That the Mortgagee will make monthly payments in the amount of \$220.29 for 120 months.

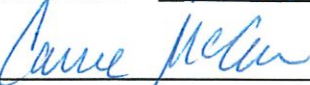
IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal this 17th day of January, 2012.

Signed, sealed and delivered
in the presence of:



Witness

Printed Name: Todd Woods



Witness

Printed Name: Carrie McEue

BY:



(Printed Name)

L John Arbizzani
for 5 Cordova Street, LLC
(Address) 44 Avenida Menendez
(Telephone) 904- 669-3535

* * * NOTARY CERTIFICATION APPEARS ON THE FOLLOWING PAGE * * *

FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

STATE OF FLORIDA

COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **L John Arbizzani**, who is personally known to me or who has produced _____ as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 17th day of January, 2012.



Diane M. Wood

Notary Public, State of Florida

EXHIBIT "A"

PARCEL A:

A PORTION OF LOTS 1, 2 & 3, BLOCK 16, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ACCORDING TO THE OFFICIAL MAP OF SAID CITY DATED JUNE 12, 1923, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, OF SAID BLOCK 16, CITY OF ST. AUGUSTINE; THENCE NORTH 03 DEGREES 46 MINUTES 37 SECONDS WEST, ON THE EAST RIGHT OF WAY LINE OF CORDOVA STREET, 57.86 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE; THENCE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST ON SAID EAST RIGHT OF WAY LINE 52.29 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF SAID BLOCK 16; THENCE CONTINUE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST, 115.84 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE OF CORDOVA STREET; THENCE NORTH 86 DEGREES 48 MINUTES 30 SECONDS EAST, 3.15 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE; THENCE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST ALONG SAID EAST, RIGHT OF WAY LINE 86.33 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF CORDOVA STREET, 131.31 FEET TO A POINT 2.00 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH RIGHT OF WAY LINE OF TOLOMATO LANE; THENCE NORTH 81 DEGREES 20 MINUTES 40 SECONDS EAST, ALONG A LINE 2.00 FEET SOUTH OF AND PARALLEL TO SAID SOUTH RIGHT OF WAY LINE OF TOLOMATO LANE, 93.03 FEET; THENCE SOUTH 08 DEGREES 54 MINUTES 35 SECONDS EAST, 117.74 FEET; THENCE SOUTH 11 DEGREES 47 MINUTES 07 SECONDS WEST, 24.25 FEET; THENCE SOUTH 87 DEGREES 03 MINUTES 24 SECONDS WEST, 98.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL B:

THAT PART OF LOTS 1, 2, 3 AND 4, BLOCK 16, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, ACCORDING TO THE OFFICIAL MAP OF SAID CITY DATED JUNE 12, 1923, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 9 OF SAID BLOCK 16, CITY OF ST. AUGUSTINE; THENCE NORTH 03 DEGREES 46 MINUTES 37 SECONDS WEST, ON THE EAST RIGHT OF WAY LINE OF CORDOVA STREET, 57.86 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE; THENCE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST ON SAID EAST RIGHT OF WAY LINE, 52.29 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF SAID BLOCK 16; THENCE CONTINUE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST 115.84 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE OF CORDOVA STREET; THENCE NORTH 86 DEGREES 48 MINUTES 30 SECONDS EAST 3.15 FEET TO AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE; THENCE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 51.33 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 03 DEGREES 11 MINUTES 30 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF CORDOVA STREET 166.31 FEET TO A POINT 2.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH RIGHT OF WAY LINE OF TOLOMATO LANE; THENCE NORTH 81 DEGREES 20 MINUTES 40 SECONDS EAST ALONG A LINE 2.00 FEET SOUTH OF AND PARALLEL TO SAID SOUTH RIGHT OF WAY LINE OF TOLOMATO LANE, 93.03 FEET; THENCE SOUTH 08 DEGREES 54 MINUTES 35 SECONDS EAST 117.74 FEET; THENCE SOUTH 11 DEGREES 47 MINUTES 07 SECONDS WEST 60.45 FEET; THENCE SOUTH 87 DEGREES 03 MINUTES 24 SECONDS WEST 88.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS DESCRIBED ABOVE AS PARCEL A.

**UNIT CONNECTION FEE
PROMISSORY NOTE**

APPLICANT(S) NAME: L John Arbizzani
ADDRESS: for 5 Cordova Street, LLC
44 Avenida Menendez
St. Augustine, FL 32084

\$22,500.00

St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at **5 Cordova Street, OLD CITY BBQ**, the undersigned, jointly and severally, promises to pay to the order of **CITY OF ST. AUGUSTINE, P.O. Box 210, St. Augustine, Florida, 32085**, or elsewhere as the holder hereof January from time to time require, the principal sum of **22500.00 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **3.29 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **220.29 Dollars** each, commencing on the date hereof and continuing on the same date each and every month thereafter until paid in full, said installments to be applied first to interest and the balance to principal.

The maker(s) hereof waives presentment for payment and demand. Time is of the essence hereof. It is expressly agreed that if this Note or any part or installment thereof be not paid within ten (10) days after the same becomes due and payable, anything herein to the contrary notwithstanding, the maker(s) hereof understands that all unpaid sums shall immediately be due and payable at once, without notice or demand, together with all costs of collection, including reasonable attorney's fees, whether suit be filed or not.

The maker(s) hereof January prepay any part of the principal sum hereof in any amount at any time, but any such prepayment shall not relieve the maker(s) hereof from making payment of the installment then due nor any subsequent installment provided hereby, unless at the time of such prepayment the maker(s) hereof pays all sums hereon.

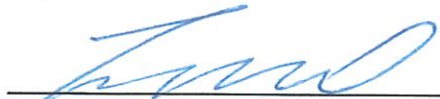
Any waiver of the right to exercise any option by the holder hereof shall not constitute a waiver of the right to exercise said option at any future time.

All notices, demand, presentment, dishonor and requirements under any law of Florida are hereby expressly waived.

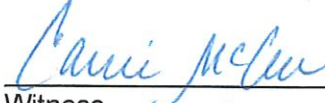
Exhibit "B"

This Note is secured by and subject to the terms of a mortgage (or a letter of credit) of even date herewith.

Signed, sealed and delivered **Dated as of: January 17, 2012**, in the presence of:


Witness

Printed Name: TODD WARD


Witness

Printed Name: CARIE MCIVER

BY:


(Printed Name) L John Arbizzani
for 5 Cordova Street, LLC
(Address) 44 Avenida Menendez
(Telephone) 904- 669-3535

STATE OF FLORIDA

COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, L John Arbizzani, who is personally known to me or who has produced _____ as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 17th day of January, 2012.


Notary Public, State of Florida



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: March 8, 2021

RE: **Final Subdivision Plat Approval – Antigua Phase Two**

The Antigua property is a residential community with a total of 62 townhouses and 95 single family homes. The property is located on the north side of SR 312 near the base of the Mickler O'Connell Bridge. The property is zoned Residential General-one (RG-1).

The Planning and Zoning Board reviewed and approved the preliminary subdivision plat for Antigua on December 6, 2016. The subdivision plat is broken down into two phases.

Antigua Phase One was approved by the City Commission on September 24, 2018, which consisted of 62 townhouse units and 49 single family homes on the western side of the property. This phase of the community is currently under construction.

Antigua Phase Two consists of the remaining 46 detached single family homes on the eastern side of the property and this will complete the subdivision platting for this community.

The City Commission approves all final subdivision plats prior to recordation according to Section 25-40 of the City Code.

“Section 25-40 Final Plat

(a) The final plat approval can only be granted by the city commission in an open public meeting after review and recommendation by the planning and zoning board.”

Please place the final subdivision plat approval for Antigua Phase Two on the March 8, 2021 City Commission consent agenda.


David Birchim, AICP
Director, Planning and Building

A PART OF SECTION 28, AND A PART OF GOVERNMENT LOT 1
SECTION 29, ALL IN TOWNSHIP 7 SOUTH, RANGE 30 EAST,
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

A PART OF SECTION 28, AND A PART OF GOVERNMENT LOT 1, SECTION 29, ALL IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

CONTAINING 62.8± ACRES, MORE OR LESS.

[illegible][illegible]

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO THE CITY OF ST. AUGUSTINE ("CITY") AND FLORIDA POWER AND LIGHT COMPANY ("FPL"), ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF UTILITIES, TOGETHER WITH THE RIGHT OF THE CITY AND FPL, THEIR SUCCESSORS AND ASSIGNS, OF INDICES AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

UTILITY EASEMENTS. THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.09(1)(2) OF THE CURRENT FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE "OWNER", ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "TYPE" ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM, PROVIDED NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN THOSE EASEMENTS.

THE LOTS SHOWN ON THIS PLAT AND OTHER REAL PROPERTY HEREIN DEPICTED, TOGETHER WITH ANY IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED THEREON, ARE AND SHALL BE OWNED, HELD, TRANSFERRED, SOLD CONVERTED, ENCUMBERED, LEASED, RENTED, USED, OCCUPIED AND IMPROVED SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTIGUA HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, THE "OWNER" HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

OWNER: ANT JV OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

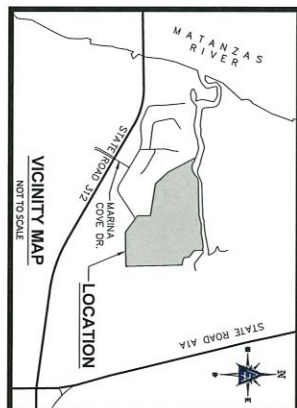
PATRICK ZALUPSKI, MANAGER

STATE OF FLORIDA, COUNTY OF ST. JOHNS:

THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2021, BY PATRICK ZAUPSKI, MANAGER OF ANT JV OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, AND WHO IS PERSONALLY KNOWN TO THE UNDERSIGNED AND DID NOT TAKE AN OATH OR PRODUCE IDENTIFICATION

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

NAME _____



THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BY: _____

CITY CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLETES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 127, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021

BRANDON PATTY
CLERK OF THE CIRCUIT COURT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY ATTORNEY FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021

CITY OF ST. AUGUSTINE, CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY FINANCE DIRECTOR FOR THE CITY OF ST. AUGUSTINE, ST. JOHN'S COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021

CITY OF ST. AUGUSTINE, CITY FINANCE DIRECTOR

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY MANAGER FOR THE CITY OF ST. AUGUSTINE, ST. JOHN'S COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021

CITY OF ST. AUGUSTINE, CITY MANAGER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021

CITY OF ST. AUGUSTINE, DIRECTOR OF PLANNING AND BUILDING

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY CITY PUBLIC WORKS DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021

CITY OF ST. AUGUSTINE, DIRECTOR OF PUBLIC WORKS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, BY THE DEVELOPMENT REVIEW PROGRAM FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ 2021

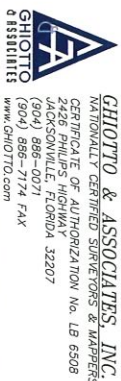
DEVELOPMENT REVIEW PROGRAM FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ 2021

CLYDE WILLIAM FAUST, III, PSM

LS#6600



JOHN S. THOMAS
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 6223
SHIOTO & ASSOCIATES, INC.



ANTIGUA PHASE TWO

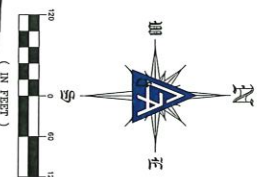
A PART OF SECTION 28, AND A PART OF GOVERNMENT LOT 1, SECTION 29, ALL IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

TRIBUTARY TO MATANZAS RIVER

2.735±

MAP BOOK — PAGE —

SHEET 2 OF 5 SHEETS
SEE SHEET 1 FOR GENERAL NOTES

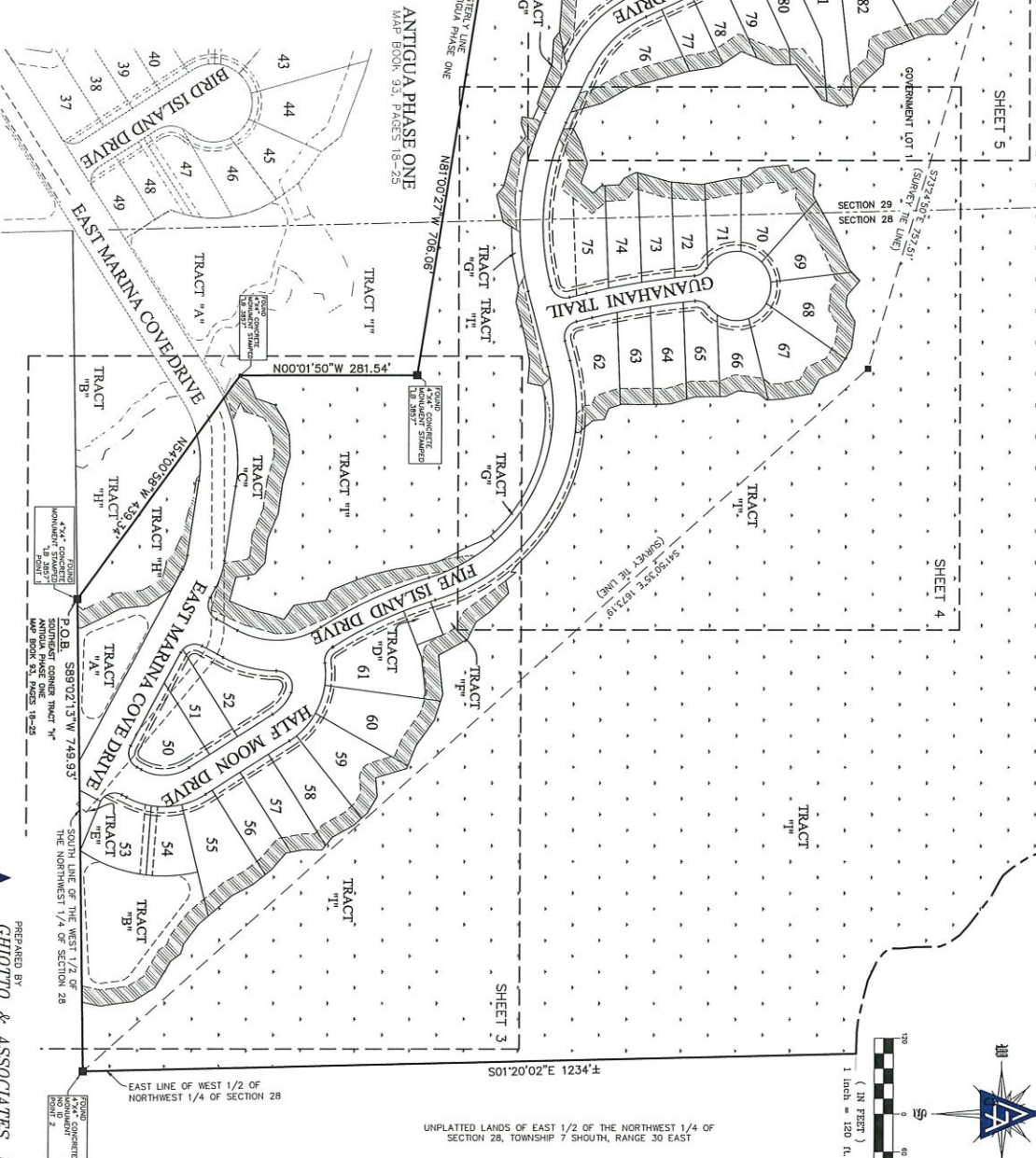


GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE WEST ONE-HALF OF MAP BOOK 93, PAGES 18-25.
2. THE INTENDED USE OF THESE COORDINATES IS FOR BASE MAPPING PURPOSES. THE GEODETIC CONTROL, FIELD UPON THESE VALUES WAS NATIONAL GEODETIC SURVEY AMERICAN DATUM 1983/90. STATE PLANE COORDINATES - FLORIDA ZONE 18N, 11N, 2011 ADJUSTMENT.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DETECTION OF THE SUBDIVISION LINES DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TRANSFERRED CURVE TABLES SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE LINES AND TOPS OF BANK SHOWN HEREON AREA FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT ACTUAL "AS-BUILT" SITUATIONS. THEY AREA BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
6. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OR REMOVAL OF EARTH SHALL BE PERMITTED ON ANY OF THE LOTS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF ST. AUGUSTINE AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH ACTIVITY. ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK, THIS WETLANDS JURISDICTIONAL GOVERNMENT AGENCIES.
7. "FUEL" DROUGHTS FLOODING POWER AND LIGHT (FPL) EASEMENT, FPL WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPERE THE USE OF SAID EASEMENT BY THE INSTALLATION OF FENCES, HERDS, AND LANDSCAPING IS REMAINABLE BUT SUBJECT TO THE APPROVAL OF THE CITY OF ST. AUGUSTINE AND OTHER REGULATORY AGENCIES. REPLACEMENT OF SUCH ITEMS.
8. UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.

LEGEND:

- SET 4"x4" CONCRETE MONUMENT STAMPED "18 6508"
- SET NAIL & DISK STAMPED "18 6508"
- SET NAIL & DISK STAMPED "18 6508"
- WETLAND AREA
- WETLAND SETBACK
- COA = CITY OF ST. AUGUSTINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.S. = POINT OF SIGHT
- P.O.D. = POINT OF DISCONTINUITY
- P.O.F. = POINT OF FLOODING
- P.O.R. = POINT OF REVISION
- P.O.W. = POINT OF WAY
- P.O.L. = POINT OF LANE
- P.O.A. = POINT OF AREA
- P.O.V. = POINT OF VIEW
- P.O.E. = POINT OF ENTRY
- P.O.X. = POINT OF EXIT
- P.O.Y. = POINT OF YIELD
- P.O.Z. = POINT OF ZONE
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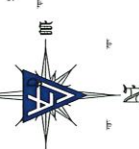
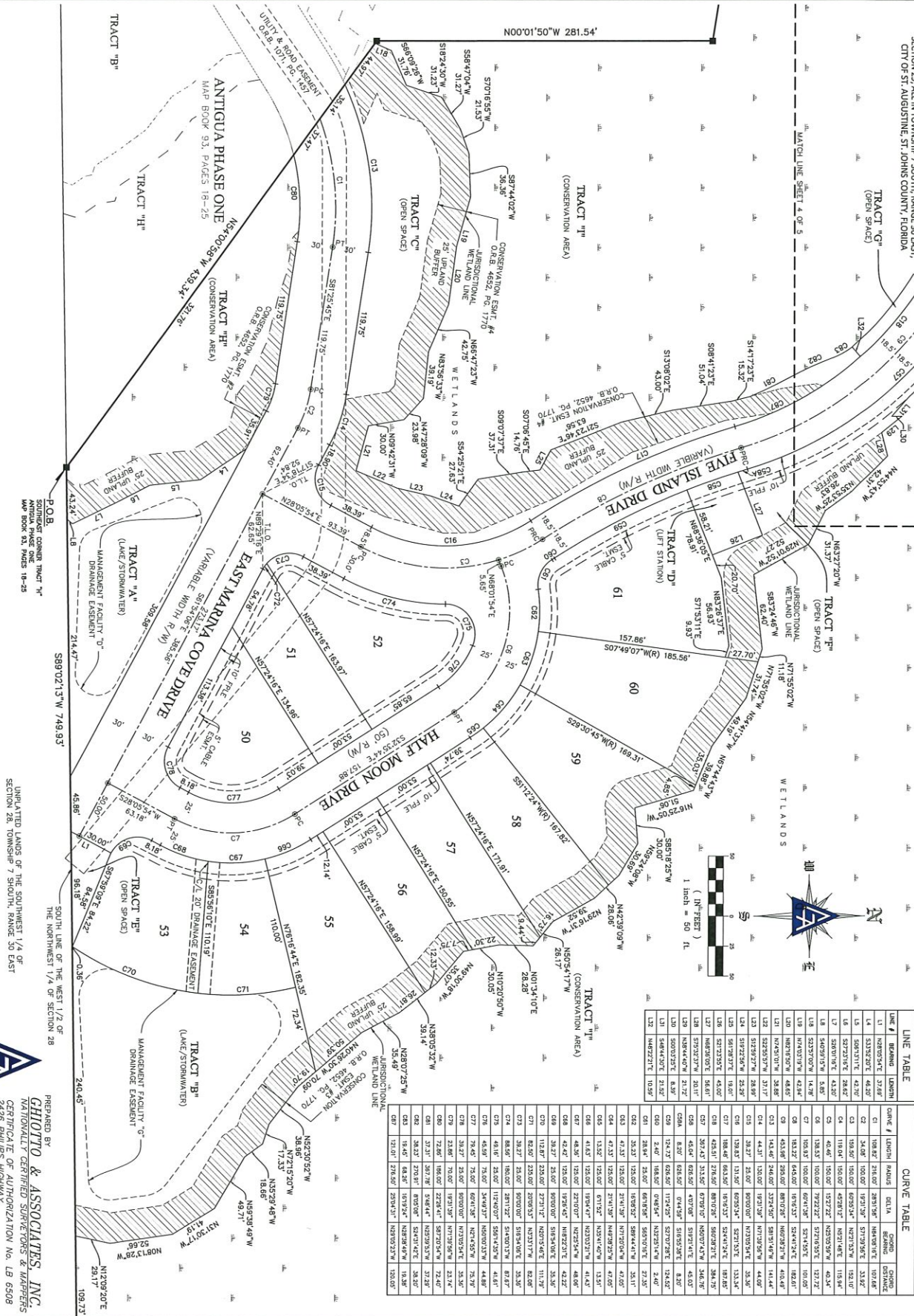
UNPLATTED LANDS OF EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 30 EAST

UNPLATTED LANDS OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 30 EAST

PREPARED BY
GHOTTO & ASSOCIATES, INC.
NATIONALLY CERTIFIED SURVEYORS & MAPPERS
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 866-0071
(904) 866-7174 FAX
WWW.GHOTTO.COM

ANTIGUA PHASE TWO

A PART OF SECTION 28, AND A PART OF GOVERNMENT LOT 1,
SECTION 29, ALL IN TOWNSHIP 7 SOUTH, RANGE 30 EAST,
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA



CURVE TABLE			
CURVE #	LENGTH	BEARING	CHORD
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53	10.00	0°00'00"	10.00
54	10.00	0°00'00"	10.00
55	10.00	0°00'00"	10.00
56	10.00	0°00'00"	10.00
57	10.00	0°00'00"	10.00
58	10.00	0°00'00"	10.00
59	10.00	0°00'00"	10.00
60	10.00	0°00'00"	10.00
61	10.00	0°00'00"	10.00
62	10.00	0°00'00"	10.00
63	10.00	0°00'00"	10.00
64	10.00	0°00'00"	10.00
65	10.00	0°00'00"	10.00
66	10.00	0°00'00"	10.00
67	10.00	0°00'00"	10.00
68	10.00	0°00'00"	10.00
69	10.00	0°00'00"	10.00
70	10.00	0°00'00"	10.00
71	10.00	0°00'00"	10.00
72	10.00	0°00'00"	10.00
73	10.00	0°00'00"	10.00
74	10.00	0°00'00"	10.00
75	10.00	0°00'00"	10.00
76	10.00	0°00'00"	10.00
77	10.00	0°00'00"	10.00
78	10.00	0°00'00"	10.00
79	10.00	0°00'00"	10.00
80	10.00	0°00'00"	10.00
81	10.00	0°00'00"	10.00
82	10.00	0°00'00"	10.00
83	10.00	0°00'00"	10.00
84	10.00	0°00'00"	10.00
85	10.00	0°00'00"	10.00
86	10.00	0°00'00"	10.00
87	10.00	0°00'00"	10.00
88	10.00	0°00'00"	10.00
89	10.00	0°00'00"	10.00
90	10.00	0°00'00"	10.00
91	10.00	0°00'00"	10.00
92	10.00	0°00'00"	10.00
93	10.00	0°00'00"	10.00
94	10.00	0°00'00"	10.00
95	10.00	0°00'00"	10.00
96	10.00	0°00'00"	10.00
97	10.00	0°00'00"	10.00
98	10.00	0°00'00"	10.00
99	10.00	0°00'00"	10.00
100	10.00	0°00'00"	10.00

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ANTIGUA PHASE TWO

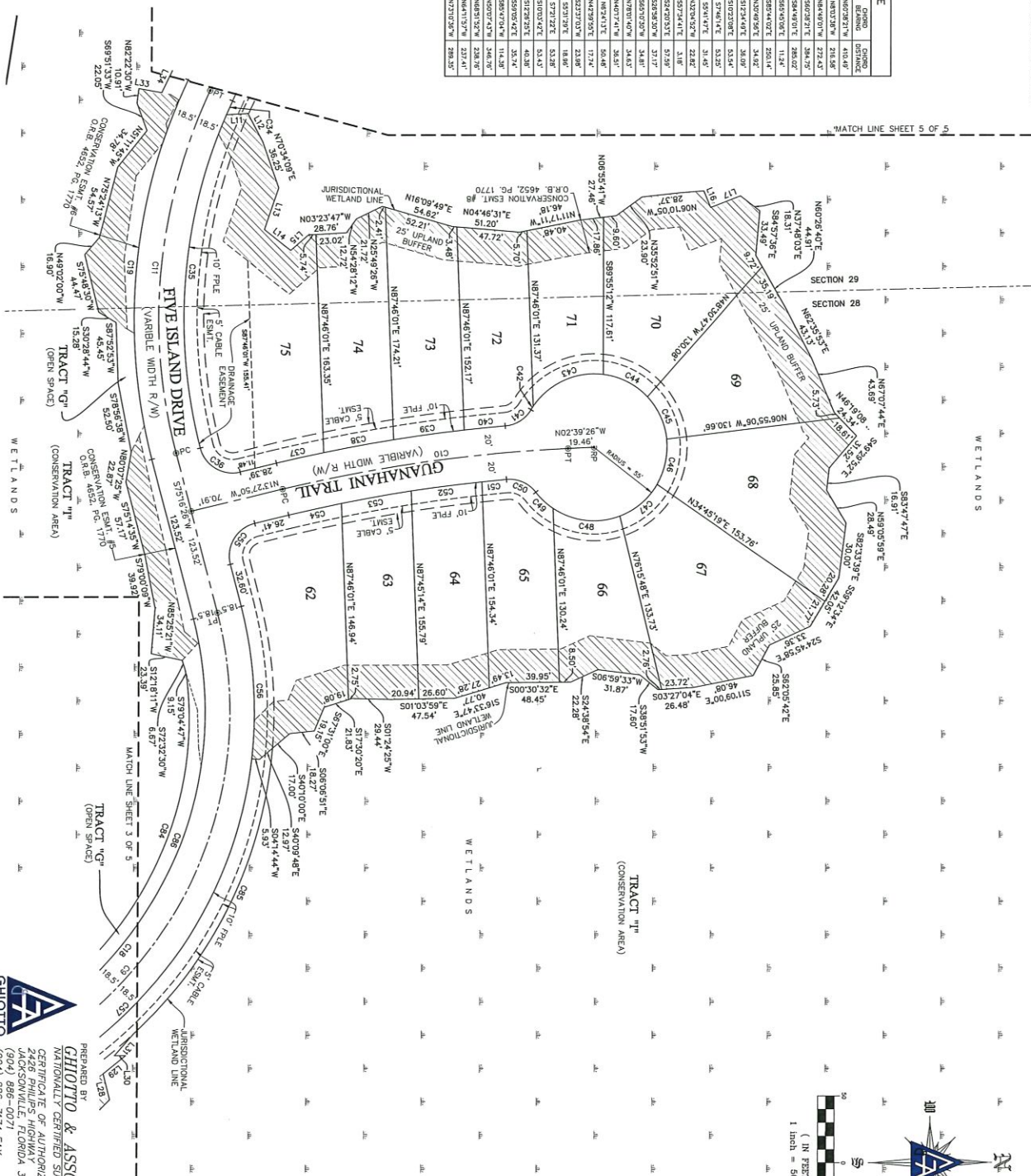
A PART OF SECTION 28, AND A PART OF GOVERNMENT LOT 1,
SECTION 29, ALL IN TOWNSHIP 7 SOUTH, RANGE 30 EAST,
COUNTY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

CURVE TABLE

CURVE #	LENGTH	CHORD	DELTA	CHORD BEARING	CHORD DISTANCE
C1	143.88'	286.00'	180°00'	N87°00'00"E	286.00'
C2	315.00'	1150.00'	109°00'	N83°30'00"E	315.00'
C3	377.88'	480.00'	109°00'	N83°30'00"E	377.88'
C4	425.81'	276.00'	109°00'	N83°30'00"E	425.81'
C5	280.84'	418.00'	109°00'	N83°30'00"E	280.84'
C6	11.24'	381.00'	191.18'	S84°00'00"E	11.24'
C7	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C8	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C9	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C10	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C11	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C12	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C13	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C14	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C15	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C16	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C17	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C18	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C19	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C20	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C21	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C22	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C23	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C24	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C25	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C26	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C27	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C28	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C29	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C30	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C31	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C32	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C33	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C34	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C35	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C36	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C37	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C38	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C39	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C40	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C41	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C42	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C43	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C44	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C45	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C46	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C47	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C48	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C49	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C50	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C51	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C52	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C53	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C54	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C55	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C56	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C57	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C58	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C59	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C60	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C61	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C62	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C63	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C64	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C65	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C66	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C67	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C68	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C69	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C70	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C71	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C72	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C73	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C74	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C75	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C76	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C77	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C78	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C79	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C80	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C81	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C82	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C83	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C84	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C85	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C86	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C87	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C88	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C89	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C90	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C91	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C92	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C93	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C94	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C95	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C96	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C97	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C98	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C99	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'
C100	38.66'	28.00'	88°33'32"	S89°44'02"E	38.66'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N87°00'00"E	16.25'
L2	N87°00'00"E	24.46'
L3	S71°03'47"E	32.85'
L4	N87°00'00"E	25.27'
L5	N41°39'48"E	17.46'
L6	N87°00'00"E	24.37'
L7	N87°00'00"E	20.11'
L8	N87°00'00"E	21.72'
L9	S80°03'29"E	8.33'
L10	N41°04'04"E	17.44'
L11	N41°04'04"E	22.64'



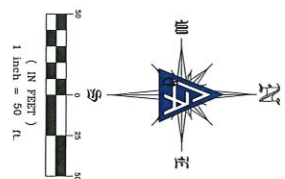
MAP BOOK — PAGE —
SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

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ANTIGUA PHASE TWO

A PART OF SECTION 28, AND A PART OF GOVERNMENT LOT 1,
SECTION 29, ALL IN TOWNSHIP 7 SOUTH, RANGE 30 EAST,
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

MAP BOOK — PAGE —
SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



CURVE #	LENGTH	ADIUS	DELTA	CHORD	CHORD BEARING	CHORD DISTANCE
C12	142.87	200.00	40.754	142.87	132.41°	132.41
C21	142.87	200.00	37.917	142.87	142.74°	142.74
C22	34.15	200.00	21.917	34.15	8.82°	8.82
C23	34.15	200.00	21.917	34.15	37.79°	37.79
C24	34.15	200.00	21.917	34.15	37.79°	37.79
C25	34.15	200.00	21.917	34.15	37.79°	37.79
C26	34.15	200.00	21.917	34.15	37.79°	37.79
C27	34.15	200.00	21.917	34.15	37.79°	37.79
C28	34.15	200.00	21.917	34.15	37.79°	37.79
C29	34.15	200.00	21.917	34.15	37.79°	37.79
C30	34.15	200.00	21.917	34.15	37.79°	37.79
C31	34.15	200.00	21.917	34.15	37.79°	37.79
C32	34.15	200.00	21.917	34.15	37.79°	37.79
C33	34.15	200.00	21.917	34.15	37.79°	37.79
C34	34.15	200.00	21.917	34.15	37.79°	37.79

LINE #	BEARING	LENGTH
L1	N87°01'31"E	1.50
L2	N87°01'31"E	1.50
L3	N87°01'31"E	1.50
L4	N87°01'31"E	1.50
L5	N87°01'31"E	1.50
L6	N87°01'31"E	1.50
L7	N87°01'31"E	1.50
L8	N87°01'31"E	1.50
L9	N87°01'31"E	1.50
L10	N87°01'31"E	1.50

ANTIGUA PHASE ONE
MAP BOOK 93, PAGES 18-25

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