



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, APRIL 26, 2021 - 5:00 PM
ALCAZAR ROOM**

1. CALL TO ORDER

- ◆ Roll Call
- ◆ Invocation and Pledge of Allegiance

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

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

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

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

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

7.A. General Public Presentations

7.B. Items of Great Public Importance

- 7.B.1.** Review of the findings of the City's audit committee and presentation of the Comprehensive Annual Financial report by David Howie, CPA of Masters, Smith & Wisby P.A. *(M. Simpson, Director Finance)*

7.C. Other Items Requiring Public Hearing

- 7.C.1.** Shipyards property amended Development Agreement. *(D. Birchim, Director Planning and Building)*

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

- 8.A.1.** **Ordinance 2021-07**: Revises the City's Sewer Use Ordinance to implement the Environmental Protection Agency Dental Amalgam Rule and pharmaceutical hazardous waste ban. *(T. Grant, Director Utilities)*

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

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

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

- 9.A.1.** **Ordinance 2021-04**: Amends the Sebastian Inland Harbor Planned Unit Development. *(D. Birchim, Director Planning and Building)*
- 9.A.2.** **Ordinance 2021-06**: Amends the City's sign code. *(I. Lopez, City Attorney)*
- 9.A.3.** **Ordinance 2021-08**: Amends the definition of "bar, cocktail lounge, saloon or tavern" to be inclusive of any business that provides on-site sales and consumption of alcohol. *(I. Lopez, City Attorney)*
- 9.A.4.** **Ordinance 2021-09**: Formalizes basic procedural regulations for processing statutory development agreements. *(I. Lopez, City Attorney)*

9.B. Resolutions

- 9.B.1.** **Resolution 2021-23**: Designates wild-caught shrimp as the official seafood of the City. *(D. Galambos, City Clerk)*

10. STAFF REPORTS AND PRESENTATIONS

- 10.A.** Presentation by Jessica Beach, P.E., Chief Resilience Officer, Tricia Kyzar, University of Florida PhD Candidate and Dr. Eban Bean, PE Principal Investigator University of Florida with the results of the study to assess the vulnerability of on-site treatment and disposal systems to sea level rise and storm surge. *(J. Beach, Chief Resiliency Officer)*
- 10.B.** Application to reduce or eliminate lien at 13 Douglas Avenue, review of Code Enforcement Board recommendation. *(D. Birchim, Director Planning and Building)*

11. ITEMS BY CITY ATTORNEY

- 11.A.** Legislative tracking (No Presentation) *(D. May, Assistant City Attorney)*
- 11.B.** Satisfactions and Releases of Utility Mortgages at 509 South Ponce de Leon Blvd. - Hydra Holdings, LLC. *(I. Lopez, City Attorney)*

12. ITEMS BY CITY CLERK

- 12.A.** Request for one appointment to the Code Enforcement Adjustment and Appeals Board. *(D. Galambos, City Clerk)*

13. ITEMS BY CITY MANAGER

- 13.A.** Request to modify West Augustine Community Redevelopment Area Connection Fee Payment Policy. *(J. Regan, 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 - APRIL 26, 2021

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON MAY 10, 2021:

- Ordinance 2021-04
- Ordinance 2021-06
- Ordinance 2021-08
- Ordinance 2021-09

CA.3. Reminder of Upcoming Meetings:

- May 10, 2021, 5pm, City Commission Meeting
- May 11, 2021, 8:30am, Strategic Planning and Mid-Year Budget Analysis Meeting
- May 24, 2021, 5pm, City Commission Meeting

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

- March 8, 2021, Regular City Commission Meeting

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

- 1431 Masters Drive - Rebecca Petersen for Stonecutters 77, LLC
- 401 Rodriguez Street - Roots Woodworking, LLC

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:

Proclamation 2021-08: Proclaims May 2021 as Garden for Wildlife Month. (*B. Blonder, Commissioner*)

CA.8. Approval of ResilientStAug and Resilient Heritage branding. (*M. Wissel, Director Communications*)

CA.9. Approval of use of City Seal by the Tax Collectors Association Spring Conference per request from St. Johns County Tax Collector, Dennis Hollingsworth. (*D. Galambos, City Clerk*)

CA.10. Second quarter legal report. *(I. Lopez, City Attorney)*

CA.11. Second quarter Public Works and Utilities Update. *(R. Franklin, Director Public Works and T. Grant Director Utilities)*

CA.12. Approval of statement in the amount of \$6,637.50 from Cavendish Partners, PA for legal services in the MASCI General Contractor, Inc. matter.

End Consent Agenda

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, P.E.
City Manager

DATE: April 19, 2021

RE: Comprehensive Annual Financial Report for Fiscal Year 2020

The City's 2020 Comprehensive Annual Report is included here for your review and approval. Mr. David Howie, CPA of Masters, Smith & Wisby, P.A. will present the report and be available for any questions you may have. This report is being reviewed by the audit committee on Wednesday Ar. As a reminder, the audit committee consists of the Mayor, two outside independent certified public accountants and a member of City staff.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Simpson", with a stylized flourish at the end.

Mark Simpson, CPA
Finance Director

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FISCAL YEAR ENDED SEPTEMBER 30, 2020



CITY OF ST. AUGUSTINE, FLORIDA

Located on Saint Augustine's historic bayfront, 1 Anderson Circle was originally built between 1899 and 1904. It served as a residence for Mr. Charles F. Hamblen and his wife Antonia. Mr. Hamblen was a prominent local businessman and established a hardware store in 1875 that would later become Florida's oldest hardware store and one of the oldest businesses in Saint Augustine.

After his death, Mr. Hamblen requested in his will that the house be left to "The Hamblen Club". It became a clubhouse for the city's working men to congregate and included a restaurant, billiards, dominoes, and card games.

Between the early 1940s to 2018 the building housed the American Legion Post Number 37. The post is noted as having one of the first woman American Legion commanders in the United States. Today, the building features a Mediterranean Revival style and is currently undergoing a period of transition.

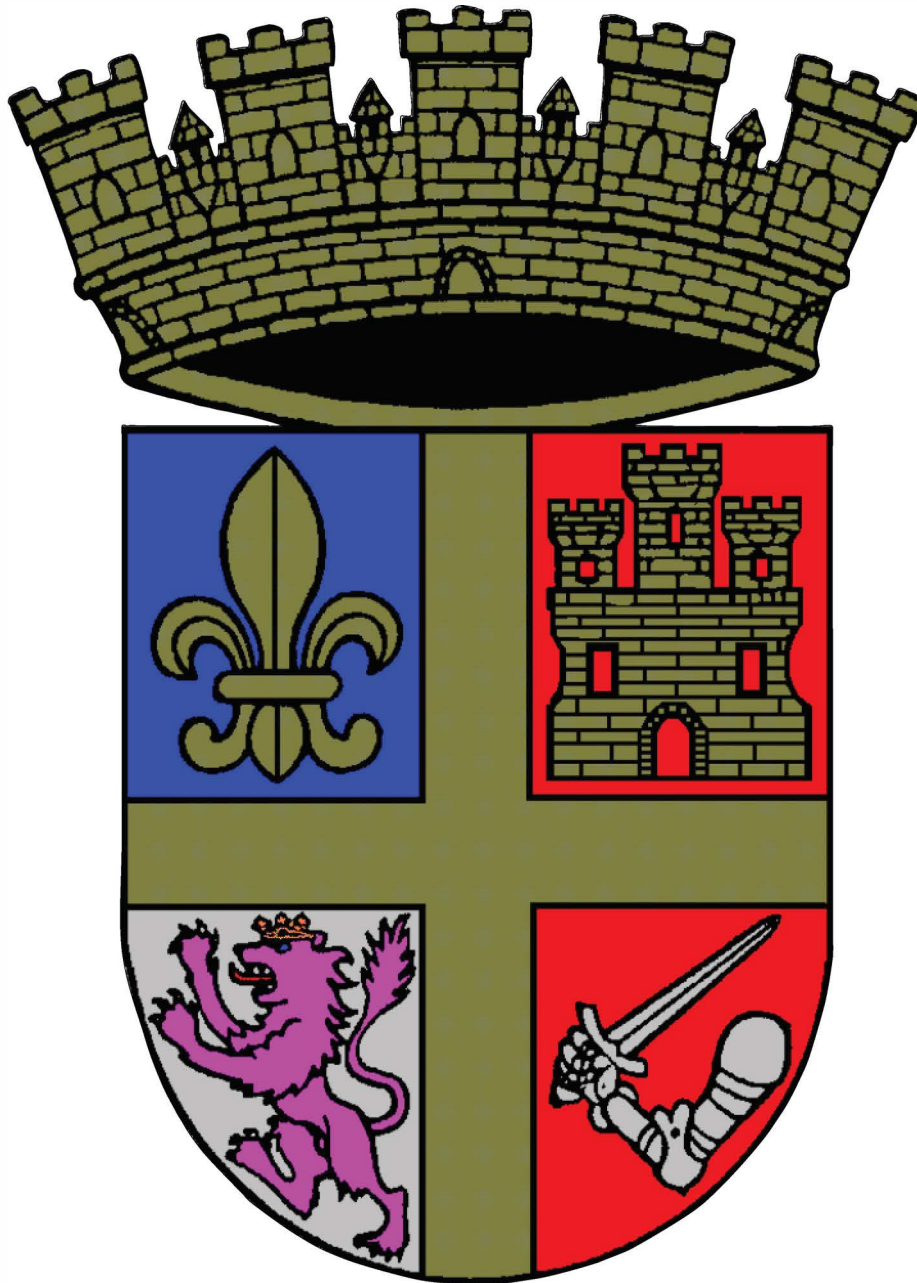
*Cover Photo: St. Augustine Historical Society Research Library
Hamblen House/American Legion Building, 1 Anderson Circle, Circa 1927*

City of St. Augustine, Florida

Comprehensive Annual Financial Report Fiscal Year Ended September 30, 2020

Prepared By:
Financial Services Department

Mark E. Simpson, CPA
Director



CITY OF ST. AUGUSTINE, FLORIDA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the Year Ended September 30, 2020

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Letter of Transmittal



March 31, 2021

Honorable Mayor and Commissioners
City of St. Augustine, Florida

Mayor and Commissioners:

The Comprehensive Annual Financial Report of the City of St. Augustine, Florida, for the fiscal year ended September 30, 2020, is submitted herewith, pursuant to Florida Statutes Chapter 166.241 (4) and Chapter 10.550 of the Rules of the Auditor General of the State of Florida. This Comprehensive Annual Financial Report was prepared by the staff of the City's Financial Services Department, therefore, responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the City. The City believes the data, as presented, is accurate in all material aspects, is presented in a manner designed to fairly set forth the financial position and results of activity of its various funds, and all disclosures necessary to enable the readers to gain maximum understanding of the City's financial activity have been included.

The City is responsible for establishing and maintaining internal controls to provide reasonable, but not absolute, assurance regarding the safeguarding of assets against loss from unauthorized use or disposition, the reliability of financial records for preparing financial statements, and maintaining accountability for assets. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits. The evaluation of this relationship is a responsibility of City management. The City believes that these controls adequately safeguard City assets as well as provides reasonable assurance for properly recording transactions.

The independent accounting firm of Masters, Smith & Wisby, P.A., whose report is included herein, has audited the City's financial statements. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City are free of material misstatements. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by City management, and evaluating the overall financial statement presentation.

City of St. Augustine, Florida
Letter of Transmittal

Based upon the audit, Masters, Smith & Wisby, P.A. concluded there is a reasonable basis for rendering an unmodified opinion that the City's financial statements are fairly presented in conformity with accounting principles generally accepted in the United States.

GOVERNMENT PROFILE

Often called the City of the Centuries because of its antiquity, St. Augustine was founded by Spain in 1565 and is the oldest continuously occupied settlement of European origin in what is now the United States. The City was founded 42 years before the arrival of British colonists in Jamestown, 55 years before the Pilgrims landed at Plymouth Rock, and was already two centuries old at the time of the American Revolution.

Flags that have flown over St. Augustine include Spanish, British, Confederate and American. For nearly two centuries (1565-1763), St. Augustine was a Spanish possession. This 200-year period is referred to as the First Spanish Period. Britain obtained possession of Florida and St. Augustine in 1763 and maintained it for 20 years (1763-1783). This period included the American Revolution and is known as the British Period. Spain regained possession of St. Augustine and the rest of Florida in 1784 and maintained it until Florida became a possession of the United States in 1821; this is known as the second Spanish Period.

Florida, with St. Augustine as the capital of East Florida, maintained its territorial status until 1845 when it was admitted to the United States as the 27th state. St. Augustine was briefly under the Confederate flag when Florida seceded from the Union in 1861, but the City was captured by Union forces early during the War Between the States and was occupied during most of the hostilities.

During its earliest years, St. Augustine was a collection of palm thatch huts. These gave way to board-sided houses with thatched roofs in the 17th century. After the town was burned in 1702 during an attack by Carolinians, the populace erected temporary straw or thatch shelters until they could build with more permanent materials such as tabby, the colonial equivalent of modern concrete, or coquina, a native shell stone quarried on Anastasia Island across the Matanzas River.

Many of the City's colonial structures have been carefully preserved and restored, and there is a continuing program to restore and reconstruct other buildings on their original foundations. Historic sites, buildings, and St. Augustine's old-world charm are found throughout the colonial City. Several groups, both private and governmental, have and continue to pursue active roles in the restoration, preservation, and interpretation of St. Augustine's history.

Today, the City of St. Augustine is a full-service municipality located within the boundaries of St. Johns County. The City derives its government authority from a charter granted by the legislature

of the State of Florida. The City operates under a City Manager form of government. Five commission members, including the mayor, are elected at-large on a non-partisan basis. Four of the seats are staggered four-year terms with the mayor's seat elected every two years. The City Commission appoints the City Manager who directs the business of the City and its various departments. The City Commission determines policy, adopts legislation, approves the budget, sets taxes, and appoints the City Attorney, the City Clerk, and members of various boards and committees.

The City budget process begins in March and concludes in September with two public hearings. The budgets are prepared by each department and submitted to the budget committee for review. The budgets are then balanced and approved by the legal governing body. The General Fund, Special Revenue Fund and all Proprietary Funds have legally adopted annual budgets. The legal level of budgetary control is at the fund level without approval of the governing body. Actual spending, however, can exceed the appropriated amount of the fund to the extent revenues exceed the fund's budget.

ECONOMIC CONDITIONS AND OUTLOOK

The City of St. Augustine is located within St. Johns County on the northeast coast of Florida. The City's limited economy is concentrated in tourism, although major employers provide some diversification and security. Flagler College, a four-year liberal arts college, the State Headquarters of the Florida National Guard, and the Florida State School for the Deaf and the Blind contribute greatly to a stable economy.

Founded by the Spanish 454 years ago, St. Augustine's historical and resort attractions draw millions of visitors every year. Tourism is responsible for more than \$1.1 billion annually and 22,000 jobs for St. Johns County. It is estimated nearly 9.6 million tourists visit St. Johns County annually with St. Augustine being the principal destination. St. Johns County estimates that less than half of these people visit and return home the same day. This type of tourism, short-term and daily visitors, is less affected by downturns in the economy, and has even seen an increase as people avoid popular high-priced venues.

As predicted, the City's ad valorem tax revenues increased in fiscal year 2020. The growth has been due to new construction and renovation activity. For 2020 the City's total taxable value increased to \$2,006,740,125. This represents the total taxable value for the 2021 budget year and results in ad valorem revenue of approximately \$14,735,000.

The City opened the fiscal year recovering from Hurricane Dorian. Fortunately, this event was least impactful, compared to the weather conditions of Hurricanes Matthew and Irma; however, our recovery still required extensive effort. The improvements in our infrastructure and operations

management have proven to make us a more resilient community and was evident with almost no break in water and sewer service to our businesses and residents.

CHALLENGES AND CONCERNS

COVID-19

In early March 2020 COVID-19 met the definition of community spread. The City Commission adopted an emergency declaration form of governance which changes the role and responsibility of the City Manager.

The pandemic required decisive action by the City to "flatten the curve". Everything the City did followed the science, keeping the result in mind, which was to reestablish the economy as quickly as possible. The City cancelled major events, revised the City labor policies, revised City Hall operations, increased communications, implemented a mask mandate, ordered personal protective equipment and supplied it to the City businesses so that they could have a quick reopening. The City developed new tools to monitor COVID-19 such as the Kinsa thermometer program and wastewater monitoring protocols. The City communicated to its workforce that they are "essential" and have a social responsibility beyond the average person. To date, the City has had 34 COVID-19 positive cases in the City workforce of 375.

The City took a proactive science-based approach to the City testing, contact tracing and isolation protocols and increased internet technology to deliver services. All efforts were directed to limit the spread in the workforce. The Fire Chief created a third fire station at the Florida School for the Deaf and the Blind. This was an innovative solution to keep the workforce safe.

As of the date of publication of this report, the nation and world are navigating through the impacts of COVID-19. At this time, we do not know what challenges it will bring to current and future fiscal years. Any impacts to economic development will be analyzed and reported in future financial reports.

Major Initiatives/Objectives

Management's purpose is to continue to provide the same or an improved level of service while managing future growth through sound fiscal management and being cognizant of limited resources. The City is very fortunate to continue experiencing substantial growth in both development and tourism within the local economy. The City's challenge now is managing the growth in a way that promotes a successful economic environment and protects the quality of life for the community.

OBJECTIVE 1: Infrastructure Planning and Construction

1. Continued West Augustine Sewer Expansion and implemented connection fee grant program
2. Completed West 2nd St. sanitary sewer construction
3. Completed Phase 1 of West 5th Street sanitary sewer

City of St. Augustine, Florida
Letter of Transmittal

4. Began Phase 2 of West 5th Street sanitary sewer construction
5. Completed entire rebuild of Lift Station #3
6. Completed CDBG funds/LCRA and city funds of rebuild of DeHaven and South Street
7. Completed entire rebuild of Charlotte St. from King St. to Bridge St.
8. Completed design of 13 FEMA-funded lift station entire rebuilds (now under construction)
9. Focused repaving in western city limits
10. Completed replacement of 14,000 ft. of North City Water lines
11. Numerous other projects

OBJECTIVE 2: Mobility Planning and Construction

1. Adopted Long Range Mobility Plan
2. Promoted bicycle mobility as epitomized by the St. Johns River to Sea Loop
3. Completed Valencia Street Crosswalk
4. Completed Malaga crosswalk
5. Design contract executed for Phase 2 of downtown curb less complete streets
6. Private/Public agreement to rebuild Cuna St. between Charlotte and Avenida Menendez
7. Approved crosswalk at Anastasia Blvd. and Zorayda (under design)
8. Completed King Street Masterplan and conducted 5 workshops

OBJECTIVE 3: Zoning Update & Building Code Update

1. Completed Short Term Rental (STR) legislation and commenced registration
2. Defended Home Rule on STR legislation
3. Completed update to the Comprehensive Plan
4. Rezoned 415 S. Ponce Street property from PUD
5. Established criteria for Corridor Review Committee
6. Implemented electronic customer service as part of COVID-19 plan

OBJECTIVE 4: Resiliency, Sustainability & Sea Level Rise Planning, and Implementation

1. Obtained Class 5 rating in the National Flood Insurance Program Community Rating System
2. Completed and approved Comprehensive Plan "Perils of Flood" section
3. Implemented tree mitigation fund to aid canopy replacement
4. Completed construction of Coquina Park
5. Repaired critical storm lines and installed additional stormwater backwater valves
6. Obtained grant to study "Vulnerability of Septic Tanks to Sea Level Rise and Storm Surge"

7. Completed Fish Island lease agreement, property clean up and management plan development
8. Flood-proofed the Wastewater Treatment Plant
9. Conducted sustainability workshop with the City Commission
10. Completed "Resilient Heritage in the Nation's Oldest City" study
11. Advanced Lake Maria Sanchez stormwater improvement design
12. Created 2 new legal instruments to work with private property owners to construct berms

OBJECTIVE 5: Arts, Education and Community

1. Renewed Sister Cities relationship with Aviles and Menorca
2. Renamed Bravo Street to Carrie Johnson Way
3. Relocated the Confederate Memorial
4. Established Herbie and Annett Wiles Park
5. Initiated Lighthouse Community Garden

OBJECTIVE 6: Enhance our Community Partnerships to Affect Change in Affordable/Workforce Housing and Homelessness

1. Homeless outreach services as reported by the Police Chief
2. Continued contractual relationship with St. Francis House for standby bed capacity to enforce the no camping ordinance
3. Continued support for Home Again St. Johns

OBJECTIVE 7: Proactive Planning to Preserve our Downtown Character

1. Implemented a quadrupling of downtown street cleaning and solid waste control
2. Established private partnership to construct new street lighting
3. Increased police presence downtown
4. Increased homeless outreach services and community-oriented policing
5. Successful implementation of the "time, place, manner" panhandling ordinance with no legal challenges

OBJECTIVE 8: Event, Planning and Management

1. Adjusted event management for COVID-19 response
2. Cancelled major events that could increase COVID-19 transmission
3. Adjusted the lighting schedule for Nights of Lights to jump-start the holiday economy

OBJECTIVE 9: Capital Plan Financing

1. Took immediate budget steps to balance declining revenues due to COVID-19
2. Completed the fiscal year within budget that included the unanticipated expense to relocate the Confederate Memorial
3. Created a balanced FY20/21 budget with COVID-19 impact on declining revenues
4. Maintained Capital Plan financing plan with declining revenues
5. Completed the Certified Annual Financial Report (CAFR) and received an "Excellence in Financial Reporting" with a complete revamp of financial services personnel
6. Hired the Community Redevelopment Agency Administrator

Strategic Planning

The City continues to integrate its strategic planning initiative at every organizational level to guide and implement planning and resource allocation that is engrained in community engagement, broad transparency, and measured results. After completing a community-wide visioning exercise to update the City's Vision Plan, the Commission developed a strategic action plan that reflected the community's priorities to be incorporated into the City's budget process and business plan. The strategic plan is updated annually.

The City completed three years of the National Citizen Survey and plans to complete additional surveys every other year moving forward. These results are used to review the Strategic Plan prior to the budget process and proposed business plan. The City's most recent Citizen Survey indicated that 87% of respondents rated the City as an excellent or good place to live.

Fiscal Management

The City continues to conduct financial reviews and policy adoptions that show the City's commitment to the highest level of fiscal management. The City has developed a long-term revenue forecasting model for the General Fund that identifies anticipated future revenue to forecast with five years of predicted expenditures for operations and capital outlays. This five-year budget has enabled the Commission to make decisions and establish policies that impact the City beyond the next fiscal year.

The City's current bond ratings are favorable. The City current S&P ratings range from AA to A+. The City current Moody's ratings are Aa3 for both Capital Improvement Refunding Revenue Bonds. In layman's terms, these are excellent credit ratings that have been achieved by a hard fought, long-term commitment to raise the City's credit rating. This was made possible by a commitment from elected officials, management, and all departments. Fitch ratings undertook routine surveillance on the City's capital improvement revenue bond credit rating in November 2019. The result of that process was an upgrade of the bond rating from AA- to A+. The upgrade

reflected strong and improving revenue growth, spending controls and a millage rate below the statutory limit.

Police Department Accreditation

The City of St. Augustine Police Department is currently in the process of completing accreditation through the Florida Police Accreditation Coalition. During the 2018 Fiscal Year, the St. Augustine Police Department completed an assessment to determine the needs and readiness of the agency and the City of St. Augustine. Four major points were identified during the assessment to successfully achieve the accreditation: the need for an accreditation manager, acquiring the proper software (PowerDMS), completing an on-site inspection by accreditation officials, and becoming a member of the FLA-PAC website. Three of the four major points were addressed during the 2020 Fiscal Year. The Accreditation Manager position was approved and filled. PowerDMS was purchased and implemented, and the Police Department is now a member of the FLA-PAC. The St. Augustine Police Department has filed the necessary application for Accreditation and the contract has been approved. A mock assessment was scheduled around June of 2020 but was postponed due to COVID-19. The on-site inspection for Accreditation is scheduled for April 2021.

<u>Year</u>	<u>Total Crime Index</u>
2015	829
2016	758
2017	612
2018	664
2019	547
2020	533

Fire Department Custom Fire Pumper

The City purchased a new 2020 E-One Rescue Pumper on a Typhoon chassis. The total cost of the purchase was \$548,975. This vehicle will replace Engine 42, a 2011 Ferrara Pumper Truck, once the build is complete. The City committed \$105,000 to completing a refurbishment of 2004 E-one Typhoon Pumper. The upgrades enhanced safety features on the truck and is expected to extend the life span of the truck by 8 to 10 years which will take the total ownership time of the truck to 23/25 years. \$75,000 of the total project costs came from the sale of the 2011 Ferrara Pumper. The Ferrara pumper had higher than anticipated maintenance costs and extended out of service times due to lack of support from the manufacturer.

City of St. Augustine, Florida
Letter of Transmittal

<u>Year</u>	<u>Calls</u>	<u>Building Fires</u>	<u>Total Fires</u>
FY 18/19	4,202	42	92
FY19/20	4,009	63	125

Communications

The City has broadened the scope of outreach of the Communications Department and made changes to media protocol in 2020. The Communications Director screens media inquiries and coordinates staff interviews at the convenience of the City subject matter experts. This ensures that staff are not directly contacted by media, and that the City Communications Department acts as the gatekeeper of all outgoing communications.

Below are the growth numbers of the City followers on social media and subscribers of the City's weekly e-newsletter, *News & Notes*:

Facebook	25%
Twitter	28%
Instagram	194%
News & Notes	26%

General Services

Closed 13 grants for a total value of \$1,799,210.

<u>Year</u>	<u>Vehicle Repair Orders</u>	<u>Purchase Orders Issued</u>
FY 17/18	1,097	1,781
FY 18/19	1,418	1,778
FY 19/20	1,891	1,543

Note: Purchase order decrease due to COVID-19 spending slow down for a variety of reasons including management policy to cut spending. Also, hurricane recovery contributed to high purchase order volume of FY17/18 and FY18/19.

Salt Run Dredging

The City has secured grant funding from FIND totaling \$200,000 and \$50,000 from the SAPWBD for phase 11 of the City Salt Run maintenance dredging. The City anticipates that it will begin

dredging the Winter of 2023 utilizing grant funding secured in fiscal year 2020, and future grant funding in FY 2021 and 2022.

Historic Alcazar Hotel

The City budgeted money in FY 2019-20 to restore and reinstall "ALCAZAR" on top of the Lightner Museum building. This project was approved by HARB. Because of COVID-19 this project was delayed and is scheduled to be completed by September 2021.

OTHER CITY PROJECTS

Utility Rates

New utility rates were implemented in 2016, as the first year of a five-year rate plan, incorporating a tiered/block rate structure to aid in water conservation. This offered a lower base rate and a reduction in surcharges for services provided outside the City. The new rate analysis and subsequently adopted rates combined a revenue sufficiency analysis, 10-year capital improvement plan outlook, and analysis of the utility connection fees. The adopted rate structure is approved through 2020, which will provide revenue stability and reliability. The rates were re-assessed in 2018 and the previous rate increases were recommended to be maintained through 2020. Proposed rates for 2021 through 2028 were also recommended.

Utility Capital Improvements

Lift station maintenance, to include improved motor controls and communications, continues to be a high priority as well as slip-lining aging sewers to significantly extend the system's lifespan.

Another top priority of the strategic plan, the 10-year Capital Improvement Plan and the 5-year Utility Rate Plan is to increase capital spending to improve the City water and wastewater infrastructure. This improves system reliability, resiliency and customer service.

The City is utilizing operating funds to manage smaller projects that help improve the maintenance and operability of the system. Projects include hydrant maintenance and flushing, valve assessment and exercising, and unidirectional flushing. These projects will improve the reliability of the system and keep the system flushed, reducing occurrences of sediment or discoloration in the distribution system.

Significant efforts continue to reduce the amount of inflow and infiltration into the sanitary sewer system. Sewer cleaning, inspection, sewer and manhole lining and general sewer maintenance continue to be a high priority as well as upgrading the sewer pumping stations (lift stations). The City experienced two hurricanes within fiscal year 2017 and resulted in more than 13 pumping stations damaged by the hurricanes and sanitary sewer overflows. The City has developed a master plan to upgrade pump stations within the flood zone to improve resiliency in the event of future flooding. This work is eligible for Public Assistance (PA) funding from Federal Emergency

Management Agency (FEMA) for replacement of the damaged pump stations. Design for these 13 stations began in fiscal year 2017, continued in 2018 and 2019 with construction currently underway.

Meter Upgrades and Water Conservation

A feasibility study completed in 2015 concluded 50% of the meters were greater than 15 years old with 19 different manufacturers represented in the meter inventory. With growing concerns over inefficiencies, increasing labor costs and opportunities for improvement in water conservation and customer service, the City partnered with the St. Johns River Water Management District (SJRWMD) to conduct a pilot project using funding assistance through a cost-share grant to upgrade manual, visually read water meters to automatic water meter readers. The pilot project (775 meters) was completed in 2016. Phase 1 (2,700 meters) of the meter replacement project funded by State Revolving Loan Fund (SRF) commenced in 2017. Phase 2 (2,400 meters) was completed in 2018. Phase 3 (2,500 meters) was completed in 2020. The final phase (Phase 4 - 3,000+ meters) is anticipated to be completed in 2021.

Stormwater

The stormwater system remains on the forefront of major infrastructure issues for the City. With three hurricanes (Matthew, Irma and Dorian) and a number of nuisance flooding events, building resiliency and adaptability into the City's stormwater program has become one of the top issues facing the City. Since 2017, the City has been successful in leveraging state and federal dollars to complete a number of flood mitigation and stormwater related projects that have been reported on previously. For fiscal year 2019-2020, the City was awarded a grant from the Florida Department of Environmental Protection through its Florida Resilient Coastlines Program to install 10 additional tide check valves in 2020, bringing the total number of installed tide check valves Citywide to 43. The remaining 60+ stormwater outfalls, will be prioritized for retrofitting as part of the Stormwater Outfall Resiliency Retrofit Master Plan (to be completed in 2021). As part of that effort, the City will also coordinate with the Florida Department of Transportation (FDOT) to retrofit FDOT stormwater outfalls that affect the City's stormwater system, which contributes to the nuisance flooding.

The City completed a major utility rehabilitation and drainage improvement project in Lincolnville in FY 2019-2020. That project was funded through the Department of Economic Opportunity's (DEO) small cities Community Development Block Grant (CDBG) program and the St. Johns River Water Management District's cooperative cost share funding program. By leveraging these funds, the City was able to complete installation of new stormwater infrastructure, replacement of existing water main pipe, upgrades to existing sanitary sewer services and milling and resurfacing of approximately 1.4 miles of roadway in the Lincolnville neighborhood.

The City still has federal funding from FEMA through its Hazard Mitigation Grant Program (HMGP) for Phase 1 design for two projects (1) the Lake Maria Sanchez Flood mitigation and Drainage Improvements and (2) South Whitney West King Street Flood Mitigation and Drainage Improvements. The Phase 1 design for the Lake Maria Sanchez project is still underway, expected to be completed in 2021. The Phase 1 design for South Whitney and West King Street is completed and has been submitted to FEMA for review. FEMA will need to approve this project for Phase 2 (construction) and it is anticipated that a decision will be made by FEMA in 2021.

The City was notified in September 2020 that it will be receiving HMGP funding for Phase 1 design for the Avenida Menendez Flood Barrier. This funding will enable the City to initiate design to rehabilitate and reinforce the existing seawall to support the final section of seawall that needs to be elevated to match the existing north and south portions of the recently completed Bayfront Park project and the newer completed section of the Avenida Menendez Seawall. Phase 1 (design and permitting) for this project is expected to be completed in 2021.

The City has participated in numerous workshops and training sessions related to sea level rise and is positioning for planning initiatives and technical understanding of these challenges to help guide future decision-making on these issues.

<u>Year</u>	<u>Water Quality Complaints</u>
--------------------	--

2014	228
2015	266
2018	42
2019	51
2020	43

<u>Private Development Projects</u>	<u>FY 2019</u>	<u>FY2020</u>
Projects Submitted for Review	29	39
Projects Approved	32	36
Projects Starting Construction	19	22
Projects Completed/Closed Out	10	19

Utility and Stormwater Infrastructure

Development continued to grow through fiscal year 2020 for new connections and the re-start of dormant projects. Demand for services and revenue continues to grow, placing burdens on limited staff resources. After years of aggressively attacking water line replacements, the City is preparing to move into a capital plan focused on the sewer system and its infrastructure to improve its reliability and resiliency to flooding.

Planning and Building

	<u>Building Permits Issued</u>	<u>Total Valuation</u>
FY 17/18	1900	\$95,261,887.50
FY 18/19	1851	\$138,669,294.37
FY 19/20	1668	\$63,799,935.83

Note: FY 2019/2020 reflects the impact of COVID-19 and national uncertainty. Also, hurricane recovery contributed to the high volume of permitting of FY17/18 and FY18/19.

ECONOMIC DEVELOPMENT

Marriott Renaissance Hotel - The San Marco Hotel

A new Marriott Renaissance Hotel is under construction and is anticipated to be completed in 2021. This is an 89-room full-service luxury hotel at the intersection of San Marco Avenue and Castillo Drive, north of the Visitor Information Center, and directly adjacent to the Historic Downtown Parking Facility. This redevelopment eliminated three outdated commercial buildings at the entrance to the Historic District and provide an additional hotel experience for St. Augustine visitors.

Marriott Tribute Hotel - 5 Prawn Street

A new Marriott Tribute Hotel is under construction and is anticipated to be completed in 2021. This is a 51-room luxury boutique hotel on the San Sebastian River, adjacent to King Street and Prawn Street, on an entry corridor to the downtown Historic Districts.

Hilton Homewood Suites Hotel- JO Prawn Street

A new Hilton Homewood Suites is under construction and is anticipated to be completed in 2021. This is a 117-room full-service hotel and marina on the San Sebastian River on Prawn Street, with direct access to downtown St. Augustine and the Historic Districts.

Comfort Suites Hotel - US 1 North

A new Comfort Suites Hotel has been permitted and is expected to break ground in 2021. This is an 86-room hotel with easy access to Highway US 1 and downtown.

Lincolnville Development Activity

The Lincolnville Community Redevelopment Area (LCRA) and the St. Augustine Community Redevelopment Agency (CRA) has funded various aspects of community redevelopment for this fiscal year. This includes the popular "fix-it-up" program, a partnership with the St. Johns Housing Partnership, to rehabilitate distressed homes for qualified individuals in the neighborhood. A new program to rehabilitate distressed historic church and institutional properties has also been funded.

Property values are increasing in Lincolnville with the construction of new homes and renovation of older ones. This neighborhood is experiencing dynamic positive change as properties are being refurbished and transformed.

San Marco Avenue

Along San Marco Avenue, the continued rehabilitation of the City-owned Waterworks Building is entering into its final phase. Also on San Marco Avenue at the May Street intersection, the Florida Department of Transportation will complete a lengthy redevelopment of this busy intersection in 2021, which will improve access to St. Augustine and the Beaches.

Antigua at St. Augustine

The Antigua at St. Augustine development includes a high-end apartment development with 200 units, which has recently been completed and a townhouse and single-family home development with 165 units which is also under construction. Docks and viewing platforms have been constructed along the north side of the development for residential access to the water and a public access walkway is planned for the apartment site. These developments will continue into 2021.

Plantation Island Drive South (PIDS)

This commercial corridor on Anastasia Island continues to develop with mixed office and retail services such as a pharmacy, banking and medical offices.

Fish Island

The State of Florida purchased an important 57-acre site on Anastasia Island in late 2019 to create a passive public park on this environmentally and historically important site and the City of St. Augustine has agreed to manage the property.

The Landing

The Landing is a multifamily development of 585 apartments, located on the west side of U.S. 1 North, south of the St. Johns County Government courthouse complex, the first phase has been completed and the final phase is under construction and will be completed in 2021.

Madeira

Madeira is a fully entitled 750-unit residential development with companion commercial development and a future 11-acre public park along the east side of U.S. 1 North. This project is currently under construction in Phase 1. The civil engineering plans for Phase 2 have been approved for the infrastructure and the final subdivision plat for this phase recorded.

Real Estate Development, Business Development and Regulatory Updates

Real estate development in the city continues to be robust. Currently, there are three new hotels under construction (a Marriott Renaissance, a Marriott Tribute and a Hilton Homewood Suites) as well as two additional new hotels (a Hilton Garden Inn and a Comfort Suites) that are in permit review. In addition to this, there are two large apartment developments that have added over 500 new apartment units to St. Augustine and there is an additional phase of apartment development that is under construction for 250 additional units. Building permits for new single-family homes continue to be strong. New businesses activity is also very active, with the food and beverage industry and vacation rental industry showing interest in St. Augustine. The Planning and Building Department manages all aspects of building permit review, building permit inspections and business licensing.

The Planning and Building Department is undertaking several major projects along with managing this period of growth and gentrification in St. Augustine. A complete update to the city's Comprehensive Plan has been the focus of the City Planning Division this year and has resulted in over a dozen public hearings and countless neighborhood and business association meetings. Included in this statutorily required update is a new Water Supply Work Plan, a new Mobility Plan and the new "Perils of Flooding" plan to address sea level rise and resiliency. The department transmitted the City updated comprehensive plan to the State of Florida in November 2019.

The department finished the update to the King Street Design Standards in 2019, a zoning overlay district which regulates the appearance of new development along this important entry corridor to downtown. The Planning and Building Department continues to process updates to the Land Development Code as the well as annexations, rezoning and amendments to the Future Land Use Map of the Comprehensive Plan.

Historic Preservation Activity

The Historic Preservation Division of the Planning and Building Department remains very active with development activity in the private and public sectors. The Archaeology Program reviewed the second highest number of archaeological reviews in the program's history and major benchmarks were the completion of field excavations in the Plaza and Charlotte Street. In addition to development review, several comprehensive planning projects were completed including the Historic Preservation Element of the Comprehensive Plan, the West Augustine historic resource survey, and the Resilient Heritage in the Nation's Oldest City publication. The Division has been successful again this year in securing grant funds for projects underway which amount to over \$700,000 in grant funds for five projects including the ongoing rehabilitation of the historic Waterworks Building. Administration of public hearings required some changes this year to convert HARB hearings to a digital meeting platform and implementing the newly appointed Corridor Review Committee. All efforts further the priorities identified in the 2018 Historic Preservation Master Plan.

Transportation and Mobility Planning

One of the City top strategic planning priorities is to address transportation initiatives that improve mobility. The City's commitment is evident by the long-term trend of increased expenditures on transportation projects and programs.

Mobility Planning

The City hosts millions of visitors a year. The success of tourism has strained the transportation and parking systems in the City. The number one strategic initiative resulting from the "Visioning 2014 and Beyond" study was to improve mobility. In an effort to ease congestion and parking stress, the City has embarked on a phased master plan that included the completion of a Mobility Framework in 2016, a pedestrian and bicycle safety assessment in 2017, a parking study in 2017 and a street network analysis in 2018. Currently, the City is working on a Complete Street Master Plan for King Street and a statutorily compliant mobility plan that is incorporated in the City's Comprehensive Plan Update. The adoption of the mobility plan in the Comprehensive Plan provides long range guiding principles on the development of the City's mobility initiatives.

While the Mobility Plan continues to evolve, the City is concurrently implementing several of the derived Mobility Improvements. A shuttle system for transporting visitors from satellite parking lots to the City's Visitor Information Center is in its fourth year. It was implemented during the 4th of July the weekend in 2016, on Saturdays during the Nights of Lights season and during events in the spring. As the shuttle system progresses, it is intensely monitored and improved. Ridership increased by 42% from the spring of 2017 to the spring of 2018. Ridership in 2019 exceeded 18,000 passengers during the Nights of Lights. COVID-19 forced the city to suspend the program in 2020.

Smart Parking and Freight Loading Zone Management Study

Maintaining commerce in a congested, historic City presents its challenges to keep businesses and restaurants the well provisioned with goods and supplies. Handling and managing the amount of deliveries is a challenge.

In 2015, a Truck Parking Management Plan was prepared by the North Florida Transportation Planning Organization, and the City is continuing to implement its recommendations. Initiatives include modifications to City parking lots, such as the Tolomato Lot, for construction of additional freight delivery parking.

All Loading Zones throughout the City have been inventoried and are being improved as budget and time allows. Truck routes have been developed and are being improved. The City has selected parking vendors and launched a smart parking system for the City's on-street and off-street parking lots. New services have been deployed such as a mobile pay application to pay for parking and a new parking management platform that creates a real-time parking enforcement environment and allows for parking citations to be paid online. This upcoming year the City will be overhauling the

City of St. Augustine, Florida
Letter of Transmittal

parking garage's access management system and integrating it into the on-street and off-street parking system to create a fully integrated parking system. The City will also be creating digital permits that can be managed and issued through the newly deployed parking management system.

Bikeshare

The City entered a contract with Gotcha, LLC to operate a bikeshare system within city limits. The program is funded by sponsorship. Flagler Health Plus is the main sponsor and has agreed to sponsor the program for five (5) years. All permits and board approvals the were acquired in 2019. The system plans to launch in Summer 2021.

MANAGEMENT DISCUSSION AND ANALYSIS

Included in the Financial Section of this Comprehensive Annual Financial Report is the Management Discussion and Analysis. This section provides a broad overview and analysis of the City's activities and should be used in conjunction with the Letter of Transmittal.

Reporting Achievement

To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City believes, that its current Comprehensive Annual Financial Report continues to meet the Certificate of Achievement Program's requirements and are submitting it to the GFOA to determine its eligibility for another certificate.

ACKNOWLEDGEMENTS

The presentation of this report was accomplished with the efficient and dedicated service of the City of St. Augustine's Financial Services Department, and the CPA firm of Masters, Smith & Wishy, P.A.

The City would like to express its appreciation to all members of the department who assisted and contributed to its preparation. It would also like to thank the Mayor and the members of the City Commission for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,



John P. Regan, P.E.
City Manager

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Government Finance Officers Association

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Reporting**

Presented to

**City of St. Augustine
Florida**

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

September 30, 2019

Christopher P. Morrell

Executive Director/CEO

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Principal City Officials

City of St. Augustine

Comprehensive Annual Financial Report For the Year Ended September 30th, 2020

Principal City Officials

City Commission

Mayor-Commissioner.....	Tracy Upchurch
Vice Mayor-Commissioner.....	Nancy Sikes- Kline
Commissioner.....	Roxanne Horvath
Commissioner.....	John Valdes
Commissioner.....	Leanna Freeman

City Staff

City Manager.....	John Regan
City Attorney.....	Isabelle Lopez
City Clerk.....	Darlene Galambos
Assistant City Manager.....	Meredith Breidenstein
Director, Financial Services.....	Mark Simpson
Police Chief.....	Barry Fox
Fire Chief.....	Carlos Aviles
Director, General Services.....	James Piggott
Director, Human Resources.....	Donna Hayes
Director, Planning & Building.....	David Birchim
Director, Public Works.....	Reuben Franklin
Director, Utilities.....	Todd Grant

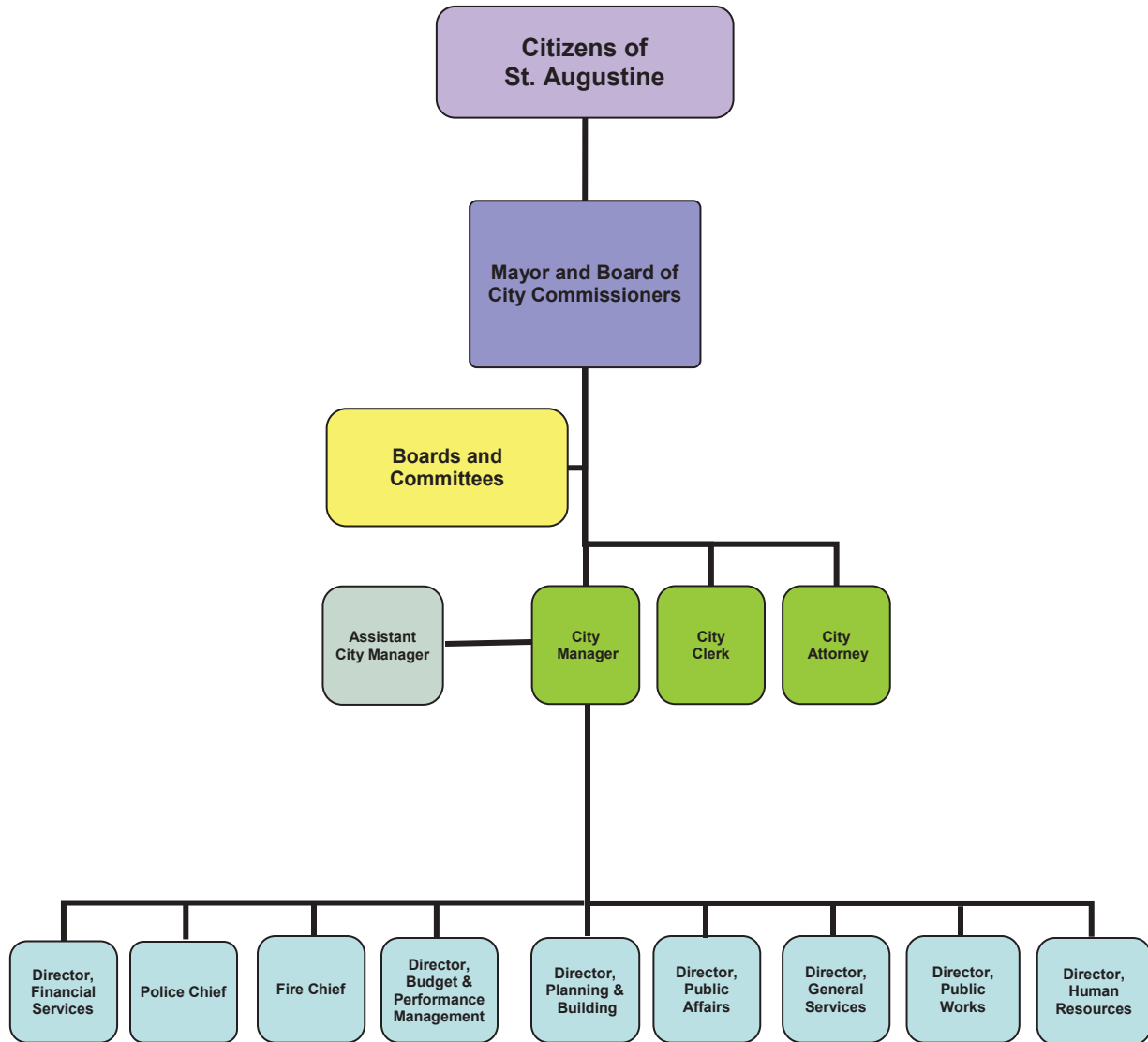
City Boards & Committees

Civil Service Board
Code Enforcement, Adjustments & Appeals Board
Firefighters' Retirement Board of Trustees
General Employees' Retirement Board
Historic Architectural Review Board (HARB)
Lincolntown Community Redevelopment Area Steering Committee
Planning & Zoning Board (PZB)
Police Officers' Retirement Board
Street Tree Advisory Committee (STAC)

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Organizational Chart

City of St. Augustine
Comprehensive Annual Financial Report
For the Year Ended September 30th, 2020
City Government Organizational Chart



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FINANCIAL SECTION

This Section Contains the Following:

Independent Auditor's Report

**Management Discussion and Analysis
(MD&A)**

Basic Financial Statements

**Required Supplementary Information
Other than MD&A**

Combining Statements

**Schedule of Expenditures of
Federal Awards**

Independent Auditor's Report

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the City Commission
Mr. John Regan, City Manager
City of St. Augustine, Florida
St. Augustine, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of the City of St. Augustine, Florida (the City) as of and for the year ended September 30, 2020 and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Managements Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, this includes the design, implementation, and maintenance of internal control relevant to the preparation and presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of the Fire Pension Trust Fund, which represents 18%, 17% and 17%, respectively of the assets, net position and additions to the pension trust fiduciary fund. Those statements were audited by other auditors whose report thereon has been furnished to us, and in our opinion, insofar as it relates to the Fire Pension Trust Fund, is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of the City as of September 30, 2020 and the respective changes in financial position, and where applicable, cash flows thereof, and the respective budgetary comparison for the general fund and special revenue funds revenue funds for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information as listed in the table of contents (collectively, the required supplementary information) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining financial statements, schedule of expenditures of federal awards and statistical section as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

The combining financial statements and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining financial statements and the schedule of expenditures of federal awards and state financial assistance is fairly stated in all material respects in relation to the financial statements taken as a whole.

The introductory and statistical section have not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 31, 2021 on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Masters, Smith & Widy, P. A.

Certified Public Accountants
Jacksonville, Florida

March 31, 2021

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Management Discussion & Analysis

Management Discussion and Analysis

The City of St. Augustine's Management Discussion and Analysis (MD&A) is designed to provide an objective and easy to read analysis of the City of St. Augustine's financial activities based on currently known facts, decisions and conditions. It is intended to provide a broad overview and short-term and long-term analysis of the City's activities based on information presented in the financial statements. Specifically, this information is designed to assist the reader in focusing on significant financial issues, provide an overview of the City's financial activity, identify changes in the City's financial position, distinguish material deviations from the approved budget and recognize any individual fund concerns.

The information contained within this MD&A is designed to focus on the current year's activities, resulting changes and currently known facts and is only a component of the entire financial statement report. We encourage readers to consider the information contained in this discussion in conjunction with additional information contained in our transmittal letter beginning on page one in the front of this report, and the City's audited financial statements.

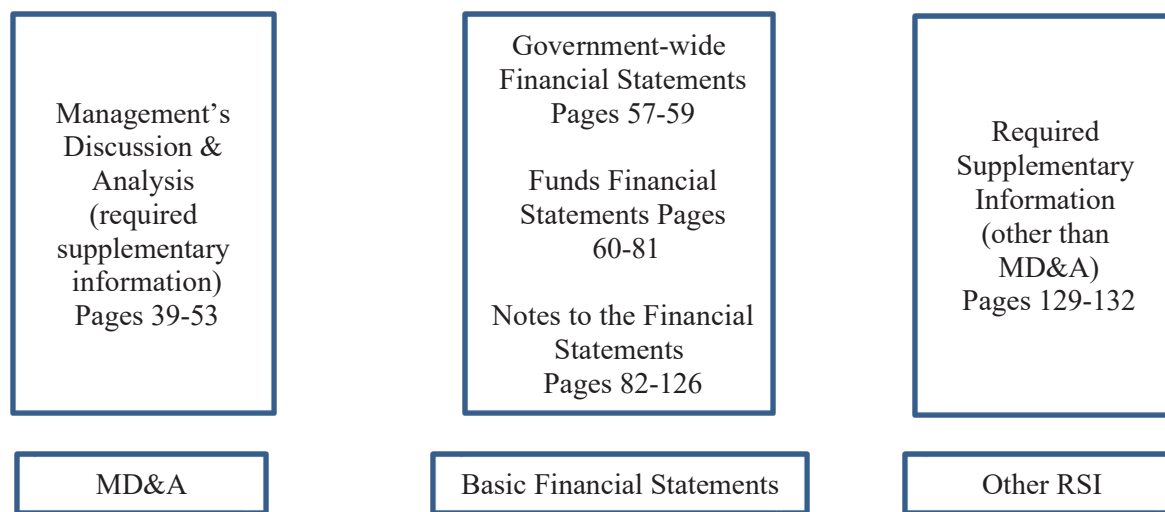
Financial Highlights

- The City's total assets and deferred outflow of resources exceeded its total liabilities and deferred inflow of resources at September 30, 2020 by \$137,392,609 (net position). Of this, \$27,604,743 (unrestricted) can be used to meet the government's ongoing obligations to citizens and creditors. The City's net position increased during the fiscal year by \$11,216,369 (9%)
- Governmental net position increased by \$2,293,829 for the current fiscal year, and increased governmental unrestricted net assets to \$6,881,874 (36%) of total net position. The General Fund is the largest of the governmental funds. Revenues in the General fund were affected by COVID-19 and came in less than budgeted and the city had to curb planned expenditures as a result.
- Business-type net position increased by \$8,922,540 for the current fiscal year and business-type unrestricted net assets were equal to \$20,722,869 (18%) of total net position.
- The governmental activities program revenues decreased by \$775,459. The current year's activities produced an increase in net assets of \$2,293,829 compared to the previous year's increase of \$1,618,215.
- The business-type activities program revenue decreased by \$2,650,644. Business-type activities reported \$7,266,673 in Capital Grants and Contributions in the prior fiscal year. This year, those revenues made up \$3,834,561 of business-type activities which represents a \$3,432,112 decrease.
- The City's total debt associated with bonds and lease obligations decreased by a net \$3,807,430 during the fiscal year. This decrease is primarily due to a \$2.455 million loan payment of the Series 2012 water & sewer revenue bonds.
- The fiscal year 2021 budget was adopted conservatively due to COVID-19 and thus far revenues are rebounding as expected and the City is comfortable with its financial position as of this publication.

Overview of the Financial Statements

Using the Annual Report

The following chart is provided for your review to better understand this report's layout.



The City's basic financial statements are comprised of three components: Government-wide Financial Statements, Fund Financial Statements and Notes to the Financial Statements. The report also includes Required Supplementary Information in addition to the basic financial statements.

Government-wide Financial Statements

The government-wide financial statements found on pages **57-59**, report on the City as a whole. The statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. There are two government-wide statements. Both distinguish functions of the City that are principally supported by taxes, licenses and permits, and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

The statement of net position presents information on all of the City's assets, deferred outflows of resources, liabilities and deferred inflows of resources with the difference being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or weakening. However, other factors should be considered such as the condition of the City's capital assets to assess the overall health of the City.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Fund Financial Statements

The fund financial statements found on pages **60-81**, are more familiar to the traditional users of governmental financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate legal compliance with finance-related legal requirements. The City chose to

include the required budget-to-actual comparisons in the fund financial statements of its financial report. The City has three fund categories: governmental funds, proprietary funds and fiduciary funds.

Governmental funds report basic services, which focus on near-term inflows and outflows of available resources and their balances at year-end. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. Governmental fund information helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. The differences are reconciled between government-wide activities (reported in the statement of net position and the statement of activities) and governmental funds on separate schedules following the respective governmental funds.

The fund financial statements provide detailed information about the most significant funds, not the City as a whole. The City opted to report all funds as major funds which include the following: General Fund, Debt Service Fund, Special Revenue Funds, and Permanent Fund.

The City of St. Augustine adopts an annual appropriated budget for its General Fund and Special Revenue Funds. A budgetary comparison statement has been provided for these funds to demonstrate compliance with their budget. Proprietary funds are used to account for revenues and expenses from services provided on a user-charge basis to the public. Proprietary fund activities are reported on the same accounting basis and measurement focus as the statement of activities, which is similar to that found in the private sector and provides a periodic measurement of net income. The City's proprietary activities are accounted for in enterprise funds. The City opted to report all funds as major funds which include the following: Utility Fund, Stormwater Fund, Solid Waste Fund, Municipal Marina Fund and Visitor Information Center Fund.

Fiduciary funds report information about financial arrangements in which the City acts solely as an agent or trustee for others. The City is responsible for ensuring these resources are used for their intended purposes. Since the funds are not resources of the City, but are held for the benefit of others, we exclude these activities from the government-wide statements. The City's fiduciary funds include the following: General Pension Fund, Police Pension Fund and Fire Pension Fund.

Notes to the Financial Statements & Other Information

The notes to the financial statements begin on page 82, provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The required supplementary information includes the schedules of funding progress and contributions for the fiduciary funds. The combining statements include the fiduciary funds combined. Additional statistical information is presented to give users of the report a historical perspective and to assist in determining current financial trends of the City.

Financial Analysis

City as a whole

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The City's assets exceeded liabilities by \$137,392,609 as of September 30, 2020. A portion of the City's net position of \$102,037,534 (74%) reflects the net investments in capital assets. The City uses capital assets to provide services to citizens; therefore, these assets are not available for future spending.

Restricted net position of the City in the amount of \$7,750,332 is reported in both governmental and business-type activities. This restricted net position has limits on its use that are externally imposed.

Unrestricted net position of the City in the amount of \$27,604,743 can be used to meet the City's ongoing obligations to citizens and creditors. The terms restricted and unrestricted are governed by generally accepted accounting principles and do not fully consider City management decisions regarding spending limitations. Accounting principles may not restrict some amounts that have been earmarked for future uses governed by policy decisions and plans.

Fiscal year 2020 began as anticipated and the first five months saw modest growth, however COVID-19 forced the city to shut down in March just before a busy season of festivals, spring break, fourth of July fireworks, and summer vacations. The remainder of the fiscal year was consumed by attempting to minimize costs due to lost revenues from parking, sales tax, rent, and other shared governmental revenues. The city was able to avoid deficits in all funds with the exception of the Visitor Information fund which lost \$1.3 million in parking revenue.

Property tax revenue from new construction and rehabilitation continues to grow annually. The COVID-19 pandemic resulted in a temporary reduction of building permit activities.

The tourism economy and revenue associated to this industry, including parking fees, sales tax and tourist development taxes continues to directly reflect this market today due to the State of Florida being re-opened. The city's streets, hotels, and tour trains are once again full of visitors. While the COVID-19 disruption is in the past, there is modest concern about an uncertain future.

As noted earlier, the statement of activities presents information showing how the government's net position changed during the most recent fiscal year.

CITY OF ST. AUGUSTINE, FLORIDA
Summary of Net Position as of September 30, 2020, with comparative date for 2019
(in thousands)

	Governmental		Business-type		Total Primary Government	
	Activities		Activities		2020 2019	
	2020	2019	2020	2019	2020	2019
Current and Other Assets	18,078	16,838	32,541	30,972	50,619	47,810
Capital Assets	32,656	32,508	126,039	122,916	158,695	155,424
Total Assets	\$ 50,734	\$ 49,346	\$ 158,580	\$ 153,888	\$ 209,314	\$ 203,234
Contributions to Pension Plans	2,726	5,389	666	1,409	3,392	6,798
Unamortized Loss on Refunding	1,987	2,080	689	758	2,676	2,838
Total Deferred Outflow of Resources	\$ 4,713	\$ 7,469	\$ 1,355	\$ 2,167	\$ 6,068	\$ 9,636
Current and Other Liabilities	10,750	12,352	6,896	8,489	17,646	20,841
Long-Term Debt Outstanding	24,366	24,938	34,279	37,514	58,645	62,452
Total Liabilities	\$ 35,116	\$ 37,290	\$ 41,175	\$ 46,003	\$ 76,291	\$ 83,293
Pension Deferrals	935	2,320	196	349	1,131	2,669
OPEB Deferrals	394	497	173	235	567	732
Total Deferred Inflow of Resources	\$ 1,329	\$ 2,817	\$ 369	\$ 584	\$ 1,698	\$ 3,401
Net Position:						
Net Investment in Capital Assets	10,277	9,650	91,761	86,160	102,038	95,810
Restricted	1,844	2,010	5,907	4,488	7,751	6,498
Unrestricted	6,881	5,048	20,723	18,820	27,604	23,868
Total Net Position	\$ 19,002	\$ 16,708	\$ 118,391	\$ 109,468	\$ 137,393	\$ 126,176

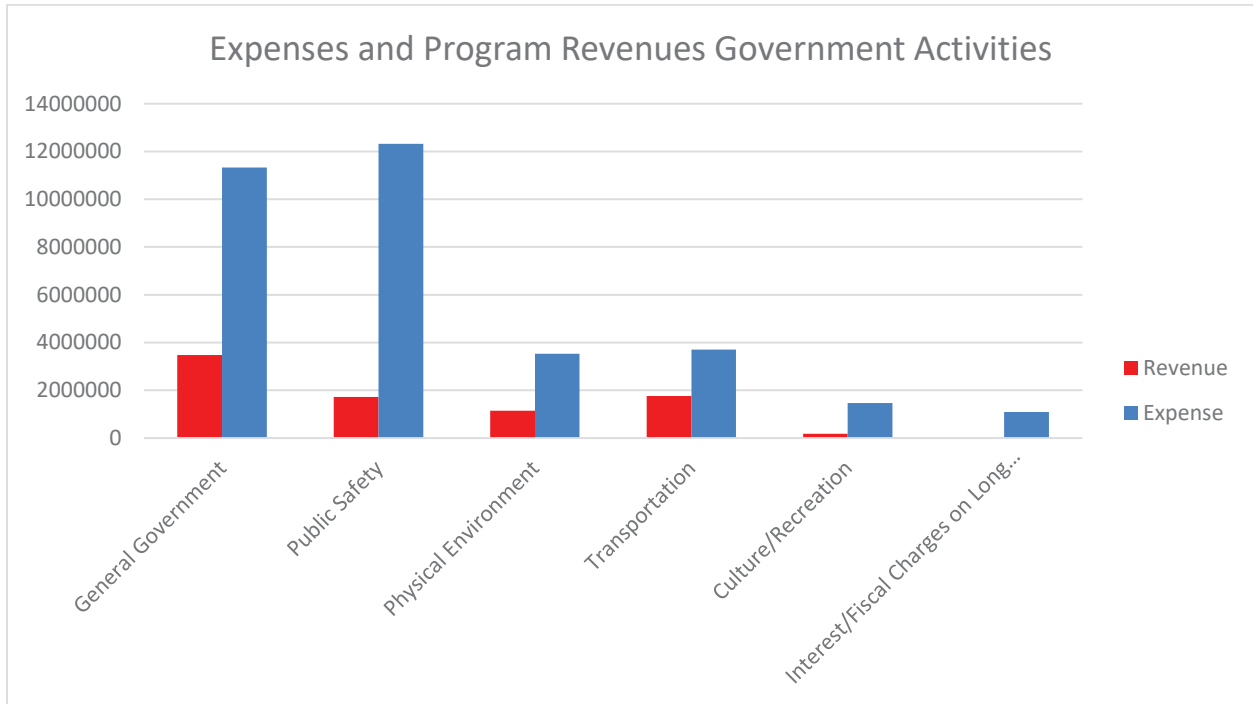
CITY OF ST. AUGUSTINE, FLORIDA
Statement of Activities for Year Ended September 30, 2020 with comparative data for 2019
(in thousands)

	Governmental		Business-type		Total Primary Government	
	Activities		Activities		Government	
	2020	2019	2020	2019	2020	2019
Revenues						
Program Revenues						
Charges for Services	\$ 8,294	\$ 9,576	\$ 33,797	\$ 33,016	\$ 42,091	\$ 42,592
Operating Grants and Contributions	111	103	-	-	111	103
Capital Grants and Contributions	665	166	3,835	7,267	4,500	7,433
General Revenues						
Taxes	18,382	16,996	-	-	18,382	16,996
Fees	1,603	1,759	-	-	1,603	1,759
Revenue Sharing	576	767	-	-	576	767
Investment Income	197	373	317	560	514	933
Miscellaneous	2,437	539	480	702	2,917	1,241
Total Revenues	32,265	30,279	38,429	41,545	70,694	71,824
Program Expenses Including Indirect Expenses						
General Administration	11,081	8,860	-	-	11,081	8,860
Public Safety	11,269	12,079	-	-	11,269	12,079
Physical Environment	3,535	3,144	-	-	3,535	3,144
Transportation	3,711	3,923	-	-	3,711	3,923
Culture Recreation	1,465	1,561	-	-	1,465	1,561
Interest Fiscal Charges on Long-term Debt	1,091	1,106	-	-	1,091	1,106
Utilities	-	-	14,960	15,597	14,960	15,597
Stormwater	-	-	1,462	1,443	1,462	1,443
Solid Waste	-	-	4,143	4,055	4,143	4,055
Municipal Marina	-	-	2,953	3,056	2,953	3,056
Visitors Information Center	-	-	3,807	4,184	3,807	4,184
Total Expenses	32,152	30,673	27,325	28,335	59,477	59,008
Increase in Net Position Before Transfers	113	(394)	11,104	13,210	11,217	12,816
Transfers	2,181	2,013	(2,181)	(2,013)	-	-
Increase (Decrease) in Net Position	2,294	1,619	8,923	11,197	11,217	12,816
Net Position - Beginning	16,708	15,089	109,468	98,271	126,176	113,360
Net Position - Ending	\$ 19,002	\$ 16,708	\$ 118,391	\$ 109,468	\$ 137,393	\$ 126,176

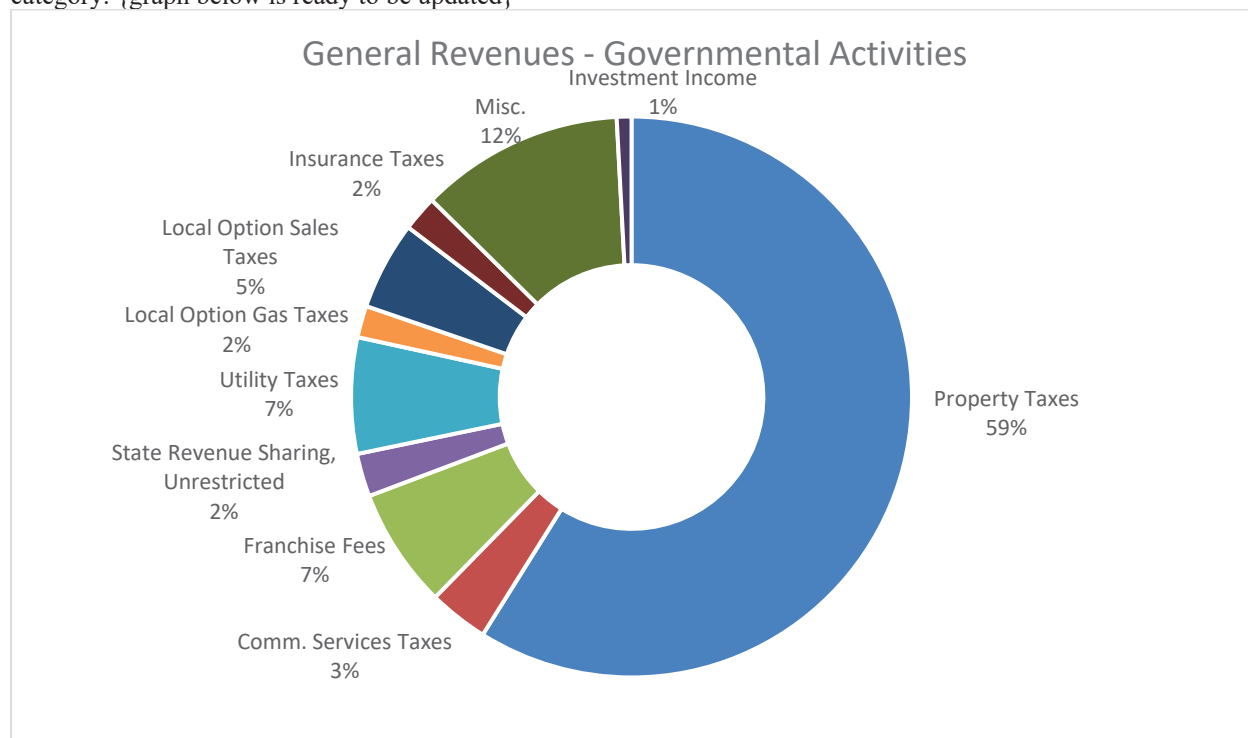
Governmental Activities

Governmental activities resulted in an increase in the City's net position of \$2,293,829.

Program revenues are revenues that can be assigned or are attributable to a specific program. These revenues account for \$8,294,268 (26%) of total governmental activities revenue. The chart below shows governmental activities by program with their respective expenses and revenues.



General revenues are revenues that fail to meet the criteria of program specific revenues. General revenues account for \$23,195,489 (72%) of total governmental activities revenue. The chart below shows total general revenues by category. {graph below is ready to be updated}



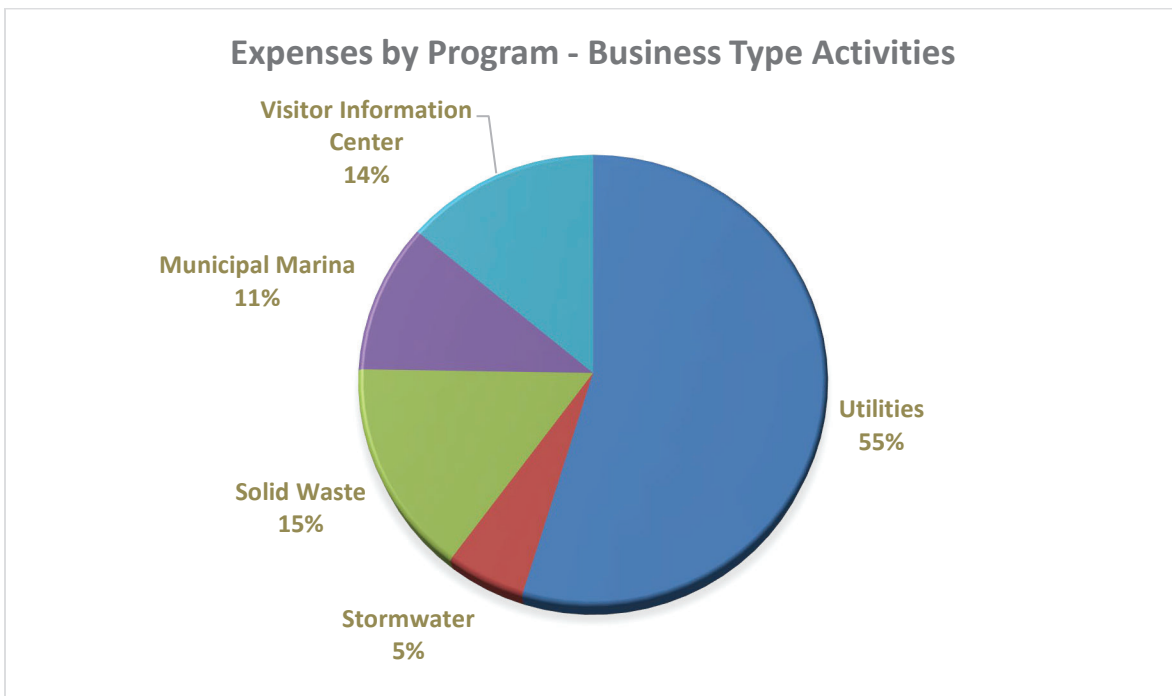
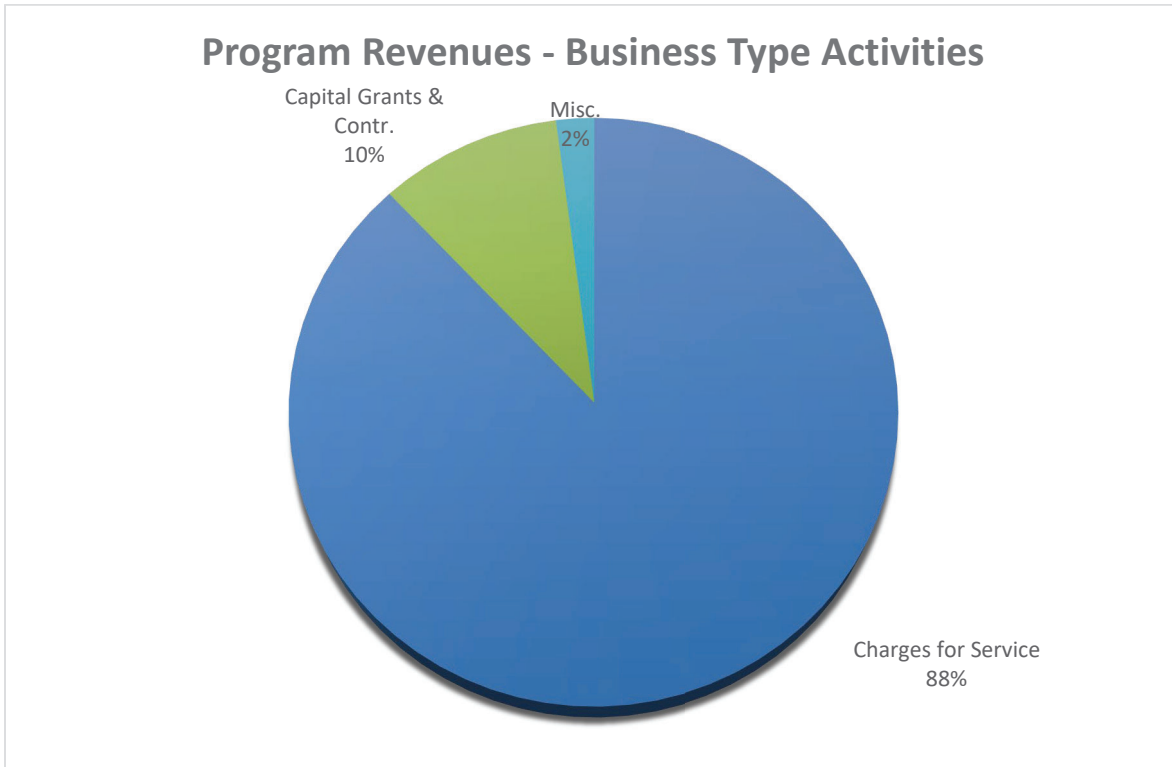
Business-type Activities

Business-type activities increased the City's net position by \$8,922,540. Key elements of this increase are as follows:

- The Utility received capital grants and contribution of \$3,204,138 and had operating income of \$7,553,029.
- The Stormwater Fund received capital grants and contributions totaling \$616,941 for various capital projects currently in progress and sustained an operating loss of (\$333,259).
- The Solid Waste Fund utilized an interfund loan to purchase two new garbage trucks in fiscal year 2020. The City is evaluating a rate increase currently due to the tipping fee increases, the need to purchase additional new equipment, and hire new staff as development continues. The Solid Waste Fund sustained an operating loss of (\$65,590) however net transfers in resulted in an increase in net position of \$13,224.
- The municipal Marina sustained damage during Hurricane Dorian but managed to perform according to the anticipated budget adding \$65,786 to net position.
- The Visitor Information Center had operating income of \$184,758 compared to \$1,436,346 in fiscal year 2019. Parking garage revenue declined dramatically due to the COVID-19 shutdown during the city's busy spring festival season and the cancellation of Fourth of July fireworks. The estimated timeline to erase the deficit and establish a minimum net position is five years.

Program revenues are revenues that can be assigned or are attributable to a specific program. These revenues account for \$37,631,828 of total business-type activities revenue.

The charts below show business-type activities by program with their respective expenses and revenues.



Governmental Funds

The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. This information is useful in assessing the City's financing requirements. Unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$15,738,145 an increase of \$1,022,630 (7%) from the previous fiscal year. A \$1.29 million increase in ad valorem tax collections is the primary reason for this increase in General Fund reserves. Other operating revenues declined during COVID-19 and the city was forced to freeze all discretionary spending.

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, the unassigned fund balance of the General Fund was \$1,238,244, while the total fund balance was \$13,956,203. The total fund balance shows an increase of \$358,388 (2%) from the previous fiscal year and the unassigned fund balance of the General Fund shows a decrease of \$192,410 compared to the previous year.

As a measure of the General Fund's liquidity, it may be useful to compare both the unassigned fund balance and the total fund balance to the general fund expenditures.

The Debt Service Fund is the fund used to set aside resources to meet current debt service requirements on general long-term debt.

The Special Revenue Funds maintains certain revenue to be used for a specific purpose. The City's Special Revenue Funds report the Historic Area Community Redevelopment Area and the Lincolnville Community Redevelopment Area.

The Permanent Fund is used to report resources that are legally restricted to the extent that only earnings, and not principal, may be used to support the City's programs.

Proprietary Funds

The City's proprietary funds provide the same type of information provided in the government-wide statements, but in more detail. The tables below list the net position summaries for the various enterprise funds.

CITY OF ST. AUGUSTINE, FLORIDA
Summary of Changes in Net Position - Proprietary Funds
For the Year Ended September 30, 2020

	Utility	Stormwater Drainage	Solid Waste	Municipal Marina	Visitors Information Center	Total Proprietary
Net Position - Beginning	\$ 87,898,193	\$ 15,413,954	\$ 1,352,433	\$ 7,369,355	\$ (2,566,025)	\$ 109,467,910
Changes in Net Position	9,158,819	184,559	13,224	65,786	(499,848)	8,922,540
Net Position	\$ 97,057,012	\$ 15,598,513	\$ 1,365,657	\$ 7,435,141	\$ (3,065,873)	\$ 118,390,450

Net Position as of September 30, 2020

	Utility	Stormwater Drainage	Solid Waste	Municipal Marina	Visitors Information Center	Total Proprietary
Net Investment in Capital Assets	\$ 74,903,899	\$ 14,848,235	\$ 1,662,307	\$ 6,312,670	\$ (5,966,116)	\$ 91,760,995
Restricted	5,906,586	-	-	-	-	\$ 5,906,586
Unrestricted	16,246,527	750,278	(296,650)	1,122,471	2,900,243	\$ 20,722,869
Total Net Position	<u>\$ 97,057,012</u>	<u>\$ 15,598,513</u>	<u>\$ 1,365,657</u>	<u>\$ 7,435,141</u>	<u>\$ (3,065,873)</u>	<u>\$ 118,390,450</u>

Cumulatively, the proprietary funds had a \$8,922,540 increase in net position. Key factors pertaining to this increase are as follows:

- The Utility Fund had operating income of \$7,553,029 and capital grants and other capital contributions of \$3,204,138.
- The Stormwater Fund incurred an operating loss of (\$333,259). Net transfers out of (\$108,064) and capital grants revenue of \$616,941 resulted in an increase in net position of 184,559.
- The Solid Waste Fund had an operating loss of (\$65,590). Net transfers in of \$57,223 and operating grants of \$13,482 lead to an overall increase in net position of \$13,224.
- The Municipal Marina Fund incurred operating income of \$162,817, net transfers out of (\$121,953) which lead to an overall increase in net position of \$65,786.
- The Visitor Information Center Fund had operating income of \$184,758 Interest expense of (\$842,015) and net transfers out of (\$55,730) led to a decrease in net position of (\$499,848) for this fund.
- The operating income of each fund is structured so that it meets or exceeds operating expenses. Operating income that exceeds operating expense is used to meet non-operating needs such as interest expense and transfers out to other funds.

General Fund Budgetary Highlights

The general fund budget was amended due to COVID-19. The city halted its annual paving program and other projects that were not time sensitive to alleviate the loss of parking and other revenues due to quarantine. The city also did not fill certain vacant positions as they became available. (See budget to actual comparison on page 67-69.)

Capital Asset and Long-term Debt Administration

Capital Assets

The City's investment in capital assets for its governmental and business-type activities as of September 30, 2020, amounts to \$158,695,322 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, machinery and equipment and infrastructure.

	Governmental Activities		Business-type Activities		Totals	
	2020	2019	2020	2019	2020	2019
Land	\$ 6,824,622	\$ 6,798,692	\$ 1,401,829	\$ 1,376,195	\$ 8,226,451	\$ 8,174,887
Buildings	8,126,993	8,274,979	25,980,202	26,733,998	34,107,195	35,008,977
Infrastructure	14,687,658	14,454,840	92,925,936	88,357,512	107,613,594	102,812,352
Machinery	2,382,510	2,648,935	3,668,653	3,066,967	6,051,163	5,715,902
Total	32,021,783	32,177,446	123,976,620	119,534,672	155,998,403	151,712,118
Work in Progress	633,877	330,624	2,063,042	3,381,827	2,696,919	3,712,451
Total	\$ 32,655,660	\$ 32,508,070	\$ 126,039,662	\$ 122,916,499	\$ 158,695,322	\$ 155,424,569

The following reconciliation summarizes the change in capital assets, which is presented in detail on pages 96-98 of the Notes to the Financial Statements.

	Governmental Activities	Business-Type Activities	Total
Beginning Balance	\$ 32,508,070	\$ 122,916,498	\$ 155,424,568
Additions	2,344,380	9,728,719	12,073,099
Retirement	(344,520)	(120,939)	(465,459)
Depreciation	(1,852,270)	(6,484,616)	(8,336,886)
Ending Balance	\$ 32,655,660	\$ 126,039,662	\$ 158,695,322

Governmental Activities:

The City currently has the following construction work-in-progress:

Fire Truck in Progress	\$ 548,975
Mobility and Parking Improvements	84,902
Total	\$ 633,877

Business Type Activities:

Construction in progress is composed of the following at September 30, 2020

Lift Station Rehabilitation	\$	230,353
May Street Intersection (Phase II)		391,829
High Service Pumps Overhaul		45,771
Water Treatment Plant Improvements		42,043
Wastewater Treatment Plant Motor Control Center 2 Replacement		36,223
Wastewater Treatment Plant Hedworks Structural Rehabilitation		269,884
St. Francis Sewer Replacement		16,800
Lift Station 51 and 52 Forcemain		95,030
Wastewater Treatment Plant Floodproofing		105,249
Lake Maria Sanchez Drainage		11,059
Sevilla Street Rebuild and Rebrick		88,043
Coquina Ave Stormwater Project		33,931
South Whitney & West King Improvements		183,169
Tideflex Valves Improvements		513,658
Total	\$	2,063,042

Long-Term Debt

Fitch ratings undertook routine surveillance on the City's capital improvement revenue bond credit rating in November 2019. The result of that process was an upgrade of the bond rating from AA- to A+. The upgrade reflected strong and improving revenue growth, spending controls and a millage rate below the statutory limit.

At the end of fiscal year 2020, the City had total debt outstanding (excluding compensated absences and other post-employment benefits) of **\$58,644,820**. All of this debt is secured solely by specified revenue sources.

More detail on the long-term debt is presented on pages 99-107 of the Notes to the Financial Statements.

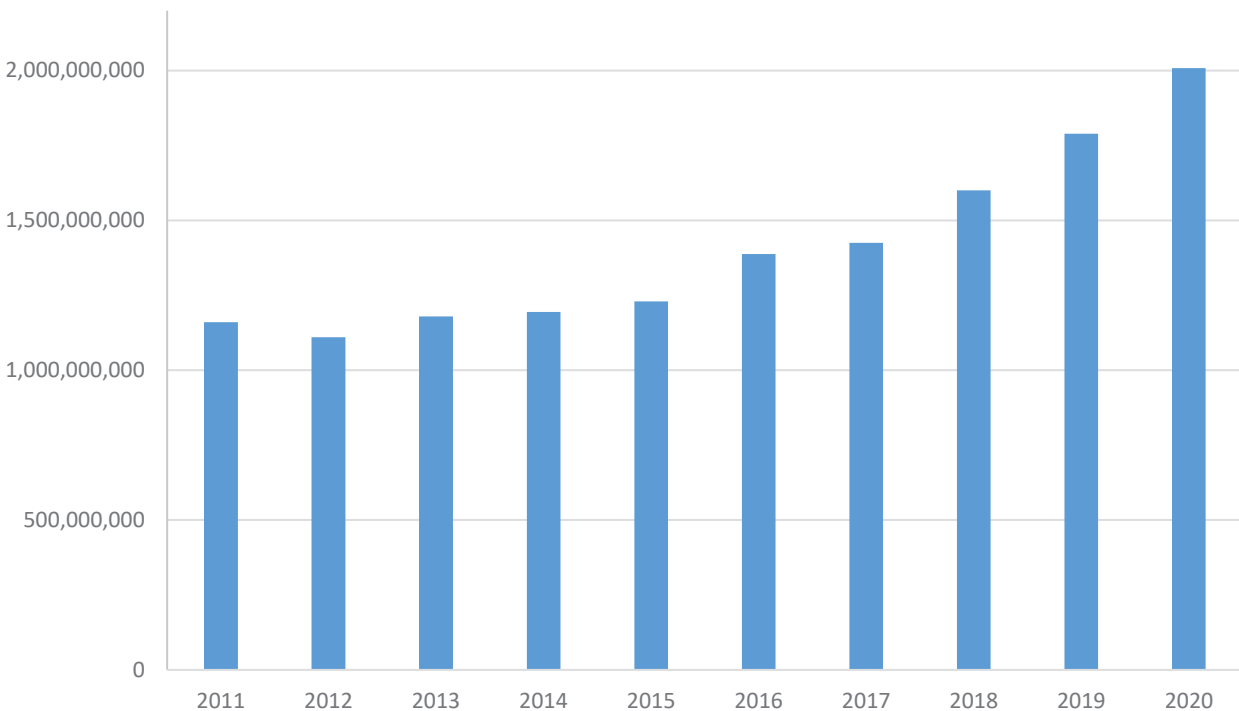
Outstanding Debt at Year End				
	2020		2019	
General Long-Term Debt & Obligations				
Capital Improvement and Refunding Revenue Bonds	\$	22,347,272	\$	22,824,854
Unamortized (Premium) Discount		2,018,881		2,113,374
Total General Long-Term Obligations	\$	24,366,153	\$	24,938,228
Proprietary Fund Long-Term Obligation				
Capital Improvement and Refunding Revenue Bonds	\$	18,747,727	\$	19,620,144
Water and Sewer Revenue Bonds		6,235,000		8,690,000
Revolving Fund Loan DW 550410		7,639,980		7,244,572
Unamortized (Premium) Discount		1,655,960		1,959,306
Total Proprietary Long-Term Obligations	\$	34,278,667	\$	37,514,022
Total Long-Term Debt & Obligations	\$	58,644,820	\$	62,452,250

Economic Factors

The City primarily relies on property and a limited array of permitted or other taxes and fees for governmental activities. There are a number of state-shared revenues and recurring and non-recurring grants from both the state and federal governments. In addition to new construction and renovations, the tax values of existing properties have seen high rates of increase. This trend is expected to continue, partially as a result of COVID-19. Employees who can now work remotely are relocating to the sunshine state and the demand for real estate is outpacing the supply which has driven up the tax base.

The City regularly competes with the County for growth and expansion of services in an attempt to offset cost and lower customer fees. The level of taxes, fees and charges for services will have a bearing on the City's specific competitive ability to annex additional land into its corporate limits and encourage development to locate within its jurisdiction.

City of St. Augustine - Total Taxable Value



The City's financial statements are designed to present users (citizens, taxpayers, customers, investors and creditors) with a general overview of the City's finances and to demonstrate the City's accountability. If you have questions about the report or need additional financial information, contact the Finance Department office located at the Financial Services Center, 50 Bridge Street, St. Augustine, Florida 32084, (904) 825-1030.

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Basic Financial Statements

CITY OF ST. AUGUSTINE, FLORIDA
Statement of Net Position
September 30, 2020

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and Cash Equivalents	\$ 13,395,760	\$ 24,771,347	\$ 38,167,107
Receivables (Net)	1,139,037	5,448,702	6,587,739
Due from Other Governments	-	803,507	803,507
Internal Balances	(357,518)	357,518	-
Inventories	1,026,431	333,277	1,359,708
Prepaid Items	435,424	90,205	525,629
Restricted Assets:			
Cash and Cash Equivalents	2,438,801	735,348	3,174,149
Capital Assets:			
Non-Depreciable	7,458,499	3,921,221	11,379,720
Depreciable (Net)	25,197,161	122,118,441	147,315,602
Total Assets	50,733,595	158,579,566	209,313,161
Deferred Outflows of Resources:			
Pension Related	2,725,519	665,967	3,391,486
Unamortized Loss on Refunding	1,987,032	689,779	2,676,811
Total Deferred Outflows of Resources	4,712,551	1,355,746	6,068,297
LIABILITIES			
Accounts Payable and Accrued Expenses	2,251,754	2,120,238	4,371,992
Deposits	-	735,358	735,358
Unearned Revenue	88,036	-	88,036
Non-Current Liabilities:			
Due Within One Year:			
Compensated Absences	119,118	38,531	157,649
Note and Bonds Payable	595,097	4,280,888	4,875,985
Due in More Than One Year			
Retiree Healthcare Related	1,236,312	543,144	1,779,456
Pension Related	4,032,414	2,729,437	6,761,851
Compensated Absences	3,021,851	729,995	3,751,846
Notes Payable, Less Current Portion	-	7,101,835	7,101,835
Bonds Payable, Less Current Portion	23,771,056	22,895,944	46,667,000
Total Liabilities	35,115,638	41,175,370	76,291,008
Deferred Inflows of Resources:			
Pension Related	934,552	196,487	1,131,039
Retiree Healthcare Related	393,797	173,005	566,802
Total Deferred Inflows of Resources	1,328,349	369,492	1,697,841
NET POSITION			
Net Investment in Capital Assets	10,276,539	91,760,995	102,037,534
Restricted for:			
Community Redevelopment Agencies	1,456,682	-	1,456,682
Renewal and Replacement	-	5,906,586	5,906,586
Permanent Fund	325,260	-	325,260
Other	61,804	-	61,804
Unrestricted	6,881,874	20,722,869	27,604,743
Total Net Position	\$ 19,002,159	\$ 118,390,450	\$ 137,392,609

See accompanying notes to basic financial statements

CITY OF ST. AUGUSTINE, FLORIDA
Statement of Activities
For Year Ended September 30, 2020

FUNCTION/PROGRAM ACTIVITIES	Program Revenues			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
PRIMARY GOVERNMENT:				
Governmental Activities:				
General Government	\$ 11,081,797	\$ 3,481,227	\$ 110,803	\$ 664,935
Public Safety	11,269,258	1,715,364	-	-
Physical Environment	3,534,575	1,150,672	-	-
Transportation	3,710,718	1,766,055	-	-
Culture/Recreation	1,465,289	180,950	-	-
Interest/Fiscal Charges on Long-term Debt	1,091,169	-	-	-
Total Governmental Activities	32,152,806	8,294,268	110,803	664,935
Business-type Activities:				
Utilities	\$ 14,960,003	\$ 22,325,539	\$ -	\$ 3,204,138
Stormwater	1,462,067	1,128,808	-	616,941
Solid Waste	4,143,443	4,077,853	-	13,482
Municipal Marina	2,952,711	3,115,528	-	-
Visitor Information Center	3,806,796	3,149,539	-	-
Total Business-type Activities	27,325,020	33,797,267	-	3,834,561
Total Primary Government	\$ 59,477,826	\$ 42,091,535	\$ 110,803	\$ 4,499,496

General Revenues:

Property Taxes
Utility Taxes
Communication Service Taxes
Franchise Fees
State Revenue Sharing, Unrestricted
Local Option Gas Taxes
Local Option Sales Taxes
Insurance Premium Taxes
Other Taxes
Miscellaneous
Investment Income

Transfers

Total General Revenues and Transfers

Change in Net Position

Net Position - Beginning of Year

Net Position - End of Year

See accompanying notes to basic financial statements

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business-type Activities	Total
\$ (6,824,832)	\$ -	\$ (6,824,832)
(9,553,894)	-	(9,553,894)
(2,383,903)	-	(2,383,903)
(1,944,663)	-	(1,944,663)
(1,284,339)	-	(1,284,339)
(1,091,169)	-	(1,091,169)
(23,082,800)	-	(23,082,800)
-	10,569,674	10,569,674
-	283,682	283,682
-	(52,108)	(52,108)
-	162,817	162,817
-	(657,257)	(657,257)
-	-	-
-	10,306,808	10,306,808
(23,082,800)	10,306,808	(12,775,992)
13,662,240	-	13,662,240
1,550,383	-	1,550,383
799,042	-	799,042
1,603,458	-	1,603,458
576,197	-	576,197
423,886	-	423,886
1,180,606	-	1,180,606
473,717	-	473,717
292,068	-	292,068
2,437,279	480,204	2,917,483
196,613	316,668	513,281
2,181,140	(2,181,140)	-
25,376,629	(1,384,268)	23,992,361
2,293,829	8,922,540	11,216,369
16,708,330	109,467,910	126,176,240
\$ 19,002,159	\$ 118,390,450	\$ 137,392,609

CITY OF ST. AUGUSTINE, FLORIDA
Balance Sheet
Governmental Funds
September 30, 2020

	General	Debt Service	Special Revenue HACRA
ASSETS			
Cash and Cash Equivalents	\$ 13,395,760	\$ -	\$ -
Receivables (Net of Allowance for Uncollectibles)	1,139,037	-	-
Inventories, At Cost	1,026,431	-	-
Prepaid Expenditures	435,424	-	-
Restricted Assets:			
Cash and Cash Equivalents	642,665	-	-
Total Assets	\$ 16,639,317	\$ -	\$ -
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts Payable	\$ 2,054,168	\$ -	\$ -
Unearned Revenue	88,036	-	-
Accrued Expenditures	183,392	-	-
Due to Other Funds	357,518	-	-
Total Liabilities	\$ 2,683,114	-	-
Fund Balances:			
Nonspendable:			
Inventories	1,026,431	-	-
Prepaid Expenditures	435,424	-	-
Restricted for:			
Education/Confiscation/Donations/Other	61,804	-	-
Trust	-	-	-
Capital Projects	-	-	-
Committed	9,173,314	-	-
Assigned	2,020,986	-	-
Unassigned	1,238,244	-	-
Total Fund Balances	13,956,203	-	-
Total Liabilities and Fund Balances	\$ 16,639,317	\$ -	\$ -

See accompanying notes to basic financial statements

Special Revenue LCRA		Permanent	Total Governmental
\$	-	\$ -	\$ 13,395,760
	-	-	1,139,037
	-	-	1,026,431
	-	-	435,424
	1,470,876	325,260	2,438,801
\$	1,470,876	\$ 325,260	\$ 18,435,453

\$	14,194	\$ -	\$ 2,068,362
	-	-	88,036
	-	-	183,392
	-	-	357,518
	14,194	-	2,697,308

	-	-	1,026,431
	-	-	435,424
	-	-	61,804
	-	325,260	325,260
1,456,682	-	-	1,456,682
	-	-	9,173,314
	-	-	2,020,986
	-	-	1,238,244
1,456,682	325,260		15,738,145
\$	1,470,876	\$ 325,260	\$ 18,435,453

CITY OF ST. AUGUSTINE, FLORIDA
Reconciliation of Governmental Funds Balance Sheet
to the Statement of Net Position
September 30, 2020

Total Governmental Fund Balances	\$	15,738,145
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*Amounts reported for governmental activities in the Statement of
Net Assets are different because:*

Capital assets used in governmental activities are not financial
resources and therefore are not reported in the governmental funds.

Governmental capital assets	64,379,449	
Less accumulated depreciation	<u>(31,723,789)</u>	32,655,660

Long-term liabilities, including bonds payable are not due and
payable in the current period and therefore are not reported in the
governmental funds. Long-term liabilities (net of discounts/premiums
and deferred amounts on refunding) at year-end consist of:

Governmental bonds and capital lease payable	(24,366,153)	
Compensated absences	(3,140,969)	
Net pension liability	(4,032,414)	
Net retiree healthcare obligation	<u>(1,236,312)</u>	(32,775,848)

Deferred outflows of resources related to pension experience and assumptions are not recognized in the governmental funds; however, they are recorded in the statement of net position under full accrual accounting.	2,725,519
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Deferred inflows of resources related to pensions earnings, experience and assumptions are not recognized in the government funds; however, they are recorded in the statement of net position under full accrual accounting.	(934,552)
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Deferred inflows of resources related to retiree healthcare are not recognized in the government funds; however, they are recorded in the statement of net position under full accrual accounting.	(393,797)
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Deferred outflows of resources on the loss on refunding of debt are not recognized in the government funds; however, they are recorded in the statement of net position under full accrual accounting.	1,987,032
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Net Position of Governmental Activities	\$	<u>19,002,159</u>
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See accompanying notes to basic financial statements

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CITY OF ST. AUGUSTINE, FLORIDA
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
September 30, 2020

	General	Debt Service	Special Revenue HACRA
REVENUES			
Ad Valorem Taxes	\$ 12,834,877	\$ -	\$ 487,158
Insurance Premium Tax	473,717	-	-
Local Option Gas & Fuel Tax	423,886	-	-
Utility and Communications Service Taxes	2,349,425	-	-
Grants	775,738	-	-
Intergovernmental	1,947,972	-	-
Franchise Fees	1,603,458	-	-
Licenses, Permits and Other Fees	4,378,179	-	-
Fines and Forfeitures	240,746	-	-
Rental Income	1,220,939	-	-
Special Assessments	100,899	-	-
Administrative Overhead Charges	3,916,089	-	-
Investment Income	186,105	-	734
Miscellaneous	739,085	-	-
Total Revenues	31,191,115	-	487,892
EXPENDITURES			
Current Operating:			
General Government	9,212,909	-	-
Public Safety	11,653,469	-	-
Physical Environment	3,348,736	-	-
Transportation	3,669,491	-	-
Culture/Recreation	1,441,076	-	-
Capital Outlay	2,347,710	-	-
Debt Service:			
Principal Retirement	-	477,584	-
Interest and Other	-	1,092,332	-
Total Expenditures	31,673,391	1,569,916	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(482,276)	(1,569,916)	487,892
OTHER FINANCING SOURCES (USES)			
Transfers In	4,247,182	1,569,916	718,055
Transfers (Out)	(3,643,028)	-	(1,206,369)
Sale of capital assets	236,510	-	-
Total Other Financing Sources (Uses)	840,664	1,569,916	(488,314)
Net Change in Fund Balances	358,388	-	(422)
Fund Balances - Beginning	13,597,815	-	422
FUND BALANCES - ENDING	\$ 13,956,203	\$ -	\$ -

See accompanying notes to basic financial statements

Special Revenue LCRA	Permanent	Total Governmental
\$ 340,205	\$ -	\$ 13,662,240
-	-	473,717
-	-	423,886
-	-	2,349,425
-	-	775,738
-	-	1,947,972
-	-	1,603,458
-	-	4,378,179
-	-	240,746
-	-	1,220,939
-	-	100,899
-	-	3,916,089
6,066	3,708	196,613
-	-	739,085
346,271	3,708	32,028,986
151,674	-	9,364,583
-	-	11,653,469
-	-	3,348,736
-	-	3,669,491
-	-	1,441,076
29,025	-	2,376,735
-	-	477,584
-	-	1,092,332
180,699	-	33,424,006
165,572	3,708	(1,395,020)
495,384	-	7,030,537
-	-	(4,849,397)
-	-	236,510
495,384	-	2,417,650
660,956	3,708	1,022,630
795,726	321,552	14,715,515
\$ 1,456,682	\$ 325,260	\$ 15,738,145

CITY OF ST. AUGUSTINE, FLORIDA
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund
Balances of Governmental Funds to the Statement of Activities
For the Year Ended September 30, 2020

Net Change in Fund Balances - Total Governmental Funds	\$ 1,022,630
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of capital and related assets is allocated over their estimated useful lives and reported as depreciation and amortization expense.

Expenditures for capital assets	2,344,380	
Cost of capital assets sold or retired (net)	(344,520)	
Less: current year depreciation and amortization	(1,852,270)	147,590

The issuance of debt (e.g. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of the governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of bond insurance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Principal debt payments - governmental funds	477,583	
Amortization of bond discount and premium	94,492	
Amortization of gain and loss on bond refunding	(93,507)	478,568

Changes in net pension obligations are reported only in the statement of activities.	765,776
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Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.

Change in long-term compensated absences	(144,750)	
Net retiree healthcare asset (obligation)	24,015	(120,735)

Change in Net Position of Governmental Activities	\$ 2,293,829
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See accompanying notes to basic financial statements

CITY OF ST. AUGUSTINE, FLORIDA
Statement of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
General Fund
For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual Amount	Variance with Final Budget Positive (Negative)
REVENUES				
Taxes	\$ 15,899,648	\$ 16,170,620	\$ 16,081,905	\$ (88,715)
Intergovernmental	2,162,142	2,173,561	2,723,710	550,149
Licenses, Permits and Fees	6,956,578	6,463,677	5,981,637	(482,040)
Fines and Forfeitures	343,000	357,000	240,746	(116,254)
Administrative Service Charges	3,916,089	3,916,089	3,916,089	-
Investment Income	313,000	313,000	186,105	(126,895)
Miscellaneous	1,663,760	1,748,956	2,060,923	311,967
Total Revenues	31,254,217	31,142,903	31,191,115	48,212
EXPENDITURES				
Current Operating:				
General Government	8,617,841	9,125,889	9,212,909	(87,020)
Public Safety	11,454,326	11,800,155	11,653,469	146,686
Physical Environment	3,582,051	3,743,756	3,348,736	395,020
Transportation	3,482,669	3,614,987	3,669,491	(54,504)
Culture/Recreation	1,474,193	1,506,532	1,441,076	65,456
Capital Outlay	2,140,353	3,505,553	2,347,710	1,157,843
Total Expenditures	30,751,433	33,296,872	31,673,391	1,623,481
Excess of Revenues Over Expenditures	502,784	(2,153,969)	(482,276)	1,671,693
OTHER FINANCING SOURCES (USES)				
Transfers In	3,280,051	4,258,862	4,247,182	(11,680)
Transfers (Out)	(3,827,835)	(3,827,835)	(3,643,028)	184,807
Sale of capital assets	45,000	156,141	236,510	80,369
Total Other Financing Sources (Uses)	(502,784)	587,168	840,664	253,496
Net Change in Fund Balances	-	(1,566,801)	358,388	1,925,189
Fund Balances - Beginning	13,597,815	13,597,815	13,597,815	-
FUND BALANCES - ENDING	\$ 13,597,815	\$ 12,031,014	13,956,203	\$ 1,925,189

See accompanying notes to basic financial statements

CITY OF ST. AUGUSTINE, FLORIDA
Statement of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
Special Revenue Fund - Historic Area Community Redevelopment Agency
For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual Amount	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	\$ 502,696	\$ 487,158	\$ 487,158	\$ -
Investment Income	-	734	734	-
Total Revenues	502,696	487,892	487,892	-
EXPENDITURES				
Current Operating:				
General Government	-	-	-	-
Capital Outlay	-	-	-	-
Total Expenditures	-	-	-	-
Excess of Revenues Over Expenditures	502,696	487,892	487,892	-
OTHER FINANCING SOURCES (USES)				
Transfers In	732,436	718,055	718,055	(3,919)
Transfers (Out)	(1,235,132)	(1,206,369)	(1,206,369)	-
Total Other Financing Sources (Uses)	(502,696)	(488,314)	(488,314)	(3,919)
Net Change in Fund Balances	-	(422)	(422)	-
Fund Balances - Beginning	422	422	422	-
FUND BALANCES - ENDING	\$ 422	\$ -	\$ -	\$ -

See accompanying notes to basic financial statements

CITY OF ST. AUGUSTINE, FLORIDA
Statement of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
Special Revenue Fund - Lincolnville Community Redevelopment Agency
For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual Amount	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	\$ 344,017	\$ 344,017	\$ 340,205	\$ (3,812)
Investment Income	-	-	6,066	6,066
Total Revenues	344,017	344,017	346,271	2,254
EXPENDITURES				
Current Operating:				
General Government	760,256	1,340,619	151,674	1,188,945
Capital Outlay	85,000	300,000	29,025	270,975
Total Expenditures	845,256	1,640,619	180,699	1,459,920
Excess of Revenues Over Expenditures	(501,239)	(1,296,602)	165,572	1,462,174
OTHER FINANCING SOURCES (USES)				
Transfers In	501,239	1,260,317	495,384	(764,933)
Transfers (Out)	-	-	-	-
Total Other Financing Sources (Uses)	501,239	1,260,317	495,384	(764,933)
Net Change in Fund Balances	-	(36,285)	660,956	(697,241)
Fund Balances - Beginning	795,726	795,726	795,726	-
FUND BALANCES - ENDING	\$ 795,726	\$ 759,441	\$ 1,456,682	\$ (697,241)

See accompanying notes to basic financial statements

CITY OF ST. AUGUSTINE, FLORIDA
Statement of Net Position
Proprietary Funds
For the Fiscal Year Ended September 30, 2020

	Utility	Stormwater Drainage	Solid Waste
ASSETS			
Current Assets:			
Cash and Cash Equivalents	\$ 19,494,374	\$ 387,009	\$ 758,807
Accounts Receivable (Net)	4,950,752	98,619	395,091
Due from Other Funds	978,643	-	-
Due from Other Governments	-	803,507	-
Inventories, at Cost	89,345	-	-
Prepaid Expenditures	43,702	3,917	13,882
Total Current Assets	25,556,816	1,293,052	1,167,780
Non-Current Assets:			
Restricted Assets			
Cash and Cash Equivalents	735,348	-	-
Total Restricted Assets	735,348	-	-
Property, Plant and Equipment:			
Land and Improvements	1,145,803	256,026	-
Buildings and Structures	30,317,887	-	333,163
Infrastructure	122,977,977	17,520,302	51,164
Machinery and Equipment	4,423,473	807,215	3,543,951
Construction in Progress	1,632,674	730,758	-
Accumulated Depreciation	(71,220,937)	(4,466,066)	(2,265,971)
Net Property, Plant and Equipment:	89,276,877	14,848,235	1,662,307
Total Non-Current Assets	90,012,225	14,848,235	1,662,307
Total Assets	115,569,041	16,141,287	2,830,087
DEFERRED OUTFLOW OF RESOURCES			
Contributions to Pension Plan	414,045	23,959	113,004
Unamortized Loss on Refunding	-	-	-
Total Deferred Outflow of Resources	414,045	23,959	113,004
LIABILITIES			
Current Liabilities:			
Accounts Payable and Accrued Expenses	\$ 1,089,345	\$ 147,532	\$ 458,374
Customer Deposits	735,348	-	-
Notes and Revenue Bonds Payable, Current Portion	3,325,006	-	-
Unearned Revenues - Other	-	-	-
Due to Other Funds	-	276,011	345,114
Compensated Absences, Current Portion	18,750	451	10,318
Total Current Liabilities	5,168,449	423,994	813,806
(Continued)			

See accompanying notes to basic financial statements

Municipal Marina	Visitor Information Center	Total Proprietary
\$ 1,752,681	\$ 2,378,476	\$ 24,771,347
1	4,239	5,448,702
-	-	978,643
	-	803,507
55,760	188,172	333,277
21,703	7,001	90,205
1,830,145	2,577,888	32,425,681
-	-	735,348
-	-	735,348
-	-	1,401,829
2,921,408	25,152,777	58,725,235
7,613,438	1,388,773	149,551,654
181,609	201,099	9,157,347
-	-	2,363,432
(4,403,785)	(12,803,076)	(95,159,835)
6,312,670	13,939,573	126,039,662
6,312,670	13,939,573	126,775,010
8,142,815	16,517,461	159,200,691
60,275	54,684	665,967
-	689,779	689,779
60,275	744,463	1,355,746
\$ 351,758	73,229	2,120,238
-	10	735,358
-	955,882	4,280,888
-	-	-
-	-	621,125
3,174	5,838	38,531
354,932	1,034,959	7,796,140

CITY OF ST. AUGUSTINE, FLORIDA
Statement of Net Position
Proprietary Funds
For the Fiscal Year Ended September 30, 2020
(Continued)

	Utility	Stormwater Drainage	Solid Waste
LIABILITIES			
Non-Current Liabilities:			
Net Pension Liability	\$ 1,733,932	\$ 88,063	\$ 453,642
Net OPEB Liability	314,138	25,735	103,734
Notes Payable, Less Current Portion	7,101,835	-	-
Revenue Bonds Payable, Less Current Portion	3,946,137	-	-
Compensated Absences, Less Current Portion	447,272	11,128	136,671
Total Non-Current Liabilities	13,543,314	124,926	694,047
Total Liabilities	18,711,763	548,920	1,507,853
DEFERRED INFLOW OF RESOURCES:			
Pension Plan	114,250	9,616	36,539
OPEB Plan	100,061	8,197	33,042
Total Deferred Inflow of Resources	214,311	17,813	69,581
NET POSITION			
Net Investment in Capital Assets	74,903,899	14,848,235	1,662,307
Restricted			
Renewal and Replacement	5,906,586	-	-
Unrestricted	16,246,527	750,278	(296,650)
Total Net Position	\$ 97,057,012	\$ 15,598,513	\$ 1,365,657

See accompanying notes to basic financial statements

Municipal Marina	Visitor Information Center	Total Proprietary
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\$ 252,154	\$ 201,646	\$ 2,729,437
49,563	49,974	543,144
-	-	7,101,835
-	18,949,807	22,895,944
77,474	57,450	729,995
379,191	19,258,877	34,000,355
734,123	20,293,836	41,796,495

18,039	18,043	196,487
15,787	15,918	173,005
33,826	33,961	369,492

6,312,670	(5,966,116)	91,760,995
-	-	5,906,586
1,122,471	2,900,243	20,722,869
\$ 7,435,141	\$ (3,065,873)	\$ 118,390,450

CITY OF ST. AUGUSTINE, FLORIDA
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
For the Fiscal Year Ended September 30, 2020

	Utility	Stormwater Drainage	Solid Waste
OPERATING REVENUES			
User Charges	\$ 18,335,879	\$ 1,128,808	\$ 4,042,541
Fees	3,885,693	-	30,731
Rental	-	-	-
Other	103,967	-	4,581
Total Operating Revenues	22,325,539	1,128,808	4,077,853
OPERATING EXPENSES			
Salaries, Wages and Employee Benefits	4,281,319	338,013	1,286,525
Utilities	715,771	861	8,246
Supplies and Materials	652,700	20,685	222,344
Contractual Services	1,190,923	38,311	1,454,553
Repairs and Maintenance	979,060	96,105	308,017
Cost of Goods Sold	-	-	-
Other	145,634	(3,904)	9,504
Administrative Overhead Charges	2,455,123	360,580	543,664
Depreciation and Amortization	4,351,980	611,416	310,590
Total Operating Expenses	14,772,510	1,462,067	4,143,443
Operating Income (Loss)	7,553,029	(333,259)	(65,590)
NON-OPERATING REVENUES (EXPENSES)			
Investment Income	241,557	8,941	8,109
Interest Expense and Fiscal Charges	(187,493)	-	-
Other	300,204	-	-
Total Non-Operating Revenues (Expenses)	354,268	8,941	8,109
Income Before Contributions and Transfers	7,907,297	(324,318)	(57,481)
Capital Grants and Contributions	3,204,138	616,941	13,482
Transfers In	6,445,590	131,820	322,928
Transfers (Out)	(8,398,206)	(239,884)	(265,705)
Change in Net Position	9,158,819	184,559	13,224
Net Position - Beginning	87,898,193	15,413,954	1,352,433
Net Position - Ending	\$ 97,057,012	\$ 15,598,513	\$ 1,365,657

See accompanying notes to basic financial statements

Municipal Marina	Visitor Information Center	Total Proprietary
\$ 3,056,128	\$ 373,203	\$ 26,936,559
-	2,740,101	6,656,525
31,028	-	31,028
28,372	36,235	173,155
3,115,528	3,149,539	33,797,267
717,315	977,928	7,601,100
98,111	102,224	925,213
26,678	62,719	985,126
7,494	173,275	2,864,556
282,015	263,435	1,928,632
1,064,521	199,571	1,264,092
163,933	10,921	326,088
289,344	267,378	3,916,089
303,300	907,330	6,484,616
2,952,711	2,964,781	26,295,512
162,817	184,758	7,501,755
24,922	33,139	316,668
-	(842,015)	(1,029,508)
-	180,000	480,204
24,922	(628,876)	(232,636)
187,739	(444,118)	7,269,119
-	-	3,834,561
27,032	1,220,750	8,148,120
(148,985)	(1,276,480)	(10,329,260)
65,786	(499,848)	8,922,540
7,369,355	(2,566,025)	109,467,910
\$ 7,435,141	\$ (3,065,873)	\$ 118,390,450

CITY OF ST. AUGUSTINE, FLORIDA
Statement of Cash Flows
Proprietary Funds
For the Fiscal Year Ended September 30, 2020

	Utility	Stormwater Drainage	Solid Waste
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS			
Cash Flows from Operating Activities:			
Received from Customers	\$ 20,564,766	\$ 748,967	\$ 3,973,485
Payment to Suppliers for Goods and Services	(6,868,691)	(532,324)	(2,597,819)
Paid to Employees	(4,281,319)	(338,013)	(1,286,525)
Other Revenues (Expenses)	300,204	-	-
Net Cash Flows from Operating Activities	9,714,960	(121,370)	89,141
Cash Flows from Capital and Related Financing Activities:			
Principal Paid on Outstanding Bond Issues	(2,919,108)	-	-
Interest Paid on Outstanding Bond Issues	(417,626)	-	-
Acquisition and Construction of Capital Assets	(7,679,263)	(1,250,937)	(537,275)
Proceeds from borrowing	859,518	-	529,400
Capital Contributions and Grants	3,204,138	616,941	13,482
Net Cash Flows from Capital and Related Financing Activities	(6,952,341)	(633,996)	5,607
Cash Flows from Investing Activities:			
Investment Income	241,557	8,941	8,109
Net Cash Flows from Investing Activities	241,557	8,941	8,109
Cash Flows from Non-Capital Financing Activities:			
Borrowings (Payments) Under Interfund Loan Agreements	-	276,011	(184,286)
Transfers from Other Funds	6,445,590	131,820	322,928
Transfers (to) Other Funds	(8,398,206)	(239,884)	(265,705)
Net Cash Flows from Non-Capital Financing Activities	(1,952,616)	167,947	(127,063)
Net Change in Cash and Cash Equivalents	1,051,560	(578,478)	(24,206)
Cash and Cash Equivalents at Beginning of Year	19,178,162	965,487	783,013
Cash and Cash Equivalents at End of Year	\$ 20,229,722	\$ 387,009	\$ 758,807

(Continued)

See accompanying notes to basic financial statements

Municipal Marina	Visitor Information Center	Total Proprietary
-----------------------------	---	------------------------------

\$ 3,354,129	\$ 3,173,943	\$ 31,815,290
(2,245,898)	(1,144,829)	(13,389,561)
(717,315)	(977,928)	(7,601,100)
-	180,000	480,204
390,916	1,231,186	11,304,833

-	(872,416)	(3,791,524)
-	(847,406)	(1,265,032)
(44,642)	(95,662)	(9,607,779)
-		1,388,918
-	-	3,834,561

(44,642)	(1,815,484)	(9,440,856)
-----------------	--------------------	--------------------

24,922	33,139	316,668
24,922	33,139	316,668

(19,748)	-	71,977
27,032	1,220,750	8,148,120
(148,985)	(1,276,480)	(10,329,260)
(141,701)	(55,730)	(2,109,163)
229,495	(606,889)	71,482
1,523,186	2,985,365	25,435,213
\$ 1,752,681	\$ 2,378,476	\$ 25,506,695

CITY OF ST. AUGUSTINE, FLORIDA
Statement of Cash Flows
Proprietary Funds
For the Fiscal Year Ended September 30, 2020
(Continued)

	Utility	Stormwater Drainage	Solid Waste
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FLOWS FROM OPERATING ACTIVITIES			
Net Operating Income (Loss)	\$ 7,553,029	\$ (333,259)	\$ (65,590)
Adjustments to Reconcile Net Operating Income (Loss) to Net Cash Flows from Operating Activities:			
Depreciation and Amortization	4,351,980	611,416	310,590
Other Revenues (Expenses)	300,204	-	-
Changes in Operating Assets and Liabilities:			
Accounts Receivable	(1,824,840)	(379,841)	(104,368)
Inventories	(35,860)	-	-
Prepays	2,866	(819)	(539)
Deferred Outflow of Resources	458,148	29,960	126,206
Accounts Payable and Compensated Absences	(399,656)	(2,268)	27,839
Net Pension Liability	(592,921)	(45,788)	(165,700)
Net OPEB liability	(22,624)	3,426	(3,969)
Deferred Inflow of Resources	(139,433)	(4,197)	(35,328)
Deposits Payable	64,067	-	-
Total Adjustments	2,161,931	211,889	154,731
Net Cash Flows from Operating Activities	\$ 9,714,960	\$ (121,370)	\$ 89,141
Supplemental Disclosure of Non-Cash Activities			
Amortization of bond discount (premium)	\$ (246,861)	\$ -	\$ -
Amortization of loss on refunding	16,728	-	-
Net (reduction) increase to interest expense	\$ (230,133)	\$ -	\$ -

See accompanying notes to basic financial statements

Municipal Marina	Visitor Information Center	Total Proprietary
-----------------------------	---	------------------------------

\$ 162,817 \$ 184,758 \$ 7,501,755

303,300 907,330 \$ 6,484,616
- 180,000 480,204

238,601 24,404 (2,046,044)
7,636 (10,799) (39,023)
(14,793) 278 (13,007)
66,591 61,915 742,820
(270,772) (18,134) (662,991)
(85,969) (82,997) (973,375)
2,571 1,073 (19,523)
(19,066) (16,642) (214,666)
- - 64,067

228,099 1,046,428 3,803,078

\$ 390,916 \$ 1,231,186 11,304,833

\$ - \$ (56,486) \$ (303,347)
- 51,095 67,823
\$ - \$ (5,391) \$ (235,524)

CITY OF ST. AUGUSTINE, FLORIDA
Statement of Fiduciary Net Position
Fiduciary Funds
September 30, 2020

	Employee Retirement Funds
ASSETS	
Cash and Short-Term Investments	\$ 2,985,799
Receivables:	
Interest and Dividends	
Due from State	31,796
Total Receivables	31,796
Prepaid Expense	650
Investments, at Fair Value:	
Fixed income securities	13,532,326
Equity securities	54,801,688
Alternative strategies	3,230,218
Real Estate Fund	11,952,906
Total Investments	83,517,138
Total Assets	86,535,383
LIABILITIES	
Expenses Payable	58,410
Total Liabilities	58,410
NET POSITION, Restricted For Pensions	\$ 86,476,973

See accompanying notes to basic financial statements

CITY OF ST. AUGUSTINE, FLORIDA
Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the Year Ended September 30, 2020

	Employee Retirement Funds
ADDITIONS	
Contributions:	
Members	\$ 848,194
City	3,659,903
State Insurance Premium Tax from General Fund	473,714
Total Contributions	<u>4,981,811</u>
Other Income	
Other Income	3,009
Total Other Income	<u>3,009</u>
Investment Income:	
Net Increase in Fair Value of Investments	6,479,681
Interest and Dividends on Investments	1,764,853
Total Investment Income	8,244,534
Less Investment Expenses	<u>152,908</u>
Net Income from Investing Activities	<u>8,091,626</u>
Total Additions	<u>13,076,446</u>
DEDUCTIONS	
Benefit Payments	5,267,499
Termination Payments	128,712
Administrative Expenses	170,755
Total Deductions	<u>5,566,966</u>
Change in Net Position	<u>7,509,480</u>
Net Position - Beginning	<u>78,967,493</u>
NET POSITION - ENDING	<u><u>\$ 86,476,973</u></u>

See accompanying notes to basic financial statements

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

The City of St. Augustine, Florida (the City), was established in 1925, by Special Legislative Act 11148 of the Florida Legislature. The City operates under a commission-manager form of government and provides the following services as authorized by its charter: General Government, Public Safety, Public Works, Public Utilities, Culture, Recreation, and Community Development.

The accounting and reporting policies of the City relating to the funds included in the Basic Financial Statements conform to accounting principles generally accepted in the United States of America applicable to state and local governments. Generally accepted accounting principles for local governments include those principals prescribed by the Government Accounting Standards Board (GASB), the American Institute of Certified Public Accountants in the publication entitled *Audits of State and Local Governments* and by the Financial Accounting Standards Board (when applicable).

A. Financial Reporting Entity

As required by generally accepted accounting principles, the financial statements of the reporting entity include those of the City of St. Augustine, Florida, and its fiduciary funds. The fiduciary funds discussed here are included in the City's reporting entity because of the significance of their operational or financial relationships with the City.

The City currently has separate and distinct defined benefit pension plans for the City's general employees, police officers and firefighters. These plans are legally separate from the City and are governed by board members who are both elected by their peers and appointed by the City Commission. For financial reporting purposes, these plans are reported as if they were part of the City's operations as the sole purpose of the plans are to provide retirement benefits for the City's employees. These plans have separately issued financial statements that can be obtained through the City Clerk's office.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the City. For the most part, the effect of inter-fund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expense of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Indirect costs are included in the program expense reported for individual functions and activities. Program revenues include charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment, and grants and contributions that are restricted to meeting the operational and capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major proprietary funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the fiscal period. Expenditures are generally recorded when the liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to claims and judgments, are recorded only when payment is due.

Taxes, intergovernmental revenue, licenses and permits, charges for services, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

Since the fund level statements for governmental activities are presented using a different measurement focus and basis of accounting than the government-wide statements' governmental column, a reconciliation is presented on the page following governmental fund level statements. The reconciliation briefly explains the adjustments necessary to convert the fund level statements into the government-wide governmental column presentations.

The City reports the following funds:

Major Governmental Funds

Governmental Funds are those through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses, and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance. The General Fund and Special Revenue Fund have legally adopted annual budgets. The following are the City's major governmental funds:

a. General Fund

The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. Resources are generated primarily from local property and utility services taxes, franchises, licenses, permits and fees, intergovernmental revenues and charges for services. Expenditures are incurred to provide public safety, general government, public works, parks and recreation services.

b. Debt Service Fund

The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, long-term debt principal and interest of the governmental funds.

c. Special Revenue Funds

The Special Revenue Funds are used to account for specific revenues that are legally restricted to expenditures for particular purposes. The Special Revenue Funds are as follows; The St. Augustine Community Redevelopment Agency fund was established by ordinance in 2000 to assist the City in redeveloping the Historic Area Community Redevelopment Area (HACRA), a blighted transportation and parking geographical area principally located in the historic downtown area. The Lincolnville Community Redevelopment Area (LCRA) was established in 2013. The primary focus of the CRA is maintaining Lincolnville's residential character. The St. Augustine Community Redevelopment Agencies (CRA) are funded by "increment," or the difference between appraised property values from an established base year in each of the two redevelopment areas, to the current year in the area. The CRA funds receive this amount of money from each taxing entity yearly.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

d. Permanent Fund

Permanent fund is used to report resources available to support the City's programs, that are legally restricted so that only earnings (and not principal) may be used. The Permanent Fund includes the Anderson Trust Fund, Woodman Trust Fund, and Sanchez House Trust Fund and accounts for assets held by the City as a trustee for individuals.

Major Proprietary Funds

Proprietary Funds are used to account for activities that are similar to those often found in the private sector. All assets, liabilities, equities, revenues, expenses, and payments relating to the government's business activities are accounted for through proprietary funds. Proprietary funds used by the City are:

a. Utility Fund

The Utility Fund accounts for the operation, maintenance and construction of the City-owned water and sewer system.

b. Stormwater Drainage Fund

The Stormwater Drainage Fund accounts for the operation, maintenance and construction of the City-owned stormwater drainage system.

c. Solid Waste Fund

The Solid Waste Fund accounts for the operation, maintenance and construction of the City-owned solid waste pick-up and disposal service.

d. Municipal Marina Fund

The Marina Fund accounts for operation, maintenance and construction of the City-owned Municipal Marina facilities.

e. Visitor Information Center Fund

The Visitor Information Center Fund accounts for the operation, maintenance and construction of the City-owned Visitor Information Center and Historic Downtown Parking Facility.

Fiduciary Funds

Fiduciary Funds are used to account for assets held by the City as a trustee or agent. Fiduciary Funds used by the City are:

a. General Employees' Pension Plan

The General Employees' Pension Plan accounts for the contributions of the general employees and the City, along with the benefits paid to the retired participants of the plan.

b. Police Officers' Pension Plan

The Police Officers' Pension Plan accounts for the contributions of the police officer employees, the City and the State of Florida, along with the benefits paid to the retired participants of the plan.

c. Firefighters' Pension Plan

The Firefighters' Pension Plan accounts for the contributions of the firefighter employees, the City and the State of Florida, along with benefits paid to the retired participants of the plan.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are administration overhead charges between the general fund and the funds benefited. Elimination of these charges would distort the direct costs for the various functions concerned.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's proprietary funds are charges to customers for goods and services. Operating expenses for the proprietary funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as needed.

The budget is prepared on a GAAP basis. The legal level of control for budget variations is at the fund level. However, actual spending can exceed the appropriated amount of the fund to the extent revenues exceed the fund's adopted budget.

D. Cash

The City pools cash resources of its various funds to facilitate the management of cash. Cash applicable to a particular fund is readily identifiable. The balance in the pooled cash account is available to meet current operating requirements. Cash in excess of current requirements is invested with the State Board of Administration (SBA) Pool and two fully collateralized investment accounts with qualified public depositories. All of these investments are considered cash equivalents due to their liquidity and similarity to cash.

E. Investments

Investments within the Pension Trust Funds are made through financial brokers and are held by trustees. These assets are stated at fair value as determined in an active market.

F. Fair Value Measurement and Application

GASB 72 addresses accounting and financial reporting issues related to fair value measurements. The definition of fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. This statement provides guidance for determining a fair value measurement for financial reporting purposes. This statement also provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements.

Fair value is described as an exit price. Fair value measurements assume a transaction takes place in a government's principal market, or a government's most advantageous market in the absence of a principal market. The fair value also should be measured assuming that general market participants would act in their economic best interest. Fair value should not be adjusted for transaction costs.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

G. Receivables and Allowance for Uncollectible Accounts

All receivables are reported at gross value and, where appropriate, are reduced by the portion that is expected to be uncollectible. Estimated unbilled revenues from the Utility, Stormwater and Solid Waste Funds are recognized at the end of each fiscal year on a pro rata basis. The estimated amount is based on billings during the month following the close of the year. Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are classified as “due to/due from other funds”.

H. Inventories

Inventories held by the General Fund are valued at cost using the first-in/first-out (FIFO) method. Because the consumption method is used, the inventory items are recorded as expenditures at the time they are withdrawn from central stores. The inventory value has been recorded as an asset, offset by a reserve in an equal amount. Inventories in the Proprietary Funds are valued at the lower of cost (using FIFO method) or market. Inventories of these funds are expensed as used.

I. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The consumption method is used for these items.

J. Restricted Assets

These assets consist of cash restricted for debt service, construction, renewal and replacement, and customer deposits (See Note 2).

K. Capital Assets

Capital outlays are recorded as expenditures in the Governmental Fund Financial Statements, and as assets in the Government-wide Financial Statements to the extent the City’s capitalization threshold of \$5,000 is met. In accordance with GASB Statement No. 34, infrastructure has been capitalized. Infrastructure consists primarily of streets, curbs and sidewalks. Depreciation is recorded on general capital assets (except for land and construction in progress) on a government-wide basis using the straight-line method over the following estimated useful lives:

Buildings	30 years
Furniture and Other Equipment	3-20 years
Infrastructure	20-50 years

To the extent the City’s capitalization threshold of \$5,000 is met, capital outlays of the Proprietary Funds are recorded as capital assets and depreciated over their estimated useful lives on a straight-line basis on both the fund basis and the government-wide basis using the following estimated useful lives:

Buildings	10-50 years
Furniture and Other Equipment	2-10 years
Infrastructure & Improvements	10-40 years

All capital assets were valued at historical cost or estimated historical cost if actual cost was not available. Donated capital assets are valued at their estimated fair market value on the date donated. The City does not capitalize historical treasures or works of art. The City maintains many items and buildings of historical significance. The City does not require the proceeds from the sale of historical treasures or works of art be used to acquire other items for the collection.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

Maintenance, repairs, and minor equipment are charged to operations when incurred. Expenses that materially change capacities or extend useful lives are capitalized. Upon sale or retirement of land, buildings, and equipment, the cost and related accumulated depreciation, if applicable, are eliminated from the respective accounts and any resulting gain or loss is included in the results of operations in the government-wide financial statements.

L. Deferred Inflows/Outflows of Resources

Deferred outflows of resources represent the consumption of net position that is applicable to a future reporting period. Deferred outflows have a positive effect on net position, similar to assets. Deferred inflows of resources represents the acquisition of net position that is applicable to a future reporting period. Deferred inflows have a negative effect on net position, similar to liabilities.

M. Compensated Absences

Annual vacation leave is accumulated in the following manner:

General, Municipal & Police Employees:	80 hours per year with 5 years or less, 88 hours with 6 years, 96 hours with 7 years, 104 hours with 8 years, 112 hours with 9 years, 120 hours with 10 to 15 years, 128 hours with 16 years, 136 hours with 17 years, 144 hours with 18 years, 152 hours with 19 years, maximum per employee is 160 hours with 20 or more years of service.
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Fire Department Employees:	120 hours per year with 5 years of less, 156 hours with 6 years, 165 hours with 7 years, 174 hours with 8 years, 183 hours with 9 years, 192 hours with 10 to 15 years, 216 hours with 16 years, 228 hours with 17 years, 241 hours with 18 years, maximum per employee is 252 hours with 20 or more years of service.
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Sick leave is available to be paid at termination, retirement, or resignation as follows:

General and Municipal Employees:	160 hours per year, no maximum
Police Department Employees:	160 hours per year, no maximum
Fire Department Employees:	224 hours per year, no maximum

The City has accrued for sick and vacation leave earned but unused at year end. This accrual was based on unused sick and vacation hours available to employees as maintained by the City's payroll system and as multiplied by each eligible employees individual hourly pay rate. Liquidation of the accrued sick and vacation leave has historically come from the general fund.

N. Other Post-Employment Benefits (OPEB)

Pursuant to Section 112.0801, Florida Statutes, the City is mandated to permit participation in the health insurance program by retirees and their eligible dependents at a cost to the retiree that is no greater than the cost at which coverage is available for active employees. The rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the Plan on average than those of active employees. The City currently provides these benefits in accordance with the vesting and retirement requirements for its employees.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

The City is financing the post employee benefits on a pay-as-you-go basis. As determined by an actuarial evaluation, the City records a net OPEB obligation in its government-wide financial statements related to the implicit and explicit subsidy. See Note 12 for further information.

O. Long-Term Obligations

In the government-wide financial statements, governmental long-term debt and other governmental long-term obligations are reported as liabilities in the governmental activities column of the Statement of Net Assets. Long-term debt and other long-term obligations of the proprietary funds are reported as liabilities in the business-type activities column of the Statement of Net Assets and the appropriate proprietary fund in the fund level statements.

P. Unearned Revenue

Governmental funds and business-type funds also defer revenue recognition in connection with resources that have been received, but not yet earned.

Q. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City's three pension plans and additions to/deductions from pension plan net position have been determined on the same basis as they are reported by the plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

R. Fund Balance Classifications

In fiscal year 2011, the City Commission implemented GASB No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* by adopting a fund balance policy. GASB No. 54 provides more clearly defined fund balance categories to make the nature and extent of the constraints place on a government's fund balances more transparent. The policy was adopted by resolution No. 2013-09, therefore any modifications to the policy would require a subsequent resolution and majority vote by the Commission. This policy establishes the Commission as the body authorized to assign amounts to these categories. The following classifications describe the relative strength of the spending constraints.

Non-spendable fund balance - is established to report items that are not expected to be converted to cash such as inventory and prepaid items; items not currently in cash form such as the long-term amount of loans and notes receivable as well as property acquired for resale; and, items legally or contractually required to be maintained intact.

Restricted Fund Balance – amounts that can be spent only for specific purposes stipulated by (a) external resource providers such as creditors (by debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation. A number of items that would otherwise qualify as restricted fund balance of the General Fund may be reported in special revenue funds or capital project funds as appropriate.

The following Restricted Fund Balance classifications are examples of those that may be used in reporting the City's financial position:

Unspent Bond Proceeds – The Unspent Bond Proceeds Reserve reflects those amounts relating to debt issued by the City for specific purposes and which are thereby restricted to be used for those purposes.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

Grants Earned But Not Spent – The Grants Earned But Not Spent Reserve reflect those amounts relating to legally obligated proceeds issued to the City by another authority.

Committed Fund Balance – amounts constrained to specific purposes by the City itself by Commission approval. Commitment of fund balance may be made from time-to-time by ordinance by the City Commission. Commitments may be changed or lifted only by the City Commission taking the same formal action that imposed the constraint originally. The use (appropriation) of committed fund balances will be considered in conjunction with the annual budget adoption process or by budget amendment approved by the City Commission during the fiscal year.

Assigned Fund Balance – assignment of fund balance may be a) made for a specific purpose that is narrower than the general purposes of the government itself; and/or b) used to reflect the appropriation of a portion of existing unassigned fund balance to eliminate a projected deficit in the subsequent year's budget in an amount no greater than the projected excess of expected expenditures over expected revenues.

Assigned fund balance shall reflect management's intended use of resources as established by either (1) the annual budget process (and any amendments thereto) or (2) by agreement of the City's administration prior to the end of each fiscal year. Assigned fund balance may or may not be appropriated for expenditure in the subsequent year depending on the timing of the project/reserve for which it was assigned.

The following Assigned Fund Balance classification is an example of one that may be used in reporting the City's financial position:

Designated Carry Forward – The Designated Carry Forward Fund Balance Reserve is assigned by the City as set forth in the annual budget and any amendments thereto to provide funds for open encumbrances.

Unassigned Fund Balance – amounts that are available for any purpose.

Spending of Fund Balance - The General Fund is the only governmental fund that can report a positive unassigned fund balance amount. In other governmental funds, it is not appropriate to report a positive unassigned fund balance amount. However, if necessary, other governmental funds must report a negative unassigned fund balance when appropriate.

When both restricted and unrestricted resources are available for use, it is the City's practice to use restricted resources first, then unrestricted resources as needed. When unrestricted resources (committed, assigned and unassigned) are available for use in any governmental fund, it is the City's practice to use committed resources first, then assigned, and then unassigned as needed.

In 2013, the City Commission adopted a Resolution establishing a stabilization arrangement. This Resolution is in compliance with the Governmental Accounting Standards Board's issued Statement No. 54, Fund Balance Report and Governmental Fund Type Definitions. It establishes a minimum Committed Fund Balance in the General Fund Reserve in an amount equal to no less than 33.33% percent (four months) of the City's budgeted general operating revenues as the emergency reserve level.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

S. Unamortized Bond Premium (Discount) – I need help with this one.

Unamortized bond premium (discount) represent the amount received above or below par on various bond issues. These costs are being amortized over the life of the respective bond issues using the straight-line method, which is comparable to the effective interest method. Unamortized costs at September 30, 2020 are as follows:

	Original Cost	Accumulated Amortization	Unamortized Costs
Beginning of year	\$ 6,187,780	\$ (2,115,098)	\$ 4,072,682
Current year additions	-	(397,842)	(397,842)
Current year retirements	-	-	-
End of year	<u>\$ 6,187,780</u>	<u>\$ (2,512,940)</u>	<u>\$ 3,674,840</u>

T. Revenue Recognition – Property Taxes

Property tax revenue is recognized when it becomes available and measurable. Property taxes, under Florida law, are levied on November 1 by the County Tax Appraiser and collected by the County Tax Collector and become a lien on the property on November 1.

The law allows a four percent discount if paid in November, a three percent discount if paid in December, a two percent discount if paid in January, and a one percent discount if paid in February. Taxes become delinquent on April 1 of each year. Delinquent real estate taxes are advertised during the month of May. Tax certificates are sold on May 30, at a public sale, against property on which the current taxes have not been paid. If not redeemed within two years, the property will be subject to an application for tax deed.

In accordance with National Council on Governmental Accounting (NCGA) Interpretation 3, property taxes that are measurable but not available are reported as deferred revenue. The deferred revenues are recognized in the fiscal year in which they become available. The City had no taxes subject to this deferral at year-end.

U. Community Redevelopment Area

The City established the HACRA and the LCRA Community Redevelopment special revenue funds to account for revenues and expenditures related to the community redevelopment areas. The financial results of the areas are presented as blended component units through the use of a special revenue funds.

For fiscal year ended September 30, 2020, the funds received \$827,363 in property tax revenue and a \$1,213,439 transfer from the general fund. The City transfer included the City's portion of the tax increment.

V. Expenditures

Expenditures are recognized when the related fund liability is incurred. Inventory costs are reported in the period when inventory items are used, rather than in the period purchased. The General Fund applies an administrative charge to Proprietary Funds for administrative services and overhead costs, which is included in direct expenses.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

W. Future Accounting Pronouncements

- a. Statement No. 84, "Fiduciary Activities." The requirements of this Statement will take effect for reporting periods ending after December 31, 2020.
- b. Statement No. 87, "Leases." The requirements of this Statement will take effect for financial statements starting with the fiscal year that ends June 30, 2022.
- c. Statement No. 89, "Accounting for Interest Cost Incurred before the End of a Construction Period." The requirements of this Statement will take effect for reporting periods starting after December 15, 2020.
- d. Statement No. 90, "Majority Equity Interests." The requirements of this Statement will take effect for reporting periods ending after December 31, 2020.
- e. Statement No. 91, "Conduit Debt Obligations." The requirements of this Statement will take effect for reporting periods starting after December 15, 2022.
- f. Implementation Guide No. 2019-1 "Implementation Guidance Update-2019." The requirements of this Statement will take effect for reporting periods ending after June 30, 2021.
- g. Implementation Guide No. 2019-2 "Fiduciary Activities." The requirements of this Statement will take effect for reporting periods ending after December 31, 2020.
- h. Implementation Guide No. 2019-3 "Leases." The requirements of this Statement will take effect for reporting periods ending after June 30, 2022.

NOTE 2. DEPOSITS AND INVESTMENTS:

A. Cash and Cash Equivalents

The City maintains a cash and investment pool that is designed for use by all funds. For the purposes of cash flows, the City considers all highly liquid investments purchased with a maturity of three months or less to be cash equivalents. In addition, investments are separately held and accounted for by several of the City's funds where contractual agreements and bond covenants provide for and require such arrangements.

At September 30, 2020, the carrying amount of cash on hand was \$1,888,766 and the related bank balance was \$2,161,650. Monies, which are placed on deposit with financial institutions in the form of demand deposit accounts, are defined as Public Deposits and as such are secured as provided for in Chapter 280, Florida Statutes. Financial institutions, which meet the requirements for this chapter, can be designated as qualified public depositories eligible to receive Public Deposits. This chapter also created the Public Deposit Security Trust Fund to facilitate the recovery of administrative penalties resulting from the default or insolvency of any qualified Public Depository and the subsequent payment of any losses to Public Depositors. When Public Deposits are made in accordance with this statute, no Public Depositor shall be liable for any loss thereof. Thus, all deposits at year-end are insured or collateralized with securities pursuant to Chapter 280, Florida Statutes.

State Statutes govern the City's investment policies. The basic allowable investment instruments include the Local Government Surplus Funds Trust Fund (State Board); Securities and Exchange Commission (SEC) registered money market funds with the highest credit quality rating; interest-bearing time deposits or savings accounts in qualified public depositories; direct obligations of the United States Treasury; Federal agencies and instrumentalities; other investments authorized by law or ordinance for a county or municipality.

The State Board consists of the Local Government Surplus Trust Fund (Florida PRIME). The Florida PRIME is currently considered a SEC 2a7-like fund, thus the account balance should also be considered the fair value of the investment. Florida PRIME is rated by Standard & Poor's and currently has a rating of AAAM. The Florida PRIME balance of \$38,868,078 maturity as of September 30, 2020. A government money market account with a qualified public depository was established by the City in 2008. This account is fully collateralized and held a balance of \$551,362 as of September 30, 2020.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 2. DEPOSITS AND INVESTMENTS: (continued)

B. Investment Measurement at Fair Value

Fair Value Hierarchy

The accounting standards break down the fair value hierarchy into three levels based on how observable the inputs are that make up the valuation. The most observable inputs are classified as Level 1 where the unobservable inputs are classified as Level 3.

Level 1 Inputs -to the Valuation Methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Plan has the ability to access.

As a general rule, any asset that has a daily closing price and is actively traded will be classified as a Level 1 input.

Level 2 Inputs -are inputs (other than quoted prices included within Level 1) that are observable for the asset or liability, either directly or indirectly. Inputs to the valuation methodology include: (1) quoted market prices for similar assets or liabilities in active markets, (2) quoted prices for identical or similar assets or liabilities in active markets, (3) inputs other than quoted prices that are observable for the asset or liability, and (4) inputs that are derived principally from or corroborated by observable market data by correlation or other means. If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

As a general rule, if an asset or liability does not fall into the requirements of a Level 1 or Level 3 input, it would default to Level 2. With Level 2 inputs, there is usually data that can be easily obtained to support the valuation, even though it is not as easily obtained as a Level 1 input would be.

Level 3 Inputs -to the valuation methodology are unobservable and significant to the fair value measurement.

As a general rule, Level 3 inputs are those that are difficult to obtain on a regular basis and require verification from an outside party, such as an auditor or an appraisal, to validate the valuation.

Net asset value (NAV) is a common measurement of fair value for Level 1, Level 2, and Level 3 investments. A fund's NAV is simply its assets less its liabilities, and is often reported as a per share amount for fair value measurement purposes. The Plan would multiply the NAV per share owned to arrive at fair value. Level 1 investment in funds such as mutual funds report at a daily NAV per share and are actively traded. NAV also comes in to play for Level 2 and 3 investments. As a matter of convenience (or referred to in accounting literature as a "practical expedient"), a Plan can use the NAV per share for investments in a nongovernmental entity that does not have a readily determined fair value, such as an alternative investment. Investments measured at NAV as a practical expedient would be excluded from the fair value hierarchy because the valuation is not based on actual market inputs but rather is quantified using the fund's reported NAV as a matter of convenience.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 2. DEPOSITS AND INVESTMENTS: (continued)

	September 30, 2020	Quoted Prices In Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
General Pension Plan				
Fixed Income Security	\$ 5,121,992	\$ -	\$ 5,121,992	\$ -
Equity Securities	30,888,308	-	30,888,308	-
Alternative Strategies	3,230,218	-	3,230,218	-
Real Estate Funds	7,885,911	-	-	7,885,911
Investment at Fair Value	\$ 47,126,429	\$ -	\$ 39,240,518	\$ 7,885,911
Police Pension Plan				
Fixed Income Security	\$ 3,670,844	\$ -	\$ 3,670,844	\$ -
Equity Securities	14,167,520	7,168,255	6,999,265	-
Alternative Strategies	-	-	-	-
Real Estate Funds	4,066,995	-	-	4,066,995
Investment at Fair Value	\$ 21,905,359	\$ 7,168,255	\$ 10,670,109	\$ 4,066,995
Fire Pension Plan				
Fixed Income Security	\$ 4,739,490	\$ 1,382,994	\$ 3,356,496	\$ -
Equity Securities	9,745,860	8,291,631	1,454,229	-
Alternative Strategies	-	-	-	-
Investment at Fair Value	\$ 14,485,350	\$ 9,674,625	\$ 4,810,725	\$ -
Total Investment at Fair Value	\$ 83,517,138	\$ 16,842,880	\$ 54,721,352	\$ 11,952,906

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 2. DEPOSITS AND INVESTMENTS: (continued)

C. Investments – General Pension Plan

Interest Rate Risk

The General Pension Plan Investment Policy limits interest rate risk by limiting the fixed-income portfolio duration to less than 135% of the market index duration, including investments in government issues, corporate bonds with an average rating of A or higher and/or Government National Mortgage Association pooled obligations. There may be exceptional circumstances indicating the use of longer maturities, but these exceptions should be few. As of September 30, 2020, the General Employee's Pension Plan had the following fixed income investments and maturities at PAR value:

Investment Type	PAR Value	Investment Maturities (in Years)			
		Less Than 1	Between 1 and 5	Between 6 and 10	More Than 10
Fixed	\$ 4,599,948	\$ 290,000	\$ 1,816,124	\$ 1,058,969	\$ 1,434,855

Credit Risk and Concentration of Credit Risk

Excessive concentration of assets will be avoided. Excessive Concentration is defined as having more than five percent on a cost basis of the equity portfolio in any single common stock or having more than five percent on a cost basis of the portfolio in fixed-income securities of one specific issue, with the exception of the securities of the U.S. Government and its agencies and high quality market funds, as stated in the plan's investment policy.

Foreign Currency

Investment in Foreign Securities is allowed under the investment plan; however, not more than twenty-five percent of the total fund market value may be invested in foreign securities.

D. Investments – Police Pension Plan

Interest Rate Risk

The Police Pension Plan Investment Policy limits fixed income securities to 135% of the duration of the market index, including investments in government issues, corporate bonds having an average quality rating of A or higher and/or securities issued by a corporation organized under the laws of the United States, any state or organized territory of the United States, or the District of Columbia. There may be exceptional circumstances indicating the use of longer maturities, but these exceptions should be few. As of September 30, 2020, the Police Officer's Pension Plan had the following investments and maturities:

Investment Type	% of Fund	Fair Value	Rating	Effective Duration
Carillon Core Plus	52.67%	\$ 1,933,364	AAA-below B	4.90
T. Rowe Price Spectrum	47.33%	1,737,480	AAA-below B	5.53
	100.00%	\$ 3,670,844		

Credit Risk and Concentration of Credit Risk

Excessive concentration of assets will be avoided. Excessive Concentration is defined as having more than five percent on a cost basis of the equity portfolio in any single common stock or having more than five percent on a cost basis of the portfolio in fixed-income securities of one specific issue, with the exception of the securities of the U.S. Government and its agencies and high quality market funds, as stated in the plan's investment policy. Credit risk is the risk that a debt issuer will not fulfill its obligations. Consistent with state law the Plan's investment guidelines limit its fixed income investments to a quality of "A" or equivalent as rated by Moody's or by Standard & Poor's board rating services at the time of purchase. Fixed income investments which are downgraded below the minimum rating must be liquidated at the earliest beneficial opportunity.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 2. DEPOSITS AND INVESTMENTS: (continued)

Foreign Currency

Investment in foreign securities is allowed under the investment plan; however, not more than twenty-five percent of the total fund market value may be invested in foreign securities.

E. Investments – Firefighter Pension Plan

Interest Rate Risk

The Firefighter Pension Plan Investment Policy limits all investments in corporate fixed income securities to those that hold a rating of investment grade or higher. There is no limit imposed on investment in fixed income securities issued directly by the U.S. Government. The Plan limits the effective duration of its investment portfolio through the adoption of the Merrill Lynch Government/Corporate Bond Index benchmark. It is expected that the average duration of the total fixed income portfolio will not exceed 150% of the duration of the Index. As of September 30, 2020, the Firefighter Pension Plan held the following fixed income investments:

Investment Type	% of Fund	Fair Value	Rating	Effective Duration
US Government Securities & Agencies	29.18%	\$1,382,994	AA	10.0-15.0
Corporate Bonds	58.55%	2,774,836	A	11
International fixed income investment	12.27%	581,660	BBB-A	2.0-5.0
	100%	\$4,739,490		

Credit Risk and Concentration of Credit Risk

Excessive concentration of assets will be avoided. Excessive Concentration is defined as having more than five percent on a cost basis of the equity portfolio in any single common stock or having more than five percent on a cost basis of the portfolio in fixed-income securities of one specific issue, with the exception of the securities of the U.S. Government and its agencies and high quality market funds, as stated in the plan's investment policy.

Credit risk is the risk that a debt issuer will not fulfill its obligations. Consistent with state law the Plan's investment guidelines limit its fixed income investments to a quality of "A" or equivalent as rated by Moody's or by Standard & Poor's board rating services at the time of purchase. Fixed income investments which are downgraded below the minimum rating must be liquidated at the earliest beneficial opportunity.

Foreign Currency Risk

Investment in foreign securities is allowed under the plan; however, no more than twenty-five percent of the plan's total assets may be invested in foreign securities.

NOTE 3. ACCOUNTS RECEIVABLE:

Receivables at September 30, 2020, consist of the following:

	Governemental Activities	Business-Type Activities	Total
Accounts	\$ 1,139,037	\$ 5,448,702	\$ 6,587,739
Intergovernmental	-	1,782,150	1,782,150
Gross Receivables	\$ 1,139,037	\$ 7,230,852	\$ 8,369,889

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 4. CAPITAL ASSETS:

The following is a summary of the changes in capital assets for the fiscal year ended September 30, 2020:

Governmental Activities	Balance 9/30/2019	Increases	Decreases	Balance 9/30/2020
Capital Assets Not Being Depreciated:				
Land and Improvements	\$ 6,798,692	\$ 25,930	\$ -	\$ 6,824,622
Construction in Progress	330,624	562,975	(259,722)	633,877
Total Capital Assets Not Being Depreciated	7,129,316	588,905	(259,722)	7,458,499
Other Capital Assets:				
Buildings	21,612,846	278,309	-	21,891,155
Infrastructure	24,163,480	988,310	-	25,151,790
Furniture and Other Equipment	10,056,129	748,578	(926,702)	9,878,005
Total Other	55,832,455	2,015,197	(926,702)	56,920,950
Less Accumulated Depreciation For:				
Buildings	(13,337,867)	(426,295)	-	(13,764,162)
Infrastructure	(9,708,640)	(755,492)	-	(10,464,132)
Furniture and Other Equipment	(7,407,194)	(670,483)	582,182	(7,495,495)
Total Accumulated Depreciation	(30,453,701)	(1,852,270)	582,182	(31,723,789)
Other Capital Assets, Net	25,378,754	162,927	(344,520)	25,197,161
TOTAL	\$ 32,508,070	\$ 751,832	\$ (604,242)	\$ 32,655,660

Depreciation was allocated to Governmental Activities as follows:

General Government	\$ 1,745,121
Public Safety	12,925
Physical Environment	94,224
Transportation	-
Culture & Recreation	-
Total	\$ 1,852,270

Construction in progress is composed of the following at September 30, 2020

Fire Truck in Progress	\$ 548,975
Mobility and Parking Improvements	84,902
Total	\$ 633,877

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 4. CAPITAL ASSETS: (continued)

Business-Type Activities

	<u>Balance</u> <u>9/30/2019</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>9/30/2020</u>
Capital Assets Not Being Depreciated:				
Land and Improvements	\$ 1,376,195	\$ 25,634	\$ -	\$ 1,401,829
Construction in Progress *	2,861,934	977,589	(1,776,481)	2,063,042
Total Capital Assets				
Not Being Depreciated	<u>4,238,129</u>	<u>1,003,223</u>	<u>(1,776,481)</u>	<u>3,464,871</u>
Other Capital Assets:				
Buildings *	59,089,167	-	(63,542)	59,025,625
Infrastructure	140,598,653	9,073,505	(120,504)	149,551,654
Furniture and Other Equipment	8,272,413	1,428,472	(543,538)	9,157,347
Total Other	<u>207,960,233</u>	<u>10,501,977</u>	<u>(727,584)</u>	<u>217,734,626</u>
Less Accumulated Depreciation For:				
Buildings	(31,835,277)	(1,273,253)	63,107	(33,045,423)
Infrastructure	(52,241,141)	(4,384,577)	-	(56,625,718)
Furniture and Other Equipment	(5,205,446)	(826,786)	543,538	(5,488,694)
Total Accumulated Depreciation	<u>(89,281,864)</u>	<u>(6,484,616)</u>	<u>606,645</u>	<u>(95,159,835)</u>
Other Capital Assets, Net	<u>118,678,369</u>	<u>4,017,361</u>	<u>(120,939)</u>	<u>122,574,791</u>
TOTAL	<u><u>\$122,916,498</u></u>	<u><u>\$ 5,020,584</u></u>	<u><u>\$ (1,897,420)</u></u>	<u><u>\$126,039,662</u></u>

* Balance at 9/30/2019 restated to reclassify \$519,893 of capitalized interest from CIP to buildings.

Depreciation was allocated to Business-Type Activities as follows:

Utility Fund	\$ 4,351,980
Stormwater Drainage Fund	611,416
Solid Waste Fund	310,590
Municipal Marina Fund	303,300
Visitor Information Center	907,330
Total	<u><u>\$ 6,484,616</u></u>

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 4. CAPITAL ASSETS: (continued)

Construction in progress is composed of the following at September 30, 2020:

Lift Station Rehabilitation	\$ 230,353
May Street Intersection (Phase II)	391,829
High Service Pumps Overhaul	45,771
Water Treatment Plant Improvements	42,043
Wastewater Treatment Plant Motor Control Center 2 Replacement	36,223
Wastewater Treatment Plant Hedworks Structural Rehabilitation	269,884
St. Francis Sewer Replacement	16,800
Lift Station 51 and 52 Forcemain	95,030
Wastewater Treatment Plant Floodproofing	105,249
Lake Maria Sanchez Drainage	11,059
Sevilla Street Rebuild and Rebrick	88,043
Coquina Ave Stormwater Project	33,931
South Whitney & West King Improvements	183,169
Tideflex Valves Improvements	513,658
Total	\$ 2,063,042

NOTE 5. RISK MANAGEMENT, LITIGATION AND COMMITMENTS:

The City is exposed to various risks of losses related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees, and natural disasters. A small portion of the risk is covered by commercial insurance. The majority of this risk (Workers Compensation, Property and Liability) is covered through the Florida Municipal Insurance Trust (the "Trust"). The City pays an annual premium to the Trust for its coverage. The premiums are designed to fund the liability risk assumed by the Trust and are based on certain actual exposures and appropriate classifications of each member. The coverage provided for Workers Compensation is \$1,000,000 for each occurrence. Coverage provided Property and Liability is \$200,000 for each person and \$300,000 for each occurrence with a maximum up to \$1,000,000. The City also has Specific Excess Coverage of \$1,000,000 through the Trust. There were no claims paid that exceeded coverage in the past three fiscal years. Employee medical benefits are covered by commercial insurance.

The City Attorney estimates that the amount of any actual or potential claims against the City as of September 30, 2020, will not materially affect the financial condition of the City. Therefore, the financial statements contain no provision for estimated claims.

The City has received notice pursuant to the requirements of §70.45, Florida Statutes, of thirty-two (32) claims for damages cumulatively exceeding \$4,795,000.00 allegedly arising out of the enactment of the City's vacation rental ordinances. The City denied each claim and expressly denied each of the damages asserted. Only one plaintiff has filed suit in pursuit of their claim. The City's insurer, the Florida League of Cities, has engaged the law firm of Marks Gray, P.A. in defense of the claim and intends to defend the action vigorously.

At September 30, 2020, the City had outstanding commitments of approximately \$2,252,385 relating to construction contracts.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 6. LONG-TERM DEBT:

Governmental Funds

Capital Improvement Refunding Revenue Bonds, Series 2011B:

On December 28, 2011, the City issued Capital Improvement Refunding Revenue Bonds totaling \$10,440,000. The Bonds are being issued for the purpose of (i) currently refunding all of the City's outstanding Public Service Tax and Guaranteed Entitlement Revenue Refunding and Improvement Bonds, Series 2001, and (ii) paying certain costs of issuance incurred with respect thereto, including the premium for a Municipal Bond Insurance Policy. The proceeds of the Refunded Bonds were used to finance (i) the current refunding of the City's outstanding Public Service Tax and Guaranteed Entitlement Revenue Refunding and Improvement Bonds, Series 1992, (ii) the acquisition, relocation, construction and/or equipping of a parking garage, a fire station and related facilities on different sites of the City and other capital projects of the City, (iii) the capitalization of interest on a portion of the Refunding Bonds, (iv) the purchase of a surety bond to fund the Reserve Account relating to the Refunded Bonds, and (v) the cost of issuance with respect to the Refunded Bonds. This issuance results in an \$814,718 difference in cash flow requirements with a present value economic gain of \$574,623.

Principal payments are due annually on October 1, and interest payments (2.0% to 3.25%) are due semi-annually on April 1 and October 1. The annual requirement to amortize long-term bonded debt outstanding as of September 30, 2020 is as follows:

Capital Improvement Revenue Bonds			
Series 2011B			
Year Ended September 30,	Principal	Interest	Total
2021	327,702	156,118	483,820
2022	337,733	145,468	483,201
2023	347,765	133,225	480,990
2024	361,141	120,618	481,759
2025	374,516	106,173	480,689
2026-2030	2,130,061	284,453	2,414,514
	\$ 3,878,918	\$ 946,055	\$ 4,824,973

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 6: LONG TERM DEBT (continued):

Capital Improvement and Refunding Revenue Bonds, Series 2013:

On February 15, 2013, the City issued Capital Improvement and Refunding Revenue Bonds totaling \$20,645,000 to advance refund a portion of the outstanding principal amount of the City's Capital Improvement and Refunding Revenue Bonds, Series 2004 maturing on October 1, 2016 and all of the Series 2004 Bonds maturing on October 1, in the years 2017 through and including 2029 and in 2034; and to finance the acquisition, construction and equipping of a portion of the cost of various capital improvement projects located within the City, including without limitation, the Historic Downtown Parking Facility and other municipal capital improvement projects to City facilities and infrastructure on file with the City; and to pay the costs of issuing the Series 2013 Bonds. This issuance savings results in a \$1,377,123 difference in cash flow requirements with a present value economic gain of \$1,078,678.

Principal payments are due annually on October 1, and interest payments (2.0% to 5.0%) are due semi-annually on April 1 and October 1. The annual requirement to amortize long-term bonded debt outstanding as of September 30, 2020 is as follows:

Capital Improvement Revenue Bonds			
Year Ended September 30,	Series 2013		
	Principal	Interest	Total
2021	7,832	8,190	16,022
2022	8,046	7,955	16,001
2023	8,365	7,713	16,078
2024	8,525	7,462	15,987
2025	8,951	7,121	16,072
2026-2030	39,480	29,951	69,431
2031-2035	86,527	15,659	102,186
2036-2040	13,959	2,960	16,919
2041	3,197	160	3,357
	\$ 184,882	\$ 87,171	\$ 272,053

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 6: LONG TERM DEBT (continued):

Capital Improvement and Refunding Revenue Bonds, Series 2017:

On December 14, 2017, the City issued Capital Improvement and Refunding Revenue Bonds totaling \$18,395,000 to advance refund the remaining outstanding principal amount of the City's Capital Improvement and Refunding Revenue Bonds, Series 2004 maturing on October 1, 2030 and all of the Series 2011 Bonds maturing on October 1, 2041; and to finance the costs of the design, installation, acquisition, construction reconstruction and equipping of various capital projects of the City including without limitation, capital improvements to the City's parking and access management system; and to pay the costs of issuing the Series 2017 Bonds. This issuance savings results in a \$2,709,447 difference in cash flow requirements with a present value economic gain of \$1,913,284.

Principal payments are due annually on October 1, and interest payments (2.0% to 5.0%) are due semi-annually on April 1 and October 1. The annual requirement to amortize long-term bonded debt outstanding as of September 30, 2020 is as follows:

Capital Improvement Revenue Bonds			
Year Ended	Series 2017		
September 30,	Principal	Interest	Total
2021	165,070	839,406	1,004,476
2022	169,787	832,803	1,002,590
2023	174,503	826,012	1,000,515
2024	183,936	819,032	1,002,968
2025	-	811,674	811,674
2026-2030	1,028,153	4,056,956	5,085,109
2031-2035	1,933,680	3,791,901	5,725,581
2036-2040	10,781,451	2,292,355	13,073,806
2041	2,490,195	124,510	2,614,705
	\$ 16,926,775	\$ 14,394,649	\$ 31,321,424

Enterprise Funds

Capital Improvement Refunding Revenue Bonds, Series 2011B:

On December 28, 2011, the City issued Capital Improvement Refunding Revenue Bonds totaling \$10,440,000. The Bonds are being issued for the purpose of (i) currently refunding all of the City's outstanding Public Service Tax and Guaranteed Entitlement Revenue Refunding and Improvement Bonds, Series 2001, and (ii) paying certain costs of issuance incurred with respect thereto, including the premium for a Municipal Bond Insurance Policy. The proceeds of the Refunded Bonds were used to finance (i) the current refunding of the City's outstanding Public Service Tax and Guaranteed Entitlement Revenue Refunding and Improvement Bonds, Series 1992, (ii) the acquisition, relocation, construction and/or equipping of a parking garage, a fire station and related facilities on different sites of the City and other capital projects of the City, (iii) the capitalization of interest on a portion of the Refunding Bonds, (iv) the purchase of a surety bond to fund the Reserve Account relating to the Refunded Bonds, and (v) the cost of issuance with respect to the Refunded Bonds. This issuance results in an \$814,718 difference in cash flow requirements with a present value economic gain of \$574,623.

Principal payments are due annually on October 1, and interest payments (2.0% to 3.25%) are due semi-annually on April 1 and October 1. The annual requirement to amortize long-term bonded debt outstanding as of September 30, 2020 is as follows:

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 6. LONG-TERM DEBT: (continued)

Capital Improvement Revenue Bonds			
Series 2011B			
Year Ended September 30,	Principal	Interest	Total
2021	162,298	77,320	239,618
2022	167,267	72,045	239,312
2023	172,235	65,981	238,216
2024	178,859	59,737	238,596
2025	185,483	52,583	238,066
2026-2030	1,054,935	140,878	1,195,813
	\$ 1,921,077	\$ 468,544	\$ 2,389,621

Water and Sewer Revenue Refunding Bonds, Series 2012:

On December 11, 2012, the City issued Water and Sewer Revenue Refunding Bonds, Series 2012 totaling \$15,930,000, to advance refund a portion of the outstanding principal amount of the City's Water and Sewer Revenue Bonds, Series 2003 maturing on October 1, 2013 and all of the outstanding principal amount maturing on and after October 1, 2014; to finance the costs of certain capital improvements to the City's Water and Sewer System, including without limitation water main and pipeline replacements (\$4,530,000); to pay Assured Guaranty Municipal Corp. a premium for insuring the 2012 Bonds; to purchase for deposit to the Reserve Account, a Reserve Fund Surety Bond issued by Assured securing the 2012 Bonds and certain other bonds issued on a parity with the 2012 Bonds; and to pay the costs of issuing the 2012 Bonds. This issuance results in a \$1,672,283 difference in cash flow requirements with a present value economic gain of \$1,522,648.

Principal payments are due annually on October 1, and interest payments (2.0% to 3.25%) are due semi-annually on April 1 and October 1. The annual requirement to amortize long-term bonded debt outstanding as of September 30, 2020 is as follows

Capital Improvement Revenue Bonds			
Series 2012			
Year Ended September 30,	Principal	Interest	Total
2021	490,000	204,350	694,350
2022	1,805,000	184,750	1,989,750
2023	1,890,000	94,500	1,984,500
	\$ 4,185,000	\$ 483,600	\$ 4,668,600

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 6. LONG-TERM DEBT: (continued)

Capital Improvement and Refunding Revenue Bonds, Series 2013:

On February 15, 2013, the City issued Capital Improvement and Refunding Revenue Bonds totaling \$20,645,000 to advance refund a portion of the outstanding principal amount of the City's Capital Improvement and Refunding Revenue Bonds, Series 2004 maturing on October 1, 2016 and all of the Series 2004 Bonds maturing on October 1, in the years 2017 through and including 2029 and in 2034; and to finance the acquisition, construction and equipping of a portion of the cost of various capital improvement projects located within the City, including without limitation, the Historic Downtown Parking Facility and other municipal capital improvement projects to City facilities and infrastructure on file with the City; and to pay the costs of issuing the Series 2013 Bonds. This issuance results in a \$1,377,123 difference in cash flow requirements with a present value economic gain of \$1,078,678.

Principal payments are due annually on October 1, and interest payments (2.0% to 5.0%) are due semi-annually on April 1 and October 1. The annual requirement to amortize long-term bonded debt outstanding as of September 30, 2020 is as follows:

Year Ended	Capital Improvement Revenue Bonds		
	Series 2013		
September 30,	Principal	Interest	Total
2021	727,168	760,360	1,487,528
2022	746,955	738,545	1,485,500
2023	776,635	716,137	1,492,772
2024	791,475	692,838	1,484,313
2025	831,049	661,179	1,492,228
2026-2030	3,665,520	2,780,749	6,446,269
2031-2035	8,033,473	1,453,841	9,487,314
2036-2040	1,296,041	274,790	1,570,831
2041	296,803	14,840	311,643
	<u>\$ 17,165,119</u>	<u>\$ 8,093,279</u>	<u>\$ 25,258,398</u>

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 6. LONG-TERM DEBT: (continued)

Water and Sewer Revenue Refunding Bonds, Series 2016:

On July 15th, 2016, the City issued Series 2016 Bond pursuant to Chapter 11148, Laws of Florida, Special Acts of 1925, as amended, Chapter 166, Part II, Florida Statutes, as amended, and other applicable provisions of law, and Resolution No. 86-5 adopted by the City Commission of the City (the "Commission") on June 25, 1986, as amended and supplemented, and as particularly amended by Resolution Nos. 90-09, 96-12 and 2003-26 adopted by the Commission on March 22, 1990, May 30, 1996 and November 4, 2003, respectively, and as may be further amended and supplemented from time to time, and as particularly amended and supplemented by a resolution adopted by the Commission on July 11, 2016 (collectively, the "Resolution") to provide for the deposit of the proceeds of the Series 2016 Bond to various funds and accounts established pursuant to the Resolution for the following purposes:

- (a) To currently refund the outstanding principal amount of the City's Water and Sewer Revenue Refunding Bonds, Series 2005 (the "Series 2005 Bonds"); and
- (b) To pay the costs of issuing the Series 2016 Bond (the "Issuance Expenses").

Unless otherwise specifically defined, all capitalized terms used in this Certificate shall have the meanings as those set forth in the Resolution or in Sections 1.148-1 through 1.148-10 and Section 1.150-1 of the Income Tax Regulations (the "Regulations").

- (c) The refunding of the Series 2005 Bonds is being undertaken by the City in order to realize a significant present value interest cost savings. The Series 2005 Bonds will be redeemed on August 19, 2016, which is less than 90 days from the date hereof. The Series 2005 Bonds were issued for the purpose of (a) currently refunding the City's Water and Sewer Revenue Refunding Bonds, Series 1995A and Series 1995B (collectively, the "Series 1995 Bonds"); (b) currently refunding the City's Water and Sewer Revenue Refunding Bonds, Series 1996 (the "Series 1996 Bonds"); (c) advance refunding the City's Water and Sewer Revenue Bonds, Series 1999 (the "Series 1999 Bonds"); and (d) financing the costs of acquiring and constructing certain capital improvements to the water and sewer system (the "System") owned and operated by the City (the "2005 Project"). The Series 1995 Bonds and Series 1996 Bonds were issued to refund separate portions of the City's Water and Sewer Revenue Refunding Bonds, Series 1986 (the "Series 1986 Bonds"). The Series 1986 Bonds were issued to advance refund the City's Water and Sewer Revenue Refunding Bonds, Series 1985 (the "Series 1985 Bonds"). The Series 1985 Bonds were issued to advance refund the City's Water and Sewer Revenue Bonds, Series 1984 (the "Series 1984 Bonds"). The Series 1984 Bonds were issued to advance refund the City's Water and Sewer Refunding Revenue Bonds, Series 1983 (the "Series 1983 Bonds") and to finance certain capital improvements to the System (the "1984 Project"). The Series 1983 Bonds were issued to refund certain prior bonds of the City (the "Prior Refunded Bonds") originally issued to finance or refinance capital improvements to the System (the "Prior Projects"). The 1999 Bonds were issued to finance the acquisition and construction of certain capital improvements to the System (the "1999 Project"). The Prior Projects, 1984 Project, 1999 Project and 2005 Project are hereinafter collectively referred to as the "Refinanced Projects." This issuance savings results in a \$346,367 difference in cash flow requirements with a present value economic gain of \$331,880.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 6. LONG-TERM DEBT: (continued)

Principal payments are due annually on October 1, and interest payments are due semi-annually on April 1 and October 1. The annual requirement to amortize bonded debt outstanding as of September 30, 2020 is as follows:

Water & Sewer Revenue Refunding Bonds			
Year Ended	Series 2016		
September 30,	Principal	Interest	Total
2021	2,050,000	28,905	2,078,905
	<u>\$ 2,050,000</u>	<u>\$ 28,905</u>	<u>\$ 2,078,905</u>

Capital Improvement and Refunding Revenue Bonds, Series 2017:

On December 14, 2017, the City issued Capital Improvement and Refunding Revenue Bonds totaling \$18,395,000 to advance refund the remaining outstanding principal amount of the City's Capital Improvement and Refunding Revenue Bonds, Series 2004 maturing on October 1, 2030 and all of the Series 2011 Bonds maturing on October 1, 2041; and to finance the costs of the design, installation, acquisition, construction reconstruction and equipping of various capital projects of the City including without limitation, capital improvements to the City's parking and access management system; and to pay the costs of issuing the Series 2017 Bonds. This issuance savings results in a \$2,709,447 difference in cash flow requirements with a present value economic gain of \$1,913,284.

Principal payments are due annually on October 1, and interest payments (2.0% to 5.0%) are due semi-annually on April 1 and October 1. The annual requirement to amortize long-term bonded debt outstanding as of September 30, 2020 is as follows:

Capital Improvement Revenue Bonds			
Year Ended	Series 2017		
September 30,	Principal	Interest	Total
2021	9,930	50,494	60,424
2022	10,213	50,097	60,310
2023	10,497	49,688	60,185
2024	11,064	49,268	60,332
2025	-	48,826	48,826
2026-2030	61,847	244,044	305,891
2031-2035	116,320	228,099	344,419
2036-2040	648,549	137,895	786,444
2041	149,805	7,490	157,295
	<u>\$ 1,018,225</u>	<u>\$ 865,901</u>	<u>\$ 1,884,126</u>

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 6. LONG-TERM DEBT: (continued)

State Revolving Fund Loan – DW 550410:

On May 9th, 2017, the State of Florida Department of Environmental Protection, State Revolving Fund Loan was obtained for the purpose of providing financing for the planning, design and construction of various public water systems projects. The loan is payable from and secured by pledged gross revenues of the water and/or sewer system. Principal and interest paid for the current fiscal year was \$549,004 and pledged revenues were \$8,357,205. At September 30, 2020, principal and interest to maturity in 2032 to be paid from pledged future revenues totaled \$7,639,980. As of September 30, 2020, outstanding principal, including capitalized interest, was \$7,639,980. The loan bears interest at 1.24%. The City must fix, establish, maintain and collect water and/or sewer system revenues which will at least equal 115% of the debt service requirements each fiscal year plus 100% of all additional debt service requirements.

Principal and interest payments are due semi-annually on June 15th and December 15th. Estimated annual debt service requirements to maturity based on the outstanding balance of the loan as of September 30, 2020 are as follows:

State Revolving Fund Loan DW 550410			
Year Ended	Series 2017		
September 30,	Principal	Interest	Total
2021	455,676	93,328	549,004
2022	461,344	87,660	549,004
2023	467,083	81,921	549,004
2024	472,893	76,111	549,004
2025	478,775	70,229	549,004
2026-2030	1,975,396	220,620	2,196,016
2031-2032	3,328,813	87,356	3,416,169
	\$ 7,639,980	\$ 717,225	\$ 8,357,205

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 7. CHANGES IN LONG-TERM DEBT:

	<u>Balance</u> <u>9/30/2019</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>9/30/2020</u>	<u>Current</u> <u>Portion</u>
General Long-Term Debt & Obligations					
Capital Improvement and Refunding Revenue Bonds	\$ 22,824,854	\$ -	\$ (477,582)	\$ 22,347,272	\$ 500,604
Unamortized Premium (Discount)	2,113,374	-	(94,493)	2,018,881	94,493
Total Notes and bonds	24,938,228	-	(572,075)	24,366,153	595,097
Accrued Compensated Absences	2,996,219	144,750	-	3,140,969	119,118
Net Pension Liability:	6,076,108	-	(987,930)	5,088,178	-
Net OPEB Obligation	1,157,059	79,253	-	1,236,312	-
Total General Long-Term Obligations	\$ 35,167,614	\$ 224,003	\$ (1,560,005)	\$ 33,831,612	\$ 714,215
Proprietary Fund Long-Term Obligations					
Capital Improvement and Refunding Revenue Bonds	\$ 19,620,144	\$ -	\$ (872,417)	\$ 18,747,727	\$ 899,396
Water and Sewer Revenue Bonds	8,690,000	-	(2,455,000)	6,235,000	2,540,000
Revolving Fund Loan DW 550410	7,244,572	859,517	(464,109)	7,639,980	538,145
	35,554,716	859,517	(3,791,526)	32,622,707	3,977,541
Unamortized (Premium) Discount	1,959,306	-	(303,346)	1,655,960	303,347
	37,514,022	859,517	(4,094,872)	34,278,667	4,280,888
Accrued Compensated Absences	783,264	-	(14,738)	768,526	38,531
Net Pension Liability	3,702,812	-	(973,375)	2,729,437	-
Net OPEB Obligation	562,667	-	(19,523)	543,144	-
Total Proprietary Long-Term Obligations	\$ 42,562,765	\$ 859,517	\$ (5,102,508)	\$ 38,319,774	\$ 4,319,419
Total Long-Term Debt & Obligations	\$ 77,730,379	\$ 1,083,520	\$ (6,662,513)	\$ 72,151,386	\$ 5,033,634

The City has direct placement debt from the Florida Department of Environmental Protection Drinking Water State Revolving Fund Loan Program. The total loan amount is \$9,403,394 and the City currently has \$7,639,980 outstanding with available future borrowings of \$1,763,414. This loan is secured by the City's utility revenues.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 8. INTERFUND RECEIVABLES, PAYMENTS, AND TRANSFERS:

A. As of September 30, 2020, interfund payments and transfers are as follows:

Fund Type/Fund	Transfers-in	Transfers-out
GOVERNMENTAL FUNDS		
General Fund	\$ 4,247,182	\$ 3,643,028
Debt Service Fund	1,569,916	-
Special Revenue Fund-HACRA	718,055	1,206,369
Special Revenue Fund-LCRA	495,384	-
Permanent Fund	-	-
PROPRIETARY FUNDS		
Utility Fund	6,445,590	8,398,206
Stormwater Fund	131,820	239,884
Solid Waste Fund	322,928	265,705
Municipal Marina Fund	27,032	148,985
Visitor Information Center	1,220,750	1,276,480
	<u>\$ 15,178,657</u>	<u>\$ 15,178,657</u>

Transfers are used to move unrestricted revenues collected to finance various programs accounted for in other funds in accordance with budgetary authorizations, and to segregate money for anticipated capital projects.

Fund Type/Fund	Administrative Overhead Charges	Administrative Overhead Expenses
GOVERNMENTAL FUNDS		
General Fund	\$ 3,916,089	\$ -
PROPRIETARY FUNDS		
Utility Fund	-	2,455,123
Stormwater Fund	-	360,580
Solid Waste Fund	-	543,664
Municipal Marina Fund	-	289,344
Visitor Information Center	-	267,378
	<u>\$ 3,916,089</u>	<u>\$ 3,916,089</u>

Administrative overhead charges are primarily used to move funds from proprietary funds to the General Fund for an allocated amount of overhead. These charges are not eliminated in the financial statements as such elimination would not accurately report the activities of the funds benefited.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 8. INTERFUND RECEIVABLES, PAYMENTS, AND TRANSFERS: (continued)

B. As of September 30, 2020, interfund receivables are as follows:

Fund Type/Fund	Due to	Due from
GOVERNMENTAL FUNDS		
General Fund	\$ -	\$ 357,518
Debt Service Fund	-	-
Special Revenue Fund-HACRA	-	-
Special Revenue Fund-LCRA	-	.
Capital Projects Fund	-	-
Permanent Fund	-	-
PROPRIETARY FUNDS		
Utility Fund	978,643	-
Stormwater Fund	-	276,011
Solid Waste Fund	-	345,114
Municipal Marina Fund	-	-
Visitor Information Center	-	-
	<u>\$ 978,643</u>	<u>\$ 978,643</u>

Interfund balances represent amounts loaned to or borrowed from other funds to assist in financing the operations of the borrowing fund.

NOTE 9. OPERATING LEASES:

The City leases various City and State owned buildings and properties under the terms of operating leases. The cost of the buildings and properties leased is not specifically identifiable as most of the leases are for only a portion of the building or property occupied. Future rental income expected from these leases is as follows:

Year Ending September 30	Amount
2021	1,285,389
2022	1,323,951
2023	1,363,669
Total future minimum rentals	<u>\$ 3,973,009</u>

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 10. RETIREMENT SYSTEMS:

The City of St. Augustine has established three pension trust funds: General Employees' Retirement System (GERS), Police Officers' Retirement System (PORS) and Fire Fighters' Retirement System (FFRS). All full-time employees are covered under one of these three separate single-employer defined benefit plans. Each plan is a governmental benefit plan and is tax exempt under the IRS Code. Each plan is administered by a Board of Trustees in which City administration and members of the plans are represented. Each plan presents separate financial statements, and are included as part (reporting as pension trust funds) of the City's financial reporting entity since they are not "legally separate". The plans issue publicly available financial reports that include financial statements and required supplementary information. These reports may be obtained through the City Clerk's office. The General Fund would be used to liquidate any of the obligations for these pension funds or any other post-employment benefit.

A. Membership

As of September 30, 2020, employee membership data related to the pension plans were:

	GERS	PORS	FFRS	Total
Active Participants	219	50	32	326
Inactive Members or Beneficiaries Receiving Benefits	161	30	26	203
Drop Retirees	-	2	-	1
Disabled Members	-	4	0	5
Vested Terminated	13	5	4	27
Inactive or Limited Participants	43	3	0	39
Total Participants	436	94	62	601

Total Covered Payroll	\$10,751,684	\$3,571,718	\$2,121,547	\$16,444,949
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B. Plan Descriptions – General

1. General Employees' Retirement System (GERS)

The City of St. Augustine General Employees' Retirement System (GERS) was authorized in its original form by City Ordinance 88-54, amending Chapter 20, Article IV of the Code of the City of St. Augustine, effective September 26, 1988. The Ordinance, along with five additional amendments, is used to govern the plan.

As stipulated by City Ordinance 88-54, authority to establish and amend benefit provisions of the GERS rest with the City Commission, along with the authority to provide for cost of living adjustments. Benefits are calculated using the average of the highest five years of earnings within ten years of retirement or termination. For each year of credited service to a maximum of 35 years, monthly benefits shall be earned at the rate of two and a half percent of the member's average final salary. A supplemental annuity benefit is available to senior managers and directors pay grade 32 and above who retire after March 31, 2002, with ten or more years of credited service earned after March 31, 2002. The annuity amount is .5 percent of final average compensation times credited service up to 35 years for service in pay grades 32 through 35 and 1 percent of final average compensation times credited service up to 35 years for pay grades 36 and higher. Benefits are paid for the life of the participant with 60 percent continued to a surviving eligible spouse, unless optional forms of payments are elected. Eligibility for normal retirement is the earlier of age 65 and 5 years of service, age 60 and 10 years of service, or age 55 and 25 years of service. No benefits will be paid to a member upon termination if the termination occurs prior to the completion of ten years of service. The member, however, will receive his or her contribution to the plan, along with 3 percent interest.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 10. RETIREMENT SYSTEMS: (continued)

If a member of the GERS dies a non-duty death or becomes disabled prior to five years of service, the member or beneficiary will receive a refund of the member's contribution to the fund. If a member dies in the line of duty or has 5 years of service, the eligible spouse will receive 60 percent of the projected benefits (with service credit extended to age 60) and eligible children will receive 10 percent of the projected benefits to a maximum of 20 percent.

Duty related disability with five or more years of service provides benefits under the group disability insurance contract. Upon termination of insurance, the pension benefit is computed as a normal retirement with additional service credit granted.

Members with ten or more years of service who have attained age and service conditions for normal retirement but are within five years of the earliest normal retirement date may elect to have their terminated benefits calculated as if the member had retired at an eligible normal retirement date up to five years earlier on or after February 13, 2006. Benefits that would have been payable are accumulated at interest to date of termination and paid or rolled over in a single sum, and payments are made directly to the member thereafter.

In the event the Plan terminates, the assets of the GERS shall be apportioned and distributed in accordance with the established provisions of Section 20-135 of the City of St. Augustine Code, which provides for the distribution of assets in the following order:

- a. To provide for all expenses of the Plan including any cost of liquidation; then
- b. To provide for the payment of each participant and non-retired former participant an amount equal to his or her accumulated participant contributions; then
- c. To provide for the continuance of retirement allowances to retirees and beneficiaries; then
- d. To provide for the potential rights of participants and former participants entitled to a vested termination retirement allowance; then
- e. To revert back to the City if any excess exists after satisfying subsections a through d above.

2. Police Officers' Retirement System (PORS)

The St. Augustine Police Officers' Retirement System (PORS) was created June 1, 1957, by the City of St. Augustine, Article X of the St. Augustine Code, under the provisions of general law pertaining to Municipal Police Officers' Retirement Trust Fund (Chapter 185, Florida Statutes).

As stipulated by City Ordinance 88-75, authority to establish and amend benefit provisions of the retirement system rests with the City Commission, along with the authority to provide cost of living adjustments. Benefits are calculated using the average of the highest five years of earnings within ten years of retirement or termination. For each year of creditable service, monthly benefits shall be earned at the rate of 2.5 percent to 3.0 percent of the member's average final salary. Benefits are paid for life with 120 monthly payments guaranteed. Eligibility for normal retirement is the earlier of age 55 and 10 years of service or 25 years of service regardless of age. No benefits will be paid to a member upon termination if termination occurs prior to the completion of 10 years of service.

The Deferred Retirement Option Program (DROP) allows participants eligible for regular retirement to continue employment for a maximum of five years, and receive retirement benefits during this period. Employee contributions to the plan are discontinued, and the retirement benefits are transferred to the DROP reserve monthly, payable in full upon retirement. As of September 30, 2020, the balance of the Police Officers' Retirement System DROP plan is \$101,531.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 10. RETIREMENT SYSTEMS: (continued)

If a retirement system member dies before becoming eligible for any retirement benefits, the beneficiary will receive a refund, not including interest, of the deceased's member contributions to the fund. If ten years of creditable service had been attained, then the accrued benefit of the member is due to the surviving spouse, payable in 120 monthly payments. Disability benefits are based on the accrued benefit and are due to the member as of the disability retirement date. Minimum benefit is 42 percent of the average monthly earnings if the disability occurred in the line of duty, otherwise, the minimum benefit would be 25 percent of the average monthly benefits.

In the event the plan terminates, or upon written notice to the Board of Trustees that contributions they are under are being permanently discontinued, the assets of the retirement system shall be apportioned and distributed in accordance with the established provisions of Section 185.37, Florida Statutes. The amount of benefits which at the time of termination has accrued to the member or beneficiary shall not be affected, except to the extent that the assets of the retirement system may be determined to be inadequate.

3. Fire Fighters' Retirement System (FFRS)

The City of St. Augustine Firefighters' Retirement System (FFRS) was authorized in its present form by City Ordinance 87-60, amending Chapter 20, Article V of the Code of the City of St. Augustine, effective December 4, 1987.

As stipulated by City Ordinance 87-60, authority to establish and amend benefit provisions of the Fund rests with the City Commission, along with the authority to provide for cost of living adjustments. Benefits are calculated using the average of the highest five years of earnings within ten years of retirement or termination. For each year of credited service to a maximum of 35 years, monthly benefits shall be earned at the rate of 3.0 percent of the member's average final compensation. Benefits are paid for the life of the participant with ten years certain. Eligibility for normal retirement is the earlier of age 55 and 10 years of credited service or 25 years of credited service, regardless of age. No benefits will be paid to a participant if termination occurs prior to the completion of ten years of service. Such participants, however, will receive their contributions to the plan along with three percent interest.

The Deferred Retirement Option Program (DROP) allows participants eligible for regular retirement to continue employment for a maximum of five years, and receive retirement benefits during this period. Employee contributions to the plan are discontinued, and the retirement benefits are transferred to the DROP reserve monthly, payable in full upon retirement. As of September 30, 2020, the balance of the Fire Fighters' Retirement System DROP plan is \$-0-.

If a member of the Fund dies a non-duty death prior to five years of service, the beneficiary will receive the member's contribution with three percent interest. If a member dies in the line of duty or has five years of credited service, the beneficiary will receive the value of accrued benefits based on the member's average final compensation (AFC) and credited service. Disability benefits, as determined by the Board of Trustees, are the member's accrued benefits, but not less than 42 percent of AFC for service incurred and 25 percent for non-service incurred disabilities. Benefits are paid in the form of a ten-year certain and life annuity.

In the event the plan terminates, the assets of the retirement system shall be apportioned and distributed in accordance with the established provisions of Section 20-210 of the Code of the City of St. Augustine. The amount of benefits, which at the time of termination has accrued to the member or beneficiary shall not be affected except to the extent that the assets of the retirement system may be determined to be inadequate.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 10. RETIREMENT SYSTEMS: (continued)

A. Actuarial Assumptions

The total pension liability was determined by actuarial valuations as of October 01, 2020, using the following actuarial assumptions, applied to all periods included in the measurement:

	GERB	PORS	FFRS
Inflation	3.0%	3.0%	2.50%
Salary Increases	Service based	Service based	Service based
Investment Rate of return, including inflation	7.60%	7.60%	7.25%
Mortality	Table 1	Table 1	Table 2

Mortality Table 1:

Mortality Rate Healthy Lives:

Female: RP2000 Generational, 100% Annuitant White Collar, Scale BB.

Male: RP2000 Generational, 50% Annuitant White Collar / 50% Annuitant Blue Collar, Scale BB.

Mortality Rate Disabled Lives:

Female: 100% RP2000 100% Disable Female set forward two years, no projection scale.

Male: 100% RP2000 Disabled Male setback four years, no projection scale.

Mortality Table 2:

Mortality Rate Healthy Lives:

Female: RP2000 Generational, 100% Annuitant White Collar, Scale BB.

Male: RP2000 Generational, 10% Annuitant White Collar / 90% Annuitant Blue Collar, Scale BB.

Mortality Rate Disabled Lives:

Female: 60% RP2000 100% Disable Female set forward two years / 40% Annuitant White Collar with no setback, no projection scale.

Male: 60% RP2000 Disabled Male setback four years / 40% Annuitant White Collar with no setback, no projection scale

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 10. RETIREMENT SYSTEMS: (continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimates of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These estimates are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation are summarized in the following table:

<u>Development of Long Term Discount Rate – General Employee Retirement System</u>			
	Inflation	Policy Allocation	Long Term Expected Real Rate of Return
Domestic Equity	3.00%	55.0%	9.50%
Foreign Equity	3.00%	10.0%	10.50%
Bonds	3.00%	15.0%	5.50%
Real Estate	3.00%	15.0%	7.50%
Treasuries & Other Gov't Obligations	3.00%	5.0%	5.50%
Cash	3.00%	0.0%	2.0%

<u>Development of Long Term Discount Rate – Police Officer Retirement System</u>			
	Inflation	Policy Allocation	Long Term Expected Real Rate of Return
Domestic Equity	3.00%	55.0%	9.50%
Foreign Equity	3.00%	10.0%	10.50%
Corporate Bonds	3.00%	20.0%	5.50%
Real Estate	3.00%	15.0%	7.50%
U. S. Treasuries & Other Gov't Agencies	3.00%	0.0%	5.00%
Cash	3.00%	0.0%	1.0%

<u>Development of Long Term Discount Rate – Fire Fighters Retirement System</u>			
	Inflation	Policy Allocation	Long Term Expected Real Rate of Return
Domestic Equity	2.50%	50.0%	7.50%
Foreign Equity	2.50%	10.0%	8.50%
Fixed Income	2.50%	30.0%	2.50%
Alternative	2.50%	5.0%	3.50%

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 10. RETIREMENT SYSTEMS: (continued)

Discount Rate: The discount rate used to measure the total pension liability was 7.50% for the GERS and PORS and 7.25% for the FFRS. The projection of cash flows used to determine the discount rate assumed that City contributions will continue to be made at actuarially determined contribution rates based on the funding requirements of Florida Statutes, taking into account the applicable member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was used as the discount rate and applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the net pension liability to changes in the discount rate: The following presents the net pension liability of the City, calculated using the discount rate, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

City's net pension liability (asset)	1% Decrease	Current	1% Increase
GERS (current rate of 7.50%)	\$ 20,792,075	\$ 6,704,027	\$ (3,266,193)
PORS (current rate of 7.50%)	\$ 3,330,874	\$ 585,706	\$ (1,704,231)
FFRS (current rate of 7.25%)	\$ 1,283,954	\$ (527,882)	\$ (2,038,862)

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 10. RETIREMENT SYSTEMS: (continued)

Statement of Fiduciary Net Position (FNP)

	GERS	PORS	FFRS	Total
Assets				
Cash & Cash Equivalents	\$ 1,535,472	\$ 767,388	\$ 682,939	\$ 2,985,799
Receivables	-	8,302	23,494	31,796
Fixed Income	5,121,992	3,670,844	4,739,490	13,532,326
Equities	30,888,308	14,167,520	9,745,860	54,801,688
Real Estate	7,885,911	4,066,995	-	11,952,906
Alternative Strategies	3,230,218	-	-	3,230,218
Prepaid	-	-	650	650
Total Assets	\$ 48,661,901	\$ 22,681,049	\$ 15,192,433	\$ 86,535,383
Liabilities				
Accounts Payable	\$ 14,040	\$ 6,721	\$ 37,649	\$ 58,410
Total Liabilities	\$ 14,040	\$ 6,721	\$ 37,649	\$ 58,410
Net Position Held In Trust				
For Pension Benefits – (a)	\$ 48,647,861	\$ 22,674,328	\$ 15,154,784	\$ 86,476,973

Statement of Changes in Total Pension Liability

	GERS	PORS	FFRS	Total
Service cost at 10/01/19	\$ 1,161,167	\$ 591,972	\$ 336,036	\$ 2,089,175
Interest	3,972,631	1,680,879	1,046,101	6,699,611
Change in Excess State Money	-	-	-	-
Share Plan Allocation	-	29,062	30,460	59,522
Changes in Benefit Terms	-	-	-	-
Differences between Expected and Actual Experience	816,741	126,193	44,590	987,524
Changes to Assumptions	99,194	(158,030)	111,627	52,791
Benefit Payments, including Refunds Of Employee Contributions	(3,616,283)	(1,069,800)	(710,129)	(5,396,212)
Net Change in Total Pension Liability	\$ 2,433,450	\$ 1,200,276	\$ 858,685	\$ 4,492,411
Total Pension Liability at 10/01/19	\$ 52,918,438	\$ 22,059,758	\$ 13,768,217	\$ 88,746,413
Total Pension Liability at 09/30/20 (b)	\$ 55,351,888	\$ 23,260,034	\$ 14,626,902	\$ 93,238,824
Net Pension Liability (a) – (b)	\$ (6,704,027)	\$ (585,706)	\$ 527,882	\$ (6,761,851)

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 10. RETIREMENT SYSTEMS: (continued)

B. Funding Policy, Contributions, Status and Progress:

1. General Employees' Retirement System (GERS)

The City of St. Augustine General Employees' Retirement System is funded under the provisions of Chapter 20, Article IV, St. Augustine Code and Chapter 112, Florida Statutes. Funding arrangements include contributions by retirement system members, the City of St. Augustine, and investment income from retirement system assets. Administrative costs of the System are financed through investment earnings.

Effective November 8, 1988, contributions by retirement system members are based on four percent of compensation while the City of St. Augustine contributes one percent of compensation on behalf of the employees. Previously, retirement system members contributed five percent of compensation.

The System's funding policy provides for periodic employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are sufficient to accumulate sufficient assets to pay benefits when due. For the year ended September 30, 2020, the City made an actuarial contribution of 23.51 percent in addition to the required one percent contributed on behalf of the employees.

2. Police Officers' Retirement System (PORS)

The St. Augustine Police Officers' Retirement System is funded under the provisions of Article X, Section 10.03, St. Augustine Code and Chapter 185.07, Florida Statutes. Funding arrangements include contributions by retirement system members, the City of St. Augustine, percentage of casualty insurance premiums collected on property located within the corporate limits of the City of St. Augustine, accretions to the fund by way of interest on bank deposits or otherwise, and any other source of income authorized by law to increase the retirement fund. At September 30, 2020, contributions by retirement system members are based on 5.5 percent of compensation while the City of St. Augustine contributes a minimum of 2.5 percent of compensation. Previously, retirement system members contributed four percent of fixed monthly compensation. The Board of Trustees for the Plan anticipates the above funding methods will result in all members' benefits being fully provided for by the time of their retirement. Effective October 1, 1993, the member contributions were changed from after tax compensation to pre-tax compensation.

Administrative costs are funded by City and member contributions.

The Plan's funding policy provides for periodic employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are sufficient to accumulate sufficient assets to pay benefits when due. The City made an actuarial contribution of 9.49 percent during the fiscal year ended September 30, 2020, in addition to the ordinance-required 2.5 percent.

3. Fire Fighters' Retirement System (FFRS)

The City of St. Augustine Firefighters' Retirement System plan was created in 1987 under City Ordinance 87-60 amending Section 20, Article V of the Code of the City of St. Augustine, Florida. The Plan was substantively amended in 1993, 1995, 2000, 2001 and 2005. In addition, the Plan is a local law plan subject to provisions of Chapter 175 of the State of Florida Statutes. Funding arrangements include contributions by retirement system members, the City of St. Augustine, 1.85 percent premium tax for property insurance and investment income from the retirement system assets. Administrative costs of the fund are financed through investment earnings. For the current fiscal year the state premium tax revenue was \$194,675.

Effective September 22, 2008, contributions by retirement system members are based on 5 percent of compensation while the City of St. Augustine contributes one percent of compensation on behalf of members. Previously, retirement system members contributed four percent.

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 10. RETIREMENT SYSTEMS: (continued)

The Plan's funding policy provides for periodic employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are sufficient to accumulate sufficient assets to pay benefits when due. The City was required to make an actuarial contribution of 9.02 percent during the fiscal year ended September 30, 2020, in addition to the ordinance-required contribution of 3.5 percent.

NOTE 11. PENSION EXPENSE AND DEFERRED OUTFLOWS OF RESOURCES AND DEFERRED INFLOW OF RESOURCES RELATED TO PENSIONS:

For the year September 30, 2020, the City recognized pension expense as follows:

General Employees' Pension Plan	\$ 2,008,183
Police Officers' Pension Plan	338,268
Fire Fighters' Pension Plan	164,290
Total	<u>\$ 2,510,741</u>

At September 30, 2020 the City reported deferred outflow of resources and deferred inflow of resources related to pensions from the following sources:

Deferred Outflow of Resources:

	GERS	PORS	FFRS	Total
Differences between expected and actual experience	\$ 1,094,625	\$ 551,478	\$ 325,967	\$ 1,972,070
Changes in Assumption	802,237	458,579	158,600	1,419,416
	<u>\$ 1,896,862</u>	<u>\$ 1,010,057</u>	<u>\$ 484,567</u>	<u>\$ 3,391,486</u>

Deferred Inflow of Resources:

	GERS	PORS	FFRS	Total
Differences between expected and actual experience	\$ (414,450)	\$ (295,666)	\$ -	\$ (710,116)
Changes in Assumption	-	(126,424)	(10,830)	(137,254)
Net difference between projected and actual earnings on investments	(189,275)	233,029	(327,423)	(283,669)
	<u>\$ (603,725)</u>	<u>\$ (189,061)</u>	<u>\$ (338,253)</u>	<u>\$ (1,131,039)</u>

Amounts reported as deferred outflows of resources and deferred inflow of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ended September 30,</u>	GERS	PORS	FFRS	Total
2021	\$ 703,970	\$ 118,704	\$ 61,606	\$ 884,280
2022	612,451	286,158	62,434	961,043
2023	304,421	332,642	72,516	709,579
2024	(327,704)	112,277	(76,278)	(291,705)
2025	-	(28,787)	26,037	(2,750)
	<u>\$ 1,293,138</u>	<u>\$ 820,994</u>	<u>\$ 146,315</u>	<u>\$ 2,260,447</u>

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 12. OTHER POST-EMPLOYMENT BENEFITS (OPEB):

Pursuant to Section 112.0801 of the Florida Statutes, the City is required to permit participation in the single-employer defined benefit health insurance plan (the "Plan") by retirees and their eligible dependents at a cost to the retiree that is no greater than the cost at which coverage is available for active employees.

Based on Governmental Accounting Standards Board (GASB) approval of Statement Nos. 74 and 75 which set forth the guidelines for reporting and disclosure of Other Post-Employment Benefits (OPEB), the City had an actuary calculate future funding requirements using an appropriate actuarial cost method. The valuation was performed as of September 30, 2020 and covers subsidies for medical insurance benefits. The City has implemented the provisions of GASB Statement No. 75 prospectively. The City's annual OPEB cost for the Plan is calculated based on the annual required contribution of the employer, an amount actuarially determined in accordance with the parameters of GASB Statement No. 75. The individual entry age actuarial cost method is specifically identified in GASB Statement 75 as the only appropriate method for determining a plan's Total OPEB Liability (TOL), which is the portion of the present value of benefits attributable to past service.

1. Plan Description:

The City provides optional post-employment benefits to all eligible individuals including lifetime medical, prescription, dental, and certain life insurance coverage. Eligible individuals include all employees of the City of St. Augustine who retire from active service under one of the pension plans sponsored by the City.

Under certain conditions, eligible individuals also include spouses and dependent children. As of September 30, 2020, there were 321 future retirees, 13 retired and disabled participants receiving benefits, no spouses receiving benefits and no other dependents receiving benefits for a total of 334 included in the valuation. The Plan does not issue a publicly available financial report.

2. Funding Policy:

The City Commission is authorized to establish benefit levels and approve the actuarial assumptions used in the determination of contributions levels. The City Commission establishes the contributions requirements of plan members and the City. These contributions are neither mandated nor guaranteed. The retiree contributes the premium cost each month. Spouses and other dependents are also eligible for coverage, although the retiree pays the premium cost. Retirees must pay a monthly premium as determined by the insurance carrier. The premium varies depending on whether the retiree elects single, single plus spouse, single plus dependents, or family coverage. Currently, the City's subsidy to OPEB benefits is unfunded. There are no separate Trust Funds or equivalent arrangements into which the City makes contributions to advance-fund the OPEB obligations, as it does for its retiree pension plans. The City's cost of the OPEB benefits, funded on a pay-as-you-go basis, was \$440,696 for the year ended September 30, 2020. The ultimate implicit and explicit subsidies which are provided over time are financed directly by general assets of the City, which are invested in short-term fixed income instruments according to its current investment policy. Under GASB Statement 75, the City's expected discount rate of 3.75% reflects the 20-year tax-exempt municipal bond yield or index rate which is based on the assumption that the plan will not be funded.. This is consistent with GASB Statement No. 75 guidance.

A. Actuarial Assumptions

Significant Actuarial Assumptions and methods used to estimate the OPEB liability are as follows:

Valuation date.....	October 01, 2020
Actuarial cost method.....	Individual Entry Age
Medical Inflation rate.....	5%
Discount rate.....	3.75% per annum

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 12. OTHER POST-EMPLOYMENT BENEFITS (OPEB): (continued)

Aging Factor.....	<u>Under 65</u>	<u>65-85</u>
	3.00%	1.50%
Plan Expenses.....	Assumed payable outside of plan.	
Payroll Growth Rate.....	4.00%	
Projected Salary Increases.....	N/A	
Healthcare Trend Rates.....	5.0%	
Ad hoc post-employment benefit changes.....	None	
Retirement Rates Based Service and Age		

<u>Age</u>	General Employee		
	Years of Service		
	<u>5-9</u>	<u>10-24</u>	<u>25+</u>
54 and under	0%	0%	0%
55-59	5%	5%	5%
60-61	5%	15%	15%
62-63	5%	25%	25%
64-65	25%	40%	75%
66	25%	40%	40%
67-68	50%	40%	40%
69	50%	100%	100%
70 and over	100%	100%	100%

<u>Age</u>	Police				
	20% immediate at retirement, 80% 5-year DROP				
	Years of Service				
	<u>10-24</u>	<u>25</u>	<u>26-28</u>	<u>29</u>	<u>30+</u>
45 and under	0%	0%	0%	0%	0%
46-51	0%	10%	10%	10%	10%
52-54	0%	20%	20%	20%	20%
55-56	25%	50%	50%	50%	50%
57-59	50%	50%	50%	50%	50%
60 and over	100%	100%	100%	100%	100%

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 12. OTHER POST-EMPLOYMENT BENEFITS (OPEB): (continued)

Retirement Rates Based Service and Age (continued)

Fire	
20% immediate at retirement, 80% 5-year DROP	
<u>#Years After 1st Eligibility for</u>	<u>Rate</u>
<u>Normal Retirement</u>	
0	33%
1	33%
2+	100%

Termination Rates Based on Age:

General Employee							
Years of Service - Male							
<u>Age</u>	<u>0</u>	<u>0-1</u>	<u>1-2</u>	<u>2-3</u>	<u>3-4</u>	<u>4-5</u>	<u>5+</u>
Under 30	35.4%	24.6%	17.5%	18.2%	14.3%	17.6%	8.0%
30-54	35.4%	24.6%	17.5%	18.2%	14.3%	17.6%	4.5%
55+	35.4%	24.6%	17.5%	18.2%	14.3%	17.6%	7.1%
Years of Service - Female							
<u>Age</u>	<u>0</u>	<u>0-1</u>	<u>1-2</u>	<u>2-3</u>	<u>3-4</u>	<u>4-5</u>	<u>5+</u>
Under 30	33.3%	34.5%	5.0%	19.0%	7.1%	5.0%	3.0%
30-54	33.3%	34.5%	5.0%	19.0%	7.1%	5.0%	8.3%
55+	33.3%	34.5%	5.0%	19.0%	7.1%	5.0%	10.9%

Police			
Years of Service - Male			
<u>Age</u>	<u>0-3</u>	<u>3-5</u>	<u>5+</u>
Under 40	20.0%	20.0%	20.0%
40+	5.0%	5.0%	5.0%
Years of Service - Female			
<u>Age</u>	<u>0-3</u>	<u>3-5</u>	<u>5+</u>
Under 35	33.0%	2.0%	2.0%
35-39	33.0%	2.0%	10.0%
40-44	15.0%	2.0%	2.0%
45-49	15.0%	2.0%	10.0%
50-54	15.0%	2.0%	2.0%
55+	15.0%	2.0%	0.0%

NOTE 12. OTHER POST-EMPLOYMENT BENEFITS (OPEB): (continued)

	General	Police		Fire
	All	Male	Female	All
<u>Age</u>	<u>Rate</u>	<u>Rate</u>	<u>Rate</u>	<u>Rate</u>
25	0.05%	0.07%	0.04%	0.08%
35	0.13%	0.15%	0.12%	0.12%
45	0.28%	0.36%	0.28%	0.33%
55	0.76%	1.18%	0.83%	0.50%

<u>Retirement</u>	<u>Single</u>	<u>With Dependent</u>
Under 65	15.00%	15% elect single; 5% of 85% elect dependent coverage
Continue at 65	25% of 15%	4%
Over 65	4%	4%

It is assumed that retirees do not reenroll after they drop coverage.

Mortality Table 1: <u>Mortality Rate Healthy Lives:</u> Female: RP2000 Generational, 100% Annuitant White Collar, Scale BB. Male: RP2000 Generational, 50% Annuitant White Collar/50% Annuitant Blue Collar, Scale BB.

Mortality Table 2: <u>Mortality Rate Healthy Lives:</u> Female: RP2000 Generational, 100% Annuitant White Collar, Scale BB. Male: RP2000 Generational, 10% Annuitant White Collar/90% Annuitant Blue Collar, Scale BB.

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CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 12. OTHER POST-EMPLOYMENT BENEFITS (OPEB): (continued)

Sensitivity of the net OPEB liability to changes in the discount rate: The following presents the net OPEB liability of the City, calculated using the discount rate, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	1.0% Decrease in Discount Rate 2.75%	Current Single Discount Rate 3.75%	1.0% Increase in Discount Rate 4.75%
Discount Rate			
Total OPEB Liability (TOL)	\$ 1,500,491	\$ 1,779,456	\$ 2,133,399
Plan Net Fiduciary Position	-	-	-
Net OPEB Liability	1,500,491	1,779,456	2,133,399
Plan Net Fiduciary Position as a Percentage of Total OPEB Liability	0%	0%	0%
Annual Covered Payroll	\$ 14,573,762	\$ 14,573,762	\$ 14,573,762
Net OPEB Liability as a Percentage of Covered Employee Payroll	10.30%	12.21%	14.64%

Sensitivity of the net OPEB liability to changes in the Healthcare Cost Trend Rates: The following presents the net OPEB liability of the City, calculated using the healthcare cost trend rate, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	1.0% Decrease in Healthcare Cost Trend 4%	Current Single Healthcare Cost Trend 5%	1.0% Increase in Healthcare Cost Trend 6%
Healthcare Cost Trend			
Total OPEB Liability (TOL)	\$ 1,503,892	\$ 1,779,456	\$ 2,130,714
Plan Net Fiduciary Position	-	-	-
Net OPEB Liability	1,503,892	1,779,456	2,130,714
Plan Net Fiduciary Position as a Percentage of Total OPEB Liability	0%	0%	0%
Annual Covered Payroll	\$ 14,573,762	\$ 14,573,762	\$ 14,573,762
Net OPEB Liability as a Percentage of Covered Employee Payroll	10.32%	12.21%	14.62%

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 12. OTHER POST-EMPLOYMENT BENEFITS (OPEB): (continued)

3. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB:

Total OPEB Liability

The City's total OPEB liability of \$1,779,456 was measured as of September 30, 2020.

Changes in the Total OPEB Liability

Total OPEB Liability, Beginning of Year	\$ 1,719,726
Service Cost	53,054
Interest on Total OPEB Liability	63,426
Differences between Expect and Actual Experience	-
Changes in Assumptions and Other Inputs	-
Benefit Payments	(56,750)
Net change in Total OPEB Liability	59,730
Total OPEB Liability, End of Year	<u>\$ 1,779,456</u>

At September 30, 2020, the City reported its proportionate share of the City's deferred outflows of resources and deferred inflows of resources related to other post-employment benefits from the following sources:

Deferred Outflow of Resources:

	<u>OPEB</u>
Differences between expected and actual experience	\$ -
Changes in Assumption	-
Net difference between projected and actual earnings on investments	-
	<u>\$ -</u>

Deferred Inflow of Resources:

Differences between expected and actual experience	\$ 223,090
Changes in Assumption	343,712
Net difference between projected and actual earnings on investments	-
	<u>\$ 566,802</u>

CITY OF ST AUGUSTINE, FLORIDA
Notes to the Financial Statements
September 30, 2020

NOTE 12. OTHER POST-EMPLOYMENT BENEFITS (OPEB): (continued)

Amounts reported as deferred outflows of resources and deferred inflow of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year Ended September 30,</u>	<u>Expense</u>
2021	\$ 165,103
2022	165,103
2023	165,103
2024	71,493
2025	-
	<u>\$ 566,802</u>

NOTE 13. 457 TAX-DEFERRED COMPENSATION PLAN:

The City offers its employees a deferred compensation plan created in accordance with the Internal Revenue Code, Section 457. On August 20, 1996, Section 457 of the Code was amended with the passage of the Small Jobs Protection Act of 1996. The Code now requires employers to maintain the plan assets in a trust, custodial account or annuity for each individual member as of January 1, 1999. Since the inception of its plan on October 1, 1993, the City has deposited all funds in a custodial account with The Variable Annuity Life Insurance Company.

In October 1997, the GASB issued Statement No. 32, Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans. This statement allows the employer to not report the assets and liabilities in their financial statements if the employer has met the new criteria of the Internal Revenue Code, Section 457 and does not retain fiduciary accountability for the plan assets. In fiscal year 1998, the City amended its deferred compensation plan to reflect the changes in the Internal Revenue Code and, in the opinion of management, does not retain fiduciary accountability for plan assets. Accordingly, the City has implemented GASB No. 32 and is no longer including the assets and liabilities of the deferred compensation plan in its financial statements. There is no effect on the City's overall fund balance as the plan was an agency fund in which plan assets equal liabilities.

NOTE 14. DEFICIT NET POSITION

The Visitor Information Center (VIC) Fund had a deficit net position of \$3,065,873 at September 30, 2020. This deficit has been the result of the funds debt service payments for the construction of the Historic District Parking Facility as well as the loss of parking revenue due to COVID-19. The VIC Fund operating revenue exceeds its operating expenses for the current year and has done so for the previous five (6) years. The City began to appropriate funds beginning in 2020 fiscal year to eliminate the deficit and build reserves equal to three months of operations. The estimated timeline for this to be complete is five years.

NOTE 15. SUBSEQUENT EVENT

Since December 2019, the spread of COVID-19 has severely impacted many local economies around the globe. In many countries, businesses were forced to cease or limit operations for long or indefinite periods of time. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing, and closures of non-essential services have triggered significant disruptions to businesses worldwide, resulting in an economic slowdown. Global stock markets also experienced great volatility and a significant weakening. Governments and central banks have responded with monetary and fiscal interventions to stabilise economic conditions. The City has determined that these events are non-adjusting subsequent events. Accordingly, the financial position and results of operations as of and for the year ended September 30, 2020 have not been adjusted to reflect their impact. The duration and impact of the COVID-19 pandemic, as well as the effectiveness of government and central bank responses, remains unclear at this time. It is not possible to reliably estimate the duration and severity of these consequences, as well as their impact on the financial position and results of the City for future periods.

**Required Supplementary
Information Other than
Management Discussion & Analysis
(MD&A)**

CITY OF ST. AUGUSTINE, FLORIDA

General Employees' Retirement Systems
Schedule of Changes in Net Pension Liability and Related Ratios
 Last 7 Fiscal Years

	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability							
Service Cost	\$ 1,161,167	\$ 1,212,444	\$ 1,070,512	\$ 934,169	\$ 877,693	\$ 803,520	\$ 773,148
Interest	3,972,631	3,899,091	3,662,089	3,354,032	3,199,137	2,974,850	2,922,230
Differences Between Expected and Actual Experience	816,741	(690,749)	1,205,174	-	292,529	957,468	524,737
Changes of Assumptions	99,194	279,597	270,413	2,259,593	293,019	64,099	-
Benefit Payments, Including Refunds of Employee Contributions	(3,616,283)	(3,076,009)	(2,806,416)	(2,560,377)	(2,318,001)	(2,445,651)	(1,946,951)
Net Change in Total Pension Liability	2,433,450	1,624,374	3,401,772	3,987,417	2,344,377	2,354,286	2,273,164
Total Pension Liability - Beginning	52,918,438	51,294,064	47,892,292	43,904,875	41,560,498	39,206,212	36,933,048
Total Pension Liability - Ending	<u>55,351,888</u>	<u>52,918,438</u>	<u>51,294,064</u>	<u>47,892,292</u>	<u>43,904,875</u>	<u>41,560,498</u>	<u>39,206,212</u>
Plan Fiduciary Net Position							
Contributions - Employer	2,935,788	3,054,301	2,720,877	2,199,188	1,981,476	1,890,973	1,818,974
Contributions - Employee	551,940	464,544	440,965	417,923	403,094	388,933	299,058
Net Investment Income (loss)	4,986,042	849,095	2,977,936	4,487,841	2,936,911	712,816	3,220,400
Benefit Payments, Including Refunds of Employee Contributions	(3,616,283)	(3,076,009)	(2,806,415)	(2,560,372)	(2,318,001)	(2,445,651)	(1,946,951)
Administrative Expenses	(68,950)	(68,479)	(65,056)	(59,340)	(57,582)	(39,139)	(88,525)
Net Change in Plan Fiduciary Net Position	4,788,537	1,223,452	3,268,307	4,485,240	2,945,898	507,932	3,302,956
Plan fiduciary net position - beginning	43,859,324	42,635,872	39,367,565	34,882,325	31,936,427	31,428,495	28,125,539
Plan fiduciary net position - ending	<u>48,647,861</u>	<u>43,859,324</u>	<u>42,635,872</u>	<u>39,367,565</u>	<u>34,882,325</u>	<u>31,936,427</u>	<u>31,428,495</u>
Net Pension Liability	<u>\$ 6,704,027</u>	<u>\$ 9,059,114</u>	<u>\$ 8,658,192</u>	<u>\$ 8,524,727</u>	<u>\$ 9,022,550</u>	<u>\$ 9,624,071</u>	<u>\$ 7,777,717</u>
Plan Fiduciary Net Position as a Percentage of the Total Liability	87.89%	82.88%	83.12%	82.20%	79.45%	76.84%	80.16%
Actuarial determined contributions	\$ 2,837,841	\$ 2,725,709	\$ 2,514,305	\$ 2,065,477	\$ 1,907,612	\$ 1,791,789	\$ 1,749,201
Contributions in relation to the actuarially determined contributions	3,048,816	3,171,892	2,825,631	2,283,857	2,058,258	1,964,248	1,893,589
Contribution (excess) deficiency	<u>\$ (210,975)</u>	<u>\$ (446,183)</u>	<u>\$ (311,326)</u>	<u>\$ (218,380)</u>	<u>\$ (150,646)</u>	<u>\$ (172,459)</u>	<u>\$ (172,459)</u>
Covered Payroll	<u>10,751,684</u>	<u>11,360,507</u>	<u>10,272,429</u>	<u>9,681,447</u>	<u>9,396,015</u>	<u>9,168,707</u>	<u>8,704,913</u>
Contribution as a percent of covered employee payroll	<u>28.36%</u>	<u>27.92%</u>	<u>27.51%</u>	<u>23.59%</u>	<u>21.91%</u>	<u>21.42%</u>	<u>21.75%</u>
Net Pension Liability as a Percentage of Covered Payroll	<u>62.35%</u>	<u>79.74%</u>	<u>84.30%</u>	<u>88.05%</u>	<u>96.03%</u>	<u>104.97%</u>	<u>89.35%</u>

Notes to Schedule:

Valuation Date: - September 30, 2020

Actuarial Cost Method - Individual Entry Age, Level Percent of Pay

Amortization Method - Level Dollar, Closed

Remaining Amortization Period - 13 to 15 years based on year established

Asset Valuation Method - Actuarial Value, based on 5-year recognition of returns greater or less than assumed investment return

Inflation - 3%

Salary Increases - 3.5% to 7.0%

Investment Rate of Return - 7.6%

Retirement Age - Schedule of probabilities based on age and service, increasing as age and service increase

Mortality RP-2000 Mortality Table Dynamic with projection to valuation year.

CITY OF ST. AUGUSTINE, FLORIDA

Police Employees' Retirement System
Schedule of Changes in Net Pension Liability and Related Ratios
 Last 7 Fiscal Years

	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability							
Service Cost	\$ 591,972	\$ 548,320	\$ 675,379	\$ 540,900	\$ 535,582	\$ 514,463	\$ 461,946
Interest	1,680,879	1,619,097	1,483,635	1,381,385	1,667,171	1,218,700	1,208,257
Differences Between Expected and Actual Experience	126,193	(413,933)	782,820	-	(19,092)	(234,101)	(109,454)
Changes of Assumptions	(158,030)	212,449	114,054	501,237	93,784	19,821	-
Benefit Payments, Including Refunds of Employee Contributions	(1,069,800)	(1,045,032)	(1,019,276)	(1,440,875)	(799,841)	(689,626)	(876,479)
Net Change in Total Pension Liability	1,171,214	920,901	2,036,612	982,647	1,477,604	829,257	684,270
Total Pension Liability - Beginning	22,059,758	21,138,857	19,102,245	18,119,598	16,641,994	15,812,737	15,128,467
Total Pension Liability - Ending	23,230,972	22,059,758	21,138,857	19,102,245	18,119,598	16,641,994	15,812,737
Plan Fiduciary Net Position							
Contributions - Employer	454,571	575,062	541,133	478,581	399,211	411,658	387,688
Contributions - Employee	190,177	184,388	170,931	178,168	153,529	164,848	140,007
Contributions - State *	250,176	261,770	246,831	194,937	175,835	181,087	167,880
Net Investment Income (loss)	1,491,371	832,584	1,766,632	2,159,405	1,654,228	123,357	1,619,894
Benefit Payments, Including Refunds of Employee Contributions	(1,069,799)	(1,045,032)	(1,019,276)	(1,440,875)	(799,841)	(689,626)	(876,479)
Administrative Expenses	(59,743)	(75,736)	(60,925)	(50,802)	(59,938)	(40,273)	(47,946)
Net Change in Plan Fiduciary Net Position	1,256,753	733,036	1,645,326	1,519,414	1,523,024	151,051	1,391,044
Plan fiduciary net position - beginning	21,388,513	20,655,477	19,010,151	17,490,737	15,967,713	15,816,662	14,425,618
Plan fiduciary net position - ending	22,645,266	21,388,513	20,655,477	19,010,151	17,490,737	15,967,713	15,816,662
Net Pension Liability (Asset)	\$ 585,706	\$ 671,245	\$ 483,380	\$ 92,094	\$ 628,861	\$ 674,281	\$ (3,925)
Plan Fiduciary Net Position as a Percentage of the Total Liability	97.48%	96.96%	97.71%	99.52%	96.53%	95.95%	100.02%
Actuarial determined contributions	\$ 702,783	\$ 828,511	\$ 704,412	\$ 613,512	\$ 606,441	\$ 578,501	\$ 538,160
Contributions in relation to the actuarially determined contributions	742,863	868,841	818,301	699,448	597,329	610,097	571,885
Contribution (excess) deficiency	\$ (40,080)	\$ (40,330)	\$ (113,889)	\$ (85,936)	\$ 9,112	\$ (31,596)	\$ (33,725)
Covered Payroll	3,571,718	3,428,854	3,615,909	2,943,236	2,646,904	2,867,573	2,812,632
Contribution as a percent of covered employee payroll	20.80%	25.34%	22.62%	23.80%	22.60%	21.30%	21.30%
Net Pension Liability as a Percentage of Covered Payroll	16.40%	19.58%	13.37%	3.13%	23.76%	23.51%	-0.14%

Notes to Schedule:

Valuation Date: - September 30, 2020

Actuarial Cost Method - Individual Entry Age, Level Percent of Pay

Amortization Method - Level Dollar, Closed

Remaining Amortization Period - 13 to 15 years based on year established

Asset Valuation Method - Actuarial Value, based on 5-year recognition of returns greater or less than assumed investment return

Inflation - 2.75%

Salary Increases - 3.5% to 7.0%

Investment Rate of Return - 7.6%

Retirement Age - Schedule of probabilities based on age and service, increasing as age and service increase

Mortality RP-2000 Mortality Table Dynamic with projection to valuation year.

* - contributions exclusive of premium credits that can't be counted beginning in 2020

CITY OF ST. AUGUSTINE, FLORIDA

Fire Employees' Retirement Systems Schedule of Changes in Net Pension Liability and Related Ratios Last 7 Fiscal Years

	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability							
Service Cost	\$ 336,036	\$ 325,027	\$ 311,731	\$ 275,743	\$ 234,355	\$ 230,062	\$ 209,592
Interest	1,046,101	964,117	893,103	740,339	787,330	721,743	753,466
Changes in excess state money		-	(389,245)	88,941	(295,791)	90,698	9,746
Share plan allocation	30,460	11,011	116,195	-	378,685	165,171	29,234
Differences Between Expected and Actual Experience	44,590	84,337	316,244	160,964	124,845	-	-
Changes of Assumptions	111,627	-	-	(32,498)	393,462	-	-
Contributions - Buy Back		-	-	-	924	13,864	3,178
Benefit Payments, Including Refunds of Employee Contributions	(710,129)	(743,255)	(753,841)	(767,735)	(700,051)	(643,641)	(765,357)
Net Change in Total Pension Liability	858,685	641,237	494,187	465,754	923,759	577,897	239,859
Total Pension Liability - Beginning	13,768,217	13,126,980	12,632,793	12,167,039	11,243,280	10,665,383	10,425,524
Total Pension Liability - Ending	14,626,902	13,768,217	13,126,980	12,632,793	12,167,039	11,243,280	10,665,383
Plan Fiduciary Net Position							
Contributions - Employer	269,544	359,136	349,974	225,053	196,389	243,834	270,792
Contributions - State	194,675	184,434	176,271	163,451	157,404	180,080	186,295
Contributions - Employee	106,077	102,020	97,030	92,832	81,793	80,812	78,484
Contributions - Buy Back		-	-	-	924	13,864	3,178
Net Investment Income (loss)	1,617,023	509,441	1,063,931	1,158,206	1,082,244	(138,907)	1,107,564
Benefit Payments, Including Refunds of Employee Contributions	(710,129)	(743,255)	(753,841)	(767,735)	(700,051)	(643,641)	(765,357)
Administrative Expenses	(42,062)	(54,443)	(41,140)	(47,428)	(47,394)	(37,717)	(24,882)
Net Change in Plan Fiduciary Net Position	1,435,128	357,333	892,225	824,379	771,309	(301,675)	856,074
Plan fiduciary net position - beginning	13,719,656	13,362,323	12,470,098	11,645,719	10,874,410	11,176,085	10,320,011
Plan fiduciary net position - ending	15,154,784	13,719,656	13,362,323	12,470,098	11,645,719	10,874,410	11,176,085
Net Pension Liability (Asset)	\$ (527,882)	\$ 48,561	\$ (235,343)	\$ 162,695	\$ 521,320	\$ 368,870	\$ (510,702)
Plan Fiduciary Net Position as a Percentage of the Total Liability	103.61%	99.65%	101.79%	98.71%	95.72%	96.72%	104.79%
Actuarial determined contributions	\$ 442,767	\$ 437,053	\$ 438,963	\$ 334,010	\$ 303,615	\$ 350,237	\$ 381,591
Contributions in relation to the actuarially determined contributions	433,774	532,559	688,965	301,274	336,351	350,237	381,591
Contribution (excess) deficiency	\$ 8,993	\$ (95,506)	\$ (250,002)	\$ 32,736	\$ (32,736)	\$ -	\$ -
Covered Payroll	2,121,547	2,040,395	1,940,595	1,856,640	1,635,855	1,645,062	1,569,689
Contribution as a percent of covered employee payroll	20.45%	26.10%	35.50%	16.23%	20.56%	21.29%	24.31%
Net Pension Liability as a Percentage of Covered Payroll	-24.88%	2.38%	-12.13%	8.76%	31.87%	22.42%	-32.54%

Notes to Schedule:

Valuation date: Actuarial contributions rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported. The valuation date was October 1, 2018. Methods and assumptions used to determine contribution rates in the October 1, 2018 Actuarial Valuation were prepared by Foster and Foster Actuaries and Consultants.

Changes of assumptions:

For measurement date 09/30/2020, as required by Chapter 2015-157, Laws of Florida, the assumed rates of mortality have been changed from those in the July 1, 2019 FRS actuarial valuation for special risk lives with appropriate risk and collar adjustments made based on plan demographics. Additionally, the interest rate was lowered from 7.50% to 7.25% per year compounded annually, net of investment related expenses.

For measurement date 09/30/2016, the following method and assumption changes have been incorporated, based on results of a special Experience Study, dated July 26, 2016.

Salary Scale - Change from a flat rate for all years of Credited Service to an assumption based on credited Service.

Normal Retirement rates - Modified based on age and years of Credited Services.

Investment Return - Lowered from 7.90% to 7.85%. Additional reductions will occur with future valuations according to the below table:

10/01/2017 - 7.80%
10/01/2018 - 7.50%

Withdrawal - change from age-based to service-based rates.

Mortality - Incorporation of rates pursuant to Chapter 2015-157, Laws of Florida

Actuarial Cost Method - Changed from Aggregate to Entry Age Normal Actuarial Cost Method.

Changes to Unfunded Actuarial Accrued Liability will be amortized as a level dollar according to the type of base as follows:

Gains/Losses - 10 years

Method/Assumption changes - 20 years

Benefit Changes - 30 years

Furthermore the inflation assumption rate was lowered from 3.00% to 2.50%, matching the long-term inflation assumption utilized by the Plan's investment consultant.

CITY OF ST. AUGUSTINE, FLORIDA

Required Supplementary Information Schedule of Changes in the City's Net OPEB Liability and Related Ratios Last 3 Fiscal Years

	2020	2019	2018
Total OPEB Liability			
Service Cost	\$ 53,053	\$ 154,075	\$ 81,206
Interest	63,426	170,941	76,692
Differences Between Expected and Actual			
Experience	(70,086)	(286,270)	-
Changes of Assumptions	(95,017)	(281,500)	123,660
Contributions - Buy Back		-	-
Benefit Payments, Including Refunds of			
Employee Contributions	(56,750)	(132,808)	(58,167)
Net Change in Total OPEB Liability	59,729	(375,562)	223,391
Total OPEB Liability - Beginning	1,719,726	2,095,288	1,871,897
Total OPEB Liability - Ending	1,779,455	1,719,726	2,095,288
Plan Fiduciary Net Position			
Contributions - Employer	-	-	-
Contributions - Employee	-	-	-
Contributions - Buy Back	-	-	-
Net Investment Income (loss)	-	-	-
Benefit Payments, Including Refunds of			
Employee Contributions	-	-	-
Administrative Expenses	-	-	-
Net Change in Plan Fiduciary Net Position	-	-	-
Plan fiduciary net position - beginning	-	-	-
Plan fiduciary net position - ending	-	-	-
Net OPEB Liability	\$ 1,779,455	\$ 1,719,726	\$ 2,095,288
Plan Fiduciary Net Position as a Percentage of the Total Liability	0.00%	0.00%	0.00%
Actuarial determined contributions	\$ 440,696	\$ 438,632	\$ 415,625
Contributions in relation to the actuarially determined contributions	56,750	52,743	62,316
Contribution deficiency	\$ 383,946	\$ 385,889	\$ 353,309
Covered Payroll	14,573,762	14,013,232	16,374,771
Contribution as a percent of covered employee payroll	0.39%	0.38%	0.38%
Net OPEB Liability as a Percentage of Covered Payroll	12.21%	12.27%	12.80%

Notes to Schedule:

Valuation Date: - October 1, 2020
Actuarial Cost Method - Individual Entry Age
Amortization Method - Level Dollar, Closed
Remaining Amortization Period - 6 years
Asset Valuation Method - N/A
Medical Inflation - 5.0%
Salary Increases - 4.0%
Investment Rate of Return - 3.75%
Retirement Age - 100% at Normal Retirement System Mortality Table
Mortality - Florida Retirement System Mortality Table

Combining Statements

CITY OF ST. AUGUSTINE, FLORIDA

**Combining Statement of Fiduciary Net Position
Fiduciary Funds
September 30, 2020**

	General Employees' Pension Fund	Police Officers' Pension Fund	Firefighters' Pension Fund	Total Employee Retirement Funds
ASSETS				
Cash and Short-term Investments	\$ 1,535,472	\$ 767,388	\$ 682,939	\$ 2,985,799
Receivables:				
Interest and Dividends	-	8,302	23,494	31,796
Total Receivables	-	8,302	23,494	31,796
Prepaid Expense	-	-	650	650
Investments, at Fair Value:				
Fixed income securities	5,121,992	3,670,844	4,739,490	13,532,326
Equity securities	30,888,308	14,167,520	9,745,860	54,801,688
Alternative strategies	3,230,218	-	-	3,230,218
Real estate fund	7,885,911	4,066,995	-	11,952,906
Total Investments	47,126,429	21,905,359	14,485,350	83,517,138
Total Assets	48,661,901	22,681,049	15,192,433	86,535,383
LIABILITIES				
Expenses Payable	14,040	6,721	37,649	58,410
Total Liabilities	14,040	6,721	37,649	58,410
NET POSITION, Restrictd For Pensions	\$ 48,647,861	\$ 22,674,328	\$ 15,154,784	\$ 86,476,973

CITY OF ST. AUGUSTINE, FLORIDA

**Combining Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the Year Ended September 30, 2020**

	General Employees' Pension Fund	Police Officers' Pension Fund	Total Employee Firefighters' Pension Fund	Retirement Funds
ADDITIONS				
Contributions				
Members	\$ 551,940	\$ 190,177	\$ 106,077	\$ 848,194
City	2,935,788	454,571	269,544	3,659,903
State Insurance Premium Tax, from General Fund	-	279,039	194,675	473,714
Total Contributions	3,487,728	923,787	570,296	4,981,811
Other Income				
Other Income	1,587	199	1,223	3,009
Total Other Income	1,587	199	1,223	3,009
Investment Income				
Net Increase in Fair Value of Investments	4,219,088	1,159,331	1,101,262	6,479,681
Interest and Dividends on Investments	814,418	395,046	555,389	1,764,853
Total Investment Income	5,033,506	1,554,377	1,656,651	8,244,534
Less Investment Expenses	49,051	63,006	40,851	152,908
Net Investment Income	4,984,455	1,491,371	1,615,800	8,091,626
Total Additions	8,473,770	2,415,357	2,187,319	13,076,446
DEDUCTIONS				
Benefit Payments	3,495,473	1,061,897	710,129	5,267,499
Termination Payments	120,810	7,902	-	128,712
Administrative Expenses	68,950	59,743	42,062	170,755
Total Deductions	3,685,233	1,129,542	752,191	5,566,966
Change in Net Position	4,788,537	1,285,815	1,435,128	7,509,480
Net Position - Beginning	43,859,324	21,388,513	13,719,656	78,967,493
NET POSITION - ENDING	\$ 48,647,861	\$ 22,674,328	\$ 15,154,784	\$ 86,476,973

Schedule of Expenditures of Federal Awards

CITY OF ST. AUGUSTINE, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Fiscal Year Ended September 30, 2020

Federal Grantor/Pass-through Grantor/Program	CFDA No.	Contract Number	Federal Expenditures
Florida Division of Emergency Management			
Disaster Grants - Public Assistance - Matthew	97.036	PA-04-FL-4283	\$ 550,496
Disaster Grants - Public Assistance - Irma	97.036	PA-00-04-405-4337	25,267
Disaster Grants - Public Assistance - Dorian	97.036	Z1560-DR-4468	113,513
Hazard Mitigation Grant Program - Lake Maria Sanchez	97.039	4283-022-R/F59-6000420	276,256
Hazard Mitigation Grant Program - South Whitney	97.039	4283-87-R/59-6000420	79,840
Total U.S. Department of Homeland Security/ FEMA			1,045,372
U.S. Department of Environmental Protection			
Capitalization Grants for State Revolving Funds			
Florida Department of Environmental Protection			
Drinking Water State Revolving Fund	66.468	DW550410	859,517
U.S. Department of Housing and Urban Development			
State of Florida, Department of Economic Development			
Small Cities Community Development Block Grant	14.228	18DB-OM-04-65-02-N25	112,527
Small Cities Community Development Block Grant	14.228	18DB-OM-04-65-02-NE1	13,000
Total U.S. Department of Housing and Urban Development			125,527
U.S. Department of Justice			
Florida Department of Law Enforcement			
St. Augustine Police Dept. Special Projects Part 4	16.738	2020-JAGC-STJO-1-Y6-061	18,042
Total Expenditures of Federal Awards			\$ 2,048,458

CITY OF ST. AUGUSTINE, FLORIDA
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
Year Ended September 30, 2020

A. Basis of Presentation:

The Schedule of Expenditures of Federal Awards presented on page 139 (the Schedule) includes the federal grant activity of the City of St. Augustine for the fiscal year ended September 30, 2020. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) therefore, some of the amounts presented in these schedules may differ from amounts presented in, or used in the preparation of the basic financial statements. Expenditures reported on the Schedule are reported on the accrual basis of accounting.

B. Indirect Cost Rate

The City has elected not to use the 10% de minimis cost rate under the Uniform Guidance, all costs charged to federal grants are direct costs.

C. Disaster Grants - Public Assistance

The City of St. Augustine has been impacted by hurricanes Matthew, Irma and Dorian. The City has requested and/or has been reimbursed for expenditures for Hurricane Matthew for the fiscal years ending September 30, 2017, 2018, 2019 and 2020; and for Hurricane Irma for the fiscal years ending September 30, 2018, 2019 and 2020, and for Hurricane Dorian for the fiscal year ending September 30, 2020. These expenditures have been reported on the Schedule in accordance with Compliance Supplement(2 CFR Part 200, Appendix XI) dated April 2017 for Department of Homeland Security, CFDA 97.036-DISASTER GRANTS - PUBLIC ASSISTANCE (Presidentially Declared Disasters, section: IV. OTHER INFORMATION, Recording Expenditures on the Schedule of Expenditures of Federal Awards.

D. Drinking Water State Revolving Fund

On May 9, 2017 the City of St. Augustine entered into a loan agreement with the Florida Department of Environmental Protection to fund various water projects in the City funded by the U.S Department of Environmental Protection's Capitalization Grants for State Revolving Funds. The total funding amount available per agreement is \$9,403,394 of which \$8,372,595 has been expended.

STATISTICAL SECTION

Statistical Section

This section of the City of St. Augustine, Florida's comprehensive annual financial report presents detailed information as a context for understanding the information in the financial statements, note disclosures, and required supplementary information about the City's overall financial health.

<u>Contents</u>	<u>Page</u>
Financial Trends	146-151
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	
Revenue Capacity	152-156
These schedules contain information to help the reader assess the factors affecting the City's ability to generate its property taxes.	
Debt Capacity	157-164
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	
Demographic and Economic Information	165-173
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place and to help make comparisons over time and with other governments.	
Operating Information	174-178
These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.	

CITY OF ST. AUGUSTINE, FLORIDA

NET POSITION BY COMPONENT LAST TEN FISCAL YEARS

	2010/11	2011/12	2012/13	2013/14
<u>Governmental Activities</u>				
Net Investment in Capital Assets	\$ 14,525,576	\$ 11,255,991	\$ 1,503,296	\$ 2,977,346
Restricted	741,252	5,620,856	1,936,545	2,212,379
Unrestricted	11,906,201	9,834,076	8,071,115	8,064,965
Total governmental activities net position	\$ 27,173,029	\$ 26,710,923	\$ 11,510,956	\$ 13,254,690
<u>Business-type activities</u>				
Net Investment in Capital Assets	\$ 48,685,820	\$ 51,779,723	\$ 60,744,774	\$ 61,798,072
Restricted	2,866,119	2,147,376	4,994,135	3,872,255
Unrestricted	9,058,342	9,505,607	15,838,640	17,383,273
Total business-type activities net position	\$ 60,610,281	\$ 63,432,706	\$ 81,577,549	\$ 83,053,600
<u>Primary Government</u>				
Net Investment in Capital Assets	\$ 63,211,396	\$ 63,035,714	\$ 62,248,070	\$ 64,775,418
Restricted	3,607,371	7,768,232	6,930,680	6,084,634
Unrestricted	20,964,543	19,339,683	23,909,755	25,448,238
Total primary government net position	\$ 87,783,310	\$ 90,143,629	\$ 93,088,505	\$ 96,308,290

2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$ 6,987,074	\$ 8,168,623	\$ 10,018,643	\$ 11,227,466	\$ 9,650,381	\$ 10,276,539
1,150,905	596,974	712,728	398,551	2,009,797	1,843,746
1,005,259	3,039,161	1,674,662	3,464,098	5,048,152	6,881,874
\$ 9,143,238	\$ 11,804,758	\$ 12,406,033	\$ 15,090,115	\$ 16,708,330	\$ 19,002,159
\$ 67,005,168	\$ 69,601,163	\$ 78,978,209	\$ 78,892,021	\$ 86,160,080	\$ 91,760,995
5,279,739	6,293,059	560,168	612,664	4,487,846	5,906,586
10,953,364	9,907,553	14,044,492	18,766,230	18,819,984	20,722,869
\$ 83,238,271	\$ 85,801,775	\$ 93,582,869	\$ 98,270,915	\$ 109,467,910	\$ 118,390,450
\$ 73,992,242	\$ 77,769,786	\$ 88,996,852	\$ 90,119,487	\$ 95,810,461	\$ 102,037,534
6,430,644	6,890,033	1,272,896	1,011,215	6,497,643	7,750,332
11,958,623	12,946,714	15,719,154	22,230,328	23,868,136	27,604,743
\$ 92,381,509	\$ 97,606,533	\$ 105,988,902	\$ 113,361,030	\$ 126,176,240	\$ 137,392,609

*****STATEMENT OF NET POSITION*****

CITY OF ST. AUGUSTINE, FLORIDA

**CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(In Thousands)
"UNAUDITED"**

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
EXPENSES										
Governmental Activities:										
General Government	\$ 9,516	\$ 8,713	\$10,348	\$ 9,150	\$ 9,064	\$ 8,786	\$ 10,633	\$ 8,265	\$ 8,860	\$ 11,082
Public Safety	8,218	8,179	8,439	8,849	9,327	9,406	9,474	9,048	12,079	11,269
Physical Environment	3,836	3,679	3,681	3,982	2,572	2,707	2,643	2,509	3,144	3,535
Transportation	214	214	202	229	1,956	2,980	2,731	3,156	3,923	3,711
Culture & Recreation	521	447	485	471	1,456	425	1,438	1,245	1,561	1,465
Interest and Fiscal Charges	816	1,223	1,200	1,224	1,227	1,213	1,515	1,263	1,106	1,091
Total Governmental Activities Expenses	\$23,121	\$22,455	\$24,355	\$23,904	\$25,599	\$26,518	\$ 28,433	\$ 25,487	\$ 30,673	\$ 32,153
Business-type Activities:										
Utility	\$10,726	\$11,471	\$12,131	\$12,058	\$12,425	\$13,137	\$ 13,793	\$ 14,019	\$ 15,597	\$ 14,960
Stormwater Drainage	356	555	630	741	904	1,258	1,264	1,250	1,444	1,462
Solid Waste	2,849	2,970	3,275	3,120	3,569	3,945	5,727	4,621	4,055	4,143
Municipal Marina	2,587	2,410	2,243	2,347	2,238	2,138	2,423	3,561	3,056	2,953
Visitor Information Center	3,221	3,911	3,606	3,522	3,331	3,688	3,683	3,772	4,184	3,807
Heritage Tourism	1,842	-	-	-	-	-	-	-	-	-
Total Business-type Activities Expenses	\$21,581	\$21,317	\$21,885	\$21,789	\$22,468	\$24,165	\$ 26,890	\$ 27,223	\$ 28,335	\$ 27,325
Total Primary Government Expenses	\$44,708	\$43,772	\$46,240	\$45,693	\$48,067	\$50,683	\$ 55,324	\$ 52,710	\$ 59,008	\$ 59,478
PROGRAM REVENUES										
Governmental Activities:										
Charges for Services										
General Government	\$ 4,708	\$ 5,227	\$ 5,794	\$ 5,242	\$ 2,724	\$ 2,841	\$ 2,474	\$ 1,816	\$ 2,916	\$ 3,481
Public Safety	940	1,098	1,213	1,276	2,100	2,481	2,633	1,587	3,329	1,715
Physical Environment	319	353	380	399	373	505	335	-	400	1,151
Transportation	18	21	22	22	2,643	2,718	2,107	2,486	2,733	1,766
Culture/Recreation	43	43	46	77	190	256	190	-	199	181
Operating Grants and Contributions	72	27	81	76	30	43	1,000	45	103	111
Capital Grants and Contributions	765	1,062	164	1,803	1,481	284	20	775	166	665
Total Governmental Activities Program Revenues	\$ 6,865	\$ 7,831	\$ 7,700	\$ 8,896	\$ 9,540	\$ 9,128	\$ 8,758	\$ 6,709	\$ 9,845	\$ 9,070
Business-type activities (a):										
Charges for Services										
Utility	\$11,936	\$12,364	\$12,759	\$13,221	13,888	\$15,689	\$ 18,182	\$ 18,569	\$ 19,863	\$ 22,326
Stormwater Drainage	747	750	749	875	\$ 944	926	920	950	978	1,129
Solid Waste	3,355	3,367	3,409	3,427	3,420	3,669	3,653	3,827	3,955	4,078
Municipal Marina	2,554	2,482	2,343	2,508	2,533	2,363	2,632	2,262	3,464	3,116
Visitor Information Center	1,850	3,188	2,825	3,066	3,871	4,084	3,847	4,609	4,755	3,150
Heritage Tourism	1,175	-	-	-	-	-	-	-	-	-
Operating Grants and Contributions	-	-	-	-	8	-	-	-	-	-
Capital Grants and Contributions	415	2,163	4,348	1,312	3,190	1,444	4,484	2,586	7,267	3,835
Total Business-type Activities Program Revenues	\$22,032	\$24,314	\$26,433	\$24,409	\$27,853	\$28,174	\$ 33,718	\$ 32,803	\$ 40,282	\$ 37,632
Total Primary Government Revenues	\$28,897	\$32,145	\$34,133	\$33,305	\$37,302	\$37,302	\$ 42,476	\$ 39,512	\$ 50,128	\$ 46,702

(continued)

NOTES:

(a) Business-type expenses do not include Debt Service, Capital Outlay, or Transfers.

CITY OF ST. AUGUSTINE, FLORIDA

CHANGES IN NET POSITION

LAST TEN FISCAL YEARS

(In Thousands)

"UNAUDITED"

(continued)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Net (Expense)/Revenue										
Governmental Activities	\$ (16,254)	\$ (14,624)	\$ (16,654)	\$ (15,008)	\$ (16,059)	\$ (17,390)	\$ (19,675)	\$ (18,778)	\$ (20,828)	\$ (23,083)
Business-type Activities	451	2,997	4,548	2,620	5,385	4,009	6,827	5,580	11,948	10,307
Total primary government net expense	\$ (15,803)	\$ (11,627)	\$ (12,106)	\$ (12,388)	\$ (10,674)	\$ (13,381)	\$ (12,848)	\$ (13,198)	\$ (8,880)	\$ (12,776)
General Revenues and Other Changes in Net Position										
Governmental Activities:										
Property Taxes	\$ 9,125	\$ 8,309	\$ 8,042	\$ 8,354	\$ 8,767	\$ 9,699	\$ 10,509	\$ 11,235	\$ 12,377	\$ 13,662
Utility Taxes	1,043	1,015	1,104	1,207	1,213	1,341	1,496	1,577	1,608	1,550
Communication Service Taxes	1,133	1,108	1,080	818	919	902	1,484	916	812	799
Franchise Fees	1,534	1,448	1,368	1,450	1,588	1,642	1,602	1,738	1,759	1,603
State Revenue Sharing, Unrestricted	548	549	549	554	563	565	570	577	767	576
Local Option Gas Taxes	534	517	487	502	525	554	527	514	505	424
Local Option Sales Taxes	898	880	936	1,005	1,077	1,138	1,166	1,225	1,247	1,181
Insurance Premium Taxes	360	330	295	354	361	333	358	423	446	474
Other Taxes	94	153	108	142	149	162	160	178	-	292
Miscellaneous	1,473	661	999	1,133	1,088	2,131	2,162	1,742	539	2,437
Investment Income	26	36	29	52	50	67	119	223	373	197
Interfund Trans of Assets (net)	-	-	-	-	-	-	-	-	-	-
Transfers	(1,936)	(467)	(13,545)	1,181	2,139	1,516	121	1,551	2,013	2,181
Total Governmental Activities	\$ 14,832	\$ 14,539	\$ 1,452	\$ 16,752	\$ 18,439	\$ 20,051	\$ 20,276	\$ 21,899	\$ 22,446	\$ 25,377
Business-type activities (a):										
Unrestricted Invest Earnings	\$ 43	\$ 82	\$ 52	\$ 36	\$ 95	\$ 71	\$ 146	\$ 332	\$ 560	\$ 317
Interfund Trans of Assets (net)	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	929	1,098	702	480
Transfers	1,936	467	13,545	(1,181)	(2,139)	(1,516)	(121)	(1,551)	(2,013)	(2,181)
Total Business-type Activities	\$ 1,979	\$ 549	\$ 13,597	\$ (1,145)	\$ (2,044)	\$ (1,445)	\$ 954	\$ (121)	\$ (751)	\$ (1,384)
Total Primary Government	\$ 16,811	\$ 15,088	\$ 15,049	\$ 15,607	\$ 16,395	\$ 18,606	\$ 21,230	\$ 21,778	\$ 21,695	\$ 23,992
Change in Net Position										
Governmental Activities	\$ (1,422)	\$ (85)	\$ (15,202)	\$ 1,744	\$ 2,380	\$ 2,662	\$ 601	\$ 3,121	\$ 1,618	\$ 2,294
Business-type Activities	2,430	3,546	18,145	1,475	3,341	2,563	7,781	5,459	11,197	8,923
Total Primary Government	\$ 1,008	\$ 3,461	\$ 2,943	\$ 3,219	\$ 5,721	\$ 5,225	\$ 8,382	\$ 8,580	\$ 12,815	\$ 11,216

NOTES:

(a) Business-type expenses do not include Debt Service, Capital Outlay, or Transfers.

CITY OF ST. AUGUSTINE, FLORIDA

FUND BALANCES GOVERNMENT FUNDS LAST TEN FISCAL YEARS "UNAUDITED"

	2011	2012	2013	2014	2015
General Fund					
Nonspendable	\$ 1,679,414	\$ 610,785	\$ 671,931	\$ 634,204	\$ 636,991
Restricted	472,396	15,541,007	65,389	70,933	64,333
Committed	-	1,881,954	1,206,207	7,871,887	7,305,641
Assigned	-	425,560	219,170	555,497	555,541
Unassigned	23,770,779	7,193,586	8,071,115	798,893	10,646
Total General Fund	25,922,589	25,652,892	10,233,812	9,931,414	8,573,152
All Other Governmental Funds					
Nonspendable	-	63,743	63,829	312,977	314,256
Restricted	733,684	-	1,135,396	1,194,265	135,325
Committed	-	-	1,101,692	363,094	500,761
Assigned	-	-	-	-	-
Unassigned reported in:					
Capital Projects Fund	54,155	-	-	-	-
Debt Service	-	-	-	(430)	-
Total All Other Governmental Funds	\$ 787,839	\$ 63,743	\$ 2,300,917	\$ 1,869,906	\$ 950,342
Total Governmental Funds	\$ 26,710,428	\$ 25,716,635	\$ 12,534,729	\$ 11,801,320	\$ 9,523,494

2016	2017	2018	2019	2020
\$ 783,289	\$ 893,538	\$ 1,331,857	1,217,640	1,461,855
70,806	77,301	785,120	874,152	61,804
8,538,824	7,483,630	7,920,294	8,508,568	9,173,314
1,047,221	509,887	976,224	1,566,801	2,020,986
220,916	88,440	313,234	1,430,654	1,238,244
10,661,056	9,052,796	11,326,729	13,597,815	13,956,203
-	-	313,790	-	-
324,556	308,351	-	1,081,414	1,781,942
371,115	365,823	471,068	-	-
-	-	-	36,286	-
-	-	-	-	-
-	-	-	-	-
\$ 695,671	\$ 674,174	\$ 784,858	\$ 1,117,700	\$ 1,781,942
\$ 11,356,727	\$ 9,726,970	\$ 12,111,587	\$ 14,715,515	\$ 15,738,145

CITY OF ST. AUGUSTINE, FLORIDA

CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS LAST TEN FISCAL YEARS

	2011	2012	2013	2014	2015
REVENUES					
Ad Valorem Taxes	\$ 8,880,436	\$ 8,088,994	\$ 7,858,737	\$ 8,353,876	\$ 8,767,045
Sales and Use Taxes	894,378	846,498	781,883	856,593	885,819
Utility Excise Taxes	2,176,019	2,123,115	2,186,496	2,025,371	2,131,711
Licenses, Permits & Fees	2,746,002	3,218,885	3,780,188	3,311,962	3,698,959
Intergovernmental	1,823,510	1,824,800	1,814,169	1,730,263	1,788,627
Fines & Forfeitures	293,660	256,665	299,368	282,512	466,019
Interest Earnings	26,486	35,596	29,342	51,680	50,300
Administrative Service Charges	1,798,737	1,979,089	2,131,456	2,134,031	2,532,364
Other	4,995,917	4,464,133	3,818,462	5,720,966	5,519,453
Total Revenues	23,635,145	22,837,775	22,700,101	24,467,254	25,840,297
EXPENDITURES					
Current:					
General Government	6,707,477	6,976,904	8,573,559	8,064,638	8,063,056
Public Safety	8,199,851	8,160,380	8,235,598	8,858,310	9,263,984
Physical Environment	3,833,649	3,677,011	3,635,979	3,883,309	2,459,077
Transportation	213,003	213,598	188,283	223,122	1,949,930
Culture & Recreation	520,305	446,285	477,295	471,297	1,452,229
Capital Outlay	2,168,860	2,283,141	1,131,616	3,475,857	5,398,703
Debt Service:					
Principal Retirement	341,823	335,177	392,983	396,186	442,785
Interest and Fiscal Charges	815,610	1,222,551	1,200,327	1,223,670	1,226,945
Issuance Cost	-	158,142	-	-	-
Total Expenditures	22,800,578	23,473,189	23,835,640	26,596,389	30,256,709
Excess (deficiency) of revenues over (under) expenditures	834,567	(635,414)	(1,135,539)	(2,129,135)	(4,416,412)
Other Financing Sources (Uses)					
Borrowing from Capitalized Lease	-	-	-	215,000	-
Transfers In	3,620,608	4,995,305	7,071,268	5,387,354	7,931,816
Transfers (Out)	(5,556,714)	(5,462,473)	(20,616,655)	(4,206,628)	(5,793,230)
Sale of Capital Assets	-	-	-	-	-
Long-term Debt Issued	16,215,000	6,971,120	1,576,691	-	-
Retirement to Escrow Agent	-	(6,720,721)	-	-	-
Bonds Refunded	-	-	(197,083)	-	-
Bond Proceeds	-	-	-	-	-
Payments to Defeased Bonds	-	-	-	-	-
Discount on Long-Term Debt Issued	(685,827)	(74,404)	-	-	-
Premium on Long-Term Debt Issued	-	(67,206)	119,412	-	-
Total Other Financing Sources (Uses)	13,593,067	(358,379)	(12,046,367)	1,395,726	2,138,586
Net Change in Fund Balances	\$ 14,427,634	\$ (993,793)	\$ (13,181,906)	\$ (733,409)	\$ (2,277,826)
Debt Service as a percentage of noncapital expenditures	5.61%	7.35%	7.02%	7.01%	6.72%

	2016	2017	2018	2019	2020
\$	9,698,505	\$ 10,509,003	\$ 11,234,749	12,376,972	13,662,240
	886,755	527,151	423,187	951,484	897,604
	2,243,500	2,979,244	2,492,867	2,419,967	2,349,425
	3,655,864	3,483,221	819,746	7,284,367	4,378,179
	1,865,806	2,255,292	2,360,183	2,650,062	2,723,710
	621,657	360,707	384,656	317,319	240,746
	67,261	119,451	223,499	373,488	196,613
	3,536,037	3,423,132	3,545,795	3,733,288	3,916,089
	5,087,729	5,285,986	9,118,720	1,660,536	3,664,380
	27,663,114	28,943,187	30,603,402	31,767,483	32,028,986
	7,251,493	9,322,157	7,826,693	8,953,185	9,364,583
	9,784,975	9,600,675	10,395,600	11,198,645	11,653,469
	2,602,746	2,578,357	2,769,827	2,914,985	3,348,736
	2,979,462	2,772,239	3,802,800	2,685,795	3,669,491
	1,424,595	1,459,825	1,436,229	1,447,614	1,441,076
	1,634,176	3,416,681	3,303,643	2,489,834	2,376,735
	454,974	342,952	469,631	515,592	477,584
	1,213,391	1,201,548	1,262,847	1,106,835	1,092,332
	27,345,812	30,694,434	31,267,270	31,312,485	33,424,006
	317,302	(1,751,247)	(663,868)	454,998	(1,395,020)
	-	-	-	-	-
	5,602,834	5,102,468	5,805,825	6,693,259	7,030,537
	(4,086,903)	(4,980,978)	(4,255,189)	(4,680,469)	(4,849,397)
	-	-	-	136,140	236,510
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	19,968,267	-	-
	-	-	(18,470,418)	-	-
	-	-	-	-	-
	-	-	-	-	-
	1,515,931	121,490	3,048,485	2,148,930	2,417,650
\$	1,833,233	\$ (1,629,757)	\$ 2,384,617	2,603,928	1,022,630
	6.49%	5.66%	6.20%	5.63%	5.06%

CITY OF ST. AUGUSTINE, FLORIDA

TOTAL ASSESSED VALUATIONS AND TOTAL EXEMPTIONS LAST TEN FISCAL YEARS "UNAUDITED"

	2011	2012	2013	2014	2015
Real Property	\$ 1,567,068,493	\$ 1,506,640,382	\$ 1,550,025,682	\$ 1,600,223,236	\$ 1,718,302,003
Personal Property	103,283,994	98,758,852	99,441,437	101,527,054	103,628,284
Railroad & Telegraph	2,304,747	2,148,694	2,558,367	2,928,245	3,369,083
Total Assessed Valuations	1,672,657,234	1,607,547,928	1,652,025,486	1,704,678,535	1,825,299,370
Homestead Exempt Property (a)	139,393,599	139,761,480	141,569,199	145,786,764	150,699,482
Other Exemptions	416,816,893	394,769,492	394,162,661	389,557,411	402,135,455
Total Exempt Property	556,210,492	534,530,972	535,731,860	535,344,175	552,834,937
Total Taxable Value	\$ 1,116,446,742	\$ 1,073,016,956	\$ 1,116,293,626	\$ 1,169,334,360	\$ 1,272,464,433
Direct Rate	7.500	7.500	7.500	7.500	7.500

NOTES:

2016

- (a) Real property is assessed at 100 percent of fair market value. Tangible Personal Property: Equipment is assessed at current depreciated value. Centrally Assessed Property: (1) State of Florida makes annual assessments of all operating property of railroad and railroad terminal companies in the State. Such assessment is apportioned to each county, based upon actual situs, and, in the case of property not having situs in a particular county, is apportioned based upon track miles. (2) All private car and freight line and equipment companies operating rolling stock in Florida other than in (1) above shall return for taxation the average number of their cars which are habitually present within Florida and shall state the fair market value thereof. Property is assessed as of January 1st. Tax bills are mailed November 1st. Four percent discount, if paid in November, three percent if paid in December, two percent if paid in January, one percent discount if paid in February, full amount due in March, delinquent April 1st.

Source: St. Johns County Property Appraiser, St. Johns County Tax Collector, Department of Revenue, State of Florida

- (b) Figures are from the PRELIMINARY tax rolls. These could change once the final tax rolls are received.

2016	2017	2018	2019	2020
\$ 1,829,080,525	\$ 1,917,447,480	\$ 2,065,250,505	\$ 2,258,662,327	\$ 2,541,614,732
103,885,128	114,084,278	124,468,101	126,260,505	144,460,685
3,695,243	3,872,697	3,900,865	3,917,574	3,874,570
1,936,660,896	2,035,404,455	2,193,619,471	2,388,840,406	2,689,949,987
155,237,830	160,319,086	164,471,795	167,642,609	171,359,015
407,304,069	409,105,684	425,129,343	459,904,126	511,850,847
562,541,899	569,424,770	589,601,138	627,546,735	683,209,862
\$ 1,374,118,997	\$ 1,465,979,685	\$ 1,604,018,333	\$ 1,761,293,671	\$ 2,006,740,125
7.500	7.500	7.500	7.500	7.500

CITY OF ST. AUGUSTINE, FLORIDA

PROPERTY TAX RATES AND TAX LEVIEES DIRECT AND OVERLAPPING GOVERNMENTS

(In Thousands)
September 30, 2020
"UNAUDITED"

Fiscal Year Ended	Direct	Overlapping				Total
	St. Augustine	St. Johns County	School District	Management District	Other	
2011	7.500	5.937	7.979	0.331	0.228	21.976
2012	7.500	5.937	7.683	0.331	0.231	21.682
2013	7.500	5.937	7.544	0.328	0.231	21.540
2014	7.500	5.937	7.342	0.316	0.343	21.439
2015	7.500	5.875	7.228	0.302	0.273	21.178
2016	7.500	5.867	6.928	0.289	0.311	20.894
2017	7.500	5.867	6.543	0.272	1.717	21.900
2018	7.500	5.867	6.278	0.256	1.722	21.623
2019	7.500	5.867	6.136	0.241	1.680	21.425
2020	7.500	5.5141	5.9530	0.2287	0.2968	19.4926

NOTES:

Millage rates are per \$1,000 of assessed valuation.

Source: St. Johns County Tax Collector

CITY OF ST. AUGUSTINE, FLORIDA

PRINCIPAL TAX PAYERS

September 30, 2020

(In Millions)

"UNAUDITED"

Taxpayer	2019/2020		
	Taxable Assessed Value	Rank	Percent of Total Assessment
THE LANDING ONE LLC	\$ 34,125,000.00	1	1.85%
WEST SHORE ANTIGUA LLC	\$ 31,125,000.00	2	1.69%
PATRIS REAL ESTATE LLC	\$ 15,244,397.00	3	0.83%
THE FLAGLER RESORT LTD	\$ 15,040,400.00	4	0.82%
KAPG ST AUGUSTINE SENIOR HOUSING LLC	\$ 10,705,633.00	5	0.58%
116 SAN MARCO ST AUGUSTINE OWNER LLC	\$ 10,426,772.00	6	0.57%
WINDWARD SHIPYARD LLC	\$ 9,119,000.00	7	0.50%
SEA WALL MOTOR LODGE INC	\$ 7,540,397.00	8	0.41%
TARGET CORPORATION	\$ 7,532,815.00	9	0.41%
SEBASTIAN HOTEL LLC	\$ 7,505,100.00	10	0.41%
Principal Tax Payers Total Assessment	<u>\$ 148,364,514.00</u>		<u>8.06%</u>
Total Assessment for the City of St. Augustine	<u><u>\$1,840,024,937.00</u></u>		<u><u>100.00%</u></u>

Source: St. Johns County Property Appraiser's Office

CITY OF ST. AUGUSTINE, FLORIDA

**PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS
"UNAUDITED"**

Fiscal Year Ended	Total Tax Levy	Current Tax Collection	Percent (a) of Levy Collected	Assessed Taxable Value	Estimated Actual Value (Thousands)	Estimated % of Fair Market Value
2010	10,352,987	9,939,071	96.00%	1,781,492,058	1,781,492	100%
2011	9,099,510	8,797,391	96.68%	1,672,657,234	1,672,657	100%
2012	8,341,338	8,088,994	96.97%	1,607,547,928	1,607,548	100%
2013	8,023,465	7,858,707	97.95%	1,652,025,486	1,652,025	100%
2014	8,366,909	8,136,439	97.25%	1,704,678,535	1,704,679	100%
2015	8,775,490	8,509,409	96.97%	1,825,299,370	1,825,299	100%
2016	9,502,422	9,338,782	98.28%	1,936,660,896	1,936,661	100%
2017	10,994,857	10,038,504	91.30%	1,465,979,685	1,465,979	100%
2018	11,011,494	10,684,346	97.03%	1,604,018,333	1,604,018	100%
2019	13,213,508	12,376,972	93.67%	1,761,874,600	1,761,874	100%
2020	15,041,450	12,777,533	84.95%	2,006,740,124	2,006,740	100%

NOTES:

- (a) Florida Statutes provide for a discount of up to four percent for early payment of Ad Valorem Taxes.

CITY OF ST. AUGUSTINE, FLORIDA

**RATIO OF GENERAL BONDED DEBT TO ASSESSED VALUE
AND NET BONDED DEBT PER CAPITA**

September 30, 2020

"UNAUDITED"

Fiscal Year	Population (a)	Assessed Value (In Thousands) (b)	Gross Bonded Debt	Debt Service Monies Available	Net Bonded Debt	Ratio of Net Bonded Debt to Assessed Value	Net Bonded Debt Per Capita
2010	13,719	1,781,492	-	-	-	-	-
2011	13,056	1,672,657	-	-	-	-	-
2012	13,092	1,607,548	-	-	-	-	-
2016	13,092	1,607,548	-	-	-	-	-
2013	13,271	1,652,025	-	-	-	-	-
2014	13,414	1,704,679	-	-	-	-	-
2015	13,590	1,825,299	-	-	-	-	-
2016	13,747	1,936,661	-	-	-	-	-
2017	13,862	2,036,999	-	-	-	-	-
2018	14,021	2,193,619	-	-	-	-	-
2019	14,031	2,389,593	-	-	-	-	-
2020	15,306	2,689,949					

NOTES:

(a) City of St. Augustine, Planning & Building Department

(b) Previous year's preliminary tax role is adjusted to final role in current year.

CITY OF ST. AUGUSTINE, FLORIDA

RATIO OF ANNUAL DEBT SERVICE EXPENDITURES FOR GENERAL BONDED DEBT TO TOTAL GENERAL EXPENDITURES

September 30, 2020

(In Millions)

"UNAUDITED"

Fiscal Year	Principal	Interest	Total Debt Service	Total General Expenditures	Ratio of Debt Service to Total General Expenditures
2010	326,938	369,659	696,597	21,979,202	3.17
2011	341,823	815,610	1,157,433	20,856,626	5.55
2012	335,177	1,222,551	1,557,728	20,778,307	7.50
2013	392,983	1,200,327	1,593,310	20,827,487	7.65
2014	396,186	1,223,670	1,619,856	21,858,437	7.41
2015	442,785	1,226,945	1,669,730	24,456,114	6.83
2016	454,974	1,213,391	1,668,365	24,289,220	6.87
2017	342,952	1,201,548	1,544,500	29,013,360	5.32
2018	469,631	1,262,847	1,732,478	29,434,497	5.89
2019	515,592	1,106,835	1,622,427	29,361,956	5.53
2020	477,584	1,087,433	1,565,017	30,418,808	5.14

CITY OF ST. AUGUSTINE, FLORIDA
UTILITY REVENUE BOND COVERAGE
LAST TEN FISCAL YEARS
September 30, 2020
(In Millions)

Fiscal Year Ended	Gross Revenue (a)	Operating Expenses (b)	Net Revenue (c)	Debt Service Requirements	Debt Service Coverage
2010	11,876,944	6,979,489	4,897,455	3,288,337 (d)	1.49
2011	12,301,380	6,847,896	5,453,484	3,318,894 (d)	1.64
2012	12,293,699	7,586,408	4,707,291	3,344,052 (d)	1.41
2013	20,661,902	8,223,690	4,417,087	2,843,032 (d)	1.55
2014	12,864,764	8,264,157	4,600,607	2,833,938 (d)	1.62
2015	13,275,185	8,561,023	4,714,162	2,837,388 (d)	1.66
2016	15,230,758	8,907,224	6,323,535	3,828,544 (d)	1.65
2017	18,182,456	9,509,919	8,672,537	4,406,936 (d)	1.97
2018	18,429,492	9,919,482	8,510,010	3,041,968 (d)	2.80
2019	19,787,256	10,519,220	9,268,036	3,966,008 (d)	2.34
2020	20,914,684	10,420,529	10,494,155	3,447,702 (d)	3.04

NOTES:

- (a) **Gross Revenue = Operating Revenue + Net Transfers In (Out) + Interest Revenue + Miscellaneous Revenue**
- (b) **Operating Expenses = Total Operating Expenses - Depreciation and Amortization**
- (c) **Net Revenue = Gross Revenue - Operating Expenses - Extraordinary Revenues + Extraordinary Expenses**
- (d) **Includes interest on zero-coupon bonds**

CITY OF ST. AUGUSTINE, FLORIDA
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS
September 30, 2020
(In Millions)

Fiscal Year	General Obligation Bonds Governmental Activities	Percentage of Taxable Value of Property (a)	Per Capita (b)	Percentage of Personal Income [c]
2011	23,205,133	2.08%	1,777	0.20%
2012	23,120,355	2.15%	1,766	0.20%
2013	24,106,979	2.16%	1,817	0.21%
2014	23,710,792	2.03%	1,768	0.21%
2015	21,951,282	1.73%	1,597	0.17%
2016	22,895,020	1.67%	1,665	0.17%
2017	22,594,470	1.54%	1,611	0.16%
2018	25,548,314	1.74%	1,822	0.18%
2019	22,824,854	1.30%	1,627	0.13%
2020	22,347,272	1.11%	1,460	0.11%

Fiscal Year	General Obligation Bonds Business-Type Activities	Percentage of Taxable Value of Property (a)	Per Capita (b)	Percentage of Personal Income [c]
2011	23,909,867	2.14%	1,831	0.21%
2012	23,614,644	2.20%	1,804	0.21%
2013	23,663,021	2.12%	1,783	0.21%
2014	23,114,207	1.98%	1,723	0.20%
2015	23,908,718	1.88%	1,739	0.19%
2016	21,954,980	1.60%	1,597	0.16%
2017	21,225,530	1.45%	1,514	0.15%
2018	22,717,214	1.55%	1,620	0.16%
2019	19,620,144	1.11%	1,398	0.11%
2020	18,747,727	0.93%	1,225	0.10%

Fiscal Year	Water Revenue Bonds	Total Primary Government (d)	Per Capita (b)	Percentage of Personal Income [c]
2011	22,191,968	69,306,968	5,308	0.20%
2012	20,508,832	67,243,831	5,136	0.18%
2013	21,800,000	69,570,000	5,242	0.19%
2014	19,815,000	66,639,999	4,968	0.17%
2015	17,750,000	63,610,000	4,627	0.14%
2016	15,650,000	60,500,000	4,401	0.11%
2017	13,365,000	57,185,000	4,079	0.09%
2018	11,050,000	59,315,528	4,230	0.08%
2019	8,690,000	51,134,998	3,644	0.05%
2020	6,235,000	47,329,999	3,092	0.03%

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(a) Schedule for taxable property value data.

(b) Schedule for population data.

(c) See Schedule for total personal income data.

(d) Includes governmental activities debt and business-type activities debt.

CITY OF ST. AUGUSTINE, FLORIDA
DIRECT AND OVERLAPPING GOVERNMENTAL
ACTIVITIES DEBT
September 30, 2020
(In Millions)

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
Debt Repaid with Property Taxes			
St. Johns County Capital Improvement Revenue Bonds, Series 2012	3,691,000	5.63%	207,766
St. Johns County Revenue Sharing Revenue & Refunding Revenue Bonds, Series 2014	12,335,000	5.63%	694,336
St. Johns County Sales Tax Revenue Refunding Bonds, Series 2015	45,490,000	5.63%	2,560,629
St. Johns County Sales Tax Revenue Refunding Bonds, Series 2012	37,455,000	5.63%	2,108,339
St. Johns County Transportation Improvement Revenue Bonds, Series 2012	18,570,000	5.63%	1,045,304
St. Johns County Taxable Capital Improvement Revenue Bonds, Series 2014	2,775,000	5.63%	156,205
St. Johns County Transportation Improvement Revenue Bonds, Series 2015	22,110,000	5.63%	1,244,570
St. Johns County Transportation Improvement Revenue Bonds, Series 2019	9,365,000	5.63%	527,155
St. Johns County Taxable Capital Improvement Revenue Bonds, Series 2020	11,885,000	5.63%	669,126
Other Debt			
St. Johns County School Board Certificates of Participation	155,426,097	5.63%	8,748,923
St. Johns County School Board General Obligation Bonds, Series, 2011A through 2020A	2,247,000	5.63%	126,483
St. Johns County School Board Sales Tax Revenue Bonds Series 2016	32,753,860	5.63%	1,844,042
Subtotal Overlapping Debt			\$ 19,932,878
City Direct Debt			
Capital Improvement and Refunding Revenue Bonds	22,824,856	100%	22,347,273
Subtotal Direct Debt			\$ 22,347,273
Total Direct and Overlapping Debt			\$ 42,280,151

Sources: Assessed value data used to estimate applicable percentages provided by St. Johns County Property Appraiser. Debt outstanding data provided by each governmental unit.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of St. Augustine. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

CITY OF ST. AUGUSTINE, FLORIDA

DIRECT AND OVERLAPPING RATIOS

September 30, 2020

(In Millions)

Direct and Overlapping General Obligation Debt	\$	42,280,151
Per Capita	\$	2,762
As a Percentage of Taxable Assessed Valuation		1.77%
As a Percentage of Total Just Valuation		1.45%

CITY OF ST. AUGUSTINE, FLORIDA

COMPUTATION OF LEGAL DEBT MARGIN

September 30, 2020

(In Thousands)

**The Constitution of the State of Florida, Florida Statutes 200.131, and
the City of St. Augustine Charter set no legal debt margin.**

CITY OF ST. AUGUSTINE, FLORIDA

SUMMARY OF PLEDGED FUNDS Public Service Tax/Guaranteed Entitlement Bonds (In Millions) "UNAUDITED"

Revenue Source	2015/16	2016/17	2017/18	2018/19	2019/20
Public Service Tax					
Electric	\$ 1,291,612	\$ 1,445,175	\$ 1,525,928	\$ 1,559,461	\$ 1,506,962
Communication	902,282	1,483,667	916,000	811,896	799,042
Gas	49,607	50,402	50,939	48,609	43,420
Fuel Oil	-	-	-	-	-
Total	\$ 2,243,501	\$ 2,979,244	\$ 2,492,867	\$ 2,419,966	\$ 2,349,424
Florida Revenue Sharing					
Revenue Sharing	\$ 565,395	\$ 570,421	\$ 576,587	\$ 581,797	\$ 576,197
Guaranteed Entitlements					
Local Option Gas Tax	\$ 553,516	\$ 527,151	\$ 514,361	\$ 505,278	\$ 423,885
Total	\$ 553,516	\$ 527,151	\$ 514,361	\$ 505,278	\$ 423,885
Total Pledged Funds	\$ 3,362,411	\$ 4,076,816	\$ 3,583,815	\$ 3,507,041	\$ 3,349,506

CITY OF ST. AUGUSTINE, FLORIDA

DEMOGRAPHIC STATISTICS

September 30, 2020

Year	Population		Per Capita Personal Income	Total Personal Income (In Millions)	Unemployment Rate
	City of St. Augustine	St. Johns County			
2010	13,719	189,764 (est.)	\$ 49,327	\$ 9,377,675	9.6%
2011	13,056	192,570 (est.)	\$ 47,544	\$ 10,009,692	8.4%
2012	13,092	195,847 (est.)	\$ 52,205	\$ 10,957,330	6.9%
2013	13,271	201,325 (est.)	\$ 58,019	\$ 12,156,922	5.2%
2014	13,414	207,443 (est.)	\$ 59,102	\$ 12,886,864	4.9%
2015	13,590	226,640	\$ 60,441	\$ 13,698,259	4.0%
2016	13,747	235,078	\$ 60,441	\$ 13,698,259	4.3%
2017	13,862	229,715 (est.)	\$ 61,423	\$ 14,439,811	3.7%
2018	14,021(est.)	238,742 (est.)	\$ 64,177	\$ 15,647,080	3.3%
2019	14,031	254,412 (est.)	\$ 64,177	\$ 17,327,679	2.9%
2020	15,306	261,900 (est.)	\$ 71,273	\$ 19,685,194	3.6%

Year	Population Projection	
	City of St. Augustine	St. Johns County

2021 15,306 269,495

2026 15,344 318,296

Avg Household Size: 2.30 2.49

Source: City of St. Augustine, Planning & Building Department,
St. Johns County Chamber of Commerce
Office of Economic and Demographic Research

CITY OF ST. AUGUSTINE, FLORIDA
MAJOR EMPLOYERS IN ST. AUGUSTINE AREA
(In Thousands)

Employer	Sector	2020	
		Approximate Employees	% of Total County Employment
St. Johns County School District	Education	5,039	4.01%
Flagler Health+	Medical	1,564	1.24%
St. Johns County	Public Administration	1,299	1.03%
Northrop Grumman	Manufacturing	1,110	0.88%
Florida NationalGuard Headquarters Office	Military	900	0.72%
PGA TOUR, Inc.	Event Management	800	0.64%
St. Johns County Sheriff's Office	Public Safety	689	0.55%
Florida School for the Deaf & Blind	Education	682	0.54%
Carlisle Interconnect Technologies	Manufacturing	644	0.51%
Ring Power	Heavy Equipment Sales	548	0.44%

CITY OF ST. AUGUSTINE, FLORIDA

SUMMARY OF TEN LARGEST WATER CUSOMERS
September 30, 2020

Customer	Usage for Fiscal Year Ended September 30, 2020 (in thousands of gallons)
D R HORTON	212,157
DREAM FINDERS HOMES,LLC	196,538
CITY OF ST AUGUSTINE	194,510
FLAGLER COLLEGE	149,438
FLAGLER HOSPITAL	120,578
D & B SCHOOL	108,414
SJC BOARD OF COUNTY COMMISSIONERS	102,443
MADEIRA COMMUNITY DEVELOPMENT DISTRICT	80,570
ST JOHNS COUNTY SCHOOL BOARD	72,989
THE LANDING AT ST. AUGUSTINE	70,958

Source: City of St. Augustine Customer Service Department

CITY OF ST. AUGUSTINE, FLORIDA

HISTORICAL UTILITY CUSTOMERS AND SALES OF THE SYSTEM LAST TEN FISCAL YEARS

(In Thousands)
"UNAUDITED"

Fiscal Year Ended	Water Customers			Sewer Customers		
	Inside City	Outside City	Total	Inside City	Outside City	Total
2011	6,793	4,440	11,233	6,374	2,332	8,706
2012	6,901	4,527	11,428	6,476	2,409	8,885
2013	6,826	4,532	11,358	6,727	2,408	9,135
2014	6,842	4,585	11,427	6,717	2,485	9,202
2015	6,771	4,714	11,485	6,624	2,534	9,158
2016	7,695	5,700	13,395	6,950	3,044	9,994
2017	7,623	5,790	13,413	6,862	3,174	10,036
2018	7,907	6,263	14,170	7,109	3,522	10,631
2019	8,040	6,424	14,464	7,172	3,673	10,845
2020	8,606	7,003	15,609	7,643	4,196	11,839

Source: City of St. Augustine Customer Service Department

Water Sales (Thousands of Gallons)		
Inside City	Outside City	Total
540,729	374,552	915,281
542,757	398,102	940,859
535,938	366,881	902,819
595,408	391,182	986,590
540,026	368,309	908,335
563,563	404,526	968,089
587,371	425,859	1,013,230
557,225	421,331	978,556
585,057	443,263	1,028,320

CITY OF ST. AUGUSTINE, FLORIDA

WATER AND WASTE WATER TREATMENT PLANTS SUMMARY OF HISTORICAL DAILY FLOWS (In Millions) "UNAUDITED"

Fiscal Year Ended	Water Treatment Plant (a)		Wastewater Treatment Plant	
	Annual Average Daily Flow (Millions of Gallons Per Day)	Maximum Monthly Average Daily Flow (Millions of Gallons Per Day)	Annual Average Daily Flow (Millions of Gallons Per Day)	Maximum Monthly Average Daily Flow (Millions of Gallons Per Day)
2011	3.244	3.692	2.674	3.581
2012	3.058	3.601	3.587	5.772
2013	2.974	3.389	3.913	5.724
2014	2.959	3.178	3.678	4.614
2015	3.110	3.443	3.828	7.915
2016	3.320	3.702	3.213	4.429
2017	3.304	3.690	3516	5.553
2018	3.225	3.382	3.955	6.417
2019	3.223	3.629	3.453	5.177
2020	3.404	3.619	3.552	5.437

Source: City of St. Augustine Engineering Department

CITY OF ST. AUGUSTINE, FLORIDA

WATER AND SEWER UTILITIES HISTORICAL RATE STRUCTURES

(In Thousands)
"UNAUDITED"

Effective October 1,	Service Area	Minimum Charge Flow Rate Gal./Month	Water		Sewer	
			Minimum Charge	Additional Charge Per 1,000 Gal.	Minimum Charge	Additional Charge Per 1,000 Gal.
2011	Inside City	3,000	16.46	4.56	22.69	5.77
	Outside City	3,000	20.54	5.70	28.34	7.21
2012	Inside City	3,000	16.83	4.68	22.99	5.87
	Outside City	3,000	20.99	5.85	28.70	7.33
2013	Inside City	3,000	17.12	4.76	23.40	5.98
	Outside City	3,000	21.37	5.95	29.22	7.46
2014	Inside City	3,000	17.30	4.82	23.40	6.06
	Outside City	3,000	21.61	6.03	29.22	7.56
2015 (a)	Inside City	0	11.53	2.50-10.62	11.77	5.56
	Outside City	0	14.30	3.10-13.17	14.59	6.89
2016	Inside City	0	11.53	2.50-10.62	11.77	5.56
	Outside City	0	14.30	3.10-13.17	14.59	6.89
2017	Inside City	0	12.19	2.64-11.26	12.45	6.14
	Outside City	0	14.99	3.25-13.85	15.31	7.55
2018	Inside City	0	12.89	2.79-11.66	13.17	6.47
	Outside City	0	15.73	3.40-14.23	16.07	7.89
2019	Inside City	0	14.26	2.85 - 12.74	14.67	6.69
	Outside City	0	17.25	3.45 - 15.42	17.75	8.09
2020	Inside City	0	14.69	2.94 - 13.12	15.11	6.89
	Outside City	0	17.63	3.53 - 15.74	18.13	8.09

(a) In 2015, the City changed to a conservation rate structure. There is no longer a minimum bill of 3,000 gallons of usage.

CITY OF ST. AUGUSTINE, FLORIDA

BUILDING PERMIT ACTIVITY

LAST TEN FISCAL YEARS

(In Thousands)

September 30, 2020

"UNAUDITED"

Fiscal Year	Single Family Units	Multi-Family Units	New Residential Valuation	New Non-Residential Valuations	Residential & Non-Residential Additions/Alterations	Public Valuation	Total Valuation
2011	41	-	49,910	-	834	-	50,744
2012	38	-	7,986	3,561	-	-	11,547
2013	49	-	10,964	14,490	1	12,644	38,100
2014	67	-	12,135	9,069	65	8,153	29,422
2015	89	-	17,335	13,730	129	9,256	40,450
2016	61	-	11,523	25,918	84	9,256	46,781
2017	58	-	15,390	9,093	370	20,660	45,143
2018	71	524	56,812	15,815	135	12,538	85,168
2019	232	314	87,583	23,343	114	12,818	123,744
2020	79	4	23,504	13,331	109	10,916	47,751

Source: City of St. Augustine Planning & Building Department

CITY OF ST. AUGUSTINE, FLORIDA

**PROPERTY VALUE, CONSTRUCTION AND BANK DEPOSIT
(In Millions of Dollars)
"UNAUDITED"**

Fiscal Year	Commercial Construction (a)		Residential Construction (a)		Bank Deposits (b)
	Number of Units	Value	Number of Units	Value	
2011	-	-	41	49,910	2,868,734
2012	30	3,561	38	3,986	2,833,072
2013	31	14,490	49	10,964	2,940,180
2014	33	15,779	104	13,578	3,100,391
2015	60	23,882	164	20,531	3,500,629
2016	16	25,918	61	11,523	3,879,785
2017	14	9,093	58	15,390	4,125,350
2018	15	15,815	595	56,812	4,267,208
2019	10	23,343	546	87,583	4,939,299
2020	8	13,331	83	23,504	5,588,837

NOTES:

(a) Planning and Building Division

(b) Deposits for St. Johns County (\$000)

Source: www.FDIC.gov

CITY OF ST. AUGUSTINE, FLORIDA

MISCELLANEOUS STATISTICAL DATA

September 30, 2020

Date of Incorporation	May 30, 1925
Form of Government	Commission - Manager
Area:	
Square Miles	13.89 Miles
Paved Streets	66.61
Unpaved Streets	10.5
Altitude	7 Feet Above Sea Level
Education:	
Elementary	3
Secondary	1
Post-Secondary	2
Fire Protection:	
Number of Fire Stations	2
Number of Firefighters	33.5
Police Protection:	
Number of Police Stations	1
Number of Police Officers	57
Utility Customers:	
Water	15,609
Sewer	11,839
Solid Waste	8,188
Tourism Facts (St. Johns County):	
Visitors (Per Year)	9,597,518
Airports	1
Attractions/Points of Interest	50 +
Camp Sites	1241
Condominium Units (Rentals)	4000
Hotel/Motel Units	5600
Marinas	10
Parks and Playgrounds	41
Public Golf Courses	5
Public Tennis Courts	28
Restaurants	200 +
Sightseeing Services	7
State Parks	5

(continued)

CITY OF ST. AUGUSTINE, FLORIDA

MISCELLANEOUS STATISTICAL DATA

September 30, 2020

(continued)

Climate:

Average Temperature and Precipitation in St. Johns County			
Quarter	Average Daily Max. Temperature	Average Daily Min. Temperature	Total Rainfall
October - December	74.3	56.6	9.3
January - March	69.4	49.3	9.7
April - June	83.4	64.6	11.3
July - September	88.4	72	19.7

**Source: St. Johns County Chamber of Commerce,
Weather Atlas**

CITY OF ST. AUGUSTINE, FLORIDA

FULL-TIME EQUIVALENT CITY EMPLOYEES BY FUNCTION LAST FIVE FISCAL YEARS "UNAUDITED"

FUNCTION	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Governmental Activities:					
General Government	53.5	53.5	56.5	57.5	59
Public Safety	100	104	105	103.5	109.5
Physical Environment	33	34.5	36.5	36	36.5
Transportation	18	18	18	18	17
Culture/Recreation	10	9	10	12	14
Business-Type Activities					
Utilities	63	60	63	61	62
Stormwater	3	3	4	5	4
Solid Waste	16	19	19	19	18
Municipal Marina	12	11.5	11.5	12	12.5
Visitor Information Center	19.5	21.5	21	22.5	22

Source: City of St. Augustine Human Resources Department

CITY OF ST. AUGUSTINE, FLORIDA

**OPERATING INDICATORS BY FUNCTION
LAST FIVE FISCAL YEARS
"UNAUDITED"**

FUNCTION	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Police					
Physical Arrests	1,336	979	1,345	1,222	682
Traffic Violations	2,818	2,012	1,105	1,968	1,443
Calls for Service	42,108	45,151	44,643	47,262	41,716
Parking Violations (includes those issued by Parking Enforcement)	13,696	11,880	12,835	14,229	6,755
Fire					
Number of calls answered	4,403	4,288	4,235	4,199	4,038
Inspections	489	432	218	420	590
Pre-fire tours	492	419	270	475	325
Hydrants Flow Tested	955	303	1,648	18	642
Highways and Streets					
New Street Pavings (miles)	-	-	-	0.48	-
Streets Resurfaced (miles)	3.5	3.7	6.6	5.03	7.48
Sanitation					
Refuse Collected (tons/day)	67.3	68.5	69.7	66.3	75.1
Recyclables Collected (tons/day)	8.6	9.5	10.5	18.9	24.4
Culture and Recreation					
Field Permits Issued	16	16	16	24	9
Lightner Museum Courtyard Permits Issued				304	310
Plaza Permits Issued	30	30	26	52	22
Other Event Permits Issued	51	52	62	75	43
Water					
New Connections	315	466	397	701	408
Average Daily Consumption (thousands of gallons)	3,320	3,304	3,225	3,223	3,404
Wastewater					
Average Daily Usage (thousands of gallons)	3,213	3,516	3,955	3,453	3,552

Source: Various City Departments

CITY OF ST. AUGUSTINE, FLORIDA
CAPITAL ASSET STATISTICS BY FUNCTION
LAST FIVE FISCAL YEARS
"UNAUDITED"

FUNCTION	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Police					
Stations	1	1	1	1	1
Boats	1	1	1	1	1
Fire					
Stations	2	2	2	2	2
Vehicles	9	10	10	10	10
Boats	1	2	2	2	2
Sanitation					
Collection Trucks	7	13	13	13	13
Water					
New Feet of Water Mains Added	18,400	12,475	10,404	16,958	9,912
Fire hydrants	1,127	1,173	1,177	1,206	1,221
Maximum Monthly Average Daily Flow (thousands of gallons)	3,702	3,690	3,382	3,629	3,619
Wastewater					
New Feet of Sanitary Sewer Added	10,544	12,306	9,327	3,217	20,485
New Feet of Storm Sewers Added	1,536	1,000	1,192	270	1,296
Maximum Monthly Average Daily Flow (thousands of gallons)	4,429	5,553	6,417	5,177	5,437

Source: Public Works and Utilities Department

Compliance Section

This Section Contains the Following:

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Independent Accountant's Report on Compliance With Section 218.415, Florida Statutes

Independent Auditor's Report On Compliance For Each Major Federal Program; Report On Internal Control Over Compliance; And Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

Schedule of Findings and Questioned Costs

Management Letter

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON
AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENTAL AUDITING STANDARDS**

Honorable Mayor and Members of the City Commission
Mr. John Reagan, City Manager
City of St. Augustine, Florida
St. Augustine, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States the financial statements of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of the City of St. Augustine, Florida (the City) as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 31, 2021.

Internal Control Over Financial Reporting:

In planning and performing our audit, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify and deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters:

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

Purpose of this Report:

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Masters, Smith & Wiley, P.A.
Certified Public Accountants
Jacksonville, Florida

March 31, 2021

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

Honorable Mayor and Members of the City Commission
Mr. John Regan, City Manager
City of St. Augustine, Florida
St. Augustine, Florida

We have examined the City of St. Augustine, Florida's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, as of and for the year ended September 30, 2020, as required by Section 10.556(10)(a), *Rules of the Auditor General*. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with specific requirements.

In our opinion, the City of St. Augustine, Florida compiled, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and Florida House of Representatives, The Florida Auditor General, Federal and other granting agencies and pass through entities, The Mayor and City Council members, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Masters, Smith & Wisby, P.A.
Certified Public Accountants
Jacksonville, Florida

March 31, 2021

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH
MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL
OVER COMPLIANCE; AND REPORT ON SCHEDULE OF EXPENDITURES
OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE**

Honorable Mayor and Members of the City Commission
Mr. John Regan, City Manager
City of St. Augustine, Florida
St. Augustine, Florida

Report on Compliance for Each Major Federal Program

We have audited the City of St. Augustine, Florida's (the City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2020. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards, the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program and state projects. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2020.

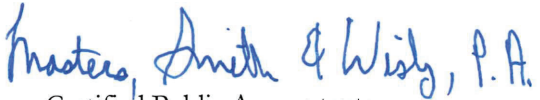
Report on Internal Control Over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and state project and to test and report on internal control over compliance in accordance with the Uniform Guidance , but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance . Accordingly, this report is not suitable for any other purpose.


Certified Public Accountants
Jacksonville, Florida

March 31, 2021

CITY OF ST. AUGUSTINE, FLORIDA
Schedule of Findings
and Questioned Costs
For the Year Ended September 30, 2020

Financial Statements

Type of auditors' report	Unmodified
Internal control over financial reporting:	
Material weakness identified?	No
Reportable conditions identified not considered to be material weakness?	None reported
Noncompliance material to financial statements noted?	No

Federal Programs:

Internal control over major programs:	
Material weaknesses identified?	No
Reportable condition identified not considered to be material weakness?	None reported
Type of auditors' report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Section 2 CFR 200.516(a)	No
Identification of major programs:	
	<u>CFDA No.</u>
Hazard Mitigation	97.039
Drinking Water State Revolving Fund	66.468
Dollar threshold used to distinguish Type A and Type B programs	<u>\$ 750,000</u>
Auditee qualified as low-risk auditee pursuant to Uniform Guidance	Yes

(continued)

CITY OF ST. AUGUSTINE, FLORIDA
Schedule of Findings
and Questioned Costs
For the Year Ended September 30, 2020

(continued)

Financial Statement Findings:

No matters required to be reported.

Major Federal Programs Findings and Questioned Costs:

No matters required to be reported.

Other Issues

A corrective Action Plan is not required because there were no findings required to be reported under the Federal Single Audit Act.

MANAGEMENT LETTER

Honorable Mayor and Members of the City Commission
Mr. John Regan, City Manager
City of St. Augustine, Florida
St. Augustine, Florida

Report on the Financial Statements

We have audited the financial statements of the City of St. Augustine, Florida (the City) as of and for the fiscal year ended September 30, 2020 and have issued our report thereon dated March 31, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and the Audit Requirements for Federal Awards* (Uniform Guidance and Chapter 10.550, *Rules of the Florida Auditor General*.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, Independent Auditors' Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance and Independent Accountants' Report on an examination conducted in accordance with the *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated March 31, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial report. We determined corrective actions have been taken for all the prior year findings.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General* requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in the management letter, unless disclosed in the notes to the financial statements. This information is disclosed in the notes to the financial statements.

Financial Condition

Pursuant to Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require that we apply appropriate procedures and report the results of our determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by the same.

Section 10.554(1)(i)2, *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we had the following finding and recommendation.

Finding and Recommendation 2020-1 Purchase Orders:

In reviewing 50 cash disbursements, it was noted that 4 purchase orders had been issued after the vendor invoice date which is not in accordance with the City's procurement policy. We recommend the City review its procurement policy with the applicable departments to help minimize the risk of future violations.

Response:

The City acknowledges that at times and due to expediency that purchase orders may be sometimes issued subsequent to the vendors supplying of the service/goods. The City will remind the appropriate departments about its procurement policy in order to lessen the risk of future occurrences.

Finding and Recommendation 2020-2 Internal Audit Function:

The City is currently without a person designated with internal audit responsibilities due to the retirement of the person assigned this responsibility. Due to the multitude of operations of the City and the various locations that sell products and handle cash, we recommend the City consider filling this position to lessen the risk of fraud or misappropriation of assets not being detected in a timely manner.

Response:

The City acknowledges that the accounting division was staffed with personnel who were unable to perform internal audit functions. The retired Accountant II grew into an internal auditor after ten years of experience. The City will eventually fill this role after accounting duties are mastered by the new accounting personnel. In the interim, the Finance Director and Deputy Finance Director will perform internal audits as necessary.

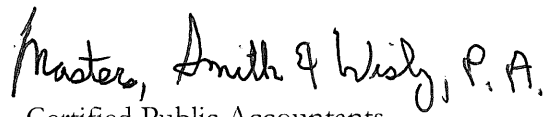
Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Mayor and City Commission members, management, the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, and federal granting agencies and pass through entities, and is not intended to be and should not be used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.


Certified Public Accountants
Jacksonville, Florida

March 31, 2021

City of St. Augustine

Memorandum

TO: John Regan, P.E.
City Manager

DATE: April 26, 2021

RE: **Amended Development Agreement Related to the Shipyards Property**

On January 28, 2019, the Shipyards property entered into a Development Agreement with the City. This Development Agreement addresses certain issues related to the construction of utilities on the property, which will serve the private property owners as well as the public. As such, the Development Agreement clarifies the property owner's and the City's responsibilities for the construction of water, sanitary sewer, stormwater and associated roadway infrastructure.

The attached Amended Development Agreement includes the language contained in the existing Development Agreement, without any changes, and it clarifies how "Development Rights" (residential density) will be allocated and monitored throughout the property. This update also includes language allowing the joint use of parking facilities throughout the site after approval by the city Planning and Zoning Board. This amendment recognizes lot coverage and impervious surface ratios will be measured within the whole property, not by individual parcels within the property.

The total maximum residential density for the Shipyards property is 16 residential dwelling units per acre of developable land. These dwelling units can be apartments, townhouses, condominiums or detached single family homes, or any combination of these. This is established in the City's Comprehensive Plan and will not change. There are 33.85 acres of developable land, which allows for a total of 541 residential dwelling units throughout the property.

The Amended Development Agreement allows the Shipyards to allocate residential density ("Development Rights") within the property and it makes the Shipyards owner commit to keeping track and reporting the total overall residential density when property is developed and sold. This will ensure that the City's Comprehensive Plan is not violated.

Please place the attached Amended Development Agreement on the April 26, 2021 City Commission agenda for first reading and a public hearing. If this is approved, please schedule the second reading for the Amended Development Agreement for May 10, 2021.

If you have any questions, please let me know.



David Birchim, AICP
Director, Planning and Building

AMENDED AND RESTATED SHIPYARDS DEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED SHIPYARDS DEVELOPMENT AGREEMENT (the “**Agreement**”) is made and entered into on this ____ day of _____, 2021, by and between WINDWARD SHIPYARD, LLC, a Delaware limited liability company (“**Windward**”), and WINDWARD SHIPYARD LAND HOLDINGS, LLC, a Delaware limited liability company (“**Land Holdings**”, and together with Windward, their successors and assigns, “**Owner**”), and THE CITY OF ST. AUGUSTINE, FLORIDA, a Florida municipal corporation (the “**City**”).

A. The Owner is the successor in interest to Greenwood Property, LLC, a Florida limited liability company (“**Greenwood**”), in ownership of a majority of the real property subject to that certain Shipyards Development Agreement between the City and Greenwood dated January 28, 2019 and recorded in Official Records Book 4734, Page 782, Public Records of St. Johns County, Florida (the “**Original Agreement**”).

B. The Owner attests and warrants that it is the sole owner in fee simple title of the property described in **Exhibit “A”** attached hereto and incorporated herein by this reference, which is located within the City of St. Augustine, St. Johns County, Florida (the “**Property**”), and that Robert Finvarb, as Manager of Windward Shipyard Manager, LLC, a Delaware limited liability company, which is Manager of Windward Shipyard, LLC and Windward Shipyard Land Holdings, LLC, is authorized to execute all binding documents on behalf of Owner.

C. The parcel owned by St. Augustine Shipyard, LLC (St. Johns County Parcel Identification No. 134230-0010) will remain subject to the Original Agreement.

D. The Property has been annexed into the City pursuant to Ordinance No. 2018-41.

E. The Property has been given a Future Land Use Map (“**FLUM**”) designation of Residential Medium Density/Mixed Use and a zoning district of Residential General Office (“**RGO**”). The Property will be developed in accordance with these applicable future land use and zoning designations (the “**Development**”). The Property does not include other land owned by the Owner that is wetland and designated Open Land on the City’s FLUM.

F. The Owner desires to develop the Property in an innovative, unified manner, with a mixture of residential, commercial, office and light industrial uses, with residential densities and non-residential intensities consistent with the Residential Medium Density/Mixed Use FLUM designation. Some land uses will be combined in one building or a series of buildings and on the same parcel or parcels within the Property.

G. The Owner will construct certain public roadway, utility and other improvements, both on the Property and off-site, to mitigate for impacts of the Development, as set forth herein.

H. The Owner and the City desire to enter into this Agreement to (i) allow the assignment of development rights and related parking and stormwater within the Property to individual parcels within the Development, regardless of parcel ownership; and (ii) to provide for the provision of certain site improvements that will benefit the Development and the public concurrently with the portion of the Development to be served by such improvements.

I. This Agreement is consistent with the City's Charter, the City's Comprehensive Plan and Municipal City Code, as well as, with provisions of Chapter 163, Florida Statutes, Chapter 166, Florida Statutes, Chapter 187, Florida Statutes and Article VIII, Section 2(b), Constitution of the State of Florida, and other applicable law, and serves a public purpose.

J. The City has determined that the requirements of Section 163.3231, Florida Statutes, have been met in that:

- i. The City has adopted a local Comprehensive Plan that is in compliance.
- ii. The proposed development of the Property is consistent with the City of St. Augustine Comprehensive Plan, including the Future Land Use Map, and complies with applicable provisions of the City's Land Development Regulations and Municipal Code (the "City Code").
- iii. This Agreement constitutes a binding commitment on the part of the Owner, its successors and assigns, to develop the Property consistent with the Comprehensive Plan and applicable provisions of the City Code.

K. The following is the Public Facility Schedule applicable to the development of the Property through the thirty (30) years of this Development Agreement, to 2051:

- i. Transportation. Transportation capacities will be provided by the City or other agency as set forth in its regulations and Capital Improvement Program, as amended from time to time, and in compliance with the provisions of this Agreement and the respective responsibilities of the parties.
- ii. Potable Water and Sanitary Sewer. The City will provide adequate water and wastewater service to the Property in accordance with local government development orders that have been and will be issued for development of the Property from time to time. The Owner will construct water and sewer line extensions necessary to serve the Property, as well as other improvements in compliance with the provisions of this Agreement and the respective responsibilities of the parties.
- iii. Solid Waste. The City will provide solid waste disposal to the Property.
- iv. Drainage. Concurrently with development of the Property or portions thereof, the Owner will provide drainage in accordance with St. Johns River Water Management District rules and in accordance with local government development orders that have been and will be issued for development of the Property from time to time, as well as other improvements in compliance with the provisions of this Agreement and the respective responsibilities of the parties.

v. Parks / Open Space. Concurrently with development of the Property or portions thereof, the Owner and the City will provide parks and open space as required in applicable provisions of the City Code.

L. The population densities, building intensities and maximum height possible for the Development under its FLUM and zoning designations and current City Code include all uses in the RGO zoning district, including restaurants, hotels and conference centers, apartments or condominiums up to a maximum of 16 units per developable acreage, with a lot coverage maximum of fifty percent (50%) and a maximum building height of fifty (50) feet (with additional height for architectural features, mechanical equipment and the like, in conformance with applicable City Code provisions).

M. This Agreement strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation and comprehensive planning and reduces the costs of development.

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **Findings of Fact.** The Recitals set forth above are true and correct and are incorporated herein by reference as Findings of Fact.

2. **Purpose and Intent.** The Owner and the City desire to enter into this Agreement to address their respective responsibilities for both on-site and off-site improvements related to the Development. The parties intend to utilize this Agreement to identify the methodology to be used for allocating costs for the potable water system, the sanitary sewer system, the stormwater system and the transportation system. In addition, the Agreement identifies the available credits to the Owner, the potential for future credits, and the City's share of financial responsibility for improvements that may benefit the City's overall utility, stormwater and transportation systems beyond that needed for this Development. The parties do not intend to vest the Development to current land development regulations, and Owner or its successors and assigns will be required to meet all applicable codes at the time individual development orders or permits are sought.

3. **Public Facility Improvements.** The Owner agrees that Owner or the developer of each parcel, as it is developed, within the Property, shall pay the water/sewer connection/tap costs/fees for lots, units or structures within the Development at the time of issuance of a building permit for the particular improvement. The Owner agrees that Owner or the developer of each parcel, as it is developed, within the Property, shall abide by all applicable federal, state and local codes, design, permitting and construction standards, requirements, policies, rules and regulations for civil site plan, utilities, stormwater and buildings. The water, sanitary sewer, stormwater and transportation system improvements detailed in this Section 3 shall be provided concurrently with the portion of the Development such systems are designed to serve. In addition, the parties agree to the following utility and infrastructure improvements:

- a. City Potable Water System.
 - i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing potable water on-site to the Property for its intended uses.
 - ii. If, at the time Owner applies for a development permit related to the provision of potable water to the Property, the City determines that off-site improvements related to development of the Property are beneficial to the City's potable water system, Owner will pay for fifty percent (50%) of the costs associated with the City's upgrade to off-site improvements, to be paid no later than at the time of the issuance of the first certificate of occupancy for that development permit. Full payment of these costs shall be a binding requirement of development for all development orders or permits for the Property.
 - iii. Owner agrees to provide to the City any additional easements on, under and across the Property necessary for the construction, operation and maintenance of the potable water system.
- b. City Sanitary Sewer System.
 - i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing sanitary sewer onsite to the Property for its intended uses.
 - ii. If, at the time Owner applies for a development permit related to the provision of sanitary sewer to the Property, the City determines that off-site improvements related to development of the Property are beneficial to the City's sanitary sewer system, Owner will pay for fifty percent (50%) of the costs associated with the City's upgrade to off-site improvements, to be paid no later than at the time of the issuance of the first certificate of occupancy for that development permit. Full payment of these costs shall be a binding requirement of development for all development orders or permits for the Property. However, any design changes by the City for the long-term efficacy of Pump Station 67 shall be borne solely by the City.
 - iii. Owner agrees to provide to the City any additional easements on, under and across the Property for the construction, operation and maintenance of the sanitary sewer system.
- c. Stormwater System.
 - i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing

stormwater capture, retention and treatment onsite to the Property for its intended uses.

- ii. If, at the time Owner applies for a development permit related to the provision of stormwater capture, retention or treatment to the Property, the City determines that oversizing on-site improvements for accepting the City's off-site stormwater flow are beneficial to the City's stormwater system, the City will pay one hundred percent (100%) of the costs associated with the oversizing costs to on-site improvements, to be paid no later than at the time of the issuance of the first certificate of occupancy for that development permit.
- iii. City will grant Owner one hundred percent (100%) credit for 295,309 square feet (6.78 acres) of historical impervious area.
- iv. City will grant Owner thirty percent (30%) credit for on-site treatment of stormwater runoff.
- v. City will grant Owner an additional discount proportionate to the City's use of the oversized on-site improvements per the engineering sizing calculations submitted to the City as part of the permitting.
- vi. Owner agrees to provide to the City any additional easements on, under and across the Property necessary for the construction, operation and maintenance of the stormwater system. However, such easements shall not relieve Owner of the duty to construct, maintain and operate the onsite stormwater facilities.

d. Transportation System.

- i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing mobility, access, transportation and roadway system improvements to the Property for its intended uses.
- ii. If, at the time Owner applies for a development permit related to mobility, access, transportation or roadways to the Property, the City or other permitting agency determines that off-site improvements related to development of the Property are beneficial to the transportation system, the City will be responsible for payment not to exceed \$500,000.00 of the costs associated with the upgrade to off-site improvements and Owner will be responsible for all other costs associated with the offsite transportation and roadway system improvements. Full payment of these costs shall be a binding requirement of development for all development orders or permits for the Property.
- iii. Owner may be eligible to apply for credits for transportation or mobility improvements, if the City has a system for such credits available in its codes and regulations at the time of permitting the off-site improvements. Nothing herein implies that a credit system will be in place at the time of permitting, nor that the

City is otherwise required to implement such a system. Once the offsite improvements are built, inspected and approved, no credits will be applied retroactively.

- iv. Owner agrees to provide to the City any additional easements on, under, and across the Property necessary for the construction, operation and maintenance of the transportation system. However, such easements shall not relieve Owner of the duty to construct, maintain, and operate the onsite transportation facilities.

4. **Property Development Rights**. For the purposes of the Agreement, the Property shall have the following development rights, as calculated below:

a. The Property includes approximately 33.85 developable acres, as depicted on the conceptual development plan attached hereto as **Exhibit "B"** and incorporated herein by this reference (the "**Conceptual Development Plan**"). Based on the approximately 33.85 developable acres within the Property, the maximum residential density for the Development will be 541 units, pursuant to the future land use and zoning designations (the "**Residential Development Rights**"). The maximum non-residential intensity for the Development shall not exceed the 50 percent lot coverage by buildings for the overall Property, less the lot coverage by residential buildings (the "**Non-Residential Development Rights**", and collectively with the Residential Development Rights, the "**Development Rights**");

b. The Development shall not be permitted to exceed 50 percent lot coverage by buildings, as calculated over the 33.85 developable acres within the Property.

c. The Owner shall be permitted to allocate some or all of the Development Rights to one or more parcels within the Property, regardless of the size of such parcel or parcels. The Owner shall notify the City when it allocates any portion of the Development Rights to a parcel within the Property and shall record an assignment of such portion of the Development Rights against title to the applicable parcel in the Public Records of St. Johns County, Florida. The Owner shall also submit tables tracking allocations of the Development Rights with each construction plan submittal to the City, so that the City will know how many cumulative Development Rights have been allocated as of the date of each construction plan submittal.

d. Permitted uses within the Development shall be those allowed by right in the Residential Medium Density/Mixed Use future land use category and RGO zoning district.

e. Lot coverage by buildings and impervious surface shall be measured within the Property as a whole, and not by individual parcel or parcels.

f. Stormwater ponds and structures may be shared among parcels within the Property.

g. Trash dumpsters and other facilities may be located outside of any parking garage or garages that may be constructed on the Property so that garbage trucks do not have to enter such garage(s).

5. **Shared Parking.** The Development will include a variety of land uses, including residential, commercial, office and light industrial, and will be developed in a unified manner, consistent with the Conceptual Development Plan. Due to its mixed-use nature, the Development shall be permitted to have parking for various parcels within the Property located anywhere within the Development, if approved by the City Planning and Zoning Board (“PZB”) as a use by exception. If the entire Development is approved by the PZB as a use by exception for off-site parking, each specific parcel, at the time of its construction plan submittal, shall identify (i) its per-Code parking needs, (ii) the off-site parking location to be used within the Development for such parcel and if the location complies with the City Code’s distance requirements, (iii) the available number of parking spaces at that location, and (iv) the availability of such parking spaces no later than at the time the City issues a certificate of occupancy or its equivalent for the related use. The Owner shall notify the City when it allocates parking spaces within the Development to a specific parcel and shall submit tables tracking allocations of parking spaces with each construction plan submittal to the City, so the City can track the Development’s compliance with Code parking provisions. Nothing herein is intended to vary, modify or waive any Code criteria, nor to imply the preemptive approval or disapproval of a use by exception or other quasi-judicial hearing process. If the Development is not approved by the PZB as a use by exception for off-site parking, each parcel within the Development will have to comply with Code parking requirements on-site.

6. **Development Timing.** Project development has commenced with the construction of the Culinary Outfitters restaurant and Windward Marina dry stack storage facility. Because the Property has an RGO zoning designation, no Development phasing or completion dates are required by the Code. The City shall review the Development at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with this Agreement, pursuant to Section 163.3235, Florida Statutes.

7. **Authority and Duration.** This Agreement is made and granted pursuant to Sections 163.3220-163.3243, Florida Statutes, and is effective through the thirtieth (30th) anniversary of the Effective Date of this Agreement, and any extension of this Agreement.

8. **Amendment, Extension of Agreement.** If state or federal laws are enacted after the execution of this Agreement that are applicable to and preclude the parties’ compliance with the terms of this Agreement, this Agreement shall be modified or revoked as necessary to comply with the relevant State or federal laws, pursuant to Section 163.3241, Florida Statutes, as may be amended from time to time. The duration of this Agreement may be extended by the City pursuant to law and after conducting a public hearing in the manner specified in Section 163.3225, Florida Statutes, as may be amended from time to time.

9. **Necessity to Obtain Permits.** The Owner acknowledges its obligation to obtain all necessary federal, state and other local development permits (not mentioned herein) for development of the Property. The failure of this Agreement to address any particular permit, condition, term or restriction applicable to development of the Property shall not relieve the Owner or any successors or assigns of the necessity of complying with federal, state, and other local permitting requirements, conditions, terms or restrictions as may be applicable.

10. **Agreement Consistent with Comprehensive Plan and Section 163.3180, Florida Statutes (2020).** The City hereby acknowledges and agrees that (i) the Development is consistent with Florida Statutes and with the City's Comprehensive Plan and Land Development Regulations, and (ii) that the City's Comprehensive Plan is in compliance with the State of Florida Comprehensive Plan.

11. **Remedies.** Each party to this Agreement shall be entitled to seek enforcement of this Agreement against the other party consistent with Section 163.3243, Florida Statutes, as may be amended from time to time. .

12. **Binding Effect.** The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. When Owner is used in this Agreement, it includes Owner and any successors and assigns owning any rights to the Property, jointly and severally assuming all the Owner obligations set out in the Agreement, unless the obligations have been fully discharged. Payments or credits due to Owner by City pursuant to the terms of this Agreement will be disbursed or assigned to WINDWARD SHIPYARD LAND HOLDINGS, LLC. City shall have no duty to apportion or assign any payments or credits from this Agreement to successors or assigns, and said successors or assigns shall only look to WINDWARD SHIPYARD LAND HOLDINGS, LLC for reimbursement, credit or apportionment.

13. **Applicable Law: Jurisdiction and Venue.** This Agreement and the rights and obligations of the City and Owner under this Agreement shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida (2020). This Agreement may be enforced as provided in Section 163.3243, Florida Statutes, as may be amended from time to time. Venue for any litigation pertaining to the subject matter of this Agreement shall be exclusively in St. Johns County, Florida. If any provision of this Agreement, or the application of this Agreement to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

The fact that this Agreement does not detail all laws, rules, regulations, permits, conditions, terms and restrictions that must be satisfied to complete the Development contemplated by this Agreement shall not relieve Owner or its successors in interest of the obligation to comply with the law governing such permit requirements, conditions, terms and restrictions.

14. **Joint Preparation.** Preparation of this Agreement has been a joint effort of the parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

15. **Exhibits.** All exhibits attached to this Agreement contain additional terms of this Agreement and are incorporated into this Agreement by reference.

16. **Captions or Paragraph Headings.** Captions and paragraph headings contained in this Development Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope of intent of this Agreement, nor the intent of any provision of this Agreement.

17. **Counterparts.** This Agreement may be executed in counterparts, each constituting a duplicate original; such counterparts shall constitute one and the same Agreement.

18. **Effective Date and Recordation.** This Agreement shall become effective fifteen (15) days after it has been recorded in the Public Records of St. Johns County (the “**Effective Date**”).

19. **Amendment.** This Agreement may be amended, cancelled or revoked consistent with the notice and hearing procedures of Section 163.3225, Florida Statutes, and the terms of Section 163.3237, Florida Statutes, as may be amended from time to time.

20. **Further Assurances.** Each party to this Agreement agrees to do, execute, acknowledges and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts, and assurances in a manner and to the degree allowed by law, as shall be reasonably requested by the other party in order to carry out the intent of and give effect to this Agreement. Without in any manner limiting the specific rights and obligations set forth in this Agreement or illegally limiting or infringing upon the governmental authority of the City, the parties declare their intention to cooperate with each other in effecting the purposes of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

21. **Notices.** Any notices or reports required by this Development Agreement shall be sent to the following:

For the City: City Manager
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

With copy to: City Attorney
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

For Owner: Windward Shipyard, LLC
Windward Shipyard Land Holdings, LLC
2999 NE 191st Street, Suite 800
Aventura, Florida 33324

With copy to: Ellen Avery-Smith
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

[Signatures on Following Pages]

Passed and Duly Adopted by the City Commission of the City of St. Augustine, Florida
this ____ day of _____, 2021.

Attest:

CITY OF ST. AUGUSTINE, FLORIDA, a
municipal corporation

By: _____
John P. Regan, P.E., City Manager

Approved as to form, legal sufficiency and
execution:

By: _____
Isabelle Lopez, City Attorney

IN WITNESS WHEREOF, the parties hereto through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Florida
Witnesses:

WINDWARD SHIPYARD, LLC, a Delaware
limited liability company

Name: _____

By:
Name: _____
Its: _____

Date:

Name: _____

STATE OF _____

COUNTY OF _____

The forgoing instrument is hereby acknowledged before me by means of ____ physical presence or ____ online notarization this ____ day of _____, 2021, by _____ as _____ of Windward Shipyard, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

NOTARY PUBLIC

IN WITNESS WHEREOF, the parties hereto through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Florida
Witnesses:

WINDWARD SHIPYARD, LLC, a Delaware
limited liability company

Name: _____

By:
Name: _____
Its: _____

Date:

Name: _____

STATE OF _____

COUNTY OF _____

The forgoing instrument is hereby acknowledged before me by means of ____ physical presence or ____ online notarization this ____ day of _____, 2021, by _____ as _____ of Windward Shipyard Land Holdings, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

NOTARY PUBLIC

EXHIBIT "A"

Legal Description of Property

A TRACT OF LAND COMPRISED OF PORTIONS OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3818, PAGE 1150, AND OFFICIAL RECORDS BOOK 3757, PAGE 1474, LYING IN SECTIONS 19 AND 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH $11^{\circ}24'27''$ WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 23.06 FEET TO ITS INTERSECTION WITH THE OUTHEASTERLY RIGHT-OF-WAY LINE OF IROQUOIS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH $41^{\circ}44'18''$ EAST ALONG SAID SOUTHEASTERLY RIGHT-WAY-LINE, BEING THE SAME AS THE NORTHWESTERLY LINE OF BLOCK H OF SAID SEMINOLE PARK, 178.02 FEET; THENCE SOUTH $48^{\circ}13'13''$ EAST, DEPARTING LAST SAID LINE, 139.93 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5, BLOCK H OF SAID SEMINOLE PARK; THENCE NORTH $41^{\circ}43'22''$ EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, ACROSS FORMER MOHAWK STREET, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372, SAID PUBLIC RECORDS, ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 7 BLOCK D OF SAID SEMINOLE PARK, 390.21 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88- 45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH $37^{\circ}39'55''$ EAST, 40.00 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET; THENCE NORTH $52^{\circ}23'36''$ WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, 162.43 FEET, TO THE FORMER CENTERLINE OF IROQUOIS AVENUE A 50 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE NO. 2014-12, OFFICIAL RECORDS BOOK 3947, PAGE 881; THENCE NORTH $41^{\circ}41'26''$ EAST, ALONG SAID FORMER CENTERLINE OF IROQUOIS AVENUE, AND ITS NORTHEASTERLY PROLONGATION, 262.96 FEET TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE DEPARTING SAID FORMER CENTERLINE AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES: 1) SOUTH $61^{\circ}54'54''$ EAST, 104.04 FEET; 2) SOUTH $58^{\circ}45'38''$ EAST, 28.45 FEET; 3) SOUTH $70^{\circ}11'24''$ EAST, 24.70 FEET; 4) SOUTH $71^{\circ}07'34''$ EAST, 34.35 FEET, TO AN ANGLE POINT ON A CONCRETE BULKHEAD; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING COURSES 1) SOUTH $47^{\circ}00'58''$ EAST, 4.27 FEET; 2) SOUTH $47^{\circ}48'58''$ EAST, 46.07 FEET; 3) SOUTH $48^{\circ}59'40''$ EAST, 21.08 FEET; 4)

NORTH 41 °05'02" EAST, 32.76 FEET; 5) SOUTH 49°43'25" EAST, 12.94 FEET; 6) SOUTH 40°23'47" WEST, 40.65 FEET; 7) SOUTH 49°20'34" EAST, 50.59 FEET; 8) NORTH 45°30'16" EAST, 43.37 FEET; 9) NORTH 42°32'05" EAST, 64.53 FEET; 10) NORTH 78°18'13" EAST, 63.60 FEET; 11) SOUTH 67°31'53" EAST, 150.30 FEET; 12) NORTH 27°54'01" EAST, 2.25 FEET; 13) SOUTH 63°34'52" EAST, 293.82 FEET; 14) SOUTH 68°57'26" EAST, 214.62 FEET; 15) SOUTH 06°23'08" EAST, 1.79 FEET; 16) SOUTH 59°47'29" WEST, 72.11 FEET; 17) SOUTH 39°36'26" EAST, 67.83 FEET; 18) NORTH 54°53'59" EAST, 70.90 FEET; 19) SOUTH 35°37'46" EAST, 71.43 FEET; 20) SOUTH 12°20'53" EAST, 24.82 FEET; 21) SOUTH 10°25'04" EAST, 21.99 FEET; 22) SOUTH 29°37'36" EAST, 16.43 FEET, TO THE END OF SAID CONCRETE BULKHEAD; THENCE SOUTHWESTERLY, ALONG THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER 1,060 FEET MORE OR LESS AT ITS INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 3757, PAGE 1474; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 3 CALLS; 1) SOUTH 53°25'25" WEST, 581.92 FEET; 2) NORTH 39°35'58" WEST, 248.32 FEET; 3) SOUTH 52°47'10" WEST, 153.71 FEET; THENCE NORTH 26°51'17" WEST, DEPARTING LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4143, PAGE 863 SAID PUBLIC RECORDS, 638.42 FEET; THENCE SOUTH 63°08'43" WEST, DEPARTING LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE LAST SAID LANDS, 291.11 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ARAPAHO AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS;) NORTH 26°52'42" WEST, 205.14 FEET; 2) NORTH 68°29'21" WEST, 403.09 FEET; 3) NORTH 53°15'10" EAST, 8.50 FEET; 4) NORTH 68°21'25" WEST, 251.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.03 ACRES MORE OR LESS.

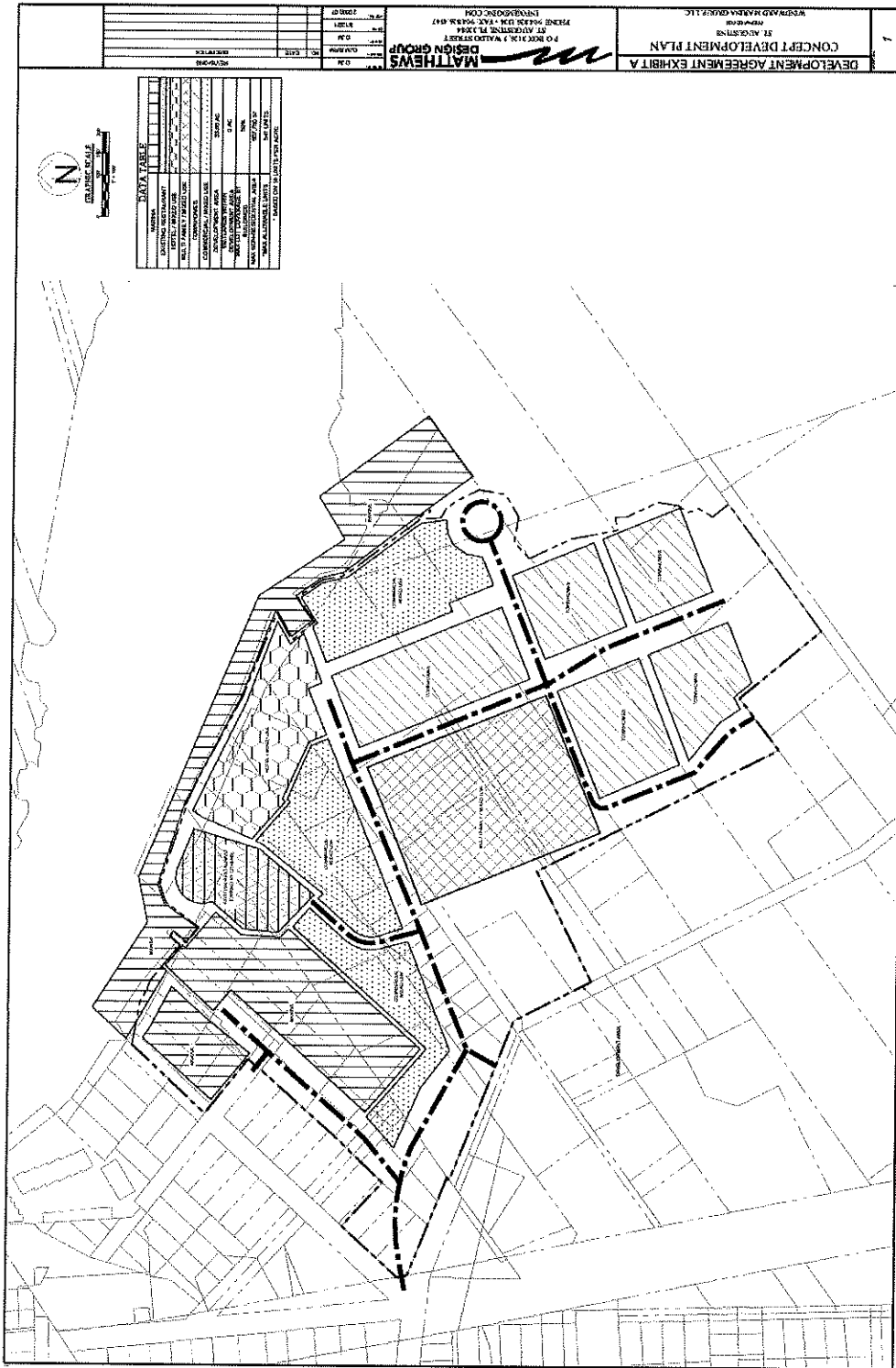
LESS AND EXCEPT THE RESTAURANT PARCEL OWNED BY ST. AUGUSTINE SHIPYARD, LLC:

A TRACT OF LAND COMPRISED OF A PORTION OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A PORTION OF SECTION 40, BEING IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT IN THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) LOCATED IN THE WESTERLY MOST CORNER OF LOT 6, BLOCK "H" OF SAID SEMINOLE PARK SUBDIVISION; THENCE NORTH 41 °43'22" EAST, ALONG THE NORTHERLY BOUNDARY OF LOTS 6 AND 5 IN SAID BLOCK "H" ACROSS THE RIGHT OF WAY LINE OF MOHAWK STREET (A 50 FOOT RIGHT-OF-WAY, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372 OF SAID PUBLIC RECORDS), AND ALONG THE NORTHERLY BOUNDARY OF LOT 7, BLOCK "D" OF SAID SEMINOLE PARK, 296.69 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 7 AND THE NORTH LINE OF LOT 6 OF SAID BLOCK "D", NORTH 41 °43'22" EAST, 240.84 FEET TO THE

NORTHERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88-45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°40'55" EAST, 103.59 FEET; THENCE SOUTH 48°16'32" EAST, 20.80 FEET; THENCE NORTH 41°43'32" EAST, 32.77 FEET; THENCE SOUTH 48°10'30" EAST, 9.45 FEET; THENCE NORTH 41°43'09" EAST, 207.32 FEET THENCE SOUTH 47°48'58" EAST, 46.07 FEET; THENCE SOUTH 48°59'40" EAST, 21.08 FEET; THENCE NORTH 41°05'02" EAST, 32.76 FEET; THENCE SOUTH 49°43'25" EAST, 12.94 FEET; THENCE SOUTH 40°23'47" WEST, 40.65 FEET; THENCE SOUTH 49°20'34" EAST, 84.12 FEET; THENCE SOUTH 41°39'47" WEST, 45.57 FEET; THENCE SOUTH 48°21'14" EAST, 39.31 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 41°44'47" EAST, 76.65 FEET; THENCE NORTH 12°30'32" WEST, 20.11 FEET; THENCE NORTHEASTERLY, DEPARTING LAST DESCRIBED LINE, AND ALONG THE ARC OF A CURVE, NON-TANGENT TO THE LAST DESCRIBED LINE, A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 63.07 FEET, THROUGH A CENTRAL ANGLE OF 109°45'10" AN ARC DISTANCE OF 120.82 FEET, TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°21'25" EAST, 103.17 FEET; THENCE SOUTH 67°12'53" EAST, DEPARTING SAID CURVE, 99.52 FEET; THENCE SOUTH 16°05'52" WEST, 191.38 FEET; THENCE SOUTH 37°36'13" WEST, 155.80 FEET; THENCE NORTH 50°12'31" WEST, 7.55 FEET; THENCE NORTH 29°32'06" WEST, 38.35 FEET; THENCE NORTH 51°20'00" WEST, 115.22 FEET; THENCE NORTH 06°30'10" EAST, 55.41 FEET; THENCE NORTH 41°44'47" EAST, 54.65 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.18 ACRES MORE OR LESS.

Conceptual Development Plan



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: April 16, 2021

RE: Agenda Item for April 26, 2021 City Commission Meeting
Ordinance 2021-07 Sewer Use Ordinance Revisions
Second Reading

The first reading of Ordinance No. 2021-07 was approved during the April 12, 2021 city commission meeting. This ordinance revises the City's Sewer Use Ordinance to implement the Environmental Protection Agency Dental Amalgam Rule, 40 C.F.R., Part 441 and the pharmaceutical hazardous waste ban, 40 C.F.R. 266.505.

Please add Ordinance 2021-07 for second reading to the April 26th agenda.

Sincerely,



Todd Grant, P.G.
Utilities Director

Attachment: Ordinance 2021-07

cc: Meredith Breidenstein, Assistant City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk

ORDINANCE NO. 2021-07

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 26, ARTICLE I, SECTION 26-3 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO ADD DEFINITIONS; AMENDING CHAPTER 26, ARTICLE IV, SECTION 26-78 OF THE CODE OF THE CITY OF ST. AUGUSTINE RELATING TO WASTEWATER PRETREATMENT; AMENDING SECTION 26-110 TO PROVIDE REGULATIONS FOR DENTAL AMALGAM AND RENUMBERING THE CURRENT SECTION 26-110; RENUMBERING THE SECTIONS OF CHAPTER 26, ARTICLE V; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of St. Augustine regulates wastewater through Section 26, Article IV of the Code of the City of St. Augustine; and

WHEREAS, the United States Environmental Protection Agency promulgated a rule at 40 C.F.R. Part 441, regulating amalgam discharge; and

WHEREAS, the City of St. Augustine Public Works Department has identified the need to update its existing Sewer Use Ordinance to implement the Environmental Protection Agency Dental Amalgam Rule at 40 C.F.R., Part 441 and the pharmaceutical hazardous waste ban at 40 C.F.R. 266.505; and

WHEREAS, the Florida Department of Environmental Protection has provided the City of St. Augustine with model language to implement the United States Environmental Protection Agency rule; 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 amendments be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

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

Section 1. Amendment to Chapter 26, Article I, Section 26-3. Chapter 26, Article I, Section 26-3 of the Code of the City of St. Augustine, Florida is hereby amended to read, in its entirety, as follows:

Sec. 26-3. Definitions.

...

Hazardous waste pharmaceutical is a pharmaceutical that is a solid waste, as defined in Title 40 of the Code of Federal Regulations (40 CFR) section 261.2, and exhibits one or more characteristics identified in 40 CFR part 261 subpart C or is listed in 40 CFR part 261 subpart D.

Healthcare facility means any person that is lawfully authorized to:

- (1) Provide preventative, diagnostic, therapeutic, rehabilitative, maintenance or palliative care, and counseling, service, assessment or procedure with respect to the physical or mental condition, or functional status, of a human or animal or that affects the structure or function of the human or animal body; or
- (2) Distribute, sell, or dispense pharmaceuticals. This definition includes, but is not limited to, wholesale distributors, third-party logistics providers that serve as forward distributors, military medical logistics facilities, hospitals, psychiatric hospitals, ambulatory surgical centers, health clinics, physicians' offices, optical and dental providers, chiropractors, long-term care facilities, ambulance services, pharmacies, long-term care pharmacies, mail-order pharmacies, retailers of pharmaceuticals, veterinary clinics, and veterinary hospitals.

Healthcare facility does not include pharmaceutical manufacturers.

...

Pharmaceutical means any drug or dietary supplement for use by humans or other animals; any electronic nicotine delivery system (e.g., electronic cigarette or vaping pen); or any liquid nicotine (e-liquid) packaged for retail sale for use in electronic nicotine delivery systems (e.g., pre-filled cartridges or vials). This definition includes, but is not limited to, dietary supplements, as defined by the Federal Food, Drug and Cosmetic Act; prescription drugs, as defined by Title 21 of the Code of Federal Regulations part 203.3(y); over-the-counter drugs; homeopathic drugs; compounded drugs; investigational new drugs; pharmaceuticals remaining in non-empty containers; personal protective equipment contaminated with pharmaceuticals; and clean-up material from spills of pharmaceuticals. Pharmaceutical does not include dental amalgam or sharps.

...

Reverse distributor means any person that receives and accumulates prescription pharmaceuticals that are potentially creditable hazardous waste pharmaceuticals for the purpose of facilitating or verifying manufacturer credit. Any person, including forward distributors, third-party logistics providers, and pharmaceutical manufacturers, that processes prescription pharmaceuticals for the facilitation or verification of manufacturer credit is considered a reverse distributor.

...

Section 2. Amendment to Chapter 26, Article IV, Section 26-78, Chapter 26, Article IV, Section 26-78 of the Code of the City of St. Augustine, Florida is hereby amended to read, in its entirety, as follows:

Sec. 26-78. Prohibited discharge standards.

...

- (b) *Specific prohibitions.* No user is allowed to introduce or cause to be introduced into the POTW the following pollutants, substances or wastewater:

(19) Any hazardous waste pharmaceuticals from healthcare facilities and reverse distributors.

...

Section 3. Amendment to Chapter 26, Article IV, Section 26-110. Chapter 26, Article IV, Section 26-110 of the Code of the City of St. Augustine, Florida is hereby amended to read, in its entirety, as follows, and the current Section 26-110 shall be renumbered to section 26-120, with subsequent sections of Article V being renumbered accordingly:

Sec. 26-110 Requirements for dental facilities that remove or place amalgam fillings.

- (a) Definitions. For the purposes of this section the following words and phrases shall be as defined herein.

Amalgam separator is a device that employs filtration, settlement, centrifugation, or ion exchange to remove amalgam and its metal constituents from a dental office vacuum system before it discharges to the sewer.

Amalgam waste means and includes non-contact amalgam (amalgam scrap that has not been in contact with the patient); contact amalgam (including, but not limited to, extracted teeth containing amalgam); amalgam sludge captured by chairside traps, vacuum pump filters, screens, and other amalgam trapping devices; used amalgam capsules; and leaking or unusable amalgam capsules.

ANSI/ADA Standard No. 108 is the American National Standards Institute and American Dentistry association standard for amalgam separators.

Existing Source is any any facility subject to this Section whose first discharge to the sewer collection system occurred on or before July 14, 2017.

ISO 11143 is the International Organization for Standardization's standard for amalgam separators.

New Source is any facility subject to this Section whose first discharge to the sewer system occurs after July 14, 2017 and must comply immediately upon commencement of discharge.

- (b) All owners and operators of dental facilities that remove or place amalgam fillings shall comply with the following reporting and waste management practices:

- (1) For existing sources, the One-Time Compliance Report is due no later than October 12, 2020 or no later than 90 days after transfer of ownership.

- (2) For new sources, the One-Time Compliance Report is due within 90 days of the start of discharge to the sewer collection system.
- (3) No person shall rinse chairside traps, vacuum screens, or amalgam separators equipment in a sink or other connection to the sanitary sewer.
- (4) Owners and operators of dental facilities shall ensure that all staff members who handle amalgam waste are trained in the proper handling, management and disposal of mercury-containing material and fixer-containing solutions and shall maintain training records that shall be available for inspection by the city manager or designee during normal business hours.
- (5) Amalgam waste shall be stored and managed in accordance with the instructions of the recycler or hauler of such materials.
- (6) Bleach and other chlorine-containing disinfectants shall not be used to disinfect the vacuum line system.
- (7) The use of bulk mercury is prohibited. Only pre-capsulated dental amalgam is permitted.
- (c) All owners and operators of dental vacuum suction systems, except as set forth in subsections (d) and (e) of this section, shall comply with the following:
 - (1) An ISO 11143 or ANSI/ADA Standard No. 108 certified amalgam separator or equivalent device shall be installed for each dental vacuum suction system on or before July 14, 2020; provided, however, that all dental facilities that are newly constructed on and after the effective date of this ordinance shall include an installed ISO 11143 or ANSI/ADA Standard No. 108 certified amalgam separator device. The installed device must be ISO 11143 or ANSI/ADA Standard No. 108 certified as capable of removing a minimum of 95 percent of amalgam. The amalgam separator system shall be certified at flow rates comparable to the flow rate of the actual vacuum suction system operation. Neither the separator device nor the related plumbing shall include an automatic flow bypass. For facilities that require an amalgam separator that exceeds the practical capacity of ISO 11143 test methodology, a non-certified separator will be accepted, provided that smaller units from the same manufacturer and of the same technology are ISO-certified.
 - (2) Proof of certification and installation records shall be submitted to the city manager or designee within 30 days of installation.
 - (3) Amalgam separators shall be maintained in accordance with manufacturer recommendations. Installation, certification, and maintenance records shall be available for immediate inspection upon request therefor by the city manager or designee during normal business hours. Records shall be maintained for a minimum of three years.
- (d) Facilities with vacuum suction systems that meet all the following conditions may apply to the city manager for an exemption to the requirements of subsection (c) of this section:

- (1) The system is a dry vacuum pump system with an air-water separator.
- (2) The sedimentation tank is non-bottom draining, with the drain above the anticipated maximum level of accumulated sludge.
- (3) Evidence of regular pump outs by a licensed hauler (a minimum of once a year, or more often if either directed by the manufacturer or necessary to keep solids from exiting through the drain) is maintained and open to inspection by the city manager during normal business hours.
- (4) The system has no direct discharge pipe to the sewer on the bottom of the sedimentation tank.

An owner or operator whose facility meets conditions (1) through (4) may apply for this exemption by written letter to the city manager. The city manager or designee will review the system and, if the exemption is approved, shall provide a written letter of exemption.

An exemption obtained pursuant to this subsection (d) shall expire upon installation of a new vacuum system. Upon expiration of the exemption, the facility shall comply with subsection (c) of this section before commencing further operation.

(e) Dental dischargers that exclusively practice one or more of the following specialties are not subject to the requirements of this section: (1) Orthodontics; (2) Periodontics; (3) Oral and maxillofacial surgery; (4) Radiology; (5) Oral pathology or oral medicine; (6) Endodontistry and prosthodontistry.

(f) Dental practices that do not place dental amalgam, and do not remove amalgam except in limited emergency or unplanned, unanticipated circumstances, are exempt from the requirements of this part, provided the dental practice:

- (1) Submits the following statement to the city, signed by a responsible corporate officer, general partner, proprietor, or a duly authorized representative by the applicable compliance deadline identified in Section 26-110(b):

"This facility is a dental discharger subject to this rule and does not place or remove dental amalgam except in limited emergency or unplanned, unanticipated circumstances. I am a responsible corporate officer, a general partner or proprietor (if the facility is a partnership or sole proprietorship), or a duly authorized representative in accordance with the requirements of § 403.12(l) of the above named dental facility, and certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

- (2) Removes dental amalgam for limited emergency or unplanned, unanticipated circumstances, less than 10 times per year and as no more than 5% of dental procedures; and
- (3) The dental practice notifies the city of any changes affecting the applicability of this certification.
- (g) Disposal of hauled waste from dental facilities to the sanitary sewer is prohibited in accordance with Section 26-78.
- (h) Dental dischargers that fail to comply with this section will be considered significant industrial users, and will be subject to the requirements herein, including the compliance monitoring, reporting requirements, and enforcement remedies identified in Sections 26-96, 26-99, and 26-108, respectively.

Section 4. Inclusion in Code. It is the intention of the City Commission that the provisions of this ordinance shall become and be made part of the City of St. Augustine Code and that the sections of this ordinance may be renumbered or re-lettered and the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 5. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2021.

ATTEST:

Tracy Upchurch, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: April 26, 2021

RE: **Ordinance 2021-04 – Amending the Sebastian Inland Harbor Planned Unit Development (PUD) – First Reading**

The Sebastian Inland Harbor Planned Unit Development (PUD) is a 13.5 acre site located on Sebastian Harbor Drive and Riberia Street with the San Sebastian River as the western boundary. This property has been zoned PUD since 2004 and has gone through several modifications since then, all of which reflect the use of the property as a mixed use development with a hotel and marina, multi-family residential and restaurant/retail components.

On February 4, 2020, the Planning and Zoning Board reviewed an amendment to this PUD and continued the case with twelve conditions.

On January 5, 2021, the Planning and Zoning Board was presented with an updated PUD amendment that addressed the above twelve conditions. The board accepted the PUD amendment and made a positive recommendation to the City Commission with six final conditions.

On January 25, 2021, the City Commission considered first reading of Ordinance 2021-04 which amends the Sebastian Inland Harbor PUD. The City Commission did not pass the Ordinance to second reading and asked the applicant to return with additional information.

On April 15, 2021, a letter was submitted by the applicant requesting a revision to their rezoning application. They are now changing their request from an amendment to the PUD to a rezoning back to the previous zoning classification of Residential General Office (RGO). This will require another public hearing before the Planning and Zoning Board with their formal recommendation to the City Commission. If the City Commission accepts this request, they will simply direct city staff to place the new rezoning request on the next available Planning and Zoning Board agenda, which is June 1, 2021.

If you have any questions, please let me know.



David Birchim, AICP
Director, Planning and Building

April 15, 2021

VIA ELECTRONIC MAIL AND HAND DELIVERY

Mr. David Birchim
Planning and Building Director
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

Re: Sebastian Inland Harbor/Revised Application Documents

Dear Mr. Birchim:

SA Marina Holdings, LLC (“SA Marina”) and Seavin, Inc. (“Seavin”) are the owners of the properties that comprise the Sebastian Inland Harbor Planned Unit Development (“PUD”) located east of the San Sebastian River, south of King Street and Sebastian Harbor Drive and west of Riberia Street in downtown St. Augustine (collectively, the “Property”). The Property has a future land use designation of Residential Medium Density/Mixed Use.

In January 2020, SA Marina and Seavin filed an application to modify the Sebastian Inland Harbor PUD. The application was considered by the City of St. Augustine Planning and Zoning Board (“PZB”) on February 4, 2020 and PZB members provided comments for the project team to consider and revise the application documents accordingly. The applicant team took the next several months to address the PZB comments and on January 5, 2021, PZB members vote unanimously to recommend approval of the revised PUD application documents, which included conservation overlay zone (“COZ”) development details, to the City Commission.

The City Commission held its first reading of the PUD ordinance (Ordinance No. 2021-04) on January 25. After a lengthy public hearing, City Commissioners provided a number of comments and questions to the project team for consideration in again revising the proposed PUD modification. The Commission comments and questions ranged from building height, to architectural style, to project density and the measurement thereof, to traffic congestion in downtown St. Augustine.

The project team has attempted over the last almost three months to revise the project plans to address comments by Commissioners, but the owners have determined that they simply cannot make the numerous requested modifications and maintain the development’s financial feasibility. Additionally, it is not clear the City wants the proposed multi-family housing component of the project, which was one of the driving forces in maintaining the Property’s PUD zoning.

As a result, SA Marina and Seavin have determined to revise their pending PUD rezoning and COZ application to request that the Property be rezoned to Residential General Office ("RGO"), which zoning district is consistent with the Property's Residential Medium Density/Mixed Use future land use category. To that end, enclosed are the following revised applications:

1. For the parcels owned by SA Marina (the "SA Parcels"), the revised application requests RGO zoning, the identical COZ text and site plan already approved by the PZB on January 5, and a variance from the side-yard setback requirement of the RGO zoning district along the northern property line to allow for the construction of a parking garage that will serve the SA Parcels and adjacent parcels owned by Seavin (the "Seavin Parcels").
2. For the Seavin Parcels, the revised application requests RGO zoning, the identical COZ text and site plan already approved by the PZB on January 5, and a zoning exception to allow off-site parking within 400 feet of the Seavin Parcels so that parking for a portion of the uses on the Seavin Parcels can be located in the parking garage to be constructed on the SA Parcels.

SA Marina and Seavin have chosen to revise the pending PUD rezoning application, instead of withdrawing it and filing new applications for the RGO rezoning requests for their parcels, to preserve the record of their efforts over more than a year to modify the approved PUD development plans for the Property.

The project team looks forward to discussing the revised applications with the City Commission on April 26.

Sincerely yours,



Ellen Avery-Smith

Enclosures

EAS

cc: Mayor Tracy Upchurch
Vice Mayor Nancy Sikes-Kline
Commissioner Barbara Blonder
Commissioner Roxanne Horvath
Commissioner John Valdes
City Manager John Regan
City Attorney Isabelle Lopez
Abbas Abdulhussein
Baiji Abdul

David Birchim
Sebastian Inland Harbor
Page 3

Charles G. Cox
Terry Moore
Doug Skiles
Jeremy Marquis

ORDINANCE NO. 2021-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING THE SEBASTIAN INLAND HARBOR PLANNED UNIT DEVELOPMENT (PUD), ESTABLISHED PURSUANT TO ORDINANCE NO. 2004-23 AND MODIFIED PURSUANT TO ORDINANCE NO. 2007-14, PURSUANT TO SECTIONS 28-286 THROUGH 28-291 OF THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR AMENDED TERMS AND CONDITIONS OF THE PUD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

WHEREAS, Sections 28-286 through 28-291 of the Code of the City of St. Augustine provide procedures for the establishment and amendment of a Planned Unit Development (PUD); and

WHEREAS, on December 13, 2004, the City Commission for the City of St. Augustine, Florida, passed and adopted Ordinance No. 2004-23 establishing the Sebastian Inland Harbor PUD; and

WHEREAS, on August 13, 2007, the City Commission for the City of St. Augustine, Florida, passed and adopted Ordinance 2007-14 modifying the Sebastian Inland Harbor PUD; and

WHEREAS, on January 5, 2021, the City of St. Augustine Planning and Zoning Board reviewed a request to amend the Sebastian Inland Harbor PUD and made recommendations to the City Commission;

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

Section 1. Modification of the Sebastian Inland Harbor Planned Unit Development. The Sebastian Inland Harbor PUD, created pursuant to Ordinance No. 2004-23 and modified by Ordinance No. 2007-14, is hereby modified in accordance with the terms and conditions provided herein.

Section 2. Terms and Conditions of the Planned Unit Development. The terms and conditions of the Sebastian Inland Harbor PUD are as presented in the attached Amended and Restated Sebastian Inland Harbor Planned Unit Development Project Text (revised January 13, 2021) and attached Exhibits, incorporated herein by reference.

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

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

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2021.

Tracy Upchurch
Mayor-Commissioner

ATTEST:

Darlene Galambos
City Clerk

April 15, 2021

VIA ELECTRONIC MAIL AND HAND DELIVERY

Mr. David Birchim
Planning and Building Director
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

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Sincerely yours,



Ellen Avery-Smith

Enclosures

EAS

cc: Mayor Tracy Upchurch
Vice Mayor Nancy Sikes-Kline
Commissioner Barbara Blonder
Commissioner Roxanne Horvath
Commissioner John Valdes
City Manager John Regan
City Attorney Isabelle Lopez
Abbas Abdulhussein
Baiji Abdul

David Birchim
Sebastian Inland Harbor
Page 3

Charles G. Cox
Terry Moore
Doug Skiles
Jeremy Marquis



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Ellen Avery-Smith, Esq. Contact Number: 904-825-1615

Business (if applicable): Rogers Towers, P.A.

Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: FL Zip: 32086

2. NAME OF PROPERTY OWNERS: SA Marina Holdings, LLC Contact Number: 407-970-1815

Business (if applicable): same

Address: 1265 Upsala Road, Unit 1157 City: Sanford State: FL Zip: 32771

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: 203350-0030; 203470-0000

4. PROJECT STREET ADDRESS: East of the San Sebastian River, south of King Street and Sebastian Harbor Drive and west of Riberia Street

5. SPECIFIC PROPOSED USE: The Owner is proposing to rezone the Property to Residential, General Office ("RGO"), consistent with the site's future land use designation of Residential Medium Density/Mixed Use. Site development and land uses will comply with the RGO zoning district requirements.

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: The Property is zoned Planned Unit Development ("PUD") via Ords. 2007-14 and 2016-15. The Owner is proposing to rezone the Property to Residential, General Office ("RGO"), consistent with the site's Residential Medium Density/Mixed Use future land use designation. The Owner is also proposing development within Conservation Overlay Zone 2, as depicted in the attached COZ Site Plan. The Owner seeks a variance to reduce the required side yard set backs from ten (10) feet to zero (0) feet for the reasons stated on page 2 of this application.

8. JUSTIFICATION FOR ACTION REQUESTED: The Property was rezoned from Residential General Office ("RGO") to PUD in 2004 (Sebastian Inland Harbor PUD, Ordinance No. 2004-23). The PUD was modified by the City Commission in 2007 (Ordinance No. 2007-14) and again in 2016 (Ord. 2016-15). The Owner desires to rezone the Property back to its historic RGO category in order to develop the site in a manner consistent with the Residential Medium Density/Mixed Use future land use designation. The RGO zoning district is consistent with such future land use designation. The proposed buildings depicted in Conservation Overlay Zone 2 on the enclosed Site Plan are in the same locations reviewed by the City Planning and Zoning Board for Case No. 2019-0126. The enclosed COZ text is also identical.

10/31/17

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

- (a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: The Property has an irregular shape due to the location of the existing marina. In order to construct a parking garage in the location depicted on the COZ Site Plan, it is necessary for the Owner to obtain a variance from the side yard setback requirements along the northern property boundary, as depicted in the enclosed Site Plan.
- (b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully: Yes. The physical configuration of the Property is not a result of the Owner's actions.
- (c) Can you establish that this disadvantage prevents reasonable use of the property:
Please explain fully: Yes, see response to (a) above.
- (d) If granted, will the variance adversely affect other property in the area:
Please explain fully: No. In fact, the requested variance will allow for the construction of a parking garage that will serve both the Property and adjacent land owned by Seavin, Inc.
- (e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: Yes. The variance allows for the construction of a parking garage to serve the Property and adjacent land owned by Seavin, Inc., in a location that gets cars off King Street at the entrance to downtown.

10. PREVIOUS APPLICATIONS:

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

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

Pending PZB Case No. 2019-0126 (Sebastian Inland Harbor PUD).

11. AGREEMENT:

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

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

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

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


Signature of Applicant

April 14, 2021
Date

Signature of Property Owner

Date

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

- (a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: The Property has an irregular shape due to the location of the existing marina. In order to construct a parking garage in the location depicted on the COZ Site Plan, it is necessary for the Owner to obtain a variance from the side yard setback requirements along the northern property boundary, as depicted in the enclosed Site Plan.
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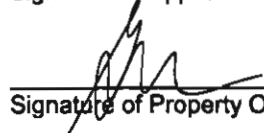
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Signature of Applicant

Date



April 12, 2021

Signature of Property Owner

Date



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

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

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

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

Ellen Avery-Smith, Esq. of Rogers Towers, P.A.

Print name of applicant

Signature of applicant

Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SA MARINA HOLDINGS, LLC

Filing Information

Document Number L14000109222
FEI/EIN Number 47-1312277
Date Filed 07/09/2014
State FL
Status ACTIVE
Last Event LC NAME CHANGE
Event Date Filed 07/16/2014
Event Effective Date NONE

Principal Address

400 RINEHART RD STE 1060
LAKE MARY, FL 32746

Changed: 01/08/2020

Mailing Address

400 RINEHART RD STE 1060
LAKE MARY, FL 32746

Changed: 01/08/2020

Registered Agent Name & Address

SEABREEZE CORPORATE SERVICES, LLC
444 SEABREEZE BLVD.
SUITE 900
DAYTONA BEACH, FL 32118

Authorized Person(s) Detail

Name & Address

Title MGR

ABDULHUSSEIN, GULAMABBAS
400 RINEHART RD STE 1060
LAKE MARY, FL 32746

Annual Reports

Report Year	Filed Date
2019	01/31/2019
2020	01/08/2020
2021	03/14/2021

Document Images

03/14/2021 -- ANNUAL REPORT	View image in PDF format
01/08/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/26/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
07/16/2014 -- LC Name Change	View image in PDF format
07/09/2014 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



St. Johns County, FL

Sales Questionnaire Form

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

[Sales Questionnaire](#)

Summary

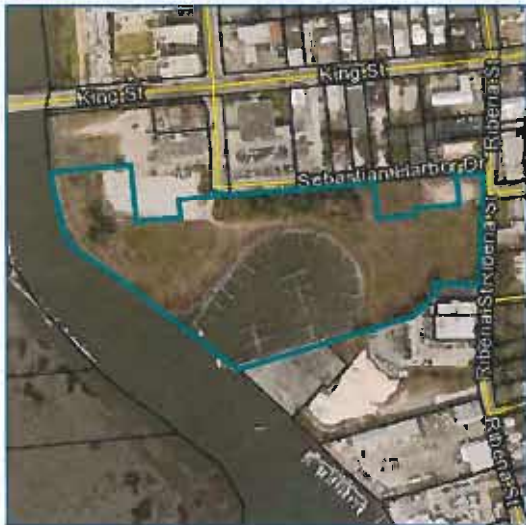


Parcel ID	2033500030
Location	159 KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Transit Terminal Iberia St (COM) (625.02)
Tax	CITY OF ST AUG PT OF BLK 46-K & PT OF LOT 3 BLK 46-L LYING W & S OF SAN SEBASTIAN HARBOR DR (EX PARCEL F) & (EX PARCEL C IN OR2484/1103)
Description*	(EX E'LY PT OF RETENTION AREA LYING W OF SEBASTIAN HARBOR DR) OR3918/77 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Transit Terminals (2000)
Subdivision	City of St Augustine
Sec/Twp/Rng	1B-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	9.390
Homestead	N

Owner Information

Owner Name	Sa Marina Holdings LLC 100%
Mailing Address	400 RINEHART RD STE 1060 LAKE MARY, FL 32746-0000

Map



Valuation Information

	2021
Building Value	\$0
Extra Features Value	\$486,478
Total Land Value	\$4,182,720
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$4,669,198
Total Deferred	\$0
Assessed Value	\$4,669,198
Total Exemptions	\$0
Taxable Value	\$4,669,198

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	\$0	\$486,478	\$4,182,720	\$0	\$0	\$4,669,198	\$4,669,198	\$0	\$4,669,198
2019	\$0	\$369,894	\$4,182,720	\$0	\$0	\$4,552,614	\$4,552,614	\$0	\$4,552,614
2018	\$0	\$369,894	\$4,182,720	\$0	\$0	\$4,552,614	\$4,496,623	\$55,991	\$4,496,623
2017	\$0	\$316,339	\$3,771,500	\$0	\$0	\$4,087,839	\$4,087,839	\$0	\$4,087,839
2016	\$0	\$326,883	\$3,771,500	\$0	\$0	\$4,098,383	\$4,098,383	\$0	\$4,098,383
2015	\$0	\$337,428	\$3,771,500	\$0	\$0	\$4,108,928	\$4,108,928	\$0	\$4,108,928
2014	\$0	\$347,973	\$1,717,150	\$0	\$0	\$2,065,123	\$2,065,123	\$0	\$2,065,123
2013	\$0	\$358,517	\$1,717,150	\$0	\$0	\$2,075,667	\$2,075,667	\$0	\$2,075,667
2012	\$0	\$369,062	\$1,717,150	\$0	\$0	\$2,086,212	\$2,086,212	\$0	\$2,086,212
2011	\$0	\$379,606	\$1,884,650	\$0	\$0	\$2,264,256	\$2,264,256	\$0	\$2,264,256
2010	\$0	\$390,151	\$2,094,025	\$0	\$0	\$2,484,176	\$2,484,176	\$0	\$2,484,176

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Bulkhead (High)	0	1962	12	0	23544

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Transit Terminals	0	0	278348	SF	\$4,175,220
Marshes & Tidal Lands	0	0	3	AC	\$7,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/15/2014	8/15/2014	\$4,750,000.00	WARRANTY DEED	3918	77	Q	I	REDUS FLORIDA COMMERCIAL LLC	SA MARINA HOLDINGS LLC
12/28/2010	12/28/2010	\$3,250,000.00	CERTIFICATE OF TITLE	3391	1899	U	V	SAN SEBASTIAN HARBOR RESORT LLC BY CLERK OF COURT	REDUS FLORIDA COMMERCIAL LLC
	8/30/2005	\$7,150,000.00	WARRANTY DEED	2532	715	U	I	SAN SEBASTIAN HARBOR PARTNERS	SAN SEBASTIAN HARBOR RESORT LLC
	6/30/2005	\$3,470,000.00	QUIT CLAIM DEED	2484	971	U	I		SAN SEBASTIAN HARBOR PARTNERS LLC

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

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Prepared by:
Harry M. Wilson, III, Esq.
Smith Hulsey & Busey
225 Water Street, Suite 1800
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 15th day of August, 2014 (the "Effective Date"), by REDUS FLORIDA COMMERCIAL, LLC, a Delaware limited liability company ("Grantor"), whose address is 301 S College Street, Charlotte, North Carolina 28288 to SA MARINA HOLDINGS, LLC, a Florida limited liability company, formerly known as Humphrey SA Holdings, LLC, whose address is 1265 Upsala Road, Unit 1157, Sanford, Florida 32771 (the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Johns County, Florida, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof, subject to the matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

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

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

AND, except for the matters set forth on Exhibit "B" hereto, the Grantor hereby covenants with said Grantee that said land is free from encumbrances made by Grantor and except for the matters set forth on Exhibit "B" hereto, that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, as of the Effective Date.

*Signed, sealed and delivered
in our presence:*

REDUS FLORIDA COMMERCIAL, LLC,
a Delaware limited liability company

By: REDUS PROPERTIES, INC., a Florida
Corporation, its sole manager

Kimberly Vizzini Strickland
Name: Kimberly Vizzini Strickland

By: *Sarah Wicker*
Name: SARAH WICKER
Its: Vice President
(CORPORATE SEAL)

Raymond M. O'Steen, Jr.
Name: Raymond M. O'Steen, Jr.

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 12th day of August, 2014, by Sarah Wicker, a Vice President of REDUS Properties, Inc., a Florida corporation, as sole manager of REDUS Florida Commercial, LLC, a Delaware limited liability company, on behalf of the company. He/She is personally known to me or has produced _____ as identification.

Raymond M. O'Steen, Jr.
Name: Raymond M. O'Steen, Jr.
Notary Public, State of Florida
Commission No. _____
My Commission Expires: _____



EXHIBIT "A"

Property

PARCEL A:

A parcel of land in the City of St Augustine, St Johns County, Florida, on the East side of the San Sebastian River and South of King Street, said parcel being portions of Blocks 46K, 46L and Malaga Street according to the Map of the City of St Augustine, dated January 1, 1905, said parcel of land being more particularly described as follows:

Commencing at the intersection of the Southerly right of way line of King Street with the Easterly right of way line of Sebastian Harbor Drive (formerly Malaga Street); thence South 07° 01'36" East, departing said Southerly right of way line of King Street, along said Easterly right of way line of said Sebastian Harbor Drive, a distance of 278.34 feet to the intersection of said Easterly right of way line of Sebastian Harbor Drive (formerly Malaga Street) and the Southerly right of way line of Sebastian Harbor Drive (formerly Lorida Street); thence North 82° 09'48" East, along said Southerly right of way line of Sebastian Harbor Drive, a distance of 330.39 feet to the Point of Beginning of Parcel A; thence North 82° 09'48" East, continuing along said Southerly right of way line, a distance of 71.70 feet; thence South 07°44'48" East departing said Southerly right of way line, a distance of 102.56 feet; thence North 82° 15'12" East, a distance of 105.70 feet; thence North 07° 44'48" West, a distance of 19.00 feet; thence North 82°15'12" East, a distance of 124.00 feet; thence North 07° 44'48" West, a distance of 60.55 feet to a point on a curve, said curve being concave to the Southwest and having a radius of 30.00 feet; thence along the arc of said curve in a Northwesterly direction an arc length of 26.82 feet, said arc being subtended by a chord bearing and distance of North 33°21'45" West, 25.94 feet, to the aforementioned Southerly right of way line of San Sebastian Harbor Drive; thence North 82° 09'48" East, a distance of 84.62 feet to the Westerly right of way line of Riberia Street; thence South 00° 34'21" East along said Westerly right of way line, a distance of 318.82 feet to an intersection with the Southerly line of that parcel described in Warranty Deed recorded in Official Records 813, Page 1118, St Johns County, Florida; thence South 89°16'54" West, departing said Westerly right of way line of Riberia Street; a distance of 124.11 feet; thence South 00° 44'39" East, a distance of 30.17 feet; thence South 40° 54'17" West, a distance of 85.20 feet; thence South 70° 35'39" West, a distance of 609.77 feet, more or less, to the middle of the channel of the Sebastian River; thence along the middle of said channel, the following courses, more or less, North 53°33'31" West, a distance of 243.98 feet; thence North 50°33'48" West, a distance of 316.26 feet; thence North 16° 21'50" West, a distance of 218.87 feet; thence North 82° 08'16" East, departing said middle of channel, a distance of 275.20 feet; thence South 07° 58'34" East, a distance of 160.66 feet; thence North 82° 27'42" East, a distance of 123.76 feet; thence North 07° 18'35" West, a distance of 51.85 feet; thence North 82° 28'34" East, a distance of 102.36 feet; thence South 07° 51'44" East, a distance of 108.14 feet; thence North 82° 08'16" East, a distance of 81.32 feet; thence South 07° 51'44" East, a distance of 16.99 feet; thence South 45°19'52" East, a distance of 12.22 feet to a point on a curve, said curve being concave Southerly and having a radius of 196.25 feet; thence along the arc of said curve in an Easterly direction an arc length of 269.17 feet, said arc being subtended by a chord bearing and distance of North 86° 10'38" East, a distance of 248.56 feet; thence North 34° 00'35" East, a distance of 54.48 feet; thence North 07° 44'48" West, a distance of 112.34 feet, to the Point of Beginning.

{00878413-1}

PARCEL B:

A Parcel of land in the City of St. Augustine, St. Johns County, Florida on the east side of the San Sebastian River and South of King Street, said Parcel being portions of Block 46L and Malaga Street, according to the Map of the City of St. Augustine, dated January 1, 1905, said parcel of land being more particularly described as follows: Commencing at the intersection of the Southerly right of way line of King Street with the Easterly right of way line of Sebastian Harbor Drive (formerly Malaga Street); thence South $07^{\circ} 01' 36''$ East, departing said Southerly right of way line of King Street, along said Easterly right of way line of said Sebastian Harbor Drive, a distance of 278.34 feet to the intersection of said Easterly Right of Way line of Sebastian Harbor Drive (formerly Malaga Street) and the Southerly right of way of Sebastian Harbor Drive (formerly Lorleda Street), said point being the Point of Beginning of Parcel B, thence North $82^{\circ} 09' 48''$ East, along said Southerly right of way line of Sebastian Harbor Drive, a distance of 330.39 feet; thence South $07^{\circ} 44' 48''$ East, departing said Southerly right of way line, a distance of 112.34 feet; thence South $34^{\circ} 00' 35''$ West, a distance of 54.48 feet to a point on a curve, said curve being concave Southerly and having a radius of 196.25 feet; thence along the arc of said curve in a Southwesterly direction an arc length of 269.17 feet, said arc being subtended by a chord and bearing distance of South $86^{\circ} 10' 38''$ West, 248.56 feet; thence North $45^{\circ} 19' 52''$ West, a distance of 12.22 feet; thence North $07^{\circ} 51' 44''$ West, a distance of 16.99 feet; thence South $82^{\circ} 08' 16''$ West, a distance of 81.32 feet; thence North $07^{\circ} 51' 44''$ West, a distance of 108.14 feet; thence North $07^{\circ} 51' 44''$ West, a distance of 14.44 feet; thence South $79^{\circ} 55' 51''$ East, a distance of 45.08 feet to the Point of Beginning.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1.
 - (a) Rights or claims of parties in possession not shown by the Public Records.
 - (b) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 - (c) Taxes or special assessments which are not shown as existing liens by the Public Records.
 - (d) Any claim that any portion of said lands are sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such lands.
 - (e) Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
2. Matters of survey prepared by Atlantic – Gulf Surveying Co., Inc., dated March 9, 2011 under Project No. 04S1285A including the following:
 - (a) Floating dock encroaching Easement to Florida Power and Light recorded in Official Records Book 1189, page 891 of the public records of St. Johns County;
 - (b) Concrete retaining wall encroaching 1.0 feet on the southerly property line;
 - (c) Fences and gates located on southerly and easterly lot lines;
 - (d) Drainage vault encroaches 0.7 feet on the northerly lot line;
 - (e) Fences and meandering and gates encroaching upon northerly property line;
 - (f) Signs, utilities, including overhead power lines and power poles encroaching northerly, southerly and easterly property lines; and
 - (g) Fence encroaching Florida Power and Light Easement on easterly lot line.
3. Covenant and Restrictions recorded in Official Records Book 1113, page 716, as amended and restated in Official Records Book 2484, page 974, Public Records of St. Johns County, Florida.
4. Easement recorded in Official Records Book 1533, page 1090, Public Records of St. Johns County, Florida.
5. Non-Disturbance Agreement recorded in Official Records Book 1595, page 432, Public Records of St. Johns County, Florida.

6. Easement contained in Warranty Deed recorded in Official Records Book 1289, page 1246, Public Records of St. Johns County, Florida.
7. Easement recorded in Official Records Book 1189, page 891, Public Records of St. Johns County, Florida.
8. Agreement and Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1593, page 643, Public Records of St. Johns County, Florida.
9. Easement recorded in Official Records Book 2484, page 1058, Public Records of St. Johns County, Florida.
10. Assignment of Development Rights recorded in Official Records Book 2532, page 720, and Official Records Book 2782, page 1208, Public Records of St. Johns County, Florida.
11. Memorandum of Obligation to Convey Marina Slips recorded in Official Records Book 2532, page 732, as amended in Official Records Book 2782, page 1228, Public Records of St. Johns County, Florida.
12. Easement to Florida Power & Light as set forth in instrument recorded in Official Records Book 3460, page 668.
13. Agreement as set forth in instrument recorded in Official Records Book 3493, page 1412.
14. The rights, if any, of the public to use as a public beach or recreational area, any part of the land lying between the body of water abutting said land described in Schedule A and the natural line off vegetation, bluff, extreme high water line or other apparent boundary separating the publicly used area from the upland private area, and any right of access thereto.
15. There is no warranty as to the nature or extent of riparian or littoral rights.
16. Any claim to any portion of the land described in Exhibit A which lies below the mean high water line of Sebastian River and other adjacent waters, if any.
17. Any portion of the premises herein described which is (a) submerged land or is (b) artificially filled in land, artificially exposed land, or any land accreted thereto, in what was formerly navigable waters is subject to the right of the United States government arising by reason of its control over navigable waters in the interest of navigation and commerce.
18. Any matters of record after December 28, 2010 or shown by the Title Commitment [referred to in Section 11 of Purchase Contract].
19. Any claim from any condominium or owners' association for assessments and expenses regardless of when the assessments or expenses occurred.



St. Johns County, FL

Sales Questionnaire Form

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

[Sales Questionnaire](#)

Summary



Parcel ID	2034700000
Location Address	90 RIBERIA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug Granada/Riberia Corridor (COM) (610.18)
Tax Description*	(8)CITY OF ST AUG PT OF E305FT OF LOT 4 BLK 46-LLYING S OF SAN SEBASTIAN HARBOR DR - PARCEL F OR3925/1825 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Parking Lots (2810)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.490
Homestead	N

Owner Information

Owner Name	Sa Marina Holdings LLC 100%
Mailing Address	400 RINEHART RD STE 1060 LAKE MARY, FL 32746-0000

Map



Valuation Information

	2021
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$529,175
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$529,175
Total Deferred	\$0
Assessed Value	\$529,175
Total Exemptions	\$0
Taxable Value	\$529,175

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	\$0	\$0	\$529,175	\$0	\$0	\$529,175	\$529,175	\$0	\$529,175
2019	\$0	\$0	\$529,175	\$0	\$0	\$529,175	\$529,175	\$0	\$529,175
2018	\$0	\$0	\$529,175	\$0	\$0	\$529,175	\$529,175	\$0	\$529,175
2017	\$0	\$0	\$529,175	\$0	\$0	\$529,175	\$529,175	\$0	\$529,175
2016	\$0	\$0	\$529,175	\$0	\$0	\$529,175	\$529,175	\$0	\$529,175
2015	\$0	\$0	\$529,175	\$0	\$0	\$529,175	\$529,175	\$0	\$529,175
2014	\$0	\$0	\$111,127	\$0	\$0	\$111,127	\$111,127	\$0	\$111,127
2013	\$0	\$0	\$111,127	\$0	\$0	\$111,127	\$111,127	\$0	\$111,127
2012	\$0	\$0	\$111,127	\$0	\$0	\$111,127	\$111,127	\$0	\$111,127
2011	\$0	\$0	\$121,710	\$0	\$0	\$121,710	\$121,710	\$0	\$121,710
2010	\$0	\$0	\$137,586	\$0	\$0	\$137,586	\$137,586	\$0	\$137,586

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	0	0	21167	SF	\$529,175

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/4/2014	9/2/2014	\$625,000.00	WARRANTY DEED	3925	1825	Q	I	SEBASTIAN LOFTS LLC	SA MARINA HOLDINGS LLC
	6/30/2005	\$130,000.00	QUIT CLAIM DEED	2484	968	U	I	CITY OF ST AUGUSTINE	SEBASTIAN LOFTS LLC
	8/6/2004	\$0.00	OTHER INSTRUMENT	2258	1551	U	I	CITY OF ST AUGUSTINE	CITY OF ST AUGUSTINE
	10/1/1988	\$290,000.00		798	1400	U	I		CITY OF ST AUGUSTINE
	10/1/1987	\$0.00		761	525	U	I		
	8/1/1984	\$273,890.00		654	1329	Q	I		
	1/1/1980	\$90,000.00		458	8	U	I		

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

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①

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 8-14-162

Purchase Price - \$625,000.00

WARRANTY DEED

THIS INDENTURE, made this 2nd day of September, 2014, by SEBASTIAN LOFTS, LLC, a Florida limited liability company ("Grantor") to SA MARINA HOLDINGS, LLC, a Florida limited liability company, whose post office address is 1265 Upsala Road, Suite 1157, Sanford, Florida 32771 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY
REFERENCE MADE A PART HEREOF (THE "PROPERTY").**

PARCEL IDENTIFICATION NUMBER: 203470-0000

**SUBJECT TO: Those matters listed on Exhibit "B", attached
hereto and by reference made a part hereof.**

and said Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

SEBASTIAN LOFTS, LLC, a Florida
limited liability company

Gloria M Banta
Witness GLORIA M BANTA
(type name of witness)

By: [Signature]
Matthew H. Merritt
Its Managing Member
841 Baytree Lane
Ponte Vedra Beach, Florida 32082

Kathleen G Jones
Witness KATHLEEN G JONES
(type name of witness)

By: [Signature]
Richard A. Newton
Its Managing Member
841 Baytree Lane
Ponte Vedra Beach, Florida 32082

Gloria M Banta
Witness GLORIA M BANTA
(type name of witness)

Kathleen G Jones
Witness KATHLEEN G JONES
(type name of witness)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 3 day of September, 2014 by Matthew H. Merritt and Richard A. Newton, as Managing Members of Sebastian Lofts, LLC, a Florida limited liability company, on behalf of the company who (X) are personally known to me or () have produced valid driver's licenses as identification.



Gloria M Banta
Notary Public
(Name of notary, typed/stamped/printed)
My commission number: _____
My commission expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL F

A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE, FLORIDA, ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER AND SOUTH OF KING STREET, SAID PARCEL BEING PORTIONS OF BLOCK 46L, ACCORDING TO THE MAP OF THE CITY OF ST. AUGUSTINE, DATED JANUARY 1, 1905, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF KING STREET WITH THE EASTERLY RIGHT OF WAY LINE OF SEBASTIAN HARBOR DRIVE (FORMERLY MALAGA STREET); THENCE SOUTH 07°01'36" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF KING STREET, ALONG SAID EASTERLY RIGHT OF WAY LINE OF SEBASTIAN HARBOR DRIVE, A DISTANCE OF 278.34 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF SEBASTIAN HARBOR DRIVE FORMERLY MALAGA STREET) AND THE SOUTHERLY RIGHT OF WAY LINE OF SEBASTIAN HARBOR DRIVE (FORMERLY LORIEDA STREET); THENCE NORTH 82°09'48" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SEBASTIAN HARBOR DRIVE, A DISTANCE OF 402.09 FEET TO THE POINT OF BEGINNING OF PARCEL F; THENCE SOUTH 07°44'48" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF SEBASTIAN HARBOR DRIVE, A DISTANCE OF 102.56 FEET; THENCE NORTH 82°15'12" EAST, A DISTANCE OF 105.70 FEET; THENCE NORTH 07°44'48" WEST, A DISTANCE OF 19.00 FEET; THENCE NORTH 82°15'12" EAST, A DISTANCE OF 124.00 FEET; THENCE NORTH 07°44'48" WEST, A DISTANCE OF 60.55 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 30.00 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHWESTERLY DIRECTION AN ARC LENGTH OF 26.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°21'45" WEST, 25.94 FEET, TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF SAN SEBASTIAN HARBOR DRIVE; THENCE SOUTH 82°09'48" WEST, A DISTANCE OF 218.48 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

1. Taxes for the year 2014 and subsequent years.
2. Applicable zoning and other governmental regulations.
3. Covenants, restrictions and easements of record, if any. This reference to which shall not operate to reimpose the same.
4. Terms, covenants, conditions, easements, restrictions, reservations and other provisions, including provisions which provide for a private charge or assessment, according to that certain Declaration of Covenants and Restrictions City of St. Augustine San Sebastian Marina, and the exhibits and attachments thereto recorded in Official Records Book 1113, Page 716, and as amended in Amended and Restated Declaration of Covenants and Restrictions recorded in Official Records Book 2484, Page 974, public records of St. Johns County, Florida.
5. Easement contained in Warranty Deed recorded in Official Records Book 1289, Page 1246, public records of St. Johns County, Florida.
6. Agreement and Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1593, Page 643, public records of St. Johns County, Florida.
7. Easement recorded in Official Records Book 2484, Page 1058, together with Subordination of City Utility Interests recorded in Official Records Book 3254, Page 1630, public records of St. Johns County, Florida.
8. Assignment of Developer's Rights and Obligations recorded in Official Records Book 2782, Page 1201, public records of St. Johns County, Florida.
9. Reservations in favor of City of St. Augustine, a political subdivision of the State of Florida, of any undivided interest in and to all phosphates, minerals and metals, together with an undivided one-half interest in and to all petroleum, in, on or under the surface of the insured land, as contained in that certain Deed, recorded in Official Records Book 2484, Page 968, created pursuant to Section 270.11, Florida Statutes.
10. Rights of tenant(s) in possession, if any, under lease(s) not recorded in the Public Records.

Sebastian Inland Harbor Conservation Overlay Zone Development

City of St. Augustine, Florida

This text is identical to the COZ text previously included in PUD Rezoning Application related to Ordinance No. 2021-04. The building locations depicted on the associated Site Plan are identical to those depicted on the Site Geometry Plan dated 11/23/2020 prepared by Envision Design + Engineering. The COZ text below and the building footprints (linear feet, height, mass and percent of site) depicted on the enclosed Site Plan were approved by the City of St. Augustine Planning and Zoning Board on January 5, 2021 as Case No. 2019-0126.

Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones (“COZs”). Portions of the Property lie within COZs 1, 2 and 3, and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The predecessor-in-interest to SA Marina constructed a 65-slip marina within the Property approximately 12 years ago. The marina was constructed pursuant to Ordinance No. 2007-14, which included a COZ 1 analysis for the marina.

For the portions of the Property located within COZ 2, the Owners provide the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions.**

See the enclosed Site Plan for site development details.

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

See the enclosed Site Plan for site development details.

3. **Natural and proposed drainage patterns.**

The Property is bounded on the west by the San Sebastian River. The existing ground surface slopes toward the river.

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

The point discharges will be routed through a system of underground treatment chambers for water quality treatment prior to discharge into the river, which will be compliant with all applicable state and federal requirements.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain.**

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

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

The Property contains no wetlands or significant plant or animal habitat.

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

Because the Sebastian Inland Harbor property will include uses permitted in the RGO zoning district (which may include multi-family, hotel and retail/commercial uses) that do not permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials from those uses. The marina will be permitted to have fuel sales and will meet the Florida Department of Environmental Protection clean marina criteria to prevent contamination of the San Sebastian River.

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

The marina located on the property owned by SA Marina, LLC was constructed pursuant to Ordinance No. 2007-14. No other structures are proposed within COZ 1.

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

The proposed development will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is

located within upland areas of the site. The marina was constructed pursuant to Ordinance No. 2007-14.

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

There will be no additional impact to the shoreline.

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

The Conservation Overlay Zone 1 Development includes the previously approved marina. The impacts of the marina were addressed in Ordinance No. 2007-14.

The proposed uses permitted in the RGO zoning district (which may include multi-family homes, hotel rooms and retail/commercial space) will be located within Conservation Overlay Zones 2 and 3. Those uses will be limited to the building height allowed in the City's Land Development Regulations so their impacts to vistas and scenic opportunities from surrounding lands will be minimal. See the attached COZ Site Plan. Surrounding lands include existing and approved uses for hotels and other structures to heights of 50 feet, with architectural features extending above 50 feet.

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

The Property will be reestablished with native and/or Florida Friendly landscape material. Definitions for each ("native" and "Florida Friendly") shall be per University of Florida / IFAS. Landscape schedule shall indicate whether plantings are native and/or Florida Friendly.

No invasive plant material (as defined by the State of Florida) shall be included.

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

The Property does not contain any significant plant or animal habitat.

15. **Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns**

River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

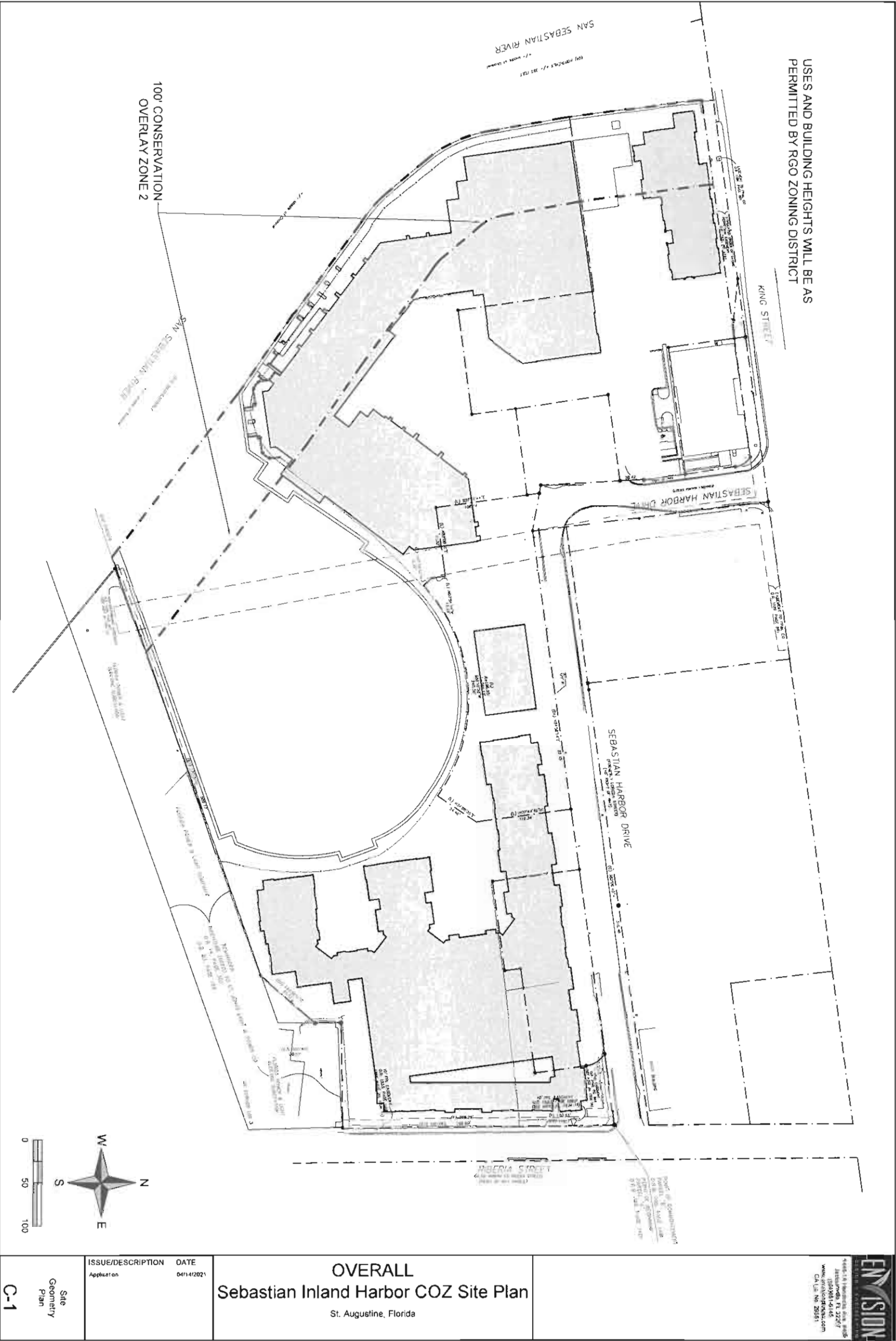
Stormwater runoff from the Property and Sebastian Harbor Drive will be routed to an approved water management system permitted by the City and the District.

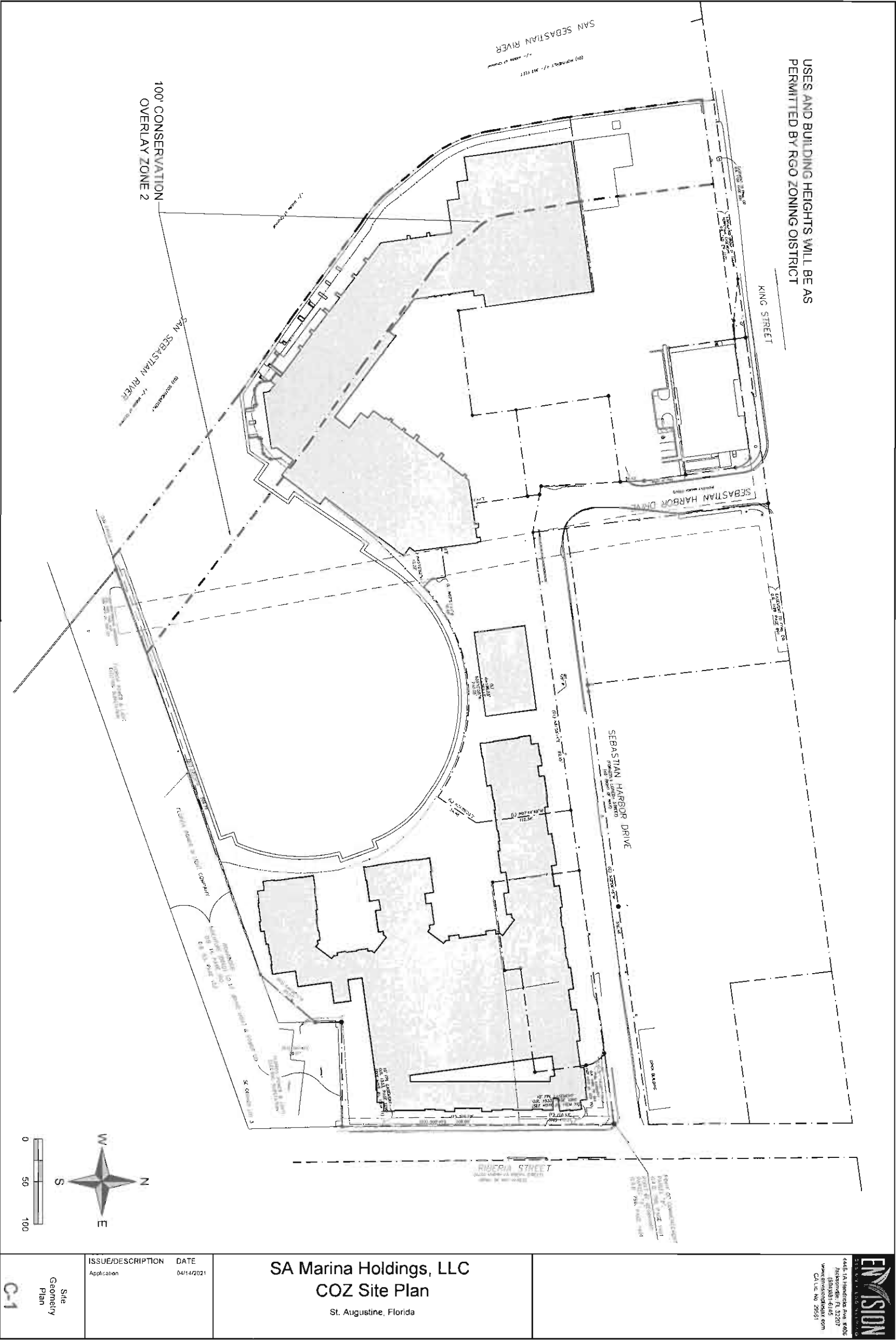
16. Impact of development on shellfish and on commercial and sport fish and waterfowl.

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The development will be located on upland areas of the site.

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

No docks, other than the previously approved marina, are proposed.





SA Marina Holdings, LLC

Variance Request for Reduction in Side Yard Setback

City Code Section 28-29 provides criteria for consideration in analyzing requests for zoning variances. The Code requirements, and details regarding how SA Marina Holdings, LLC (the "Owner") complies with each are set forth below.

Variance Requirements

1. **The Planning and Zoning Board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted.**

RESPONSE: The Owner owns property located along the San Sebastian River, just south of King Street along Sebastian Harbor Drive (the "Property"). There is an existing marina within the Property that limits the location of buildings and associated parking areas within the Property. The Owner is working with Seavin, Inc. ("Seavin"), the owner of the San Sebastian Winery ("Winery Parcel") and a future commercial marketplace along King Street ("Marketplace Parcel"), to provide a parking garage for the Property, Winery Parcel and Marketplace Parcel, at the entrance into downtown St. Augustine. In order to site the parking garage, it is necessary for the Owner to obtain a reduction of the side yard setback along its northern property boundary from ten (10) feet to zero (0) feet. Please see the enclosed Site Plan for the location of the proposed parking garage.

2. **No variance shall be granted unless the applicant shall show and the board shall find that:**
 - a. **The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and**
 - b. **Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and**
 - c. **This disadvantage does not exist because of conditions created by the owner or applicant; and**
 - d. **Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.**

RESPONSE: As noted above, there is an existing marina within the Property that causes the resulting shape of uplands within the site to be irregular. In order to provide development of the Property in a manner consistent with its zoning, it is

necessary for the Owner to obtain a reduction in the side yard setback adjacent to Seavin's Marketplace Parcel in order to construct the shared parking garage. The parking garage will greatly benefit the public by providing visitors to the Property and businesses located on the Winery Parcel and Marketplace Parcel a place to park their cars for the day, or several days, and walk to other locations downtown. Additionally, without sacrificing parking spaces for the Property, Winery Parcel and Marketplace parcel, there will be parking spaces in the garage that will be available for use by the public to visit other businesses downtown.

In passing upon a request for variance, the board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this chapter.

RESPONSE: The Owner will develop the Property in conformance with all other requirements of the RGO zoning district, including land uses permitted in such district. The sole purpose of the variance request is to allow for the location of a parking garage to serve the Property, Winery Parcel and Marketplace Parcel. However, the parking garage will provide an additional benefit to the public by providing parking spaces to visit other businesses downtown.



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Ellen Avery-Smith, Esq. Contact Number: 904-825-1615

Business (if applicable): Rogers Towers, P.A.

Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: FL Zip: 32086

2. NAME OF PROPERTY OWNERS: Seavin, Inc. Contact Number: 904-501-5077

Business (if applicable): same

Address: 19239 US Highway 27 North City: Clermont State: FL Zip: 34715

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: 203350-0000; 203350-0010

4. PROJECT STREET ADDRESS: East of the San Sebastian River, south of King Street and Sebastian Harbor Drive and west of Riberia Street

5. SPECIFIC PROPOSED USE: The Owner is proposing to rezone the Property to Residential, General Office ("RGO"), consistent with the site's future land use designation of Residential Medium Density/Mixed Use. Site development and land uses will comply with the RGO Zoning district requirements.

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☒ Exception ☐ Land Use Plan Amendment

☐ Variance ☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: The Property is zoned Planned Unit Development ("PUD") via Ords. 2007-14 and 2016-15. The Owner is proposing to rezone the Property to Residential, General Office ("RGO"), consistent with the site's Residential Medium Density/Mixed Use future land use designation. The Owner is also proposing development within Conservation Overlay Zone 2, as depicted in the attached Site Plan. The Owner also seeks an exception to locate some of its required parking on adjacent land owned by SA Marina Holdings, LLC.

8. JUSTIFICATION FOR ACTION REQUESTED: The Property was rezoned from Residential General Office ("RGO") to PUD in 2004 (Sebastian Inland Harbor PUD, Ordinance No. 2004-23). The PUD was modified by the City Commission in 2007 (Ordinance No. 2007-14) and again in 2016 (Ord. 2016-15). The Owner desires to rezone the Property back to its historic RGO category in order to develop the site in a manner consistent with the Residential Medium Density/Mixed Use future land use designation. The RGO zoning district is consistent with such future land use designation. The proposed buildings depicted in Conservation Overlay Zone 2 on the enclosed Site Plan are in the same locations reviewed by the City Planning and Zoning Board for Case No. 2019-0126. The COZ text is also identical. The proposed off-site parking is within 400 feet of the buildings proposed to be constructed on the Owner's property, in the location depicted on the enclosed Site Plan..

10/31/17

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

- (a) Does the property have a disadvantage which is not common to other properties in the area?

Please explain fully: N/A

- (b) Can you establish that this disadvantage is not due to the owner's actions?

Please explain fully: N/A

- (c) Can you establish that this disadvantage prevents reasonable use of the property:

Please explain fully: N/A

- (d) If granted, will the variance adversely affect other property in the area:

Please explain fully: N/A

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

10. PREVIOUS APPLICATIONS:

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

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

Pending PZB Case No. 2019-0126 (Sebastian Inland Harbor PUD).

11. AGREEMENT:

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

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

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

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


Signature of Applicant

4/14/21
Date


Signature of Property Owner

Charles G. Cox, President, Seavin, Inc.

4/12/2021
Date



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

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

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

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

Ellen Avery-Smith, Esq. of Rogers Towers, P.A.

Print name of applicant


Signature of applicant

4/14/21
Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
SEAVIN, INC.

Filing Information

Document Number P94000088178
FEVEIN Number 59-3284508
Date Filed 12/06/1994
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 11/03/1997

Principal Address

19239 U.S. HIGHWAY 27 NORTH
CLERMONT, FL 34715

Changed: 04/05/2005

Mailing Address

19239 U.S. HIGHWAY 27 NORTH
CLERMONT, FL 34715

Changed: 04/05/2005

Registered Agent Name & Address

COX, C. GARY
19239 U.S. HIGHWAY 27 NORTH
CLERMONT, FL 34715

Address Changed: 04/05/2005

Officer/Director Detail

Name & Address

Title C/D

COX, C. GARY
7485 HEARTLAND CIRCLE
TALLAHASSEE, FL 32308

Title S/D

COX, CAROLE C
7485 HEARTLAND CIRCLE
TALLAHASSEE, FL 32308

Title D

BRODIE, EDMUND M
100B STEELE ROAD
PETERBOROUGH, NH 03458

Title P/D

COX, CHARLES GII
3689 LONE WOLF TRAIL
SAINT AUGUSTINE, FL 32086

Title T

ENIX, DAWN M
11313 DAVISON LANE
TAVARES, FL 32778

Title V

BURGESS, JEANNE M
11330 SOONER DRIVE
CLERMONT, FL 34711

Annual Reports

Report Year	Filed Date
2019	03/05/2019
2020	03/03/2020
2021	03/03/2021

Document Images

03/03/2021 -- ANNUAL REPORT	View image in PDF format
03/03/2020 -- ANNUAL REPORT	View image in PDF format
03/05/2019 -- ANNUAL REPORT	View image in PDF format
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03/04/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
04/22/2010 -- ANNUAL REPORT	View image in PDF format
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04/15/2002 -- ANNUAL REPORT	View image in PDF format
06/04/2001 -- ANNUAL REPORT	View image in PDF format
05/02/2000 -- ANNUAL REPORT	View image in PDF format
04/15/1999 -- ANNUAL REPORT	View image in PDF format
07/02/1998 -- ANNUAL REPORT	View image in PDF format
11/03/1997 -- REINSTATEMENT	View image in PDF format
08/14/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



St. Johns County, FL

Sales Questionnaire Form

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

[Sales Questionnaire](#)

Summary



Parcel ID	2033500000
Location	KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	1 & 1-2 CITY OF ST AUG PT OF BLK 46-K & PT OF LOT 3 BLK 46-L LYING S OF KING ST & W & S OF SAN SEBASTIAN HARBOR DR (AKA DEED PARCELS C & D) 4613/1967
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	2.380
Homestead	N

Owner Information

Owner Name	Seavin Inc 100%
Mailing Address	19239 US HIGHWAY 27 NORTH CLERMONT, FL 34715-0000

Map



Valuation Information

	2021
Building Value	\$0
Extra Features Value	\$22,908
Total Land Value	\$2,427,297
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$2,450,205
Total Deferred	\$0
Assessed Value	\$2,450,205
Total Exemptions	\$0
Taxable Value	\$2,450,205

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	\$0	\$0	\$2,427,297	\$0	\$0	\$2,427,297	\$2,427,297	\$0	\$2,427,297
2019	\$0	\$0	\$2,427,297	\$0	\$0	\$2,427,297	\$2,427,297	\$0	\$2,427,297
2018	\$0	\$0	\$182,952	\$0	\$0	\$182,952	\$182,952	\$0	\$182,952
2017	\$0	\$0	\$182,952	\$0	\$0	\$182,952	\$182,952	\$0	\$182,952
2016	\$0	\$0	\$182,952	\$0	\$0	\$182,952	\$182,952	\$0	\$182,952
2015	\$0	\$0	\$182,952	\$0	\$0	\$182,952	\$182,952	\$0	\$182,952
2014	\$0	\$0	\$945	\$0	\$0	\$945	\$945	\$0	\$945
2013	\$0	\$0	\$945	\$0	\$0	\$945	\$945	\$0	\$945
2012	\$0	\$0	\$1,220	\$0	\$0	\$1,220	\$1,220	\$0	\$1,220
2011	\$0	\$0	\$1,220	\$0	\$0	\$1,220	\$1,220	\$0	\$1,220
2010	\$0	\$0	\$1,220	\$0	\$0	\$1,220	\$1,220	\$0	\$1,220

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Curb	0	0	0	0	396
Concrete Paving (Commercial)	0	0	0	0	1851
Asphalt Paving	0	0	0	0	12168

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	75879	SF	\$2,124,612
Vacant Commercial	0	0	10805	SF	\$302,540
Rivers, Lakes & Submerged Lands	0	0	0.29	AC	\$145

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/20/2018	9/12/2018	\$0.00	CORRECTIVE DEED	4613	1957	U	V	SAN SEBASTIAN HARBOR PARTNERS LLC	SAN SEBASTIAN RETAIL LLC
9/20/2018	7/30/2018	\$3,000,000.00	WARRANTY DEED	4613	1967	Q	V	SAN SEBASTIAN RETAIL LLC	SEAVIN INC
12/4/2014	11/24/2014	\$225,000.00	WARRANTY DEED	3960	1775	Q	V	DEVLIN WALLACE R SR,SHIRLEY H	SAN SEBASTIAN RETAIL LLC
7/24/2014	7/23/2014	\$0.00	OTHER INSTRUMENT	3907	1616	U	V	ATLANTA GAS LIGHT COMPANY	DEVLIN WALLACE R SR,SHIRLEY H
7/23/2014	7/22/2014	\$0.00	ORDER OF TAKING	3907	677	U	V	SAN SEBASTIAN RETAIL LLC	FL DEPT OF TRANSPORTATION
2/23/2012	2/21/2012	\$0.00	LIS PENDENS	3528	1672	U	V	ATLANTA GAS LIGHT COMPANY VS:	DEVLIN WALLACE R SR,SHIRLEY H
4/28/2011	3/17/2010	\$0.00	ORDER OF TAKING	3431	1722	U	V	SAN SEBASTIAN RETAIL LLC BY COURT ORDER	FL DEPT OF TRANSPORTATION
	12/21/2009	\$0.00	LIS PENDENS	3276	885	U	V	STATE FLORIDA DEPT OF TRANSPORTATION	SAN SEBASTIAN RETAIL LLC
11/25/2008	11/18/2008	\$100.00	QUIT CLAIM DEED	3142	1842	U	V	SAN SEBASTIAN HARBOR RESORT LLC	DEVLIN WALLACE R SR,SHIRLEY H
	9/1/2006	\$500,000.00	WARRANTY DEED	2782	1204	U	I	SAN SEBASTIAN HARBOR PARTNERS LLC	SAN SEBASTIAN HARBOR RESORT LLC
	7/7/2005	\$750,000.00	WARRANTY DEED	2484	1103	Q	V	SAN SEBASTIAN HARBOR PARTNERS LLC	SAN SEBASTIAN RETAIL LLC
	6/30/2005	\$3,470,000.00	QUIT CLAIM DEED	2484	971	U	I		SAN SEBASTIAN HARBOR PARTNERS LLC

1/1/1989

\$0.00

[808](#) [1653](#)

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CITY OF ST AUGUSTINE

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

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

[User Privacy Policy](#)[GDPR Privacy Notice](#)[Last Data Upload: 4/10/2021, 12:12:55 AM](#)

Version 2.3.116

Prepared by and return to:
Ansbacher & Schneider, P.A.
Attn: Lawrence V. Ansbacher, Esquire
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

Parcel Identification No.: 2033500020 and 2033500000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of July, 2018, by **San Sebastian Retail, LLC**, a Florida limited liability company, (the "Grantor"), whose mailing address is 1283 Ponte Vedra Boulevard, Ponte Vedra Beach, FL 32082, to **Seavin, Inc.**, a Florida corporation, (the "Grantee"), whose mailing address is 19239 U. S. Highway 27 North, Clermont, FL 34715, (wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain real property together with the building, fixtures and improvements thereon located in St. Johns County, State of Florida, the legal description of which is contained in Exhibit "A" attached hereto and made a part hereof (the "Property").

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

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

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but against none other, subject to the encumbrances set forth on Exhibit "B" attached hereto (the "Permitted Encumbrances"); provided, however, this reference shall not serve to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused the deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:


Print Name: CHERYL E. SASSARD


Print Name: Lawrence V. Ansbacher

GRANTOR:

SAN SEBASTIAN RETAIL, LLC,
A Florida Limited Liability Company

By: 
Name: Marc C. Angelo
Title: Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of July, 2018, by Marc C. Angelo, Manager of San Sebastian Retail, LLC, a Florida limited liability company, on behalf of the company. He personally appeared before me and is personally known to me.


Notary:
Print Name: _____
Notary Public, State of Florida
My Commission Expires: _____

[NOTARIAL SEAL]

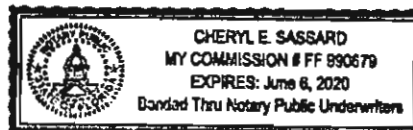


EXHIBIT A

PARCEL C:

A parcel of land in the City of St. Augustine, Florida, on the East side of the San Sebastian River and South of King Street, said Parcel being a portion of Block 46 K, according to the Map of the City of St. Augustine, dated January 1, 1905, said parcel of land being more particularly described as follows:

Commencing at the Intersection of the Southerly right-of-way line of King Street with the Easterly right-of-way line of Sebastian Harbor Drive (formerly Malaga Street); thence South $82^{\circ}15'07''$ West, along the Southerly right-of-way line of King Street, a distance of 265.32 feet to the Point of Beginning of Parcel C; thence South $84^{\circ}22'01''$ East, departing said Southerly right-of-way line of King Street, a distance of 49.56 feet; thence South $87^{\circ}12'35''$ East, a distance of 21.28 feet to the Northwest corner of Parcel E as described in Official Record 1289, Page 1246; thence South $07^{\circ}48'29''$ East, along the westerly line of said Parcel E, a distance of 78.04 feet to the Southwest corner of said Parcel E; thence North $82^{\circ}19'09''$ East, along the southerly line of said Parcel E, a distance of 150.02 feet to the Southeast corner of said Parcel E, said point also being a point on the westerly right-of-way line of Sebastian Harbor Drive; thence South $08^{\circ}02'40''$ East, along said westerly right-of-way line of Sebastian Harbor Drive, a distance of 48.90 feet; thence South $03^{\circ}06'47''$ East, continuing along said westerly right-of-way line of Sebastian Harbor Drive, a distance of 28.42 feet to the Northeast corner of Parcel D as described in Official Record 3960, Page 1775; thence South $82^{\circ}08'16''$ West, along the northerly line of said Parcel D, a distance of 102.17 feet to the Northwest corner of said Parcel D; thence South $08^{\circ}38'46''$ East, along the westerly line of said Parcel D, a distance of 109.61 feet to the Southwest corner of said Parcel D; thence South $07^{\circ}18'34''$ East, a distance of 51.85 feet; thence South $82^{\circ}27'42''$ West, a distance of 123.76 feet; thence North $07^{\circ}58'34''$ West, a distance of 160.66 feet; thence South $82^{\circ}08'16''$ West, a distance of 275.20 feet, more or less to the Middle of the Channel of the San Sebastian River thence North $16^{\circ}21'50''$ West, along said Middle of the Channel a distance of 171.78 feet to the aforementioned Southerly right-of-way line of King Street; thence North $82^{\circ}15'07''$ East, along said Southerly right-of-way line of King Street, a distance of 308.72 feet, more or less, to the Point of Beginning.

PARCEL D:

A parcel of land in the City of St. Augustine, Florida, on the East side of the San Sebastian River and South of King Street, said parcel being a portion of Block 46K, according to the Map of the City of St. Augustine, dated January 1, 1905, said parcel of land being more particularly described as follows:

Commence at the intersection of the Southerly right of way line of King Street with the Easterly right of way line of Sebastian Harbor Drive (Formerly Malaga Street); thence South $07^{\circ}01'36''$ East, departing said Southerly right of way line of King Street, along said Easterly right of way line of Sebastian Harbor Drive, a distance of 278.34 feet to the intersection of said Easterly right of way line of Sebastian Harbor Drive and the Southerly right of way line of Sebastian Harbor Drive (Formerly Lorida Street); thence North $79^{\circ}55'51''$ West, a distance of 45.08 feet to the Point of Beginning of Parcel D; thence continue North $79^{\circ}55'51''$ West, a distance of 9.86 feet; thence North $03^{\circ}06'47''$ West, a distance of 93.06 feet; thence South $82^{\circ}08'16''$ West, a distance of 102.17 feet; thence South $08^{\circ}38'46''$ East, a distance of 109.61 feet; thence North $82^{\circ}28'34''$ East, a distance of 102.36 feet; thence North $07^{\circ}51'44''$ West, a distance of 14.44 feet to the Point of Beginning.

Exhibit B

Permitted Encumbrances

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
2. Covenants, Reservations, Easements and Restrictions recorded in Official Records Book 1113, Page 716, as amended and restated by that certain Amended and Restated Declaration of Covenants and Restrictions recorded in Official Records Book 2484, Page 974, Assignment of Developer's Rights and Obligations recorded in Official Records Book 2782, Page 1201 and Official Records Book 3925, Page 1832, both of the Public Records of St. Johns County, Florida. (as to Parcel C and D)
3. Easement contained in Warranty Deed recorded in Official Records Book 1289, page 1246, public records of St. Johns County, Florida. (as to Parcel C and D)
4. Easement(s) granted to Florida Power & Light Company, recorded in Official Records Book 1189, Page 891, of the Public Records of St. Johns County, Florida. (as to Parcel C)
5. Utility Easement recorded in Official Records Book 2484, Page 1058 and Subordination of City Utility Interests recorded in Official Records Book 3254, Page 1630, of the Public Records of St. Johns County, Florida. (as to Parcel C and D)
6. Use restriction contained in Special Warranty Deed to SAN SEBASTIAN RETAIL, LLC, a Florida limited liability company, recorded in Official Records Book 2484, Page 1103, of the Public Records of St. Johns County, Florida. (as to Parcel C)
7. Assignment of Development Rights recorded in Official Records Book 2484, Page 1107, of the Public Records of Duval County, Florida. (as to Parcel C)
8. Use Restrictions as set forth in Special Warranty Deed recorded in Official Records Book 2872, Page 1204, public records of St. Johns County, Florida (as to Parcel D)
9. Assignment of Development Rights as recorded in Official Records Book 2782, Page 1208, public records of St. Johns County, Florida. (as to Parcel D)
10. Perpetual Easement as set forth in that Stipulated Order of Taking recorded in Official Records Book 3431, page 1722, of the public records of St. Johns County, Florida. (as to Parcel C)
11. The nature, extent or existence of riparian rights is not insured.
12. Any and all rights of the United States of America over (i) submerged or (ii) artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
13. Survey prepared by Atlantic-Gulf Surveying Co., Inc. last dated August 2, 2018 (Project No. S1285) discloses the following:
 - A. Unfinished wood deck
 - B. Concrete bulkhead
 - C. Six foot chain link fences lie off and beyond boundary lines
 - D. Concrete drainage vault encroaches up to 0.7 feet beyond Southerly boundary of Parcel C.
 - E. 36 inch metal pole together with overhead electric line lies within subject property.



St. Johns County, FL

Sales Questionnaire Form

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

[Sales Questionnaire](#)

Summary



Parcel ID	2033500010
Location Address	157 KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	CITY OF ST AUG (1-1) PT OF BLK 46-K LYING S OF KING ST & W OF VACATED MALAGA OR1289/1246 & 4613/1961(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Canneries, Distilleries & Wineries (4500)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.260
Homestead	N

Owner Information

Owner Name	Seavin Inc 100%
Mailing Address	19239 US HIGHWAY 27 CLERMONT, FL 34715-0000

Map



Valuation Information

	2021
Building Value	\$1,327,628
Extra Features Value	\$83,463
Total Land Value	\$339,300
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,750,391
Total Deferred	\$0
Assessed Value	\$1,750,391
Total Exemptions	\$0
Taxable Value	\$1,750,391

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	\$1,364,001	\$80,549	\$339,300	\$0	\$0	\$1,783,850	\$1,685,356	\$98,494	\$1,685,356
2019	\$1,134,088	\$58,754	\$339,300	\$0	\$0	\$1,532,142	\$1,532,142	\$0	\$1,532,142
2018	\$1,015,600	\$59,041	\$339,300	\$0	\$0	\$1,413,941	\$1,413,941	\$0	\$1,413,941
2017	\$1,066,381	\$63,189	\$339,300	\$0	\$0	\$1,468,870	\$1,468,870	\$0	\$1,468,870
2016	\$1,100,234	\$66,777	\$339,300	\$0	\$0	\$1,506,311	\$1,506,311	\$0	\$1,506,311
2015	\$1,134,088	\$70,152	\$339,300	\$0	\$0	\$1,543,540	\$1,483,726	\$59,814	\$1,483,726
2014	\$1,099,238	\$74,299	\$175,305	\$0	\$0	\$1,348,842	\$1,348,842	\$0	\$1,348,842
2013	\$1,134,510	\$48,137	\$175,305	\$0	\$0	\$1,357,952	\$1,357,952	\$0	\$1,357,952
2012	\$1,166,469	\$51,300	\$175,305	\$0	\$0	\$1,393,074	\$1,393,074	\$0	\$1,393,074
2011	\$1,605,286	\$1,389	\$195,098	\$0	\$0	\$1,801,773	\$1,801,773	\$0	\$1,801,773
2010	\$1,648,094	\$1,443	\$217,718	\$0	\$0	\$1,867,255	\$1,867,255	\$0	\$1,867,255

Building Information

Building	1
Actual Area	24068
Conditioned Area	17932
Actual Year Built	1923
Use	Wineries
Style	04
Class	N
Exterior Wall	Concrete Stucco, Jumbo Brick
Roof Structure	Rigid Frame

Roof Structure	Rigid Frame
Roof Cover	Built Up, Metal
Interior Flooring	Concrete Finish, Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Category	Type	Pct
Exterior Wall	Jumbo Brick	20%
Exterior Wall	Concrete Stucco	80%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	80%
Roofing Cover	Metal	20%
Interior Walls	Drywall	100%
Interior Flooring	Concrete Finish	60%
Interior Flooring	Carpet	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	46 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	3116	3116
FINISHED UPPER STORY	2964	2964
LOADING PLATFORM	0	221
BALCONY	0	2367
BASE AREA	2846	2846
BALCONY	0	2607
CANOPY (COMMERCIAL)	0	98
BASE AREA	2964	2964
UNFINISHED STORAGE	0	342

CANOPY (COMMERCIAL)	0	98
BASE AREA	5610	5610
CANOPY (COMMERCIAL)	0	301
BAR (AVERAGE)	432	432
CANOPY (COMMERCIAL)	0	51
CANOPY (COMMERCIAL)	0	51
Total SqFt	17932	24068

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Truck Well	0	56	12	0	672
Sprinkler Wet	0	0	0	0	17500
Masonry Wall	0	6	37	0	222
Elevator - Residential (48"x48" - 3 Passenger)	0	0	0	0	1

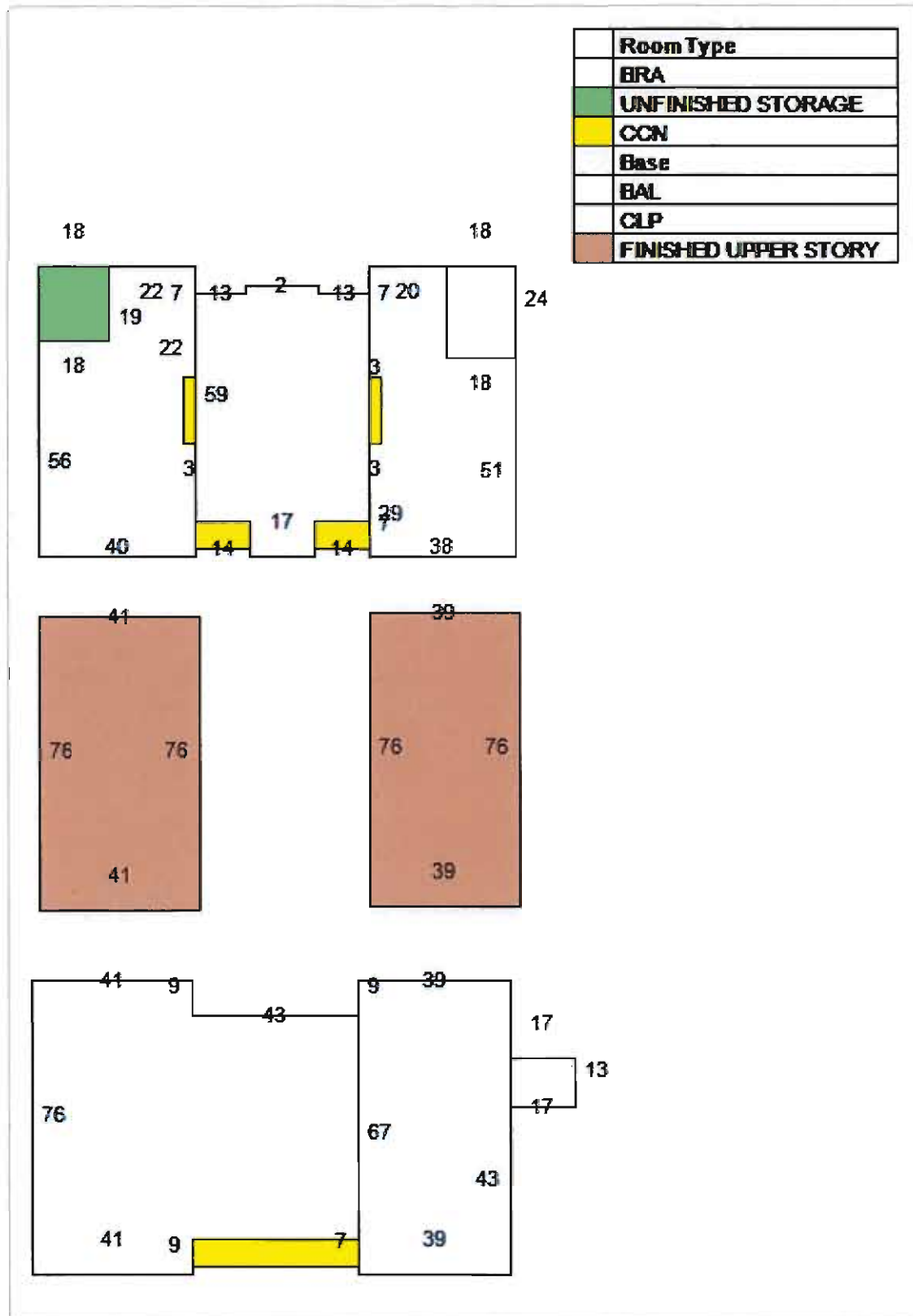
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Canneries	141	78	11310	SF	\$339,300

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/20/2018	8/1/2018	\$0.00	QUIT CLAIM DEED	4613	1961	U	I	SAN SEBASTIAN RETAIL LLC	SEAVIN INC
	1/7/1998	\$340,000.00	WARRANTY DEED	1289	1246	U	I	CITY OF ST AUGUSTINE	SEAVIN INC

Sketch Information



No data available for the following modules: Exemption Information.

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

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

Last Data Upload: 4/10/2021, 12:12:55 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.116

Prepared by and return to:
Ansbacher & Schneider, P.A.
Attn: Lawrence V. Ansbacher, Esquire
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

Parcel Identification No.: 203350-0010

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 1st day of August, 2018, by **San Sebastian Retail, LLC, a Florida limited liability company**, (the "Grantor"), whose mailing address is 1283 Ponte Vedra Boulevard, Ponte Vedra Beach, FL 32082, to **Seavin, Inc., a Florida corporation**, (the "Grantee"), whose mailing address is 19239 U. S. Highway 27 North, Clermont, FL 34715, (wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee any interest of Grantor in and to that certain real property together with the building, fixtures and improvements thereon located in St. Johns County, State of Florida, the legal description of which is contained in Exhibit "A" attached hereto and made a part hereof (the "Property").

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

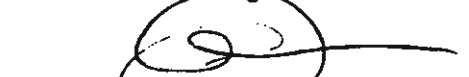
TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the Grantor has caused the deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:



Print Name: Cheryl E. Sassard



Print Name: Lawrence V. Prokauer

GRANTOR:

SAN SEBASTIAN RETAIL, LLC,
A Florida Limited Liability Company

By: 

Name: Marc C. Angelo

Title: Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1st day of August, 2018, by Marc C. Angelo, Manager of San Sebastian Retail, LLC, a Florida limited liability company, on behalf of the company. He personally appeared before me and is personally known to me.

Notary 

Print Name: _____

Notary Public, State of Florida

My Commission Expires: _____

[NOTARIAL SEAL]

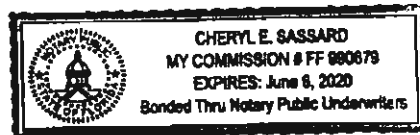


EXHIBIT A

The land referred to herein below is situated in the County of St. Johns, State of Florida, and is described as follows:

A parcel of land in the city of St. Augustine, Florida, on the East side of the San Sebastian River and South of King Street, said parcel of land being more particularly described as follows:

Commencing at the Intersection of the South line of King Street with the East line of Malaga Street (vacated); thence South 82 degrees 15 minutes 07 seconds West, assumed bearing along said South line of King Street, 195.85 feet; thence South 07 degrees 44 minutes 53 seconds East, 13.76 feet to the Point of Beginning of the parcel of land to be described; thence continue South 07 degrees 44 minutes 53 seconds East 78.05 feet; thence North 82 degrees 15 minutes 07 seconds East, 150.02 feet; thence North 08 degrees 07 minutes 14 seconds West, 59.38 feet to the point of curvature of a tangential curve concave to the Southwest having a radius of 24.40 feet; thence Northwesterly 21.35 feet along the arc of said curve through a central angle of 50 degrees 07 minutes 39 seconds (chord bearing North 33 degrees 11 minutes 03 seconds West for 20.67 feet); thence South 82 degrees 15 minutes 07 seconds West, not tangent to said last mentioned curve, 140.75 feet to the Point of Beginning.

COPY

Sebastian Inland Harbor Conservation Overlay Zone Development

City of St. Augustine, Florida

This text is identical to the COZ text previously included in PUD Rezoning Application related to Ordinance No. 2021-04. The building locations depicted on the associated Site Plan are identical to those depicted on the Site Geometry Plan dated 11/23/2020 prepared by Envision Design + Engineering. The COZ text below and the building footprints (linear feet, height, mass and percent of site) depicted on the enclosed Site Plan were approved by the City of St. Augustine Planning and Zoning Board on January 5, 2021 as Case No. 2019-0126.

Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones (“COZs”). Portions of the Property lie within COZs 1, 2 and 3, and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The predecessor-in-interest to SA Marina constructed a 65-slip marina within the Property approximately 12 years ago. The marina was constructed pursuant to Ordinance No. 2007-14, which included a COZ 1 analysis for the marina.

For the portions of the Property located within COZ 2, the Owners provide the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions.**

See the enclosed Site Plan for site development details.

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

See the enclosed Site Plan for site development details.

3. **Natural and proposed drainage patterns.**

The Property is bounded on the west by the San Sebastian River. The existing ground surface slopes toward the river.

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

The point discharges will be routed through a system of underground treatment chambers for water quality treatment prior to discharge into the river, which will be compliant with all applicable state and federal requirements.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain.**

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

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

The Property contains no wetlands or significant plant or animal habitat.

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

Because the Sebastian Inland Harbor property will include uses permitted in the RGO zoning district (which may include multi-family, hotel and retail/commercial uses) that do not permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials from those uses. The marina will be permitted to have fuel sales and will meet the Florida Department of Environmental Protection clean marina criteria to prevent contamination of the San Sebastian River.

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

The marina located on the property owned by SA Marina, LLC was constructed pursuant to Ordinance No. 2007-14. No other structures are proposed within COZ 1.

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

The proposed development will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is

located within upland areas of the site. The marina was constructed pursuant to Ordinance No. 2007-14.

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

There will be no additional impact to the shoreline.

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

The Conservation Overlay Zone 1 Development includes the previously approved marina. The impacts of the marina were addressed in Ordinance No. 2007-14.

The proposed uses permitted in the RGO zoning district (which may include multi-family homes, hotel rooms and retail/commercial space) will be located within Conservation Overlay Zones 2 and 3. Those uses will be limited to the building height allowed in the City's Land Development Regulations so their impacts to vistas and scenic opportunities from surrounding lands will be minimal. See the attached COZ Site Plan. Surrounding lands include existing and approved uses for hotels and other structures to heights of 50 feet, with architectural features extending above 50 feet.

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

The Property will be reestablished with native and/or Florida Friendly landscape material. Definitions for each ("native" and "Florida Friendly") shall be per University of Florida / IFAS. Landscape schedule shall indicate whether plantings are native and/or Florida Friendly.

No invasive plant material (as defined by the State of Florida) shall be included.

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

The Property does not contain any significant plant or animal habitat.

15. **Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns**

River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

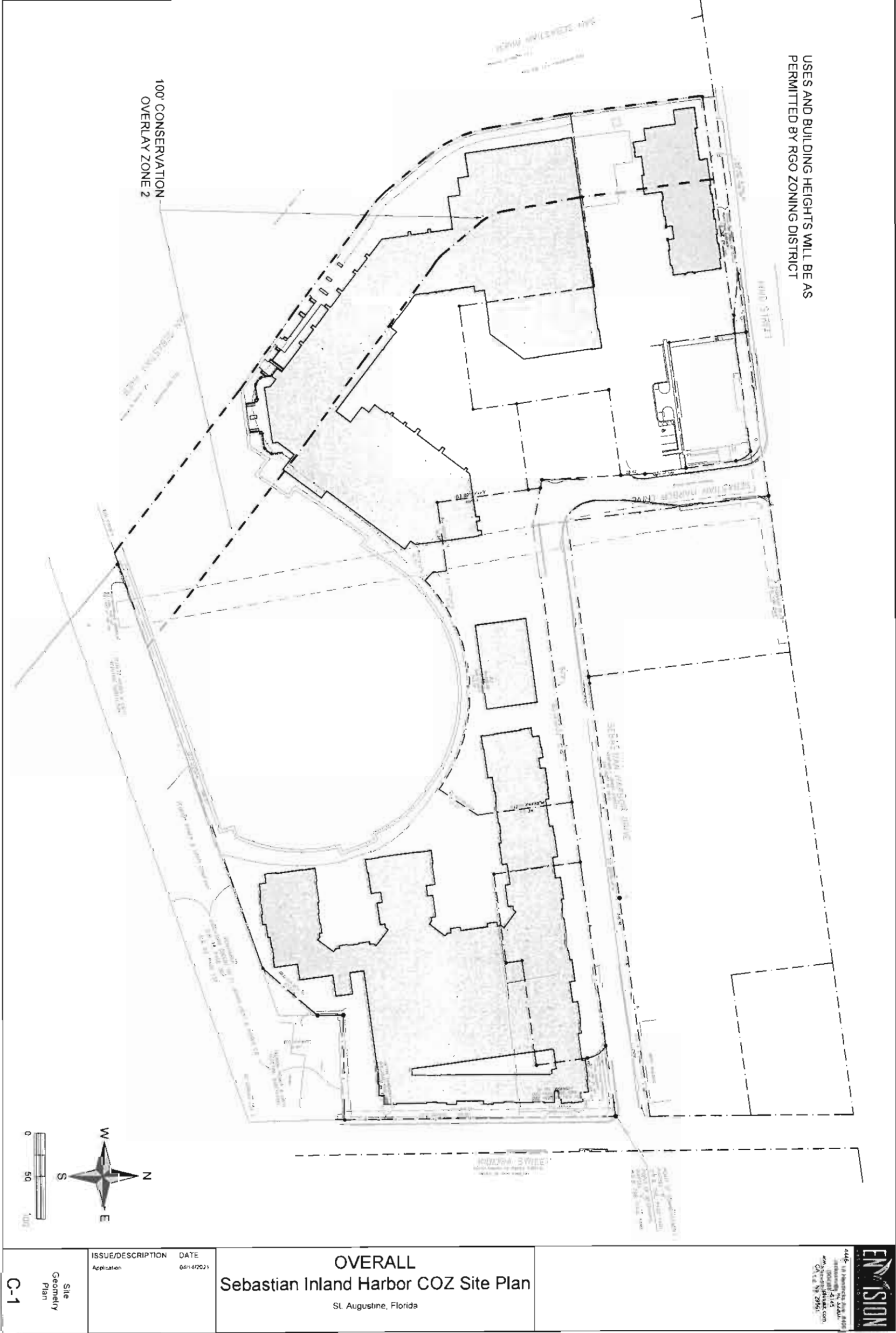
Stormwater runoff from the Property and Sebastian Harbor Drive will be routed to an approved water management system permitted by the City and the District.

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

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The development will be located on upland areas of the site.

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

No docks, other than the previously approved marina, are proposed.



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: April 14, 2021

RE: **ORDINANCE 2021-06: SIGN CODE AMENDMENTS**

Please find enclosed Ordinance 2021-06, updating the City's sign code. The Planning and Zoning Board reviewed the proposed amendments at its March 2, 2021 and April 6, 2021 meetings, suggested changes and recommended approval to the City Commission.

These amendments were precipitated by a U.S. Supreme Court decision, Reed v. Town of Gilbert, that re-set the constitutional standard for content-based sign regulations. Virtually all local governments in the nation had to update their sign codes to reflect the direction of the Supreme Court decision in the past few years. The changes are not intended to reduce the number of signs businesses can have, but are intended to be net neutral. The amendments focus on changes in nomenclature and phrasing, to remove any reference to the substance or content of the message on the sign face. For example, the code will no longer reference "real estate sign" or "construction sign," but those types of signs will continue to be allowed under the nomenclature of "temporary ancillary sign."

While updating the sign code, we also addressed allowances for art installations and artistic murals, and clarified the types of government signs allowed. The Planning and Zoning Board also tackled the issue of personal message signs on residential properties, and had a robust discussion on whether to regulate these types of signs (i.e., new baby signs, birthday, graduation, and other personal/religious/political signs). After weighing all the potential non-content-based types of regulatory options, the Planning and Zoning Board recommended that these types of signs not be regulated on residential properties. The current draft before you reflects the Planning and Zoning Board's recommendation.

Please place Ordinance 2021-06 on the regular City Commission agenda for first reading on April 26, 2021.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

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

Agenda Title:

Amendments to the City's sign code.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: April 6, 2021

RE: **Other Business Item 8(a)**

Review and Recommendation Related to the Proposed Updates and Revisions to Chapter 3 Sign Code of the City of St. Augustine Land Development Code

At the March PZB meeting the Sign Code update was discussed and several comments and recommendations were made by the PZB. City staff incorporated the Board's comments and provides additional information for your review.

This update is included on the April 6, 2021 PZB Agenda for the PZB to review and make a recommendation to the City Commission.

As you know, this item was drafted by the City Attorney and reviewed by City staff to include general clean up items. The Sign Code is required to be updated because of a Supreme Court decision in Reed v. Town of Gilbert, Arizona. This decision determined that "content-based" regulations related to types of signs is presumptively unconstitutional and requires a compelling governmental interest.

Therefore, the City's existing Sign Code required an extensive rewrite/update to meet the standards of the law, and be considered "content neutral".

Attached is a "redline" version of the update so that the PZB can see the proposed changes in a format that shows inserts and changes, as well as, deletions to the text of the Sign Code. Attached is also a "clean" version so that the PZB can review the revised code in its entirety, and more easily review what the new code will read like. Also, attached is a copy of the existing code for the PZB to compare as needed with the proposed language.

Additionally, a memorandum from the City Attorney outlining language options for interval signs is included for the PZB to review.

Thank you for your attention to this matter. If you have any questions, please call me at (904) 209-4320 or email at askinner@citystaug.com.



Amy McClure Skinner, AICP
Deputy Director

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Chair, Vice Chair, and Members of the Board
DATE: March 29, 2021
RE: SIGN CODE: TEMPORARY INTERVAL SIGN, SMALL – ALTERNATIVE DEFINITIONS

In response to your request at the March 2, 2021 meeting regarding draft Ordinance 2021-06 and the proposed definition of "Temporary Interval Sign, small", below are three (3) alternative definitions to consider. These definitions focus on size, location, and duration, respectively.

The current proposed definition for "Temporary Interval Sign, small" is as follows:

Temporary interval sign, small means a sign for primary residential use zoned properties no larger than twenty-four (24) inches by eighteen (18) inches, with a maximum of two signs per physical residential address. These signs cannot otherwise be off-site signs or off-premises signs regulated by this code. Typical industry examples of small temporary interval signs include, political candidate signs, and yard of the month signs.

CHANGE TO:

❖ ALTERNATIVE A - SIZE, CUMULATIVE:

Accessory residential use sign means a sign located on residentially zoned property including mixed use zoning districts, PUDs, and H.P. districts that is currently used as a primary residential unit. Each primary residential unit may place no more than 24 square feet of signage on the premises, calculated cumulatively, with no single sign exceeding 10 square feet. Residential use signs may not consist of off-premises, off-site, or commercial billboard signage and must be an accessory use of the zoning of the primary residential unit. Typical examples include graduation, new baby, birthday announcements, political, religious, or philosophical personal sign statements.

- Pro: Uniform rules to minimize mass and scale, but flexible on location and duration.
- Con: Some degree of regulation/need enforcement.

❖ ALTERNATIVE B - LOCATION:

Accessory residential use sign means a sign located on residentially zoned property including mixed use zoning districts, PUDs, and H.P. districts that is currently used as a primary residential unit. Accessory residential use signs cannot be placed above the ground floor of each residential unit unless the residential unit consists entirely of a second floor or higher, in which case the sign can only be located on the lowest floor of each residential unit. Residential use signs may not consist of off-premises, off-site, or commercial billboard signage and must be an accessory use of the zoning of the primary residential unit. Typical examples include graduation, new baby, birthday announcements, political, religious, or philosophical personal sign statements.

- Pro: Simple to explain, allows multi-family buildings to have various signs for each residence.
- Con: Could still lead to sign clutter, degrade residential neighborhood with many signs or oversized signs.

❖ **ALTERNATIVE C - DURATION:**

Accessory residential use sign means a sign located on residentially zoned property including mixed use zoning districts, PUDs, and H.P. districts that is currently used as a primary residential unit. Each accessory residential use sign cannot be placed on the premises for a period longer than 3 consecutive months. Residential use signs may not consist of off-premises, off-site, or commercial billboard signage and must be an accessory use of the zoning of the primary residential unit. Typical examples include graduation, new baby, birthday announcements, political, religious, or philosophical personal sign statements.

- Pro: Simple to explain; political campaigns are familiar with time limitations.
- Con: Difficult to enforce, need to know commencement, no size/placement regulation.

❖ **ALTERNATIVE D - NO REGULATION:**

- Pro: No enforcement.
- Con: Proliferation of signs, visual clutter, nuisance, erodes aesthetic of historic preservation districts, out of scale with residential districts.

Please contact me if you have any questions or comments.

Thank you.



Isabelle C. Lopez
City Attorney

xc: David Birchim, Planning & Building Director
Denise C. May, Assistant City Attorney

ORDINANCE NO. 2021-06

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING CHAPTER 3, ARTICLE II OF THE CODE OF THE CITY OF ST. AUGUSTINE TO PROVIDE FOR AMENDMENTS TO THE DEFINITIONS OF SIGNS; PROVIDING FOR REMOVAL OF CONTENT BASED REGULATIONS; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances by municipalities; and

WHEREAS, it is the City's intent to confirm that the definitions in its code are in compliance with all constitutional and legal requirements; and

WHEREAS, the City acknowledges that certain definitions in the City's code regarding signs require deletion or amendment in light of the recent United States Supreme Court decision in Reed v. Town of Gilbert, Arizona, 135 S. Ct. 2218 (2015), and lower courts further interpretation of this decision; and

WHEREAS, the Supreme Court maintained in Reed, that content-based regulation is presumptively unconstitutional and requires a compelling governmental interest; and

WHEREAS, per Supreme Court standard, a law that is content based is subject to strict scrutiny under the First Amendment of the United States Constitution, and such law must therefore satisfy a compelling governmental interest; and

WHEREAS, the Supreme Court held that government regulation of speech is content based if a law applies to particular speech because of the topic discussed, the idea, or message expressed; and

WHEREAS, in Reed, the Supreme Court held that even a purely directional message, which merely gives the time and location of a specific event, is one that conveys an idea about a specific event, so that a category for directional signs is therefore content-based, and event-based regulations are not content neutral; and

WHEREAS, commercial speech is not afforded the same level of protection as non-commercial speech, and can therefore be regulated as commercial speech; and

WHEREAS, the City of St. Augustine has a significant interest in promoting the safety and convenience of its citizens on public parks, streets, and rights-of-way. Madsen v. Women's Health Center, 512 U.S. 753, 768 (1994); and

WHEREAS, the City of St. Augustine has a significant interest in providing a safe and pleasant environment and in eliminating nuisance activity, Smith v. City of Fort Lauderdale, Florida, 177 F. 3d 954, 956 (11th Cir. 1999); and

WHEREAS, the City of St. Augustine is a municipal government, and may speak on its own behalf, Board of Regents of Univ. of Wis. System v. Southworth, 529 U.S. 217, 229 (2000); and

WHEREAS, the City of St. Augustine is a municipal government, and may speak on its own behalf as a form of government speech, Johanns v. Livestock Marketing Assoc., 544 U.S. 550 (2005); and

WHEREAS, the City of St. Augustine, as a government speaker, may select the messages it wishes to convey, Walker v. Texas Div., Sons of Confederate Veterans, Inc., 576 U.S. 200 (2015); Pleasant Grove City v. Summum, 555 U.S. 460 (2009); and

WHEREAS, displaying certain flags on city owned flag poles, light posts, and buildings does not create a public forum, but rather is government speech on government property exclusively, Sons of Confederate Veterans v. City of Lexington, 722 F. 3rd 224 (4th Cir. 2013); and

WHEREAS, the appellate courts reviewing commercial speech regulations have upheld municipal codes where, 1) the regulation is not a regulation of speech, but rather a regulation of the places where some speech may occur; (2) the regulation was not adopted because of disagreement with the message the speech conveys; or (3) the government's interests in the regulation are unrelated to the content of the affected speech, see Wag More Dogs, LLC v. Cozart, 680 F.3d 359 (4th Cir. 2012); and

WHEREAS, in Central Hudson Gas & Electric Corp. v. Public Service Commission of New York, 447 U.S. 557, 100 S. Ct. 2343 (1980), the Supreme Court held that commercial speech must meet an intermediate level of scrutiny and legislation that directly advances a substantial interest and is not broader than necessary to serve this governmental interest, will be upheld as constitutionally valid; and

WHEREAS, the City owns and controls its sovereign submerged lands as granted by Special Act of the Florida Legislature, Chapter 11148 (1925); and

WHEREAS, the City of St. Augustine controls the mooring of vessels within the City's jurisdictional boundaries through its municipal code; and

WHEREAS, under established Supreme Court precedent, aesthetics is not a compelling governmental interest but is a substantial governmental interest; and

WHEREAS, the regulation of signage for purposes of aesthetics is a substantial governmental interest and directly serves the policy articulated in Article II, Section 7, of the Florida Constitution, by conserving and protecting its scenic beauty; and

WHEREAS, the City of St. Augustine is a historic city recognizing multiple national register districts and historic preservation of its streetscapes and historic vistas is a core legislative value of the City to be preserved for current and future generations; and

WHEREAS, some aspects of sign regulations are controlled by Florida law at Chapter 553.79(22), Florida Statutes, and upon notification by the sign applicant of the applicability of specific statutory requirements, the City will review these sign applications in harmony with the following regulations and Florida law as necessary; 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 amendments be adopted.

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

Section 1. Adoption of Preamble. The City Commission adopts the preamble herein as findings of fact and conclusions of law.

Section 2. Amendment to Chapter 3, Article II, Amending Sections 3-21, 3.22, 3.23, 3.26, and 3.29. Chapter 3, Article II, Sections 3-21, 3.22, 3.23, 3.26, and 3.29 of the Code of the City of St. Augustine, Florida are hereby amended, as follows:

"Sec. 3-21. - Purpose and legislative intent.

- (a) The purpose of this article is to develop sign regulations which encourage designs that reflect the historic character, small scale and pedestrian

orientation of the historic preservation districts within the city. The purpose is to also encourage designs that reflect the architectural character, residential nature and predominately pedestrian orientation of residentially zoned districts within the city. The purpose is also to encourage designs that reflect the architectural scale, aesthetic quality and vehicular and pedestrian orientation of commercially zoned districts within the city.

- (b) This article contains regulations which promote signs that are subordinate to and in aesthetic harmony with their location on buildings and the surrounding environment; to identify requirements for size, type and location to protect significant architectural features of the original historic and reconstructed buildings; to eliminate the dangers of visual clutter along public streets and rights-of-way; and to define requirements which fulfill the functions ~~of identifying and advertising only the business concerned~~ clearly and efficiently with a high degree of design quality.

(c) Defined terms are intended for ease of reference, they are not intended to regulate content. Similarly, named sign examples, samples, and illustration figures are intended to show common industry examples of the sign regulation being described or depicted, and are not intended to be exhaustive or exclusive, nor are they intended to regulate content.

“Sec. 3-22. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~Accessory sign means an attachment to a business identification sign or auxiliary business sign which gives additional information to the larger sign.~~

~~Affiliation sign means a sign which identifies a person or business on the subject premises with an association, union, profession or similar organization.~~

~~AGHP means the architectural guidelines for historic preservation of the city as from time to time promulgated by the historic architectural review board or the city commission from time to time as authorized by section 28-89.~~

~~Alteration means any change to a sign, including copy changes and repainting in different colors, but excluding routine maintenance.~~

~~Animated sign means any sign or part of a sign which changes physical position by movement or rotation or gives the appearance of movement or rotation, or uses movement or change of lighting to depict action or to create a special effect or scene. See changeable copy (manual), changeable copy (automatic) and flashing sign.~~

~~Attention-getting device means any gadget or mechanical contrivance, scheme, drawing, ruse or trick, symbol, emblem, insignia, regalia or motto, including murals but excluding ornate architectural features of a building, selectively narrowing or focusing consciousness and receptivity.~~

~~*Auxiliary business sign* means a secondary size and type of sign, smaller than the business identification sign, which clarifies the nature of the business or services offered therein.~~

~~*Awning* means a shelter extending from a building that is supported entirely from the exterior wall of a building and composed of nonrigid materials except for supporting framework.~~

~~*Awning sign* means a sign that is part of or attached to the face of an awning, which shall be constructed in the same fabric or material as the awning.~~

~~*Banner* means a sign having the characters, letters, illustrations or ornamentalations applied to cloth, paper or fabric of any kind with only such material for a backing. "Banner" shall include any animated rotating and/or fluttering devices designated to attract attention.~~

~~*Bench sign* means a sign on any part of a bench or seat placed on or adjacent to a public right-of-way.~~

~~*Billboard* means an outdoor advertising sign erected and maintained by an advertising business or service, upon which advertising matter may be displayed and which generally advertises firms and organizations that along with their goods and services, are not located on the same premises as the sign; and whose surface is sold, rented or leased for display of advertising material.~~

~~*Bracket sign* means any sign, single or double faced, mounted on brackets, poles or beams projecting at right angles from the front or side of any building and supported solely by brackets, poles or beams.~~

~~*Business identification sign* means the main sign of a business (informs potential clients of a business, the name and/or type of service; may contain name of business, list up to three (3) services or products; may include logos).~~

~~*Canopy* means a structure constructed of rigid materials including, but not limited to metal, wood, concrete, plastic or glass, which is attached to and supported by a building or by columns, poles or braces extended to the ground.~~

~~*Canopy sign* means a sign which is suspended from, attached to, supported from or forms a part of a canopy.~~

~~*Changeable copy sign (manual)* means a sign on which message copy is changed manually in the field, through the utilization of attachable letters, numbers, symbols and other similar characters or changeable pictorial panels. A sign on which the message changes more than once every three (3) hours shall be considered an animated and not a changeable copy sign for the purposes of this ordinance.~~

~~*Changeable copy sign (automatic)* means a sign on which the copy changes automatically on a lampbank or through mechanical means, e.g., electrical or electronic time and temperature units. A sign on which the message changes more than once every three (3) hours shall be considered an animated sign for the purposes of this ordinance.~~

~~*Directional sign* means a sign permanently erected or permitted in the public right-of-way or private property by the city, county, state or other governmental agency to denote the name of any thoroughfare, the route to any city, town, village, educational institution, public building, historic place, shrine or hospital, to direct and regulate traffic, to denote any railroad crossing, bridge, ferry or other transportation or transmission company for the direction or safety of the public.~~

~~*Directory sign* means a sign listing only the names and/or use, or location of more than one (1) business, activity or professional office conducted within a building, group of buildings or commercial center.~~

~~*Disfiguring sign* means any sign placed upon a structure in any manner so as to disfigure or conceal any window, door or significant architectural feature or detail of any building.~~

~~*Double-faced sign* means a sign with two (2) faces which are usually, but not necessarily, parallel.~~

~~*Facia* means a wall sign placed or attached to the building surface above a window or door.~~

~~*False facade/roof*, see "canopy sign."~~

~~*Flag* means the flying of individual national, state, city or historic flags attached to freestanding poles mounted on the ground or to flagstaffs attached to the facade of a structure, limited to a total of five (5) in number, provided that such flags shall not be used in such a way as to attract the attention of the public for commercial purposes. Flags larger than three (3) feet by five (5) feet shall be considered signs and shall be calculated as part of the maximum square footage and maximum number of signs.~~

~~*Flashing sign* means a sign which contains an intermittent or sequential flashing light source used primarily to attract attention. It does not include changeable copy signs, animated signs or signs which through reflection or other means create an illusion of flashing or intermittent light.~~

~~*Freestanding/ground sign* means a sign supported by a sign structure secured in the ground and which is wholly independent of any building, fence, vehicle or object other than the sign structure for support.~~

~~*Frontage* means the length of street surface that the building faces.~~

- ~~(1) Primary frontage means the street surface that the building's main entry faces.~~
- ~~(2) Secondary frontage means any other street surface that a building is adjacent to.~~

~~*Government pole banner* means a device, limited to government speech of the City of St. Augustine, attached to a bracket located on an electric light pole owned and controlled by the City of St. Augustine.~~

~~*Illuminated electric sign* means a self-illuminated or internally illuminated sign or sign structure in which electric wiring, connections, or fixtures are used as part of the sign proper.~~

~~*Index sign* means a guide or an indicator of contents inside a building.~~

~~*Informational sign* means a sign indicating by words or symbols the types of services available at location or events occurring thereon.~~

~~*Mansard*, see "canopy sign."~~

~~*Marquee* means a permanent roof-like structure projecting more than three (3) feet beyond a building wall at an entrance to a building.~~

~~*Marquee sign* means any sign attached to or hung from a marquee.~~

~~*Menu board* means an auxiliary business sign display case containing a menu or a chalk board used for advertising daily menu specials for a restaurant or other food-related establishment, wall or pedestal mounted, with no identification or other signage attached to or painted on the frame or the glass face, not exceeding two (2) per business and located on the same facade as the primary street frontage or entrance.~~

~~*Nonconforming sign* means any sign which does not conform to the regulations of this article.~~

~~*Off-site sign* means a sign identifying, advertising or directing the public to a business, merchandise, service, institution, residential area, entertainment or activity which is located, sold, rented, based, produced, manufactured, furnished or taking place at a location other than on the property on which the sign is located.~~

~~*On-site development sign* means a sign identifying the developer, architect, contractor or realtor located on property upon which there is active construction.~~

~~*On-site traffic control sign* means a sign of less than four (4) square feet, permanently erected on private property by the property owner, lessee or agent to direct and control on-site vehicular and pedestrian traffic and parking.~~

~~*Pedestrian pole sign* means a sign supported by one or two poles in the ground fully independent of any building, fence, vehicle, or object. This is only allowed for the residential typology, and is only allowed in entranceway corridors where specifically allowed in the corridor's design standards.~~

~~*Pole sign* means any sign mounted on a metal pole on private property.~~

~~*Political sign* means a sign erected by a political candidate, group or agent thereof, for the purpose of advertising a candidate or stating a position regarding an issue upon which the voters of the city shall vote.~~

~~*Portable sign* means a sign that has no permanent attachment to a building or to a ground by means of a footing, including, but not limited to, an A-frame sign,~~

~~sign with wheels, pull attachments, search light stands, hot air or gas filled balloons or umbrellas.~~

~~Post sign means any sign mounted on a wooden post on private property.~~

~~Premises means a lot, building site, lease area of a building or lot, or other independent entity by one (1) business or residence. Each of the multiple tenants of an industrial park, shopping center, subdivision or condominium constitutes a separate premise for the purpose of this article.~~

~~Projecting sign means any sign which is affixed to any building, wall or structure and extends beyond the building wall, structure, building line or property line more than twelve (12) inches.~~

~~Real estate sign means any sign which is used to offer for sale, lease or rent the property upon which the sign is placed.~~

~~Road race signage means a sign of identification or direction used to indicate the path direction for racers, mile markers, time clocks and start and finish of a foot or non-motorized vehicle road race over public roads or public rights-of-way requiring the temporary closure of the road or right-of-way under permit issued by the St. Augustine Police Department and/or the City of St. Augustine Public Works Department or any other agency exercising jurisdiction over public roads, streets or rights-of-way located within the municipal boundaries of the City of St. Augustine.~~

~~Roof sign means any sign erected or constructed wholly upon or over the roof of any building and supported solely or partially on the roof structure.~~

~~Sandwich sign means any sign, double or single faced which is portable and may be readily moved from place to place.~~

~~Seasonal/holiday sign means a sign, including holiday wreaths and other holiday decorations, used for emphasizing the celebration of an historic American holiday, which is erected for a four-week period of time. As used herein the term "an historic American holiday" shall refer to any day made a public holiday by the laws of Florida, the laws of the United States or by resolution of the city commission, together with the following holidays:~~

- ~~(1) Greek Landing Day.~~
- ~~(2) The anniversary of the founding of the city.~~
- ~~(3) Birthday of Pedro Menendez.~~
- ~~(4) Days in Spain, sponsored by the St. Augustine Jaycees.~~
- ~~(5) Any day upon which there is a Grand Illumination or Spanish Night Watch.~~

~~Seasonal or holiday lighting means a series of clear, white or colored lights, either bare or shielded within a enclosure.~~

~~Shopping center sign means a sign with three (3) or more businesses listed that share a common structure or premises and which shall not exceed the maximum size of signs for the zone in which it is located.~~

~~Sign means any letter, number, emblem, logo, symbol, color, advertising display, billboard, poster, panel, bulletin or placard, and all printed, painted, lettered, illuminated or figured devices, structures or attention-getting devices used for advertising, identifying or calling attention to a business, attached to or painted on any building or structure or attached to the ground by post, footing or other contrivance, visible from the nearest public right-of-way or in a group of buildings, and legible from a distance of ten (10) feet or more. Government pole banners are specifically excluded from the definition of a sign in the regulations of this article.~~

~~Sign, area of, means the total surface of a sign, including the background, frame and ornamentation, but not including structural supporting elements outside of its frame. For double faced signs that are parallel and supported by the same structure, the area of the sign equals one half of the total area of both faces. The area of signs with two (2) or more faces not parallel equals the total area of all faces.~~

~~Sign zones means:~~

- ~~(1) Commercial Zone 1. All commercially or industrially zoned lots and all lots zoned RGO, MU, OL and GU, except those lots immediately abutting Anastasia Boulevard; that portion of San Marco avenue lying north of Williams Street; Ponce de Leon Boulevard; State Road 16; State Road 207; and all commercially or residentially zoned lots whose boundaries lie south of the easterly right-of-way line of N. Ponce de Leon Boulevard (U.S. 1) and east of the easterly mean high waterline of the San Sebastian River and west of the westerly right-of-way line of Malaga Street and the extension of the westerly right-of-way line of Malaga Street lying south of King Street to the San Sebastian River.~~
- ~~(2) Commercial Zone 2. All commercially or industrially zoned lots immediately abutting Anastasia Boulevard, San Marco Avenue lying north of Williams Street, Mizell Road and State Road 312.~~
- ~~(3) Commercial Zone 3. All commercially or industrially zoned lots immediately abutting Ponce de Leon Boulevard, State Road 16 and State Road 207, and that portion of Historic Preservation Zoning District 5 lying south of Castillo Drive, north of Orange Street, east of Ponce de Leon Boulevard and west of Riberia Street.~~
- ~~(4) Commercial Zone 4. All commercially or residentially zoned lots whose boundaries lie south of the easterly right-of-way line of N. Ponce de Leon Boulevard (U.S. 1) and east of the easterly mean high waterline of the San Sebastian River and west of the westerly right-of-way line of Malaga Street and the extension of the westerly right-of-way line of Malaga Street lying south of King Street to the San Sebastian River.~~
- ~~(5) Historic Zone 1. All lots contained in Historic Preservation Zoning Districts 1, 2, and 3 (HP 1, HP 2, HP 3).~~
- ~~(6) Historic Zone 2. All lots contained in Historic Preservation Zoning District 4 (HP 4).~~

~~(7) Historic Zone 3. All lots contained in Historic Preservation Zoning District 5 (HP-5) except such portion thereof as may be included within Commercial Zone 3 pursuant to subsection (3) hereof.~~

~~(8) Residential Zone 1. All lots contained in Zoning Districts RS-1 and RS-2.~~

~~(9) Residential Zone 2. All lots contained in Zoning District RG-1.~~

~~(10) Residential Zone 3. All lots contained in Zoning District RG-2.~~

~~Signs, special use, means:~~

- ~~(1) On-site development signs.~~
- ~~(2) Real estate signs.~~
- ~~(3) Political signs.~~
- ~~(4) Seasonal/holiday signs.~~
- ~~(5) Special event signs.~~
- ~~(6) Banners, streamers and pennants.~~
- ~~(7) Temporary window signs.~~
- ~~(8) Home occupation signs.~~

~~Signs, types, means:~~

- ~~(1) Bracket.~~
- ~~(2) Wall.~~
- ~~(3) Facia.~~
- ~~(4) Freestanding.~~
- ~~(5) Post.~~
- ~~(6) Pole.~~
- ~~(7) Animated.~~
- ~~(8) Awning.~~
- ~~(9) Billboard.~~
- ~~(10) Bench.~~
- ~~(11) Canopy.~~
- ~~(12) Changeable copy.~~
- ~~(13) Illuminated electrical.~~
- ~~(14) Marquee.~~
- ~~(15) Off-premises.~~
- ~~(16) Sidewalk/sandwich.~~
- ~~(17) Shopping center.~~
- ~~(18) Portable.~~
- ~~(19) Surface graphics.~~
- ~~(20) Window.~~
- ~~(21) Disfiguring.~~
- ~~(22) Vehicle.~~

~~Signs, use, means:~~

- ~~(1) Index/informational.~~
- ~~(2) Directory.~~
- ~~(3) Affiliation.~~
- ~~(4) Business identification.~~

- ~~(5) Accessory.~~
- ~~(6) Auxiliary.~~
- ~~(7) Directional.~~

~~Snipe sign means any small sign of less than four (4) square feet of any material, including paper, cardboard, wood and metal when tacked, nailed or attached in any way to trees, poles, stakes, fences or other objects where such sign may or may not be applicable to the present use of the premises upon which sign is located (includes garage sign).~~

~~Special event sign means a sign which carries a message regarding a special event or function which is of general interest to the community and may be banners, streamers, pennants, temporary window signs or any type of permitted sign.~~

~~Surface graphics means any sign painted directly on any exterior building wall or door surface, exclusive of window and door glass area.~~

~~Temporary sign means a sign permitted for temporary use by the planning and building department.~~

~~Time and temperature sign shall mean any sign mechanically, electronically or electrically controlled to display time, temperature and business name only. No other signage or information other than time, temperature and business name may be located within such an area which may be determined as signage nor may any additional signage be attached to a time and temperature sign.~~

~~Traffic sign means a sign which functions primarily to provide for the efficient, safe and orderly flow of traffic.~~

~~Vehicle sign means a sign attached to or painted on vehicles of any type which are conspicuously parked on or near the premises of the use being advertised and obviously used in such a way as to advertise, identify or draw attention to such use of passing motorists and pedestrians.~~

~~Wall sign means any sign attached to the facade of a structure, which is attached and supported throughout its entire length by the facade and not extending above the building, ground floor and/or the eave of the roof.~~

~~Window sign means any sign affixed to, in contact with a window, or located within three (3) feet of any window surface facing the outside and which it is intended to be seen from the exterior.~~

~~Window sign, temporary, means a window sign of a temporary nature used to direct attention to the sale of merchandise or a change in the status of the business.~~

Sign means any letter, number, emblem, logo, symbol, color, advertising display, copy, billboard, poster, panel, bulletin or placard, and all printed, painted, lettered, illuminated or figured devices, structures or attention-getting devices used to convey First Amendment speech or to convey commercial speech, attached to or painted on any building, or structure, or attached to the ground by

post, footing or other contrivance, or carried by persons or affixed to vehicles or vessels and conveying commercial speech, visible from the nearest public right-of-way or private road open to public travel, and legible from a distance of ten (10) feet or more, not otherwise excluded from the definition of a sign in this code.

Sign, area of, means the total surface of a sign, including the background, frame and ornamentation, but not including structural supporting elements outside of its frame. For double-faced signs that are parallel and supported by the same structure, the area of the sign equals one-half of the total area of both faces. The area of signs with two (2) or more faces not parallel equals the total area of all faces.

a) Sign Categories:

Accessory residential use sign means a sign located on residentially zoned property including mixed use zoning districts, PUDs, and H.P. districts that is currently used as a primary residential unit. Residential use signs may not consist of off-premises, off-site, or commercial billboard signage and must be an accessory use of the zoning of the primary residential unit. Typical examples include graduation, new baby, birthday announcements, political, religious, or philosophical personal sign statements.

Accessory sign means a sign smaller than the primary sign and for primary or accessory uses allowed under the property's zoning and comprehensive plan designation.

Billboard means an off-site commercial outdoor sign upon which content may be displayed and whose surface is sold, licensed, or leased to another for the display of their content .

Minor sign means a sign of no more than 24 inches by 18 inches, that is displayed either on or behind a window, door, glass, or plexiglass on the building or other permanent on-site structure, or an A-frame sign lawfully placed on private property on the primary entrance frontage and removed daily outside the front entry of the commercial business utilizing the sign. The minor signs may not exceed one A-frame sign plus one glass sign, or two glass signs, for the primary entrance frontage of each commercial business. Each minor glass sign may aggregate its copy to be equal to, or less than, the equivalent of 24 inches by 18 inches. Each Sign that does not comply with these requirements shall be calculated as part of the maximum square footage and maximum number of signs. An industry example of a minor sign is a restaurant may have a daily specials menu under glass of no more than a total of 24 inches by 18 inches, and also have hours of operation and forms of credit cards accepted totaling less than 24 inches by 18 inches in the aggregate, as its two allowable minor signs. In the alternative, the restaurant could place an A-frame daily specials menu board at its entrance and aggregate its hours of operation and forms of credit cards accepted on glass. The copy or content displayed may be permanently affixed to the glass or A-frame sign, or it may be manually changed

frequently. Industry examples of permanent minor signs may be hours of operation and forms of payment accepted affixed by paint or adhesive to the glass. Typical industry examples of temporary minor signs may be a closed or open sign turned twice a day behind the glass door, or a menu board placed outside.

Primary sign means the largest of the allowable signs for the premises, when more than one sign is allowed, consistent with the zone where it is located. This sign type is for primary uses allowed under the property's zoning and comprehensive plan designation.

Temporary ancillary sign means an on-site sign utilized for a temporary ancillary activity related to the property's primary uses allowed under the property's zoning and comprehensive plan. The sign's duration must coincide with termination of that temporary ancillary activity. This sign type is not for the primary uses allowed under the property's zoning and comprehensive plan designation. Typical industry examples include real estate for sale or lease, or development or construction activity.

Temporary interval sign, large means a temporary sign for primary commercial, industrial, or institutional zoned properties no larger than four (4) feet by eight (8) feet for one week duration or less and no more than four times per calendar year, or permitted under the terms and duration specified as part of an event permit or road closure permit. Typical industry examples of temporary interval signs include seasonal sale signs, grand opening signs, decorative seasonal bunting, pennants, and banners.

Temporary interval sign, special means a sign for primary commercial, institutional, or public use located on the primary street frontage of a building of four stories or more, for a duration of thirty days or less and no more than four times per calendar year, as part of on-site uses. The sign materials must be of temporary flexible material, such as coated fabric, not permanently affixed to the structure, vertical in orientation, of no more than 400 square feet cumulatively. Typical industry examples are temporary museum exhibit signs.

b) Sign Types:

A-frame sign means a small portable sign structure, generally two-sided and held open with a hinge mechanism, designed to be placed and moved manually at ground level.

Animated sign means any sign or part of a sign which changes physical position by movement or rotation or gives the appearance of movement or rotation or uses movement or change of lighting to depict action or to create a special effect or scene. See changeable copy (manual), changeable copy (automatic) and flashing sign.

Awning sign means a sign that is part of or attached to the face of an awning, which shall be constructed in the same fabric or material as the awning.

Banner means a sign having the characters, letters, illustrations or ornamentations applied to cloth, paper or fabric of any kind with only such material for a backing. "Banner" shall include, but not be limited to, any animated rotating and/or fluttering devices designated to attract attention.

Bench sign means a sign on any part of a bench or seat placed on or adjacent to a public right-of-way.

Bracket sign means any sign, single- or double- faced, mounted on brackets, poles or beams projecting at right angles from the front or side of any building and supported solely by brackets, poles or beams.

Canopy sign means a sign which is suspended from, attached to, supported from or forms a part of a canopy.

Changeable copy sign (manual) means a sign on which the copy or content is changed manually in the field, through the utilization of attachable letters, numbers, symbols and other similar characters or changeable pictorial panels. A sign on which the copy or content changes more than once every three (3) hours shall be considered an animated and not a changeable copy sign for the purposes of this ordinance.

Changeable copy sign (automatic) means a sign on which the copy or content changes automatically on a lamp bank or through mechanical or electronic means. A sign on which the copy or content changes more than once every three (3) hours shall be considered an animated sign for the purposes of this ordinance.

Disfiguring sign means any sign placed upon a structure in any manner so as to disfigure or conceal any window, door or significant architectural feature or detail of any building.

Double-faced sign means a sign with two (2) faces which are usually, but not necessarily, parallel.

Facia means a wall sign placed or attached to the building surface above a window or door.

Flashing sign means a sign which contains an intermittent or sequential flashing light source used primarily to attract attention. It does not include changeable copy signs, animated signs or signs which through reflection or other means create an illusion of flashing or intermittent light.

Flyer sign means a handheld off-site or off-premises commercial sign, see offsite or off-premises sign, and portable sign.

Freestanding/ground sign means a sign supported by a sign structure secured in the ground and which is wholly independent of any building, fence, vehicle or object other than the sign structure for support.

Government sign means any sign or device placed by a governmental agency or public utility in furtherance of its speech on property owned or controlled by a governmental agency or utility.

Government tenant sign means a sign lawfully permitted and placed on the premises of government or public utility owned or controlled property by its tenant or licensee.

Illuminated electric sign means a self-illuminated or internally illuminated sign or sign structure in which electric wiring, connections, or fixtures are used as part of the sign proper.

Marquee sign means any sign attached to or hung from a marquee.

Mural, Commercial is an attention getting device regulated by this code and design standards for entry corridors.

Nonconforming sign means any sign which does not conform to the regulations of this article.

Off-site sign (also known as off-premises sign) means a commercial sign not utilized for the primary or accessory uses allowed on that property's zoning and comprehensive plan designation.

On-site sign means a sign utilized for the primary or accessory uses allowed on that property's zoning and comprehensive plan designation.

Pole sign means any sign mounted on a metal pole on private property, that is not a post sign under this code.

Portable sign means a sign that has no permanent attachment to a building or to a ground by means of a footing, including, but not limited to, an A-frame sign, sign with wheels, pull attachments, posters, banners, streamers, pennants, search light stands, hot air or gas filled balloons or umbrellas.

Post sign means any sign mounted on a post on private property. The post shall be no higher than forty-eight (48) inches in height from the ground, and no wider than four inches by four inches (4"x4"), or equivalent circumference. The post sign must not extend above the maximum height of the post.

Projecting sign means any sign which is affixed to any building, wall or structure and extends beyond the building wall, structure, building line or property line more than twelve (12) inches.

Public Transit sign means a sign affixed to a structure, vehicle, or vessel of a partially or fully publicly funded public transportation system, and includes private co-sponsors of the public transportation system. This does not include private common carriers, taxi cabs, hail services, tour trolleys or buses, carriages, or other private transportation businesses.

Roof sign means any sign erected or constructed wholly upon or over the roof of any building and supported solely or partially on the roof structure.

Sandwich sign means any commercial sign, double- or single-faced which is portable and may be readily moved from place to place; *see also A-frame sign*.

Shopping center sign means a sign shared with three (3) or more owners or tenants that share a common structure or premises and that shall not exceed the maximum size of signs for the zone in which it is located.

Snipe sign means any small sign of less than four (4) square feet of any material, including paper, cardboard, plastic, wood and metal when tacked, nailed or attached in any way to trees, poles, stakes, fences or other objects, or inserted into the ground utilizing a wire frame or similar device, where such sign is an off-site sign and not a government sign or polling place sign .

Surface graphics means any sign painted directly on any exterior building wall or door surface, exclusive of window and door glass area. Murals approved pursuant to Entry Corridor regulations are excluded from this definition.

Vehicle sign means a sign containing commercial speech attached to or painted on vehicles of any type that are parked on-site or on adjacent public property visible from the right-of-way for the purpose of creating additional off-site signage for the premises. This is not intended to preclude vehicles used for the primary commercial purpose of on-site business, but rather to preclude vehicles used as billboards for sale or rent. A vehicle sign primarily used as an off-site sign, commonly referred to as a rolling billboard, and not used as a sign ancillary to the vehicle's primary use for the transportation of persons, goods, or materials, will be regulated in the same manner as off-site signs and billboards.

Vessel sign means a sign containing commercial speech attached to or painted on vessels of any type that are anchored on public property, including but not limited to, the City's sovereign submerged lands, visible from the right-of-way for the purpose of creating additional off-site signage for a commercial business. This is not intended to preclude vessels used and marked for the primary commercial purpose of an on-site business, but rather to preclude vessels used as billboards for sale or rent. A vessel sign primarily used as an off-site sign, commonly referred to as a floating billboard and not used as a sign ancillary to the vessel's primary use for the

transportation of persons, goods, or materials, will be regulated in the same manner as off-site signs and billboards.

Wall sign means any sign attached to the facade of a structure, which is attached and supported throughout its entire length by the facade and not extending above the building, ground floor and/or the eave of the roof.

Window sign means any sign affixed to, in contact with a window, or located within three (3) feet of any window surface facing the outside and which it is intended to be seen from the exterior.”

c) Devices not regulated as Signs in this section:

Art installation is not a sign pursuant to this code, and means an artistic genre consisting of multi-dimensional art created for a site-specific display. This does not include signage regulated pursuant to this code, commercial wares, physical elements of a structure’s architecture, commercial window displays, art displayed for sale, or activities and items otherwise regulated in this code, and is intended to be applied in harmony with other regulations, including but not limited to, section 22-10. An art installation on public property or that is visible from the public right-of-way may require permit approval consist with this code.

Mural, Artistic is not a sign pursuant to this code, and means a non-commercial, artistic surface graphic painted or otherwise affixed onto the outside walls of a structure and may be approved as provided for in this code and design standards for entry corridors.

Polling place sign means a sign erected at polling places regulated by Florida law and in compliance with sections 101.71 and 102.031, Florida Statutes.

Political campaign advertisement is a paid expression defined and regulated by Florida law as described in section 106.1435, Florida Statutes. The prohibitions on placement of political campaign advertisement on road rights-of-way shall include those roads, streets, highways or alleyways designated locally as city streets.

Seasonal décor, residential means string lights, figurines, bunting, or other temporary ornamentation put up and taken down during each observance or holiday on a primary residential use zoned property.

Seasonal or holiday lighting means a series of clear colorless or white lights, either bare or shielded within an enclosure displayed outdoors for commercial and institutional uses within the historic districts. Seasonal or holiday lighting is not a sign under this code, but must meet the illumination standards found in section 3-23 (e)(6).

Time and temperature device is not a sign under this code and shall mean any mechanically, electronically or electrically controlled device used to display time or temperature. If signage as defined in this code is located on the clock or thermometer, or on its frame, panel, or supporting structure, the signage will be counted as part of the allowable signage calculation consistent with this code.

Traffic control device means a sign or device installed by a governmental agency on or adjacent to any public highway, including but not limited to, any road, street, alley, sidewalk, pedestrian walkway, bikeway or multiuse path, consistent with the Manual on Uniform Traffic Control Devices for Streets and Highways, or MUTCD, that defines standards used to install and maintain traffic control devices on all rights-of-way open to public travel, as published by the Federal Highway Administration (FHWA) under 23 CFR, Part 655, Subpart F. Private agencies with ownership and control of private rights-of-way open to the public, may also place official traffic control devices upon their private rights-of-way consistent with this code.

d) Other defined terms:

AGHP means the architectural guidelines for historic preservation of the city as from time to time promulgated by the historic architectural review board or the city commission from time to time as authorized by section 28-89.

Alteration means any change to a sign, including copy changes and repainting in different colors, but excluding routine maintenance.

Attention-getting device means any gadget or mechanical contrivance, scheme, drawing, ruse or trick, symbol, emblem, insignia, regalia or motto, including commercial murals except where otherwise provided for pursuant to entry corridor regulations, but excluding ornate architectural features of a building, selectively narrowing or focusing consciousness and receptivity.

Awning means a shelter extending from a building that is supported entirely from the exterior wall of a building and composed of nonrigid materials except for supporting framework.

Canopy means a structure constructed of rigid materials including, but not limited to metal, wood, concrete, plastic or glass, which is attached to and supported by a building or by columns, poles or braces extended to the ground

False facade/roof, see "canopy sign."

Flag means the flying of a cloth of a rectangular shape, attached on only one side so as to allow the flag to move in the wind, to a freestanding pole mounted on the ground or to a flagstaff attached to the facade of a structure. Flags are limited to a total of one flag for every ten (10) feet of primary entrance frontage, with a maximum of five (5) flags per structure or physical

address, whichever is lesser. Flags larger than three (3) feet by five (5) feet shall be considered signs and shall be calculated as part of the maximum square footage and maximum number of signs.

Frontage means the length of street surface that the building faces.

(1) Primary frontage means the street surface that the building's main entry faces.

(2) Secondary frontage means any other street surface that a building is adjacent to.

Mansard, see "canopy sign."

Marquee means a permanent roof-like structure projecting more than three (3) feet beyond a building wall at an entrance to a building.

Premises means a lot, building site, leased area of a building or lot, or other singular, identifiable location owned or controlled by one (1) independent entity, business, or residence. Each of the multiple tenants of an industrial park, shopping center, subdivision or condominium constitutes a separate premise for the purpose of this article unless combining their signage onto one shopping center sign.

"Sec. 3-23. - Sign regulations generally.

- (a) Permits. No sign of any kind shall be installed, erected, painted, altered or relocated by any person, business or institution, except as described in subsection (b) below, until a permit has been issued by the planning and building department. Applications for sign permits shall be accompanied by a survey of existing signs to remain, linear dimensions of primary and secondary street frontages, a complete list of proposed signs (including sign types, heights, widths, individual and cumulative square feet, letter styles, colors and materials used), a site plan indicating all sign locations, a sketch of all proposed signs and elevations showing all sign locations, as well as any additional specific information required by the planning and building department. Failure to submit all required information will delay review of the application. Continued failure to submit all required information within fifteen (15) working days following notification by the planning and building department shall result in the nullification of the application. A new, complete application must then be filed.

...

(3) Temporary interval sign, large and temporary interval sign, special require a sign permit, but do not count towards the number of total signs or the total square footage allowed.

- (b) No permit required. The following items do not require a sign permit so long as they otherwise comply with all ~~Notwithstanding meeting~~ other

requirements of this code, including but not limited to, sign code regulations, building or construction plan review, historic architectural review, entry corridor review, special event permit, or state statutes, as applicable article, the following signs may be erected without a permit:

- (1) Time or temperature device. ~~Bulletin boards and identification signs for public, non-profit or religious facilities, located on the premises and not exceeding twelve (12) square feet in area.~~
- (2) Traffic control device. ~~On-site development signs; provided however, that notwithstanding any other provision of this Code, there shall be no setback requirement from the front property line.~~
- (3) Government sign. ~~Political signs.~~ Government signs as defined in this code are allowed in all sign zones, including automatic changeable copy signs.
- (4) ~~Accessory residential use sign.~~ Real estate signs; provided, however, that notwithstanding any other provision of this Code, there shall be no setback requirement from the front property line.
- (5) Minor sign. ~~Directional signs.~~
- (6) ~~On-site directional signs not exceeding two (2) square feet.~~ Temporary ancillary use sign.
- (7) Political campaign advertisements compliant with F.S. 106.1435 and this code. ~~Signs indicating "'open"' and "'closed"', and operating hours not exceeding one (1) square foot.~~
- (8) Polling place sign. ~~Menu boards not exceeding two and one-quarter (2¼) square feet.~~
- (9) Seasonal décor (residential) and seasonal or holiday lighting. ~~Except for historic zones, credit card, charge card, bank card or other financial services card signs not exceeding one (1) square foot.~~
- (10) Art installation. ~~Road race signage shall be allowed only on approved structures located on the permitted closed portion of public roads or public rights-of-way and only after full closure of the public road or public right-of-way by the St. Augustine Police Department and/or Public Works Department. No road race signage may be installed or displayed before the full closure of the public roads or public rights-of-way prior to the start of the road race, and all road race signage must be removed from the public roads or public rights-of-way not later than one (1) hour after conclusion of the road race or at such time as directed by the St. Augustine Police Department and/or Public Works Department in order to timely reopen the public road or public rights-of-way.~~
- (11) Mural, artistic.
- (12) Flag.
- (13) Hand carried, First Amendment, non-commercial sign on a traditional public forum.
- (14) Vehicle and Vessel signs compliant with this code.
- (15) Public Transit sign.

...

(d) *Sign locations.* Notwithstanding more specific or stringent requirements of this article, all signs shall meet the following location requirements:

- (1) ~~R~~Public right-of-way. No sign other than government signs and traffic control devices may be ~~located~~ posted, affixed, attached, or placed on a right-of-way for a public street, road, highway, alleyway, sidewalk or trail, or private street or alleyway open to the public. Signs placed in the ~~public~~ right-of-way may be removed without notice by law enforcement, the code enforcement officers, building official, ~~and/or~~ the city engineer, or any other city employee at the direction of the city manager. The cost of such removal shall be charged to the sign owner and/or contractor, or the property owner. Failure to submit payment within thirty (30) days shall result in the case being brought before the code enforcement board except as specifically outlined in section 3-23(b)(10).
- (2) *Intersections.* No freestanding, pole or post sign shall be installed within thirty (30) feet of an intersection when such sign is more than three (3) feet in height or has less than eight (8) feet in ground clearance to the bottom edge of the sign. Any freestanding sign over three (3) feet in height located within twenty-five (25) feet of a driveway shall be set back at least ten (10) feet from the right-of-way of the street to which such driveway provides access.
- (3) *Clearance.* No projecting sign over a pedestrian access, street or alley shall be less than eight (8) feet above the ground surface; provided, however, that within historic districts no projecting sign over a pedestrian access, street or walkway shall be less than seven (7) feet above the ground surface.
- (4) *Location on a structure.* No wall-mounted or bracket sign may be installed above the ground floor of a structure or extend above the eave of the roof, unless provided for and approved pursuant to entry corridor district regulations or the specific terms of a PUD or SPD. No banner, pennant, streamer, or bunting may be installed above the ground floor eave of the roof of a building or structure in excess of the frequency and duration time limitations for a temporary interval sign. No banner, pennant, streamer or bunting may cover more than ten percent of the façade of the structure.
- (5) Signs, other than government signs and flags, polling place signs, governmental tenant or licensee signs, and traffic control devices, cannot be posted, affixed, attached, or placed on government owned or controlled property. Credit card signs. No credit card, charge card, bank card or other financial services card signs shall be allowed in an historic zone, and those in existence shall be removed by March 1, 2000, or considered in violation of the Code of the city.
- (6) Non-commercial signs that are lawfully carried by individuals participating in First Amendment activity in a traditional public forum are allowed consistent with established law.

...

(j) *Special use signs.* Special use signs shall meet the following requirements:

- (1) Temporary Ancillary Use On-site development signs may be installed only for the duration of time of the ancillary use on-site after a building permit has been issued and shall be removed within fourteen (14) days of the expiration of the ancillary use related to the signage permit or the issuance of a certificate of occupancy. For commercial, industrial, or institutional use properties, oOne (1) sign is permitted per street frontage, not to exceed sixteen (16) square feet and shall not be erected within fifteen (15) feet of any property line. For residential use properties, one (1) sign is permitted per street frontage, not to exceed two (2) feet by four (4) feet in size and must be a minimum of five (5) feet from the right-of-way and fifteen (15) feet from all side property lines.
- (2) ~~Real estate signs shall be removed within seven (7) days of the sale or lease of the property. One (1) sign is permitted per street frontage, not to exceed two (2) feet by four (4) feet in size and must be a minimum of five (5) feet from the right-of-way and fifteen (15) feet from all side property lines.~~
- (3) ~~Political signs shall be removed within seven (7) days following the election. All signs shall be located on private property and shall meet the requirements of the zone in which they are located. No political sign shall exceed forty (40) square feet. Signs placed in the public right-of-way may be removed without notice by the building official and/or city engineer. The cost of such removal shall be charged to the candidate and his organization. Failure to submit payment within thirty (30) days shall result in the case being brought before the code enforcement board and the amount owed shall become a lien against the real property and/or assets of the candidate and organization.~~
- (4) ~~Seasonal/holiday signs shall be approved in writing by the planning and building department and shall meet the dimension requirements of the zone in which they are located. These signs may be authorized for a period of up to twenty-eight (28) consecutive days, not to exceed a total of forty-five (45) days in a calendar year.~~
- (5) Temporary Interval Sign (large) shall not be placed above the ground floor of the structure. Special event signs shall be approved in writing by the planning and building department and shall meet the dimension requirements of the zone in which they are located. These signs shall be removed within three (3) days following the advertised event.
- (3) Temporary Interval Sign (special) can be hung from the structure, but must be secured to not be dangerous or damaging to the structure and cannot exceed the cumulative square footage allowed.
- (6) ~~Banners, streamers and pennants shall be approved in writing by the planning and building department and may be authorized for up to one hundred (100) days in a calendar year.~~
- (7) ~~Temporary window signs shall be approved in writing by the planning and building department. All temporary window signs shall relate to the use conducted on the premises and no such sign or signs shall exceed ten (10) percent of the glassed area of the window. These signs may be authorized for up to forty-five (45) days in a calendar year.~~

~~(8) Home occupation signs shall be located within two (2) feet of the primary entrance and shall not exceed one (1) square foot in area.~~

(k) *Nonconforming signs.*

...

(6) A nonconforming sign may continue to exist so long as it is not destroyed, abandoned or discontinued. "Destroyed," "abandoned" and "discontinued" have the following meanings:

a. "Destroyed" means more than fifty (50) percent of the upright supports of a sign structure are physically damaged such that normal repair practices of the industry would call for, in the case of wooden sign structures, replacement of the broken supports and, in the case of a metal sign structure, replacement of at least twenty-five (25) percent of the length above ground of each broken, bent or twisted support. A sign will not be considered "destroyed" within the meaning of this section where the destruction is caused by vandalism or other criminal or tortious act.

b. A nonconforming sign is "abandoned" or "discontinued" when a sign structure no longer exists at the permitted location or the sign owner fails to operate and maintain the sign for a period of twelve (12) months or longer. ~~Signs displaying bona fide public interest messages are not 'abandoned' or "discontinued" within the meaning of this section. The following conditions shall be considered failure to operate and maintain the sign:~~

- ~~1. Signs displaying only an "available for lease" or similar message;~~
- ~~2. Signs displaying advertising for a product or service which is no longer available;~~
- ~~3. Signs which are blank or do not identify a particular product, service or facility.~~

(l) *Prohibited signs.* All signs not expressly permitted under this ordinance, or signs not expressly exempt from permit requirements under this ordinance, are prohibited. Such signs include but are not limited to the following:

...

(11) ~~Unauthorized traffic control devices located upon or in view of any rights-of-way open to the public, consistent with the prohibitions of Section 316.077, Florida Statutes. Signs, other than traffic control signs, which use the words "stop," "yield," "caution" and "danger" or which contain red, amber and green lights which may resemble traffic control signs or lights;~~

(12) Billboards and ~~offsite or off-premises signs, unrelated to the principal use or uses of the premises on which the sign is located,~~ except as provided in this ordinance;

(13) Illuminated signs which direct the illumination onto adjacent streets or onto property other than the premises on which the sign is located;

- (14) Signs which resemble city street identification signs;
- (1514) Signs attached to, or painted on, vehicles or trailers which are parked and visible from a street or limited access highway, except where such vehicles or trailers are regularly and customarily used to transport persons, goods or materials as part of the principal use of the premises; Commercial vehicle or vessel signs in violation of this code;
- (1615) Signs which by reason of position, ~~wording~~, illumination, size, shape or color obstruct, impair, obscure, interfere with the view of or may be confused with any traffic control sign, signal or device; and
- (1716) Electronic message center type signs.
- (17) Commercial flyer signs or wearable sandwich board signs.

...

“Sec. 3-26. - Same—Changeable copy signs.

Notwithstanding any other provisions of this article, there shall be no fee for a change of ~~message~~ copy on changeable copy sign.

...

“Sec. 3-29. - Same—Temporary window signs.

All temporary ancillary use or temporary interval window signs shall ~~relate to the business conducted within the structure or establishment and no such sign shall~~ **not** exceed ten (10) percent of the glassed area of the window or fifty (50) percent of the maximum size for a sign permitted in the appropriate zone, whichever is smaller.

...

Section 3. Creating Chapter 3, Article I, Section 3-30. Chapter 3, Article I, Section 3-30 of the Code of the City of St. Augustine, Florida is hereby created, as follows:

“Sec. 3-30. – Regulated by state statute.

Sign applicants claiming an element of their proposed sign is regulated by Chapter 553.79(22), Florida Statutes, as may be amended from time to time, must include all supporting documentation with their application and a clear and concise statement of regulatory applicability for review.”

Section 4. Creating Chapter 3, Article II, Section 3-45. Chapter 3, Article II, Section 3-45 of the Code of the City of St. Augustine, Florida is hereby created, as follows:

“Sec. 3-45. - Sign zones.

- (1) Commercial Zone 1. All commercially or industrially zoned lots (or PUDs with commercial or industrial uses unless a specific sign plan is approved for the PUD or SPD) and all lots zoned RGO, RGO-A, MUD, MUD-A, OL and GU, except those lots immediately abutting Anastasia Boulevard; that portion of San Marco avenue lying north of Williams Street; Ponce de Leon Boulevard; State Road 16; State Road 207; and all commercially or residentially zoned lots (or PUDs or SPDs with commercial or industrial uses unless a specific sign plan is approved for the PUD or SPD) whose boundaries lie south of the easterly right-of-way line of N. Ponce de Leon Boulevard (U.S. 1) and east of the easterly mean high waterline of the San Sebastian River and west of the westerly right-of-way line of Malaga Street and the extension of the westerly right-of-way line of Malaga Street lying south of King Street to the San Sebastian River.
- (2) Commercial Zone 2. All commercially or industrially zoned lots (or PUDs or SPDs with commercial or industrial uses unless a specific sign plan is approved for the PUD or SPD) immediately abutting Anastasia Boulevard, San Marco Avenue lying north of Williams Street, Mizell Road and State Road 312.
- (3) Commercial Zone 3. All commercially or industrially zoned lots (or PUDs or SPDs with commercial or industrial uses unless a specific sign plan is approved for the PUD or SPD) immediately abutting Ponce de Leon Boulevard, State Road 16 and State Road 207, and that portion of Historic Preservation Zoning District 5 lying south of Castillo Drive, north of Orange Street, east of Ponce de Leon Boulevard and west of Riberia Street.
- (4) Commercial Zone 4. All commercially or industrially zoned lots (or PUDs or SPDs with commercial or residential uses unless a specific sign plan is approved for the PUD or SPD) whose boundaries lie south of the easterly right-of-way line of N. Ponce de Leon Boulevard (U.S. 1) and east of the easterly mean high waterline of the San Sebastian River and west of the westerly right-of-way line of Malaga Street and the extension of the westerly right-of-way line of Malaga Street lying south of King Street to the San Sebastian River, as well as lots 1, 2, 3, 4, 10, 11, 12, 13, 14, 15 and 16 of the Worley Subdivision, whose boundaries lie at the end of Prawn Street and south of Heron Street and east of Lewis Boulevard and west of the mean high waterline of the San Sebastian River and bounded on the south by the San Sebastian River marshlands.
- (5) Historic Zone 1. All lots contained in Historic Preservation Zoning Districts 1, 2, and 3 (HP-1, HP-2, HP-3), or PUDs previously zoned HP-1, HP-2, HP-3 unless a specific sign plan is approved for the PUD.

- (6) Historic Zone 2. All lots contained in Historic Preservation Zoning District 4 (HP-4), or PUDs previously zoned HP-4 unless a specific sign plan is approved for the PUD.
- (7) Historic Zone 3. All lots contained in Historic Preservation Zoning District 5 (HP-5), or PUDs previously zoned HP-5 unless a specific sign plan is approved for the PUD, except such portion thereof as may be included within Commercial Zone 3 pursuant to subsection (3) hereof.
- (8) Residential Zone 1. All lots contained in Zoning Districts RS-1 and RS-2, or PUDs or SPDs previously zoned RS-1 and RS-2 unless a specific sign plan is approved for the PUD or SPD.
- (9) Residential Zone 2. All lots contained in Zoning District RL-1 or RG-1, or PUDs or SPDs previously zoned RG-1 unless a specific sign plan is approved for the PUD or SPD.
- (10) Residential Zone 3. All lots contained in Zoning District RG-2, or PUDs or SPDs previously zoned RG-2 unless a specific sign plan is approved for the PUD or SPD.

Section 5. Amendment to Chapter 3, Article II, Amending Sections 3-46, 3-66, and 3-86. Chapter 3, Article II, Sections 3-46, 3-66, and 3-86 of the Code of the City of St. Augustine, Florida are hereby amended, as follows:

“Sec. 3-46. - Historic zone signs.

- (a) All signs, including temporary window, temporary interval, and temporary ancillary use signs~~seasonal/holiday, special event and banners, streamers and pennant signs~~ in Historic Zones 1, 2 and 3 shall be approved by the historic architectural review board prior to issuance of a permit or shall meet preapproved size, color, material and location guidelines.
- (b) No review required. Notwithstanding any other requirements of this article, the following signs may be installed and displayed without review:
 - (1) ~~Road race signage~~ Signage installed on approved structures and displayed on the closed portion of a public road or public right-of-way and after ~~full~~ closure of the public road or public right-of-way by the St. Augustine Police Department and/or Public Works Department. No ~~road race~~ signage may be installed or displayed before the ~~full~~ closure of the public roads or public rights-of-way prior to the start of the ~~road race event~~, and a ~~All road race~~ signage must be removed from the public roads or public rights-of-way not later than one (1) hour after conclusion of the road race event or at such time as directed by the St. Augustine Police Department and/or Public Works Department in order to timely reopen the public road or public rights-of-way.

~~(c) Seasonal/holiday, temporary Temporary window, special event, banner, streamer and pennant type signs may be authorized by the planning and building department for any one (1) event of up to twenty-eight (28) days, provided such seasonal/holiday, temporary window, special event, banner, streamer or pennant signs will not be authorized for any one (1) location for more than one hundred (100) days in any one (1) calendar year.~~

(1) *Historic Zone 1.*

a. *Permitted signs.* The following signs shall be permitted signs:

1. Bracket.
2. Wall.
3. Facia.
4. Post.
5. Freestanding.
- ~~6. Directory.~~
- ~~7. Index/informational.~~
- ~~8-6~~ Accessory/~~auxiliary.~~
- ~~9. Affiliation.~~
- ~~10. Menu board.~~

b. *Prohibited signs.* The following signs shall be prohibited signs:

1. Animated.
2. Awning.
3. Billboard.
4. Bench.
5. Canopy.
6. Changeable copy, manual and automatic.
7. Surface graphics.
8. Window; provided, however, that one (1) window sign (painted or etched) shall be allowed for each window not to exceed six (6) square feet or two (2) feet by three (3) feet. Such window signs will be counted toward the total maximum number of signs permitted for each business. Additionally, one (1) sign per window may be permitted in addition to all other signs authorized to be placed within three (3) feet of a window on the interior of the building and not to exceed four (4) square feet (two (2) feet by two (2) feet).
9. Off-premises.
10. Roof or above ground floor.
11. Sidewalk/sandwich.
- ~~12. Shopping center.~~
- ~~13. Political.~~
- ~~14~~12. Portable.
- ~~15~~13. Illuminated/electrical, including interior signs visible from any public right-of-way, notwithstanding any other provision of this Code.
- ~~16~~14. Marquee.

~~1715.~~ Disfiguring.

~~18. Vehicle.~~

~~1916.~~ Flashing.

c. *Number of signs.* The maximum number of signs per entrance is two (2). The maximum number of signs per business is three (3). No business identification sign shall be permitted along a street or public way not providing direct public access to the principal use or activity. ~~Where public access is through a common entrance or through another principal use establishment, a directory or index informational sign shall be used.~~

d. *Specific requirements:*

	Maximum Width or Length	Total Size (sq. ft.)	Height to Bottom	Miscellaneous
Bracket/projecting	36 inch/24 inch;	6	8 ft.	36-inch-wide-maximum bracket and sign projection from wall = 44 inch — 24-inch-wide maximum bracket and sign projection from wall = 32 inch.
Freestanding	36 inch/30 inch;	7.5	N/A	Maximum 4 ft. 6 inch; to top of sign structure
Post	36 inch/30 inch;	7.5	8 ft.	
Index, informational, affiliation	2 ft.	4	N/A	
Accessory/auxiliary		2	N/A	1 per business, wall only
Wall-directory Wall	2 ft./3ft	6	N/A	
Facia	1ft wide 6 ft. long	6	N/A	Must be placed above windows and doors
Menu board	18 inch	2.25		72 inch to top of sign structure

...

(2) *Historic Zone 2.*

a. *Permitted signs.* The following signs shall be permitted signs:

1. Bracket.
2. Wall.
3. Facia.
4. Post.
5. Freestanding.
- ~~6. Directory.~~
- ~~7. Index/informational.~~

- ~~86.~~ Accessory/~~auxiliary.~~
- ~~9.~~ ~~Affiliation.~~
- ~~10.~~ ~~Menu board.~~

b. *Prohibited signs.* The following signs shall be prohibited signs:

- 1. Animated.
- 2. Awning.
- 3. Billboard.
- 4. Bench.
- 5. Canopy.
- 6. Changeable copy, manual and automatic.
- ~~7.~~ ~~Political.~~
- ~~87.~~ Surface graphics.
- ~~98.~~ Off-premises.
- ~~109.~~ Roof or above ground level.
- ~~1410.~~ Sidewalk/sandwich.
- ~~12.~~ ~~Shopping center.~~
- ~~1311.~~ Illuminated/electrical, including interior signs visible from any public right-of-way, notwithstanding any other provision of this Code.
- ~~1412.~~ Marquee.
- ~~1513.~~ Portable.
- ~~1614.~~ Window; provided, however, that one (1) window sign (painted or etched) shall be allowed for each window not to exceed six (6) square feet or two (2) feet by three (3) feet. Such window signs will be counted toward the total maximum number of signs permitted for each business. Additionally, one (1) sign per window may be permitted in addition to all other signs authorized to be placed within three (3) feet of a window on the interior of the building and not to exceed four (4) square feet (two (2) feet by two (2) feet).
- ~~1715.~~ Disfiguring.
- ~~18.~~ ~~Vehicle.~~
- ~~1916.~~ Flashing.

c. *Number of signs.* The maximum number of signs per entrance is two (2). The maximum number of signs per business is three (3). No ~~business identification~~ sign shall be permitted along a street or public way not providing direct public access to the principal use or activity. ~~Where public access is through a common entrance or through another principal use establishment, a directory or index/informational sign shall be used.~~

d. *Specific requirements:*

	Maximum Width or Length	Total Size (sq. ft.)	Height to Bottom	Height to Top
Bracket/projecting	4 ft.	16	8 ft.	14 ft.
Freestanding	4 ft./8 ft.	32	N/A	10 ft.
Post	4 ft./8 ft.	32	8 ft.	16 ft.
Index, informational, affiliation	30-inch/24-inch	5	N/A	N/A
Wall-directory Wall	4 ft.	16	N/A	N/A
Facia	1½ ft. wide 8 ft. long	12	N/A	N/A
Menu-board	18-inch	2.25		72-inch-to-top-of-sign structure

...

(3) *Historic Zone 3.*

a. *Permitted signs.* The following signs shall be permitted signs:

1. Bracket.
2. Wall.
3. Facia.
4. Post.
5. Freestanding.
- ~~6. Directory.~~
- ~~7. Index/informational.~~
- ~~86. Accessory/auxiliary.~~
- ~~9. Affiliation.~~
- ~~10. Menu-board.~~

b. *Prohibited signs.* The following signs shall be prohibited signs:

1. Animated.
2. Awning.
3. Billboard.
4. Bench.
5. Canopy.
6. Changeable copy, manual and automatic.
- ~~7. Political.~~
- ~~87. Surface graphics.~~
- ~~98. Off-premises.~~
- ~~409. Roof or above ground level.~~
- ~~4410. Sidewalk/sandwich.~~
- ~~12. Shopping-center.~~
- ~~4311. Illuminated/electrical, including interior signs visible from any public right-of-way, notwithstanding any other provision of this Code.~~

~~14~~12. Marquee.

~~15~~13. Portable.

~~16~~14. Window; provided, however, that one (1) window sign (painted or etched) shall be allowed for each window not to exceed six (6) square feet or two (2) feet by three (3) feet. Such window signs will be counted toward the total maximum number of signs permitted for each business. Additionally, one (1) sign per window may be permitted in addition to all other signs authorized to be placed within three (3) feet of a window on the interior of the building and not to exceed four (4) square feet (two (2) feet by two (2) feet).

~~17~~15. Disfiguring.

~~18. Vehicle.~~

~~19~~16. Flashing.

- c. *Number of signs.* The maximum number of signs per entrance is two (2). The maximum number of signs per business is three (3). No ~~business identification~~ sign shall be permitted along a street or public way not providing direct public access to the principal use or activity. ~~Where public access is through a common entrance or through another principal use establishment, a directory or index informational sign shall be used.~~

- d. *Specific requirements:*

	Maximum Width or Length	Total Size (sq. ft.)	Height to Bottom	Height to Top
Bracket/projecting	4 ft.	16	8 ft.	14 ft.
Freestanding	4 ft./8 ft.	32	N/A	10 ft.
Post	4 ft./8 ft.	32	8 ft.	16 ft.
Index, informational, affiliation	30-inch/24-inch	5	N/A	N/A
Wall directory <u>Wall</u>	4 ft.	16	N/A	N/A
Facia	1½ ft. wide 8 ft. long	12	N/A	N/A
Menu board	18-inch	2.25		72-inch to top of sign structure

...”

“Sec. 3-66. - Commercial zone signs.

(a) *Commercial Zone 1.*

- (1) *Permitted signs.* The following signs are permitted signs:

- Bracket.
- Freestanding.

- c. Post.
- d. Wall.
- e. Facia.
- ~~f. Index/informational.~~
- ~~g. Directory.~~
- hf. Changeable copy, manual.
- ig. Illuminated non-flashing electrical.
- ~~j. Shopping center.~~
- kh. Surface graphics.
- lj. Window.
- ~~m. Seasonal/holiday.~~
- nj. Temporary window.
- ~~k. Awning.~~
- ~~l. Canopy.~~
- ~~o. Special event.~~
- ~~p. Affiliation.~~
- ~~q. Menu board.~~
- ~~r. Time and temperature.~~

(2) *Prohibited signs.* The following signs are prohibited signs:

- a. Animated.
- ~~b. Awning.~~
- ~~cb. Billboard.~~
- ~~dc. Bench.~~
- ~~e. Canopy.~~
- fd. Marquee.
- ge. Disfiguring.
- ~~h. Vehicle.~~
- if. Off-site.
- ig. Roof.
- kh. Sidewalk/sandwich.
- lj. Portable.
- mj. Banners, streamers, pennants.
- ~~nk. Illuminated, flashing electrical.~~
- ~~ol. Changeable copy, automatic.~~
- ~~po. Flashing.~~

...

(4) *Maximum size and height.* The maximum size of any sign shall be no more than eighty (80) square feet, ~~provided, however, that any time and temperature sign shall not exceed forty (40) square feet and shall be included within the calculation of the number of and maximum square footage for signs as set forth in subparagraph (3) above and shall not be in addition thereto.~~ The maximum height to the top of a ground/pole sign shall not exceed twenty (20) feet.

(5) In addition to the above, businesses immediately abutting the San Sebastian River southerly of Bravo Street, are permitted one (1)

~~business-identification~~primary sign, a maximum size of one hundred forty (140) square feet, to be oriented toward the river.

(b) *Commercial Zone 2.*

(1) *Permitted signs.* The following signs are permitted signs:

- a. Bracket.
- b. Freestanding.
- c. Post.
- d. Wall.
- e. Facia.
- ~~f. Index/informational.~~
- ~~g. Directory.~~
- ~~h~~f. Changeable copy, manual.
- ~~i~~g. Illuminated non-flashing electrical.
- ~~j. Shopping-center.~~
- ~~kh~~h. Surface graphics.
- ~~lj~~i. Window.
- ~~m. Seasonal/holiday.~~
- ~~n~~j. Temporary window.
- ~~o. Special-event.~~
- ~~p. Affiliation.~~
- ~~qk~~k. Awning.
- ~~rl~~l. Canopy.
- ~~s. Menu-board.~~
- ~~t. Time-and-temperature.~~

(2) *Prohibited signs.* The following signs are prohibited signs:

- a. Animated.
- ~~b. Awning.~~
- ~~eb~~b. Billboard.
- ~~dc~~c. Bench.
- ~~e. Canopy.~~
- ~~fd~~d. Marquee.
- ~~ge~~e. Disfiguring.
- ~~h. Vehicle.~~
- ~~if~~f. Off-site.
- ~~ig~~g. Roof.
- ~~kh~~h. Sidewalk/sandwich.
- ~~lj~~i. Portable.
- ~~mj~~j. Banners, streamers, pennants.
- ~~nk~~k. Illuminated, flashing electrical.
- ~~ol~~l. Changeable copy, automatic.
- ~~pm~~m. Flashing.

...

- (4) *Maximum size and height.* The maximum size of any sign shall be no more than one hundred twenty (120) square feet, ~~provided, however, that any time and temperature sign shall not exceed forty (40) square feet and shall be included within the calculation of the number of and~~

~~maximum square footage for signs as set forth in subparagraph (3) above and shall not be in addition thereto.~~ The maximum height to the top of a ground/pole sign shall not exceed twenty-five (25) feet.

...

(c) *Commercial Zone 3.*

(1) *Permitted signs.* The following signs are permitted signs:

- a. Bracket.
- b. Freestanding.
- c. Post.
- d. Wall.
- e. Facia.
- ~~f. Index/informational.~~
- ~~g. Directory.~~
- ~~hf.~~ Changeable copy, manual.
- ~~ig.~~ Illuminated non-flashing electrical.
- ~~j. Shopping center.~~
- ~~kh.~~ Surface graphics.
- ~~lj.~~ Window.
- ~~m. Seasonal/holiday.~~
- ~~nj.~~ Temporary window.
- ~~o. Special event.~~
- ~~p. Affiliation.~~
- ~~qk.~~ Awning.
- ~~rl.~~ Canopy.
- ~~s. Menu board.~~
- ~~t. Time and temperature.~~

(2) *Prohibited signs.* The following signs are prohibited signs:

- a. Animated.
- ~~b. Awning.~~
- ~~eb.~~ Billboard.
- ~~dc.~~ Bench.
- ~~e. Canopy.~~
- ~~fd.~~ Marquee.
- ~~ge.~~ Disfiguring.
- ~~h. Vehicle.~~
- ~~if.~~ Off-site.
- ~~ig.~~ Roof.
- ~~kh.~~ Sidewalk/sandwich.
- ~~lj.~~ Portable.
- ~~mj.~~ Banners, streamers, pennants.
- ~~nk.~~ Illuminated, flashing electrical.
- ~~ol.~~ Changeable copy, automatic.
- ~~pm.~~ Flashing.

...

(4) *Maximum size and height.* The maximum size of any sign shall be no more than one hundred forty (140) square feet, ~~provided, however, that~~

~~any time and temperature sign shall not exceed forty (40) square feet and shall be included within the calculation of the number of and maximum square footage for signs as set forth in subparagraph (3) above and shall not be in addition thereto.~~ The maximum height to the top of a ground/pole sign shall not exceed thirty (30) feet.

(d) *Commercial Zone 4.*

(1) *Permitted signs.* The following signs are permitted signs:

- a. Bracket.
- b. Freestanding.
- c. Post.
- d. Wall signs, except that within this zone the sign may be located above the ground floor so long as no more than fifteen (15) percent of the total area of the sign extends above the building and/or above the eave of the roof, except that the sign may not extend more than ten (10) inches above the building and/or above the eave of the roof.
- e. Facia.
- ~~f. Index/informational.~~
- ~~g. Directory.~~
- ~~hf.~~ Changeable copy, manual.
- ~~ig.~~ Illuminated non-flashing electrical—, and as applied to lots 1, 2, 3, 4, 10, 11, 12, 13, 14, 15 and 16 of the Worley Subdivision, whose boundaries lie at the end of Prawn Street and south of Heron Street and east of Lewis Boulevard and west of the mean high waterline of the San Sebastian River and bounded on the south by the San Sebastian River marshlands, this is further restricted to individual channel letters externally illuminated back lit, externally illuminated up lit and externally illuminated down lit fixtures for signage.
- ~~j. Shopping center.~~
- ~~kh.~~ Surface graphics.
- ~~lj.~~ Window.
- ~~m. Seasonal/holiday.~~
- ~~nj.~~ Temporary window.
- ~~k. Awning.~~
- ~~l. Canopy.~~
- ~~o. Special event.~~
- ~~p. Affiliation.~~
- ~~q. Menu board.~~
- ~~r. Time and temperature.~~

(2) *Prohibited signs.* The following signs are prohibited signs:

- a. Animated.
- ~~b. Awning.~~
- ~~eb.~~ Billboard.
- ~~dc.~~ Bench.
- ~~e. Canopy.~~
- ~~fd.~~ Marquee.
- ~~ge.~~ Disfiguring.

- ~~h. Vehicle.~~
- ~~if. Off-site.~~
- ~~ig. Roof, or above the ground level.~~
- ~~kh. Sidewalk/sandwich.~~
- ~~lj. Portable.~~
- ~~mj. Banners, streamers, pennants.~~
- ~~nk. Illuminated, flashing electrical.~~
- ~~ol. Changeable copy, automatic.~~
- ~~pm. Flashing.~~

...

- (4) *Maximum size and height.* The maximum size of any sign shall be no more than one hundred ten (110) square ~~feet, provided, however, that any time and temperature sign shall not exceed forty (40) square feet and shall be included within the calculation of the number of and maximum square footage for signs as set forth in subparagraph (3) above and shall not be in addition thereto.~~ The maximum height to the top of a ground/pole sign shall not exceed twenty (20) feet.

“Sec. 3-86. – Residential zone signs.

- (a) *Residential Zone 1.*

...

- (2) *Prohibited signs.* The following signs are prohibited signs:

- ~~a. Index/informational.~~
- ~~b. Directory.~~
- ~~ca. Changeable copy, manual and automatic.~~
- ~~db. Illuminated electrical.~~
- ~~e. Shopping center.~~
- ~~fc. Surface graphics.~~
- ~~gd. Window.~~
- ~~he. Temporary window.~~
- ~~i. Special event.~~
- ~~j. Affiliation.~~
- ~~kf. Animated.~~
- ~~lg. Awning.~~
- ~~mh. Billboard.~~
- ~~nj. Bench.~~
- ~~oj. Canopy.~~
- ~~pk. Marquee.~~
- ~~ql. Off-site.~~
- ~~rm. Roof or above ground level.~~
- ~~sn. Sidewalk/sandwich.~~
- ~~to. Portable.~~
- ~~u. Banners, streamers, pennants.~~
- ~~v. Vehicle.~~
- ~~wp. Disfiguring.~~
- ~~xq. Flashing.~~

...

(4) *Specific requirements:*

	Maximum Size (sq. ft.)	Height to Top	Setbacks
Bracket/ projecting	1	N/A	N/A
Freestanding	4	4;ft;6;inch;	5;ft; from all lot lines and 40;ft; from other signs
Post/pole	4	10;ft;	5;ft; from all lot lines and 40;ft; from other signs
Wall	1	N/A	N/A
Facia	1	N/A	N/A
On-site traffic	4	N/A	N/A

(b) *Residential Zone 2.*

(1) *Permitted signs.* The following signs are permitted signs:

- a. Bracket.
- b. Freestanding.
- c. Post.
- d. Wall
- e. Facia.
- ~~f. Seasonal/holiday.~~

(2) *Prohibited signs.* The following signs are prohibited signs:

- ~~a. Index/informational.~~
- ~~b. Directory.~~
- ~~ca.~~ Changeable copy, manual and automatic.
- ~~db.~~ Illuminated/electrical.
- ~~e. Shopping center.~~
- ~~fc.~~ Surface graphics.
- ~~gd.~~ Window.
- ~~he.~~ Temporary window.
- ~~i. Special event.~~
- ~~j. Affiliation.~~
- ~~kf.~~ Animated.
- ~~lg.~~ Awning.
- ~~mh.~~ Billboard.
- ~~nj.~~ Bench.
- ~~oj.~~ Canopy.
- ~~pk.~~ Marquee.
- ~~ql.~~ Off-site.
- ~~rm.~~ Roof, or above ground level.

~~sn.~~ Sidewalk/sandwich.
~~to.~~ Portable.
~~u.~~ ~~Banners, streamers, pennants.~~
~~v.~~ ~~Vehicle.~~
~~wp.~~ Disfiguring.
~~xq.~~ Flashing.

...

(4) *Specific requirements:*

	Maximum Size (sq. ft.)	Height to Top	Setbacks
Bracket/ projecting	16	N/A	N/A
Freestanding	16	4;ft;6;inch;	5;ft; from all lot lines and 40;ft; from other signs
Post/pole	16	10;ft;	5;ft; from all lot lines and 40;ft; from other signs
Wall	14	N/A	N/A
Facia	14	N/A	N/A
On-site traffic	—1	N/A	N/A

(c) *Residential Zone 3.*

(1) *Permitted signs.* The following signs are permitted signs:

- a. Bracket.
- b. Freestanding.
- c. Post.
- d. Wall.
- e. Facia.
- ~~f.~~ ~~Seasonal/holiday.~~
- ~~gf.~~ Temporary window.
- ~~h.~~ ~~Special event.~~
- ~~i.~~ ~~Affiliation.~~

(2) *Prohibited signs.* The following signs are prohibited signs:

- ~~a.~~ ~~Index/informational.~~
- ~~b.~~ ~~Directory.~~
- ~~ea.~~ Changeable copy, manual and automatic.
- ~~db.~~ Illuminated/electrical.
- ~~e.~~ ~~Shopping center.~~
- ~~fc.~~ Surface graphics.
- ~~gd.~~ Window.
- ~~he.~~ Animated.

~~if.~~ Awning.
~~ig.~~ Billboard.
~~kh.~~ Bench.
~~ij.~~ Canopy.
~~mj.~~ Marquee.
~~nk.~~ Off-site.
~~ol.~~ Roof or above ground level.
~~pm.~~ Sidewalk/sandwich.
~~qn.~~ Portable.
~~r.~~ Banners, streamers, pennants.
~~s.~~ Vehicle.
~~to.~~ Disfiguring.
~~up.~~ Flashing.

...

(4) *Specific requirements:*

	Maximum Size (sq. ft.)	Height to Top	Setbacks
Bracket/ projecting	16	N/A	N/A
Freestanding	16	4;ft;6;inch;	5;ft; from all lot lines and 40;ft; from other signs
Post/pole	16	15;ft;	5;ft; from all lot lines and 40;ft; from other signs
Wall	14	N/A	N/A
Facia	14	N/A	N/A
On-site traffic	—1	N/A	N/A

Section 6. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or relettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 7. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so

construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 9. Effective Date. This ordinance shall become effective ten (10) days following effective date, pursuant to s. 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2021.

ATTEST:

Darlene Galambos, City Clerk
(SEAL)

Tracy Upchurch, Mayor-Commissioner

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: April 13, 2021

RE: **ORDINANCE 2021-08: BAR DEFINITION AMENDMENT**

Per the direction of the City Commission at its April 12, 2021 meeting, please find enclosed Ordinance 2021-08 that provides an amended definition of "bar, cocktail lounge, saloon or tavern" to be inclusive of any business that provides on-site sales and consumption of alcohol.

Please place Ordinance 2021-08 on the regular City Commission agenda for first reading on April 26, 2021.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

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

Agenda Title:

Amends the definition of "bar, cocktail lounge, saloon or tavern" to be inclusive of any business that provides on-site sales and consumption of alcohol.

ORDINANCE NO. 2021-08

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 28, SECTION 28-2 MODIFYING THE DEFINITION OF BAR, COCKTAIL LOUNGE, SALOON OR TAVERN; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the sale and on-premises consumption of alcoholic beverages is currently defined as a bar, cocktail lounge, saloon or tavern use in the City's zoning code definitions; and

WHEREAS, the intent of the existing definition is to regulate the location within the City of St. Augustine where the sale and consumption of alcohol is not allowed, allowed as a permitted use by right, or allowed after hearing as a use by exception; and

WHEREAS, the regulation of bars, cocktail lounges, saloons or taverns is a traditional Euclidean zoning use restriction; and

WHEREAS, the existing definition is not intended to focus on specific nomenclature, but rather actual zoning use and business practice; and

WHEREAS, the U.S. Supreme Court in the sign code case Reed v. Town of Gilbert, found that sign regulations should not regulate the content of the message on the sign surface; and

WHEREAS, the existing definition of bars, cocktail lounges, saloon or taverns includes reference to signs advertising the sale for consumption on-site of alcohol; and

WHEREAS, the City Commission wants to treat all similarly situated businesses transparently and equitably, no matter the nomenclature of the day used to describe them, and regardless of any changes in state permitting that may occur in the future; and

WHEREAS, the City Commission is aware that many new branding and marketing terms used to identify establishments that are in the business of sales and on-site consumption of alcohol have emerged since the original definitions in the City's code were enacted, and many new terms may evolve to describe similar activities and business practices in the future; 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 amendments be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

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

Section 1. Amendment to Chapter 28, Article I, Section 28-2. Chapter 28, Article I, Section 28-2 is hereby amended, as follows:

"Sec. 28-2. - Definitions.

...

Bar, cocktail lounge, saloon or tavern means any establishment ~~devoted primarily to the-in the business of~~ retailing and on-premises drinking of malt, vinous or other alcoholic beverages, or any place, ~~regardless of its underlying state licensing or marketing nomenclature~~ where ~~any sign is exhibited or displayed indicating that~~ alcoholic beverages are obtainable for sale and consumption on the premises, except for temporary alcohol permit locations, permitted special event venues, government and military services or events, or any place other than a restaurant where alcohol is sold and consumed on-premises; provided, however, that there shall be excluded from such definition any such establishment which suffers or permits:

- (1) Any female person, while on the premises of such establishment, to exposure to the public view that area of the human female breast at or below the areola thereof;
- (2) Any female person, while on the premises of such establishment, to employ any device or covering which is intended to give the appearance of or simulate such portions of the human female breast as described in subsection (1) above;
- (3) Any person, while on the premises of such establishment, to expose to public view his or her genitals, pubic area, buttocks, anus or anal cleft or cleavage; and provide further that such establishments shall hereinafter be referred to as "special cabarets."

..."

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

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

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

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

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2021.

ATTEST:

Tracy Upchurch, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: April 14, 2021

RE: **ORDINANCE 2021-09: DEVELOPMENT AGREEMENTS**

Please find enclosed Ordinance 2021-09 memorializing the basic procedural regulations for processing statutory development agreements in the City of St. Augustine. This ordinance reflects the City's existing de facto practice of holding both required hearings at the City Commission, and noticing affected property owners and the Neighborhood Council consistent with our existing code requirements. The statute itself has an exhaustive list of requirements that are incorporated by reference.

Please place Ordinance 2021-09 on the regular City Commission agenda for first reading on April 26, 2021.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

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

Agenda Title:

Formalizing basic procedural regulations for processing statutory development agreements.

ORDINANCE NO. 2021-09

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING THE CODE OF THE CITY OF ST. AUGUSTINE TO CREATE SECTION 28-38 PROVIDING FOR PROCEDURES FOR DEVELOPMENT AGREEMENTS; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Florida Local Government Development Agreement Act provides for a developer to describe its compliance with code requirements, timing of infrastructure, and a methodology for tracking allowable development within a project; and

WHEREAS, the Florida Local Government Development Agreement Act provides for a comprehensive list of statutory requirements for the approval of development agreements; and

WHEREAS, the City Commission has historically processed development agreements by holding both required hearings before the City Commission, and providing the mailed notice required by statute in the same manner as other development permits in its code, and now wishes to codify this informal procedure; 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 amendments be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

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

Section 1. Creation of Chapter 28, Article II, Section 28-38. Chapter 28, Article II, Section 28-38 is hereby created, as follows:

Sec. 28-38. – Development agreements.

A developer may present a proposed statutory development agreement pursuant to, and in compliance with, the Florida Local Government Development Agreement Act, to the City Commission for consideration. Mailed notice to affected property owners shall be consistent with the notice provided for in Section 28-59 and Section 2-149 of this code. The required hearings for consideration of the development agreement shall be heard by the City Commission.

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

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

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

Section 5. Effective Date. This ordinance shall become effective immediately upon passage, pursuant to § 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2021.

ATTEST:

Tracy Upchurch, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners

DATE: April 13, 2021

RE: Resolution 2021-23 Designating Wild-Caught Shrimp

During the regular Commission meeting held on April 12, 2021, the Commission approved a request by John Versaggi and Grace Paaso to designate wild-caught shrimp as the official seafood of the City. Attached is Resolution 2021-23 for your consideration.



Darlene Galambos
City Clerk

RESOLUTION 2021-23

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA DESIGNATING WILD-CAUGHT SHRIMP AS THE OFFICIAL SEAFOOD OF THE CITY OF ST. AUGUSTINE, FLORIDA.

Whereas, shrimp is the number one seafood consumed in the United States and the world. The historic San Sebastian River hosted an important chapter in US maritime history. Northeast Florida is the birthplace and home to the US commercial shrimping industry; and

Whereas, innovators, including Mike "Sollecito" Salvador, Salvatore Versaggi and Antonio Poli, moved to St. Augustine in the early 1920s to set up fish houses and shrimping fleets that supplied the northern markets; and

Whereas, the industry grew rapidly, and a boatbuilding enterprise began in St. Augustine that became a cultural and economic mainstay of the city for most of the 20th century. Demand for shrimp boats spawned numerous building enterprises on the San Sebastian River, and the Florida-style trawlers built in St. Augustine were used in many fisheries throughout the world; and

Whereas, shrimp is an excellent source of high-quality protein that is naturally low in fat, carbohydrates and calories. Four ounces of raw, edible shrimp has 120 calories, 1.5 grams of fat, no saturated fat, and 23 grams of protein. Shrimp is also a source of omega-3 fatty acids, which may help reduce the risk of heart disease; and

Whereas, shrimp are a naturally renewable and sustainable resource. They are harvested in areas that are still pristine and free from pollution in regulated areas. They are spawned in a natural marine environment and live and grow in near shore waters and estuaries, giving them the characteristic Florida flavor.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of St. Augustine, that Wild-Caught Shrimp is hereby designated as the official seafood of the City of St. Augustine, Florida.

ADOPTED this 26th day of April 2021.

Tracy Upchurch Mayor-Commissioner

ATTEST:

Darlene Galambos, City Clerk

CITY OF ST. AUGUSTINE

MEMORANDUM

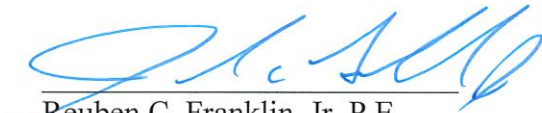
TO: John P. Regan, P.E., City Manager

DATE: April 15, 2021

RE: Agenda Item for April 26, 2020 City Commission Meeting
Presentation on the Preliminary Results from the Grant Agreement (No. R2130) with
the Florida Department of Environmental Protection (FDEP) -
Assess Vulnerability of Septic Systems (OSTDS) to Sea Level Rise and Storm Surge

The City of St. Augustine entered into the referenced grant agreement with the Florida Department of Environmental Protection's (FDEP) Florida's Resilient Coastline Program (FRCP). The agreement will pay 100% of the costs to the City, for conducting a study to assess the vulnerability of on-site treatment and disposal systems (OSTDS) (also known as septic systems) to sea level rise (SLR) and storm surge. The City also entered into a separate Interlocal Agreement with the University of Florida to conduct the study that is grant funded by FDEP. The preliminary results of the study have been received. Staff in coordination with the University of Florida would like to present to the City Commission these initial results. Please find attached the presentation to go to Commission.

Sincerely,


Reuben C. Franklin, Jr. P.E.
Director, Public Works

Enclosure

cc: I. Lopez, City Attorney, T. Grant, Director, Utilities, M. Simpson, Finance, M. Breidenstein, Assist. City Manager, J. Beach, Engr, Corey Sakryd, Grants Admin., S. Slaughter, Engineering Manager

**VULNERABILITY ASSESSMENT OF ONSITE
TREATMENT AND DISPOSAL SYSTEMS (OSTDS) TO
SEA LEVEL RISE AND STORM SURGE TO DEVELOP
ADAPTATION PLANS IN ST. AUGUSTINE, FL**

PRESENTATION TO CITY COMMISSION - APRIL 26, 2021

CITY OF ST. AUGUSTINE - JESSICA BEACH, P.E., CHIEF RESILIENCE OFFICER

UNIVERSITY OF FLORIDA - TRICIA KYZAR, PHD CANDIDATE

UNIVERSITY OF FLORIDA - DR. EBAN BEAN, P.E., PRINCIPAL INVESTIGATOR

INTRODUCTION

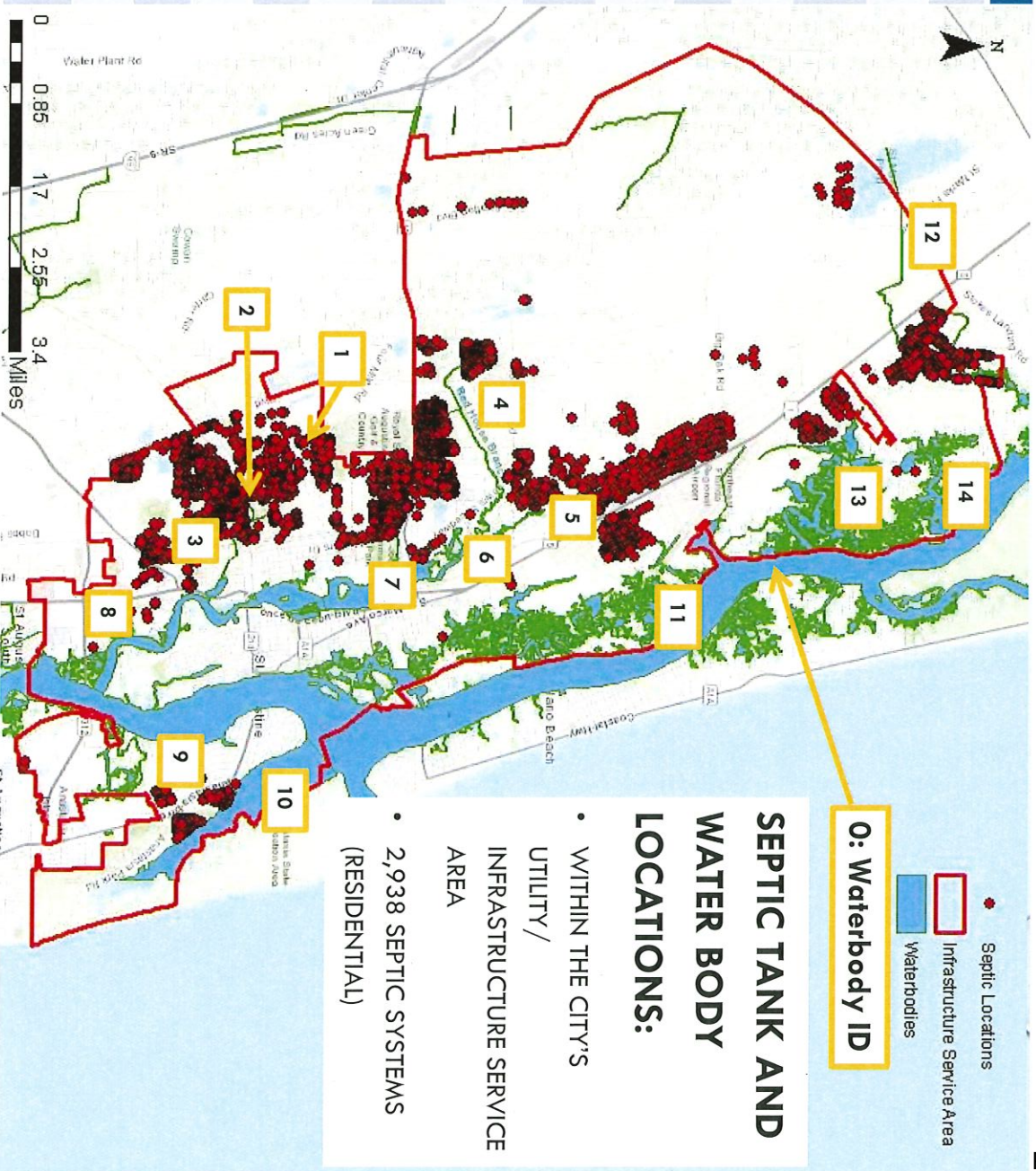
- GRANT FUNDED PROJECT THROUGH FDEP'S FLORIDA RESILIENT COASTLINES PROGRAM (FRCP)
 - ✓ \$75,000 FULLY FUNDED GRANT
- IN PARTNERSHIP WITH THE UNIVERSITY OF FLORIDA
 - ✓ TRICIA KYZAR, PHD CANDIDATE - DEPT. OF URBAN AND REGIONAL PLANNING
 - ✓ DR. EBAN BEAN, P.E., PRINCIPAL INVESTIGATOR - DEPT. OF AGRICULTURAL AND BIOLOGICAL ENGINEERING
- PROJECT DURATION – OCTOBER 2020 – JUNE 2021



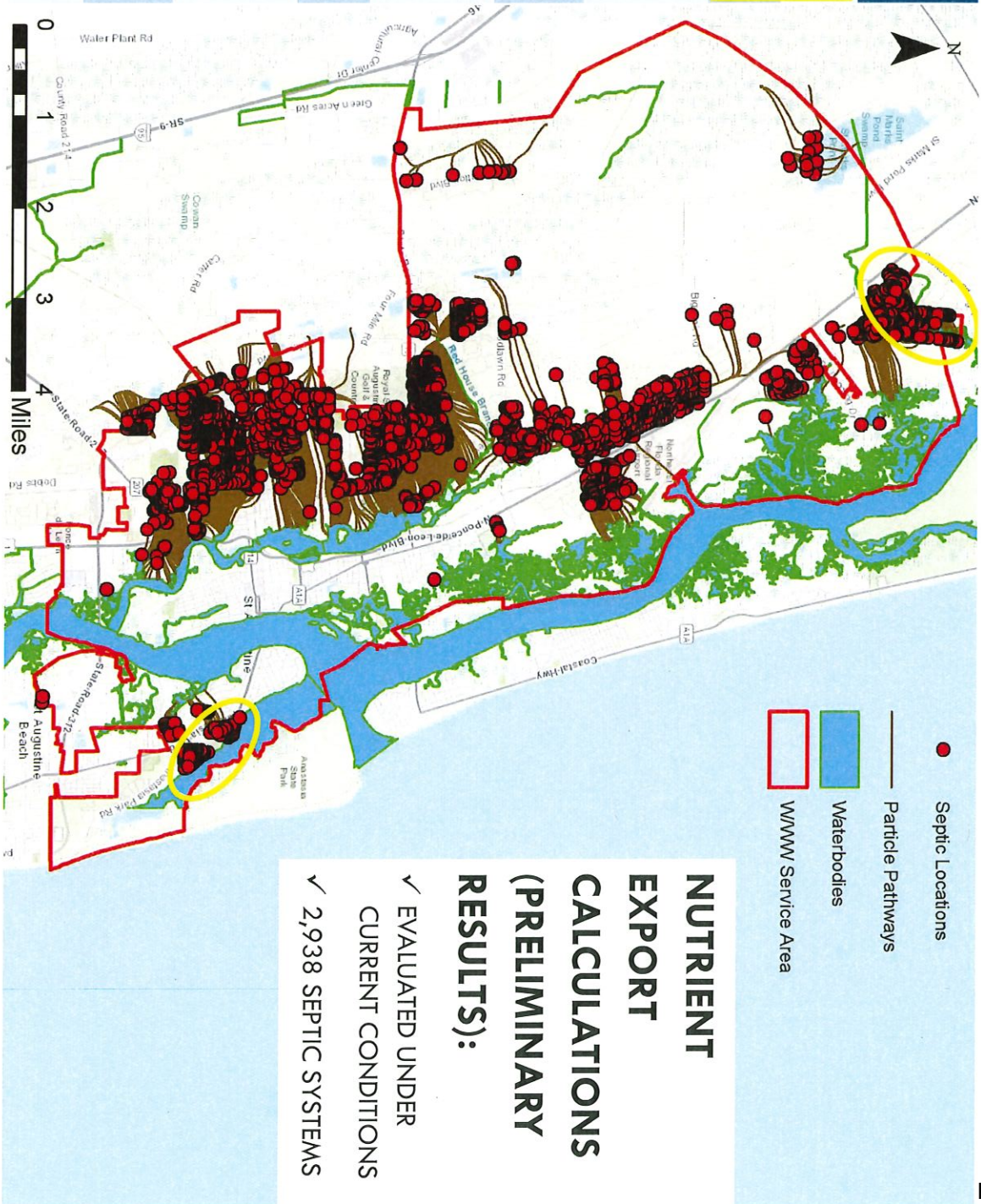
WHAT IS THE PROJECT?

- ASSESS THE VULNERABILITY AND SENSITIVITY OF KNOWN AND POTENTIAL ONSITE TREATMENT AND DISPOSAL SYSTEMS (OSTDS) (ALSO KNOWN AS SEPTIC SYSTEMS)
 - ✓ EVALUATE THREE POTENTIAL SEA LEVEL RISE (SLR) SCENARIOS AND POTENTIAL STORM SURGES
 - ✓ USE COMPREHENSIVE GIS AND GROUNDWATER MODELING
- PROJECT TASKS
 - ✓ CALCULATE NITROGEN EXPORTS UNDER CURRENT CONDITIONS USING ARCNLET
 - ✓ REPORT ON STATE OF WASTEWATER TREATMENT (WWT) TECHNOLOGIES
 - COSTS AND FUNDING OPPORTUNITIES
 - ✓ PRESENT FINDINGS TO THE PUBLIC – PRELIMINARY RESULTS PRESENTED TODAY
 - IDENTIFYING AREAS THAT ARE SUITABLE FOR STRATEGIC PLANNING INITIATIVES BECAUSE THEY ARE AT RISK OF SLR, STORM SURGE, AND/OR ELEVATED GROUNDWATER TABLES

Waterbody ID	Waterbody Name
0	Intracoastal Waterway
1	Oyster Creek (within Evergreen Cemetery)
2	Oyster Creek (from Evergreen Cemetery to the basin)
3	Oyster Creek (basin W-NW of Hwy 1)
4	Red House Branch
5	San Sebastian River north of Red House Branch
6	San Sebastian River from Red House Branch to ~Bella Vista Blvd
7	San Sebastian River from ~Bella Vista Blvd to ~Bernard St
8	San Sebastian River from ~Bernard St to Matanzas River
9	Quarry Creek
10	Salt Run
11	Wetland/Marsh areas east of Araguay
12	Stokes Creek
13	Wetland/Marsh areas off Casa Cola Creek
14	Wetland/Marsh areas east of Stokes Landing Conservation Area



Waterbody ID	Number of Septic Systems Contributing to the Waterbody	Annual NO ₃ Load to Waterbody (lbs N/yr)
Salt Run	78	1,291
Stokes Creek	239	593
Oyster Creek (from Evergreen Cemetery to the basin)	267	381
San Sebastian River north of Red House Branch	220	115
San Sebastian River from ~Bernard St to Matanzas River	216	80
Red House Branch	291	45.4
San Sebastian River from ~Bella Vista Blvd to ~Bernard St	363	42.4
Wetland/Marsh areas off Casa Cola Creek	58	16.8
Subtotal	1,732	2,564



VULNERABILITY ASSESSMENT OF OSTDS – PRELIMINARY RESULTS

EVALUATED UNDER FUTURE CONDITIONS:

- ✓ THREE (3) SEA LEVEL RISE SCENARIOS
- ✓ INCREASED FLOODING/STORM SURGE
- ✓ ELEVATED GROUNDWATER LEVELS
- ✓ SEVERELY LIMITED SOILS
- ✓ NON-HOMESTEAD (VACATION) PARCELS ALSO EVALUATED UNDER FUTURE CONDITIONS

Layer	Count
All OSTDS in the study area (base calculations)	2,938
OSTDS within the 1-foot SLR scenario	59
OSTDS within the 2-foot SLR scenario	86
OSTDS within the 3-foot SLR scenario	131
OSTDS at risk of increased flooding	87
OSTDS at risk for Storm Surge	79
OSTDS at risk for elevated groundwater levels	All
OSTDS with severely limited soils	2,557
Non-homesteaded parcels with OSTDS	1,203
Non-homesteaded parcels with OSTDS within the 1-foot SLR scenario	20
Non-homesteaded parcels with OSTDS within the 2-foot SLR scenario	27
Non-homesteaded parcels with OSTDS within the 3-foot SLR scenario	46
Non-homesteaded parcels with OSTDS vulnerable to HTF Flooding	22
Non-homesteaded parcels with OSTDS vulnerable to Storm Surge	26
Non-homesteaded parcels with OSTDS vulnerable to changes in the groundwater table	All
Non-homesteaded parcels with OSTDS with severely limited soils	1,019

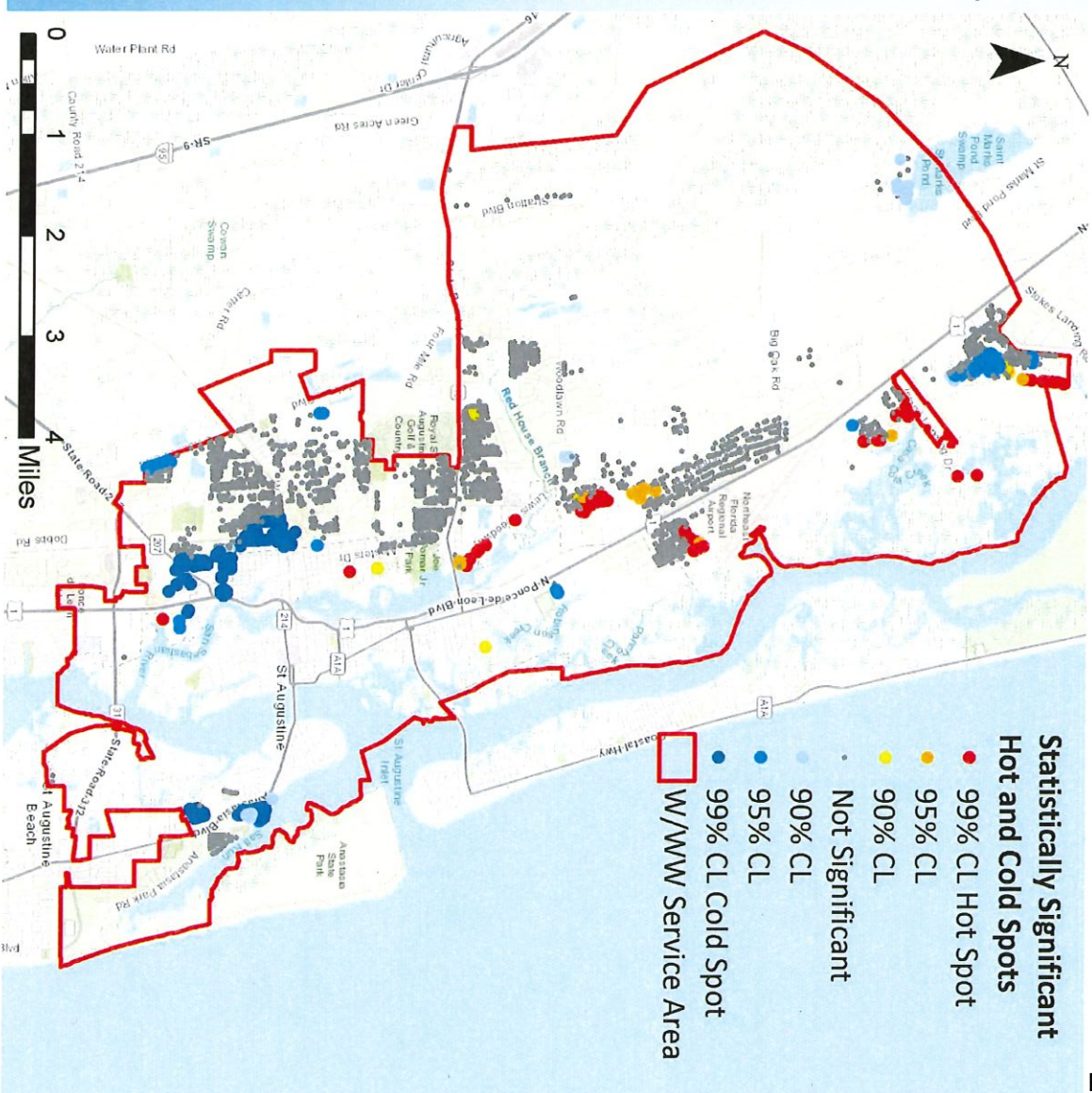
RISK RATING VALUES AND WEIGHTS

Risk Parameter	Low – 1	2	Medium - 3	4	High - 5	Weight
Storm Surge (Hurricane) & Elevation (ft.)	Cat 1 & > 10 ft.		Cat1 & 7-10 ft.		Cat 1 & < 7 ft.	20%
Soils	Slightly Limited		Moderately Limited		Severely Limited	30%
Rise in Groundwater (in./yr)	1.5 in./yr	2.1 in./yr	2.7 in./yr	3.3 in./yr	3.8 in./yr	30%
Sea-level rise scenario (ft.)	3 ft.		2 ft.		1 ft.	20%

MULTI-CRITERIA VULNERABILITY ASSESSMENT / INDICATOR BASED VULNERABILITY ASSESSMENT

HOTSPOT ANALYSIS OF VULNERABILITY ASSESSMENT – PRELIMINARY RESULTS

- ✓ IDENTIFIED WHERE SPATIAL DISTRIBUTION OF SIMILAR SCORES ARE STATISTICALLY SIGNIFICANT
- ✓ HOTSPOTS INDICATE A STRONG CONFIDENCE LEVEL IN THE SIGNIFICANCE OF THE SPATIAL DISTRIBUTION OF HIGH SCORES
- ✓ INDICATES WHERE THE IMPACTS OF THE RISK PARAMETERS WILL HAPPEN
- ✓ "HOT" SPOTS SHOW THAT THE RISK PARAMETERS COULD HAPPEN SOONER THAN THE "COLD" SPOTS
- ✓ BOTH "HOT" AND "COLD" SPOTS ARE AT RISK WITH CHANGING CLIMATE CONDITIONS AND SHOULD BE EVALUATED
- ✓ LOOK AT THESE RESULTS IN CONJUNCTION WITH THE NUTRIENT EXPORT RESULTS



WASTEWATER TECHNOLOGY TREATMENT (WWTT) OPTIONS

✓ REPORT WRITTEN FOR THE HOMEOWNER IN MIND

✓ IDENTIFIES THE VARIOUS TYPES OF OPTIONS

✓ IDENTIFIES SOME PLANNING LEVEL COSTS

✓ IDENTIFIES POTENTIAL FUNDING OPTIONS

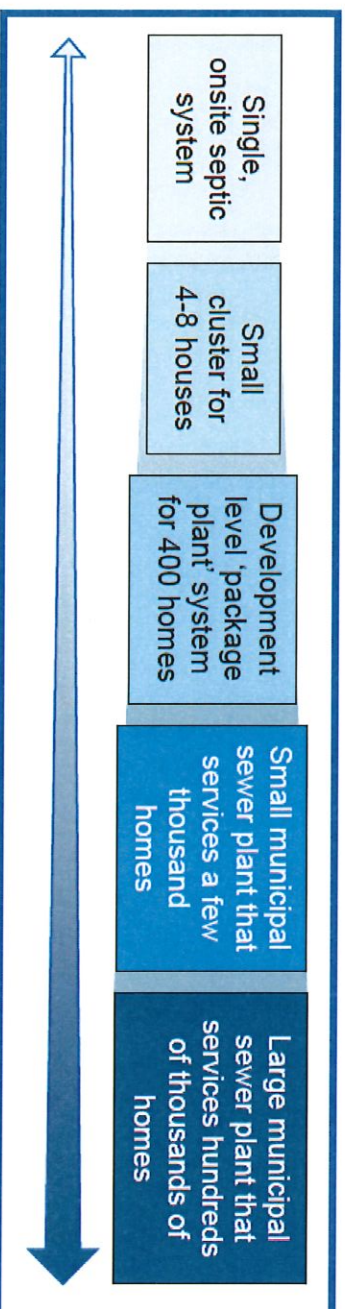


Figure 1-1 The range of wastewater treatment facilities from single, onsite septic systems to large, municipal sewer plants.

Estimated Costs for Various WWTT Options

Centralized	
Large Facility	\$3/gallon
Small Facility	\$5-6/gallon
Build a new facility on higher ground	\$80+ Million (*excludes design, land acquisition costs etc.)
Homeowner connecting to centralized	\$12,000
Decentralized	
Install new conventional system	\$8,000 - \$20,000 (could exceed max.)
Install new, basic advanced treatment unit	\$10,000 - \$24,000
Install new conventional system with In-ground Nitrogen Reducing BioFilter	\$10,000

IN SUMMARY

- THESE ARE PRELIMINARY RESULTS THAT ARE STILL BEING EVALUATED
 - ✓ FINAL REPORT DUE MAY 31, 2021
- PLANNING LEVEL TOOL TO HELP IDENTIFY AREAS TO TARGET UPGRADES TO EXISTING SEPTIC SYSTEMS
- COORDINATION WITH ST JOHNS COUNTY
- TARGET VARIOUS FUNDING OPTIONS IDENTIFIED TO ASSIST WITH THE UPGRADES
- MAKE THIS INFORMATION PUBLICLY AVAILABLE
 - ✓ STORYMAP BEING CREATED
 - ✓ FINAL RESULTS OF THE STUDY
 - ✓ SUBMIT PUBLIC COMMENTS AND INPUT TO STORMWATER@CITYSTAUG.COM

QUESTIONS AND DISCUSSION



Jessica Beach, P.E.
Chief Resilience Officer
City of St. Augustine
jbeach@citystaug.com



Tricia Kyzar
Ph.D. Candidate
Urban and Regional Planning
University of Florida
tkyzar@ufl.edu

Dr. Eban Bean
Assistant Professor
Agricultural and Biological
Engineering
University of Florida
ezbean@ufl.edu



Thank you to the Florida Department of
Environmental Protection – Florida
Resilient Coastlines Program, Office of
Resilience & Coastal Protection for
making this project possible
<https://floridadep.gov/rcp/florida-resilient-coastlines-program>

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: April 26, 2021

RE: **Application to Reduce or Eliminate the Lien at 13 Douglas Avenue**

The property at 13 Douglas Avenue is a single family residence that had a swimming pool in the rear yard, adjacent to an open public alley. This swimming pool was unsecured and unmaintained, it was lifting out of the ground and was partially filled with green water. This was a violation of City Code Sec. 8-301 (Property Maintenance Code).

Between December 2018 and November 2019, the City Code Enforcement Division and the City Code Enforcement Board took actions to address this violation. The respondents during this time were Terence Neville and Thomas Neville. The respondents did not correct the violation and this resulted in a lien of \$54,000 being placed on the property for non-compliance. (see attached chronology)

Apart from the City code enforcement case, a separate legal action was being pursued through the circuit court to contest the ownership of the property. During the time the legal process was occurring in the circuit court, two of the family members who were involved in the title dispute died, one of which was Thomas Neville, a respondent in the City's code enforcement case and the other was Rosalia Neville, the mother of Thomas and Terence and prior owner of the house at 13 Douglas Avenue. Evidently, Terence obtained a quit claim deed to the property from his mother Rosalia when she was incapacitated with dementia and this was being contested by the sister, Rose Fieldhouse.

On December 18, 2020, the circuit court invalidated the quit claim deed and title to the property reverted back to a life estate in favor of Rosalia Neville with Thomas Neville as the remainderman. Unfortunately, by the time this took place, both Rosalia and Thomas had died. The circuit court then appointed Rose Fieldhouse, who is the daughter of Rosalia and sister of Thomas, as the representative of the estate of Thomas Neville, which includes the property at 13 Douglas Avenue. The final judgement to quiet title was signed by Judge Lee Smith on December 29, 2020 and the writ of possession was recorded on January 7, 2021. (see attached chronology)

At some point after January 22, 2021, the pool was demolished and the property was brought into compliance by Rose Fieldhouse, who intends to sell the property in an effort to settle the estate of her late brother.

On April 13, 2021 the Code Enforcement Board recommended eliminating the \$54,000 lien at 13 Douglas Avenue after a fine of \$250 is paid by the Estate as a gesture to cover the taxpayer's expenses in staff time and recording fees for prosecuting the unsafe swimming pool case.

Please place the application to reduce or eliminate the lien at 13 Douglas Avenue on the April 26 City Commission agenda.

CITY CODE ENFORCEMENT CHRONOLOGY

December 19, 2018, the City Code Enforcement Division first noted the condition of the swimming pool on.

January 31, 2019, the City Code Enforcement Division sent the respondent (Terence and Thomas Neville, as identified by the St. Johns County Property Appraiser's database) a Notice of Violation and gave them until February 15, 2019 to correct the violation. No corrective action was taken.

March 9, 2019, the City Code Enforcement Division posted the property and gave the respondent 15 additional days to correct the violation. No corrective action was taken.

April 9, 2019, the Code Enforcement Board (the "Board") issued an Order Finding Violation and gave 7 additional days to correct the violation. No corrective action was taken.

May 14, 2019, the Board issued an Order Finding Violation and ordered a \$250 per day fine until the violation was corrected or until reaching \$50,000.

November 19, 2019, the board found the property in "non-compliance" and issued an Order Imposing a Fine of a total of \$54,000. The St. Johns County Property Appraiser identified the property owner at this time as Terence L. Neville and Thomas A. Neville.

Florida Statutes 162.12(1)(a) Notices directs the notices for these proceedings be sent "to the alleged violator" by Certified Mail "to the address listed in the tax collector's office for tax notices or to the address listed in the county property appraiser's database". All notifications were done correctly by the Code Enforcement Division.

PROPERTY TITLE CHRONOLOGY

- 1977** – Warranty Deed – Thomas Arthur Neville and Rosalia Neville
3 children, Thomas Alonso Neville, Terence Lee Neville and Rose Fieldhouse
- 2012** – Death of Thomas Arthur Neville
- 2014** – Probate of Thomas Arthur Neville Estate
- 2014** – Life Estate Deed with Remainder to Thomas Alonso and Rose
- 2016** – Life Estate Deed with Remainder to Thomas Alonso ONLY
- September 4, 2018** – Quit Claim Deed from Rosalia to Terence and Thomas Alonso
- July 2, 2019** – Guardianship of Rosalia to Rose
- June 21, 2019** – Temporary Injunction to Terence from encumbering or disposing of 13 Douglas Ave.
- July 25, 2019** – Quiet Title Action filed
- December 14, 2019** – Rosalia Neville deceased
- April 20, 2020** – Thomas Alonso Neville deceased
- December 18, 2020** – Quit Claim Deed Invalidated – Title returned to 2016 Life Estate Deed of Thomas Alonso Neville Estate
- December 29, 2020** – Final Judgement Filed by Judge Lee Smith
- January 7, 2021** – Writ of Possession
- January 22, 2021** – Pool Demolition
- April 13, 2021** - City Code Enforcement Board recommends elimination of \$54,000 lien after payment of \$250 fine



David Birchim, AICP
Director, Planning and Building

BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

**ORDER RECOMMENDING
REDUCTION OF FINE/LIEN
CEAAB CASE NUMBER: CE2021-0174**

IN THE MATTER OF:

ESTATE OF THOMAS NEVILLE
ROSE FIELDHOUSE
13 DOUGLAS AVENUE
ST. AUGUSTINE, FL 32084

(Hereinafter referred to as Respondent)

RE: Recommendation of Reduction of Outstanding Lien

DESCRIPTION OF SITE: 13 DOUGLAS AVENUE

LEGAL DESCRIPTION: 2-1 NELMAR TERRACE S85FT LOT 74 OR382/474 &
3872/269(L/E) & 4227/428(L/E) & 4606/1486(Q/C)
5020/1927(L/A)

PARCEL NUMBER: 154500-0010

THIS MATTER originally came before the Code Enforcement, Adjustments and Appeals Board for public hearing on **April 9, 2019** and **November 19, 2019** after due notice to the Respondent(s), at which time the Board heard testimony under oath and received evidence. Based on the evidence and testimony presented at the hearing, the Board **imposed a lien in the amount of \$54,000 on November 19, 2019 for violations of City Code Chapter 8, Section 8-301 and International Property Maintenance Code, Section 303.1. The lien was recorded at 4890/195 on February 26, 2020.**

The Code Enforcement, Adjustments and Appeals Board heard testimony and examined evidence to review the reduction of fines or fees pursuant to the outstanding lien at a hearing held on **April 13, 2021**. The Code Enforcement, Adjustments and Appeals Board pursuant to Ordinance 2020-31, Section 2-213 makes the recommendation to City Commission.

- The Code Enforcement, Adjustments and Appeals Board recommends that the City Commission reduce the fine to \$250 and remove the lien after such reduced fine is paid.

DONE AND ORDERED this **13TH DAY OF APRIL, 2021** in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

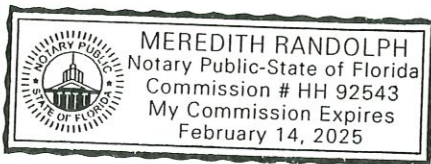


Stephen Simmons, Chairman
Code Enforcement, Adjustments and Appeals Board

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, Stephen Simmons, by means of ☒ physical presence or ☐ online notarization, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 14th day of April, 2021.



Meredith Randolph
Notary Public, State of Florida

Andrew Jackson, Esq.*
ajackson@jacksonlawgroup.com

**Master of Laws (LL.M.) in Taxation*

Jay Shearer, Esq.
jshearer@jacksonlawgroup.com

Jeffrey Kempf, Esq.*
jkempf@jacksonlawgroup.com



March 12, 2021

Via Email

City of St. Augustine
Code Enforcement, Adjustments and Appeals Board

Re: Estate of Thomas A. Neville
13 Douglas Avenue, St. Augustine, FL 32084
Code Violation for Pool Issues
Request for Consideration - Removal and Reduction of Fines & Lien

Dear Board Members:

Our firm represents Rose Fieldhouse, the personal representative of the estate of Thomas A. Neville. We are requesting an adjustment and removal of the fines and lien that have accrued for the code violations related to pool issues. In support thereof, Ms. Fieldhouse states as follows:

1. The Order Imposing a Fine was signed on or about November 19, 2019. See Exhibit A.
 - a. Paragraph 1 notes that Respondent is the legal owner or occupant of the subject property. This is disputed in that the Circuit Court later ruled that Respondent was not the legal owner of the property. See below details.
 - b. Paragraph 2 notes the violation as "swimming pool is lifted out of the ground and is partially full of green water". The violation is not disputed. It has now been fixed.
2. In short, Rosalia Neville was the proper and lawful owner of the subject property during the time period in question. Unfortunately, the property was wrongfully taken from her by her son, Terence Neville, after he got out of jail in September of 2018. Rosalia Neville suffered from dementia and other health issues, leading to a court determination of her total incapacity. Thus, the deed Rosalia Neville signed in 2018 was later determined by the Court to be invalid due to lack of capacity and undue influence. Terence Neville was removed from the property in January of 2021. See Exhibits B through H.
3. Terence Neville was the person who caused the code violations. Since Rose Fieldhouse has taken possession of the property in January of 2021, the code violations have been rectified.

1301 Plantation Island Drive, Suite 304, St. Augustine, Florida 32080 | (904) 823-3333 | www.JacksonLawGroup.com

Tax Law | Estate Planning | Asset Protection | Litigation | Real Estate | Business Law | Condominium & Homeowner Association Law

The property is now in compliance and the heirs/beneficiaries of the Estate are in the process of listing the home for sale. See Exhibits I and J.

Based on the foregoing, we would request that the Board remove, reduce, and waive the fines and lien on the subject property. It would be inequitable to hold the Estate liable for fines due to the conduct and actions of another. The applicant promptly pursued court action and subsequently a contractor to dispose of the pool and fill it with dirt.

If you have any questions, please contact me at (904) 823-3333.

Sincerely,
JACKSON LAW GROUP



Andrew Jackson, Esq.

Enclosures:

Exhibit A - Order Imposing a Fine, Code Enforcement, City of St. Augustine; CEAAB Case No. 2018-0073

Exhibit B - Letters of Guardianship in Case No. GA19-0084 dated July 2, 2019

Exhibit C - Temporary Injunction in Case No. GA19-0084 dated June 21, 2019

Exhibit D - Letters of Administration in Case No. CP20-0090 dated February 10, 2020

Exhibit E - Letters of Administration in Case No. CP20-0524 dated August 18, 2020

Exhibit F - Verdict in the Case in Case No. CA19-1088 dated December 18, 2020

Exhibit G - Final Judgment to Quiet Title in Case No. CA19-1088 dated December 29, 2020

Exhibit H - Writ of Possession in Case No. CA19-1088 dated January 7, 2021

Exhibit I - Demolition Contractor's Contract dated January 22, 2021

Exhibit J - Pictures of Work Completed

Additional Evidence available in court records and by way of testimony

Instr #2020015174 BK: 4890 PG: 195, Filed & Recorded: 2/26/2020 12:13 PM #Pgs:3
Brandon Patty, Clerk of the Circuit Court St. Johns County FL Recording \$27.00

BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE
CEAAB CASE NUMBER: 2018-0773

IN THE MATTER OF:

Terence L. Neville
Thomas A. Neville
13 Douglas Avenue
St. Augustine, FL 32084-2154
(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
City Code, Chapter 8, Section 8-301
International Property Maintenance Code, Section 303.1

VIOLATION SITE: 13 Douglas Avenue

LEGAL DESCRIPTION: 2-1 NELMAR TERRACE S85FT LOT 74 OR382/484 &
3872/269 (I/e) & 4606/1486 (Q/C).

PARCEL NUMBER: 154500-0010

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON APRIL 9, 2019 AND NOVEMBER 19, 2019, AND BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearings held on April 9, 2019 and November 19, 2019, in accordance with Chapter 162, F.S.

The respondent and/or authorized representative was not present.

2. The city staff observed the following code violations on December 19, 2018:

- Swimming pool is lifted out of the ground and is partially full of green water.

3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:

**Chapter 8, Section 8-301
International Property Maintenance Code, Section 303.1**

4. On January 31, 2019, the Planning and Building Department sent an "Official Notice of Violation", via certified mail, to formally advise the respondent of the violation, via certified mail. The notice gave the respondent until February 15, 2019, to correct the violation, or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued. That notice was returned unclaimed, and on March 9, 2019, the property was posted with an "Official Notice of Violation", to formally advise the respondent of the violation and allowed fifteen (15) days from the date of posting to correct the violation, or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued.

BK: 4890 PG: 196

EXHIBIT A

19 Milton Street
CEAAB Case No. 2018-0146

5. On March 26, 2019, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Hearing"** for April 9, 2019. AND a Posting Affidavit was placed at the property and with the City Clerk's office on April 2, 2019, for the CEAAB Hearing for April 9, 2019.
6. On April 9, 2019, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an **"Order Finding Violation"** which allowed the Respondent seven (7) days from the date of the "Order" to correct the violation, or the Board stipulated that a fine of \$250 per day would be imposed for each day the violation continued. This "Order" also served as an **"Official Notice of Hearing"** for May 14, 2019, which was sent via certified Mail.
7. On May 14, 2019, the Code Enforcement, Adjustments and Appeals Board heard testimony regarding the case, and discovered that the previously found violations remained, and ordered that the previously imposed fine of \$250.00 per day continue until the property had been brought into compliance or until the accrued daily fine had reached \$50,000.00, at which time the City of St. Augustine would bring the case back to the Board for imposing the fine in the form of a lien against the property.
8. On November 19, 2019, the Code Enforcement, Adjustments and Appeals Board found the case in **"non-compliance"** and issued an **"Order Imposing a Fine"** in the amount of \$54,000.00, to be filed as a lien against the property.
9. In the event of a repeat violation of this **"Order Imposing a Fine,"** Respondent shall again be notified of a compliance hearing, at which time the Board will review the evidence and impose a maximum fine of \$500 per day if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY.

DONE AND ORDERED THIS 19TH DAY OF NOVEMBER, 2019, in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.


MARTHA MICKLER, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

BK: 4890 PG: 197

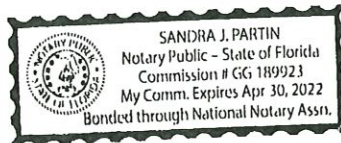
EXHIBIT A

19 Milton Street
CEAAB Case No. 2018-0773

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, Martha Muckler, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 25th day of February, A.D., 2019.



Sandra J. Partin
Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$250 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

EXHIBIT B

**IN THE CIRCUIT COURT FOR ST. JOHNS COUNTY,
FLORIDA PROBATE DIVISION
IN RE: GUARDIANSHIP OF**

File No.: GA19-0084
Division: 55

**LETTERS OF PLENARY GUARDIANSHIP
OF THE PERSON AND PROPERTY
(Total incapacity - advance directive)**

TO ALL WHOM IT MAY CONCERN:

WHEREAS, Rose Fieldhouse has been appointed plenary guardian of the person and property of Rosalia Alonso Neville (the Ward), and has taken the prescribed oath and performed all other acts prerequisite to issuance of plenary letters of guardianship of the person and property of the Ward,

NOW THEREFORE, I, the undersigned Circuit Judge, declare Rose Fieldhouse duly qualified under the laws of the State of Florida to act as plenary guardian of the person and property of Rosalia Alonso Neville, with full power to have the care, custody and control of the Ward, to exercise all delegable legal rights and powers of the Ward, to administer the property of the Ward according to law, and to take possession of and to hold, for the benefit of the Ward, all the property and income of the Ward.

The Ward, prior to incapacity, executed a durable power of attorney pursuant to Florida Statutes Chapter 709 and a designation of health care surrogate pursuant to Florida Statutes Chapter 765. Such advance directives are superceded and the guardian shall exercise all delegable rights otherwise assigned in such documents.

EXHIBIT B

ORDERED on 7/2/19.

R Lee Smith
7/2/2019 2:57 PM GA19-0084

Hon. R. Lee Smith
Circuit Judge

**IN THE CIRCUIT COURT FOR ST. JOHNS COUNTY,
FLORIDA PROBATE DIVISION**

IN RE: GUARDIANSHIP OF

TEMPORARY INJUNCTION

Upon the ore tenus motion of Marcus Thompson, Esq., attorney for the Petitioner, Rose Fieldhouse, for a temporary injunction, and the court having considered the evidence and argument of counsel and interested parties finds:

1. The Ward, Rosalia Alonso Neville, was the previous owner of the real property located at 13 Douglas Avenue, St. Augustine, Florida 32084, more particularly described as follows:

The southerly 85 feet of Lot 74, Nelmar Terrace Subdivision, as recorded in Map Book 2, Page 1, of the Public Records of St. Johns County, Florida. Parcel Identification No.: 1545000010.

2. There are concerns that the real property of the Ward was transferred to Terence Neville and Thomas Neville by a Quit Claim Deed that may have been obtained through undue influence or through the lack of capacity of the Ward by Terence Neville.

3. There is an imminent danger that real property of the Ward and its contents are in danger of being wasted, misappropriated, or lost unless immediate action is taken.

On the basis of the foregoing findings, the Court being otherwise fully advised in the premises, it is:

ORDERED that until further order of this Court, Terence Neville, his agents, servants, employees, attorneys, and all persons in active concert and participation with him are enjoined from selling, transferring, encumbering, concealing, assigning, removing, or in any way disposing of any personal property of the Ward or the real property located at 13 Douglas Avenue, St. Augustine, Florida 32084, more particularly described as follows:

EXHIBIT C

The southerly 85 feet of Lot 74, Nelmar Terrace Subdivision, as recorded in Map Book 2, Page 1, of the Public Records of St. Johns County, Florida. Parcel Identification No.: 1545000010.

DONE and ORDERED at St. Augustine, St. Johns County Florida on
June 27, 2019.

A handwritten signature in cursive script, appearing to read "R. Lee Smith", written over a horizontal line.

Hon. R. Lee Smith
Circuit Judge

EXHIBIT D

**IN THE CIRCUIT COURT FOR ST. JOHNS COUNTY,
FLORIDA PROBATE DIVISION
IN RE: ESTATE OF**

ROSALIA ALONSO NEVILLE
Deceased.

File No. CP20-0090
Division

LETTERS OF ADMINISTRATION
(single personal representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, Rosalia Alonso Neville, a resident of St. Johns County, Florida, died on December 14, 2019, owning assets in the State of Florida, and

WHEREAS, Rose Fieldhouse has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare Rose Fieldhouse duly qualified under the laws of the State of Florida to act as personal representative of the estate of Rosalia Alonso Neville, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on 2/10/2020, 2020.

10/26/2020 5:00 PM CP20-0090
R Lee Smith
e-Signed 10/26/2020 5:00 PM CP20-0090

Hon. R. Lee Smith
Circuit Judge

Copy to:
Andrew Jackson, Esq.

EXHIBIT F

IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT, IN AND FOR
ST. JOHNS COUNTY, FLORIDA

CASE NO.: CA19-1088
DIVISION: 55

ROSE FIELDHOUSE, as Personal
Representative of the Estate of
ROSALIA A. NEVILLE and
THOMAS A. NEVILLE,
Plaintiff,

v.

TERENCE NEVILLE and
UNKNOWN TENANT,
Defendants.

_____ /

VERDICT

This matter was before this Court for a non-jury trial conducted on December 15, 2020. This Court has considered the testimony of the witnesses, the exhibits introduced by the parties, and the arguments made by the parties. Accordingly, this Court finds as follows:

A. Procedural Background

This case was initiated by a Complaint filed on July 25, 2019, to quiet title on real property located at 13 Douglas Avenue, St. Augustine, Florida. ("the property") [DIN 6]. The Complaint was brought by Plaintiff Rose Fieldhouse, as guardian of

EXHIBIT F

Rosalia Neville. *Id.* Rosalia Neville passed away during the pendency of this case, and Rose Fieldhouse, as personal representative of the Estate of Rosalia Neville, was substituted as the Plaintiff. [DIN 122, 123] Rose Fieldhouse is one of Rosalia Neville's three adult children. Rosalia Neville's other two adult children are the named Defendants, Terence Neville and Thomas Neville. Thomas Neville filed an answer agreeing to the quiet title relief sought in the Complaint. [DIN 16]. Thomas Neville also passed away during the pendency of this case, and Rose Fieldhouse, as personal representative of his estate, was substituted as a Defendant. [DIN 122, 123] Terence Neville filed an answer opposing the relief sought in the Complaint. [DIN 21]

The Complaint alleges that Rosalia Neville and her now deceased husband, originally took title to the property in 1977. [DIN 6 ¶7] It is further alleged that in 2016 Rosalia Neville executed a life estate deed, granting her a life estate in the property with the remainder to Thomas Neville. *Id.* at ¶9. It is further alleged that on or about September 3, 2018, Rosalia Neville executed a quitclaim deed, deeding the property to Terence Neville. *Id.* at ¶10. It is further alleged that the 2018 quitclaim deed was fraudulent because it was the result of fraud, undue influence, or Rosalia Neville lacked the capacity to execute that quitclaim deed. *Id.* at 28. Plaintiff seeks to quiet title by cancelling the 2018 deed and reestablishing the 2016 deed. *Id.* at 28.

EXHIBIT F

B. Findings of Fact

At trial, the Court heard from several witnesses and received numerous documents into evidence. The Court received testimony from attorney John Galletta. Mr. Galletta prepared estate planning documents for Rosalia Neville, including the 2016 life estate deed, which created Rosalia's life estate in the property, with the remainder to her son Thomas Neville. (Pl. Exh. 10) Mr. Galletta testified Rosalia wanted her son Thomas to receive the property upon her death, and was adamant that her son Terence Neville not get the property. Although Mr. Galletta prepared many of Rosalia's estate planning documents, including the aforementioned 2016 life estate deed, as discussed below, he did not prepare the 2018 quitclaim deed, which deeded the property from Rosalia to Terence.¹

The Court also received testimony from Emily Dorego, a longtime friend of Rosalia's. Ms. Dorego testified that Rosalia made it clear to her that she wanted her son Thomas to receive the property upon her death, and not Terence.

The Court also received testimony from Rose Fieldhouse, the youngest of Rosalia's three children. Ms. Fieldhouse testified that her mother had been suffering from declining cognition in the years leading up to her death in 2019. Ms. Fieldhouse testified that by September 2018, her mother's dementia had progressed

¹ The 2018 quitclaim deed conveyed the property in equal parts to Thomas and Terence Neville. (Pl. Exh. 16) Because Thomas does not oppose the relief herein, it will be referred to throughout as only deeding the property to Terence.

EXHIBIT F

to a point that she didn't understand things going on. Ms. Fieldhouse testified that in 2018, Terence was living on the property with his mother. Terence would not allow Ms. Fieldhouse to come to the property to see her mother. Rosalia had expressed to Ms. Fieldhouse that she was afraid of Terence, which is corroborated by the police reports introduced into evidence, in which Rosalia called the police on Terence on a number of occasions. Ms. Fieldhouse testified that Rosalia told her that shortly after Terence got out of jail, in early September 2018 he took Rosalia to the courthouse to execute some document. Rosalia told Ms. Fieldhouse that she did not know what she signed. Ms. Fieldhouse testified when Rosalia found out that she deeded the property to Terence, Rosalia was mad.

The Court also received testimony from Ernest Carames, M.D. Dr. Carames is an internal medicine specialist, and was Rosalia's primary care physician. Dr. Carames' medical records, as well as Rosalia's medical records from Flagler Hospital, were received into evidence. (Pl. Exh. 1-4) Dr. Carames testified that Rosalia suffered Hydrocephalus for some time, which led to a diagnosis of dementia in 2017. Dr. Carames testified that by September 2018 Rosalia was suffering from "moderate dementia." Dr. Carames saw Rosalia on September 21, 2018 for an office visit. This was just a few weeks after the subject quitclaim deed was executed. According to Dr. Carames' records, at that time he "deemed (Rosalia) now incompetent for any medical or personal decisions." (Pl. Exh. 2) Dr. Carames

EXHIBIT F

opined during his trial testimony that Rosalia would not have been competent in early September 2018, to understand what she was signing when she executed the subject quitclaim deed. Rosalia told Dr. Carames on September 28, 2018, that her son (Terence) “tricked her to sign her house away.” (Pl. Exh. 3)

After the September 28, 2018 appointment with Dr. Carames, he admitted Rosalia into Flagler Hospital. On September 30, 2018, Rosalia was seen by psychiatrist Greg Dent, M.D. Rosalia, likewise told Dr. Dent that her son (Terence) tricked her into signing her home over to him. (Pl. Exh. 4) Dr. Dent concluded that Rosalia was suffering from dementia, was not competent to make decisions regarding financial matters, and stated that Terence’s conduct in tricking her to sign the house away, was “a case of clear-cut elder abuse.” *Id.*

As result of Terence’s conduct, the Florida Department of Children and Families (DCF) was notified of the elder abuse. The DCF investigator noted in a report that Terence tricked Rosalia into signing the quitclaim deed, and Rosalia didn’t know she was deeding the house to Terence, but thought she was signing a living will. (Pl. Exh. 21) DCF concluded Terence was financially exploiting Rosalia. *Id.*

Following her release from the hospital, Rosalia lived with Rose Fieldhouse until her death. In 2019, a guardianship proceeding was initiated where Rosalia was determined to be totally incapacitated due to her dementia. (Pl. Exh. 8) The

EXHIBIT F

guardianship evaluators also noted that Rosalia told them Terence had tricked her into signing the house over to him. (Pl. Exh. 6-7)

The Court also heard from Terence Neville during the trial. Terence testified that shortly after he got of jail, on September 3, 2018 or September 4, 2018,² he went with his mother to a UPS Store in St. Augustine where Rosalia executed the quitclaim deed, conveying the property to him. Terence testified he download a quitclaim deed form off of the internet. Terence further testified that immediately after going to the UPS Store, he and his mother went to the St. Johns County Courthouse where he recorded the quitclaim deed.³ Terence testified that his mother did not suffer dementia, she was not confused, and she knew what she was doing when she signed the quitclaim deed.

Terence's testimony is directly contradicted by that of other witnesses, including Rose Fieldhouse and Dr. Carames, who indicated Rosalia was suffering from dementia in September 2018. Terence's testimony is also contradicted by Rosalia's statements to Rose Fieldhouse, Dr. Carames, Dr. Dent, the competency evaluators, and the DCF investigator, that she didn't know what she was signing when she signed the quitclaim deed, and Terence tricked her into signing her house away to him. Terence's testimony is also contradicted by statements he made to a

² The subject quitclaim deed is dated September 3, 2018, but the notarization is dated September 4, 2018. (Pl. Exh. 16)

³ The quitclaim deed was recorded in the public records of St. Johns County on September 4, 2018. *Id.*

EXHIBIT F

St. Augustine Police Officer on January 4, 2018, when police responded to the property because Rosalia reported a suspicious person at the residence. (Pl. Exh. 18) Officer E. Yarborough noted in his report “I spoke with Terence some more and he told me his mom has dementia and gets confused about things . . .” *Id.* Accordingly, this Court finds Terence Neville’s testimony is not credible. The Court finds the witnesses called to testify by Plaintiff were credible.

C. Conclusion

This Court concludes, based on the greater weight of the evidence, that Rosalia Neville lacked the capacity to execute the September 2018 quitclaim deed conveying the subject property to Terence Neville. The Court finds the quitclaim deed was the product of Terence Neville’s undue influence over his mother, Rosalia Neville. Therefore, the Court finds that the subject quitclaim deed shall be invalidated, and the life estate deed dated July 15, 2016, wherein Rosalia Neville created a life estate in the property with a remainder to Thomas Neville, is to be re-established. Because Rosalia Neville and Thomas Neville are deceased, final disposition of the property will need be determined in probate.

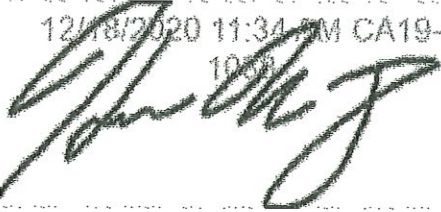
Therefore, is ORDERED and ADJUDGED that:

1. This Court finds in favor of Plaintiff for the relief sought in the Complaint.

EXHIBIT F

2. Counsel for the Plaintiff shall prepare a Final Judgment in accordance with this Verdict, and submit the same to this Court for entry. The Final Judgment shall identify the property by its legal description.

DONE AND ORDERED in chambers, in St. Johns County, Florida, on 18 day of December, 2020.

12/18/2020 11:34 AM CA19-1088

e-Signed 12/18/2020 11:34 AM CA19-1088
CIRCUIT JUDGE

Copies to:

Andrew Jackson, Esq., counsel for Plaintiff

Terence Neville, nevillet904@gmail.com

EXHIBIT G

IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR ST. JOHNS COUNTY, FLORIDA

ROSE FIELDHOUSE, as Personal
Representative of the Estate of ROSALIA
A. NEVILLE and THOMAS A. NEVILLE,
Plaintiff,

CASE NO.: CA19-1088
DIVISION: 55

v.

TERENCE NEVILLE and
UNKNOWN TENANT,
Defendants.

FINAL JUDGMENT TO QUIET TITLE

This matter was before this Court for a non-jury trial conducted on December 15, 2020. Based on the testimony of the witnesses, the exhibits introduced by the parties, and the arguments made by the parties, a Verdict was rendered by this Court on December 18, 2020. The Verdict, which contains the procedural background, findings of fact, and conclusion, is incorporated by reference and made a part hereof. In accordance with the Verdict, it is ORDERED and ADJUDGED that:

1. The Quitclaim Deed signed by Rosalia Neville and recorded on September 4, 2018 in Deed Book 4606 at Page 1486 under Instrument Number 2018064016 of the public records of St. Johns County, Florida is invalidated, canceled, and void.

2. The Life Estate Deed with Reservation of Powers signed by Rosalia Neville and recorded on July 15, 2016 in Deed Book 4227 at Page 428 under Instrument Number 2016046708 of the public records of St. Johns County, Florida is reestablished.

3. Prior to her death, Rosalia A. Neville was the true and lawful owner of the following described real property located in St. Johns County, Florida ("Property"):

THE SOUTHERLY 85 FEET OF LOT 74, NELMAR TERRACE SUBDIVISION,
AS RECORDED IN MAP BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF
ST. JOHNS COUNTY FLORIDA.

Parcel ID No.: 154500-0010.

Street Address: 13 Douglas Avenue, St. Augustine, Florida 32084.

EXHIBIT G

4. Plaintiff's title to the Property is quieted against the claims of Defendants arising from the Quitclaim Deed referenced in Paragraph 1.

5. Plaintiff, as Personal Representative of the Estate of Thomas A. Neville, who has a remainder interest in the property upon Rosalia Neville's death, shall recover possession of the Property from Defendants.

6. Plaintiff is entitled to the issuance of a Writ of Possession in its favor, without further order of this Court.

7. The Clerk of the Court is directed to issue a Writ of Possession upon Plaintiff's request.

8. The Court retains jurisdiction to enter further orders that are proper to enforce this Final Judgment.

DONE AND ORDERED in chambers, in St. Johns County, Florida, on 29 day of December, 2020.

A handwritten signature in black ink, appearing to be "John M. J.", is written over a digital timestamp and case number.

e-Signed 12/29/2020 2:28 PM CA19-1088
CIRCUIT JUDGE

Copies to:
Andrew Jackson, Esq., counsel for Plaintiff
Terence Neville, nevillet904@gmail.com

EXHIBIT H

IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR ST. JOHNS COUNTY, FLORIDA

ROSE FIELDHOUSE, as personal
representative of the Estate of ROSALIA
A. NEVILLE and THOMAS A. NEVILLE,
Plaintiff,

CASE NO.: CA19-1088
DIVISION: 55

vs.

TERENCE NEVILLE and
UNKNOWN TENANT,
Defendants.

WRIT OF POSSESSION

STATE OF FLORIDA
To the Sherriff of St. Johns County, Florida

YOU ARE COMMANDED to remove all persons from the following described property in ST.
JOHNS COUNTY:

THE SOUTHERLY 85 FEET OF LOT 74, NELMAR TERRACE
SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 1, OF THE
PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.

Parcel ID No.: 154500-0010.

Street Address: 13 Douglas Avenue, St. Augustine, Florida 32084.

and to put the person and property of ROSE FIELDHOUSE, as personal representative of the
Estate of ROSALIA A. NEVILLE and THOMAS A. NEVILLE, or their agent, in possession
thereof.

Dated January 7, 2021.

BRANDON PATTY
CLERK OF THE COURT
OF ST. JOHNS COUNTY

By: Katy E. Chance
As Deputy Clerk

Copy to:
Andrew Jackson, Esq.
ajackson@jacksonlawgroup.com; 904-823-3333

ELEV8 Demolition

2825 Mayport Road
Jacksonville, FL 32233
(904) 344-3936
www.elev8jax.com

EXHIBIT I



RECIPIENT:

Matt Neville

13 Douglas Avenue
St. Augustine, Florida 32084

Estimate #2674

Sent on 01/22/2021

Total \$6,000.00

PRODUCT / SERVICE	DESCRIPTION	TOTAL
Demolition	- Complete demolition and disposal of pool, pool deck. - Back Fill with dirt and grade level	\$6,000.00
Notes	- ELEV8 utilizes heavy equipment and trucks to complete the demolition. This will result in significant damage to grass and other landscaping. ELEV8 will make every effort to keep the heavy equipment and trucks within a single 15 foot wide path so as not to damage more grass and landscaping than necessary. - Previously cracked driveways are more vulnerable to damage as their structural integrity has already been compromised. As such, ELEV8 is not responsible for any further cracking or damage to the driveway if cracks are present prior to commencement of demolition. - By signing below, the undersigned acknowledges that ELEV8 is not responsible for repairing damaged lawns or for repairing damage to driveways that were cracked prior to commencement of demolition.	
Terms & Conditions	- The undersigned represents and warrants to ELEV8 Demolition as follows: (i) that the undersigned is the record owner (or authorized agent of the record owner) of the real property identified by the address set forth above and of all structures located thereon (the "Property"), (ii) that the undersigned has the legal right, power, and authority to execute this estimate and contract for the demolition of the Property or a portion thereof. The undersigned hereby agrees to indemnify and hold harmless ELEV8 Demolition, its members, employees and agents (the "Indemnified Parties") and will pay to the Indemnified Parties the amount of any damages and reasonable attorney's fees and costs arising from the undersigned's breach of any of the foregoing representations and warranties. - The parties agree that the electronic signature of a party to this estimate shall be as valid as an original signature of such party and shall be effective to bind such party to this estimate. - By signing below, the undersigned authorizes ELEV8 Demolition to proceed with demolition of the Property or a portion thereof on the terms and conditions set forth in this estimate. - No deposit required. Payment will be due in full upon completion. Payment can be made by credit or debit card, electronic transfer/ACH, check, or cash.	

EXHIBIT I

ELEV8 Demolition

2825 Mayport Road
Jacksonville, FL 32233
(904) 344-3936
www.elev8jax.com



Total

\$6,000.00

* Non-taxable

- St. Augustine demo permit included in quoted price
- Job duration: 2 days

State License CGC1528313

Signature: _____ **Date:** _____

EXHIBIT J



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice Mayor, and City Commissioners

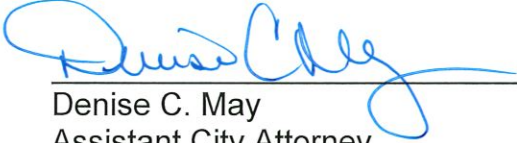
DATE: April 15, 2021

RE: **2021 LEGISLATIVE SESSION UPDATE**

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

Please place these spreadsheets on the agenda for the April 26, 2021 City Commission meeting for a brief oral presentation 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. Likely dead for the session.
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. Likely dead for the session.
SB 594	Preemption of Recyclable and Polystyrene Materials	Stewart/Polsky	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. Likely dead for the session.
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. Likely dead for the session.
SB 514	Resiliency	Rodriguez	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. Now in Appropriations Subcommittee on Agriculture, Environment, & General Govt. ***These Bills appear to be stalled.***
HB 315	Resiliency	LaMarca	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. ***These Bills appear to be stalled.***
HB 1567	Utility and Communications Service Poles	DiCeglie; Willhite	Creates and revises provisions regarding the PSC's power to regulate & enforce rates, charges, terms, & conditions for pole attachments; requires PSC to regulate certain plants & equipment of communications services providers; creates provisions concerning redundant poles.	3/1/2021 Filed. Referred to Tourism, Infrastructure & Energy ; State Administration & Technology Appropriations; Commerce Committee.	Favorable CS by first 2 committees of reference. Now in Commerce Committee (last committee of reference).
SB 1944	Utility and Communications Service Poles	Albritton	Requiring the Public Service Commission to regulate and enforce rates, charges, terms, and conditions for pole attachments under certain circumstances; providing situations under which a pole owner may deny access to the owner's pole on a nondiscriminatory basis ; authorizing the commission to hear and resolve complaints concerning rates, charges, terms, conditions, voluntary agreements, and denial of access relative to pole attachments; requiring attaching entities to remove pole attachments from redundant poles within a specified timeframe after receipt of a written notice from the pole owner, etc.	3/1/2021 Filed. Referred to Regulated Industries; Community Affairs; Appropriations.	Favorable by Regulated Industries. Favorable by Community Affairs. On Committee Agenda - Appropriations, 4/19/2021. (last committee of reference).

CITY COMMISSION PRIORITIES SPREADSHEET

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
BILLS TO SUPPORT					
HB 1379	Property Assessments for Elevated Properties	Chaney; Aloupis	Specifies changes to homestead & nonhomestead residential property do not increase assessed value of property; requires property owners to provide certification for such property; prohibits certain areas from being included in square footage calculation. NOTE: Effective Date: 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	2/26/2021 Filed. Referred to: Environment, Agriculture & Flooding Subcommittee; Ways & Means Committee; State Affairs Committee.	Favorable with CS in first 2 committees of reference. On Committee Agenda - State Affairs Committee, 4/15/2021. (last committee of reference).
SB 1186	Property Assessments for Elevated Properties	Brandes	Specifying that changes to elevate certain homestead and nonhomestead residential property, respectively, do not increase the assessed value of the property under certain circumstances; requiring property owners to provide certification for such property; prohibiting certain areas from being included in square footage calculation, etc. NOTE: On the effective date of the amendment to the State Constitution proposed by SJR 1182 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	2/9/2021 Filed. Referred to Community Affairs; Finance & Tax; Appropriations.	Favorable CS by Community Affairs. Favorable CS/CS by Finance & Tax. Next Committee stop is Appropriations.
HJR 1377	Limitations on the Assessment of Real Property	Chaney	Proposes amendment to State Constitution to authorize Legislature to prohibit consideration of changes or improvements made to real property used for residential purposes to improve property's resistance to flood damage in determining assessed value of such property for ad valorem taxation purposes.	2/26/2021 Filed. Referred to Environment, Agriculture & Flooding Subcommittee; Ways & Means Committee; State Affairs Committee.	Favorable by first 2 committees of reference. On Committee Agenda - State Affairs Committee, 4/15/2021. (last committee of reference).
SJR 1182	Limitations on the Assessment of Real Property	Brandes	Proposing amendments 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	2/9/2021 Filed. Referred to Community Affairs; Finance & Tax; Appropriations.	Favorable by Community Affairs. Favorable by Finance & Tax. Now in Appropriations.
HB 7019	Statewide Flooding & Sea-level Rise Resilience	Busatta Cabrera; Bartleman; Massullo	Establishes Resilient Florida Grant Program within DEP to fund costs of community resilience planning; requires DEP to complete data set & assessment, develop Statewide Flooding & Sea Level Rise Resilience Plan , & submit plan to Governor & Legislature; requires water management districts to submit proposed projects to DEP; provides for legislative funding of certain projects; authorizes local governments to create regional resilience coalitions; establishes Florida Flood Hub for Applied Research & Innovation within USF; requires hub to submit report to Governor & Legislature; requires OEDR to include flood control information in certain assessments.	3/9/2021 Filed. Referred to Agriculture & Natural Resources Appropriations Subcommittee; State Affairs Committee.	Favorable by Agriculture & Natural Resources Appropriation Subcommittee. Favorable CS by State Affairs Committee. Laid on House Table. Substituted by SB 1954 identical to this bill passed and Enrolled.
HB 7021	Resilient Florida Trust Fund/DEP	Busatta Cabrera; Massullo	Creates Resilient Florida Trust Fund within DEP; provides for purpose of fund; provides for future review & termination or re-creation of fund.	3/9/2021 Filed. Referred to Agriculture & Natural Resources Appropriations Subcommittee; State Affairs Committee.	Substituted with SB 2514 - Identical to this bill. Message sent to Senate SB 2514 passed and ordered Enrolled.
SB 1954	Statewide Flooding & Sea-level Rise Resilience	Rodrigues	Establishing the Resilient Florida Grant Program within the Department of Environmental Protection; requiring the department to develop a Statewide Flooding and Sea-Level Rise Resilience Plan and annually submit the plan to the Governor and Legislature by a specified date; establishing the Florida Flood Hub for Applied Research and Innovation within the University of South Florida College of Marine Science for a specified purpose; <u>requiring the Office of Economic and Demographic Research to include specified information relating to inland and coastal flood control in certain assessments, etc.</u>	3/1/2021 Filed. Referred to Environment & Natural Resources; Appropriations.	CS by Environment & Natural Resources. Favorable CS/CS by Appropriations. Substituted for HB 7019 - passed and ordered Enrolled.

CITY COMMISSION PRIORITIES SPREADSHEET

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
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 all residential properties be regulated the same regardless of its use as a vacation rental; 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 by Regulatory Reform Subcommittee. On Committee Agenda - Ways & Means Committee - TEMPORARILY POSTPONED - NO MEETINGS SCHEDULED THIS WEEK.
SB 522	Vacation Rentals	Diaz	NEW AMENDMENT 4/13/2021 - WOULD LEAVE PRE-2011 REGULATIONS AND ALLOW FOR A REGISTRY WITH REDUCED FEES (\$50) AND PRECLUDE REGULATION OF PARKING AMONG OTHER IMPACTS TO CURRENT ORDINANCES - AS AMENDED 3/11/2021 the bill no longer preempts local licensing and inspection of vacation rentals to the state. Also removed is the requirement to regulate all residential properties regardless of its use as a vacation rental. Provides for preemption of advertising platforms to the state.Requires advertising platforms to require that persons placing advertisements for vacation rentals include certain information in the advertisements, collection of taxes, etc.	1/11/2021 Filed. Referred to Regulated Industries; Commerce and Tourism; Rules. Removed from Commerce & Tourism Committee review. Added Appropriations	Favorable with CS by Regulated Industries. Favorable CS by Appropriations - MAJOR AMENDMENTS. On Committee Agenda - Rules (Final Committee) 4/14/2021 - NOT CONSIDERED - MAY BE RESCHEDULED.
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 Now in Judiciary. Appears stalled.
SB 266	Home-based Businesses	Perry	AS AMENDED 4/14/2021 - Would allow for some regulation of parking, vehicles, hours of operation, activities outside the residence. WOULD REQUIRE AMENDMENT TO THE CITY'S CURRENT HOME OCCUPATION REGULATIONS. 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.	CS by Community Affairs. Favorable by Commerce & Tourism. Favorable CS/CS by Rules.
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 business; 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 Regulatory Reform Subcommittee. Favorable in Commerce Committee. Added to Special Order Calendar. TEMPORARILY POSTPONED ON 2ND READING.

CITY COMMISSION PRIORITIES SPREADSHEET

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
BILLS TO OPPOSE					
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.	Favorable by first 2 committees of reference. On Committee Agenda - State Affairs Committee, 4/15/2021.
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.	Favorable by all Committees of reference. Passed by full Senate, Certified, in Messages.
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.	THESE BILLS HAVE BEEN RECONCILED, PASSED, AND ORDERED ENROLLED. THEY WILL BE PRESENTED TO THE GOVERNOR FOR ACTION.
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 statutorily 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.	THESE BILLS HAVE BEEN RECONCILED, PASSED, AND ORDERED ENROLLED. THEY WILL BE PRESENTED TO THE GOVERNOR FOR ACTION.

CITY COMMISSION PRIORITIES SPREADSHEET

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
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 Public Emergencies Committee; Professions Public Health Subcommittee; Health Human Services Committee.	No Committee Hearings scheduled to date. Likely dead for the session.
HB 1	Combating Public Disorder	Fernandez-Barquin	Authorizes <u>specified elected officials</u> to file an appeal to Administration Commission if municipality makes reduction to budget of municipal law enforcement agency; providing that a municipality has a duty to allow the municipal law enforcement agency to respond to a riot or unlawful assembly in a specified manner based on specified circumstances; reclassifying the penalty for an assault committed in furtherance of a riot or an aggravated riot; prohibiting cyberintimidation by publication; prohibiting a person from willfully participating in a specified violent public disturbance resulting in specified damage or injury; creating an affirmative defense to a civil action where the plaintiff participated in a riot, etc.	1/6/2021 Filed. Referred to Criminal Justice and Public Safety Subcommittee; Justice Appropriations Subcommittee; Judiciary Committee.	Favorable by all committees of reference. Placed on Special Order Calendar, 4/14/2021.
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.	This bill likely to be substituted by HB 1.
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 & Elections; Local Administration & Veterans Affairs; State Affairs Committee.	No Committee Hearings scheduled to date. Likely dead for the session.
SB 64	Reclaimed Water	Albritton	Requiring certain domestic wastewater utilities to submit to the Department of Environmental Protection by a specified date a plan (<u>plan due by 11/1/2021</u>) for eliminating nonbeneficial surface water discharge within a specified timeframe (<u>by 1/1/2032</u>); 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.	Favorable by all committees of reference. On House Special Order Calendar with Amendment. CS Passed by Full House - This Bill has been substituted for HB 263 below.
HB 263	Reclaimed Water	Maggard	Replaced by above SB 64	1/14/2021 Filed; Referred to Environment, Agriculture & Flooding Subcommittee; Agriculture & Natural Resources Appropriations Subcommittee; State Affairs Committee.	Favorable by all committees of reference. Added to 2nd Reading Calendar. 4/13/2021.

CITY COMMISSION PRIORITIES SPREADSHEET

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
BILLS TO FOLLOW					
SB 284	Building Design	Perry	Prohibiting certain regulations relating to building design elements from being applied to certain dwellings, etc.	12/17/2020 Filed. Referred to Community Affairs; Regulated Industries; Rules.	Favorable by Community Affairs. Favorable by Regulated Industries. Now in Rules.
HB 55	Building Design	Overdorf	Provides that regulations relating to building design elements may not be applied to certain dwellings; provides exceptions.	12/10/2020 Filed. Referred to Regulatory Reform Subcommittee; Local Administration and Veterans Affairs Subcommittee; Commerce Committee.	Favorable CS by all committees of reference. Added to Special Order Calendar. TEMPORARILY POSTPONED ON 2D READING.
HB 737	Craft Distilleries	DiCeglie	Substituted by SB 46 below.	2/3/2021 Filed. Referred to Regulatory Reform Subcommittee, State Administration & Technology Appropriations Subcommittee, Commerce Committee	Favorable by all Committees of reference. Added to Special Order Calendar 4/13/2021.
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.	Favorable by all committees of reference. PASSED by full Senate - referred to House and replaces HB 737.

CITY COMMISSION PRIORITIES SPREADSHEET

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
APPROPRIATIONS REQUEST					
HB 3411	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.	Referred to Agriculture & Natural Resources Appropriations Subcommittee; Appropriations Committee.	Favorable by Agriculture & Natural Resources Appropriations Subcommittee. Now in Appropriations Committee.
HB 3409	Lincolnville Museum Preservation & Operations	Stevenson	Provides an appropriation for the Lincolnville Museum Preservation/Operations. APPROPRIATION: \$749,000	Referred to Infrastructure & Tourism Appropriations Subcommittee; Appropriations Committee.	Now in Infrastructure & Tourism Appropriations Subcommittee.
HB 3901	West Augustine Care Center	Stevenson	Provides an appropriation for the West Augustine Care Center. APPROPRIATION: \$4,000,000	Referred to Health Care Appropriations Subcommittee; Appropriations Committee.	Now in Health Care Appropriations Subcommittee.

CS = Committee Substitute Filed
 * No companion bill filed

CITY ATTORNEY LEGISLATIVE BILL TRACKING

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
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. Favorable by Commerce Committee. On Special Order Calendar.
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.	Favorable by all Committees of Reference. On Special Order Calendar.
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.	Favorable CS by Local Administration & Veterans Affairs Subcommittee. Favorable CS by Ways & Means Committee. Now in State Affairs Committee.
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.	Favorable by first 2 Committees of Reference. On Committee Agenda - 4/15/2021.
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.	Favorable by all Committees of Reference. Pass by full House. In Messages for Senate Review.
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.	Favorable by all Committees of Reference. Placed on 2nd Reading Calendar.

CITY ATTORNEY LEGISLATIVE BILL TRACKING

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
SB 400	Public Records	Rodrigues	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 Governmental Oversight and Accountability; Judiciary; Rules.	Favorable by all Committees of reference. Placed on Special Order Calendar, 4/14/2021.
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.	Favorable by all Committees of reference. Placed on 2d Reading Calendar.
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 all Committees of reference. Passed by full House. In Messages for Senate Review.
SB 402	Legal Notices	Rodrigues	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.	Favorable by Judiciary. In Appropriations Subcommittee, 4/16/2021.
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. Favorable CS by Environment and Natural Resources. Now in Rules.
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.	Favorable by Professions & Public Health. Now in Environment, Agriculture & Flooding.
SB 856	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.	CS by Regulated Industries. Favorable CS/CS by Community Affairs. Now in Rules.

CITY ATTORNEY LEGISLATIVE BILL TRACKING

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
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.	Favorable by first 2 Committees of Reference. Now in Commerce Committee.
New Bills Added After February 22, 2021					
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;	Favorable by 3 Committees of Reference. Now in State Affairs Committee.
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.	Favorable by first 2 Committees of Reference. On Committee Agenda - Appropriations, 4/15/2021.
SB 84*	Retirement	Rodrigues	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 all Committees of Reference. Passed by full Senate. In Messages for House review.
New Bills Added After March 8, 2021 Meeting					
HB 421/ HB 1101	Bert Harris Amendments	Tuck; Person-Mulicka; McClain	Revises notice of claim requirements for property owners; creates presumption that certain settlement offers protect public interest ; specifies property owners retain option to have court determine awards of compensation; authorizes property owners to bring claims against governmental entities in certain circumstances; provides property owners are not required to submit formal development applications or proceed through formal application processes to bring claims in specified circumstances.	1/26/2021 Filed. Referred to Civil Justice & Property Rights Subcommittee; Local Administration & Veterans Affairs Subcommittee; Judiciary Committee.	Proposed Committee Substitute Bill added. Now in Judiciary Committee.
SB 1876	Bert Harris Amendments	Albritton	Revising the definitions of the terms “action of a governmental entity” and “real property”; revising notice of claim requirements for property owners; authorizing property owners to bring actions to declare prohibited exactions invalid; revising the definition of the terms “land” or “real property”, etc.	2/26/2021 Filed. Referred to Judiciary; Community Affairs; Rules.	Favorable in first 2 Committees of Reference. Now in Rules.

CITY ATTORNEY LEGISLATIVE BILL TRACKING

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
HB 945	Limitations on Emergency Powers of Political Subdivisions	Rommel; Andrade	Provides applicability for significant emergency orders; provides legislative intent; specifies requirements for purpose & scope of significant emergency orders; provides for automatic expiration of significant emergency orders; authorizes extension of significant emergency orders for specified duration; prohibits issuance of certain significant emergency orders.	2/11/2021 Filed. Referred to Pandemics & Public Emergencies Committee; Local Administration & Veterans Affairs Subcommittee; State Affairs Committee.	Favorable in first 2 committees of reference. Now in State Affairs Committee.
SB 2006	Emergency Management Powers	Burgess	Among other things, specifying that a political subdivision has the burden of proving the proper exercise of its police power in the issuance of certain emergency orders, requiring such orders to meet <u>strict scrutiny</u> , etc.	3/1/2021 Filed. Referred to 3 Committees of Reference.	Favorable by all committees of reference. Ready for Full Senate Floor - AMENDED TO INCLUDE SB 1924.
SB 1924	Limitations on Emergency Powers of Political Subdivisions	Diaz	Requiring that certain emergency measures issued by a political subdivision be narrowly tailored to a compelling public health or safety purpose; specifying additional requirements for local emergency measures, etc.	3/1/2021 Filed. Referred to Community Affairs; Military & Veterans Affairs, Space, and Domestic Security; Rules.	Favorable CS by Community Affairs. Favorable by Military & Veterans Affairs. Now in Rules. - TEMPORARILY POSTPONED - AMENDED ONTO SB 2006 - SEE ABOVE.
New Bills Added After March 22, 2021 Meeting					
HB 387	PACE Program Sewer to Septic	Duran, LaMarca, Plakon	Provides authorized and prohibited activities related to qualifying improvements to residential properties to be financed by non-ad valorem assessments; requires local government or program administrator to develop written disclosure forms & cancelation forms, & conduct telephone calls to property owner providing specified information; provides criteria that must be met before local government or program administrator may enroll PACE contractors to offer financing for residential properties; specifies types of contracts that are unenforceable; requires local governments that have authorized qualifying improvement programs to post specified information on their websites on annual basis.	1/22/21 Filed. Referred to Tourism, Infrastructure & Energy Subcommittee; Local Administration & Veterans Affairs Subcommittee; Ways & Means Committee; Commerce Committee.	Favorable with CS by Tourism, Infrastructure & Energy Subcommittee. Favorable by Local Administration & Veterans Affairs. Favorable by Ways & Means. Now in Commerce Committee.
SB 1208	PACE Program Sewer to Septic	Rodriguez, Burgess, Gruters, Polsky	Revising legislative findings regarding the types of improvements that qualify for specified financing under this act; specifying that a property owner may apply to a PACE program for certain purposes; requiring a qualifying improvement to be affixed or plan to be affixed to specified properties before final funding; requiring a PACE administrator to make specified determinations about a property owner's ability to pay the annual PACE assessment; prohibiting a PACE administrator from offering specified types of financing for residential real properties, etc.	2/10/21 Filed. Referred to Community Affairs; Finance & Tax; Appropriations.	CS by Community Affairs. CS by Finance & Tax. Now in Appropriations

CITY ATTORNEY LEGISLATIVE BILL TRACKING

BILL NUMBER	TITLE	SPONSOR	SUBJECT	STATUS UPDATES	STATUS UPDATES
HB 1429	Tourist and Convention Development Taxes	Avila; Massullo	Revises provisions concerning voting procedures for & authorized uses of tourist development taxes & convention development taxes. The bill authorizes all TDT or CDT revenue to be used to finance flood mitigation projects or improvements , with the exception of the special levy for convention development in s. 212.0305(4)(d).	2/26/2021 Filed. Referred to Environment, Agriculture & Flooding Subcommittee; Ways & Means Committee; State Affairs Committee.	Favorable CS by Environment, Agriculture & Flooding Subcommittee. Favorable CS by Ways & Means Committee. Favorable by State Affairs. Added to Special Order Calendar.
SB 2008	Tourist and Convention Development Taxes	Diaz	Deleting a provision requiring an extraordinary vote of a governing board for a county or subcounty special taxing district to increase its tourist development taxes; authorizing a county to impose a tourist development tax to finance flood mitigation projects or improvements ; specifying that certain taxing authority expires 5 years after the date the authority was approved in an election; authorizing convention development taxes to finance flood mitigation projects or improvements, etc.	3/2/2021 Filed. Referred to Community Affairs; Finance & Tax; Appropriations.	Temporarily Postponed in Community Affairs.
New Bills Added After April 12, 2021 Meeting					
HB 1053	Matters of Great Governmental Concern	Overdorf; Gregory	Authorize the attorney general to declare any pending or future civil action filed by local governments a “matter of great governmental importance” and essentially take control over the disposition of these actions, potentially mootng the local government claims.	2/17/2021 Filed. Referred to 3 Committees of Reference. Later amended to 2 Committees.	Currently in last committee of reference - Judiciary Committee. Not yet scheduled.
SB 102	Matters of Great Governmental Concern	Burgess	Authorize the attorney general to declare any pending or future civil action filed by local governments a “matter of great governmental importance” and essentially take control over the disposition of these actions, potentially mootng the local government claims.	2/26/2021 Filed. Referred to 3 Committees of Reference.	On Committee Agenda - Appropriations, 4/15/2021.
SB 1274	Growth Management (Small Scale Amendments)	Perry	Increases the maximum acreage of a small-scale comprehensive plan amendment from 10 acres to 50 acres.	2/12/2021 Filed. Referred to 3 Committees of reference. Amended to 2 Committees of reference.	Now in Rules (final Committee).
HB 487	Growth Management (Small Scale Amendments)	Hardy	Increases the maximum acreage of a small-scale comprehensive plan amendment from 10 acres to 50 acres.	1/27/2021 Filed. Referred to 3 Committees of reference.	Favorable with all committees. Passed by Full House. Sent to Senate for review.

CS = Committee Substitute filed.

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

** Unfunded Mandate

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

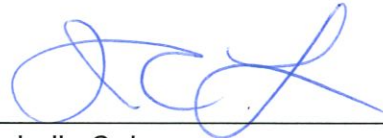
DATE: April 14, 2021

RE: **SATISFACTIONS AND RELEASES OF UTILITY MORTGAGES – 509 S. PONCE DE LEON BLVD.**

Enclosed are two (2) Satisfactions and Releases of Mortgages for 509 S. Ponce de Leon Boulevard, regarding two (2) Unit Connection Fee Mortgages and Promissory Notes executed between the City of St. Augustine and Hydra Holdings, LLC. The mortgages were recorded in the Public Records of St. Johns County on June 10, 2020 and March 11, 2021, respectively. Copies of the Unit Connection Fee Mortgages and Promissory Notes are enclosed as well for reference.

Please place this Releases and Satisfactions of Mortgages on the regular agenda under City Attorney Items for consideration and execution at the April 26, 2021 City Commission meeting.

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

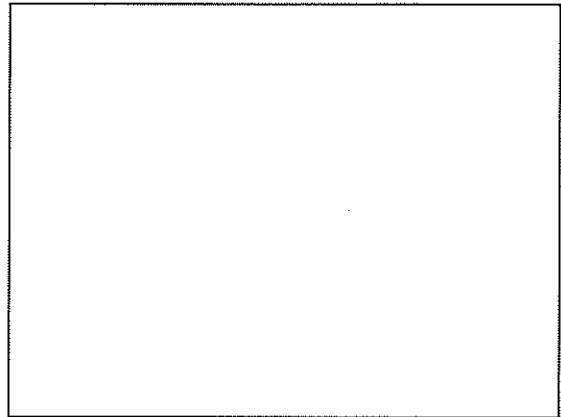


Isabelle C. Lopez
City Attorney

/sl
Attachments

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 **HYDRA HOLDINGS, LLC**, whose address is 509 S. Ponce de Leon Boulevard, St. Augustine, Florida 32084, its 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 February 19, 2021, recorded at Official Records Book 5204, Page 1142, 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 Mortgagor from any obligations created by or existing by virtue of said Mortgage and the Promissory Note relating thereto recorded at Official Record Book 5204, Page 1142, 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: THAT CERTAIN PARCEL OF LAND LYING EAST OF DR. ANDREW ANDERSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA (AND EAST OF AILEEN PARK SUBDIVISION), IN THE CITY OF ST. AUGUSTINE, COUNTY OF ST. JOHNS, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT CERTAIN TRACT OF LAND IN THE CITY OF ST. AUGUSTINE, COUNTY OF ST. JOHNS, STATE OF FLORIDA, BOUNDED ON THE SOUTH BY THE NORTH LINE OF RIVER ROAD EXTENDED TO THE SAN SEBASTIAN RIVER; BOUNDED ON THE EAST BY THE CHANNEL OF THE SAN SEBASTIAN RIVER; BOUNDED ON THE NORTH BY THE CHANNEL OF THE OYSTER CREEK AND THE OYSTER CREEK CULVERT; AND BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5, ALSO KNOWN AS U.S. HIGHWAY #1.
(SAID LAND INCLUDES LOTS 18, 19, 20 AND 21 OF DR. ANDREW ANDERSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.)

PARCEL ID NUMBER: 127150-0000

LOCATION ADDRESS: 509 S. PONCE DE LEON BOULEVARD, ST. AUGUSTINE, FLORIDA 32084

**UNIT CONNECTION FEE
MORTGAGE**

THIS MORTGAGE, by and between **Hydra Holdings, LLC** whose address is **509 S. Ponce de Leon Boulevard, St. Augustine, FL. 32084** (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 \$106.73 for 120 months, with the first payment due March 15, 2021.

IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal, this
Feb. 19 2021

Signed, sealed and delivered in the presence of:

Taya Hoff
Witness
Printed Name: Taya Hoff

Brianna Willis
Witness
Printed Name: Brianna Willis

BY:

John Valdes
(Name) Hydra Holdings, LLC
John Valdes
(Address) 509 S. Ponce de Leon Boulevard
St. Augustine, FL. 32084
(Telephone) (904) 669-1230

*** 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, **John Valdes**, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced DL# [REDACTED] 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 Feb 19 2021



Taya Hoff
Notary Public, State of Florida

Exhibit "A"

LEGAL DESCRIPTION

Parcel ID Number: 127150-0000

That certain parcel of land lying East of Dr. Andrew Anderson's subdivision as recorded in Plat Book 1, Page 132, Public Records of St. Johns County, Florida (and East of Aiken Park Subdivision), in the City of St. Augustine, County of St. Johns, State of Florida, being more particularly described as follows:

That certain tract of land in the City of St. Augustine, County of St. Johns, State of Florida, bounded on the South by the North line of River Road extended to the San Sebastian River; bounded on the East by the Channel of the San Sebastian River; bounded on the North by the Channel of the Oyster Creek and the Oyster Creek culvert; and bounded on the West by the Easterly right-of-way line of State Road #5, also known as U.S. Highway #1. (Said land includes Lots 18, 19, 20 and 21 of Dr. Andrew Anderson's Subdivision as recorded in Plat Book 1, Page 132, Public Records of St. Johns County, Florida.)

**UNIT CONNECTION FEE
PROMISSORY NOTE**

APPLICANT(S) NAME: Hydra Holdings, LLC
John Valdes
ADDRESS: 509 S. Ponce de Leon Boulevard
St. Augustine, FL. 32084

\$10,858.28

St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at 509 S. Ponce de Leon Boulevard, St. Augustine, FL. 32084, 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 **10,858.28 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **3.18 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **105.75 Dollars**, commencing on **March 15, 2021** 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.

Note: Fl. Stat. 159.17 – Lien of services charges – any municipality issuing revenue bonds hereunder shall have a lien on all lands or premises served by any water system, sewer system or gas system for all service charges for such facilities until paid, which liens shall be prior to all other liens on such lands or premises except the lien of state, county and municipal taxes and shall be on a parity with the lien of such state, county and municipal taxes. Such liens, when delinquent for more than 30 days, may be foreclosed by such

municipality in the manner provided by the laws of Florida for the foreclosure of mortgages on real property.

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 Feb 19 2021, in the presence of:

Taya Hoff
Witness

Printed Name: Taya Hoff

BY:

[Signature]
(Name) Hydra Holdings, LLC

Jenn Valdes

(Address) 509 S. Ponce de Leon Boulevard
St. Augustine, FL. 32084

(Telephone) (904) 669-1230

Brianna Willis
Witness

Printed Name: Brianna Willis

FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

STATE OF Florida
COUNTY OF St. Johns

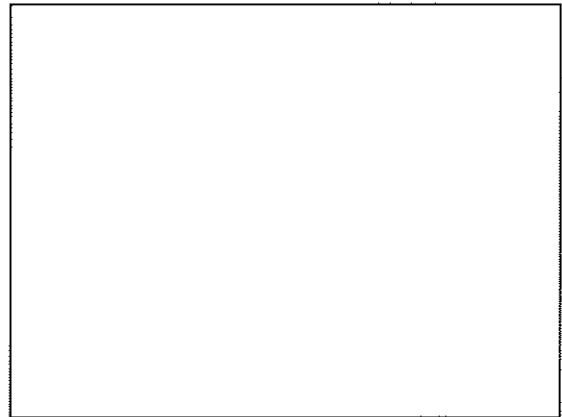
I HEREBY CERTIFY that on this day, personally appeared before me, an officer/ duly authorized to administer oaths and take acknowledgments, **John Valdes**, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced DL # [REDACTED] as identification and 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 Feb 19 2021.

Taya Hoff
Notary Public, State of Florida



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 **HYDRA HOLDINGS, LLC**, whose address is 509 S. Ponce de Leon Boulevard, St. Augustine, Florida 32084, its 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 March 4, 2020, recorded at Official Records Book 4961, Page 1579, 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 Mortgagor from any obligations created by or existing by virtue of said Mortgage and the Promissory Note relating thereto recorded at Official Record Book 4961, Page 1579, 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: THAT CERTAIN PARCEL OF LAND LYING EAST OF DR. ANDREW ANDERSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA (AND EAST OF AILEEN PARK SUBDIVISION), IN THE CITY OF ST. AUGUSTINE, COUNTY OF ST. JOHNS, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT CERTAIN TRACT OF LAND IN THE CITY OF ST. AUGUSTINE, COUNTY OF ST. JOHNS, STATE OF FLORIDA, BOUNDED ON THE SOUTH BY THE NORTH LINE OF RIVER ROAD EXTENDED TO THE SAN SEBASTIAN RIVER; BOUNDED ON THE EAST BY THE CHANNEL OF THE SAN SEBASTIAN RIVER; BOUNDED ON THE NORTH BY THE CHANNEL OF THE OYSTER CREEK AND THE OYSTER CREEK CULVERT; AND BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5, ALSO KNOWN AS U.S. HIGHWAY #1.
(SAID LAND INCLUDES LOTS 18, 19, 20 AND 21 OF DR. ANDREW ANDERSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 132, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.)

PARCEL ID NUMBER: 127150-0000

LOCATION ADDRESS: 509 S. PONCE DE LEON BOULEVARD, ST. AUGUSTINE, FLORIDA 32084

**UNIT CONNECTION FEE
MORTGAGE**

THIS MORTGAGE, by and between **Hydra Holdings, LLC** whose address is 509 S. Ponce de Leon Boulevard, St. Augustine, FL. 32084 (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 \$44.71 for 60 months, with the first payment due April 15, 2020.

IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal; this
March 4th, 2020

Signed, sealed and delivered in the presence of:

Amanda Anderson
Witness

Printed Name: Amanda Anderson

Cori Niles
Witness
Printed Name: Cori Niles

BY: John Valdes
(Name) Hydra Holdings, LLC
John Valdes
(Address) 509 S. Ponce de Leon Boulevard
St. Augustine, FL. 32084
(Telephone) (904) 669-1230

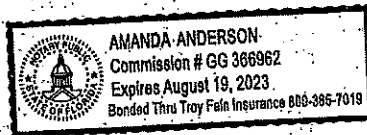
*** NOTARY CERTIFICATION APPEARS ON THE FOLLOWING PAGE ***

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, **John Valdes**, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced DH 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 March 3, 2020.



Amanda Anderson
Notary Public, State of Florida

Exhibit "A"

LEGAL DESCRIPTION

Parcel ID Number: 127150-0000

That certain parcel of land lying East of Dr. Andrew Anderson's subdivision as recorded in Plat Book 1, Page 132, Public Records of St. Johns County, Florida (and East of Aiken Park Subdivision), in the City of St. Augustine, County of St. Johns, State of Florida, being more particularly described as follows:

That certain tract of land in the City of St. Augustine, County of St. Johns, State of Florida, bounded on the South by the North line of River Road extended to the San Sebastian River; bounded on the East by the Channel of the San Sebastian River; bounded on the North by the Channel of the Oyster Creek and the Oyster Creek culvert; and bounded on the West by the Easterly right-of-way line of State Road #5, also known as U.S. Highway #1.

(Said land includes Lots 18, 19, 20 and 21 of Dr. Andrew Anderson's Subdivision as recorded in Plat Book 1, Page 132, Public Records of St. Johns County, Florida.)

**UNIT CONNECTION FEE
PROMISSORY NOTE**

APPLICANT(S) NAME: Hydra Holdings, LLC
John Valdes
ADDRESS: 509 S. Ponce de Leon Boulevard
St. Augustine, FL. 32084

\$2,407.00

St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at 509 S. Ponce de Leon Boulevard, St. Augustine, FL. 32084, 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 **2,407.00 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **4.35 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **44.71 Dollars**, commencing on **April 15, 2020** 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.

Note: Fl. Stat. 159.17 – Lien of services charges – any municipality issuing revenue bonds hereunder shall have a lien on all lands or premises served by any water system, sewer system or gas system for all service charges for such facilities until paid, which liens shall be prior to all other liens on such lands or premises except the lien of state, county and municipal taxes and shall be on a parity with the lien of such state, county and municipal taxes. Such liens, when delinquent for more than 30 days, may be foreclosed by such

municipality in the manner provided by the laws of Florida for the foreclosure of mortgages on real property.

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 March 4, 2020, in the presence of:


Witness

Printed Name: Amanda Anderson


Witness

Printed Name: Cori A Niles

BY: 

(Name) Hydra Holdings, LLC
John Valdes

(Address) 509 S. Ponce de Leon Boulevard
St. Augustine, FL. 32084

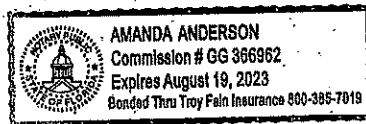
(Telephone) (904) 669-1230

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, John Valdes, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced DLH 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 March 4, 2020



Amanda Anderson
Notary Public, State of Florida

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: April 15, 2021

RE: Request for appointment to the CODE ENFORCEMENT ADJUSTMENT
AND APPEALS BOARD

Notice was previously provided regarding the term vacancy of ONE (1) position on the Code Enforcement Adjustment and Appeals Board, which will expire December 27, 2021.

Advertisements requesting applications were placed in the St. Augustine Record and posted on the City's website. One application was received by Brad Beach and is attached for your review and consideration.

Also attached are copies of the current Code Enforcement Adjustment and Appeals Board roster, board profile, and responsibilities.



Darlene Galambos
City Clerk

Xc: City Clerk Files

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. In accordance with Ordinance 2003-14 citizen boards that assist in the governing of the City of St. Augustine shall be made up of persons who reside within the City Limits. Exceptions to this City Commission policy may be made for members of ad-hoc committees on a case-by-case basis by the City Commission.

1. APPLICANT Brad Beach
2. RESIDENCE
(address) 5 Hope St. St. Augustine, FL 32084 PHONE 904.521.3470
3. BUSINESS OWNED (Address) _____ PHONE _____
4. PROPERTY OWNED (Address) _____
5. MAILING ADDRESS PREFERRED _____
6. E-mail Address brad@kasperarch.com
7. BOARD DESIRED Code Enforcement
8. OCCUPATION (include resume if available) Architect
9. PROFESSIONAL QUALIFICATIONS: (If necessary, attach additional information)
Urban Land Institute
LEED AP

10. OTHER COMMENTS OR INFORMATION

My wife, Jessica Beach works for COSA and I am a life-long resident of St. Augustine. With my background in architectural design, I think this would be a good fit.
Please feel free to contact me if you have any questions. Thank you!

11. "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. Check as many as apply.	
RACIAL CATEGORY (Check as many as apply)	
☐ American Indian or Alaska Native ☐	
☐ Asian	
☐ Black or African American	
☐ Native Hawaiian or Other Pacific Islander	
☒ White	

12. SIGNATURE OF APPLICANT

Brad Beach

DATE April 5, 2021

12. 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, FL 32085.

JBB

Initial

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	186 Oneida Street 904-315-3150 ccreigle@gmail.com	2/26/2018 fill vacancy 12/14/20 1 st full term	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 karenvsealls@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	12/27/2023
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	12/27/2023

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: April 20, 2021

RE: Modification of West Augustine Community Redevelopment Area Connection Fee Payment Policy

Introduction

As part of the West Augustine CRA water and sewer expansion program, the City Commission previously approved, using the associated “restricted fund” (budgeted at \$250,000/year), was modified to allow the payment of connection fees, septic abandonment and replumbing costs for homes adjacent to gravity sewer. The approved policy is specific to properties that are adjacent to gravity sewer lines and does not apply to pressurized connection of existing or future residential homes on force mains. Due to the technical complexities of residential force main pressurized connections, the City is currently not approving requests for service in these circumstances.

Recommendation

The purpose of this memo is to request expansion of the policy to include properties that are adjacent to pressurized sewer lines (referred to as force mains) where the City is not likely to construct a gravity line (due to financial or technical infeasibility) within a reasonable timeframe. Intrinsic to this recommendation is to modify our connection policy philosophy and recommend budget modifications to support these changes in utility operations.

Background

Residents within the West Augustine CRA that are adjacent to pressure lines, predominately along Pearl Street, have for decades been requesting central sewer service. Residential pressurized connections are more expensive and maintenance intensive due to the need for a small residential pumping station. They are less than ideal.

The best response is to construct gravity sewer. Propagation of gravity sewers along force main corridors require construction of new lift stations, force mains and gravity extensions. The financial costs have traditionally been a difficult hurdle that impeded gravity sewer expansion.

It is not ideal to connect individual homes through privately owned pumps that may not meet municipal maintenance standards. These types of connections become additional points of mechanical failures and create a more complex shut-off operation in the event of a force main break. The Florida Department of Environmental Protection has requirements for identified maintenance entities which disqualifies a private homeowner from meeting the standard. This state policy would require a shift adding an additional maintenance burden to the City. The net result is that the City is not currently approving pressurized connections due to the technical issues and lack of staff and resources for maintenance that ensures environmental and personnel safety in episodes of repairing force main breaks.

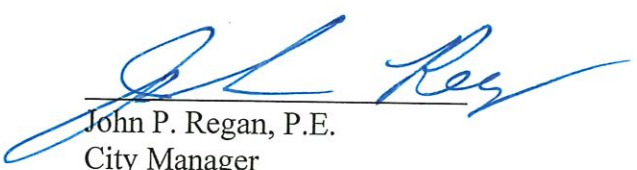
For West Augustine residents, the policy and cost of connection creates the same circular story that results in "sewer service is not available". This is contrary to our "infrastructure equity" objective. Additionally, there are many vacant lots under intense development pressure. Our current position will propagate construction of new septic tanks if we do not shift our policies.

The best answer is to fast-track expansion of the gravity sewer system throughout the West Augustine CRA. Staff is evaluating all financing options, including but not limited to, municipal financing, proportional developer contribution in aid of construction, state and federal grant opportunities from existing and future stimulus funds and leveraged partnerships with the St. Johns County School Board and St. Johns County. These strategies take time and are not satisfactory answers to the current residents.

I recommend that we move forward to update our "pressurized connection policy", modify our utility operations to meet the maintenance needs and expand our connection fee payment policy for existing homes within the West Augustine CRA service area (the payment policy will not apply to new construction). For every pressurized connection created in the short term, I hope they will be phased out by eventual gravity sewer construction in the long term.

These recommendations will place additional burdens on our operations staff. We must move forward with a budgeting plan that gives additional resources to our operations divisions with personnel safety at the forefront. If you accept my recommendations, our budget needs will be reflected in the Fiscal Year 2021/2022 utility budget.

There are other areas in the City service area that face the same technical challenge but are not steeped in the same issues that created the difficult sanitary sewer service quagmire of West Augustine. I believe that success in West Augustine, and our efforts to secure funding, will also lead to gravity construction in other service areas in the future.



John P. Regan, P.E.
City Manager

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, March 8, 2021

The City Commission met in formal session Monday, March 8, 2021 at 5:15 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Tracy Upchurch, and the following were present:

1. Roll Call: Tracy Upchurch, Mayor/City Commissioner
Nancy Sikes-Kline, Vice Mayor/City Commissioner
Roxanne Horvath, City Commissioner
Barbara Blonder, City Commissioner

Absent: John Valdes, City Commissioner

John Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Director, Public Works
David Birchim, Director, Planning and Building
Todd Grant, Director, Utilities
Stephen Lauber, Information Technology Manager
Barry Fox, Police Chief
Laura Morse, Recording Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Upchurch read a sermon by Reverend Dr. Silvester Beamen, Bethel African Methodist Episcopal Church, Wilmington, Delaware, for the invocation, and Commissioner Sikes-Kline led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

(None)

MOTION

Commissioner Blonder **MOVED** to approve the Regular Agenda. The motion was **SECONDED** by Commissioner Sikes-Kline and **APPROVED BY UNANIMOUS VOICE VOTE.**

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

(None)

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

The Commission heard from the following members of the public:

- Robert Testa
- Seber Newsome III
- Shawn Morrison
- Rhonda Brennan
- BJ Kalaidi

Public comment was closed.

5. CONSENT AGENDA

John Regan, City Manager, read the Consent Agenda.

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

5.A. Additions, deletions or modifications to Consent Agenda

(None)

5.B. Approval of Consent Agenda

MOTION

Commissioner Sikes-Kline MOVED to approve the Consent Agenda. The motion was **SECONDED** by Commissioner Blonder.

VOTE ON MOTION

AYES: Sikes-Kline, Blonder, Horvath, Upchurch

NAYES: None

MOTION APPROVED UNANIMOUSLY

6. APPEALS

(None)

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

7.A. General Public Presentations

7.A.1. Presentation by Gayle Phillips, Executive Director, Friends of Lincolntown, Inc. (dba Lincolntown 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 Lincolntown, Inc. are seeking an endorsement by the City of St. Augustine.

Ms. Gayle Phillips delivered a presentation discussing the history and current needs of the Lincolnville Museum and Cultural Center (Museum) and she requested the Commission's support for HB 3409. She mentioned the extensive grant writing, National Park Service awards, and exhibit and program grants received over her five years of affiliation; however, those monies were insufficient to cover the extensive needs of the Museum.

Mayor Upchurch reaffirmed Ms. Phillips' request for the Commission's endorsement along with a mayoral support letter to the appropriate committees, and he questioned whether a resolution was necessary.

Commissioner Blonder suggested that other tracked bills had resolutions; therefore, this bill deserved the same.

MOTION

Commissioner Blonder MOVED to endorse the project that directed the Mayor to convey the Commission endorsement to the appropriate legislative and executive bodies, and that City staff bring back a Resolution for the next meeting. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION

AYES: Blonder, Horvath, Sikes-Kline, Upchurch

NAYES: None

MOTION APPROVED UNANIMOUSLY

Mayor Upchurch advised the letters would be sent that week and the resolution handled at the next meeting.

Mr. Regan acknowledged that once the Commission endorsed a position, the City's Legislative Consultant in Tallahassee was immediately contacted to work with the City to achieve a successful outcome.

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.

Mr. Greg White recited the West Augustine Historical CDC mission statement: *'To improve the quality of life for residents in historic West Augustine and surrounding areas'* and stated to date they had 21 letters of support from State, City and County officials, local clergy, St. Johns County Sheriff's Office and Flagler Hospital. He advised that an engineer, architect, consultant and developer had been hired and concluded that Wells Fargo and Bank of America issued a grant to cover soft project costs. He requested Commission support for a resolution.

Dwala Willis, Board Member, West Augustine Historical CDC, restated the CDC's intent to assist West Augustine residents with long-time financial and medical disparities. She discussed their partnership with Flagler Hospital to create a desperately needed West Augustine health village with on-site, follow up and preventive care for increases in diabetes, hypertension and kidney disease, with medical providers for mental health, illness, vision, dental, substance abuse and pharmacy. She advised of the plan with Flagler Hospital for a medical mobile bus and a local church on-site vaccine location that would assist with vaccinating over 275 residents, when prior to this action only 3% of blacks in St. Johns County were reported as vaccinated. She concluded the City's support with CDC resources would allow the project to move forward and positively impact and change the historic West Augustine trajectory.

Commissioner Sikes-Kline thanked Ms. Willis and Mr. White for their service and project support and for spreading information to the community. She noted the Commission was amiable to a letter of support and a resolution.

Mayor Upchurch thanked Ms. Willis and Mr. White for their work achieved in the community.

MOTION

Commissioner Sikes-Kline MOVED to write a letter of support to the appropriate legislative and executive bodies as well as the appropriate resolution to be brought back to the next meeting. The motion was SECONDED by Mayor Upchurch.

VOTE ON MOTION

AYES: Sikes-Kline, Upchurch, Horvath, Blonder

NAYES: None

MOTION APPROVED UNANIMOUSLY

7.A.3. Request for commission support regarding bills introduced to respond to sea-level rise and inland flooding.

Mr. Regan reviewed the topic and the accompanying HB 1379 / SB 1186 which prohibited rising appraisal values for elevated homesteaded and non-homesteaded residential properties during homeowner mitigation resulting in negative taxation. He stated a constitutional amendment was required; therefore, there were two necessary joint resolutions; House Joint Resolution 1377 and Senate Joint Resolution 1182.

Mr. Regan summated the focus of comprehensive SB 1954 as planning, creating appropriation funding, establishing requirements to make vulnerability assessments possible for communities and establishing requirements for a State comprehensive vulnerability and risk assessment. He reviewed what the bill package would provide for the community and he requested Commission endorsement.¹

¹ Included with original Commission packet

MOTION

Commissioner Blonder MOVED that the Commission endorse these summarized bills and follow with a supporting resolution. The motion was SECONDED by Commissioner Horvath.

Commissioner Blonder thanked City staff and those who assisted with getting priority bills to the legislature. She suggested prioritizing and preparing a resiliency topic list to enable expedient proposal submittal for emerging funding opportunities from organizations such as the following National Fish and Wildlife Foundation, National Oceanic and Atmospheric Administration and U.S. Environmental Protection Agency (EPA) FEMA.

Commissioner Blonder encouraged Mr. Regan to explore the addition of City staff to prepare and submit these resiliency proposals to capitalize on opportunities. She recommended partnering with local and regional academic institutions for research and suggested the Building Code Task Force for New Construction continue their plan development to educate and promote residential property owners' participation in voluntarily raising structures for tax breaks.

VOTE ON MOTION

AYES: Blonder, Horvath, Sikes-Kline, Upchurch

NAYES: None

MOTION APPROVED UNANIMOUSLY

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. ORDINANCES AND RESOLUTIONS – PUBLIC HEARING REQUIRED

8.A. Ordinances – Second Reading

(None)

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

(None)

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

(None)

9. ORDINANCES AND RESOLUTIONS - NO PUBLIC HEARING REQUIRED

9.A. Ordinances – First Reading

(None)

9.B. Resolutions

9.B.1. Resolution 2021-11: Amends the special events calendar to reschedule the Rhythm & Ribs Festival.

Isabelle Lopez, City Attorney, reviewed the Resolution which permanently rescheduled the Rhythm & Ribs Festival to October. She advised that for clarity, the accompanying Exhibit "A" included all events itemized and contemplated by the original resolution and noted events were not included if they did not require the use of Francis Field or road and bridge closures.

Commissioner Sikes-Kline MOVED to pass Resolution 2021-11. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION

AYES: Sikes-Kline, Horvath, Blonder, Upchurch

NAYES: None

MOTION APPROVED UNANIMOUSLY

10. STAFF REPORTS AND PRESENTATIONS

10.A. Final Report by Commissioner John Valdes on the Building Code Task Force for New Construction.

David Birchim, Director, Planning and Building, summarized the Building Code Task Force for New Construction (BCTF) Final Report goals and recommendations based on their four meetings and thanked the following BCTF members for volunteering:

- Sarah Ryan
- Rob Matthews
- Robin Moore
- Jon Benoit
- Les Thomas
- Irene Arriola
- John Wooldridge
- Commissioner John Valdes

Mr. Birchim reviewed Final Report adoption procedures, noting the State required the Planning and Zoning Board (PZB) to review and make recommendations for all changes to the Land Development Code, and Flood Mitigation Code changes required FEMA approval. He concluded that after all necessary reviews, the Final Report would return to the Commission for final adoption.

The Commission discussed:

- Shade trees acted as straws and provided significant water retention
- Lot grading plan required elevation surveys 10 feet into neighbor's property on all sides, causing possible need to re-survey homes
- Additions 400 square feet or more would trigger re-surveying and submittal of new plans
- Educational materials provided to residents were to the betterment of the community and homeowners
- Addition of rain gardens and rain barrels in swales to assist City drainage system
- Native wetland materials

The Commission expressed gratitude towards Mr. Birchim, the Final Report and BCTF success within only four months.

Mayor Upchurch confirmed procedurally that Mr. Birchim required a motion to accept the Final Report to be forwarded to the PZB for review, with recommendations from the Commissioners about exploring other suggestions.

Commissioner Blonder requested the following spelling error corrections:

- Goal #3B 'impervious' instead of 'imperious'
- 'damning' on page 85

Commissioner Blonder requested the following additions and modifications for future BCTF plans:

- Include larger commercial construction projects
- Create additional incentives for sustainable and resilient stormwater management, including rain gardens, bioswales and rooftop gardens
- Requested staff review of Goal #1) A) 2) a) regarding lot grading and stormwater for more on-site water retention
- Size and number of shade trees to be planted were important and required specification
- BCTF recommendation should mirror the City Tree Ordinance which listed allowable native tree species

Commissioner Sikes-Kline requested inclusion of rooftop gardens and specific tree size and species within the recommendations.

MOTION

Commissioner Sikes-Kline MOVED to accept the Final Report and forward it to the PZB for review with recommendations from Commissioner Blonder and Commissioner Sikes-Kline

as added items supported by the Commission. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION

AYES: Sikes-Kline, Blonder, Horvath, Upchurch

NAYES: None

MOTION APPROVED UNANIMOUSLY

11. ITEMS BY CITY ATTORNEY

11.A. Legislation update.

Mayor Upchurch stated the Commission packet included the Legislative update from the City Attorney; therefore, no specific presentation would be made.

12. ITEMS BY CITY CLERK

12.A. Request for two appointments on the Historic Architectural Review Board (HARB).

Darlene Galambos, City Clerk, advised the Commission that two applications were received, and both applicants were current HARB members and eligible for re-appointment:

- Catherine Duncan
- Jon Benoit

Commissioner Sikes-Kline MOVED to re-appoint Catherine Duncan and Jon Benoit. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION

AYES: Sikes-Kline, Horvath, Blonder, Upchurch

NAYES: None

MOTION APPROVED UNANIMOUSLY

12.B. Notification of a vacancy on the Code Enforcement, Adjustments & Appeals Board (CEAAB).

Ms. Galambos notified the Commission of the vacancy, the position was being advertised and applications would be brought back to the Commission.

Ms. Galambos advised that Jamie Perkins, Community Redevelopment Agency (CRA) Administrator, requested to schedule a CRA meeting on March 22, 2021 at 4:00 PM, prior to the Commission meeting.

There was Commission consensus to hold the CRA meeting at the specified time.

13. ITEMS BY CITY MANAGER

(None)

14. ITEMS BY MAYOR AND COMMISSIONERS

Commissioner Sikes-Kline advised that SB 522 regarding short-term rentals would be heard on Thursday, March 25th, and the Florida League of Cities would notify Lena Juarez, City Lobbyist, on the manner with which to act, and Ms. Juarez would advise the Commission. She stated three new bills regarding short-term rentals had been filed and were friendly to the City's cause.

Commissioner Sikes-Kline stated the Board of County Commissioners (BCC) had discussed a fifth penny for the value-added tax (VAT) at a March 2nd meeting, and it appeared to be on a fast track. She stated the topic would be presented to the Tourist Development Council (TDC) on March 11th with requested recommendations due to the BCC by April 5th. She noted the Commission was previously on record with a vote under Commissioner comments in support of a fifth penny for the TDC, specifically for transportation needs pertaining to infrastructure. She asked the Commission to quickly consider the topic based on the time restriction.

Mayor Upchurch indicated his unfamiliarity with the issues and stated he did not serve on the Commission when they went on record; therefore, he deemed it appropriate

to revisit the topic with background information due to personnel changes, so the Commission would understand available options prior to making a decision.

Commissioner Sikes-Kline asked Mr. Regan to assimilate reasons to support the fifth penny for presentation and discussion at the March 22nd Commission meeting.

Mr. Regan clarified with Commissioner Sikes-Kline that the Commission position on record with the TDC was to advocate for transportation improvements, including a parking garage, shuttle operations and emerging transportation issues, and that she was asking colleagues to maintain their position on the fifth penny with planned discussion at the next meeting.

Mayor Upchurch clarified that Mr. Regan would take the lead on the topic.

Commissioner Sikes-Kline stated she was intrigued with and supported Commissioner Blonder's suggested priority list for 'shovel ready' resiliency projects.

There was Commission consensus regarding the necessity of a resiliency project priority list with encouragement of public input.

Mr. Regan advised a presentation would be prepared to discuss the current status of resiliency projects at a future meeting.

15. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:43 P.M.²

Tracy Upchurch, MAYOR

Darlene Galambos, CITY CLERK

² Transcribed by Laura Morse

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

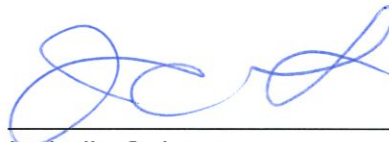
DATE: April 9, 2021

RE: **SATISFACTION AND RELEASE OF UTILITY MORTGAGE – 401 S. RODRIQUEZ STREET**

Enclosed is a Satisfaction and Release of Mortgage for 401 S. Rodriguez Street, regarding the Unit Connection Fee Mortgage and Promissory Note executed between the City of St. Augustine and Roots Woodworking, LLC. The mortgage was recorded in the Public Records of St. Johns County on June 10, 2020. 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 April 26, 2021 City Commission meeting.

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

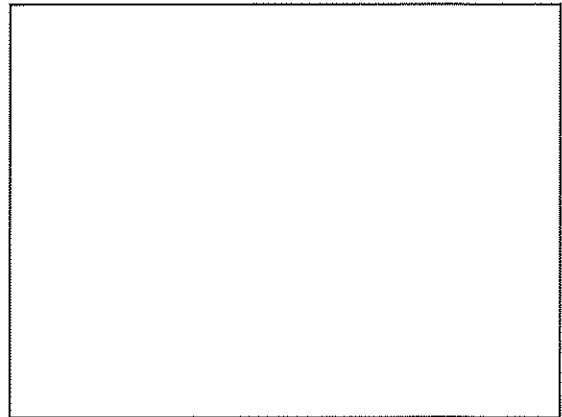


Isabelle C. Lopez
City Attorney

/sl
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 **ROOTS WOODWORKING, LLC**, whose address is 401 S. Rodriguez Street, St. Augustine, Florida 32084, its 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 February 25, 2020, recorded at Official Records Book 4961, Page 1572, 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 Mortgagor from any obligations created by or existing by virtue of said Mortgage and the Promissory Note relating thereto recorded at Official Record Book 4961, Page 1572, 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: SEC 45 TWP 07 RGE 29 6-8 SUNRISE PARK LOT 8 BLK 5 OR1036/1878
& 2114/1025(L/E) & 2918/1823(S/A).

PARCEL ID NUMBER: 121520-0000

LOCATION ADDRESS: 401 S. RODRIQUEZ STREET, ST. AUGUSTINE, FLORIDA 32084

Public Records of St. Johns County, FL
Clerk number: 2020045177
BK: 4961 PG: 1572
6/10/2020 3:55 PM
Recording \$61.00
Doc M: \$29.75
Int. Tax \$16.85

**UNIT CONNECTION FEE
MORTGAGE**

THIS MORTGAGE, by and between Roots Woodworking, LLC whose address is 401 S. Rodriguez Street, St. Augustine, FL. 32084 (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 \$88.58 for 120 months, with the first payment due April 15, 2020.

IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal, this February 25, 2020.

Signed, sealed and delivered in the presence of:

Amanda Anderson
Witness

Printed Name: Amanda Anderson

Joanne Paolini
Witness
Printed Name: Joanne Paolini

BY:

Jonathan Ayers
(Name) Roots Woodworking, LLC
Jonathan Ayers
(Address) 401 S. Rodriguez Street
St. Augustine, FL. 32084
(Telephone) (904) 401-3489

*** 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, Jonathan Ayers, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced DL # AL020-421-83-178-0 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 February 25, 2020.



Amanda Anderson
Notary Public, State of Florida

**UNIT CONNECTION FEE
PROMISSORY NOTE**

APPLICANT(S) NAME: Roots Woodworking, LLC
Jonathan Ayers
ADDRESS: 401 S. Rodriguez Street
St. Augustine, FL. 32084

\$8,425.00

St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at 401 S. Rodriguez Street, St. Augustine, FL. 32084 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 **8,425.00 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **4.81 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **88.58 Dollars**, commencing on **April 15, 2020** 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.

Note: Fl. Stat. 159.17 – Lien of services charges – any municipality issuing revenue bonds hereunder shall have a lien on all lands or premises served by any water system, sewer system or gas system for all service charges for such facilities until paid, which liens shall be prior to all other liens on such lands or premises except the lien of state, county and municipal taxes and shall be on a parity with the lien of such state, county and municipal taxes. Such liens, when delinquent for more than 30 days, may be foreclosed by such municipality in the manner provided by the laws of Florida for the foreclosure of mortgages on real property.

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 February 25, 2020, in the presence of:

Amanda Anderson

Witness

Printed Name: Amanda Anderson

Joanne Paolini

Witness

Printed Name: Joanne Paolini

BY:

[Signature]
(Name) Roots Woodworking, LLC

Jonathan Ayers

(Address) 401 S. Rodriguez Street
St. Augustine, FL. 32084

(Telephone) (904) 401-3489

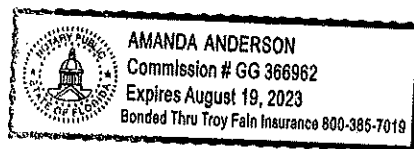
FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

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, Jonathan Ayers, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced DL# A1620-421-83-178-0 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 February 25, 2020



Amanda Anderson
Notary Public, State of Florida

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: April 7, 2021

RE: **SATISFACTION AND RELEASE OF UTILITY MORTGAGE – 1431 MASTERS DRIVE**

Enclosed is a Satisfaction and Release of Mortgage for 1431 Masters Drive, regarding the Unit Connection Fee Mortgage and Promissory Note executed between the City of St. Augustine and Rebecca Petersen for Stonecutters 77, LLC. The mortgage was recorded in the Public Records of St. Johns County on November 2, 2015. 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 April 26, 2021 City Commission meeting.

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

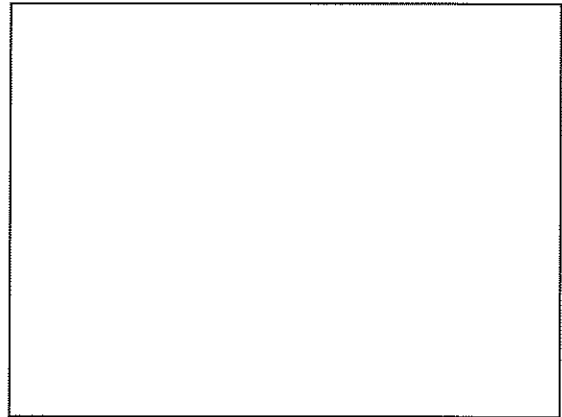


Isabelle C. Lopez
City Attorney

/sl
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 **REBECCA PETERSEN, FOR STONECUTTERS 77, LLC**, whose address is 2329 Lighthouse Road Ext, St. Augustine, Florida 32084, its 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 September 30, 2015, recorded at Official Records Book 4106, Page 1621, 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 Mortgagor from any obligations created by or existing by virtue of said Mortgage and the Promissory Note relating thereto recorded at Official Record Book 4106, Page 1621, 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: A PARCEL OF LAND IN GOVERNMENT LOT 13, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA. ALSO DESCRIBED AS PARCELS 3 AND 4 ON SURVEY PREPARED BY LOREN JUNES, ENGINEER AND SURVEYOR, DATED OCTOBER 1968, SHOWING LAND OF LILLIE MASTERS IN BLOCK 5 OF MASTERS SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 13 WITH THE WEST LINE OF MASTERS DRIVE AT THE SOUTHEAST CORNER OF BLOCK 5 OF MASTERS SUBDIVISION RECORDED IN MAP BOOK 5, PAGE 5, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 5 DEGREES 44 MINUTES EAST ON THE WEST LINE OF SAID MASTERS DRIVE, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 5 DEGREES 44 MINUTES EAST, ON THE WEST LINE OF SAID MASTERS DRIVE, 104 FEET; THENCE NORTH 88 DEGREES 42 MINUTES WEST, A DISTANCE OF 151.30 FEET; THENCE NORTH 5 DEGREES 44 MINUTES WEST A DISTANCE OF 90.70 FEET; THENCE NORTH 87 DEGREES 00 MINUTES EAST, A DISTANCE OF 1.3 FEET; THENCE NORTH 5 DEGREES 44 MINUTES WEST, A DISTANCE OF 13.3 FEET TO THE SOUTHWEST CORNER OF THAT LAND DESCRIBED IN DEED BOOK 192, PAGES 96 AND 97, SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES 42 MINUTES EAST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN DEED BOOK 192, PAGES 96, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

PARCEL ID NUMBER: 094620-0000

LOCATION ADDRESS: 1431 MASTERS DRIVE, ST. AUGUSTINE, FLORIDA 32084

**UNIT CONNECTION FEE
MORTGAGE**

Public Records of St. Johns County, FL
Clerk number: 2015069584
BK: 4106 PG: 1621
11/2/2015 4:19 PM
Recording \$52.50
Doc M: \$47.60
Int. Tax \$27.16

THIS MORTGAGE, by and between Rebecca Petersen, for Stonecutters 77, LLC, whose address is 703 Belden Court, 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 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 \$132.71 for 120 months.

IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal, this 30th day of September 2015.

Signed, sealed and delivered
in the presence of:

Witness

Printed Name:

Barbara J Muench

Witness

Printed Name:

Corian Niles

(Printed Name)

Rebecca Petersen
for Stonecutters 77, LLC

(Address)

2329 Lightsey Roas

(Telephone)

801-319-2512

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

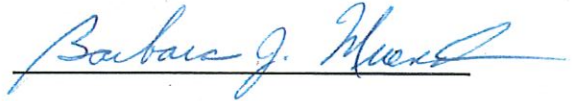
FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

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, **Rebecca Petersen**, 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 30th day of September 2015.



Notary Public, State of Florida



LEGAL DESCRIPTION

A parcel of land in government lot 13, Section 12, Township 7 South, Range 29 East, St. Johns County, Florida, also described as parcels 3 and 4 on survey prepared by Loren Jones, engineer and surveyor, dated October, 1968, showing land of Lillie Masters in Block 5 of Masters subdivision, and being more particularly described as follows: For a point of reference commence at the intersection of the North line of said government lot 13 with the West line of Masters Drive at the Southeast corner of Block 5 of Masters subdivision recorded in Map Book 5, Page 5, public records of St. Johns County, Florida; thence South 5 degrees 44 minutes East on the West line of said Masters Drive, a distance of 50 feet to the point of beginning; thence continue South 5 degrees 44 minutes East, on the West line of said Masters Drive, 104 feet; thence North 88 degrees 42 minutes West, a distance of 151.30 feet; thence North 5 degrees 44 minutes West a distance of 90.70 feet; thence North 87 degrees 00 minutes East, a distance of 1.3 feet; thence North 5 degrees 44 minutes West, a distance of 13.3 feet to the Southwest corner of that land described in Deed Book 192, pages 96 and 97, said public records; thence South 88 degrees 42 minutes East, on the South line of said land described in Deed Book 192, pages 96, a distance of 150 feet to the point of beginning.

Parcel No. 094620-0000

Exhibit "A"

**UNIT CONNECTION FEE
PROMISSORY NOTE**

APPLICANT(S) NAME: Rebecca Petersen
for Stonecutters 77, LLC
ADDRESS: 2329 Lightsey Road
Saint Augustine, FL 32084

\$13,581.00

St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at 1431 Masters Drive, 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 **13,581 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **3.25 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **132.71 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.

Note: Fl. Stat. 159.17 – Lien of services charges – any municipality issuing revenue bonds hereunder shall have a lien on all lands or premises served by any water system, sewer system or gas system for all service charges for such facilities until paid, which liens shall be prior to all other liens on such lands or premises except the lien of state, county and municipal taxes and shall be on a parity with the lien of such state, county and municipal taxes. Such liens, when delinquent for more than 30 days, may be foreclosed by such municipality in the manner provided by the laws of Florida for the foreclosure of mortgages on real property.

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: September 30, 2015**, in the presence of:

Witness

Printed Name:

Barbara J Muench

(Printed Name)

Rebecca Petersen
for Stonecutters 77, LLC

(Address)

2329 Lightsey Roas

(Telephone)

801-319-2512

Witness

Printed Name:

Coria Niles

STATE OF FLORIDA

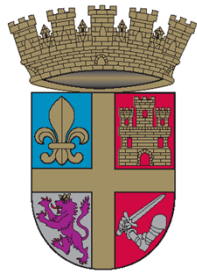
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Rebecca Petersen**, 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 30th day of September 2015.

Barbara J. Muench
Notary Public, State of Florida





Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

WHEREAS, *The City of St. Augustine recognizes that wildlife species are declining at an unprecedented rate. Globally there are over a million species endangered with extinction and one-third of North American wildlife species are at increased risk of extinction in the coming decades; and*

WHEREAS, *human health ultimately depends on well-functioning ecosystems and that biodiverse regions can better support food production, healthy soil and air quality and can foster healthy connections between humans and wildlife; and*

WHEREAS, *The City of St. Augustine is working to build a healthy, sustainable and wildlife-friendly community that brings the many benefits of nature to all corners of our community through the Mayors Monarch Pledge initiatives; and*

WHEREAS, *Garden for Wildlife Month and the Mayors Monarch Pledge are national initiatives of the National Wildlife Federation that empowers Americans to support local wildlife, like the monarch butterfly, birds and pollinators, by planting native plants in their garden and throughout the community to help restore and connect habitat; and*

WHEREAS, *the City of St. Augustine urges all citizens to support local efforts that protect, restore, and conserve habitat and vital environmental resources, as well as foster a greater connection between residents and wildlife.*

Now therefore, we, the St. Augustine City Commission hereby proclaims May 2021 as *Garden for Wildlife Month* encourages all residents to plant native plants and participate in community activities that support and celebrate healthy, sustainable, wildlife-friendly communities.

IN WITNESS WHEREOF, *I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 10th day of May in the year of our Lord two thousand and twenty-one and the four hundred and fifty-fifth year of the founding of St. Augustine, the Nation's Oldest City.*

Tracy Upchurch, Mayor

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, P.E., City Manager

DATE: April 26, 2021

RE: ResilientStAug branding for Resilience projects

The Communications Department recently coordinated a branding campaign with the Public Works Department and the Chief Resilience Officer to be used in identifying any City projects that fall under the category of resilience. These may include, but are limited to, projects such as the FEMA 13 Lift Station Upgrades, Lake Maria Sanchez Stormwater Project, Tideflex Valves, and Coquina Park, just to name a few.

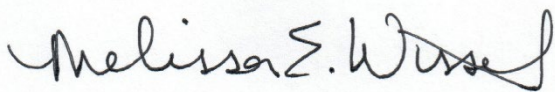
Through a coordinated effort with Marquis, Latimer and Halbeck, Inc. (MLH), a logo was designed with the intention of being a companion brand to Resilient Heritage, a branding campaign that was designed specifically for the Historic Preservation Division, by MLH, to use for its resilience projects that focus on historic assets and inventory in the City.

The ResilientStAug brand will be used in marketing materials, such as door hangers, printed handouts, and presentations, on social media, the city website, and on signage at any project site.

The intent of ResilientStAug branding is to promote to the work being done throughout the city specifically as a resiliency effort.

ResilientStAug uses the same bridge/skyline outline from Resilient Heritage as its foundational design. It includes the ResilientStAug brand inside a grommet box that mimics the look of the door dams installed at the Wastewater Treatment Plant. Grasses and foliage on the outer edges of the grommet box represent the living shoreline and natural habitat that we also consider important to resiliency efforts. The project name will be placed under the image for each individual project. ResilientStAug uses the city "red" color, while Resilient Heritage uses the city "blue" color.

Please see attached samples of the ResilientStAug brand, alongside the Resilient Heritage brand.



Melissa Wissel
Communications Director

ResilientStAug Branding Sample

Companion branding with Resilient Heritage





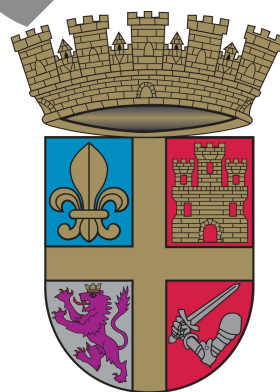
South Davis Shores Resiliency Project

Another #ResilientStAug project of the City of St. Augustine

Project Description

This construction is an extension of the flood mitigation project that began at Coquina Park in 2019. The result is intended to minimize the occurrence of sunny day flooding and to reduce the duration and severity of flooding during exceptional weather events (not including hurricanes).

www.CityStAug.com/SouthDavisShoresResilience



CITY OF
ST AUGUSTINE
— EST. 1565 —

Inquiries may be directed to the Public Works Department
Phone: 904.825.1040 | Email: PublicWorks@CityStAug.com

Tracy Upchurch, Mayor | Nancy Sikes-Kline, Vice Mayor | Roxanne Horvath, Commissioner
John Valdes, Commissioner | Barbara Blonder, Commissioner

John Regan, P.E., City Manager | Meredith Breidenstein, CPA, Asst. City Manager
Reuben Franklin, P.E., Public Works Director | Todd Grant, Utilities Director
Jessica Beach, P.E., Chief Resilience Officer

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: April 13, 2021

RE: Request for use of the City Seal

Dennis Hollingsworth, St. Johns County Tax Collector, is hosting the Florida Tax Collectors Association Spring Conference, May 23-27, 2021 and has requested to incorporate the city seal on a face mask for the tax collectors to wear while exploring the city during the conference. This request is for a one-time use and the application that was submitted is attached.

Per City Code Section 2.1, permission to use the City Seal may only be granted by the City Commission. Should you concur, please place this matter on the Consent Agenda for the April 26, 2021 meeting.



Darlene Galambos
City Clerk

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: April 6, 2021

RE: QUARTERLY REPORT: 2ND QUARTER FY 2020-2021

Please find enclosed the following documents reflecting the fiscal year 2020-2021 2nd quarter in review for the City Attorney's office:

- ❖ **WORK LOG DRAFTING & REVIEW CHART (194 ITEMS)**
- ❖ **PUBLIC MEETINGS ATTENDANCE CHART (50.75 HOURS)**
- ❖ **CITY ORDINANCE VIOLATION DISPOSITION CHART (11 CASES)**
- ❖ **STAFF & NEW BOARD MEMBER TRAINING CHART (11 HOURS)**
- ❖ **ORDINANCE & RESOLUTION CHART (23 ITEMS)**
- ❖ **LEGISLATIVE BILL TRACKING CHART (83 BILLS)**

This quarterly report mirrors the same categories as our annual report. As always, should you wish to meet with me individually to discuss any of this information, or the specifics of a particular matter, please do not hesitate to let me know.

Matters of ongoing civil litigation with retained outside counsel appropriated from General Fund Reserves, invoiced monthly and approved on consent agenda are:

- 1) Marlowe v. City (*Docks and the City's submerged lands and riparian ownership*)
- 2) MASCI v. City (*Breach of Contract*)
- 3) Doan Trust v. City (*Unitrust income beneficiaries dispute involving City*)

In addition, the Florida League of Cities provides coverage on some damages-based litigation.

Matters of ongoing litigation being handled in house are:

- 1) J. C. Penney Company, Inc. (*Bankruptcy*)
- 2) NPC International, Inc. (*Bankruptcy*)
- 3) Edgerton v. City (*Injunction Against Removal of Confederate Monument*)

We are continuing to monitor the multi-party claim of exactions regarding the City's vacation rental ordinances that we received and have rejected those claims. The related lawsuit filed seeking injunctive relief and damages continues to be handled by our insurance defense team through the Florida League of Cities.

Other litigation matters of note are:

- 1) Nager v. City (*Injunction Against Face Coverings*): On January 8, 2021, the Court entered an order denying Plaintiff's Complaint for Emergency Injunctive Relief.

- 2) Pacetti v. City (Injunction Against Removal of Confederate Monument): On September 8, 2020, the Court entered an order granting Plaintiff's Notice of Voluntary Dismissal with prejudice.

Code review updates our office has continued to work on are:

- 1) Pension and Retirement Updates: These are matters either of correcting inconsistencies or related to statutory compliance. Ordinance 2021-01 regarding the General Employees Retirement Board and Ordinance 2021-02 regarding the Police Officers' Retirement System each passed at second reading at the February 8, 2021 City Commission meeting.
- 2) Sign Code Amendments: This includes a complete first draft overhaul of the City's sign code. Ordinance 2021-06 was presented to the Planning and Zoning board for comments at its March 2, 2021 meeting and again at its April 6, 2021 meeting.

In addition, the City Attorney's office has been working with the Clerk and our legislative consultant updating the City Commission on bills of interest during this legislative session and coordinating with various legislative committees.

The City Commission did originally request that the City Attorney compile and create a synopsis of the City Manager's reviews, but due to the change in Commission membership, and the differing formats utilized by individual Commissioners, any synopsis would not fully or accurately convey the Commission's intent. It is suggested that the Commission review its process for next year, perhaps focusing on a verbal discussion with the City Manager during a scheduled Commission meeting, with detailed minutes transcribed by the Clerk serving as the written synopsis of the City Manager's review, instead of an after-the-fact synopsis drafted by the City Attorney.

Please place this quarterly report on the consent agenda for the April 26, 2021 City Commission meeting. The attached charts are included for the Commission's information and I am available for a presentation if the Commission requests one.

Sincerely,



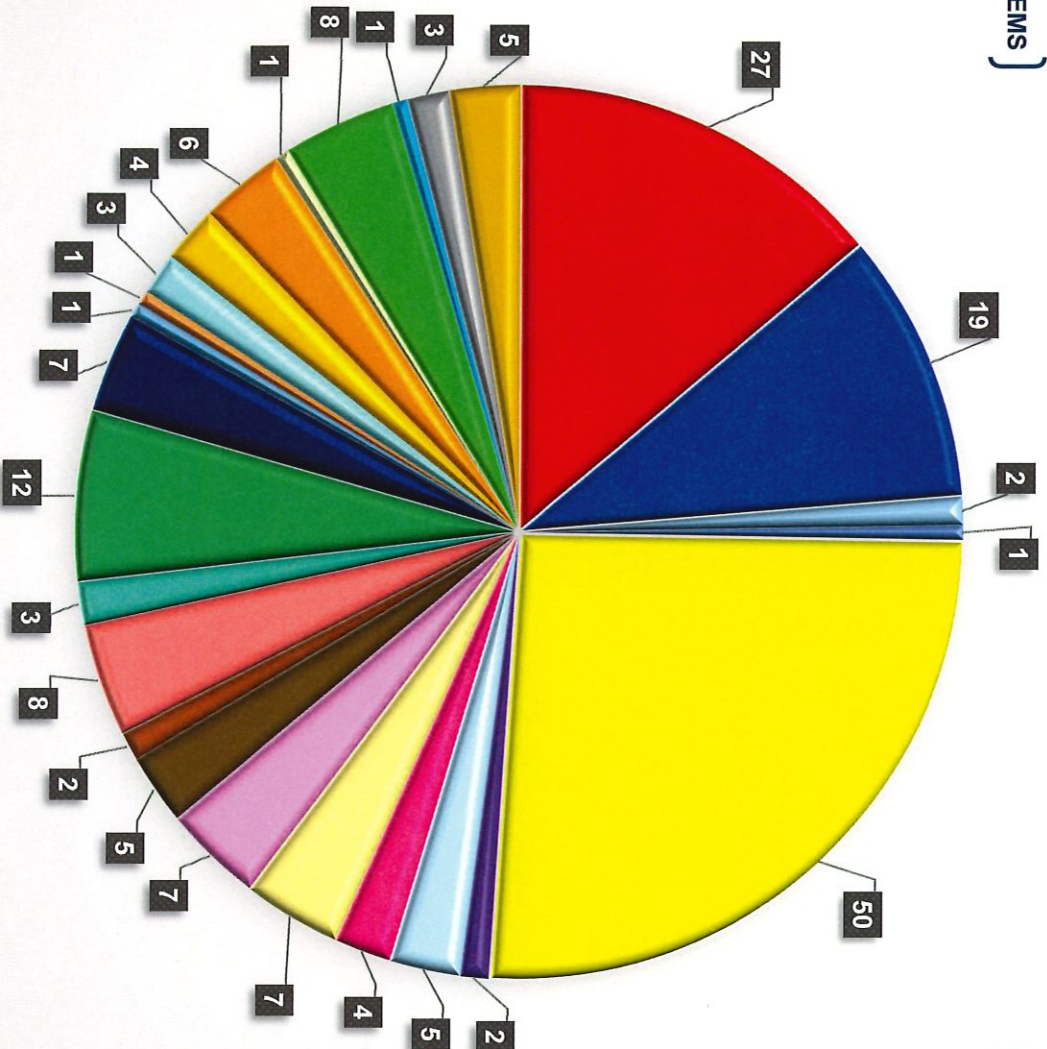
Isabelle C. Lopez
City Attorney

Attachments

WORK LOG DRAFTING & REVIEW: 2ND QUARTER FY 2020-2021

[BY NUMBER OF ITEMS]

[TOTAL: 194 ITEMS]



Agreement - 50
 Correspondence - 7
 Lease Agreement - 8
 Memorandum - 1
 Performance Bond - 6
 PUD - 3
 Signage - 2

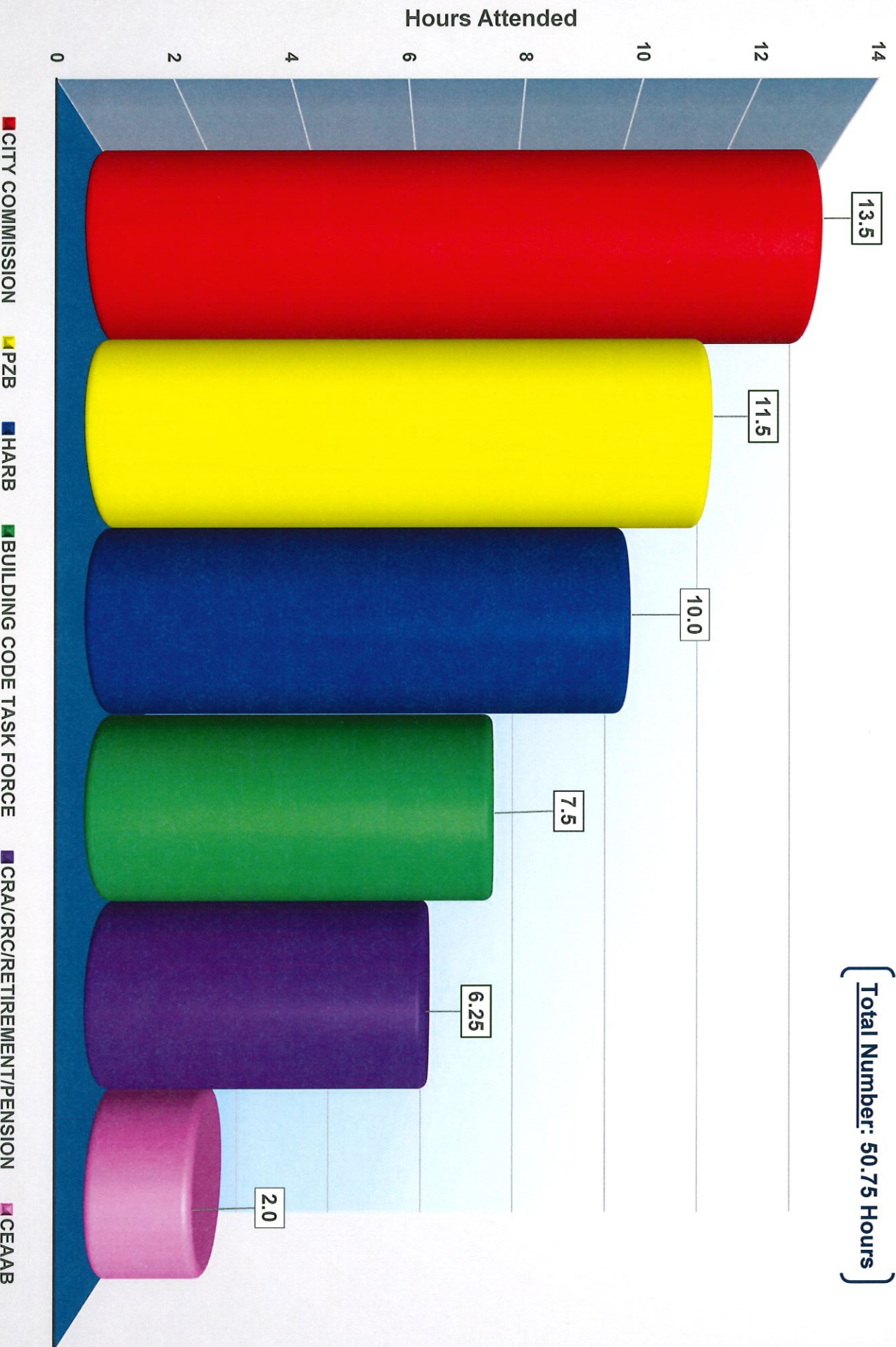
Application - 2
 Easement - 7
 License - 3
 Notice - 1
 Plat - 1
 Release & Waiver - 5
 Submerged Lands Lease - 1

Bill of Sale - 5
 Form - 5
 Lien Release - 12
 Order - 3
 Pleading - 8
 Research - 27

Contract - 4
 Interlocal Agreement - 2
 Maintenance Bond - 7
 Ordinance - 4
 Policy - 1
 Resolution - 19

PUBLIC MEETING ATTENDANCE: 2ND QUARTER FY 2020-2021

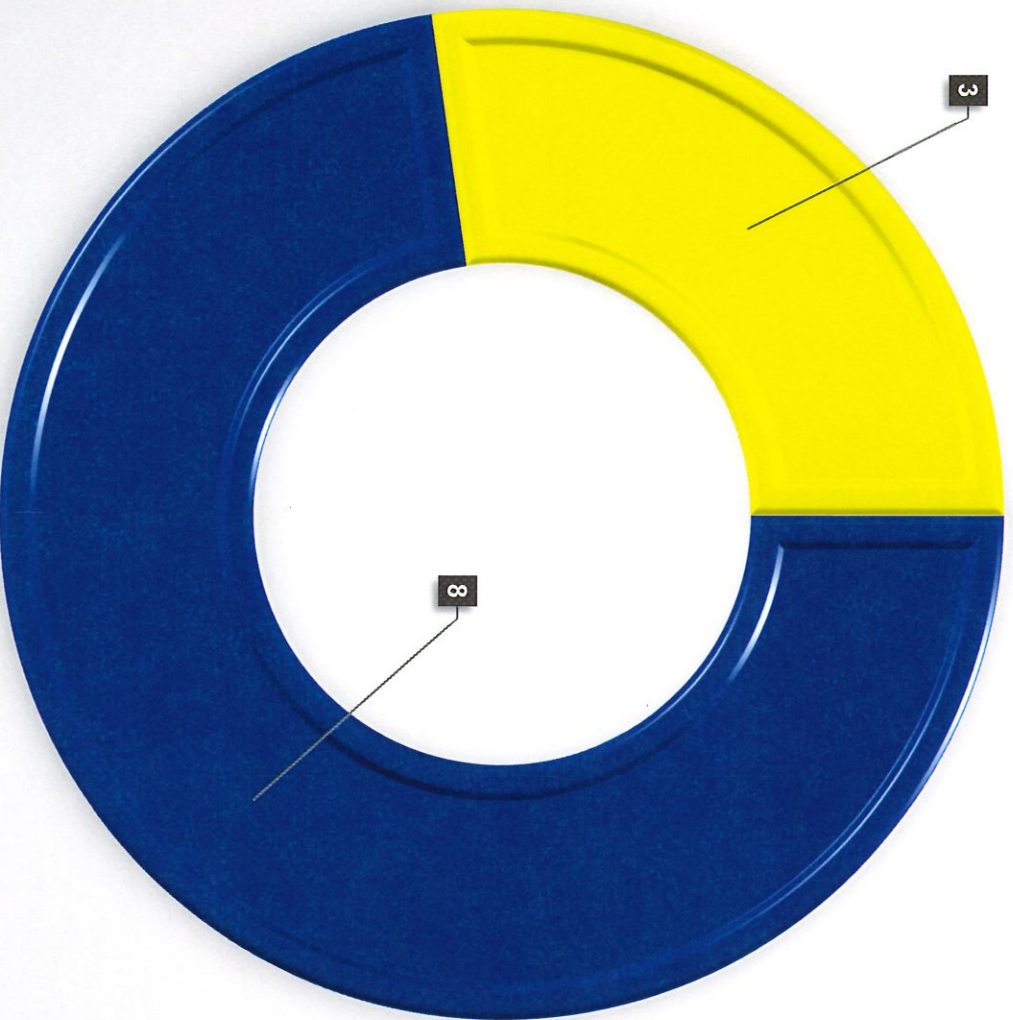
[Total Number: 50.75 Hours]



CITY ORDINANCE VIOLATIONS: 2ND QUARTER FY 2020-2021

[BY NUMBER OF CASES]

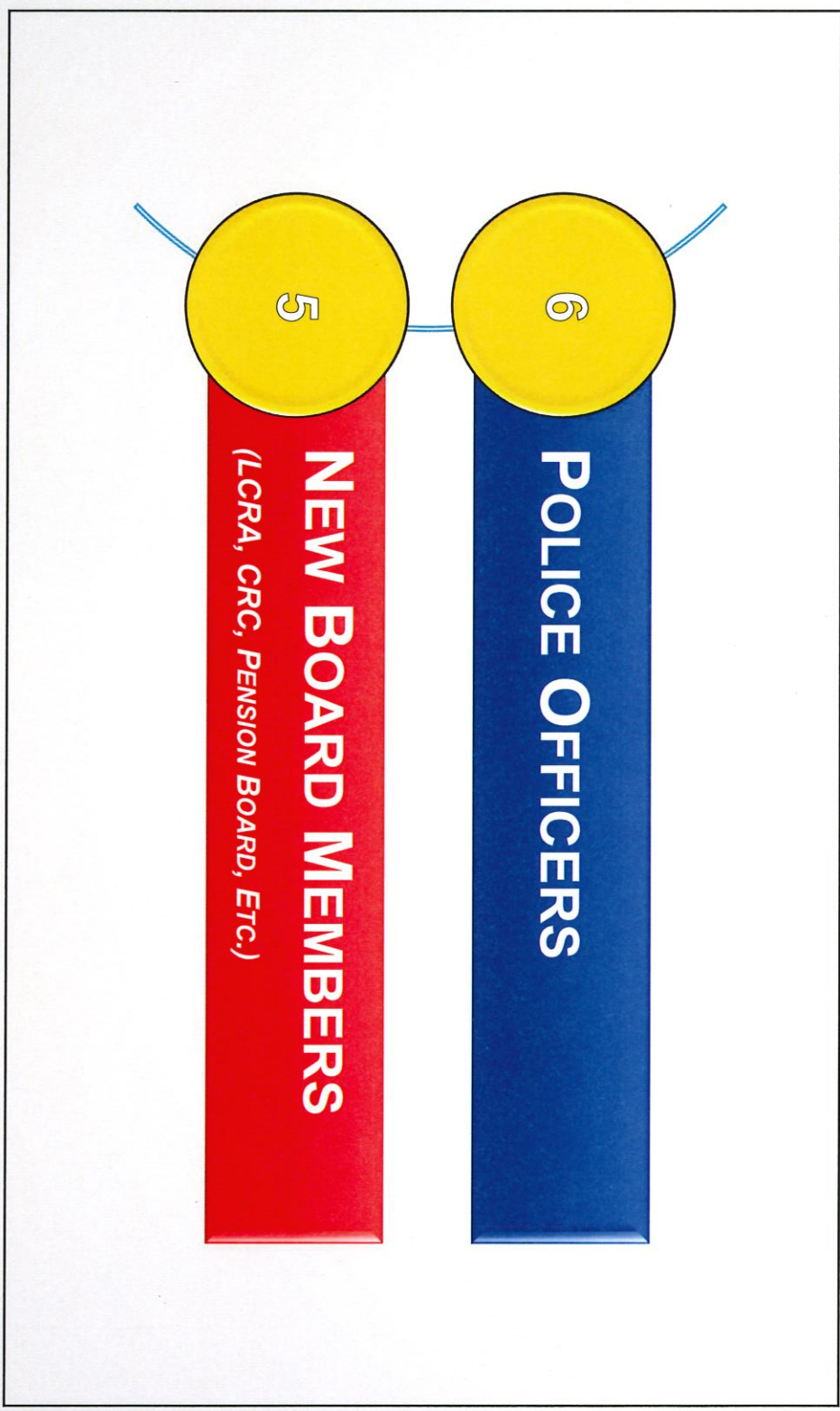
[TOTAL: 11 CASES]



STAFF & NEW BOARD MEMBER TRAINING: 2ND QUARTER FY 2020-2021

[By NUMBER OF HOURS]

[TOTAL: 11 Hours]



ORDINANCES & RESOLUTIONS – 2ND QUARTER FY 2020-2021

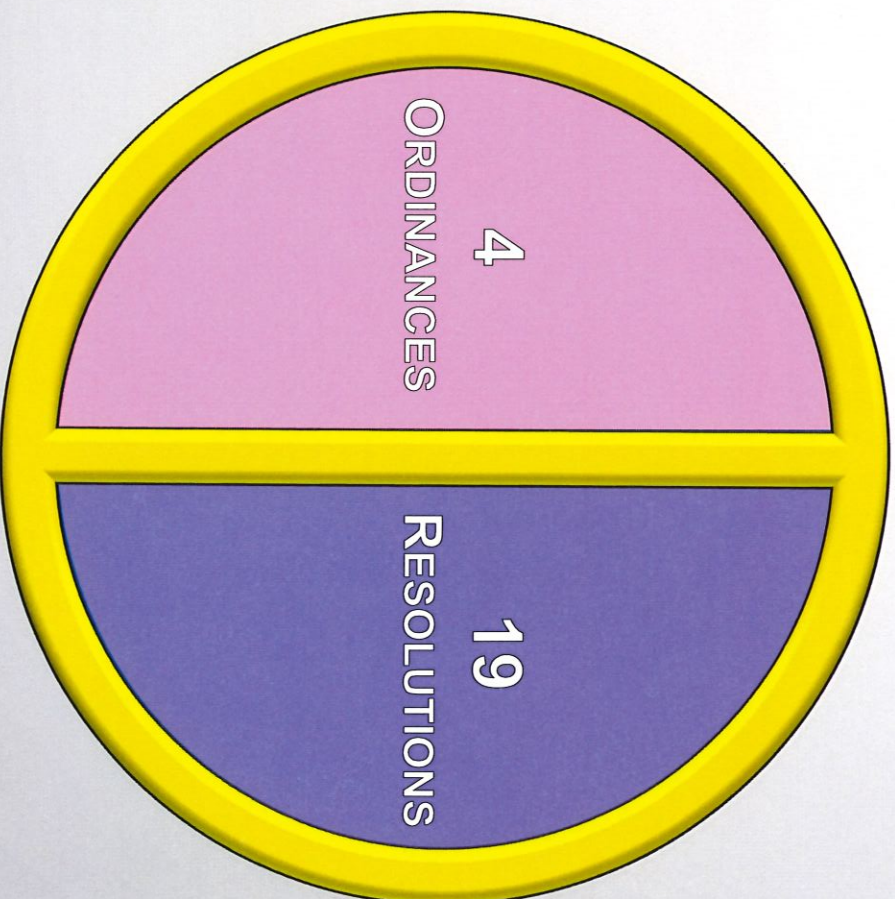
[TOTAL: 23 ITEMS]

ORDINANCES

- 2021-04: Sebastian Inland Harbor PUD Amendment
- 2021-05: Removal of Contractor Disciplinary Board from Code
- 2021-06: Amendment to Sign Code
- 2021-07: Amendment Wastewater Regulations for Dental Amalgam

RESOLUTIONS

- 2021-03: Salt Run Dredging FIND Grant
- 2021-04: Oppose SB 522 and HB 219
- 2021-05: Support SB 594 and HB 6027
- 2021-06: Support SB 514 and HB 315
- 2021-07: Oppose SB 62
- 2021-08: Support SB 596 and HB 6023
- 2021-09: Oppose SB 266 and HB 403
- 2021-10: Oppose SB 496 and HB 59
- 2021-11: Amending Events Schedule
- 2021-12: Amending Solid Waste Rates and Fees
- 2021-13: Support HB 3409
- 2021-14: Support HB 3901
- 2021-15: Support SB 1988 and HB 1481
- 2021-16: Support SB 1954 and HB 7019
- 2021-17: Support SB 1186, HB 1379, SJR 1182, and HJR 1377
- 2021-18: Oppose SB 60 and HB 883
- 2021-19: Support SB 1944 and HB 1567
- 2021-20: Audit Committee Rules
- 2021-21: Display of Flags on City Owned Poles and Property



LEGISLATIVE BILL TRACKING: 2021 SESSION

[Total: 83 Bills]

Water Stimulation	SB 546 & HB 1575	Law Enforcement Body & Dash Cams	SB 452, SB 740 & HB 569	Resilient Florida Trust Fund/DEP	HB 7021
Preemption of Firearms & Ammunition Reg.	SB 672 & HB 6033	Tax Exemption for Affordable Housing	SB 674 & HB 563	Vacation Rentals	SB 522 & HB 219
Beverage Law	SB 134, SB 148 & HB 1161	Operation & Safety of Motor Vehicles & Vessels	SB 1086 & HB 639	Regional Planning Councils	SB 62
Statewide Police Misconduct Registry	SB 480 & HB 277	Retirement	SB 84	Home-Based Businesses	SB 266 & HB 403
Medical Marijuana Public Employee Protection	SB 692 & HB 335	Gov't Actions Affecting Private Property Rights	SB 1876 & HB 421	County & Municipal Code Enforcement	SB 60 & HB 883
Impact Fees	SB 750 & HB 337	Limits of Power of Political Subdivisions	SB 1924 & HB 945	Growth Management	SB 496 & HB 59
Preemption of Local Occupational Licensing	SB 268 & HB 735	PACE Program Sewer to Septic	SB 1208 & HB 387	Vaccinations During Public Health Emergencies	HB 6003
Public Records	SB 400 & HB 913	Tourist & Convention Development Taxes	SB 2008 & HB 1429	Combating Public Disorder	SB 484 & HB 1
Legal Notices	SB 402 & HB 35	Preemption of Tree Pruning, Trimming, Removal	SB 596 & HB 6023	Prohibit Public Funds for Lobbying by Local Gov't	HB 215
Regulation of Smoking in Public Places	SB 334 & HB 239	Preemption of Recyclable & Polystyrene	SB 594 & HB 6027	Building Design	SB 284 & HB 55
Prohibited Gov't Transactions Involving Certain Comp. & Prod.	SB 810 & HB 439	Resiliency	SB 514 & HB 315	Craft Distilleries	SB 46 & HB 737
State Preemption of Energy Infrastructure Regulations	SB 856 & HB 839	Utility & Communications Service Poles	SB 1944 & HB 1567	Craft Distilleries: Container Size/Branded Products	SB 142
County Court Judges	SB 816 & HB 417	Prop. Assessments for Elevated Properties	SB 1186 & HB 1379	West Augustine Septic to Sewer	HB 3411
Medical Marijuana Retail Facilities	SB 562 & HB 593	Limitations on Assessment of Real Property	SJR 1182 & HJR 1377	Lincolnville Museum Preservation & Operations	HB 3409
Law Enforcement Agency Standards	SB 942 & HB 647	Statewide Flood & Sea Level Rise Resilience	SB 1954 & HB 7019	West Augustine Care Center	HB 3901

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan
City Manager

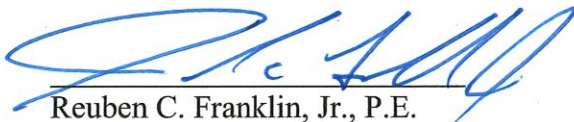
DATE: April 15, 2021

RE: Consent Agenda Item for April 26, 2021 City Commission Meeting;
Public Works & Utilities Update

We would like to provide the Public Works & Utilities Update to the City Commission; and request that the presentation be placed on the Agenda for the April 26, 2021 meeting.

Attached, is a copy of the presentation; and if you should have any questions, please contact us. Thank you.

Sincerely,



Reuben C. Franklin, Jr., P.E.
Public Works Director



Todd Grant., P.G.
Utilities Director

Attachment: PW & U PowerPoint Presentation

cc: COSA Directors



CITY OF
ST AUGUSTINE
EST. 1565

COSA City Commission

“Public Works & Utilities Update”

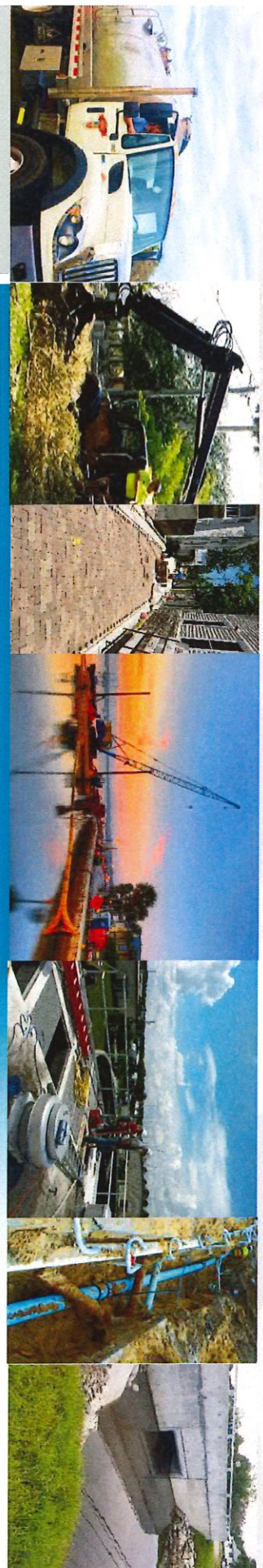
April 26, 2021

Todd J. Grant, P.G.

Director, Utilities

Reuben C. Franklin, Jr., P.E.

Director, Public Works





Public Works & Utilities Update Agenda

Key Updates

- 13 Lift Station Rebuilds (FEMA)
- Resilience Program Updates
- Environmental Programs Update
- Development Updates
- West Augustine Sewer Improvements
- Mobility Program

Overview

- CIP Overall Status Summary



CITY OF
ST AUGUSTINE
EST. 1585

FEMA 13 LIFT STATIONS REHABILITATION

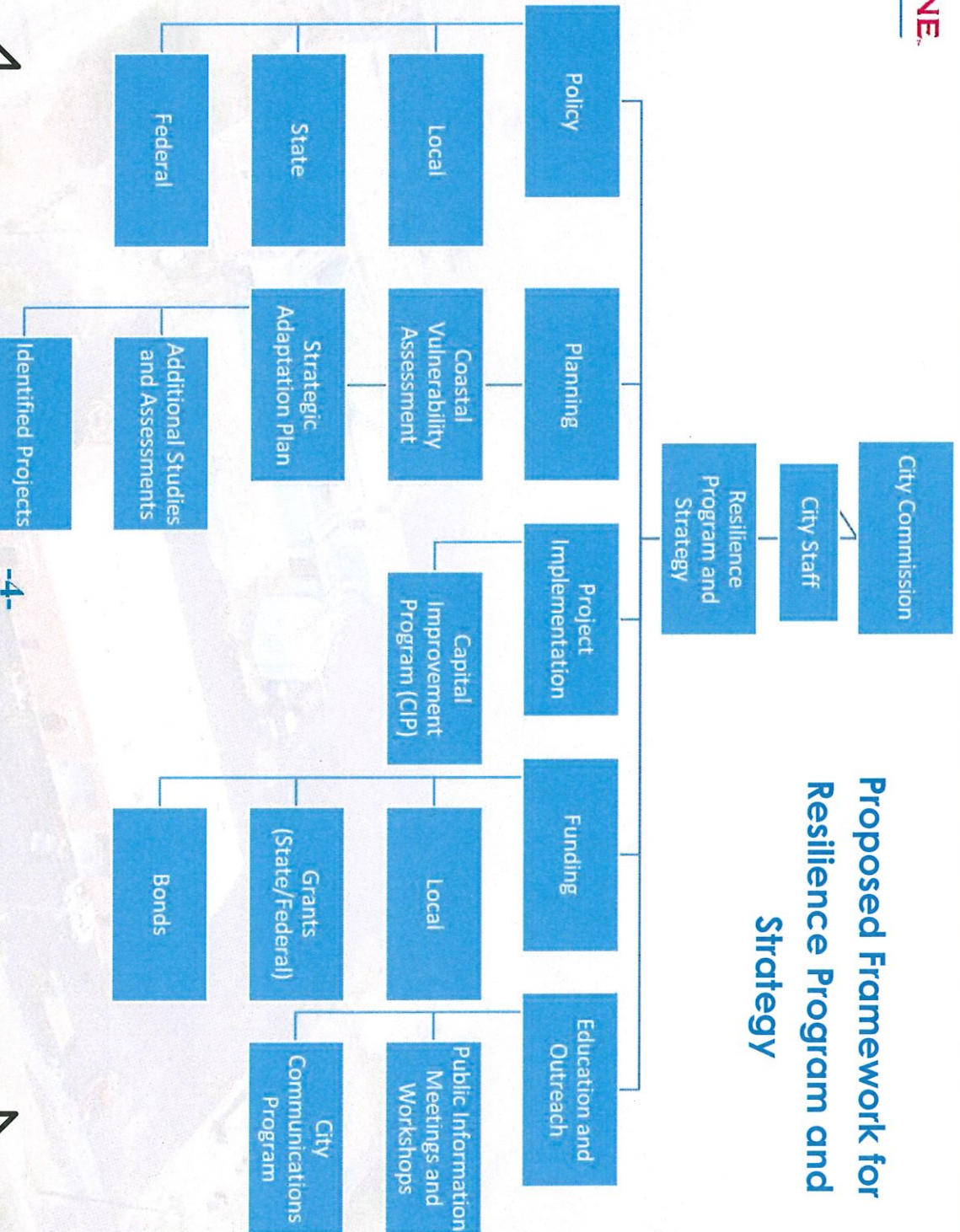
- ❖ Start Construction Phase
 - ❖ January 2021
- ❖ Construction Cost \$13.8M
- ❖ Est. Finish Construction
 - ❖ February 2023
- ❖ 13 Lift Stations to be Rehabilitated or Replaced:
 - ❖ LS-4, 5, 6, 7, 10, 11, 12, 21, 22, 23, 24, 50, and 52
- ❖ Arriicola Ave. Force Main
 - ❖ April – August 2021





Resilience Program Updates

Proposed Framework for Resilience Program and Strategy



-4-

Social, Economic, Cultural and Environmental Considerations Integrated Throughout



CITY OF
ST AUGUSTINE
EST. 1565

Resilience Program Updates

MEMORANDUM

CITY OF ST. AUGUSTINE

❖ Policy

- ✓ Building Code Task Force Recommendations went to Commission, approval to proceed to Planning and Zoning Board
- ✓ Monitoring State legislative session related to Resiliency bills

❖ Planning

- ✓ UF Septic Tank Sea Level Rise Study initial results
- ✓ Draft report for the South Davis Shores Resiliency Master Plan

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 tasks.

Goal #1 – Protect older homes from the flooding impacts of sea level rise.

Goal #2 – Provide incentives for property owners to use building techniques which do not require sand 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.

Dan Borch
Dan Borch, AICP
Director, Planning and Building

ARCNET Modeling Outputs for OSTDS within the St. Augustine Service Area



ST AUGUSTINE

Report of the City of St. Augustine and the Florida Department of Environmental Protection, Office of Water and Coastal Protection, Florida Department of Natural Resources

South Davis Shores Resiliency Study
St. Augustine, FL

ST AUGUSTINE

DRAFT REPORT

CDM
Smith

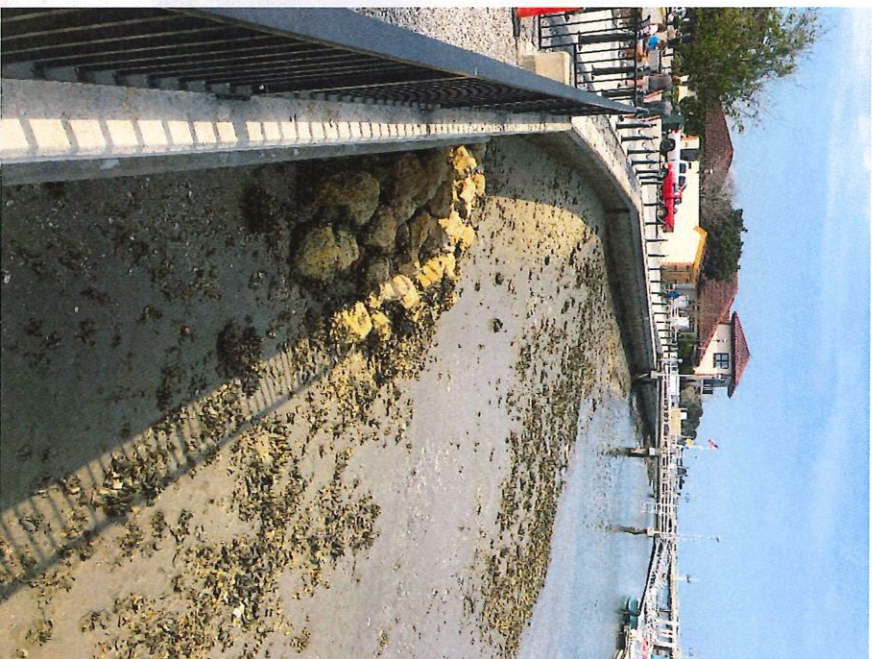
February 2021



Resilience Program Updates

❖ Project Implementation

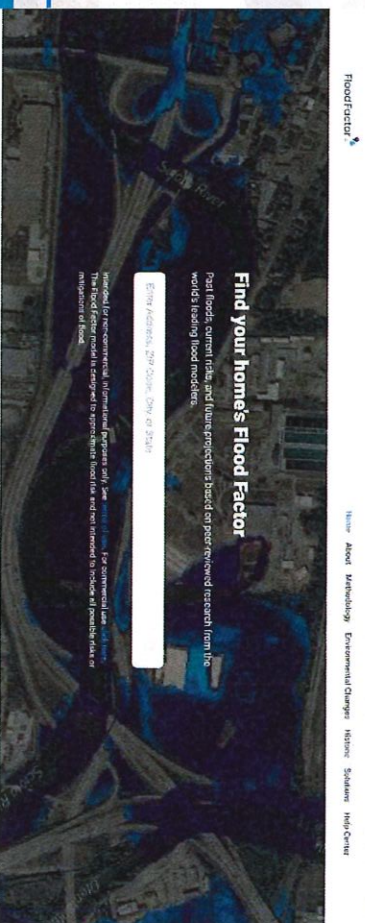
- ✓ FEMA 13 Lift Stations Rehabilitation - under construction
(www.CityStAug.com/FEMA13)
- ✓ Lake Maria Sanchez Flood Mitigation and Drainage Improvement Project (HMPG) – proceeding with design
(www.CityStAug.com/LakeMariaSanchez)
- ✓ Avenida Menendez Flood Barrier (HMGF) – Phase 1 – contract awarded, design begun
- ✓ South Whitney – West King Street Flood Mitigation – submitted to FDEM, awaiting FEMA review and approval for construction





Resilience Program Updates

- ❖ Funding
 - ✓ Monitoring State and Federal legislation, future grant opportunities
- ❖ Education and Outreach
 - ✓ Fullerwood Neighborhood Association – January 28, 2021
 - ✓ Lincolnville Neighborhood Association – February 25, 2021
 - ✓ Old City South Neighborhood Association – March 18, 2021
 - ✓ Multiple individual flood mitigation site visits completed by City Staff





ST AUGUSTINE
CITY OF
EST. 1565

Environmental Programs

- ❖ Fats, Oils & Grease Program Inspections
 - ❖ 76 routine inspections
 - ❖ 34 follow-up inspections
- ❖ Sustainability
 - ❖ 6 Internal sustainability committee meetings
 - ❖ Tree canopy program development
 - ❖ 2020 water audit
- ❖ Recycle collection event Jan 2021
- ❖ Storm drain marking event March 2021





CITY OF
ST. AUGUSTINE
EST. 1565

Development Updates

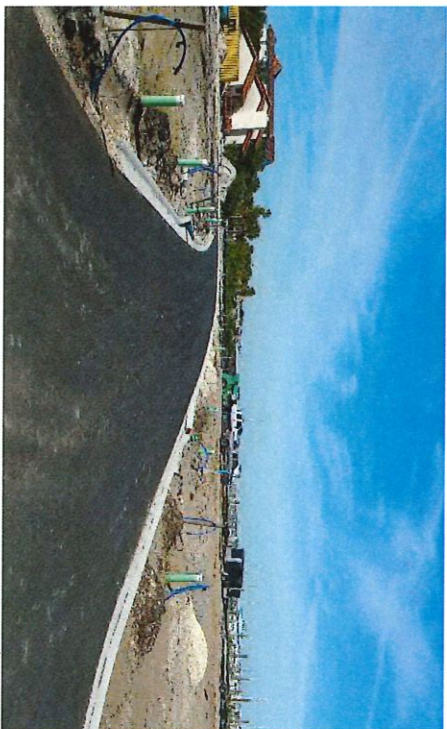
STATISTICS FOR QUARTER

PRIVATE DEVELOPMENT PROJECTS

- ❖ Projects In Active Construction: 23
- ❖ Current Projects In Review Process: 9
- ❖ Submittal Packages Received: 8
- ❖ Development Permits Issued: 4
- ❖ Projects Closed Out: 3

RIGHT-OF-WAY PERMITS ISSUED

- ❖ General: 83
- ❖ Franchise Utilities: 31





West Augustine Sewer Improvements

West Augustine Sewer Master Plan, Scope Development with

Consultant:

- ❖ Create an overall sewer plan to serve the greater West Augustine area.

West 3rd Street Sewer Extension, Identified for State Funding:

- ❖ Expected to Eliminate 20 Residential Septic Tanks and connect area residents to sewer on West 3rd Street between Volusia and Duval Streets



West 5th Street Sewer Extension, Complete:

- ❖ State Grant (FDEP) and City Funded; Installed new gravity sewer on West 5th Street between Volusia and Nassau Streets and connected area residents
- ❖ Installation of new gravity sewer mains, manholes, and services is complete
- ❖ Abandoned 25 existing septic systems and connected residents to new sewer system
- ❖ City Funded; Connect residents to existing gravity sewer systems
- ❖ To date, abandoned 57 existing septic systems and connected residents to existing sewer system
- ❖ Researching additional homes with existing gravity sewer available for connection program

Septic-to-Sewer Connections – In Progress:



CITY OF
ST AUGUSTINE
EST. 1585

Mobility Program: Activity Management

Mobility Program Activity Update - April 26, 2021

Progress to Date				
Level/Initiative	Deliverable/Activity	% Complete	Est. Finish	Notes
Neighborhood				
North City Trail Concept Plan	Develop trail from the Fort to the Fullerwood Neighborhood	95%	4/30/2021	Nelmar neighborhood meeting 4/18/21
San Marco Bike Lanes	Install bike lanes, crosswalks & sidewalk between US1 & SR16	75%	6/30/2021	Need to request quote from contractor
City				
Parking Code Update	Review and update parking code requirements	30%	TBD	Delayed due to COVID-19, Fall 2021 with PZB
Smart Parking System	Phase 2 Integrate Parking Garage with On/Off Street Parking	60%	TBD	Sign code needs to be updated, Parking Logix deployed in the garage
Commercial Delivery (CD)	Implement parking & truck delivery management system	50%	TBD	Approved by HARB; SJRWMD Permitting
Bike Share Program	Develop a sponsored bike share program for the City	90%	Spring 2021	Bikes have arrived and preparing for launch
May St/San Marco Landscape	Design and install landscaping at the new intersection	90%	6/30/2021	Working on MOT with FDOT
Broudy Multi-Modal Project	Develop public parking as part of a multi modal development	0%	TBD	Need to identify procurement method
King St Master Plan	Determine whether City should request ownership transfer from FDOT	50%	5/31/2021	Present details of the proposed deal to the City Commission
Granada/Cordova St Repaving	Add bike lane to Granada St and Sharrows to Cordova St	0%	6/30/2021	
Local (SJC, CosAB, TPO, etc.)				
EV Charging Stations	Working with FPL and TPO to select more locations	-	-	Parking Garage and Troques Lot are new sites
Anastasia Blvd Study	Develop Complete Street options for the corridor from Red Cox to Bol	60%	6/1/2021	Collecting corridor data completed

Legend

on target	at risk	corrective action required
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Mobility Program: Activity Management (continued)

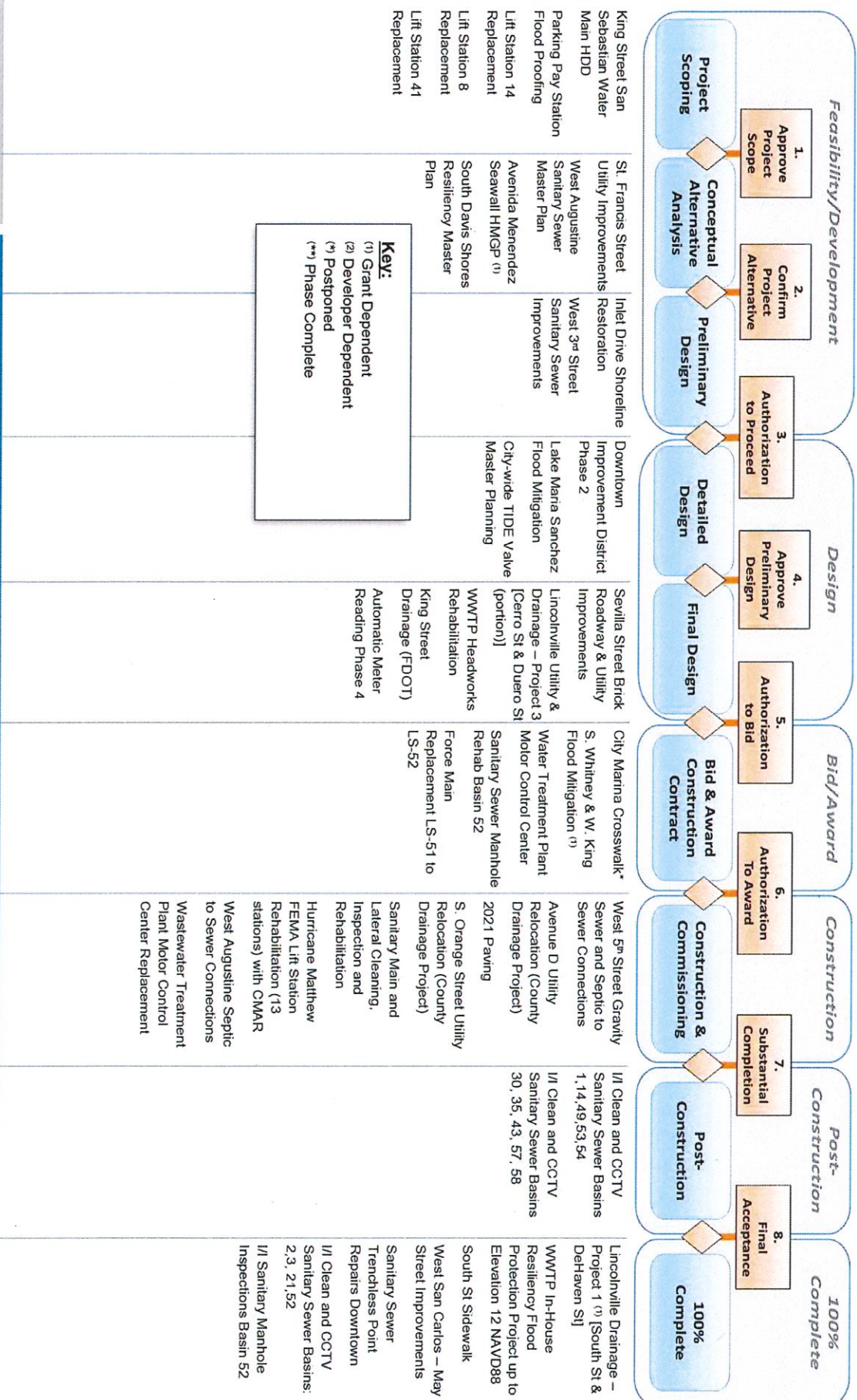
Progress to Date				
Level/Initiative	Deliverable/Activity	% Complete	Est. Finish	Notes
State (FDOT, SJRWMD, DEP)				
San Marco Ave & May Street	Intersection and drainage improvements	100%	-	Complete
Red Cox Rd/Anastasia Blvd	Intersection improvements	30%	-	Data Collection Complete, FDOT working on concept
Zorayda/A1A Ped Crossing	Design	90%	TBD	Easement approved; ready to construct
San Marco Ave Shared Path	Design and construct shared path between Pine and Ocean Ave	60%	TBD	Need decision on palm tree removal
Federal				
Major Accomplishments (since January 2021)		Upcoming Activities		
→ San Marco Ave & May Street Completion		→ Bikeshare Launch		
→		→ Anastasia Blvd Study Results		
→		→ King St Ownership Presentation		
Challenges, Risks & Issues				
☐ Land Acquisition for Park and Ride Program				
Key Decisions				
Decisions Required:				
● King St Ownership and Broudy Site Project Procurement				

Legend

on target	at risk	corrective action required
-----------	---------	----------------------------

CIP Overall Status Summary

Design-Bid-Build Active Projects – through April 26, 2021



Key:
 (1) Grant Dependent
 (2) Developer Dependent
 (*) Postponed
 (**) Phase Complete



Additional Questions and Commission Discussion

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: April 5, 2021

RE: **MASCI v. CITY OF ST. AUGUSTINE – INVOICE FOR PROFESSIONAL SERVICES**

Enclosed please find Invoice No. 03-2021-04-2026 dated March 31, 2021 from Cavendish Partners, P.A. for legal services rendered in March 2021 regarding the MASCI General Contractor, Inc. v. City of St. Augustine matter.

The amount currently due is **\$6,637.50**. We have reviewed the billing and submit same to you for placement on the consent agenda for the April 26, 2021 City Commission meeting.

*{ WITH THIS INVOICE THE TOTAL EXPENDED TO DATE FOR ATTORNEY'S
FEES AND COSTS ON THIS MATTER EQUALS \$13,599.50. }*

Thank you.



Isabelle C. Lopez
City Attorney

/sl
Attachment

xc: Meredith Breidenstein, Assistant City Manager
Denise C. May, Assistant City Attorney
Darlene Galambos, City Clerk
Mark Simpson, Financial Services

CAVENDISH PARTNERS

P.A.

200 West Forsyth Street, Suite 1300
Jacksonville, FL 32202

INVOICE

Date: 03/31/2021
Invoice #: 03-2021-04-2026
Matter: Masci
File #: 2026

INVOICE TOTAL AND BALANCE DUE **\$6,637.50**

Bill To:
Isabelle Lopez, City Attorney
75 King Street
P.O. Box 210
St Augustine, FL 32085
Due Date: 04/30/2021
Please Remit Payment To:
Cavendish Partners, P.A.
200 West Forsyth Street
Suite 1300
Jacksonville, FL 32202

**PAYMENTS RECEIVED AFTER 03/31/2021 ARE
NOT REFLECTED IN THIS BALANCE DUE INVOICE**