



## **AGENDA**

### **PLANNING AND ZONING BOARD REGULAR MONTHLY MEETING**

**TUESDAY, JULY 18, 2023, 6:00 P.M.**

**CITY OF ST. AUGUSTINE BEACH, 2200 A1A SOUTH, ST. AUGUSTINE BEACH, FL 32080**

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#### NOTICE TO THE PUBLIC

THE PLANNING AND ZONING BOARD HAS ADOPTED THE FOLLOWING PROCEDURE: PERSONS WISHING TO SPEAK ABOUT TOPICS THAT ARE ON THE AGENDA MUST FILL OUT A SPEAKER CARD IN ADVANCE AND GIVE IT TO THE RECORDING SECRETARY. THE CARDS ARE AVAILABLE AT THE BACK OF THE MEETING ROOM. THIS PROCEDURE DOES NOT APPLY TO PERSONS WHO WANT TO SPEAK TO THE BOARD UNDER "PUBLIC COMMENTS."

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES OF REGULAR PLANNING AND ZONING BOARD MEETING OF JUNE 20, 2023
- V. PUBLIC COMMENT
- VI. NEW BUSINESS
  - A. Conditional Use File No. CU 2023-06, for renewal of a conditional use permit for food and/or beverage service and consumption outside of an enclosed building on the premises of a restaurant, Stir-It-Up, in a commercial land use district on Lots 13 and 15, Block 11, Chautauqua Beach Subdivision, at 18 A Street, St. Augustine Beach, Florida, 32080, Cynthia Michael, Agent for Stir-It-Up, Applicant
  - B. Conditional Use File No. CU 2023-07, for proposed new construction of a two-story, 2705-square-foot total single-family residence in a commercial land use district on Lot 15, Block 36, Coquina Gables Subdivision, at 14 D Street, Scott Patrou, Agent for HVG Properties LLC, Applicant
  - C. Mixed Use File No. MU 2023-01, for proposed new construction of a 2500-square-foot mixed use building consisting of 1250 square feet of office use on the first floor and a 1250-square-foot residential dwelling unit on the second floor in a commercial land use district on Lots 1 and 3, Block 43, Coquina Gables Subdivision, on the northwest corner of A1A Beach Boulevard and F Street, St. Augustine Beach, Florida, 32080, David T. Webb, Agent for BrightMove Inc., Applicant

- D. First reading of Ordinance No. 23-05, to adopt the St. Johns County School Board's Five-Year District Facilities Workplan by Reference to the Capital Improvements Element of the City's Comprehensive Plan

VII. OLD BUSINESS

VIII. BOARD COMMENT

IX. ADJOURNMENT

NOTICES TO THE PUBLIC

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*In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Manager's Office no later than seven days prior to the proceeding at the address provided above, or telephone 904-471-2122, or email [sabadmin@cityofsab.org](mailto:sabadmin@cityofsab.org)*

*For more information on any of the above agenda items, please call the City of St. Augustine Beach Building and Zoning Department at 904-471-8758. The agenda material containing background information for this meeting is available on a CD upon request at the City Manager's office for a \$5.00 fee. Adobe Acrobat Reader will be needed to open the file.*



## MINUTES

### PLANNING AND ZONING BOARD REGULAR MONTHLY MEETING

TUESDAY, JUNE 20, 2023, 6:00 P.M.

CITY OF ST. AUGUSTINE BEACH, 2200 A1A SOUTH, ST. AUGUSTINE BEACH, FL 32080

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I. **CALL TO ORDER**

II. **PLEDGE OF ALLEGIANCE**

III. **ROLL CALL**

BOARD MEMBERS PRESENT: Chairperson Kevin Kincaid, Vice-Chairperson Chris Pranis, Hulsey Bray, Larry Einheuser, Hester Longstreet, Victor Sarris, Senior Alternate Gary Smith.

BOARD MEMBERS ABSENT: Conner Dowling, Junior Alternate Rhys Slaughter.

STAFF PRESENT: Building Official Brian Law, City Attorney John Steinmetz, Planner Jennifer Thompson, Recording Secretary Bonnie Miller.

IV. **APPROVAL OF MINUTES OF REGULAR PLANNING AND ZONING BOARD MEETING OF MAY 16, 2023**

**Motion:** to approve the minutes of the May 16, 2023, meeting. **Moved** by Hulsey Bray, **seconded** by Gary Smith, **passed 7-0** by unanimous voice-vote.

V. **PUBLIC COMMENT**

There was no public comment pertaining to anything not on the agenda.

VI. **NEW BUSINESS**

- A. Land Use Variance File No. VAR 2023-07, for reduction of the 20-foot rear yard setback and 10-foot side yard setback requirements for placement of a 196-square-foot storage shed with a 4.3-foot rear yard setback and a 7.7-foot side yard setback in a low-density residential land use district at 202 Azalea Avenue, St. Augustine Beach, Florida, 32080, Cheryl and Michael O'Steen, Applicants

Jennifer Thompson: This is a variance request for 202 Azalea Avenue, for a reduction in the rear and side yard setbacks for a 196-square-foot shed which currently has a 4.3-foot rear yard setback and a 7.7-foot side yard setback. The required setbacks are 20 feet for the rear yard setback and 10 feet for the side yard setback.

Mike and Cheryl O'Steen, 202 Azalea Avenue, St. Augustine Beach, Florida, 32080, Applicants: We constructed a shed on our property. We had a shed on the other side of our property that we tore down after 23 years, so we built this shed the same distance that our screen enclosure is from our fence. We have a 10-to-11-foot high viburnum hedge on one side so our neighbors can't see the shed, and our lot backs up to 11<sup>th</sup> Street and a 60-foot ditch, so nobody will ever live behind us. If we moved the shed up 16 feet to have a 20-foot setback off the rear property line, there would be no room to park my truck in my yard or to back my boat up to rinse it off before it is taken to the storage unit. The shed is built on sixteen 4'-by-4' posts put two feet in the ground, with a 50-pound bag of concrete around each post. The only things that are not done are the roof and the doors. We built it to look like our house so our neighbors wouldn't have to look at a plastic shed, or a Home Depot shed, as we like to make everything in our neighborhood look nice. I also take care of our neighborhood's common areas, so the shed is the size that it is because there are wheelbarrows, trash cans, mowers, etc., that I use to take care of our neighborhood and keep it looking nice. I don't want to have to move my truck and boat out to the street because there are lots of kids in the neighborhood now, and they play hockey, ride bikes, and skateboard all up and down the street and I think it's a hazard and a safety issue for FedEx and UPS and other delivery trucks to have to go around my truck and boat if they are parked in the street. Also, moving the shed up 16 feet would keep us from utilizing a large part of our property. Half of our neighbors didn't even know there is a shed there, because it currently sits so far back on the lot. This is simply a shed, it has no electricity, no plumbing, and all our neighbors are here to testify to that, they have already signed a petition and know we take care of our property and want it to look right. We are asking that this shed please be allowed to stay where it is.

Kevin Kincaid: I went by the property and looked at it, and it is an attractive shed. To my understanding, what threw you into this different category regarding the required setbacks is the size of the shed, which exceeds 96 square feet, therefore requiring the standard building setbacks and not the smaller setbacks for sheds that are 96 square feet or less. I noticed you have all your neighbors here, and they've all signed in agreement that the shed be allowed to remain where it is. You have also included in your variance application the attachment that shows you do take care of the common areas of the neighborhood. The only issue I have is not with the shed or your use of it, but that this Board is tasked, if we decide to grant a variance to the Land Development Regulations (LDRs), with acknowledging a hardship that is not self-created or brought on by the applicant. I also understand you were not aware at the time you built the shed that you needed a permit for the size shed you built. Generally, the Board is very leery of plans that come before us with an apology for something that was not issued a permit to be built but was built anyway. My only concern with this is that the Board does not set a precedent that will give other people an example they can use to do the same thing.

Larry Einheuser: I also have been out to the property and saw that the shed is pretty much in line with the pool deck and the screen enclosure.

Mike O'Steen: We had to get a new survey done, and the screen enclosure is 7.5 feet from the fence. However, a new fence was put up, and the surveyor did not go around

the fence to find the pins at the rear lot line, so the shed is showing that it has a 4.3-foot rear yard setback. As I was told, if you get three surveys done, they will all be different.

Brian Law: There have been some discrepancies in surveying over the years, due to the advancements in technology. The current survey submitted with the variance application is the only one we are considering, as it is the only one in front of the Board at this time.

Victor Sarris: How did this come to light, that this shed was built without any permits?

Mike O'Steen: Mr. Law was walking, and he saw it, and asked about a permit. I was not trying to hide this, it was not like I put up a big fence and tried to hide what was going on, as I know Mr. Law walks. It's just that there will never be anyone living behind me except turtles and snakes, and I thought I put the shed in the right spot off the property line.

Cheryl O'Steen: As far as the size of the shed goes, I get that we went overboard and were not paying attention to the requirements for the size of the shed. Am I hearing correctly that if we move the shed forward 16 feet, then it will no longer be too big?

Kevin Kincaid: No, we are not saying the shed is too big, or that you went overboard with the size of the shed. What we are saying is that when the size of a shed exceeds 96 square feet, it comes under a different set of regulations and rules, including different setbacks.

Cheryl O'Steen: Okay, so does that mean if we moved the shed forward 16 feet, it would be within the realm of these requirements? What we are struggling with is we have the shed where it is and if we have to pull it forward 16 feet, it will be way more visible to everybody in the neighborhood and then we also can't use our property behind the shed.

Kevin Kincaid: I get it, I am just explaining why you came under a different set of rules for setback requirements for sheds. Nobody here is telling you that your shed is too big, but if you pulled it forward to meet the rear setback requirement, you would not have to be here in front of this Board tonight asking for a variance. The reason you are here is because the shed is built outside of the setbacks per the LDRs for a shed of this size.

Brian Law: Just for clarity, even if the shed was moved forward so that it has a 20-foot rear yard setback, it would still encroach into the required 10-foot side yard setback.

Victor Sarris: Your variance application includes pictures of sheds some of your neighbors have, and it looks like some of these properties are in the same predicament.

Mike O'Steen: Well, I don't know, but on bike rides, you can see the sheds that are all over St. Augustine Beach.

Kevin Kincaid: I noticed some, but there are a handful of 8-foot-by-8-foot sheds which do not have the same regulations, as they are not bigger than 96 square feet.

Mike O'Steen: So, these size sheds do not have to be 5 feet off the property line?

Brian Law: Sheds that are 96 square feet or less are required to have minimum 5-foot rear and side yard setbacks off property lines. Anything larger than the standard 8-foot-by-12-foot shed would require building setbacks as set forth in the LDRs as a new building under the definition of building in Article II of the LDRs. Any shed less than 120 square feet and not in a special flood hazard area is exempt from building permitting, but not zoning permitting, under the local Chapter 1 Administrative Code.

Victor Sarris: What is the thinking behind the setbacks for a shed once it gets over 96 square feet?

Brian Law: That code, which is a local law, has been in place for a very long time. Other jurisdictions allow accessory structures that do not exceed the total building height to have minimum 3-foot setbacks off rear and side lot lines. If this Board ever decides to recommend a change to the local code, we can entertain that and move it through the channels here. This code may stem from the standardized shed size of 8-feet-by-12-feet, but I don't know for sure, as I wasn't here when that code was written.

Hulsey Bray: Is your maintenance of the neighborhood community common areas voluntary, or is it a contracted thing?

Mike O'Steen: It is voluntary. Before COVID hit we had a company that did it, but then when it was safe to come back, they wanted to come back every week, and the neighborhood doesn't need weekly maintenance. So, I retired from UPS, and I decided to take care of it myself. A lot of the equipment I use such as wheelbarrows and stuff like that rust if left outside, so I built the shed to house these things. We also house the lighting that is put up in the neighborhood for Christmas.

Hulsey Bray: Is this something that you see yourself doing in the foreseeable future?

Mike O'Steen: Yes, as long as I'm healthy, I enjoy doing it and taking care of our neighborhood, which we all love. We don't have an association, anyone who wants to donate money once a year can and then we have a party and a band, and everyone meets and talks about the neighborhood. It's just a great neighborhood, and that is why I do it.

Hester Longstreet: Does your neighborhood have a gate?

Mike O'Steen: No, ma'am.

Kevin Kincaid: Okay, let's go to public comment.

Rocky O'Hara, 205 Azalea Court, St. Augustine Beach, Florida, 32080: I basically live caddy-corner across the street from the O'Steens, and I have no problem with their shed, I can't even see it. Unless you stop in front of their house and take a hard look, you can't even see it from the road. Mike does take care of the community and saves us all a lot of money. We all give whatever it is a year, but it would be a lot more if we had to contract it out. He takes it upon himself and does not ask for any help in doing any of that. I

couldn't ask for a nicer neighbor, he's helped me a lot with things I can't do anymore myself because of some things that happened to me, and he's always, from the day I moved in five years ago, been there for me. He's just a great guy, and a great benefit to the community. If the Board is concerned about the precedent issue, I can kind of see that. I don't know how many people who put up a shed also take care of their community for free, so really, I think this is an exception to the precedent issue right there.

Kevin Cavanaugh, 204 Azalea Court, St. Augustine Beach, Florida, 32080: I live next door to the O'Steens, and we cannot fully see the shed, but I've talked to Mike, and I know that it is going to look exactly like his house. It's going to be a beautiful thing, and far better than anything we could buy at Home Depot or one of those places. So, we are fully in support of the shed. My wife is not here, but she likewise would concur, and we just hope that you guys will let them have it and get down the road with this thing.

Merlyn Hardesty, 198 Azalea Avenue, St. Augustine Beach, Florida, 32080: I live two houses down from where Mike lives and have no issue with him having that shed.

Athena Calvin, 5 Quail Court, St. Augustine Beach, Florida, 32080: I live in another cul-de-sac in the neighborhood. Can we title this as something other than a shed, and what would this require, electricity, or water?

Larry Einheuser: You don't want to do that, because then it would be a building.

Kevin Kincaid: This would be a whole different set of circumstances.

Athena Calvin: Okay, well, how about the pool and screen enclosure? The shed is built to the same level as those, and they take up much more square footage on the property. I think that was Mike's intention, to line everything up to be linear and clean. Is there something that can be worked out with that, or because these things already exist, was a variance granted for the pool and screen enclosure?

Kevin Kincaid: I don't know if there was a variance for these things, but they would be looked at differently under the LDRs. Because of the size of the shed, it has very specific requirements. We're just here to discuss a variance to these requirements for the shed.

Athena Calvin: You mentioned that a hardship not brought on by oneself would be a reason for the variance. What would that be? Are there examples of that?

Kevin Kincaid: The applicants would have to tell us what their hardship is. The Board doesn't get to make it up.

Gary Smith: I mean, it could be something like the extra space needed for storage for the Christmas lights and tools for the community.

Athena Calvin: He does volunteer for that.

Gary Smith: Right. Exactly, he might think of something like that to put in as a hardship.

Pete Clark, 200 Azalea Avenue, St. Augustine Beach, Florida, 32080: I think I live the closest to Mike's shed, as I'm right next door. I have no problem with it whatsoever. The hedges cover it, I can't see it, and if the hedges come down because of some natural disaster one day, it's a beautiful shed that will match the house. Mike does take care of things; I'll admit to driving by and seeing him a few dozen times and guiltily waving as he's taking care of our neighborhood. I really appreciate him doing that.

Kevin Kincaid: Okay, thank-you. Any further public comments? There was none.

Hester Longstreet: Instead of calling it a personal shed, can we call it the Woodland Estates shed for the subdivision? It is not for personal use; it is for the entire subdivision.

Kevin Kincaid: I think we could look at the hardship as a community benefit because we do see it as a community benefit.

Chris Pranis: A community hardship is not on the table.

Kevin Kincaid: No, not a community hardship, but I think the storage and work for the community could be a hardship.

Gary Smith: The storage space is used for more than just the applicants' personal use.

Kevin Kincaid: And I think the loss of driveway space and the increased safety issue, while self-created issues, are a concern.

Chris Pranis: We have denied similar variances in the last couple of years for increased shed size for the storage of Christmas lights and other stuff like that.

Hester Longstreet: But that was for personal use, not for use by the entire subdivision.

Chris Pranis: This is personal property and a personal building. It is not on public or community land.

Hester Longstreet: So, if every property owner in the subdivision gave them a dollar, it could be like a community shed instead of a personal shed.

Chris Pranis: I don't think there is such a thing.

Brian Law: I know where the Board is going with this, but I would encourage everyone to steer away from this because you are going to open a whole different set of building code standards for building permitting. Also, it could not be commercial because the shed is on private residential property, and the local zoning code would prohibit that.

Hester Longstreet: We are not looking for a commercial use, but a community use.



Brian Law: The shed is on private property. For community use, it would have to be on some sort of community-owned land, and then the full weight of the commercial Florida Building Code (FBC) would apply. Right now, the residential FBC looks favorably upon accessory structures because the Florida Building Commission recognizes we need them.

Hester Longstreet: Yes, but if we go that way, then we are setting a precedent that could not be used by everyone else who wants a larger shed.

Brian Law: I understand that is one of the Board's concerns, but I would recommend steering away from any commercial designation. Maybe something to consider is the hardship that the residents are the ones taking care of the subdivision. It is still a personal shed, but the Board can take into consideration the many testimonies from residents that the applicant is maintaining the whole front entranceway. And as everybody here knows, mowers, wheelbarrows, and beautiful Christmas lights take up space, so that is something to be considered in the hardship that the applicant is going above and beyond just taking care of his own individual private property.

Hester Longstreet: Can we say then that the hardship is for the community residents, all the other residents who are unable to do that? And then, unless somebody comes and says they are doing it for their community, we are not necessarily setting a precedent.

Brian Law: You could definitely consider the fact that the hardship is solely just for the storage of equipment to maintain the entranceway into the subdivision and the common areas. To me, that should definitely qualify for some consideration from the Board.

Victor Sarris: He has had quite a bit of his community come here and vouch for the fact that he is maintaining the common areas of the subdivision.

Hester Longstreet: Right. What I am saying is we are trying not to set a precedent.

Gary Smith: You need a hardship.

Hester Longstreet: The hardship is that it is the community's hardship because the applicant is the one doing it.

Chris Pranis: I just want everyone to remember we denied a few variances where we had some local residents who were older and weren't able to do things and they wanted larger storage sheds. These variances for setback changes were denied because they didn't comply with the setbacks for sheds per the LDRs. This is very similar.

Hester Longstreet: Not really. I mean, because these sheds were still for personal use. This is not for personal use. The other ones that we denied were for personal use only.

Hulsey Bray: I'd like to mention that with the other variances recently denied, the sheds were not complete. This one is built. I mean, are we going to go around to all these people in all these other photos and tell them to tear their sheds down too?

Kevin Kincaid: That's code enforcement.

Hulsey Bray: I understand, but if we tell somebody to tear down their perfectly good shed that's already built just like all their neighbors, what is to keep them from calling code enforcement and reporting all these other people? I don't believe we want to start that.

Victor Sarris: If I understand correctly, we're trying to define a hardship that says in this particular case, the applicant provides storage for lawnmowers and other stuff for community maintenance. This is something I haven't seen in other variance applications.

Larry Einheuser: No, they have all been for personal use, because the applicants didn't have enough storage in the house or their attic.

Kevin Kincaid: Right. Okay, do we have a motion?

Victor Sarris: I'll make a motion. I hope I'll define it correctly. I motion to approve the variance based on the community maintenance equipment that is stored in the shed and is provided for the benefit of the applicant's Woodland Estates community.

Larry Einheuser: I second that.

Kevin Kincaid: We have a motion and a second. Do we have any discussion on the motion?

Brian Law: I want to make sure we get this right for the variance order before the Board votes on the motion. The hardship would be for the additional space required for the storage of maintenance for Woodland Estates Subdivision.

Kevin Kincaid: Yes. That is exactly what I heard. Any further discussion on the motion? Hearing none, let's call for a vote please.

**Motion:** to approve Land Use Variance File No. VAR 2023-07, for reduction of the 20-foot rear yard setback and 10-foot side yard setback requirements for placement of a 196-square-foot storage shed with a 4.3-foot rear yard setback and a 7.7-foot side yard setback in a low density residential land use district at 202 Azalea Avenue, St. Augustine Beach, Florida, 32080, based on the hardship due to the storage of community maintenance, lawn and accessory equipment for the maintenance of Woodland Estates Subdivision. **Moved** by Victor Sarris, **seconded** by Larry Einheuser, **passed 6-1** by the Board by voice-vote, with Mr. Pranis dissenting.

B. Land Use Variance File No. VAR 2023-08, to exceed the maximum 35% lot coverage allowed for residential construction for new construction of a 3-story, 4822-square-foot total single-family residence in a medium density residential land use district at 7 15<sup>th</sup> Street, St. Augustine Beach, Florida, 32080, Robert and Amy Capwell, Applicants

Jennifer Thompson: This next agenda item is an application to request a variance to exceed the allowable lot coverage by 4.5% for a proposed new 4,822-square-foot single-

family residence at 7 15<sup>th</sup> Street. This would bring the lot coverage up to 39.5%. The maximum lot coverage for all residential lots is 35%.

Kevin Kincaid: Going through the variance application, I found the ISR coverage worksheet calculations, but is there a lot coverage worksheet?

Jennifer Thompson: No, there is not a lot coverage worksheet. When you are looking at a property from a bird's eye view, lot coverage is any area that is covered by a roof.

Kevin Kincaid: Okay, so I didn't find that exact number. I'll go backward into my question here, which is, if this was a standard 50-foot-by-93-foot lot, would the proposed lot coverage fit inside the 35% lot coverage allowed, or would it still exceed it?

Jennifer Thompson: I do not know what the current lot coverage is for the home that is on this lot now. On the ISR worksheet included in the variance application, the building footprint would be the lot coverage square footage for the proposed new home. The plan is to demolish the current home and build a brand new single-family residence.

Kevin Kincaid: So, is the lot coverage based on the current building or the proposed new building?

Jennifer Thompson: It is based on the proposed new building.

Kevin Kincaid: If we took the lot coverage of the proposed new building and divided that into the square footage of a 50-foot-by-93-foot lot, would that be under 35%, or would the lot coverage still exceed 35%? We have the lot coverage for the proposed new building at 39.5%, and that is based on the current configuration of the lot, which is 40 feet wide at the front, 52 feet wide at the back, and 93 feet deep, right?

Jennifer Thompson: This lot is shaped a little differently.

Kevin Kincaid: Yes. So, my question is, the 39.5% lot coverage requested in the variance is for the proposed new home, and this is based on the square footage of the covered building footprint divided by the square footage of the lot size, correct?

Jennifer Thompson: Correct. The covered building footprint of the proposed new home is 1692 square feet, divided by the 4278-square-foot lot size, which is 39.5%.

Kevin Kincaid: Right. But what I am trying to say is, what would the lot coverage be if this was a regular size lot?

Jennifer Thompson: Okay. Now I understand your question.

Kevin Kincaid: If it was a regular size lot, would it still exceed 35% lot coverage? If it were a 50-foot-by-93-foot lot, that lot size would be 4650 square feet.

Brian Law: It appears the lot coverage would be 36.387% if the lot was 4650 square feet.

Kevin Kincaid: Okay, so even if this was a regular size lot, it would still exceed the maximum lot coverage allowed.

Brian Law: It appears that it would, but I want to look at one more thing. Ms. Thompson, is there an alley behind this property?

Ms. Thompson: According to St. Johns County's iMap, there is an alleyway, but it does not appear to be vacated.

Kevin Kincaid: So, when I was originally looking at this, I was looking at the lot size and configuration to constitute the hardship. But even if this was a regular-size lot, it still would need a variance because the covered building footprint would still be too big, and having a regular-size lot and configuration would not eliminate the need for a variance.

Brian Law: It appears that is true. Looking at the alley behind this lot, it seems part of it is being used as a parking lot for the Hampton Inn. The City's Comprehensive Plan prohibits the vacation of alleys east of A1A Beach Boulevard if they provide access to the beach. However, as it appears a private parking lot is in part of the alley, this is most likely part of the final development order granted for the development and construction of the Hampton Inn, even though the alley does not appear to be vacated. If it had been vacated, there would be a line down the center of the alley, indicating ownership of 7.5 feet of the width of the alley along either side to each adjacent property owner. This would then give each adjacent property owner over 350 additional square feet.

Kevin Kincaid: The additional lot coverage is requested because the applicant is asking to seal and cover stairways and balconies, right?

Jennifer Thompson. Yes, that is in the plans.

Hester Longstreet: On one side, it looks like there is a 7.5-foot setback, but I don't see what it says for the setback on the other side. And then do the plans show a 15-foot setback from the front of the house to the property line?

Jennifer Thompson: The front setback is 20 feet. The carport roof extends 5 feet into the front setback and it appears from the plans that there are 7.5-foot setbacks on either side. Per the LDRs, the carport roof is allowed to extend 5 feet into the 20-foot front setback.

Kevin Kincaid: We are not looking at setbacks as part of the variance.

Hester Longstreet: Why wouldn't we look at setbacks?

Kevin Kincaid: Because the applicants are not asking for a variance for setbacks. The variance is only for the lot coverage.

Hester Longstreet: I'm talking about setbacks because with flooding and everything else that happens in that area, I don't know why we wouldn't be taking setbacks into consideration. So, there is a 20-foot setback in the front and the carport roof overhang extending 5 feet. Isn't the front setback supposed to be 25 feet, not 20 feet?

Jennifer Thompson: As the width of this lot in the front is 50 feet or less, the front setback can be 20 feet.

Hester Longstreet: Has this always been the setback for these lots?

Brian Law: About two years ago, the City Commission ordered my staff to come up with a new code for the small-platted lots, which are your 50-foot-by-93-foot lots that have a total square footage of 4650 square feet. The reason for this was because a 4650-square-foot lot could not achieve 35% lot coverage with the setbacks that were then in place that required minimum 25-foot front and rear yard setbacks and minimum 10-foot side yard setbacks. These setbacks limited lot coverage on these small lots to 27.6%. It was my recommendation that the setbacks not be changed City-wide, but only for the small-platted lots. We had a disparity in the code, as one section of the code allowed 35% lot coverage, but the setbacks only allowed 27.6% lot coverage. So, the code was changed about two years ago with the intent to allow reduced setbacks for the small-platted 50-foot-by-93-foot lots. This is an unusual-shaped lot, as it's less than 50 feet wide in the front and it's 93 feet long, so the code change to allow smaller setbacks apply to this lot.

Hester Longstreet: I get that, but what I am saying is that my old house was on a 48-foot-by-93-foot lot, but we still had a 25-foot front setback, a 20-foot rear setback, and the side setbacks were a little wonky, because the house was built in 1954. Are you saying a 48-foot-by-93-foot would now be allowed to have 20-foot front and rear setbacks?

Brian Law: Yes, ma'am, that lot would be considered a small-platted lot, so it would be allowed to have 20-foot front and rear setbacks, and 7.5-foot side setbacks. Regarding a previous comment about overhangs, there was a code written in 2018 to allow overhangs to project up to 18 inches into the required setbacks. Before this code was written, the code was silent on the issue of overhangs, and didn't address them. Second and third-level decks are allowed to extend 5 feet into a 20-foot front setback and 10 feet into a 25-foot front setback, but under no circumstances can they breach into the required 15-foot building restriction line. Decks with hard floor surfaces that do not allow water to penetrate through are calculated as lot coverage, because they are like a roof.

Victor Sarris: Is there any way the applicant can realistically reduce the lot coverage to make this work? I don't think the footprint of the building can be changed, but is it possible to change anything else to reduce the lot coverage to a maximum of 35%?

Kevin Kincaid: Not sealing the decks would reduce the lot coverage.

Jennifer Thompson: The applicant is asking to exceed the maximum 35% lot coverage for the second- and third-story decks.

Victor Sarris: So, the applicant is saying the decks are waterproof.

Ms. Thompson: Right.

Kevin Kincaid: Can we hear from the applicant, please?

Robert Capwell, 7 15<sup>th</sup> Street, St. Augustine Beach, Florida, 32080, Applicant: I have a few slides **[EXHIBIT A]** I would like to show to point out some things in the variance application. My wife Amy and I own 7 15<sup>th</sup> Street and live there. This is a non-conforming lot, as the Board has already discussed, due to the removal of the St. Johns Electric Trolley depicted on the plat map back in December 1914. Apparently, when the trolley was removed, there were additional lots created. Section 6.01.00 of the City's LDRs talks about lot area, lot coverage, floor area and setbacks, and a typical single-family platted lot is considered to be 50-feet-by-93-feet, so this is obviously a non-conforming lot, and it is on the seaward side of the Coastal Construction Control Line (CCCL). My wife and I purchased this home in 2019 as a rental unit which we wanted to use it as an Airbnb or Vacation Rental by Owner (VRBO) property, and you can see by the two red lines on this third slide that the house does have pylons or pillars, in compliance with construction requirements seaward of the CCCL, and it also has breakaway walls. Apparently, one of the previous owners decided to enclose the bottom of the house, as it was open at one point, and had a different stairway that was not closed. The two red arrows on this third slide point to the first-floor windows installed after the first floor was enclosed. When we purchased the home, it was sold to us as a four-bedroom, three-bath home, but as we learned, since this property is seaward of the CCCL, you cannot have habitable space or bedrooms on the first floor, so we basically purchased a two-bedroom home, but we paid for a four-bedroom home. Again, we bought it as a rental property, and realized after the sale, in working with Brian Law and the Building Department, that there were a couple of issues. One, the owner we purchased the home from built additional deck space on the back of the house, which breached into the rear setback requirement, and this deck was not permitted. This owner also created bedrooms on the first floor, and again, this was not permitted work. When we applied for our transient rental license, we realized that we only have a two-bedroom house, as well as all kinds of nonconformities because of the lack of permitting. Mr. Law was very gracious in working with us and telling us that we had to bring this back up to code. There is really nothing we can do about the bedrooms on the first floor, but I signed a notarized affidavit that said we would not rent the bedrooms on the first floor, so we use this as storage, and keep this area locked. We do not rent out these bedrooms and we do not advertise them as part of the rental of the property, so you can imagine what it was like thinking we bought a four bedroom house that can now only be rented as a two-bedroom house. This obviously really changes the revenue numbers quite a bit, and considering the debt my wife and I had on the property, we weren't meeting the debt load, and we were basically losing money. At that point, we decided to move into the house ourselves, otherwise, we would not be able to keep it, as we couldn't rent it out and make enough money to meet our debt load. So currently, we do live in the house full-time, and that is the reason we decided to rebuild it and try to recoup the value of it as a four-bedroom home. We had no intention of building on this lot when we bought it, but going back to the variance request, it is for 195 square feet of

sealed deck space. We are not asking for more livable area or to add more bedrooms or anything else. The only thing we are asking for is to seal the decks over the front carport and also the rear stairway area to protect everything below, our vehicles, whatever, from water dripping on them, from the sun, and everything else. If we were not asking for sealed decks, they would be considered drip-through, and they would not be counted as part of the roof or lot coverage, and we would not be here today. If this was a conforming lot, it would just be a little over the allowable lot coverage. Understanding the issue with water drainage, as I know the City is very concerned that we handle our own water runoff, we took this into account, and I provided an ISR worksheet. The proposed new construction complies with the maximum 50% ISR coverage allowed, as the ISR is at 47.6%. So, sealing the decks doesn't change anything as far as drainage or the ability to mitigate our own water goes. The only thing it affects is the lot coverage. We've gone to all of our neighbors and described what we want to do and shared our plans. They've all agreed, and I have their signatures in agreement included in the variance application. The bottom line is, we are just asking to seal decks, and this will not affect our ISR coverage.

Kevin Kincaid: Any comments from the public? Hearing none, my only comment is that I am still stuck in the same place I was, as this is a self-inflicted wound here. Part of the claimed hardship is that the lot is non-conforming and smaller than a standard 50-foot-by-93-foot lot, but even if it was a standard size lot, you would still be right here in front of this Board asking for a variance to exceed the lot coverage, based on the size of the house you want to build. You want a bigger house, and that is not an original request at all. The Board gets that all the time. People want to build huge houses that violate the setbacks, the ISR, and the lot coverage and lots of different things. My issue is that this is absolutely precedent-setting due to the size of the house you want to build. You could enclose the decks and build a smaller house, but the stated hardship of the nonconformity of the lot kind of goes out the window if we pretend it is a conforming lot, because it would still exceed the maximum lot coverage allowed for a 50-foot-by-93-foot lot. I would ask that you choose between not sealing one of the two decks or decreasing the size of the decks so that the proposed new construction does not exceed the allowable lot coverage. I would be comfortable with granting a variance as long as the lot coverage does not exceed the maximum 35% lot coverage allowed on a 50-foot-by-93-foot lot.

Robert Capwell: Or I could apply to vacate the alleyway in back of the property, which again, nobody uses. But I did not want to go down that route.

Brian Law: This would be a different application that would come before this Board for the Board's recommendations to the City Commission, which would make the decision as to whether or not the alley should be vacated.

Hester Longstreet: Doesn't this alley behind 15<sup>th</sup> Street go to the beach?

Brian Law: Yes, but alleys like this have been vacated in the past when they weren't fully accessible. This would be something this Board and the Commission would decide based on the parking lot adjacent to A1A Beach Boulevard. If the Commission approved the vacation of the alley with comments from the City engineers, the County Utility

Department, and all other affected agencies, it would still take another few months for the City Attorney to draft an ordinance to vacate the alley and for the two public hearings required for the passage of the ordinance to go through this Board and the Commission.

Kevin Kincaid: And this is not something that is really in front of this Board at this time.

Brian Law: No, this is not even in front of the Board, so the Board should not even consider it.

Robert Capwell: I just didn't want to go that route, to be honest with you, as it involves a lot of time and paperwork, and I thought the variance application was an easier process. My wife and I had no intention of building a new house on this lot, if you understand our hardship and the reason why we need to regain the value of the property, it is what it is. I understand your comments, and again, this will not exceed the ISR coverage allowed, which is why I don't see this as being a big issue. We will still be taking care of our own drainage and water run-off, which I know is a concern.

Kevin Kincaid: That is not my concern at all. My concern is the precedent to bend a rule because you want to build a bigger house. I can tell you that is not an original request.

Robert Capwell: It is not to build a bigger house; it is just to seal decks.

Kevin Kincaid: If you built a 4,000-square-foot house, you could seal the decks all around and it wouldn't be a problem. The house you want to build is nearly 5,000 square feet.

Robert Capwell: It is not that big; it is 3200 square feet.

Kevin Kincaid: It's 4822 square feet, per the documentation in the variance application.

Robert Capwell: That is the total square footage that includes all the decking and everything else. The house is not that big, it is not even close to being that big.

Kevin Kincaid: Okay. I do know that on either side of you there are large houses. I am assuming these houses are the same size and sort of house you are looking to build.

Robert Capwell: Correct.

Kevin Kincaid: Yeah, so it is not going to be out of place with other houses on the street.

Robert Capwell: No, but it is just hard building it because it is on a non-conforming lot.

Kevin Kincaid: Yes, but even if it were a conforming lot, you would still be here in front of us because the house would still exceed the allowable lot coverage.

Hester Longstreet: You are looking to put a 4,822-square-foot, three-story house on a 4278-square-foot lot.



Kevin Kincaid: Right. My point is, even if we were to pretend the lot was a 4650-square-foot conforming lot, the house would still exceed the maximum 35% lot coverage allowed and be in violation of the LDRs. The applicant would still be here looking for a variance, so that takes the argument out that the hardship for the variance is that it is a non-conforming lot, because that argument is no longer valid. I would not mind allowing the maximum 35% lot coverage that would be allowed for a 4650-square-foot lot and asking the applicant to reduce the size of one of the two decks. Any other questions or comments? Hearing none, I'd like to make a motion that the Board approve the variance with the stipulation that the final lot coverage be within the 35% maximum lot coverage that would be allowed for a conforming lot size of 4650 square feet.

Brian Law: If we can get a second to the motion, I'd be more than happy to discuss that.

Hulsey Bray: I second the motion.

Brian Law: I want to steer the Board away from the use of conforming and nonconforming in regard to lot size. This is a medium density residential lot, and I would ask that the Board consider this as a very unusually-shaped lot due to the trolley line that existed on it at one time. I will try to reiterate the motion and if you think I have encapsulated it you can make an amendment to it that the motion is to approve the variance with the consideration to allow the total lot coverage based on the maximum 35% of lot coverage that would be allowed on a 4650-square-foot lot. No exceptions will be granted to exceed 35% maximum lot coverage based on a 4650-square-foot lot size.

Kevin Kincaid: That encapsulates the motion that was made and seconded. Do we have a second on the amended motion for discussion?

Gary Smith: I second it for discussion.

Kevin Kincaid: Okay, we have a motion and a second. The motion is to approve the variance with the condition that the final lot coverage is not to exceed the maximum 35% lot coverage that would be allowed on a 4650-square-foot lot. Any further discussion?

Hester Longstreet: You are being generous by allowing the lot coverage that would be allowed for a 4650-square-foot lot, as this lot is 4200-square feet or something like that.

Kevin Kincaid: My reasoning for that is because it is a nonconforming lot, which I'm not supposed to say, so I'll say it is not a standard-size lot, and that would be the hardship for the granting of the variance. However, as the house would still exceed the maximum lot coverage allowed for a standard-size, 4650-square-foot lot, the motion is to allow the variance for lot coverage not to exceed the maximum 35% allowed for a standard-size lot.

Hester Longstreet: So, the applicant would have to agree to take off one of the decks.

Kevin Kincaid: Or he could not seal one of the decks. He does not have to take a deck off, he just won't be able to seal one of them or he can reduce the size of one or all of them.

Brian Law: This variance is necessary for the Planning and Zoning Division to review it for conformity with the code and any applicable variances before they can write a letter for zoning compliance so the applicant can apply to the State of Florida for DEP permitting.

Victor Sarris: Can I ask the applicant if he sat down with an architect and showed him his property when he developed this site plan?

Robert Capwell: Yes, I did.

Victor Sarris: Okay. When the architect formulated the plan, did it trigger the fact that it was over the maximum 35% lot coverage allowed on this property?

Robert Capwell: Yes, but only because I am asking to seal the decks to protect anything below in the carport and the back corner stairway. That's why, obviously, I am here now.

Victor Sarris: I'd just hate to see you go through all of this and still have to go back to your architect because you have to revise the plans you paid money for to make it smaller.

Robert Capwell: It is going to cost me money regardless.

Kevin Kincaid: Any other questions or comments? Hearing none, can we have a vote on the motion, please?

**Motion:** to approve Land Use Variance File No. VAR 2023-08, to allow maximum 35% total lot coverage based upon the maximum 35% lot coverage that would be allowed on a standard 4650-square-foot lot, with no exceptions to allow more than the maximum 35% lot coverage that would be allowed on a 4650-square-foot lot, for proposed new construction of a three-story, 4822-square-foot total single-family residence in a medium density residential land use district at 7 15<sup>th</sup> Street, St. Augustine Beach, Florida, 32080. **Moved** by Kevin Kincaid, **seconded** by Gary Smith, **passed 6-1** by the Board by voice-vote with Ms. Longstreet dissenting.

C. Land Use Variance File No. VAR 2023-09, for expansion of an existing non-conforming structure by more than 25% of the gross floor area for a proposed 797.41-square-foot addition to an existing 1804-square-foot total single-family residence in a low-density residential land use district at 13 Oak Road, St. Augustine Beach, Florida, 32080, R.E. Chip Mitchell, Agent for Timothy and Tamara Callahan, Applicants

Jennifer Thompson: This next variance application is a request to expand an existing nonconforming single-family residence by more than 25% of the gross floor area. This is for additions on the southeast and north sides of a single-family residence at 13 Oak Road.

Kevin Kincaid: Any questions for Ms. Thompson? Hearing none, can we hear from the applicant, please?

Chip Mitchell, 4228 Melrose Avenue, Jacksonville, Florida, 32210, Agent for Applicants: My name is Chip Mitchell, I'm with Designs for Living LLC, and I have been helping folks like the Callahans now for 45 years in this market area in Northeast Florida. I am kind of a bearer of bad news because I am a conformist. The first things I looked at were the site plan and the LDRs, and I saw that this is a non-conforming property. It is nonconforming because when the house was built some 60 years ago, it was conforming to the development but under today's new LDRs, side setbacks of 10 feet on each side are required, and this house only has a 7.5-foot side setback on the south side, which throws it into a nonconforming status. And because it is nonconforming, this limits the amount of expansion the structure is allowed to have. In addition to the 7.5-foot setback on the south side, there is a 10-foot drainage easement between the Callahans' lot and the lot next door to the south. The whole idea behind setbacks is to protect you from your neighbors with a separation, and because of the 10-foot drainage easement, the Callahans' home is 17.5 feet, and not 10 feet, away from this next door neighbor's lot line.

Hester Longstreet: Your clients are only looking to add on to their house, they are not looking at tearing down the house and rebuilding it?

Chip Mitchell: No, my clients aren't that rich.

Kevin Kincaid: And just to clarify, would the proposed new additions further expand the existing encroachments in this non-conforming 7.5-foot side setback? In other words, would anything new that is proposed be in conformity with the current LDRs?

Chip Mitchell: Correct. I always design to the setback, and not to any existing encroachments. As I tell my clients, it is easier to not reinvent the wheel, and just work within the rules.

Kevin Kincaid: Just to clarify, the variance, if granted, will basically grandfather the existing single-family residence as a non-conforming structure and allow expansion of greater than 25% of the gross floor area with the proposed additions.

Brian Law: I would like to stay away from the grandfathering provision because we are simply here to consider the variance for the proposed additions in excess of 25% of the existing gross floor area. God forbid, but if a natural disaster was to occur to the house, any variances or pre-existing conditions are off the table, if that is what you are asking. That's why I get cautious about using the term "grandfathering."

Kevin Kincaid: So, we are not giving a blanket approval to the current non-conforming setback. The variance is just to allow the applicants to go around that regulation.

Brian Law: If granted, the variance would allow expansion of the structure in excess of 25% of the existing gross floor area. As many of the senior Board members know, setbacks have ping-ponged back and forth quite a bit in the last five or six years, but they have now finally settled to where almost everybody is happy. This house appears to have been built in 1961, and the City's LDRs really didn't come into effect until the early 1990s.

I would encourage everyone to look at the City seal on the wall behind the Board members, as the seal has the year the City was incorporated, 1959, on it, so when this house was built in 1961, this was at the beginning of the City. There is no real viable opportunity to vacate the existing drainage easement, as the City's Public Works Department has shown that they are not willing to do this because it is a drainage easement for the subdivision, which is needed. The applicants are not asking to violate any setbacks with the proposed additions, and they are not asking for any variances in regard to lot coverage or ISR coverage. They are asking to expand an existing non-conforming structure by more than 25% of the gross floor area. It is a nonconforming structure simply because the side setback on one side is only 7.5 feet, and the current side yard setback requirement for this particular property is 10 feet.

Kevin Kincaid: Have there been any objections from anybody?

Bonnie Miller: None on record.

Hester Longstreet: If we don't use the word "grandfather" but say pre-existing, we could grant the variance based on the pre-existing structure, or whatever you want to call it.

Chip Mitchell: Yes, it was conforming when it was built in 1961 but today it is not.

Kevin Kincaid: We can grant the variance as requested with the understanding that it was built under pre-existing regulations and conditions. Do we have any public comment? Hearing none, any other discussion? There was no further discussion.

**Motion:** to approve Land Use Variance File No. VAR 2023-09, for expansion of a non-conforming structure by more than 25% of the gross floor area for a proposed 797.41-square-foot addition to an existing 1804-square-foot total single-family residence in a low density residential land use district at 13 Oak Road, St. Augustine Beach, Florida, 32080, based on the pre-existing non-conforming status of the existing single-family residence that was built under pre-existing development regulations in 1961. **Moved** by Hester Longstreet, **seconded** by Kevin Kincaid, **passed 7-0** by the Board by unanimous voice-vote.

D. Concept Review File No. CR 2023-01, for demolition of the existing 48,555-square-foot Publix grocery store and rebuild to a new 54,964-square-foot Publix grocery store and reconfiguration of the Anastasia Plaza shopping center parking lot to create additional parking spaces for the shopping center, in a commercial land use district at 1001 and 1033 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080, Patrick McKinley, Agent for Regency Centers and MCW-RC-FL-Anastasia LLC, Applicant

Jennifer Thompson: I'd like to present the next two items together, because the first item is a concept review for an extraction of the current Publix to build a new 54,964-square-foot building in its place, and then the following variance application pertains to the parking lot reconfiguration included in the concept review. As some of you remember from previous concept reviews, they are more of a fact-gathering application for informational purposes, as the Board doesn't make a motion on a concept review

application. It is just a chance for everyone to ask questions and understand the applicant's vision. The variance application is asking for three items. The first request is for a reduction of the standard parking space size, which per the LDRs is 9-feet-by-20-feet. The current parking spaces at Anastasia Plaza are 9-feet-by-18 feet, and the proposed new parking spaces are 9.5-feet-by-18 feet, with proposed new drive aisles that are 25 feet wide. The new configuration of the parking lot will add 13 parking spaces for a total of 481 parking spaces. Current parking regulations per the LDRs require 429 parking spaces. Back in 2012, the Board granted a variance to Salt Life allowing this restaurant to reduce the size of its parking spaces to 9-feet-by-18-feet. The second portion of the variance is a request for a reduction of the north buffer. Back in 1987, when Anastasia Plaza was built, there were no buffer requirements because the property to the north was zoned commercial. This parcel is now owned by the City and is the future site of Hammock Dunes Park. Currently, the City does not have plans for improvements to this parcel in the near future. The LDRs state non-compatible uses must have a 15-foot buffer between them. The Hammock Dunes Park property is now zoned for parks and recreation, and the Anastasia Plaza property is zoned commercial. The northern buffer between the Hammock Dunes Park property and the Anastasia Plaza property would be limited to only a five-foot-wide buffer because of the proposed truck dock addition to the rear of Publix that will allow trucks to make that wide turn around the building. Moving away from the proposed new truck dock along the northern property line in either direction, the size of the buffer area increases and there is a larger buffer between the adjacent properties. The third part of the variance application is a request to exceed the maximum 70% ISR coverage allowed for commercial properties per the LDRs. The current ISR coverage is 80.94%, and the new ISR coverage with the Publix rebuild is proposed as 80.54%. However, after discussion with the applicant, permeable pavers, which are not calculated as ISR coverage for commercial properties, will be used and this will reduce the ISR coverage to 78.6%. This is a reduction of 10,797 square feet of existing ISR coverage. The areas that will be changed are the actual Publix building and portions of the parking lot that will be replaced with permeable pavers along the northeastern side of the property adjacent to A1A Beach Boulevard and the northern property adjacent to Hammock Dunes Park, and some parking spaces on the A1A South side of the Publix building and behind the existing retail building adjacent to A1A South.

Hester Longstreet: Obviously, if the current Publix is going to be increased, will this expansion take up some of the existing retail shops?

Jennifer Thompson: Yes, some of the retail stores behind the existing Publix, along with the Cato store, the Publix Liquor store, the sunglasses store, and one other retail suite will be part of the new Publix. All the other areas will remain as they are now.

Brian Law: Axis Investments is the other retail suite.

Hester Longstreet: So, this is not just blowing out walls, Publix will be demolished and a new one built, correct?

Jennifer Thompson: Yes. Publix and the other retail areas mentioned will be demolished for the rebuilding of the new Publix, but the other areas of the Plaza will not be disturbed.

Hester Longstreet: If the entire parking lot is going to be redone, what will happen to those businesses that will not be part of the Publix rebuild?

Jennifer Thompson: They will be redoing the parking lot in phases, so the entire parking lot will not be closed at any one time. Portions of the parking lot will be closed, so that, at any given time, there will be parking available to the businesses remaining open.

Larry Einheuser: I've been through this when the Publix at Moultrie Plaza was rebuilt, and they didn't completely block out everything at once. They just built the new Publix, left the other businesses, and did everything in phases, and we loved it when it was all done. It does take a little time, but we need a bigger Publix, definitely.

Kevin Kincaid: Any other questions for Ms. Thompson? Hearing none, can we hear from the applicant, please?

Patrick McKinley, 1 Independent Drive, Suite 114, Jacksonville, Florida, 32202, Agent for Regency Centers, Applicant: Good evening, I am Patrick McKinley with Regency Centers. I appreciate your time this evening, and I have our team here ready to answer any questions. Anastasia Plaza was built in 1987, and Regency Centers purchased it in 1993. We are nationwide now, and this one is special to us, because it is one of the first 24 properties we purchased when we went public. We've owned it now for 30 years, and a redevelopment of this property is long overdue. I want to bring up a similar redevelopment you may or may not be familiar with in Jacksonville Beach, where we just tore down an existing box and redid the façade for the Whole Foods project there. It's a good one to at least visit because it gives a good reference point for what we did. We kept the existing tenants open as has been mentioned for this site and the community has been really happy with it. We've been trying for a long time to figure out how to get the Publix at Anastasia Plaza bigger, because we know the community really needs it. We finally are here with the plan that gets you a new Publix, and a fully reimagined façade that gets the beach coastal vibe that this community needs rather than the look it has today, which is a little outdated. We have our architect, civil engineer, construction manager, and land use attorney here, ready to answer any questions.

Hester Longstreet: Are the outdoor patio and the kiosk something for your employees?

Patrick McKinley: This would be a new outside patio. Something we are trying to add to our shopping centers are gathering spaces, as really there is no outside dining. We want to take the opportunity to build an outside patio covering about 1300 square feet. For the kiosk, we envision some covered space, nice hardscapes, nice seating, maybe some fake grass for kids to play around on, maybe a dessert shop to create a space for customers to gather, as that is what shopping communities are really gravitating towards.

Staci Rewis, 1 Independent Drive, Suite 1200, Jacksonville, Florida, 32202: I'm the land

use attorney here on behalf of the applicant, and through the chair, I wanted to make sure we addressed some of the variance topics. Very similar to the property that you saw just before this, this is an existing use, built prior to the current code. To rebuild Publix, some variances are needed. The hardship is not self-created but is because of the current code. Regency Centers really wants to give back to the community with an improved area that matches the coastal vibe here. I want to comment on an email copied to the Board in their meeting packets from a citizen, Mr. Burnett, regarding making a recommendation for a traffic improvement, in particular, a roundabout at the shopping center's entrance on A1A Beach Boulevard. We do not support that or believe it is necessary at all. We are not increasing the square footage of the shopping center. The square footage of Publix is increasing to meet the community needs, but because of the other changes with some of the other tenants leaving, there is an 875-square-foot decrease in the total building square footage. So, there is no increase that would necessitate a traffic study or anything along those lines. Also, it is not our road, so we can't go and do a study and then potentially ask St. Johns County, as I do not think the City owns all of that right-of-way, as well as the Florida Department of Transportation (FDOT), to accept that study. We would appreciate your support of the three variances to allow the redevelopment, but we cannot agree to the condition proposed by Mr. Burnett.

Hester Longstreet: What is the time frame for all this happening?

Patrick McKinley: We are working on the final agreements with our tenants and getting the plans done, so I would say it will be early next year. The whole project itself, including the tear-down and rebuilding of Publix, will probably take plus or minus 12 months.

Hester Longstreet: And what about the employees?

Patrick McKinley: Publix typically relocates employees to other stores while redevelopment is happening, but that would be up to them.

Hester Longstreet: This is important, because a lot of those employees live here in St. Augustine Beach, and we would want to know about that. We have a lot of people who use the Publix Pharmacy, and these people are going to ask those questions, and we want to be able to have answers to these questions for the citizens.

Patrick McKinley: Based on a meeting we recently had with staff, I asked Publix if they could do a temporary pharmacy and maybe even a temporary liquor store, so they are looking into that, but I haven't heard back from them on this yet.

Hester Longstreet: We are assuming the employees are going to be taken care of then?

Kevin Kincaid: I think what the applicant is saying is that we must ask Publix about that.

Larry Einheuser: They will be taken care of. I knew a lot of the employees at the Moultrie Publix when I lived over there off Wildwood Drive. They went away to work at different stores while Publix was being rebuilt, and when it was done, they all came back.

Patrick McKinley: That is my experience when we've torn down and rebuilt other stores.

Hester Longstreet: I see there will be nine handicap accessible parking spaces in front of Publix. I went by there and know that there are 11 handicap accessible spaces now. So, will we be losing two handicap accessible parking spaces?

Brian Law: In the State of Florida, the number of handicap spots is based on the total number of available parking spots. I looked at this based on the total number of parking spaces, and they are in compliance with State law. The City currently has no provision for any additional parking spaces, and this is something that will be reviewed in greater detail.

Hester Longstreet: We are losing two handicap parking spaces, not just for Publix, but for the other tenants, too. The two handicap accessible spaces that are currently on the other side of Publix will be gone, as this is where the picnic area and kiosk are proposed.

Kevin Kincaid: We got the stuff on the traffic circle or roundabout and I don't believe that, as a Board, this is under our purview or is a hunt we can get into, but I would like to ask if there is any consideration being given to the current entrance and exit. On occasion, not often, but on occasion, with the two entrance lanes and two exit lanes on each side, I'll see somebody either go in or come out the wrong way. Can I ask your engineer if there has been any consideration given to changing the entrance and exit design?

Wade Olszewski, Professional Engineer, CPH Corporation, 5200 Belfort Road, Suite 212, Jacksonville, Florida, 32256: Unfortunately, this side is so tight and one of the goals here is to increase the parking, as this Publix is one of the busiest stores in Florida. We haven't made any changes to the entrance other than modifying the flow onto the site. If you come in that way now, you kind of get forced down that one-way aisle straight to the front of Publix, which is not a safe condition with the pedestrians out front. So, we modified this so that it doesn't take you directly there and you have more of a clear path to use the rest of the parking lot. All the drives are two-way and 25 feet wide. The whole area is being repaved and it will be brand-new, thermoplastic.

Kevin Kincaid: Okay. That island there, I think, is confusing to people at times, as again, on occasion, it is not something I've seen often, but I have seen people pull in and jam on their brakes because they are going the wrong way out or the wrong way in.

Hester Longstreet: Maybe arrows, like brighter arrows, would help, because I don't remember seeing any arrows at all. I have seen a lot of people doing the same thing, and if there were brighter arrows showing the way to go left, straight, or right, this may help our wonderful tourists that come here figure out how to get into and out of this place.

Kevin Kincaid: I'm not a traffic engineer, so I don't know what the fix is, but I don't believe this Board has the authority to get involved in traffic circles and traffic flow.

Hester Longstreet: But we could say we will have drawn and painted arrows for those that come to visit and are not familiar with St. Augustine Beach.



Wade Olszewski: We could narrow the entrance drive as we really don't need two lanes coming in. We need two lanes going out, but one option I'll look at with our traffic engineer is the possibility of narrowing the entrance down to just one wide lane.

Kevin Kincaid: Thank you. Any other comments or questions? Hearing none, can we have public comment?

Jim LeClare, 115 Whispering Oaks Circle, St. Augustine Beach, Florida, 32080: In general, I think this is great, but my concern, which I discussed with the Regency Centers folks already, is with the community-owned park to the north of Anastasia Plaza, which may possibly be used by residents as a potential path to the beach, because beach access was blocked off once Whispering Oaks Subdivision was put in. On my phone I have a snapshot, which I will show here on the overhead, of what I saw walking down the sidewalk along A1A Beach Boulevard near the park. Some of us clean up trash left like this on a regular basis, and you can imagine what it is like to be walking along the sidewalk with your kids and telling them not to look at the used condoms thrown to the side. The point I am making is there are going to be more dumpsters added to the shopping center, and there has to be a way to secure that area, maybe with security cameras, as we have to think of that park area as a public pathway to the beach someday. I am not opposing any of the variances, but as things change, I'd like everyone to think about the natural area we have left in the park, as St. Augustine is not a secret anymore, it is much different from the way it was 10, 20, 30, or 40 years back when you could camp on the beach at the State Park. I'm a big Publix fan and have been forever, but I just want to make sure we're looking at the whole picture and that area we all own as a community park is kept in check, so you don't have to wonder if what you see is a white egret or a big Styrofoam container.

Bobby Crum: 301 Spanish Oak Court, St. Augustine Beach, Florida, 32080: I generally want to say I am very much in favor of the plan, conceptually, as I am a customer of this shopping center and Publix, which is one of the few businesses and corporations that gives back. They are the largest giver to United Way of St. Johns County, I love Publix and everything they do. I just have a couple of comments about the plan. To the east of Taco Libre, there is a dirt pathway where people tend to walk. I really hope we can put some kind of a sidewalk that extends from the parking lot at the northeast side of the shopping center to the sidewalk along A1A Beach Boulevard. I have lived in Whispering Oaks, which is the community north of the park, for 20 years, and on multiple occasions, we have had flooding issues, and I know that there is stormwater coming from the shopping center onto the park land. If you go back behind the buildings now, you'll see rooftop water coming down on a gutter, and it literally just goes right out into the park. My biggest concern with the whole project is to not have that stormwater going into the park, to somehow retain it going into the retention pond, as we have had flooding issues in Whispering Oaks because of this. If Publix and Regency Centers can figure out a solution to this, I would be very happy. That's really my only concern with the project.

Deborah Hagenbuch-Reese, 290 Sunset Drive, Units A and B, St. Augustine, Florida, 32080: I live in Sunset Park Subdivision, which is directly right across the street from this shopping center. I love Publix, I shop there, and I don't know what I'll do without the

pharmacy, so if they can think of some kind of temporary set up for the pharmacy, that would be great. My concern is about the traffic flow since Anastasia Plaza was originally built. It's great to have the entrance off A1A Beach Boulevard as the "main entrance," but I am almost positive the majority of the traffic comes in off A1A South. At peak times, people are backed up in that turn lane all the way out to the main traffic lanes, as this is where everybody comes in. This is a community where we encourage bike riding, people are out walking their dogs, and everyone is crossing A1A South to get into the shopping center. I don't know if this needs to be addressed to somebody else, but this seems like the place to start, so is there any way this turn lane could be enlarged and made safer? I know some of my neighbors would like to have an intersection here with a traffic light. At the very least, we need a crosswalk with buttons for bike riders and pedestrians to push to stop traffic and allow them to get across safely. This is a safety problem, and it seems like this is proper time to bring it up, which is the reason I came here tonight.

Brian Law: This is a State highway under the authority of the Florida Department of Transportation (FDOT), so this is not under the City's jurisdiction. Your comments are very good, but the right avenue to take for this is to speak to the City Commission, and if the Commission wants to direct staff to contact the FDOT, it can do so. City Commission meetings are traditionally held the first Monday of each month, but because the first Monday in July is on July 3, obviously the day before the 4<sup>th</sup> of July holiday, the next City Commission meeting is scheduled the following Monday, July 10, 2023, at 6:00 p.m., right here at City Hall. I would encourage you to speak at this meeting during the public comment segment near the beginning of the meeting, as the City has no right to order anything that will affect the FDOT's authority over this State highway.

Deborah Hagenbuch-Reese: What about the width of the parking lot entrance or exit?

Brian Law: One thing to keep in mind, for the Board and all the members of the public who are here and have been sticking with us all night long, is that this is a surgical extraction of an existing portion of Anastasia Plaza. The key points here are less ISR coverage, heightened lighting systems, and heightened accessibility standards. Regency Centers and the engineers they utilize can look into anything, as they are here to hear your comments and see if things are feasible. But the FDOT is a whole different animal to deal with. These comments should definitely be directed to the City Commission, and if the Commission so decides, they can inform the City Manager to direct the appropriate department to contact the FDOT to begin communication about these concerns.

Deborah Hagenbuch-Reese: So, do I request to speak at the general comments segment at the beginning of the next City Commission meeting?

Brian Law: Yes, ma'am, much like you just did, you would fill out a request to speak card and speak when the public comment part of the meeting is opened. You can speak on anything you want that's not on the agenda under the public comment segment.

Deborah Hagenbuch-Reese: So many people love to shop at Publix, and I don't know of anybody who's unhappy about the improvement of the store or the increasing store size.

But, we do have a traffic problem in this area that's becoming quite dangerous. This seemed like a good place to start, and the City sent me a letter about the proposed new store and parking lot reconfiguration, so thank you very much for your time.

Hester Longstreet: I think we all probably agree with this, so maybe we can also put our hat in the ring and ask the City Commission to speak with the FDOT.

Brian Law: Definitely, if the Board wants a unified letter for simplicity, I would ask that it come from the chair, just so we continue the system of chain of command, and then staff would be more than happy to direct it to the City Manager, as he is the conduit to the City Commission and as such is the person who will make sure the Commissioners all get it.

Hester Longstreet: Can I make a motion that we address the safety issue and concerns of being able to go in and out of the shopping center?

Brian Law: I would say no. You can submit a letter as a unified Board, but keep in mind, this is a concept review. No motions are to be made on a concept review application. Only the application for the variances is to have a motion for approval or denial.

Hester Longstreet: Kevin, do you have a problem with drafting a letter?

Kevin Kincaid: Is anybody in opposition to us drafting a letter asking, at the very least, consideration of this citizen's concerns? Hearing none, Brian, can I give you a rough draft?

Brian Law: No, sir, we want it to be in your words, on behalf of the Board, and not mine.

Kevin Kincaid: Okay.

Brian Law: I want to remind the Board of the Sunshine Law, so just keep that in mind as you are drafting a letter. You are not to speak to other Board members outside of a public meeting such as this. Also, this has no bearing on any future development orders, this is a safety concern raised by a citizen and it will be moved up the chain to the next level.

Hester Longstreet: And because this is a safety concern, whether the rebuild of Publix and the proposed variances get approved or not, these concerns should still be addressed.

Brian Law: Yes, ma'am.

Kevin Kincaid: Okay, let's move on to the variances requested in the variance application.

Wade Olszewski: I just wanted to address a couple of items that were brought up. One gentleman asked about having a sidewalk connection from the restaurant, Taco Libre, to the sidewalk along A1A Beach Boulevard. We are proposing a connecting sidewalk from the east side of the restaurant to the sidewalk right-of-way along the Boulevard. The lady who just spoke mentioned the access driveway on the A1A South side of the shopping center, which we are proposing to widen, mainly for the Publix trucks. We are

going to try to take the extreme changes in grades and soften them out a little bit, and find a way to connect the pedestrian walkway that goes around Publix and runs along the buildings in back of Publix to the existing sidewalk to the west along A1A South. Regarding drainage, there's an existing St. Johns River Water Management District permit that requires all water on this site to go to the retention pond. It may not all go there now, as I know there is a lot of relief between the park property between Anastasia Plaza and Whispering Oaks. I'm not sure how the water gets there, but we are going to be held to keeping all the water on-site, and we are making improvements back there. Some of that is new parking with curbing, so we are going to have to make sure it drains on-site and not off-site. Regarding trash, this plan just shows two enclosures, but we are adding two more, so there will be four state-of-the-art dumpster enclosures back there with doors so that the trash generated by the shopping center will be better contained.

Staci Rewis: I would like to just get on the record to staff that, if possible, to the extent of any discussion about the Anastasia Plaza property itself and any safety concerns or issues in the letter drafted by the Board chair, that Regency Centers be at the table with FDOT to have those conversations as well. Thank-you.

Matt Atkins, 316 High Tide Drive, Unit 201, St. Augustine Beach, Florida, 32080: I'm a vested community representative, and I also work for Publix, as a Publix manager. Part of the Publix rebuild includes adding a dock for trucks. Our Publix is one of the busiest stores in Florida, and we currently use a scissor lift to unload all merchandise, so we are in desperate need of a truck dock. It's a safety issue, absolutely, first and foremost. I could go on and on about the list of things we need as an employee representing Publix, and I wasn't asked by anybody to be here. If we continue with things as they are, we are going to have a lot of the same issues and concerns with traffic and litter in surrounding areas and things like that. But I think adding a new façade to the community is a need, as Florida is susceptible to mother nature, obviously, and I think this complex is showing its age. Once development starts, we can't stop it, and I think the proposed Publix rebuild and parking lot reconfiguration plan has a lot of assets and benefits to it.

Kevin Kincaid: Thank you very much. Okay, let's discuss the variances individually, but then if we have a motion, we can vote on all three variances at the same time, or we can separate them, however the Board wants to do it.

Jennifer Thompson: Would it be helpful if I just summarized each item?

Kevin Kincaid: Sure.

Jennifer Thompson: The first variance is to reduce the required standard parking size of 9-feet-by-20-feet per City Code. The current parking space size at Anastasia Plaza is 9-feet-by-18-feet, and the parking size proposed in this variance is 9.5-feet-by-18-feet.

Kevin Kincaid: So, the effect of this variance would be to increase the size of the current parking spaces, but not increase the size to what is required in the LDRs.

Jennifer Thompson: Correct. The parking space widths would be increased by one-half of a foot and the parking space length would be what it is now, which is 18 feet long.

Kevin Kincaid: No parking spaces would be lost, and the current parking space size would be increased, but still not meet the current parking space size regulations.

Jennifer Thompson: Yes, and there would be a gain of 13 parking spaces. There was a previous variance granted for Salt Life in 2012, which I pointed out earlier, allowing Salt Life to have parking spaces that are 9-feet-by-18-feet.

Kevin Kincaid: Okay. Any questions or comments on this variance request? All right, on to the next one.

Jennifer Thompson: The next variance is for a reduction of the north buffer to 5 feet and 10 feet in certain areas along the northern boundary line of the Anastasia Plaza property. When the Plaza was built in 1987, there were no buffer requirements because both property uses were commercial. Then in 2009, the City purchased the property to the north and effectively changed the use to parks and recreation. Non-compatible zoning uses are required to have 15-foot buffers between properties. The variance requested is to reduce this 15-foot buffer to 5 feet in some areas and 10 feet in other areas.

Kevin Kincaid: So, if it weren't for a change in zoning and land use, the 15-foot buffer would not be required, because both Anastasia Plaza and the parks and recreation property next door were zoned commercial when Anastasia Plaza was first built.

Jennifer Thompson: Correct. Not until 2009, when the City bought the adjacent property and it was rezoned to parks and recreation, would a buffer have been required.

Kevin Kincaid: My feeling here is that with respect to the City Park, I have an issue with having no buffer between this property and the Anastasia Plaza property, so I think the 5-foot buffer is reasonable since there was no buffer required before the property use was changed to parks and recreation. However, I would request that a fence be installed between these properties, to stop the migration of trash and garbage that is coming out of the parking lot from moving into other surrounding areas. I don't think we can stop the people or stop the trash but we can certainly require a barrier to be put up so trash doesn't go into our park and people don't use the park as a walk-through to hide in when they go behind Publix and dump trash. I would like to see a fence installed somewhere within that 5-foot buffer to just kind of encapsulate the park away from the Anastasia Plaza property and parking lot. I'm okay with the 5-foot buffer but I'd like something additional to help control the trash that gets dragged and blown into surrounding areas.

Gary Smith: I think that is a great idea.

Jennifer Thompson: The last variance request is to exceed the maximum ISR coverage, which is 70% for commercial land uses. Currently, the ISR coverage for Anastasia Plaza is 80.94%. In 1987, when the Plaza was built, there were no ISR regulations, which is why it

is currently at 80.94%. As I mentioned earlier, because they are using permeable pavers in some areas, the new proposed ISR coverage is 78.6%, which would reduce the current ISR coverage by 10,797 square feet.

Kevin Kincaid: So, we gain a community benefit with the new Publix and we gain reduced ISR coverage though it is still higher than the current ISR regulations for commercial properties. This will be a gain of an additional 10,797 square feet of permeable paver surface, which I think is a win. Any other comments or questions from anyone?

Staci Rewis: Could I clarify about the fence? I mean, as long as it is on the property line and it is allowed within that buffer area, I think it's fine. We just want to make sure that the fence is not in the concrete loading drive aisle and things like that.

Kevin Kincaid: My feeling is as long as the fence is not on the park property, but on the Anastasia Plaza property, and it is something that is going to keep the trash and everything else out of the park, I don't think it needs to be in the parking lot or drive aisle.

Staci Rewis: Okay, got it. Thanks.

Brian Law: Before the Board makes a motion about the fence, it may be helpful to the applicants to discuss what type of fence is to be installed.

Kevin Kincaid: It should be trash-proof. I'm not a designer, but I think if there was a fence put up to protect the City's Hammock Dunes Park, or whatever it may become in the future, it will be much easier to ask that a fence be put up now between the park and the Anastasia Plaza property, instead of waiting to ask that a fence be put up later when we decide to make improvements to the park or use it for something else or whatever. I don't know if I would design the fence, other than saying it should be more of a solid fence rather than a metal rail fence or something that allows trash to get through.

Hester Longstreet: So, should it be just like what, an 8-foot-high wooden fence?

Kevin Kincaid: Either wooden or PVC or whatever type of fence is allowed per the LDRs, it should be something to protect the park. I don't want to prescribe exactly what it is.

Patrick McKinley: Typically, when we do some type of barrier fence, it would be some sort of 6-foot-high chain link fence, which I guess theoretically, would allow some things to get through. But I think the issue is with people bringing trash through, and the chain link fence would solve the problem. We are okay with doing whatever the Board specifies.

Larry Einheuser: You could put green strips through the chain link, which would match the Publix green.

Kevin Kincaid: Yeah, it should be something to make it a little more aesthetically pleasing than chain link fence, since it will be a barrier between the shopping center and the park.

Chris Pranis: And it is not only people dropping trash, it is the wind blowing it around.

Brian Law: Going over this with the City Attorney, does the Board want the request for a fence to be part of the variance order, or part of the final development order? We are just trying to get the paperwork in order in case the City Attorney has any questions with the drafting of the variance order.

Kevin Kincaid: What happens if we approve the variance without putting in the request for a fence?

Brian Law: The final development order gives you the option to make recommendations to the City Commission regarding the building development process. For example, and this is no guarantee of any future approvals, the Board could recommend the approval of the plans as submitted with the condition that a fence be installed along the buffer area adjacent to the park before the Certificate of Occupancy is granted for Publix's rebuild.

Kevin Kincaid: Or we could require the fence as a condition of the variance approval.

Hester Longstreet: Let's just do it now so we don't have to remember it.

Kevin Kincaid: I will make a motion that we approve the three variances as requested, with the exception that a barrier fence be installed on Anastasia Plaza property in the buffer area between Anastasia Plaza property and the Hammock Dunes Park property.

Gary Smith: I second the motion.

Kevin Kincaid: We have a motion and a second. Do we have any discussion on the motion?

Brian Law: I would ask that you give the applicants one more chance to speak, based on the motion.

Patrick McKinley: As long as the fence is only required along the north property line, this is the only verification I need, and we're good with it.

Kevin Kincaid: Okay, may we have a vote on the motion please.

**Motion:** to approve Land Use Variance File No. VAR 2023-10, for variances for the proposed reconfiguration of the Anastasia Plaza shopping center parking lot for existing non-conforming uses for minimum parking space size reduction to 9.5-feet-by-18 feet; reduction of the northern landscape buffer to 5 feet and 10 feet in certain areas to accommodate the proposed new truck dock; and to maintain but lower the existing non-conforming impervious surface ratio coverage of 80.94% to 78.6% at 1001 and 1033 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080, subject to the condition that a barrier fence be installed along the northern buffer area of the Anastasia Plaza property

adjacent to the Hammock Dunes Park property. **Moved** by Kevin Kincaid, **seconded** by Gary Smith, **passed 7-0** by the Board by unanimous voice-vote.

**VII. OLD BUSINESS**

**VII. BOARD COMMENT**

Chris Pranis: Does anyone know the status of that crab boil business the Board approved?

Brian Law: I was there this morning for an under-slab plumbing inspection, so the permit for this has been issued to the contractor and construction for it has begun.

**IX. ADJOURNMENT**

The meeting was adjourned at 8:17 p.m.

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Kevin Kincaid, Chairperson

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Bonnie Miller, Recording Secretary

(THIS MEETING HAS BEEN RECORDED IN ITS ENTIRETY. THE RECORDING WILL BE KEPT ON FILE FOR THE REQUIRED RETENTION PERIOD. COMPLETE AUDIO/VIDEO CAN BE OBTAINED BY CONTACTING THE CITY MANAGER'S OFFICE AT 904-471-2122)





**City of St. Augustine Beach Building and Zoning Department**

**To:** Comprehensive Planning and Zoning Board  
**From:** Jennifer Thompson, Planner  
**CC:** Brian Law, Director of Building and Zoning & Bonnie Miller, Sr. Planner  
**Date:** June 26, 2023  
**Re:** Conditional Use Permit Application 2023-06, Stir It Up, 18 A St.

Conditional Use Permit application CU 2023-06 is for outdoor seating and food and beverage service and consumption outside of an enclosed building located at 18 A St., Stir It Up.

On May 7<sup>th</sup>, 2018, a Conditional Use Permit for outdoor seating and food and beverage service and consumption outside of an enclosed building at 18 A St, Stir It Up, was issued with the expiration date of May 7<sup>th</sup>, 2021.

Sincerely,

*Jennifer Thompson, CFM*

Planner  
Planning and Zoning Division



**City of St. Augustine Beach Building and Zoning Department**

**TO: Planning and Zoning Division**

**FROM: Brian Law**

**SUBJECT: CU 2023-06**

**DATE: 7-7-2023**

The Building Division has no objection to the continuation of an existing conditional use permit for food and beverage service and consumption outside of an enclosed building.

*Brian W Law*

Brian W Law CBO, CFM, MCP  
Director of Building and Zoning  
City of St. Augustine Beach  
2200 A1A South  
St. Augustine Beach, FL 32080  
(904) 471-8758  
[blaw@cityofsab.org](mailto:blaw@cityofsab.org)

City of St. Augustine Beach Building and Zoning Department  
Conditional Use Permit Application

2200 A1A SOUTH, ST. AUGUSTINE BEACH, FLORIDA 32080  
WWW.STAUGBCH.COM BLDG. & ZONING (904)471-8758 FAX (904) 471-4470

1. Legal description of the parcel for which the conditional use permit is being sought:  
Lot(s) 13 and 15 Block(s) 11 Subdivision Chautauque Beach of Anastasia Methodist  
Street Address 18A Street Assembly
2. Location (N, S, W, E): N Side of (Street Name): A Street
3. Is the property seaward of the Coastal Construction Control Line (CCCL)? Yes ☐ No ☒ (Circle one)
4. Real estate parcel identification number: 169050-0000
5. Name and address of owner(s) as shown in St. Johns County Public Records:  
Clint Richardson  
139 Whispering Oaks Circle St Augustine, FL 32080
6. Current land use classification: commercial and residential
7. Section of land use code from which the conditional use permit is being sought: 3.02.02 LDRS  
commercial
8. Description of conditional use permit being sought: Allowance of use of outside  
for seating 15 seats. All other issues pursuant to  
the permit. Request for beer/wine licensing (again) and  
request for permanent conditional use permit going forward.
9. Supporting data which should be considered by the Board:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. Has an application for a conditional use permit been submitted in the past year? Yes ☐ No ☒ (Circle one)  
If yes, what was the final result? \_\_\_\_\_

1. Please check if the following information required for submittal of the application has been included:

- ☒ Legal description of property
- ☒ Copy of warranty deed
- ☒ Owner Permission Form (if applicable)
- ☒ List of names and addresses of all property owners within 300-foot radius
- ☒ First-class postage-stamped legal-size (4-inch-by-9½-inch) envelopes with names and addresses of all property owners within 300-foot radius
- ☐ Survey to include all existing structures and fences
- ☐ Elevations and overall site plan of proposed structure if conditional use is requested for construction of a residential structure in a commercial land use district
- ☒ Other documents or relevant information to be considered
- ☒ Fourteen (14) copies of the completed application including supplemental documentation and/or relevant information

In filing this application for a conditional use permit, the undersigned acknowledges it becomes part of the official record of the City Commission and Comprehensive Planning and Zoning Board and does hereby certify that all information contained is true and accurate, to the best of his/her knowledge.

CYNTHIA MICHAEL

Print name (owner or his/ her agent)

Print name (applicant or his/her agent)

Cynthia Michael 5/14/23

Signature/date

Signature/date

18A Street St Augustine FL 32080

209 Leeward Island Dr. St Augustine FL 32080

Owner/agent address

Applicant/agent address

904 660 7971

Phone number

Phone number

stirupsab@gmail.com

Email address

Email address

**\*\*All agents must have notarized written authorization from the property owner(s)\*\***  
**\*\*Conditional use permits shall be recorded prior to issuance of the building/development permit\*\***  
**\*\* Please note that if you are a resident within a development or subdivision that has covenants and restrictions, be aware that approval of this application by the City Commission or Comprehensive Planning and Zoning Board does not constitute approval for variation from the covenants and restrictions.\*\***

Date: 4/27/2023

Conditional Use File #: CU2023-06

Applicant's name: CYNTHIA Michael

Applicant's address: 209 Leeward Island Dr. St Augustine, FL 32080

For conditional use permit at: 18A Street ST Augustine, FL 32080

### Charges

Application Fee: \$400.00      Date Paid: 5/19/23

Legal Notice Sign: \$10.00      Date Paid: 5/19/23

Received by Ronnie Miller

Date 5-19-2023

Invoice # I2301289

Check # or type of credit or debit card 1105

## Definition—Conditional Use Permit

A conditional use is defined as a use that would not be appropriate generally or without restriction throughout a land use district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, order, comfort, convenience, appearance or prosperity. Such uses may be permitted in a land use district only in accordance with the provisions of this Code, and if the Code allows a conditional use in a particular land use category. Applications for conditional uses specified as type C-1 per Section 3.02.02 of the City of St. Augustine Beach Land Development Regulations must be reviewed by both the City's Comprehensive Planning and Zoning and City Commission. The Comprehensive Planning and Zoning Board shall make a recommendation to approve or deny the application to the City Commission, which shall make the final decision to approve or deny the application based upon its review of the application and the Comprehensive Planning and Zoning Board's recommendation. Applicants and/or their agents for type C-1 conditional uses are required to attend the meetings of both the Comprehensive Planning and Zoning Board and City Commission at which their applications are heard. Applications for conditional uses specified as type C-2 per Section 3.02.02 of the City's Land Development Regulations are reviewed solely by the City's Comprehensive Planning and Zoning Board, with the final decision to approve or deny made by the Comprehensive Planning and Zoning Board. Applicants and/or their agents for type C-2 conditional uses are required to attend the Comprehensive Planning and Zoning Board meeting at which their application is heard.

## Instructions for Applying for a Conditional Use Permit

The following requirements must be adhered to in applying for a conditional use permit. It is of the utmost importance that all required information be furnished in detail and accurately. Incorrect information can delay or nullify any action on the application. If there is inadequate space for all the necessary information, please attach extra sheets with the question numbers clearly marked.

## Documentation Needed for a Conditional Use Permit

- 1) The legal description of the parcel of land for which the permit is requested shall be shown on the deed of the property or as determined on a survey. If the parcel of land is in a recorded subdivision, use lots and block number. Include street address and location by indication street(s) boundary and side (south, east, etc.) and nearest intersecting street. If the land is a portion of the lot, indicate what portion of the lot, i.e. south 1/2, west 1/3, etc. If the parcel is located in an unrecorded, unplatted subdivision, use the metes and bounds description of the boundaries.
- 2) Provide the name and address of the owner of the property. The person's name on the application should agree with the public records of St. Johns County. If the names are different, attach a clarifying statement.
- 3) Indicate the current land use classification of the parcel under consideration. A current land use map is available on the City's website, [staugbch.com](http://staugbch.com) on display in the office of the Building and Zoning Department and the personnel there will assist you in finding the current land use district classification.

- 4) Notification of all property owners within a radius of 300 feet of the property for which the conditional use permit is being sought is mandated by law. The St. Johns County Real Estate/Survey Department (telephone number 904-209-0804) will provide applicants with a list of the names and addresses of the property owners within 300 feet of the property for which the conditional use permit is requested. **This list of names and addresses of all property owners within 300 feet is to include the applicant's name and address. Along with the list of all property owners within 300 feet, the applicant shall submit stamped, addressed legal-size envelopes with the application. (Note: Do not fill in a return address on the stamped envelopes. The Building and Zoning Department will stamp its address on the envelopes as the return address and mail the legal notices to all property owners).** Signatures and approvals of property owners within 300 feet are not necessary. Applicants may provide a separate petition with the signatures of affected property owners who approve or do not object to the granting of the conditional use permit, but these persons should not sign the application itself. Applicants should ensure correct names and addresses are provided, as incorrect information shall delay or nullify any action on the conditional use permit application.
- 5) Provide the section of the land use code from which the conditional use permit is being sought. Personnel in the Building and Zoning Department will assist you in this matter if needed.
- 6) A fee of \$410.00 will be charged for the conditional use permit administrative procedure, which includes the legal notice sign, and legal advertising. The applicant will be required to post the legal notice sign on the property for which the conditional use permit application is submitted within clear view of the street and not more than 10 feet inside the property line, no later than 15 days before the first meeting date at which type C-1 conditional use applications go before the Comprehensive Planning and Zoning Board and City Commission and no later than 15 days before the meeting date at which type C-2 conditional use applications go before the Comprehensive Planning and Zoning Board.
- 7) A final order on each request for a conditional use permit shall be made within thirty (30) days of the meeting at which the application was reviewed and considered. Each final order shall contain findings upon which the City Commission or Comprehensive Planning and Zoning Board's order is based and may include such conditions and safeguards prescribed by the City Commission or Comprehensive Planning and Zoning Board appropriate in the matter, including reasonable time limits in which action pursuant to such order shall begin and/or be completed.
- 8) Appeal of decisions on type C-1 conditional use applications granted by the City Commission shall be made to the Circuit Court of St. Johns County, Florida. Appeal of decisions on type C-2 conditional use applications granted by the Comprehensive Planning and Zoning Board shall be made to the City Commission.
- 9) The application must be signed by the owner of the property for which the conditional use permit is requested and/or the owner's authorized agent. All authorized agents must provide notarized written authorization, which must accompany the application, approving such representation.

## Limitations on Granting a Conditional Use Permit

Conditional use permits shall be nontransferable and granted to the applicant only, and the use shall be commenced within a period of one (1) year from the effective date of the final order granting same; provided, however, that the City Commission or Comprehensive Planning and Zoning Board may adopt the following conditions to any permit:

- 1) That the conditional use permit will be transferable and run with the land when the facts involved warrant same, or where construction or land development is included as part of the permit.
- 2) The time within which the use shall be commenced may be extended for a period of time longer than one (1) year. Failure to exercise the permit by commencement of the use or action approved thereby within one (1) year or such longer time as approved by the City Commission or Comprehensive Planning and Zoning Board shall render the permit invalid, and all rights granted thereunder shall terminate. Transfer of the property by the applicant, unless the permit runs with the land, shall terminate the permit.
- 3) Whenever the City Commission or Comprehensive Planning and Zoning Board denies an application for a conditional use permit, no further application shall be filed for the same use on any part or all of the same property for a period of one (1) year from the date of such action. In the event that two (2) or more applications for the same use on any part or all of the same property has been denied, no further application shall be filed for this same use on any part or all of the same property for a period of two (2) years from the date of such action denying the last application filed.
- 4) The time limits in paragraph 3 above may be waived by the affirmative votes of a majority of the City Commission or Comprehensive Planning and Zoning Board when such action is deemed necessary to prevent injustice or to facilitate proper development of the City.



**BEFORE THE CITY COMMISSION OF THE  
CITY OF ST. AUGUSTINE BEACH, FLORIDA**

Public Records of St. Johns County, FL  
Clerk number: 2018039626  
BK: 4559 PG: 1372  
6/6/2018 1:50 PM  
Recording \$18.50

In re:

**APPLICATION FOR MODIFICATION OF A  
CONDITIONAL USE PERMIT FOR THE STIR  
IT UP RESTAURANT AT 18 A STREET, ST.  
AUGUSTINE BEACH, FLORIDA.**

---

**ORDER APPROVING CONDITIONAL USE (2018-02)**

The application of Cynthia Michael, d/b/a Stir It Up Restaurant, for a conditional use permit to allow for a restaurant in a commercial land use district located at 18 A Street, St. Augustine Beach, Florida 32080, having come on to be heard before the City Commission on May 7<sup>th</sup>, 2018, and the City Commission having received the recommendations of the Comprehensive Planning and Zoning Board, having taken public comments, and having considered said application fully, it is therefore:

ORDERED that the application is hereby approved as follows:

1. The documentation for granting of a conditional use as detailed in the Application and discussed at the hearing are incorporated herein as findings of fact.
2. The conditional use granted shall conform to all materials submitted with the Application and which were provided by the Applicant to supplement the Application, including all drawings, sketches and renderings.
3. The conditional use permit granted previously on October 2, 2000 is continued for a restaurant located in a commercial land district located at 18 A Street, St. Augustine Beach, Florida 30280.
4. The use shall expire three (3) years after the approval hereof, and the Applicant shall be required to apply to extend the Conditional Use beyond May 7<sup>th</sup>, 2021.
5. The use shall be conducted in such a way as to not violate City Code or become a nuisance and this Conditional Use approval shall not be transferable without application to the City Commission.
6. The restaurant shall be allowed to have up to 45 seats on the premises. There shall be no seating allowed within the right of way for A Street. No other expansion of the existing

restaurant shall be conducted other than that specifically granted herein except expressly permitted by the Land Development Regulations.

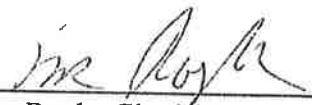
7. The use shall be non-transferrable.
8. The use shall be commenced within one (1) year and shall not lapse for more than one (1) year.
9. A violation of the conditions listed above shall void the conditional use granted herein.
10. Alcohol sales shall not be permitted on the subject property.

Any appeal of this decision may be made by filing an appropriate action with a court of competent jurisdiction within thirty (30) days of the date of this Order.

**DONE AND ORDERED** this 7<sup>th</sup> day of May, 2018, at St. Augustine Beach, St. Johns County, Florida.

**CITY COMMISSION OF THE CITY  
OF ST. AUGUSTINE BEACH,  
FLORIDA**

By:   
Undine C. George, Mayor

ATTEST:   
Max Royle, City Manager





# City of St. Augustine Beach

2200 A1A SOUTH  
ST. AUGUSTINE BEACH, FLORIDA 32080  
WWW.STAUGBCH.COM

CITY MGR. (904) 471-2122  
FAX (904) 471-4108

BLDG. & ZONING (904) 471-8758  
FAX (904) 471-4470

## Owner's Authorization Form

CYNTHIA Michael is hereby authorized TO ACT ON BEHALF OF

Clint Richardson, the owners(s) of the property described in the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Augustine Beach, Florida, for an application related to a development, land use, zoning or conditional or special use permit or other action pursuant to an application for:

Conditional Use Permit

By signing, I affirm that the legal owner(s), as listed on the recorded warranty deed on file with the St. Johns County Clerk of Courts, have been notified of the above application.

I further understand incomplete or false information provided on this form may lead to revocation of permits and/or termination of development activity.

Signature of Owner(s) Clint Richardson

Printed Name(s) CLINT C. Richardson

Address of Owner(s) 355 Five Island Dr.

Telephone Number of Owner(s) 904-806-7005

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of APRIL, 2023.

by CLINT C RICHARDSON, who is personally known        or who has produced identification (type of identification produced) FL DL

Signature of Notary Public—State of Florida Wendy B Stratton

Notary Stamp/Seal/Commission Expiration Date:



WENDY B. STRATTON  
Commission # HH 314660  
Expires October 17, 2026

Prepared without examination or opinion of title by:  
Mark G. Carusillo, Esquire  
2050 Fairfax Avenue  
Cherry Hill, NJ 08003

Return to:  
Clint Richardson  
139 Whispering Oaks Circle  
St. Augustine, FL 32080

Public Records of St. Johns County, FL  
Clerk number: 2020100540  
BK: 5093 PG: 873  
11/6/2020 2:08 PM  
Recording \$18.50  
Doc. D \$0.70

Parcel Identification No. 169050-0000

### **Quitclaim Deed**

This Quitclaim Deed, made this 6<sup>th</sup> day of November 2020, Between **CLINT RICHARDSON, a single man**, whose post office address is **139 Whispering Oaks Circle, St. Augustine, FL 32080** hereinafter called the ("Grantor"), and **EGC Lions 88 LLC, a Florida Limited Liability Company**, whose post office address is **18 A Street, St. Augustine, FL 32080**, hereinafter called ("Grantee"),

*(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, as well as the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)*

*Witnesseth*, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby remises, releases and quitclaims unto the Grantee, all the right, title, interest, claim and demand which the Grantor has in and to the following describe land, situate, lying and being in St. Johns County Florida, to-wit:

Lot 13 and Lot 15, Block 11, Chautauqua Beach, Subdivision of the Anastasia Methodist Assembly, according to plat recorded in Plat Book 2, page 5, public records of St. Johns County, Florida. Being commonly known as 18 A Street, St. Augustine, FL 32080.


*To Have And To Hold* the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the state, right, title, interest, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit, and behoof of the Grantee and Grantee's assigns forever.

*(signature on next page)*

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Witness  
Print Name: Christian Osuna

 Clint R.  
Clint Richardson

  
Witness  
Print Name: Joe Ourelo

STATE OF FLORIDA  
COUNTY OF St Johns

The foregoing instrument was acknowledge before me this 6th day of November, 2020 by Clint Richardson who is personally know to me or has produced their Florida Driver's License as identification and who did not take an oath.

"physically present"

  
Notary Public



Mary Law  
State of Florida  
My Commission Expires 12/17/2022  
Commission No. GG 263265

PREPARED BY & AFTER RECORDING, PLEASE MAIL TO:  
This instrument was prepared without opinion as to title by:  
Robert I. McLeod II, Esquire  
the mcLeod firm  
1200 Plantation Island Drive South  
Suite 140  
St. Augustine, FL 32080

[Space Above this Line for Recording Data]

## THIS WARRANTY DEED

Made this **January 6, 2005 A.D.** By  
**Matthew Braly and Laura Braly, husband and wife** hereinafter called the  
grantor,  
to **Clint Richardson, A SINGLE MAN**, whose post office address is: 18 A  
Street, St. Augustine, FL 32080, hereinafter called the grantee:

(Whenever used herein the term "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 the grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$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**, viz:

Lot 13 and Lot 15, Block 11, Chautauqua Beach, Subdivision of the Anastasia Methodist Assembly, according to plat recorded in Plat Book 2, page 5, public records of St. Johns County, Florida.

Parcel ID Number: 169050-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**SUBJECT TO** covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any. Subject to taxes and assessments for the current year.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2004**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

**TWO (2) SEPARATE WITNESSES ARE REQUIRED TO SIGN  
AND PRINT NAMES!**

(1) Deborah J. Keller  
Witness Printed Name Deborah J. Keller

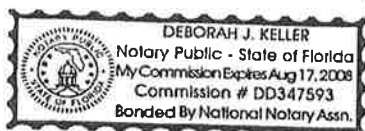
Matthew C. Braly (Seal)  
Matthew Braly  
Address:

(2) Kimberly S. Keller  
Witness Printed Name Kimberly S. Keller

Laura Braly (Seal)  
Laura Braly,

State of **FLORIDA**  
County of **ST. JOHNS**

The foregoing instrument was acknowledged before me this January 06, 2005, by Matthew Braly and Laura Braly, husband and wife, who is/are personally known to me or who has produced A VALID DRIVER'S LICENSE(S) as identification and who has taken an oath.



Deborah J. Keller  
Notary Public  
Print Name Deborah J. Keller  
My Commission Expires:  
[NOTARY SEAL]

Prepared without examination or opinion of title by:  
Mark G. Carusillo, Esquire  
2050 Fairfax Avenue  
Cherry Hill, NJ 08003

Return to:  
Clint Richardson  
139 Whispering Oaks Circle  
St. Augustine, FL 32080

Parcel Identification No. 169050-0000

### **Corrective Deed**

*This Quitclaim Deed, made this 17 day of Dec. 2021, Between Clint Richardson, a single man, whose post office address is 139 Whispering Oaks Circle, St. Augustine, FL 32080, hereinafter called the ("Grantor"), and ECG Lions 88 LLC, a Florida Limited Liability Company, whose post office address is 18 A Street, St. Augustine, FL 32080, hereinafter called ("Grantee"),*

*(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, as well as the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)*

*Witnesseth*, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby remises, releases and quitclaims unto the Grantee, all the right, title, interest, claim and demand which the Grantor has in and to the following describe land, situate, lying and being in St. Johns County Florida, to-wit:

Lot 13 and Lot 15, Block 11, Chautauqua Beach, Subdivision of the Anastasia Methodist Assembly, according to plat recorded in Plat Book 2, page 5, public records of St. Johns County, Florida. Being commonly known as 18 A Street, St. Augustine, FL 32080.

This Corrective Deed is being recorded in order to correct a Scribner's error in the Grantee's name of the Deed recorded on November 6, 2020, 02:08:51 PM in OR Book 2093, Page 873 as Instrument #2020100540, Public Records of St. Johns County, Florida in which Grantee's name was mistakenly spelled "EGC Lions 88 LLC." The correct spelling of Grantee's name is "ECG Lions 88 LLC."

*To Have And To Hold* the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the state, right, title, interest, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit, and behoof of the Grantee and Grantee's assigns forever.

*(signature on next page)*

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Jessica Rayfield  
Witness  
Print Name: Jessica Rayfield

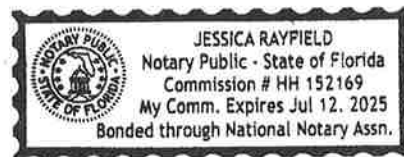
Clint C. Richardson  
Clint Richardson

Dawn B. Edmonds  
Witness  
Print Name: DAWN B. Edmonds

STATE OF FLORIDA  
COUNTY OF

The foregoing instrument was acknowledge before me this 17 day of Dec., 2021 by Clint Richardson who is personally know to me or has produced their Florida Driver's License as identification and who did not take an oath.

Jessica Rayfield  
Notary Public







## St. Johns County, FL

### Apply for Exemptions

[Apply for Exemptions](#)

### Sales Questionnaire Form

*If you are a new owner of this property, please click here to submit a Sales Questionnaire*

[Sales Questionnaire](#)

### 2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

### Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)

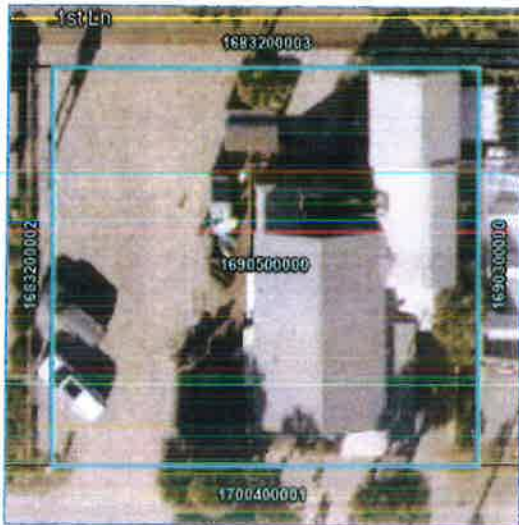


Parcel ID	1690500000
Location Address	18 A ST SAINT AUGUSTINE 32080-0000
Neighborhood	Retail Stores SAB & A1A (COM) (680.31)
Tax Description*	2-5 CHATAUQUA BEACH LOTS 13 & 15 BLK 11 OR5093/873(Q/C) & 5448/417(C/D) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Stores (1100)
Subdivision	Chautauqua Beach Subdivision of the Anas
Sec/Twp/Rng	34-7-30
District	City of St Augustine Beach (District 551)
Millage Rate	15.8076
Acreage	0.210
Homestead	N

### Owner Information

Owner Name	Ecg Lions 88 LLC 100%
Mailing Address	355 FIVE ISLAND DR SAINT AUGUSTINE, FL 32080-0000

## Map



## Valuation Information

Building Value	2023
Extra Features Value	\$185,903
Total Land Value	\$17,829
Agricultural (Assessed) Value	\$457,380
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$661,112
Assessed Value	\$9,879
Total Exemptions	\$651,233
Taxable Value	\$0
	\$651,233

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
2022	\$151,140	\$13,090	\$427,800	\$0	\$0	\$592,030	\$592,030	\$0	\$592,030
2021	\$155,792	\$14,162	\$432,450	\$0	\$0	\$602,404	\$602,404	\$0	\$602,404
2020	\$201,659	\$15,235	\$325,500	\$0	\$0	\$542,394	\$424,378	\$118,016	\$424,378
2019	\$180,661	\$14,155	\$325,500	\$0	\$0	\$520,316	\$385,798	\$134,518	\$385,798
2018	\$72,177	\$12,428	\$418,500	\$0	\$0	\$503,105	\$350,725	\$152,380	\$350,725
2017	\$66,788	\$12,577	\$239,476	\$0	\$0	\$318,841	\$318,841	\$0	\$318,841
2016	\$67,752	\$13,319	\$239,476	\$0	\$0	\$320,547	\$320,547	\$0	\$320,547
2015	\$68,715	\$14,061	\$239,476	\$0	\$0	\$322,252	\$322,252	\$0	\$322,252
2014	\$28,380	\$14,847	\$239,476	\$0	\$0	\$282,703	\$282,703	\$50,000	\$232,703
2013	\$28,380	\$15,634	\$239,476	\$0	\$0	\$283,490	\$283,490	\$50,000	\$233,490
2012	\$28,380	\$16,421	\$239,476	\$0	\$0	\$284,277	\$284,277	\$50,000	\$234,277
2011	\$28,380	\$17,163	\$267,376	\$0	\$0	\$312,919	\$312,919	\$50,000	\$262,919
2010	\$28,380	\$17,949	\$297,600	\$0	\$0	\$343,929	\$343,929	\$50,000	\$293,929

## Building Information

Building	1
Year Built	1922
Actual Area	3188
Conditioned Area	2042
Use	Stores (Retail)
Style	04
Class	N
Exterior Wall	Wood

Roof Cover	Modular Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
FINISHED DECK	440
FINISHED DECK	248
BASE AREA	1352
ADDITION	48

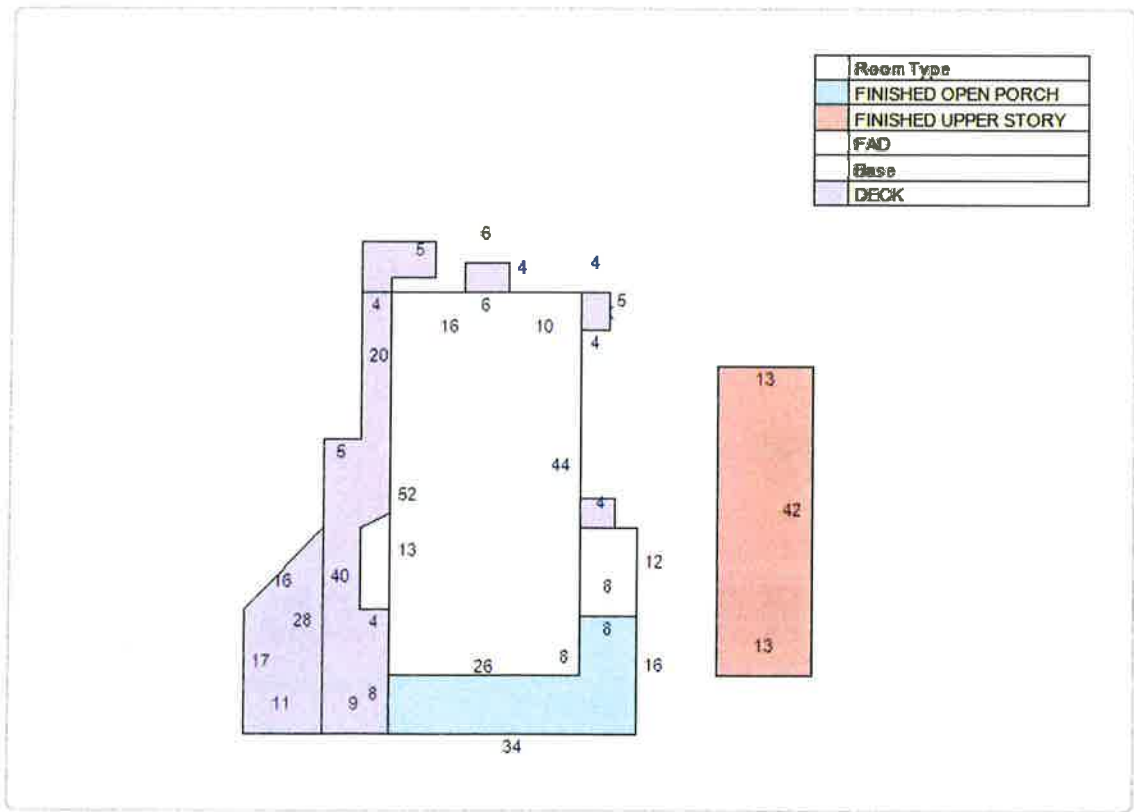
Description	Square Footage
FINISHED DECK	20
FINISHED UPPER STORY	546
ADDITION	96
FINISHED DECK	58
FINISHED DECK	20
FINISHED DECK	24
FINISHED OPEN PORCH	336
Total SqFt	3188

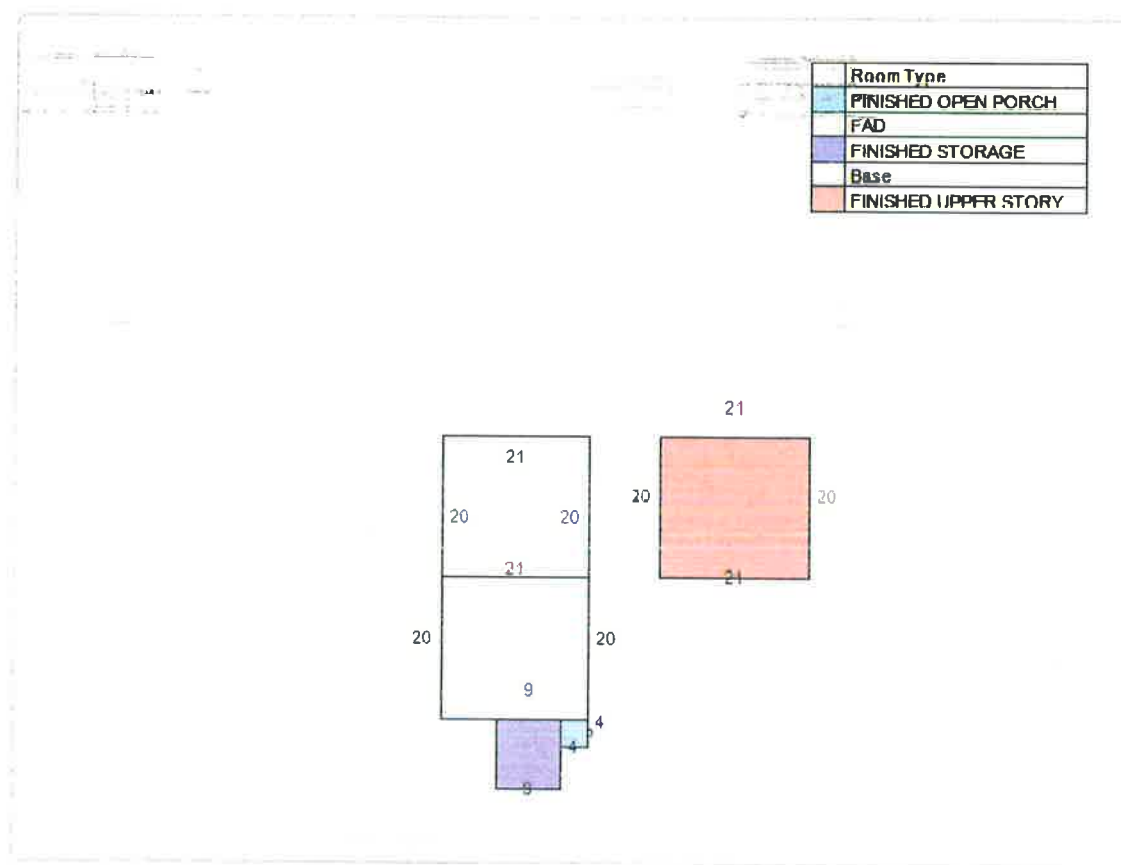
Building	2
Year Built	1954
Actual Area	1366
Conditioned Area	1260
Use	Stores (Retail)
Style	04
Class	N
Exterior Wall	Aluminum Vinyl, Concrete Block

Roof Cover	Modular Metal
Roof Structure	Wood Truss
Interior Flooring	Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	0

Description	Square Footage
FINISHED UPPER STORY	420
BASE AREA	420
FINISHED STORAGE/UTILITY	90
ADDITION	420
FINISHED OPEN PORCH	16
Total SqFt	1366

### Sketch Information





### Extra Feature Information

Code Description	Status	Value
Deck (COM)		427
Deck (COM)		820
Deck (COM)		1067
Storage Building (Mix)		788
Storage Building (Mix)		300
Brick Pavers (COM)		14427

### Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	50	186	9147.6	SF	\$457,380

### Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/17/2021	12/17/2021	\$0.00	CORRECTIVE DEED	<a href="#">5448</a>	<a href="#">417</a>	U	I	EGC LIONS 88 LLC	EGC LIONS 88 LLC
11/6/2020	11/6/2020	\$100.00	QUIT CLAIM DEED	<a href="#">5093</a>	<a href="#">873</a>	U	I	RICHARDSON CLINT	EGC LIONS 88 LLC
	1/6/2005	\$630,000.00	WARRANTY DEED	<a href="#">2363</a>	<a href="#">1804</a>	Q	I	BRALY MATTHEW C & LAURA M	RICHARDSON CLINT
	10/1/1989	\$35,000.00		<a href="#">833</a>	<a href="#">1816</a>	Q	V		BRALY MATTHEW C, LAURA M
	10/1/1983	\$59,000.00		<a href="#">608</a>	<a href="#">519</a>	Q	I		BRALY MATTHEW C, LAURA M
	1/1/1980	\$36,500.00		<a href="#">461</a>	<a href="#">797</a>	U	I		

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. Please interpret accordingly.

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

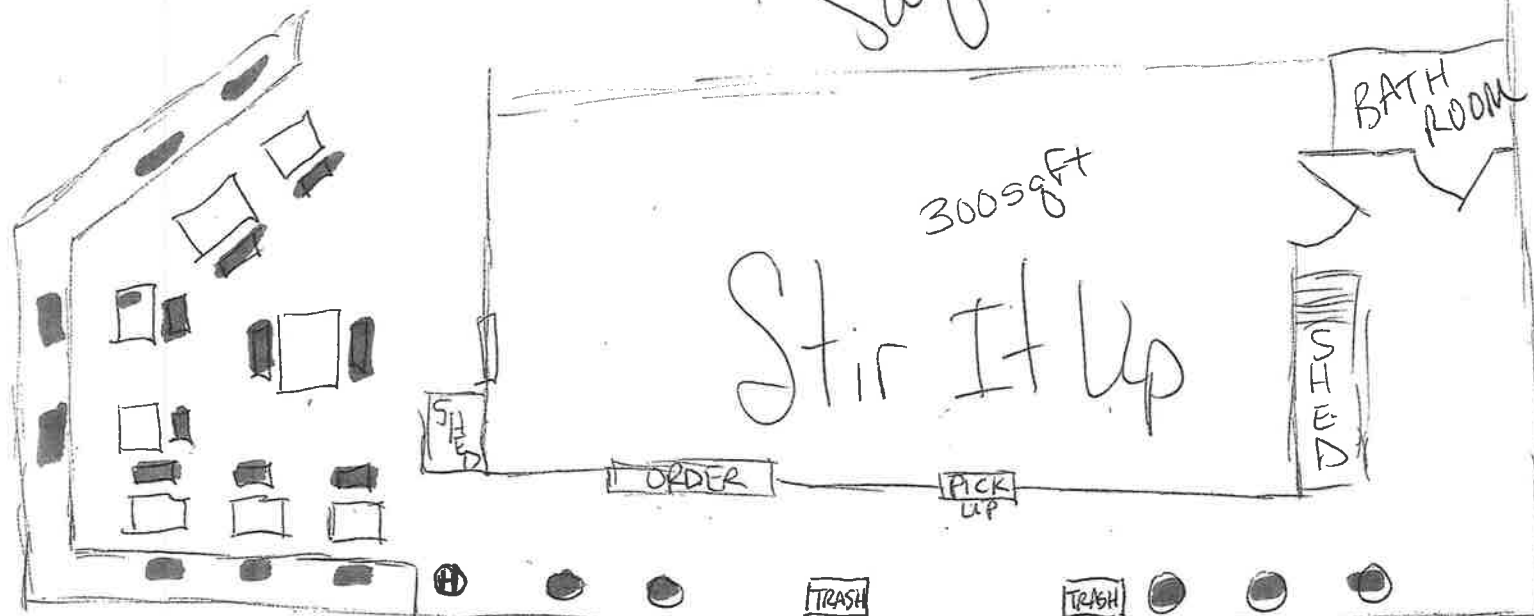
Last Data Upload: 5/18/2023, 11:40:44 PM

Version 3.1.2

Developed by  
 Schneider  
 GEOSPATIAL

Parking Lot

The Pet Surf Shop



PARKING 2

45 Seats

Bamboo

MAIL

Palm

Palm

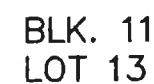
Palm

A Street

LOT 16	LOT 14	LOT 12
--------	--------	--------

LOT 12

FIRST LANE  
15' RIGHT-OF-WAY  
DIRT



BLK. 11  
LOT 15

A STREET  
40' RIGHT-OF-WAY. PAVED

SITE PLAN FOR 2 STORY ADDITION,  
PIT SURF SHOP

INFORMATION, DIMENSIONS, ELEVATIONS, PLACEMENTS,  
ETCETERAS BASED ON SURVEY WORK DONE 8.27.2005  
THIS PROPERTY LIES IN FLOOD ZONE AE (EL9)  
(F.I.R.M.) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL  
NUMBER 125146 121090382H, 9.2.04, SJC, FL.  
PAGE 1 OF 3

SITE PLAN: 1" = 20'  
DRAWN BY: WALTER OLSEN, MARCH  
3.23.2013, REVISED 8.11.2013, REVISED 10.20.2013



**City of St. Augustine Beach Building and Zoning Department**

**To:** Comprehensive Planning and Zoning Board  
**From:** Jennifer Thompson, Planner  
**CC:** Brian Law, Director of Building and Zoning, Bonnie Miller, Senior Planner  
**Date:** 06/26/2023  
**Re:** Conditional Use Permit Application CU 2023-07

Conditional Use Permit CU 2023-07 is an application for a proposed new single-family residence in a commercial district located at 14 D St. Currently, a single-family residence is located at 14 D St, which was built in 1962. The surrounding properties on this block are also single-family residences.

In the past, the Comprehensive Planning and Zoning Board has approved single-family residences in commercial districts with the condition that the residence follows the land development regulations set forth for single-family residences located in medium density zoning districts.

Sincerely,

*Jennifer Thompson, CFM*

Planner  
Planning and Zoning Division



**City of St. Augustine Beach Building and Zoning Department**

**TO: Planning and Zoning Division**

**FROM: Brian Law**

**SUBJECT: CU 2023-07**

**DATE: 7-7-2023**

The Building Division has no objection to the construction of a single family residence in the commercially zoned property addressed as 14 D street.

*Brian W Law*

Brian W Law CBO, CFM, MCP  
Director of Building and Zoning  
City of St. Augustine Beach  
2200 A1A South  
St. Augustine Beach, FL 32080  
(904) 471-8758  
[blaw@cityofsab.org](mailto:blaw@cityofsab.org)



**City of St. Augustine Beach Building and Zoning Department  
Conditional Use Permit Application**

2200 A1A SOUTH, ST. AUGUSTINE BEACH, FLORIDA 32080

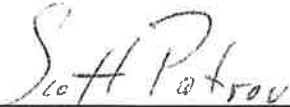
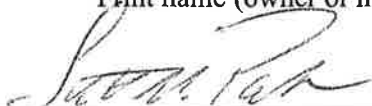
WWW.STAUGBCH.COM BLDG. & ZONING (904)471-8758 FAX (904) 471-4470

1. Legal description of the parcel for which the conditional use permit is being sought:  
 Lot(s) 15 Block(s) 36 Subdivision Coquina Gables  
 Street Address 14 D St., St. Augustine, FL 32080
2. Location (N, S, W, E): \_\_\_\_\_ Side of (Street Name): \_\_\_\_\_
3. Is the property seaward of the Coastal Construction Control Line (CCCL)? Yes ☒ No ☐ (Circle one)
4. Real estate parcel identification number: 170390-0000
5. Name and address of owner(s) as shown in St. Johns County Public Records: \_\_\_\_\_  
HVG Properties LLC, PO Box 4793, Glen Allen VA 23058
6. Current land use classification: Commercial
7. Section of land use code from which the conditional use permit is being sought: Section 3.02.02
8. Description of conditional use permit being sought: \_\_\_\_\_  
The Owner wishes to construct a new single family home on the property.
9. Supporting data which should be considered by the Board: Property has been used as residential  
for a single family home since 1962. This would not be a change of use as it has existed in this use  
for over 60 years. There are houses next door as well as directly across the street so this use  
is consistent with the surrounding uses.
10. Has an application for a conditional use permit been submitted in the past year? Yes ☒ No ☐ (Circle one)  
 If yes, what was the final result? \_\_\_\_\_

11. Please check if the following information required for submittal of the application has been included:

- ☐ Legal description of property
- ☐ Copy of warranty deed
- ☐ Owner Permission Form (if applicable)
- ☐ List of names and addresses of all property owners within 300-foot radius
- ☐ First-class postage-stamped legal-size (4-inch-by-9½-inch) envelopes with names and addresses of all property owners within 300-foot radius
- ☐ Survey to include all existing structures and fences
- ☐ Elevations and overall site plan of proposed structure if conditional use is requested for construction of a residential structure in a commercial land use district
- ☐ Other documents or relevant information to be considered
- ☐ Fourteen (14) copies of the completed application including supplemental documentation and/or relevant information

In filing this application for a conditional use permit, the undersigned acknowledges it becomes part of the official record of the City Commission and Comprehensive Planning and Zoning Board and does hereby certify that all information contained is true and accurate, to the best of his/her knowledge.

 <hr/> Print name (owner or his/ her agent)	<hr/> Print name (applicant or his/her agent)
 6/19/23 <hr/> Signature/date	<hr/> Signature/date
460 A1A Beach Blvd <hr/> Owner/agent address	<hr/> Applicant/agent address
904 461 3000 <hr/> Phone number	<hr/> Phone number
spatrou@ginpatrou.com <hr/> Email address	<hr/> Email address

**\*\*All agents must have notarized written authorization from the property owner(s)\*\***  
**\*\*Conditional use permits shall be recorded prior to issuance of the building/development permit\*\***  
**\*\* Please note that if you are a resident within a development or subdivision that has covenants and restrictions, be aware that approval of this application by the City Commission or Comprehensive Planning and Zoning Board does not constitute approval for variation from the covenants and restrictions.\*\***

Date: 6-19-2023

Conditional Use File #: CU2023-07

Applicant's name: Scott Patrou, Agent for HVG Properties LLC

Applicant's address: 400 AIA Beach Blvd, St. Augustine, Fl.

For conditional use permit at: 14 D Street, St. Augustine Beach, 32080  
Florida 32080

### Charges

Application Fee: \$400.00      Date Paid: 6-19-2023

Legal Notice Sign: \$10.00      Date Paid: 6-19-2023

Received by Bonnie Miller

Date 6-19-2023

Invoice # I2301436

App # 7416 CU2023-07

Check # or type of credit or debit card 1919

## Definition—Conditional Use Permit

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A conditional use is defined as a use that would not be appropriate generally or without restriction throughout a land use district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, order, comfort, convenience, appearance or prosperity. Such uses may be permitted in a land use district only in accordance with the provisions of this Code, and if the Code allows a conditional use in a particular land use category. Applications for conditional uses specified as type C-1 per Section 3.02.02 of the City of St. Augustine Beach Land Development Regulations must be reviewed by both the City's Comprehensive Planning and Zoning and City Commission. The Comprehensive Planning and Zoning Board shall make a recommendation to approve or deny the application to the City Commission, which shall make the final decision to approve or deny the application based upon its review of the application and the Comprehensive Planning and Zoning Board's recommendation. Applicants and/or their agents for type C-1 conditional uses are required to attend the meetings of both the Comprehensive Planning and Zoning Board and City Commission at which their applications are heard. Applications for conditional uses specified as type C-2 per Section 3.02.02 of the City's Land Development Regulations are reviewed solely by the City's Comprehensive Planning and Zoning Board, with the final decision to approve or deny made by the Comprehensive Planning and Zoning Board. Applicants and/or their agents for type C-2 conditional uses are required to attend the Comprehensive Planning and Zoning Board meeting at which their application is heard.

## Instructions for Applying for a Conditional Use Permit

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The following requirements must be adhered to in applying for a conditional use permit. It is of the utmost importance that all required information be furnished in detail and accurately. Incorrect information can delay or nullify any action on the application. If there is inadequate space for all the necessary information, please attach extra sheets with the question numbers clearly marked.

## Documentation Needed for a Conditional Use Permit

- 
- 1) The legal description of the parcel of land for which the permit is requested shall be shown on the deed of the property or as determined on a survey. If the parcel of land is in a recorded subdivision, use lots and block number. Include street address and location by indication street(s) boundary and side (south, east, etc.) and nearest intersecting street. If the land is a portion of the lot, indicate what portion of the lot, i.e. south 1/2, west 1/3, etc. If the parcel is located in an unrecorded, unplatted subdivision, use the metes and bounds description of the boundaries.
  - 2) Provide the name and address of the owner of the property. The person's name on the application should agree with the public records of St. Johns County. If the names are different, attach a clarifying statement.
  - 3) Indicate the current land use classification of the parcel under consideration. A current land use map is available on the City's website, [staugbch.com](http://staugbch.com) on display in the office of the Building and Zoning Department and the personnel there will assist you in finding the current land use district classification.

- 4) Notification of all property owners within a radius of 300 feet of the property for which the conditional use permit is being sought is mandated by law. The St. Johns County Real Estate/Survey Department (telephone number 904-209-0804) will provide applicants with a list of the names and addresses of the property owners within 300 feet of the property for which the conditional use permit is requested. **This list of names and addresses of all property owners within 300 feet is to include the applicant's name and address. Along with the list of all property owners within 300 feet, the applicant shall submit stamped, addressed legal-size envelopes with the application. (Note: Do not fill in a return address on the stamped envelopes. The Building and Zoning Department will stamp its address on the envelopes as the return address and mail the legal notices to all property owners).** Signatures and approvals of property owners within 300 feet are not necessary. Applicants may provide a separate petition with the signatures of affected property owners who approve or do not object to the granting of the conditional use permit, but these persons should not sign the application itself. Applicants should ensure correct names and addresses are provided, as incorrect information shall delay or nullify any action on the conditional use permit application.
- 5) Provide the section of the land use code from which the conditional use permit is being sought. Personnel in the Building and Zoning Department will assist you in this matter if needed.
- 6) A fee of \$410.00 will be charged for the conditional use permit administrative procedure, which includes the legal notice sign, and legal advertising. The applicant will be required to post the legal notice sign on the property for which the conditional use permit application is submitted within clear view of the street and not more than 10 feet inside the property line, no later than 15 days before the first meeting date at which type C-1 conditional use applications go before the Comprehensive Planning and Zoning Board and City Commission and no later than 15 days before the meeting date at which type C-2 conditional use applications go before the Comprehensive Planning and Zoning Board.
- 7) A final order on each request for a conditional use permit shall be made within thirty (30) days of the meeting at which the application was reviewed and considered. Each final order shall contain findings upon which the City Commission or Comprehensive Planning and Zoning Board's order is based and may include such conditions and safeguards prescribed by the City Commission or Comprehensive Planning and Zoning Board appropriate in the matter, including reasonable time limits in which action pursuant to such order shall begin and/or be completed.
- 8) Appeal of decisions on type C-1 conditional use applications granted by the City Commission shall be made to the Circuit Court of St. Johns County, Florida. Appeal of decisions on type C-2 conditional use applications granted by the Comprehensive Planning and Zoning Board shall be made to the City Commission.
- 9) The application must be signed by the owner of the property for which the conditional use permit is requested and/or the owner's authorized agent. All authorized agents must provide notarized written authorization, which must accompany the application, approving such representation.

## Limitations on Granting a Conditional Use Permit

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Conditional use permits shall be nontransferable and granted to the applicant only, and the use shall be commenced within a period of one (1) year from the effective date of the final order granting same; provided, however, that the City Commission or Comprehensive Planning and Zoning Board may adopt the following conditions to any permit:

- 1) That the conditional use permit will be transferable and run with the land when the facts involved warrant same, or where construction or land development is included as part of the permit.
- 2) The time within which the use shall be commenced may be extended for a period of time longer than one (1) year. Failure to exercise the permit by commencement of the use or action approved thereby within one (1) year or such longer time as approved by the City Commission or Comprehensive Planning and Zoning Board shall render the permit invalid, and all rights granted thereunder shall terminate. Transfer of the property by the applicant, unless the permit runs with the land, shall terminate the permit.
- 3) Whenever the City Commission or Comprehensive Planning and Zoning Board denies an application for a conditional use permit, no further application shall be filed for the same use on any part or all of the same property for a period of one (1) year from the date of such action. In the event that two (2) or more applications for the same use on any part or all of the same property has been denied, no further application shall be filed for this same use on any part or all of the same property for a period of two (2) years from the date of such action denying the last application filed.
- 4) The time limits in paragraph 3 above may be waived by the affirmative votes of a majority of the City Commission or Comprehensive Planning and Zoning Board when such action is deemed necessary to prevent injustice or to facilitate proper development of the City.

**LEGAL DESCRIPTION OF 14 D ST., ST AUGUSTINE, FL 32080**

Lot 15, Block 36, Coquina Gables, according to the map or plat thereof, as recorded in Map Book 3, Page 30, of the Public Records of St. Johns County, Florida.

Prepared by and return to:

Kimberly Delisa  
Ginn & Patrou, PA  
460 A1A Beach Boulevard  
St. Augustine Beach, FL 32080  
(904) 461-3000  
File No 23-27

Parcel Identification No 170390-0000

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 3rd day of April, 2023 between E. Charles Norman, Jr, a married man, and Einar C. Norman, Sr., an unmarried man, whose post office address is 29 Madagascar Court, Marco Island, FL 34145, of the County of Collier, State of Florida, Grantors, to HVG Properties LLC, a Virginia Limited Liability Company, whose post office address is PO Box 4793, Glen Allen, VA 23058, of the County of , Commonwealth of Virginia, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

Lot 15, Block 36, Coquina Gables, according to the map or plat thereof, as recorded in Map Book 3, Page 30, of the Public Records of St. Johns County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 29 Madagascar Court, Marco Island, FL 34145.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tiffany Pellicer  
WITNESS  
PRINT NAME: Tiffany Pellicer

E. Charles Norman, Jr.  
E. Charles Norman, Jr

Kimberly Pellicer  
WITNESS  
PRINT NAME: Kimberly Pellicer

Einar C. Norman Sr. By E. Charles Norman Jr. his Attorney-in-Fact  
Einar C. Norman, Sr. by E. Charles Norman Jr., his Attorney-In-Fact

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of February 2023, by E. Charles Norman, Jr and E. Charles Norman Jr., as Attorney-In-Fact for Einar C. Norman, Sr..

Tiffany Pellicer  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification  
Produced: DRIVERS license





## City of St. Augustine Beach

2200 A1A SOUTH  
ST. AUGUSTINE BEACH, FLORIDA 32080  
WWW.STAUGBCH.COM

CITY MGR. (904) 471-2122  
FAX (904) 471-4108

BLDG. & ZONING (904) 471-8758  
FAX (904) 471-4470

### Owner's Authorization Form

Scott Patrou

is hereby authorized TO ACT ON BEHALF OF

HVG Properties LLC, the owners(s) of the property described in the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Augustine Beach, Florida, for an application related to a development, land use, zoning or conditional or special use permit or other action pursuant to an application for:

Conditional Use Permit Application

By signing, I affirm that the legal owner(s), as listed on the recorded warranty deed on file with the St. Johns County Clerk of Courts, have been notified of the above application.

I further understand incomplete or false information provided on this form may lead to revocation of permits and/or termination of development activity.

Signature of Owner(s) [Signature]

Printed Name(s) Harold Vincent Grooms III

Address of Owner(s) 688 Ocean Palm way

Telephone Number of Owner(s) (804) 307-1206

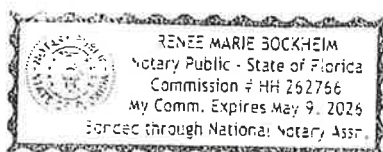
State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 19 day of June, 2023

by Harold Vincent Grooms III, who is personally known Florida or who has produced identification (type of identification produced) Florida

Signature of Notary Public—State of Florida Renee Bucklin

Notary Stamp/Seal/Commission Expiration Date:





# St. Johns County, FL



## Apply for Exemptions



## Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire



## 2022 TRIM Notice



## Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



**Parcel ID** 1703900000  
**Location Address** 14 D ST  
SAINT AUGUSTINE 32080-0000  
**Neighborhood** Coquina Gables East (717.05)  
**Tax Description\*** 3-30 COQUINA GABLES LOT 15 BLK 36 OR5734/1258  
*\*The Description above is not to be used on legal documents.*  
**Property Use Code** Single Family (0100)  
**Subdivision** Coquina Gables Subdivision No 1  
**Sec/Twp/Rng** 3-8-30  
**District** City of St Augustine Beach (District 551)  
**Millage Rate** 15.8076  
**Acreage** 0.110  
**Homestead** Y

## Owner Information

**Owner Name** [Hvg Properties LLC](#) 100%  
**Mailing Address** PO BOX 4793  
GLEN ALLEN, VA 32058-0000

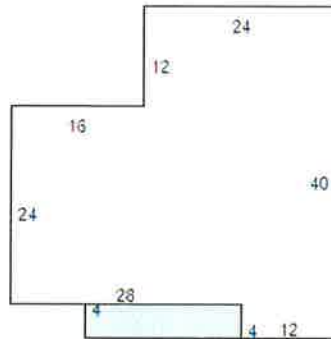
## Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

## Sketch Information



Room Type
Base
FINISHED OPEN PORCH



## Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		825

## Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	93	50	EF	\$534,000

## Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/4/2023	4/3/2023	\$633,000.00	WARRANTY DEED	<a href="#">5734</a>	<a href="#">1258</a>	U	I	NORMAN E CHARLES JR ET AL	HVG PROPERTIES LLC
7/5/2019	6/19/2019	\$100.00	QUIT CLAIM DEED	<a href="#">4754</a>	<a href="#">421</a>	U	I	NORMAN DEBRA L	NORMAN E CHARLES JR ET AL
6/7/2019	6/5/2019	\$0.00	DISSOLUTION OF MARRIAGE	<a href="#">4737</a>	<a href="#">914</a>	U	I	NORMAN DEBRA L	NORMAN EINAR C
4/4/2023	1/20/2001	\$0.00	DEATH CERTIFICATE	<a href="#">5734</a>	<a href="#">1252</a>	U	I	NORMAN ESTELLE E(DEC'D)	NORMAN EINAR C
	5/1/1987	\$0.00		<a href="#">746</a>	<a href="#">900</a>	U	I		NORMAN E CHARLES JR,DEBRA L
	5/1/1987	\$71,000.00		<a href="#">746</a>	<a href="#">900</a>	Q	I		
	5/1/1987	\$71,000.00		<a href="#">746</a>	<a href="#">900</a>	Q	I		

The St. Joseph County Property Appraiser's Office makes every effort to provide the most accurate information available. However, this information is provided for informational purposes only and is not intended to be used for legal or financial purposes.

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

Last Data Upload: 6/16/2023, 11:47:09 PM

Developed by  
 **Schneider**  
 GEOSPATIAL

Version 3.1.14

LEGEND

- = CLEARCUT
- ⊙ = WATER METER
- = BLOCK CORNER FOUND 1/2" IRON ROD LB#6444
- = FOUND 1/2" IRON ROD LB#2674
- = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION

HATCH LEGEND

- [Hatched Box] = CONCRETE
- [Solid Box] = BUILDING
- [Diagonal Lines] = COVERED OR ENCLOSED

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- Bearings hereon are based on RBL as shown or stated hereon.
- Contiguous lots lie in same block, unit, phase, section etc., unless noted.
- Type of Survey: BOUNDARY SURVEY
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses, Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in Item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes, Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Closure of this survey exceeds 1:10,000.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Plat hereon contains no angles or bearings for comparison to field measured values.

- A/C = AIR CONDITIONER ON PAD
- BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- DB = DEED BOOK
- FFE = FINISHED FLOOR ELEVATION
- L = ARC LENGTH
- LB = LICENSED SURVEY BUSINESS
- LS = LICENSED SURVEYOR
- OWW = OVERHEAD WIRE/LINE
- ORB = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- RBL = REFERENCE BEARING LINE
- R/W = RIGHT-OF-WAY LINE
- STY = STORY
- TYP = TYPICAL
- (P) = PLAT CALL
- (M) = FIELD MEASURED VALUE
- (D) = DEED CALL
- (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
- (P) = RECORD VALUE



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR" WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCK3 GPS RECEIVER WAS USED AS A ROVER. RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE USE OF THIS SURVEY TO THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON WHATSOEVER, WITHOUT THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON

**Surveyor's Certification**

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

WITH CHAPTER 463, F.S. (FOR FLORIDA STATUTES) DONE UNDER MY SUPERVISION

**Brandon D. Shugart**  
State of Florida Professional Surveyor and Mapper  
License No. 7009

03/10/2023  
Signature Date

**LEGAL DESCRIPTION**

**LOT 15, BLOCK 36, COQUINA GABLES SUBDIVISION**

**MAP BOOK 3, PAGE 30**

**PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA**

**MAP OF BOUNDARY SURVEY**

**IME CIVIL & SURVEYING, LLC**

311 STATE ROAD 16  
ST AUGUSTINE, FLORIDA 32084

**WWW.IMECIVIL.COM**  
**904-429-7764**

**Licensed Survey Business #8139**  
**Certificate of Authorization #33025**

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ADDRESS OF PROPERTY SHOWN HEREON:

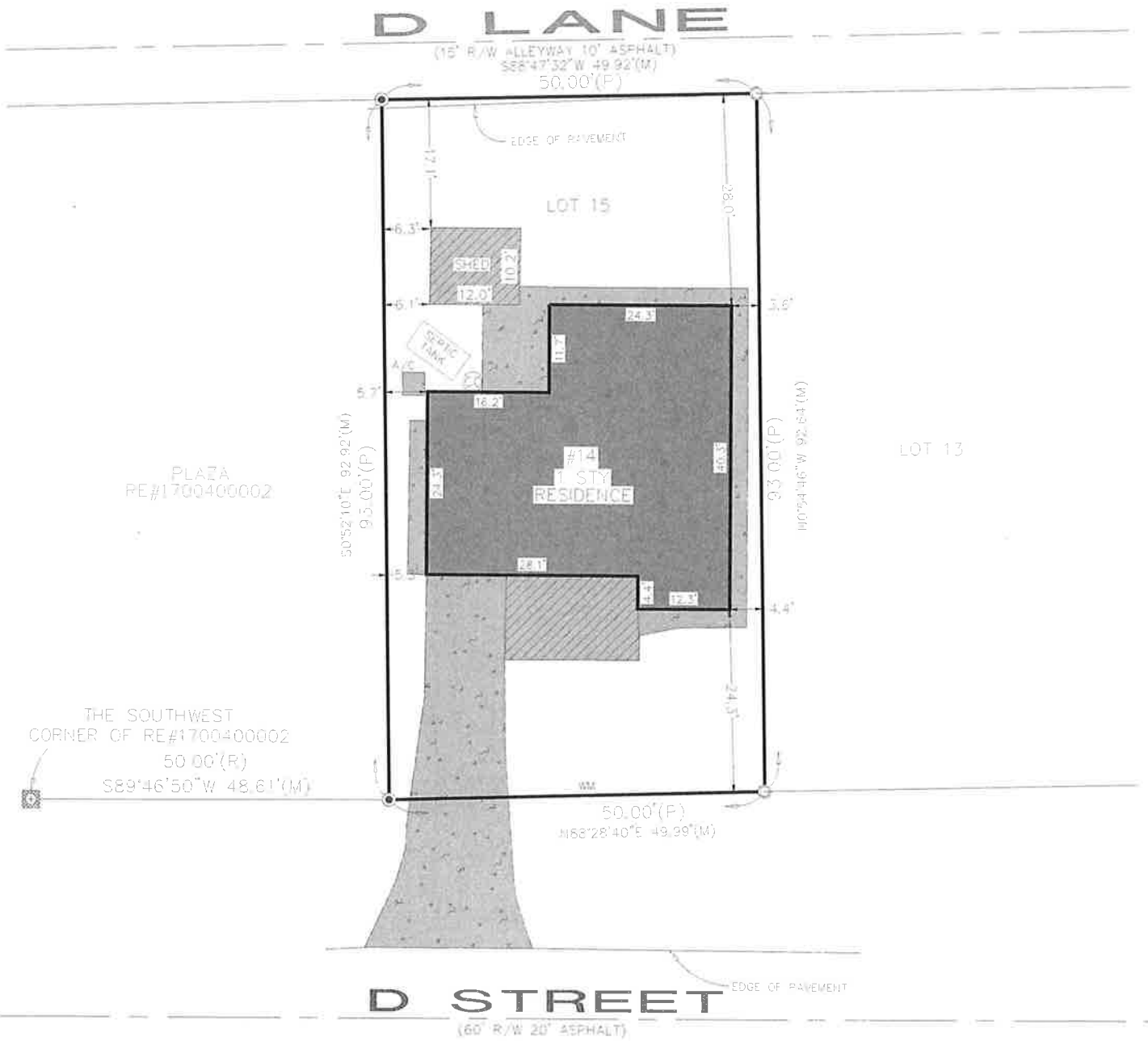
FOR: **ML CONNER CONSTRUCTION**

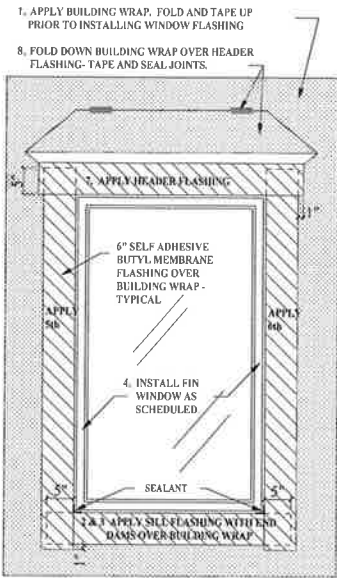
AT: **14 D STREET**  
**ST AUGUSTINE, FL 32080**

Drawn By: **LR**  
Field Survey Date: **02/23/2023**  
FB/PG: **106/32**

Scale: **1" = 20 Feet**  
Drawing/File #: **021623.1**  
Plot Date: **03/13/23**

Additional Information/Certifications:  
**GMM & PATROL PA**  
**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

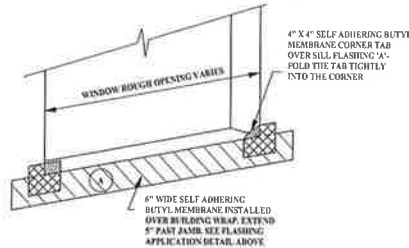




**FLASHING APPLICATION DETAIL**

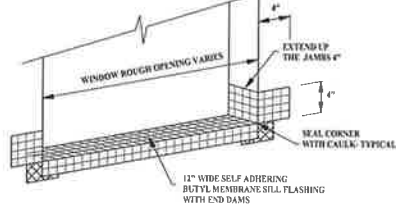
NO SCALE

APPLY BUTYL FLASHING IN WATER SHED FASHION TYPICAL.



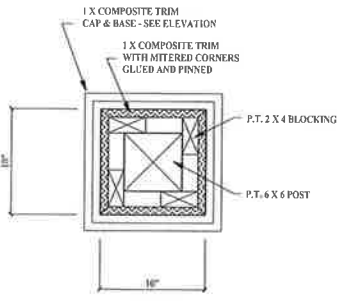
**STEP 2 - CORNER TAB**

NO SCALE



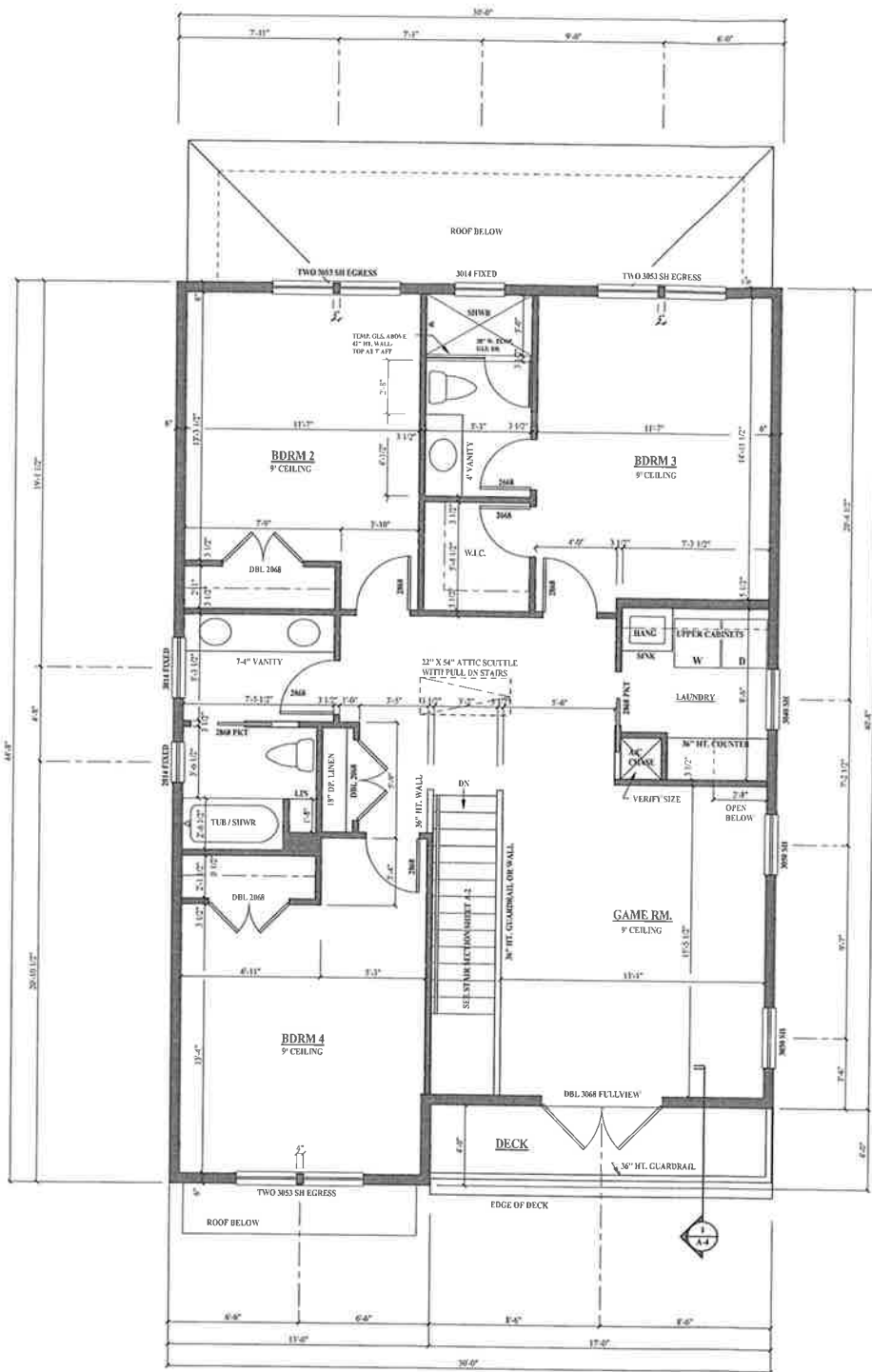
**STEP 3 - SILL FLASHING WITH END DAMS**

NO SCALE



**FRONT PORCH COLUMN**

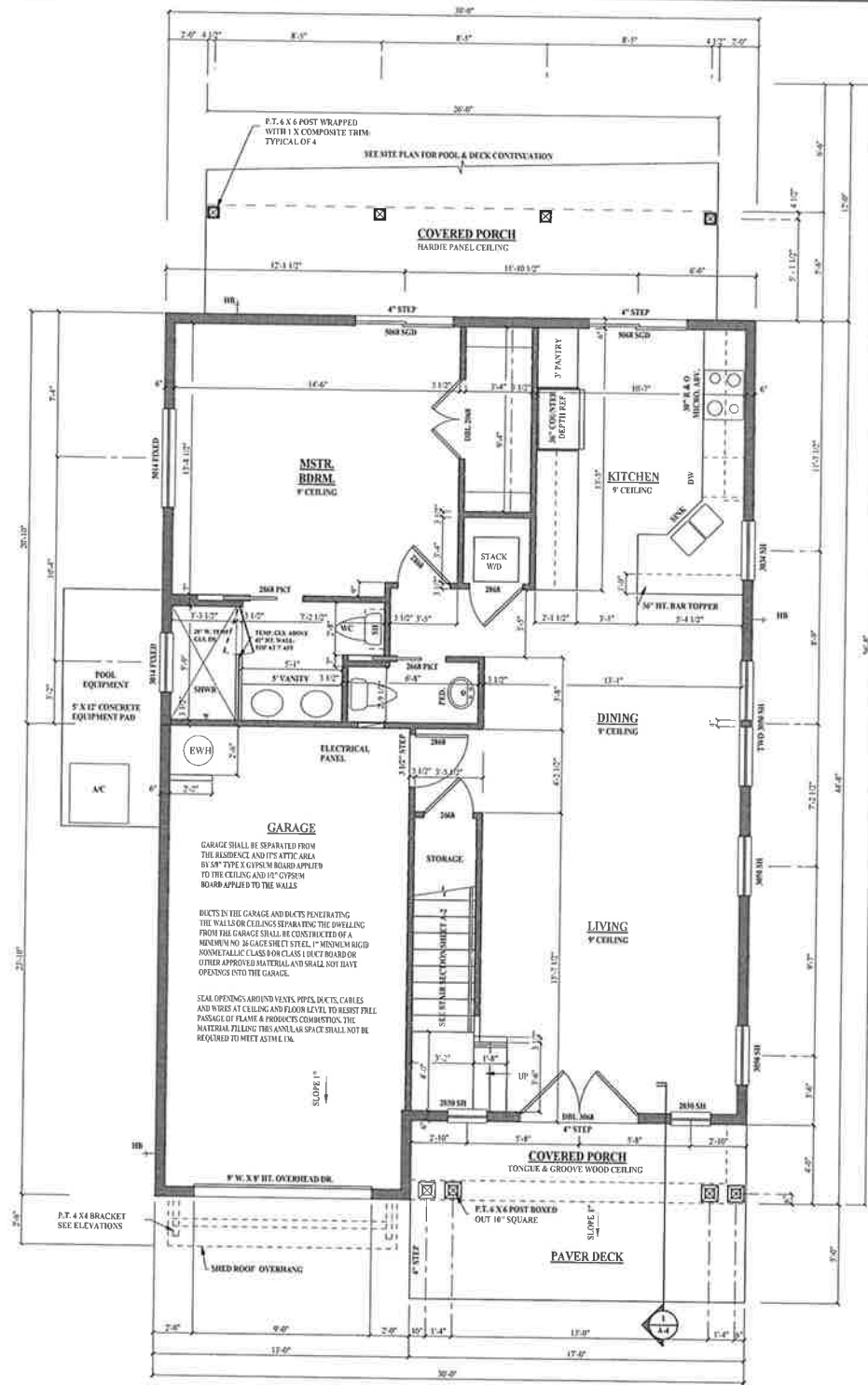
SCALE: 1/2" = 1'-0"



**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

- NOTES:**
- ALL POCKET DOORS TO BE SOLID CORE AND HAVE JOHNSON HEAVY DUTY HARDWARE OR EQUAL.
  - THE FOLLOWING WINDOWS SHALL BE RATED FOR HUMAN IMPACT LOADS:
    - WINDOWS THAT ARE WITHIN 24" OF EITHER SIDE OF A DOOR (D08H.4.2)
    - GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: (D08H.4.3)
      - THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQ. FT.
      - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 48" ABOVE THE FLOOR.
      - THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR.
      - WALKING SURFACE IS WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.
    - ALL WINDOWS IN BATHROOMS (D08H.4.5)
    - WINDOWS IN THE STAIRWAY THAT ARE LESS THAN 36" ABOVE THE PLANE OF THE WALKING SURFACE (D08H.4.6)
    - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 40 INCH HORIZONTAL ARC LESS THAN 90 DEGREES FROM THE BOTTOM TREAD NOING SHALL BE CONSIDERED A HAZARDOUS LOCATION. (D 08H.4.7)
  - INSULATE ALL INTERIOR WALLS WITH UNFACED BATT INSULATION TO FILL CAVITY.
  - PROVIDE 2 X 6 BLOCKING FOR BATH ACCESSORY LOCATIONS.



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

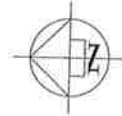
**WINDOW & DOOR KEY:**

SIZES ARE NOMINAL

EXAMPLE:

	WIDTH	WIDTH	HEIGHT	HEIGHT
	FEET	INCHES	FEET	INCHES
2880 =	2	8	8	0

SQUARE FOOTAGE CALCULATIONS	
949 SQ. FT. LIVING (AO) FIRST FLOOR	
1,222 SQ. FT. LIVING (AO) SECOND FLOOR	
2,191 SQ. FT. LIVING (AO) TOTAL	
303 SQ. FT. GARAGE	
185 SQ. FT. COVERED ENTRY PORCH	
143 SQ. FT. REAR PORCH	
514 SQ. FT. TOTAL NON A/C AREA	
85 SQ. FT. FRONT PAVEN DECK	
195 SQ. FT. REAR PAVEN DECK	
1892 CU. FT. AIR CONDITIONED SPACE	



DESIGN DRAWINGS FOR CONSTRUCTION PROVIDED BY KAREN COWART DESIGN ASSOCIATES, INC. & SEALS ENGINEERED DRAWINGS BY OTHERS FOR THE ARCHITECT. THE ARCHITECT IS RESPONSIBLE FOR THE EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DESIGNER OF ANY DISCREPANCIES.

**karen cowart**  
DESIGN ASSOCIATES

4220 South Francis Road  
St. Augustine, Florida 32092  
(904) 669-4904  
karencowartda@gmail.com

**FLOOR PLANS**

SHEET TITLE

DESIGN BY: KC  
DRAWN BY: KC  
DATE: FEBRUARY 18, 2023  
SCALE: AS NOTED  
JOB NAME: CONNER LOT 3 ASTURIAS  
SHEET

**A-1**

1 OF 3 SHEETS

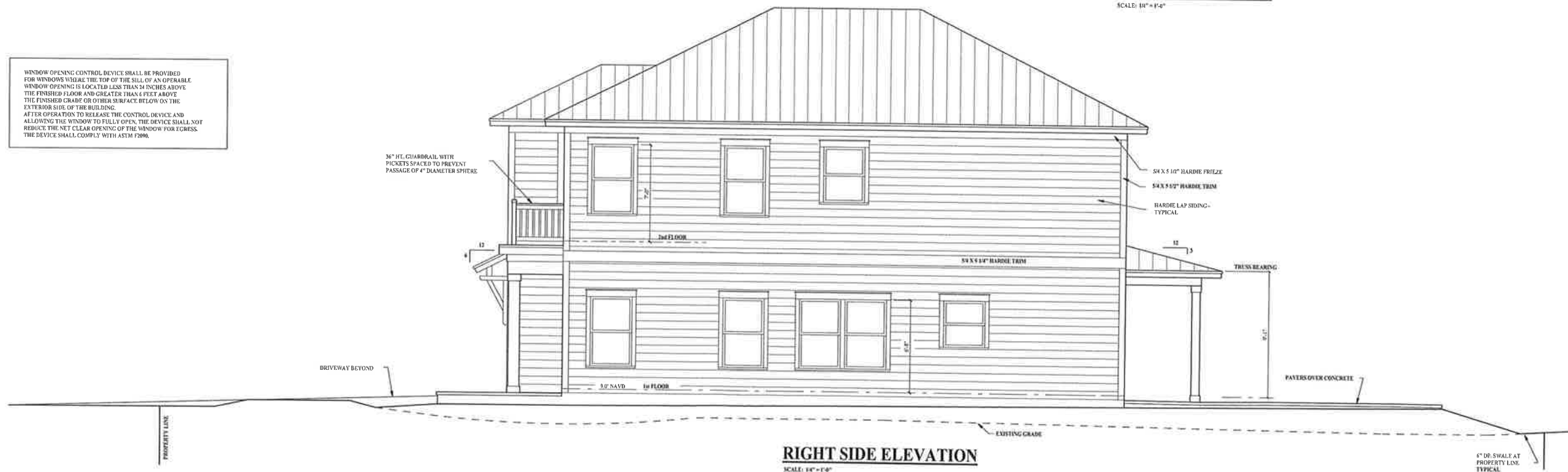
©2023 KAREN COWART DESIGN ASSOCIATES, INC.



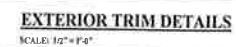


**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

36" HT. GUARDRAIL WITH  
PICKETS SPACED TO PREVENT  
PASSAGE OF 4" DIAMETER SPHERE



### RIGHT SIDE ELEVATION



karen cowart  
DESIGN ASSOCIATES

4220 South Francis Road  
St. Augustine, Florida 32092

LOT 3, BLOCK 6, MENENDEZ PARK  
ST. JOHNS COUNTY  
MODEL FOR:  
HVG PROPERTIES, LLC

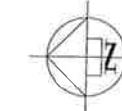
©2023 KAREN COWART DESIGN ASSOCIATES, INC.

DESIGN BY:	KC
DWG BY:	KC
DATE	FEBRUARY 18, 2023
SCALE	AS NOTED
JOB NAME	CONNER LOT 3 ASTURIAS

A-2

2 OF 3 QUESTS

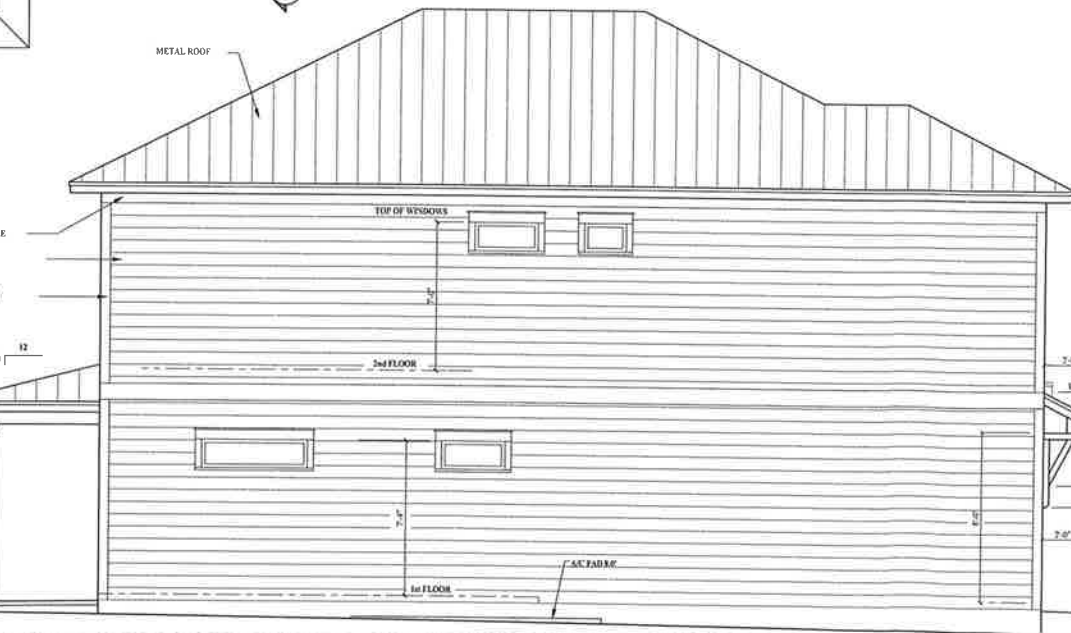
COMMON HILL WOOD TRUSSES 2" ON CENTER



### ROOF DIAGRAM

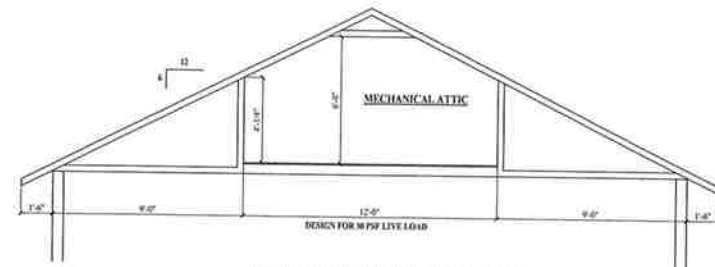
SCALE: 1/4" = 1'-0"

5/4 X 5 1/2" HARDIE FRIEZE  
HARDIE LAP SIDING - TYPICAL  
5/4 X 5 1/2" HARDIE TRIM



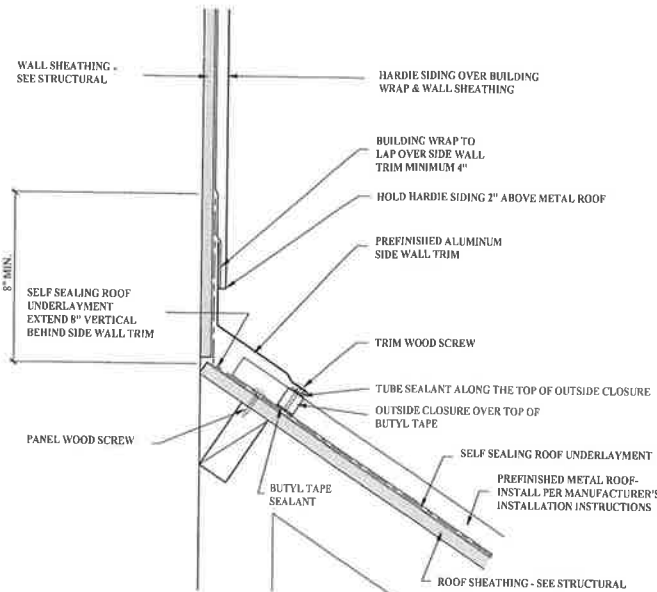
### LEFT SIDE ELEVATION - WEST

SCALE: 1/4" = 1'-0"



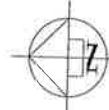
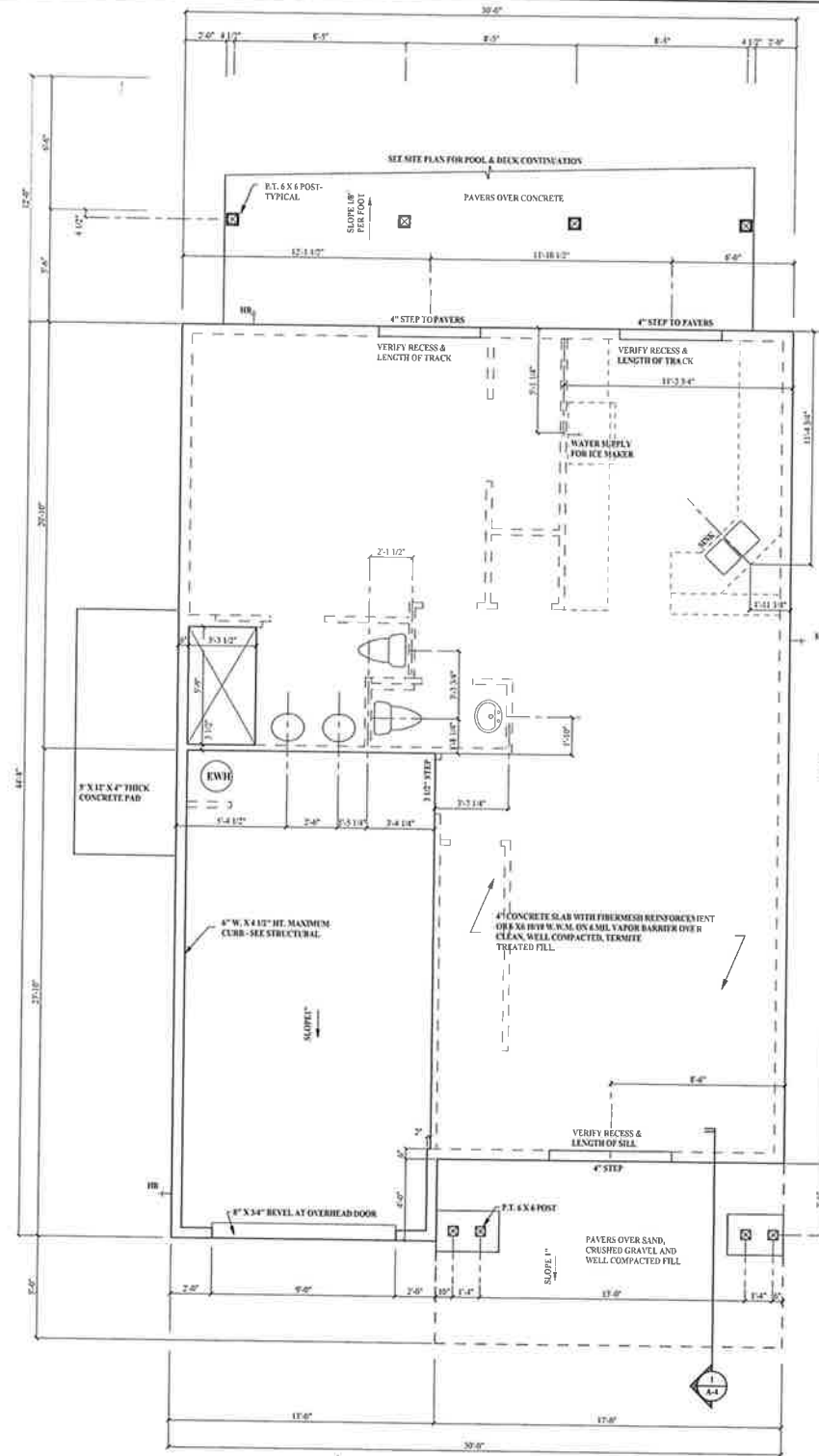
### ATTIC TRUSS PROFILE

SCALE: 1/4" = 1'-0"



### END WALL FLASHING DETAIL

SCALE: 3/4" = 1'-0"



### SLAB PLAN

SCALE: 1/4" = 1'-0"

SLAB PLAN FOR CONCRETE FORMING AND PLUMBING  
LOCATION REFERENCE ONLY. REFER TO ASSOCIATED  
ENGINEERING DRAWINGS FOR FOOTER LOCATIONS &  
DETAILS.

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REVISIONS

DESIGN DRAWINGS FOR CONSTRUCTION PROVIDED BY  
KAREN COWART DESIGN ASSOCIATES, INC. ARE SIGNED &  
STAMPED BY A PROFESSIONAL ENGINEER. THE DRAWINGS  
SHALL TAKE PRECEDENCE OVER THE INFORMATION  
CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE  
FOR VERIFYING THE ACCURACY OF THE INFORMATION  
CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE  
FOR NOTIFYING THE ENGINEER AND DESIGNER OF  
ANY DISCREPANCIES.

**karen cowart**  
DESIGN ASSOCIATES

(904) 669-4994  
karen@cowartdesign.com

4220 South Francis Road  
St. Augustine, Florida 32092

SHEET / ROOF DIAGRAM

TITLE

DESIGN BY: KC  
DWG BY: KC  
DATE: FEBRUARY 18, 2023  
SCALE: AS NOTED  
X16 NAME: CONNER LOT 3 ASTURIAS

SHEET  
**A-3**  
1 OF 3 SHEETS





**City of St. Augustine Beach Building and Zoning Department**

**To:** Comprehensive Planning and Zoning Board  
**From:** Jennifer Thompson, Planner  
**CC:** Brian Law, Director of Building & Zoning, Bonnie Miller, Senior Planner  
**Date:** 07/06/2023  
**Re:** Mixed Use Application File No. MU 2023-01

Mixed Use Application File No MU 2023-01 is for a proposed new construction of a 2,500 square-foot mixed use building consisting of 1,250 square-feet of office use on the first floor and a 1,250 square-foot residential dwelling unit on the second floor in a commercial land use district on the northwest corner of A1A Beach Boulevard and F St.

Sincerely,

*Jennifer Thompson, CFM*

Planner  
Planning and Zoning Division



**City of St. Augustine Beach Building and Zoning Department**

**TO: Planning and Zoning Division**

**FROM: Brian Law**

**SUBJECT: Mixed use building at A1A Beach blvd and F street**

**DATE: 7-7-2023**

The Building Division has no objection to the construction of a mixed-use building in the mixed-use zoning district. This submittal will be reviewed for code compliance upon a complete and legal building permit submittal.

*Brian W Law*

Brian W Law CBO, CFM, MCP  
City of St. Augustine Beach  
Director of Building and Zoning  
2200 A1A South  
St. Augustine Beach, FL 32080  
(904) 471-8758  
[blaw@cityofsab.org](mailto:blaw@cityofsab.org)



## City of St. Augustine Beach

### MEMORANDUM

**TO:** Jennifer Thompson, Senior Planner  
**FROM:** Jason D. Sparks, <sup>JDS</sup> P.E., Engineering Director  
**DATE:** July 3, 2023  
**SUBJECT:** A1A x F Street Mixed Use Development Concept Review

Engineering reviewed the concept and has no objection to the proposed mixed use development.

See attached CSAB Code requirements checklist.

Items marked as "No" with comments to be addressed prior to final approval for construction.



## City of St. Augustine Beach

2200 A1A South  
St. Augustine Beach, FL 32080  
[www.staugbch.com](http://www.staugbch.com)

2. The proposed development and development activity shall not violate the water quality standards as set forth in Chapter 17-3 (62-302 Surface Water Quality Standards), Florida Administrative Code. <i>Engineer must provide statement.</i>	X	
B. <i>Design standards.</i> To comply with the foregoing performance standards the proposed stormwater management system shall conform to the following design standards:		
1. To the maximum extent practicable, natural systems shall be used to accommodate stormwater. <i>Presence/absence of natural systems?</i>	X	
2. The proposed stormwater management system shall be designed to accommodate the stormwater that originates within the development and stormwater that flows onto or across the development from adjacent lands. <i>Engineer shall show calculations.</i>	X	
3. The proposed stormwater management system shall be designed to function properly for a minimum twenty-year life. <i>EOR attest</i>	X	
4. The design and construction of the proposed stormwater management system shall be certified as meeting the requirements of this Code by a professional engineer registered in the State of Florida <i>PE shall certify retention pond design.</i>	X	
5. Dredging, clearing of vegetation, deepening, widening, straightening, stabilizing or otherwise altering natural surface waters shall be minimized. <i>Presence/absence of existing vegetation and/or natural surface waters? Show/discuss</i>	X	
6. Natural surface waters shall not be used as sediment traps during or after development. <i>Presence/absence of natural surface waters? Show/discuss</i>	X	
7. Water reuse and conservation shall, to the maximum extent practicable, be achieved by incorporating the stormwater management system into irrigation systems serving the development. <i>How will this be accomplished?</i>	X	
8. Vegetated buffers of sufficient width to prevent erosion shall be retained or created along the shores, banks or edges of all natural or man-made surface waters. <i>Show vegetated buffer along all sides of water retention area/pond.</i>	X	
9. All detention and retention basins, except natural water bodies used for this purpose, shall be accessible for maintenance from streets or public rights-of-way. <i>Show dedicated access to water retention area from F street.</i>	X	

**From:** [Melissa Caraway](#)  
**To:** [Bonnie Miller](#); [Larry Miller](#); [Teri Shoemaker](#)  
**Cc:** [dwebb@brightmove.com](mailto:dwebb@brightmove.com); [Planning and Zoning](#)  
**Subject:** RE: Mixed Use Application for A1A Beach Blvd. and F Street  
**Date:** Thursday, June 22, 2023 9:24:59 AM

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Bonnie,

At this time I do not see any issue with this, however, there are steps they need to take with us in order to connect with our system. First they need to request for an availability letter. This letter will give them their connection points for both water and sewer. Also, this will need to go through our construction review process. They will need to submit 2 sets of 24x36 engineered construction plans for review and approval through our office. This project will have Unit Connection Fees so an Architectural and Plumbing plan will be needed in order to assess the fees.

Please let me know if you have any further questions.

---

**From:** Bonnie Miller <[bmiller@cityofsab.org](mailto:bmiller@cityofsab.org)>  
**Sent:** Tuesday, June 20, 2023 2:44 PM  
**To:** Melissa Caraway <[mcaraway@sjcfl.us](mailto:mcaraway@sjcfl.us)>; Larry Miller <[lmiller@sjcfl.us](mailto:lmiller@sjcfl.us)>; Phillip Gaskins <[pgaskins@sjcfl.us](mailto:pgaskins@sjcfl.us)>; Teri Pinson <[tpinson@sjcfl.us](mailto:tpinson@sjcfl.us)>  
**Cc:** [dwebb@brightmove.com](mailto:dwebb@brightmove.com); Planning and Zoning <[zoning@cityofsab.org](mailto:zoning@cityofsab.org)>  
**Subject:** Mixed Use Application for A1A Beach Blvd. and F Street

Good Afternoon St. Johns County Utility Department,

Please review the attached site plan, floor plans and elevations submitted for the attached mixed use district application on Lots 1 and 3, Block 43, Coquina Gables Subdivision, on the northwest corner of A1A Beach Boulevard and F Street, parcel identification # 1709100010 (open the link below).

[qPublic.net - St. Johns County, FL - Report: 1709100010 \(schneidercorp.com\)](#)

The applicant is David T. Webb, BrightMove Inc., phone number 904-814-2080, email address: [dwebb@brightmove.com](mailto:dwebb@brightmove.com)

The applicant is proposing new construction of a two-story, 30-foot-high mixed use building with 1250-square feet of commercial office space on the first floor and a 1250-square-foot residential unit on the second floor. The application will be considered by the City's Planning and Zoning Board at its regular monthly meeting on July 18, 2023, at 6:00 p.m. at City Hall.

Please forward any comments you may have regarding this application by Friday, July 7, 2023, to [zoning@cityofsab.org](mailto:zoning@cityofsab.org) so we may include them in the application information copied to the Planning and Zoning Board.

Appreciate your comments, input and time, as always.

Thanks,

*Bonnie Miller, Senior Planner  
City of St. Augustine Beach  
Building & Zoning Department  
2200 State Road A1A South  
St. Augustine Beach, Florida 32080  
Telephone Number : 904-484-9145  
Email Address: [bmiller@cityofsab.org](mailto:bmiller@cityofsab.org)*

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**St. Johns County Fire Rescue Department  
Fire Marshal Office  
Plans Review Comment Sheet  
July 5, 2023**

Project Name	Proposed Building
Project Address	A1A Beach and F Street
Contractors Name	David T. Webb
Contractors Phone Number	904-814-2080
Sprinkler Contractor	
Underground	
Fire Alarm Contractor	
FHID	12649
<b>Plans Reviewed under Florida Uniform Fire Safety Standards or Florida Fire Prevention Code 7<sup>th</sup> edition.</b> To help speed the review process you may include a written comment response summary to clarify or illustrate where corrections were made on plans. Please remember to use the Florida Fire Prevention Code 7th Ed for all code reference in a response to comments. The fire plans examiner does not use or have a copy of the Florida Building Code.	

Site review for a 2 story building, 1250sf footprint not indicated whether sprinklers are proposed. The first floor is commercial and the second floor is residential.

1. Provide a fire flow test from the nearest hydrant. 1500gpm is required based on the worst case construction type. The requirement may drop when comment 2 below is addressed.
2. Provide the building construction type.
3. Are fire sprinklers being provided? If yes, provide utility plans.
4. Informational: Ensure that when construction plans are submitted, that a 2 hour horizontal tenant separation is provided per NFPA 101:6.1.14.4.1.

Reviewed using FFPC 7th edition effective Dec. 31, 2020.  
Reviewer: PJ Webb 904 209 1744

To schedule fire inspections please call 827-6842 (automated system). Questions about inspections please call 209-1740x1.

***Review by the AHJ shall not relieve the applicant of the responsibility for compliance with the Code.***

Plans Reviewed by  
PJ Webb - Plan Examiner  
3657 Gaines Rd  
St. Augustine, FL 32084  
Phone (904) 209- 1744  
Email pwebb@sjcfl.us

1

**City of St. Augustine Beach Building and Zoning Department**  
**Mixed Use Application**

2200 A1A SOUTH, ST. AUGUSTINE BEACH, FLORIDA 32080  
[WWW.STAUGBEACH.COM](http://WWW.STAUGBEACH.COM) BLDG. & ZONING (904)471-8758 FAX (904) 471-4470

1. Legal description of the parcel for which mixed use development is being sought:

Lot(s) 1 & 3 Block(s) 43 Subdivision Coquina Gables

Street Address A1A Beach Blvd. St. Augustine, FL 32080

2. Location (N, S, W, E): NW Side of (Street Name): A1A Beach Blvd. and F St.

3. Is the property seaward of the Coastal Construction Control Line (CCCL)? Yes No (Circle one)  
Not seaward

4. Real estate parcel identification number(s): 170910-0010

5. Name and address of owner(s) as shown in St. Johns County Public Records: 810 Beach Inc.

1093 A1A Beach Blvd. PMB 196 St. Augustine, FL 32080

6. Current land use classification: Commercial

7. Description of proposed mixed use development: Commercial Office Business Use Office

Single-Family Residential \_\_\_\_\_ Multi-Family Residential (Number of Units) \_\_\_\_\_

Commercial and Residential (Business Use for Commercial and Number of Single-Family or Multi-Family Residential Units) Commercial space 1st Floor and Residential 2nd Floor

8. Supporting data which should be considered by the Board: There are other similar mixed use spaces on A1A Beach Blvd.



9. Please check if the following information required for submittal of the application has been included:

☒ Legal description of property

☒ Copy of warranty deed

☒ Owner Permission Form (if applicable)

☒ List of names and addresses of all property owners within 300-foot radius

☒ First-class postage-stamped legal-size (4-inch-by-9½-inch) envelopes with names and addresses of all property owners within 300-foot radius

☒ Survey to include all existing structures and fences


☒ Elevations and overall site plan of proposed mixed use development reflecting definitions and architectural details per Section 3.02.02.01 of the City's Land Development Regulations

☒ Other documents or relevant information to be considered

☒ Fourteen (14) copies of the completed application including supplemental documentation and relevant information

In filing this application for mixed use development, the undersigned acknowledges it becomes part of the official record of the City of St. Augustine Beach Comprehensive Planning and Zoning Board and does hereby certify that all information contained is true and accurate, to the best of his/her knowledge.

If approved, the order granting the mixed use development will be effective for a period of two (2) years, at the end of which time, applicant shall be required to commence construction of the mixed use development. Such order granting the mixed use development shall be transferable with the property based on the submittal to the Comprehensive Planning and Zoning Board. Any modification of that approved by the Planning and Zoning Board shall be subject to reapplication to the Board.

 810 Beach, Inc.  
Print name (owner or his/ her agent)

David T. Webb, BrightMove Inc.

Print name (applicant or his/her agent)

5-10-2023  
Signature/date

 5/11/23  
Signature/date

1093 A1A Beach Blvd. PMB 196 St. Augustine, FL 32080

Owner/agent address

904-814-2080

Phone number

1093 A1A Beach Blvd. PMB 434 St. Augustine, FL 32080

Applicant/agent address

904-302-7735

Phone number

**\*\*All agents must have notarized written authorization from the property owner(s)\*\***

**\*\*Mixed use orders shall be recorded prior to issuance of the building/development permit\*\***

**\*\* Please note that if you are a resident within a development or subdivision that has covenants and restrictions, be aware that approval of this application by the Comprehensive Planning and Zoning Board does not constitute approval for variation from the covenants and restrictions.\*\***

Date: 5.15.2023

Mixed Use File #: MU 2023-01

Applicant's name: David Webb, Agent for 810 Beach Inc

Applicant's address: 1093 A1A Bch. Blvd. PMB 434

For mixed use development at: Vacant Parcel @ Northwest corner of F St. & A1A Bch. Blvd, Parcel # 1709100010

### Charges

Application Fee: \$300.00      Date Paid: 5.12.23

Legal Notice Sign: \$10.00      Date Paid: 5.12.23

Received by: 

Date: 5.12.23

Invoice #: 12301242

Check # or type of credit or debit card MC

## Definition—Mixed Use Application

This application is used for a consideration of a new structure or a modification to an existing structure using the allowances for mixed use districts as defined in Section 3.02.02.01 of the City of St. Augustine Beach Land Development Regulations. The following is the documentation required for consideration of the request by the Comprehensive Planning and Zoning Board for the City of St. Augustine Beach. Failure by the applicant to provide the required information will result in the request being continued to the Board's next regular monthly meeting after which the information is provided.

## Mixed Use Application Checklist

The following items shall be provided for review of mixed use applications by the City's Comprehensive Planning and Zoning Board, in accordance with Section 3.02.02.01 of the City's Land Development Regulations.

- 1) A formal site plan showing the lot size, setbacks, proposed structure size, floor area, and parking shall be provided. The minimum floor area for a mixed use structure is 800 square feet or 25 percent of the lot area (whichever is greater) for lots with street frontage of 50 feet width or more. For 50 feet or less street frontage, the minimum floor area is 20 percent of the lot area. The gross first floor area for any commercial establishment shall not exceed 15,000 square feet. For separate commercial or residential use, the minimum first floor area shall be 1,000 square feet.
- 2) Structure height, the number of stories and setbacks shall be clearly designated on the formal site plan and be in accordance with the height restrictions for mixed use development per Sections 3.02.02.01.E and 3.02.02.01.F of the City's Land Development Regulations. All parking for retail, business, restaurant uses and garage openings for residential use shall be placed in the rear or at the side. Parking located at the side of a structure shall be required to have landscape buffers, five (5) feet in width between the edge of the parking area and the right-of-way of the adjacent street. All plant materials used shall be three-gallon minimum container size. Landscape plans shall also be subject to approval by the St. Augustine Beach Beautification Advisory Committee. Access to the parking shall be from the numbered or lettered streets perpendicular to A1A Beach Boulevard. Hotel/motel parking can be placed in front of the structure.
- 3) All signage, ground and wall signs in mixed use development shall be subject to the City of St. Augustine Beach Land Regulations Article VIII, Signs.
- 4) Notification of all property owners within a radius of 300 feet of the property for which the mixed use application is being sought is mandated by law. The St. Johns County Real Estate/Survey Department (telephone number 904-209-0804) will provide applicants with a list of the names and addresses of the property owners within 300 feet of the property for which the mixed use development is requested. **This list of names and addresses of all property owners within 300 feet is to include the applicant's name and address. Along with the list of all property owners within 300 feet, the applicant shall submit stamped, addressed legal-size envelopes with the application. (Note: Do not fill in a return address on the**

**stamped envelopes. The Building and Zoning Department will stamp its address on the envelopes as the return address and mail the legal notices to all property owners).** Signatures and approvals of property owners within 300 feet are not necessary. Applicants may provide a separate petition with the signatures of affected property owners who approve or do not object to approval of the mixed use development, but these persons should not sign the application itself. Applicants should ensure correct names and addresses are provided, as incorrect information shall delay or nullify any action on the mixed use application.

- 5) A fee of \$310.00 will be charged for the mixed use development administrative procedure, which includes the legal notice sign and legal advertising. The applicant will be required to post the legal notice sign on the property for which the mixed use application is submitted within clear view of the street and not more than 10 feet inside the property line, no later than 15 days before the meeting date at which the mixed use application will be heard by the Comprehensive Planning and Zoning Board.
- 6) A final order on each approved mixed use application shall be made within thirty (30) days of the last hearing at which the application was considered. Each final order shall contain findings upon which the Comprehensive Planning and Zoning Board's order is based and may include such conditions and safeguards prescribed by the Board for the approval of the matter, including reasonable time limits which action pursuant to such order shall be begun or completed or both.
- 7) Appeal of decisions on mixed use applications granted by the Comprehensive Planning and Zoning Board shall be made to the City Commission for a fee of \$310.00, which includes the legal notice sign and legal advertising. The applicant will be required to post the legal notice sign on the property for which the mixed use application is submitted within clear view of the street and not more than 10 feet inside the property line, no later than 15 days before the meeting date at which the mixed use appeal application will be heard by the City Commission.
- 8) The application must be signed by the owner of the property for which the mixed use appeal application is requested and/or the owner's authorized agent. All authorized agents must provide notarized written authorization, which must accompany the application, approving such representation.

Rec \$18.50 Doc: \$2949.80  
After Recording Return to:  
This Instrument Prepared by:  
Marlene Lagasse ( \$421,400.00)  
ESTATE TITLE OF ST. AUGUSTINE, INC.  
71 CARRERA STREET  
ST AUGUSTINE, FL 32084  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
1709100000  
File No.: 63342

## WARRANTY DEED

**This Warranty Deed**, Made the 23rd day of December, 2020, by

**LEONARD TRINCA and RENEE TRINCA, as husband and wife**, whose post office address is:

**7 F STREET, SAINT AUGUSTINE, FL 32080**, hereinafter called the "Grantor", to

**810 BEACH, INC., a Florida Corporation**, whose post office address is:

PMB 196, 1093 A1A Beach Blvd ST Augustine FL 32080  
hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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**, to wit:

LOTS 1 AND 3 BLOCK 43, COQUINA GABLES, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 30, TOGETHER WITH THE SOUTH 1/2 OF THAT CERTAIN STRIP OF LAND VACATED IN OFFICIAL RECORDS BOOK 4308, PAGE 413, LYING NORTH OF AND ADJACENT TO SAID LOTS, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA., EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. A1A AS NOW ESTABLISHED.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Carol A. Lagasse Leonard Trinca  
Printed Name: Carol A. Lagasse LEONARD TRINCA

Witness Signature: Renée Trinca by Leonard Trinca her attorney in fact  
Printed Name: Marlene Lagasse RENEE TRINCA BY LEONARD TRINCA HER ATTORNEY IN FACT

State of Florida

County of St Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or

☐ online notarization, this 23rd day of December, 2020 by LEONARD TRINCA INDIVIDUALLY

AND AS ATTORNEY IN FACT FOR RENEE TRINCA . He/She/They is/are ☒ Personally Known OR

☐ Produced \_\_\_\_\_ as Identification.

Notary Public Signature Carol A. Lagasse (SEAL)

Printed Name:

My Commission Expires: \_\_\_\_\_

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



Carol A. Lagasse  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG976125  
Expires 7/21/2024

**CITY OF ST. AUGUSTINE BEACH BUILDING DEPARTMENT  
OWNER PERMISSION FORM**

TO: BUILDING OFFICIAL  
CITY OF ST. AUGUSTINE BEACH  
BUILDING DEPARTMENT

DATE: 05-05-2023

FROM: 810 Beach Inc.  
Owner Name  
1093 A1A Beach Blvd. PMB 196  
Address  
St. Augustine, FL 32080  
City, State, Zip Code

904-814-2080

Phone Number

This is to advise you that I hereby give permission to:

David T. Webb, BrightMove Inc.  
Contractor/Agent Name  
1093 A1A Beach Blvd. PMB 434  
Address  
St. Augustine, FL 32080  
City, State, Zip Code

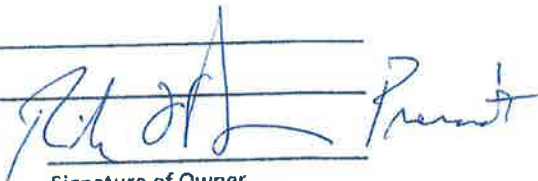
904-302-7735

Phone Number

*dwebb@brightmove.com*

Who is my contractor/agent, to perform the following on my behalf:

Approval of Mixed use on the lots on A1A Beach Blvd and F St.

  
Signature of Owner

STATE OF FLORIDA

COUNTY OF St. Johns

Subscribed and sworn before me this 9 day of May, 2023, by Rich Obrien

who is/are personally known to me or who has/have produced drivers license as identification.

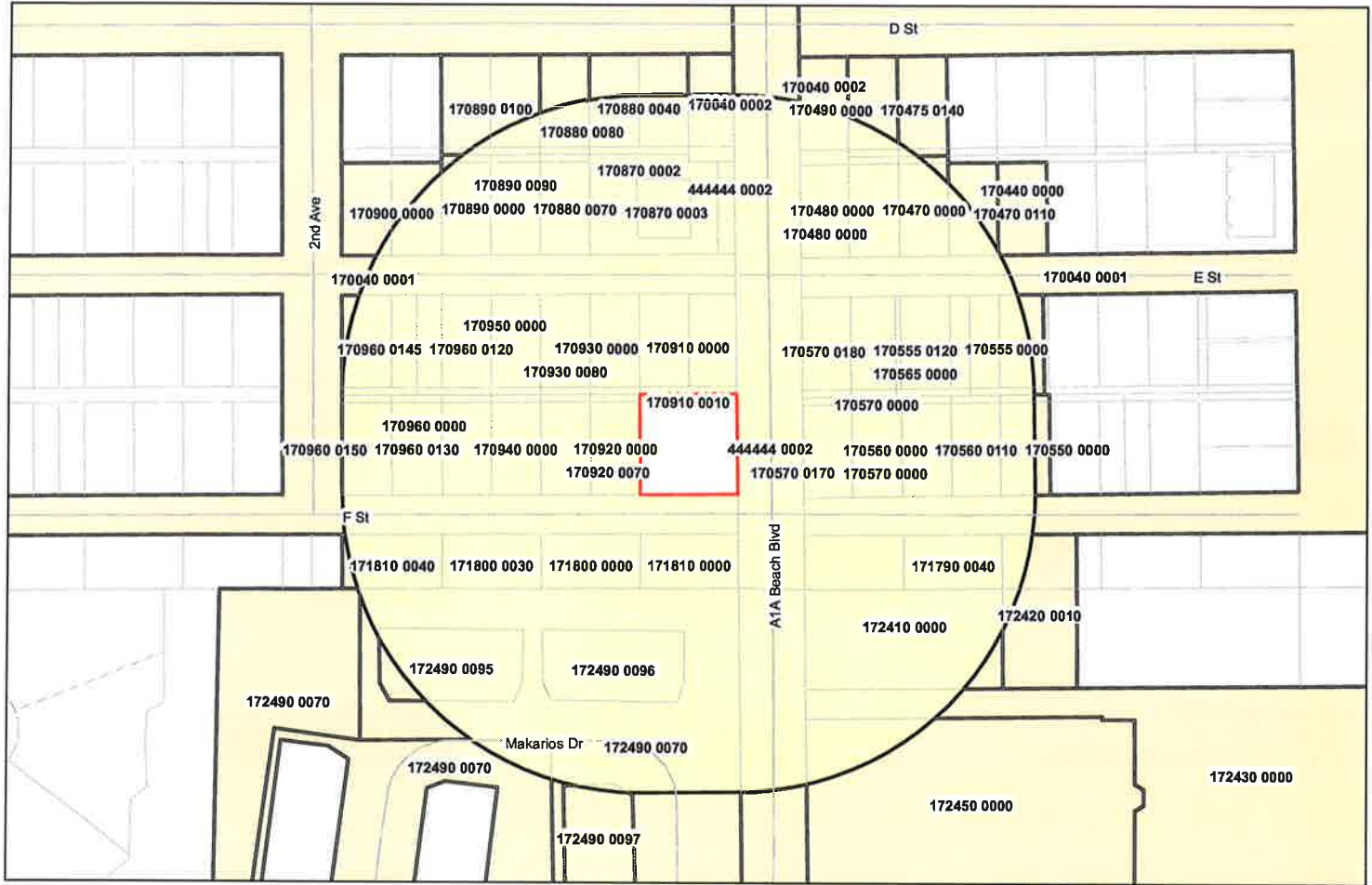
  
Signature of Notary Public, State of Florida

NOTARY COMMISSION NO./EXPIRATION/STAMP/SEAL:

NOTICE: A recorded Notice of Commencement must also accompany this application.



**ELLA DENMON**  
Notary Public  
State of Florida  
Comm# HH379940  
Expires 3/28/2027



**Parcels within 300' of  
1709100010**

Map Printed: 5/5/2023



810 BEACH INC  
1093 A1A BEACH BLVD  
PMB 196  
SAINT AUGUSTINE FL 320800000

BARRESI SAMUEL N,ALICE G  
2004 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-0000

DIESEL CONSTRUCTION CO LLC  
500 WORLD COMMERCE PKWY  
SAINT AUGUSTINE FL 320920000

810 BEACH INC  
1093 A1A BEACH BLVD PMB 196  
SAINT AUGUSTINE FL 320800000

BAYENS JAMES C,LYNNE B  
57 MARSH CREEK LN  
RICHMOND HILL GA 31324-0000

DURAND GERALD C,SANDRA S  
6660 POLO DR  
CUMMING GA 30040-0000

810 BEACH INC  
1093 A1A BEACH BLVD PMB196  
SAINT AUGUSTINE FL 320800000

BAZILEVS YURI,STELLANA  
14 CAPE CLUB DR  
SHARON MA 02067-0000

EGAN DENNIS,KATHLEEN  
1854 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-0000

810 BEACH INC  
PMB 196  
1093 A1A BEACH BLVD  
SAINT AUGUSTINE FL 320800000

BUKRUJAN CHRISTINE M  
108 A E ST  
SAINT AUGUSTINE FL 320800000

ENGLISH MICHAEL J,PAULA A  
115 F ST  
SAINT AUGUSTINE FL 320800000

810 BEACH INC  
PMB 196  
1093 A1A BEACH BLVD  
SAINT AUGUSTINE FL 320806733

CLEARO ALBERT ETAL  
115 E ST  
SAINT AUGUSTINE FL 320800000

FARRELL JACQUELINE P  
99 HARRIS ST  
REVERE MA 02151 0000

ACKERMAN NEIL R REVOC LVG TRUST  
21 TULIP LN  
SAN CARLOS CA 94070-0000

COLE GEORGE B JR  
900 N PENNSYLVANIA AVE  
BETHANY BEACH FL 199300000

FAZZIO MILDRED M LIVING TRUST U  
65 SE 5TH AVE APT L  
DELRAY BEACH FL 33483-5310

ALEXANDER TADZIA  
112 F ST  
SAINT AUGUSTINE FL 320800000

COLE RICHARD AND HOLLY REV TRUS  
2007 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-0000

FEY THOMAS F,MARTHA K  
6038 RIDGE TRACE RD  
BLACKSHEAR GA 31516-0000

ALEXANDER WILLIAM TODD,CLARISS  
22 LEE DR  
SAINT AUGUSTINE FL 320805981

COOPER ANDREW,MERYL  
108 F ST  
SAINT AUGUSTINE FL 320800000

FRYAR RHONDA B, DOUG  
2005 MAKARIOS DR  
UNIT D-1  
SAINT AUGUSTINE FL 32080-0000

ALMERIA INVESTMENTS LLC  
453 OCEAN FOREST DR  
SAINT AUGUSTINE FL 320800000

CORNEY LAND HOLDINGS INC  
PO BOX 013544  
MIAMI FL 331010000

GAINES MICHAEL D,JONI W  
10 E ST  
SAINT AUGUSTINE FL 320800000

ARMIGER CARL ET AL  
133 LEEWARD ISLAND DR  
SAINT AUGUSTINE FL 320800000

DETTRA GREGORY P,TARA L  
110 F ST  
SAINT AUGUSTINE FL 320800000

GALA KEITH LA  
322 LAKE COMO DR  
POMONA PARK FL 321810000

GAY RAY E,DIANNE M LIVING TRUST  
1858 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-0000

LEFORS JUNE ANN,ERIC  
145 KING ARTHUR CT  
SAINT AUGUSTINE FL 320860000

OCEAN WAY SURF COMPANY LLC  
1706 MAKARIOS DR  
SAINT AUGUSTINE FL 320800000

GRACIE HOLDING LLC  
500 WORLD COMMERCE PKWY  
SAINT AUGUSTINE FL 320920000

LUCCHESI WILLIAM  
2045 HOLLIS RD  
LANSDALE PA 194460000

PREHEIM DWIGHT L TRUST  
15 E ST  
SAINT AUGUSTINE FL 320800000

HARRINGTON WILLIAM C,KATHLENE F  
2008 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-0000

MAIER ROBERT ANDREW ET AL  
1047 WINTERBERRY DR  
MONTEAGLE TN 37356-0000

PRIDGEON KIMBERLY  
1955 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-0000

HAWKINS FAMILY LIVING TRUST  
5187 BALDWIN TERR  
MARIETTA GA 30068-0000

MCKINNON SUSAN J TRUST D/T/D:11  
1548 SAN RAFAEL WAY  
SAINT AUGUSTINE FL 32080-0000

PROVOW JEFFREY S,KELLY A  
1956 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-5729

HELHOSKI KATHERINE  
15 D ST  
SAINT AUGUSTINE FL 320806910

MINICH JAMES,PHYLLIS  
10 F ST  
SAINT AUGUSTINE FL 320800000

RIMKUS SADIE ETAL  
109 E ST  
SAINT AUGUSTINE FL 320800000

INGLIMA KENNETH J,LINDA ANN  
1857 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-5727

MMR III HOLDINGS LLC  
PO BOX 363  
MC HENRY IL 600510000

RIMKUS SADIE ETAL  
109 E ST  
SAINT AUGUSTINE FL 320806843

KILGORE NANCY REV TRUST  
114 F ST  
SAINT AUGUSTINE FL 320800000

MORET HARRIET A REV LIVING TRUS  
1851 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-0000

RINGWOOD THOMAS D,LINDA K  
8 F ST  
SAINT AUGUSTINE FL 320800000

KING JOHN F,MARY B ETAL  
1856 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-0000

NEWCOMER LUKE ET AL  
109 E ST  
SAINT AUGUSTINE FL 320800000

SCHNIRCH DIETER,BERIT TRUSTEES  
5362 FESTIVAL CIR  
LA PALMA CA 906231307

LACHICA RONALDO M  
1957 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-5730

NEWCOMER SADIE,LUKE  
109 E STREET  
SAINT AUGUSTINE FL 320800000

SHERMAN RENNIE H REV LVG TRUST  
2729 RITTENHOUSE ST NW  
WASHINGTON DC 200150000

LECLAIR STEVEN,DANIELLE REVOCAB  
1853 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-0000

NORTH AMERICAN DREAMS LLC  
210 5TH ST  
SAINT AUGUSTINE FL 320802906

SMITHA DONALD L,MARILYN L  
47 LEGACY CROSSING DR  
PONTE VEDRA FL 32081-8363

SPANBURG MATT ETAL  
106 E ST  
SAINT AUGUSTINE FL 320800000

YEEWWW LLC  
1 10TH STREET  
APT 303  
SAINT AUGUSTINE FL 320800000

STICE FARMING AND PROPERTIES L  
151 PINWOOD DR  
WEIRTON WV 260620000

ZIDEK STEVEN JOSEPH,JULIE PATRI  
2006 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-5732

SUTTON CHRISTOPHER LAWRENCE ET  
116 GREENBRIAR ESTATES DR  
SAINT JOHNS FL 322590000

TITTLE OTTO,ADRIENNE L  
1714 DEVONSHIRE LN  
SARASOTA FL 342367515

TRINCA LEONARD  
7 F ST  
SAINT AUGUSTINE FL 320806915

TRINGALI MASTER TRUST D: 02/05/  
2002 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-0000

VIDAMOUR SHEILA R REVOCABLE LIV  
1953 MAKARIOS DR  
SAINT AUGUSTINE FL 32080-0000

VUCINICH JANICE  
6 E ST  
SAINT AUGUSTINE FL 320806914

WALKER DEBORAH SUE LIVING TRUS  
111 E ST  
SAINT AUGUSTINE FL 320800000

WILLIAMS KELL COLEMAN III,JENNI  
26 LADOGA AVE  
TAMPA FL 33606-3804

PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
1705700000	810 BEACH INC	PMB 196	1093 A1A BEACH BLVD	SAINT AUGUSTINE FL 320806733	3-30 COQUINA GABLES LOT 15 BLK 38 & S7.5FT VACATED ALLEY LYING N OR2569/1813
1709100010	810 BEACH INC	1093 A1A BEACH BLVD	PMB 196	SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOTS 1 & 3 BLK 43 & VACA ALLEY LYING IN BETWEEN PER OR4308/413
1717900040	810 BEACH INC	1093 A1A BEACH BLVD PMB 196		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 4 BLK 59 OR5512/1798
1724100000	810 BEACH INC	1093 A1A BEACH BLVD PMB196		SAINT AUGUSTINE FL 320800000	4 PT OF LOT 4 N 100 X 181FT S OF COQUINA GABLES & E OF A1A & LOT 5 BLK 59 COQUINA GABLES
1724200010	810 BEACH INC	PMB 196	1093 A1A BEACH BLVD	SAINT AUGUSTINE FL 320800000	5-1 PT OF N100FT OF GL 4 LYING E OF A1A E75.5FT OF W255.5FT & W75.5FT OF LOT 3 BLK 59
1709600130	ALEXANDER TADZIA	112 F ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 13 BLK 43 & S 1/2 OF VACA ALLEY LYING NORTH PER OR4308/413
1709000000	ALEXANDER WILLIAM TODD,CLARISS	22 LEE DR		SAINT AUGUSTINE FL 320805981	3-30 COQUINA GABLES LOTS 13 & 15 BLK 42 & S1/2 OF VACATED ALLEY LYING N OF LOT 13
1708800040	ALMERIA INVESTMENTS LLC	453 OCEAN FOREST DR		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOTS 4 & 6 BLK 42 & N1/2 OF VACATED ALLEY LYING S OR2357/1069 & 1575/605
1709200070	ARMIGER CARL ET AL	133 LEEWARD ISLAND DR		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 7 BLK 43 & S 1/2 OF VACA ALLEY LYING NORTH PER OR4308/413
1708900090	BUKRUJIAN CHRISTINE M	108 A E ST		SAINT AUGUSTINE FL 320800000	3/30 COQUINA GABLES LOT 9 BLOCK 42 & S1/2 OF VACATED ALLEY LYING N IN OR1575/605
1724900070	CARRIAGE HOMES AT MAKARIOS CON				(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO COMMON ELEMENTS ARE COMMON TO
1709600145	CLEARO ALBERT ETAL	115 E ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES W1/2 LOT 14 & ALL LOT 16 BLK 43 & N 1/2 OF VACA ALLEY
1709200000	COLE GEORGE B JR	900 N PENNSYLVANIA AVE		BETHANY BEACH FL 199300000	3-30 COQUINA GABLES LOT 5 BLK 43 & S 1/2 OF VACA ALLEY LYING NORTH PER OR4308/413
1709400000	COOPER ANDREW,MERYL	108 F ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 9 BLK 43 & S 1/2 OF VACA ALLEY LYING NORTH PER OR4308/413

NONE(1709100010)

SL Johns County GIS Division 5/5/2023

PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
1700400001	COQUINA GABLES SUBDIVISION NO				3/30 COQUINA GABLES SUBDIVISION NO 1 ROWS & ALLEYWAYS
1700400002	COQUINA GABLES SUBDIVISION NO				3/30 COQUINA GABLES SUBDIVISION NO 1 ALL UN-NAMED PLAZAS
1705550120	CORNEY LAND HOLDINGS INC	PO BOX 013544		MIAMI FL 331010000	3-30 COQUINA GABLES - BLK 38 LOT 12 (EX E30.15FT) & ALL LOT 14 & E5FT LOT 16 & N7.5FT
1709600000	DETTRA GREGORY P,TARA L	110 F ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 11 BLK 43 & S 1/2 OF VACA ALLEY LYING NORTH PER OR4308/413
1724300000	DIESEL CONSTRUCTION CO LLC	500 WORLD COMMERCE PKWY		SAINT AUGUSTINE FL 320920000	6 PT OF LOT 4 S200 OF N300FT (EX PT IN OR93/206) OR485/510 OR2729/1918
1718100040	ENGLISH MICHAEL J,PAULA A	115 F ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 4 BLK 60 & E1/2 OF VACATED 2ND AVE LYING W OR2781/1800 & 3795/762(ORD 13-09)
1704700110	GAINES MICHAEL D,JONI W	10 E ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 11 BLK 37 & S7.5FT OF ALLEY LY N OR4795/968
1704700000	GALA KEITH LA	322 LAKE COMO DR		POMONA PARK FL 321810000	3-30 COQUINA GABLES LOT 13 BLK 37 & S7.5FT OF ALLEY LY N OR5380/996
1724500000	GRACIE HOLDING LLC	500 WORLD COMMERCE PKWY		SAINT AUGUSTINE FL 320920000	6-2 PT OF LOT 4 PT OF S200 OF N300FT LYING E OF RD A1A OR4093/24 45 UNITS
1704900000	HELHOSKI KATHERINE	15 D ST		SAINT AUGUSTINE FL 320806910	3-30 COQUINA GABLES LOT 16 BLK 37 & N7.5FT OF ALLEY OR1034/767 & 1053/90(Q/C)
1709600150	KILGORE NANCY REV TRUST	114 F ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 15 BLK 43 & S 1/2 OF VACA ALLEY LYING NORTH PER OR4308/413
1718000030	LEFORS JUNE ANN,ERIC	145 KING ARTHUR CT		SAINT AUGUSTINE FL 320860000	3-30 COQUINA GABLES LOT 3 BLK 60 OR5414/1322
1705700170	LUCCHESI WILLIAM	2045 HOLLIS RD		LANSDALE PA 194460000	3-30 COQUINA GABLES LOT 17 BLK 38 & S 7.5 FT VACATED ALLEY LYING N
1705600110	MINICH JAMES,PHYLLIS	10 F ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 11 BLK 38 & S1/2 OF ALLEY LYING N OR3327/57

NONE(1709100010)

St Johns County GIS Division 5/5/2023

PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
1705700180	MMR III HOLDINGS LLC	PO BOX 363		MC HENRY IL 600510000	3-30 COQUINA GABLES LOT 18 BLK 38 (EX R/W OF RD A1A) & N7.5FT OF VACATED ALLEY LYING S
1708900000	NEWCOMER LUKE ET AL	109 E ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 11 BLOCK 42 & S1/2 OF VACATED ALLEY LYING N IN OR1575/605
1709300000	NEWCOMER SADIE,LUKE	109 E STREET		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 6 BLK 43 & N 1/2 OF VACA ALLEY LYING SOUTH PER OR4308/413
1708800080	NORTH AMERICAN DREAMS LLC	210 5TH ST		SAINT AUGUSTINE FL 320802906	3-30 COQUINA GABLES LOT 8 BLK 42 & N1/2 OF VACATED ALLEY LYING S (CITY ORD #01-05)
1718100000	OCEAN WAY SURF COMPANY LLC	1706 MAKARIOS DR		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 1 BLK 60 (EX R/W OF RD #A1A) OR5245/1885
1705650000	PREHEIM DWIGHT L TRUST	15 E ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 16 (EX E5FT) BLK 38 & N7.5FT OF VACATED ALLEY LYING S
1709300080	RIMKUS SADIE ETAL	109 E ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 8 BLK 43 & N 1/2 OF VACA ALLEY LYING SOUTH PER OR4308/413
1709500000	RIMKUS SADIE ETAL	109 E ST		SAINT AUGUSTINE FL 320806843	3-30 COQUINA GABLES LOT 10 BLK 43 & N 1/2 OF VACA ALLEY LYING SOUTH PER OR4308/413
1705500000	RINGWOOD THOMAS D,LINDA K	8 F ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 9 BLK 38 & S7.5FT VACATED ALLEY OR457/813 & 3144/1261(ORDER)
1708900100	SCHNIRCH DIETER,BERIT TRUSTEES	5362 FESTIVAL CIR		LA PALMA CA 906231307	3-30 COQUINA GABLES LOTS 10 & 12 BLK 42 & N1/2 OF VACATED ALLEY LYING S OR167/358 & 970/
1705550000	SHERMAN RENNIE H REV LVG TRUST	2729 RITTENHOUSE ST NW		WASHINGTON DC 200150000	3-30 COQUINA GABLES BLK 38 LOT 10 (EX E5.15FT) & E30.15FT OF LOT 12 & N7.5FT OF ALLEY LYING
1708800070	SPANBURG MATT ETAL	106 E ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 7 BLK 42 & S1/2 OF VACATED ALLEY LYING N OR4506/62
1705600000	STICE FARMING AND PROPERTIES L	151 PINEWOOD DR		WEIRTON WV 260620000	3-30 COQUINA GABLES LOT 13 BLK 38 & S1/2 OF ALLEY LYING N OR5382/1845
1704750140	SUTTON CHRISTOPHER LAWRENCE ET	116 GREENBRIAR ESTATES DR		SAINT JOHNS FL 322590000	3-30 COQUINA GABLES LOT 14 BLK 37 & N7.5FT OF ALLEY OR5228/44

NONE(1709100010)

St. Johns County GIS Division 5/5/2023

PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
1708700002	THE GARDENS @ E STREET CONDO				(OR1551/873) THE GARDENS @ E STREET CONDO COMMON ELEMENTS ARE COMMON TO ALL AND ARE ASSESSED TO ALL
1718000000	TITTLE OTTO,ADRIENNE L	1714 DEVONSHIRE LN		SARASOTA FL 342367515	3-30 COQUINA GABLES LOT 2 BLK 60 OR2410/332
1709100000	TRINCA LEONARD	7 F ST		SAINT AUGUSTINE FL 320806915	3-30 COQUINA GABLES LOTS 2 & 4 BLK 43 & VACA ALLEY LYING IN BETWEEN PER OR4308/413
1704400000	VUCINICH JANICE	6 E ST		SAINT AUGUSTINE FL 320806914	3-30 COQUINA GABLES LOT 5 7 & 9 BLK 37 & S7.5FT OF ALLEY OR1390/805
1709600120	WALKER DEBORAH SUE LIVING TRUS	111 E ST		SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOT 12 & E1/2 LOT 14 BLK 43 & N 1/2 OF VACA ALLEY LYING SOUTH PER OR4308/413
1704800000	YEEWWW LLC	1 10TH STREET	APT 303	SAINT AUGUSTINE FL 320800000	3-30 COQUINA GABLES LOTS 15 & 17 & S7.5FT VACATED ALLEY BLK 37 (EX R/W RD A1A)

PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
1724901505	ACKERMAN NEIL R REVOC LVG TRUST	21 TULIP LN		SAN CARLOS CA 94070-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS
1724901704	BARRESI SAMUEL N,ALICE G	2004 MAKARIOS DR		SAINT AUGUSTINE FL 32080-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO
1724901502	BAYENS JAMES C,LYNNE B	57 MARSH CREEK LN		RICHMOND HILL GA 31324-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO
1724901602	BAZILEVS YURI,STELLANA	14 CAPE CLUB DR		SHARON MA 02067-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS
1724901707	COLE RICHARD AND HOLLY REV TRUS	2007 MAKARIOS DR		SAINT AUGUSTINE FL 32080-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO
1724901701	DURAND GERALD C,SANDRA S	6660 POLO DR		CUMMING GA 30040-0000	(OR1558/854) CARRIAGE HOMES AT
1724901504	EGAN DENNIS,KATHLEEN	1854 MAKARIOS DR		SAINT AUGUSTINE FL 32080-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO
1724901703	FARRELL JACQUELINE P	99 HARRIS ST		REVERE MA 02151-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO
1724901601	FAZZIO MILDRED M LIVING TRUST U	65 SE 5TH AVE APT L		DELRAY BEACH FL 33483-5310	(OR1558/854) CARRIAGE HOMES AT
1708700010	FEY THOMAS F,MARTHA K	6038 RIDGE TRACE RD		BLACKSHEAR GA 31516-0000	(OR1551/873) THE GARDENS @ E STREET
1724901705	FRYAR RHONDA B, DOUG	2005 MAKARIOS DR	UNIT D-1	SAINT AUGUSTINE FL 32080-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO
1724901508	GAY RAY E,DIANNE M LIVING TRUST	1858 MAKARIOS DR		SAINT AUGUSTINE FL 32080-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO
1724901708	HARRINGTON WILLIAM C,KATHLENE F	2008 MAKARIOS DR		SAINT AUGUSTINE FL 32080-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS
1724901608	HAWKINS FAMILY LIVING TRUST	5187 BALDWIN TERR		MARIETTA GA 30068-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO

NONE(1709100010) (CONDO OWNERS IN: NATURES HAMMOCK WTRFRNT' SUB)

St. Johns County GIS Division 5/5/2023



PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
1724901507	INGLIMA KENNETH J,LINDA ANN	1857 MAKARIOS DR		SAINT AUGUSTINE FL 32080-5727	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO
1724901506	KING JOHN F,MARY B ETAL	1856 MAKARIOS DR		SAINT AUGUSTINE FL 32080-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO
1724901607	LACHICA RONALDO M	1957 MAKARIOS DR		SAINT AUGUSTINE FL 32080-5730	(OR1558/854) CARRIAGE HOMES AT MAKARIOS
1724901503	LECLAIR STEVEN,DANIELLE REVOCAB	1853 MAKARIOS DR		SAINT AUGUSTINE FL 32080-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS
1724901604	MAIER ROBERT ANDREW ET AL	1047 WINTERBERRY DR		MONTEAGLE TN 37356-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS
1708700020	MCKINNON SUSAN J TRUST D/T/D:11	1548 SAN RAFAEL WAY		SAINT AUGUSTINE FL 32080-0000	(OR1551/873) THE GARDENS @ E STREET
1724901501	MORET HARRIET A REV LIVING TRUS	1851 MAKARIOS DR		SAINT AUGUSTINE FL 32080-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS
1724901605	PRIDGEON KIMBERLY	1955 MAKARIOS DR		SAINT AUGUSTINE FL 32080-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO
1724901606	PROVOW JEFFREY S,KELLY A	1956 MAKARIOS DR		SAINT AUGUSTINE FL 32080-5729	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO
1708700040	SMITHA DONALD L,MARILYN L	47 LEGACY CROSSING DR		PONTE VEDRA FL 32081-8363	(OR1551/873) THE GARDENS @ E STREET
1724901702	TRINGALI MASTER TRUST D: 02/05/	2002 MAKARIOS DR		SAINT AUGUSTINE FL 32080-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO
1724901603	VIDAMOUR SHEILA R REVOCABLE LIV	1953 MAKARIOS DR		SAINT AUGUSTINE FL 32080-0000	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO
1708700030	WILLIAMS KELL COLEMAN III,JENNI	26 LADOGA AVE		TAMPA FL 33606-3804	(OR1551/873) THE GARDENS @ E STREET
1724901706	ZIDEK STEVEN JOSEPH,JULIE PATRI	2006 MAKARIOS DR		SAINT AUGUSTINE FL 32080-5732	(OR1558/854) CARRIAGE HOMES AT MAKARIOS CONDO



**ORDINANCE NO. 16-08**

**AN ORDINANCE OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA RELATING TO STREETS AND PUBLIC RIGHTS-OF WAY; VACATING AND ABANDONING PART OF AN UNNAMED 15 FOOT ALLEY LYING WITHIN BLOCK 43, COQUINA GABLES SUBDIVISION, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND DESCRIBED MORE FULLY HEREIN; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** The City Commission of the City of St. Augustine Beach finds that the following described property is no longer required for use of the General Public, and;

**WHEREAS,** That the same was not acquired or dedicated for state, county or federal highway purposed, and;

**WHEREAS,** The property does not provide access to the ocean and / or beach, and;

**WHEREAS,** All conditions precedent as set forth in Article III, Chapter 18 of the St. Augustine 2016-04.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA:**

**Section 1. Findings.** It is the finding of the City Commission of the City of St. Augustine Beach, Florida, that all that part of an unnamed alley lying within Block 24, Chautauqua Beach Subdivision, Public Records of St. Johns County, Florida, as more fully described as follows:

**A STRIP OF LAND 15 (FIFTEEN) FEET IN WIDTH IN BLOCK 43, COQUINA GABLES SUBDIVISION, BEING ALL THAT STRIP OF LAND LYING EAST OF THE WEST LINE OF SAID BLOCK 43, WEST OF THE EAST LINE OF SAID BLOCK 43, NORTH OF THE NORTH LINE OF LOTS 1, 3, 5, 7, 9, 11, 13 AND 15 OF SAID BLOCK 43, AND SOUTH OF THE SOUTH LINE OF LOTS 2, 4, 6, 8, 10, 12, 14 and 16, OF SAID BLOCK 43, ALL IN SECTION 3, TOWNSHIP 8, RANGE 30, AS RECORDED IN MAP BOOK 3, PAGE 30, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA**

Said land being within the corporate limits of St. Augustine Beach, Florida is no longer required for use of the General Public; that the same was not acquired or dedicated for state, county or federal highway purposes; does not provide access to the ocean and/or beach, or other

recreational resources; and that all conditions precedent as set forth in Article III, Chapter 18 of the City Code have been complied with as set forth in Alley Vacation Application V 2016-03.

**Section 2. Vacation of Street.** All that portion of an unnamed alley lying within Block 43, Coquina Gables Subdivision, as described hereinabove, St. Augustine Beach, Florida, is hereby vacated, discontinued and abolished and is hereby declared no longer a public right-of-way, street or alley of the City, reserving, however, to the City and the Public an easement over, under and along said alley an easement for public utilities and drainage. It is specifically the intent of this ordinance not to vacate any portion of said alley lying adjacent to any plaza or parkette within said Chautauqua Beach Subdivision.

**Section 3. Effective date.** This Ordinance shall take effect upon recording as provided by Section 18 of the City Code.

**PASSED** by the City Commission of the City of St. Augustine Beach, Florida, upon Second Reading this 17<sup>th</sup> day of October, 2016.

**CITY COMMISSION OF THE  
CITY OF ST. AUGUSTINE BEACH**

By: \_\_\_\_\_

Rich O'Brien, Mayor

**ATTEST:** \_\_\_\_\_

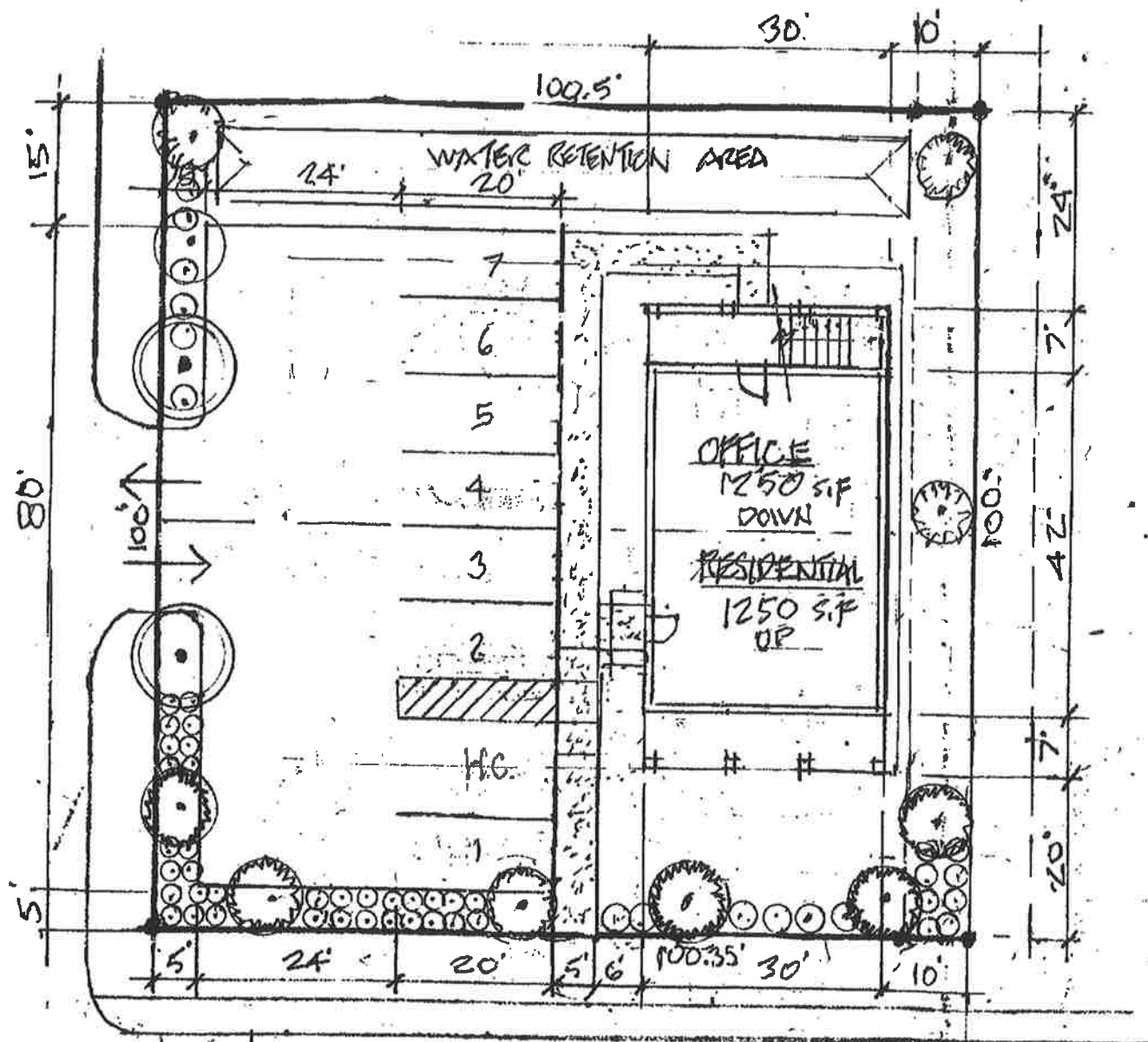
City Manager

First reading: September 12, 2016

Second reading: October 17, 2016



STREET



AIA BEACH BLVD

SITE PLAN 1"=20'

# MIXED USE DEVELOPMENT

LOT 1 & LOT 3, BLOCK 43

810 BEACH BLVD.

LOT SIZE — 100.5' x 100' = 10,050 S.F.

BUILDING — 56' x 30' = 1,680 S.F.

COVERAGE — (17%)

IMPERVIOUS SURFACE RATIO:

BUILDING — 1,680 S.F.

PARKING — 3,640 S.F.

SIDE WALK — 525 S.F.

TOTAL ISR — 5,845 S.F. (58%)

PARKING (CONC PAVING)

SPACES 9' x 20' FC. 12' x 20' W/5' WALK

OFFICE USE — 1/250 1250 = 5 SPACES  
1 HANDICAP

RESIDENTIAL — 2 SPACES

7 SPACES + 1 H.C.

## PLANT SCHEDULE

SOUTHERN RED CEDARS 3-2" CAL. 8'-10' HT.

SAND LIVE OAKS 2-2" CAL. 8'-10' HT.

SABE PALM 6-12 HT.

WALTER VIBURNUM 7 GAL. 24" HT. 36" O.C.

COONTIE 3 GAL. 15" HT. 15" O.C.

6-8-23

14

NEW CONSTRUCTION

810 AIA BEACH BLVD

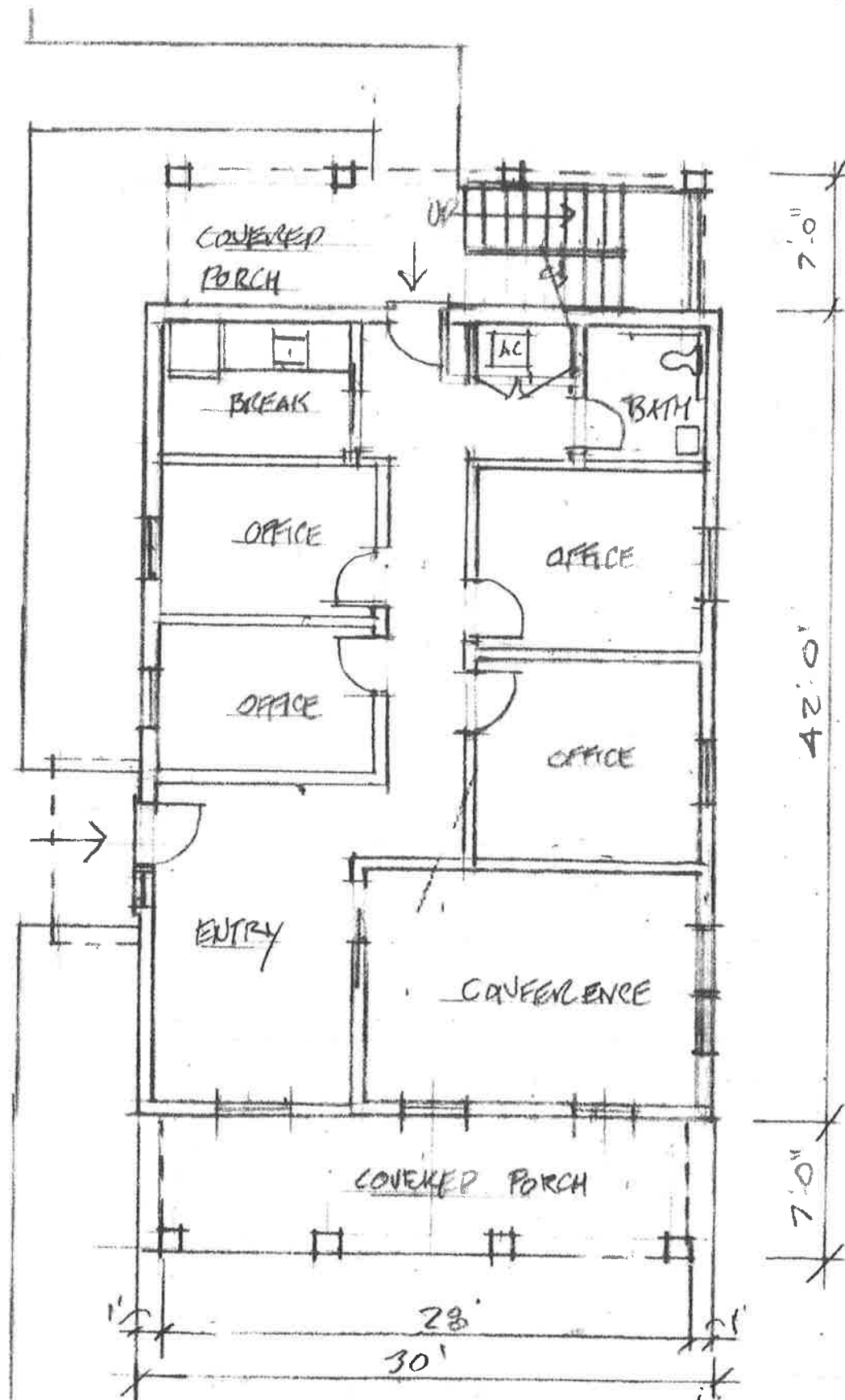
Scale: AS NOTED  
Drawn: Murphy  
Plo: Drille

SHEET

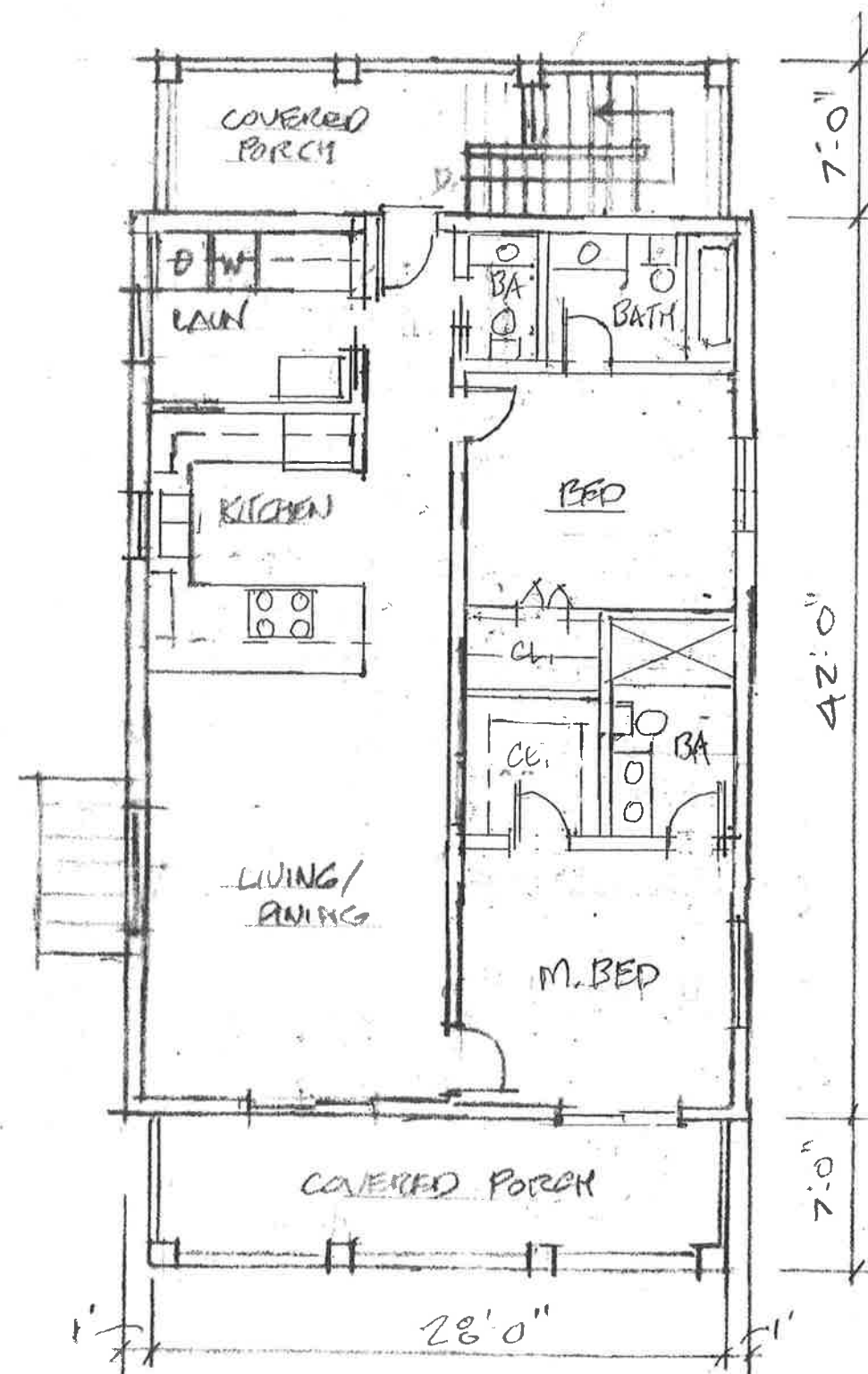
A1

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

PARKING



FIRST FLOOR PLAN  $\frac{1}{8}''=1'-0''$   
1250 S.F. CONDITIONED SPACE



SECOND FLOOR PLAN  $\frac{1}{8}''=1'-0''$   
1250 S.F. CONDITIONED SPACE  
6-8-23

NEW CONSTRUCTION

810 AIA BEACH BLVD

LES THOMAS  
ARCHITECT

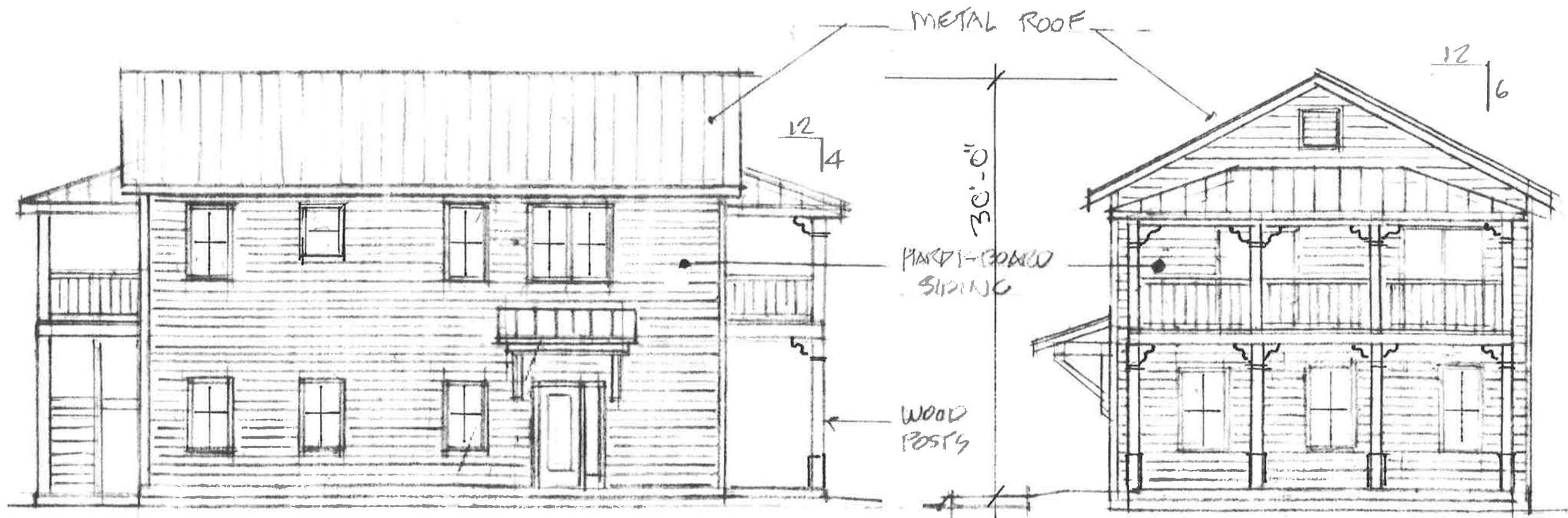
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

Date: 6-8-23  
Scale: AS NOTED  
Drawn: Murphy  
File: Devote

SHEET

A2





SOUTH ELEVATION

1/8" = 1'-0"

EAST ELEVATION

1/8" = 1'-0"

COLOR

BASE COLOR — YELLOW  
TRIM — WHITE

6-8-23

NEW CONSTRUCTION

810 AIA BEACH BLVD

ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 821-9508

SHEET

A3

## MEMORANDUM

**TO:** Chair/Member Kevin Kincaid  
Vice-Chair/Member Chris Pranis  
Member Hulsey Bray  
Member Conner Dowling  
Member Larry Einheuser  
Member Hester Longstreet  
Member Victor Sarris  
Senior Alternate Gary W. Smith  
Junior Alternate Rhys Slaughter

**FROM:** Max Royle, City Manager 

**DATE:** June 20, 2023

**SUBJECT:** Ordinance 23-05, to Adopt the St. Johns County School Board's Five-Year District Facilities Workplan by Reference

### INTRODUCTION

Each year since 2008, the St. Johns County School District has asked the County's municipalities to adopt its Five-Year Facilities Workplan. Though our City has no public schools within its boundaries, and likely never will because of the lack of available land and the inadvisability of building such an expensive facility on a barrier island that is subject to storms and flooding, the City is mandated by state law to adopt the District's Five-Year Workplan.

The adoption is done by adding the Workplan by reference to the Capital Improvements Element of the City's Comprehensive Plan. Also, the City in the ordinance adopting the Workplan usually amends the Capital Improvement Element to include certain capital projects. Their inclusion can help the City to obtain grants for them, as sometimes the grant funding agency requires that a project be in the Capital Improvements Element.

### ATTACHMENTS

Attached for your review is the following:

- a. Pages 1-2, Ordinance 23-05.
- b. Behind the ordinance, the School District's Five-Year Facilities Workplan.

Please note in the Ordinance that the City staff has included the following major capital facilities projects for which grant funding may someday be available:

- Hammock Dunes Park improvements
- Ocean Hammock Park improvements



- Elevated dune walkovers at certain locations
- Stormwater master plan updates
- Ocean Walk subdivision drainage improvements
- Pope Road/A1A Beach Boulevard drainage improvements
- Oceanside Circle drainage improvements
- Ocean Oaks subdivision flood protection
- Mizell Road treatment pond capacity improvements
- Seaside Villas drainage improvements
- Dune restoration/sea oats planting

ACTION REQUESTED

It is that you pass Ordinance 23-05 on first reading.

## ORDINANCE 23-05

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA ADOPTING THE ST. JOHNS COUNTY SCHOOL BOARD'S FIVE-YEAR DISTRICT FACILITIES WORKPLAN BY REFERENCE INTO THE CAPITAL IMPROVEMENTS ELEMENT OF THE CITY OF ST. AUGUSTINE BEACH COMPREHENSIVE PLAN; ADOPTING AN ADDITIONAL CAPITAL IMPROVEMENT INTO THE CAPITAL IMPROVEMENTS ELEMENT OF THE CITY OF ST. AUGUSTINE BEACH COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, local governments are annually required to update the capital improvements element contained in their comprehensive plans in order to ensure that the required level of service standard for the public facilities listed in Section 163.3180, Florida Statutes, is achieved and maintained over the planning period; and

**WHEREAS**, the City Commission finds that this ordinance is consistent with the Comprehensive Plan; and

**WHEREAS**, the City Commission hereby finds that adoption of this ordinance serves the best interest and welfare of the residents of the City of St. Augustine Beach.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals Adopted:** The recitals set forth above are true and correct and incorporated herein by this reference.

**Section 2. Adoption of the St. Johns County School Board's Five-Year District Facilities Workplan.** The City Commission hereby adopts the St. Johns County School Board's Five-Year District Facilities Workplan, attached as Exhibit "A" and incorporated herein by reference, into the Capital Improvements Element of the City of St. Augustine Beach Comprehensive Plan.

**Section 3. Adoption of Additional Capital Facilities.** The City Commission adopts the following additional City Five Year Facilities Workplan in the Capital Improvements Element of the City of St. Augustine Beach Comprehensive Plan:

- a. **Hammock Dunes Park.** Construction of improvements of parking area and walking trail through the park. Estimated cost \$1,000,000.
- b. **Ocean Hammock Park.** Construction of improvements consisting of pavilion, wildlife observation deck, kayak storage racks, children's playscape, education center, additional trails. Estimated cost: \$2.5 million.
- c. **Elevated Dune Walkovers at Certain Locations:** C, 6<sup>th</sup>, and 10<sup>th</sup> Streets. Estimated cost: \$150,000
- d. **Stormwater Master Plan Updates.** Estimated cost: \$750,000
- e. **Drainage Improvements, Ocean Walk Subdivision.** Estimated cost: \$2.5 million.

- f. **Drainage Improvements Pope road/A1A Beach Boulevard Storm Surge Protection.** Estimated cost: \$1 million.
- g. **Oceanside Circle Drainage and Paving Improvements.** Estimated cost: \$1.5 million.
- h. **Ocean Oaks Flood Protection.** Estimated cost: \$2.5 million.
- i. **Stormwater Treatment Facility Capacity Improvements.** Estimated cost: \$2.5 million.
- j. **Seaside Villas Drainage Improvements.** Estimated cost: \$2.5 million.
- k. **Dune Restoration/Sea Oats Planting.** Estimated cost: \$1 million.

**Section 4. Conflict with Other Ordinances.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 5. 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 6. Effective Date.** This ordinance shall become effective ten (10) days after passage, pursuant to Section 166.041(4), Florida Statutes.

**PASSED** by the City Commission of the City of St. Augustine Beach, Florida, upon final reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

**CITY COMMISSION OF THE CITY OF ST. AUGUSTINE  
BEACH**

By: \_\_\_\_\_

Donald Samora, Mayor

**ATTEST:** \_\_\_\_\_

Max Royle, City Manager

## INTRODUCTION

The 5-Year District Facilities Work Program is a very important document. The Department of Education, Legislature, Governor's Office, Division of Community Planning (growth management), local governments, and others use the work program information for various needs including funding, planning, and as the authoritative source for school facilities related information.

The district's facilities work program must be a complete, balanced capital outlay plan that is financially feasible. The first year of the work program is the districts capital outlay budget. To determine if the work program is balanced and financially feasible, the "Net Available Revenue" minus the "Funded Projects Costs" should sum to zero for "Remaining Funds".

If the "Remaining Funds" balance is zero, then the plan is both balanced and financially feasible.

If the "Remaining Funds" balance is negative, then the plan is neither balanced nor feasible.

If the "Remaining Funds" balance is greater than zero, the plan may be feasible, but it is not balanced.

### Summary of revenue/expenditures available for new construction and remodeling projects only.

	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	Five Year Total
Total Revenues	\$239,812,746	\$51,367,704	\$59,092,992	\$70,545,433	\$65,328,869	\$486,147,744
Total Project Costs	\$239,812,746	\$51,367,704	\$59,092,992	\$70,545,433	\$65,328,869	\$486,147,744
Difference (Remaining Funds)	\$0	\$0	\$0	\$0	\$0	\$0

**District** ST JOHNS COUNTY SCHOOL DISTRICT

**Fiscal Year Range**

## CERTIFICATION

By submitting this electronic document, we certify that all information provided in this 5-year district facilities work program is accurate, all capital outlay resources are fully reported, and the expenditures planned represent a complete and balanced capital outlay plan for the district. The district Superintendent of Schools, Chief Financial Officer, and the School Board have approved the information contained in this 5-year district facilities work program; they certify to the Department of Education, Office of Educational Facilities, that the information contained herein is correct and accurate; they also certify that the plan has been developed in coordination with the general purpose local governments as required by §1013.35(2) F.S. We understand that any information contained in this 5-year district facilities work program is subject to audit by the Auditor General of the State of Florida.

<b>Date of School Board Adoption</b>	12/13/2022
<b>Work Plan Submittal Date</b>	1/3/2023
<b>DISTRICT SUPERINTENDENT</b>	Tim Forson
<b>CHIEF FINANCIAL OFFICER</b>	Gretchen Saunders
<b>DISTRICT POINT-OF-CONTACT PERSON</b>	Nicole Cubbedge
<b>JOB TITLE</b>	Executive Director for Planning & Government Relations
<b>PHONE NUMBER</b>	904.547.7674
<b>E-MAIL ADDRESS</b>	nicole.cubbedge@stjohns.k12.fl.us

## Expenditures

### Expenditure for Maintenance, Repair and Renovation from 1.50-Mills and PECO

Annually, prior to the adoption of the district school budget, each school board must prepare a tentative district facilities work program that includes a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities of the district.

Item	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
HVAC	\$2,369,900	\$490,000	\$390,000	\$540,000	\$595,000	\$4,384,900
Locations:	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, Beachside High School, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLÉN EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toccoi Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
Flooring	\$2,963,600	\$855,000	\$575,000	\$615,000	\$675,000	\$5,683,600
Locations:	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, Beachside High School, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLÉN EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toccoi Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Safety to Life	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fencing	\$460,100	\$0	\$0	\$0	\$0	\$460,100
Locations:	ALICE B LANDRUM MIDDLE, FIRST COAST TECHNICAL INSTITUTE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MURRAY MIDDLE, Ponte Vedra High School, TIMBERLIN CREEK ELEMENTARY					
Parking	\$792,200	\$470,000	\$460,000	\$540,000	\$595,000	\$2,857,200
Locations:	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, Beachside High School, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLÉN EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toccoi Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					

Electrical	\$996,200	\$0	\$0	\$0	\$0	\$996,200
Locations:	ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, CROOKSHANK ELEMENTARY, DURBIN CREEK ELEMENTARY, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, GAMBLE ROGERS MIDDLE, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, MILL CREEK ACADEMY, OCEAN PALMS ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, PEDRO MENENDEZ SENIOR HIGH, Ponte Vedra High School, SAINT AUGUSTINE SENIOR HIGH, SWITZERLAND POINT MIDDLE, Wards Creek Elementary					
Fire Alarm	\$13,600	\$0	\$0	\$0	\$0	\$13,600
Locations:	Pacetti Bay Middle School					
Telephone/Intercom System	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Closed Circuit Television	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Paint	\$1,622,600	\$350,000	\$500,000	\$300,000	\$500,000	\$3,272,600
Locations:	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, Beachside High School, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLIN EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
Maintenance/Repair	\$7,226,500	\$8,000,000	\$8,000,000	\$8,000,000	\$8,000,000	\$39,226,500
Locations:	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, Beachside High School, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLIN EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
<b>Sub Total:</b>	<b>\$16,444,700</b>	<b>\$10,165,000</b>	<b>\$9,925,000</b>	<b>\$9,995,000</b>	<b>\$10,365,000</b>	<b>\$56,894,700</b>

PECO Maintenance Expenditures	\$0	\$0	\$0	\$0	\$0	\$0
<b>1.50 Mill Sub Total:</b>	<b>\$17,849,900</b>	<b>\$11,740,000</b>	<b>\$11,510,000</b>	<b>\$11,590,000</b>	<b>\$11,970,000</b>	<b>\$64,659,900</b>

Other Items		2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
Ceiling & Light Replacement Pgm		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLER EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX						
Maint Dept Equipment Pgm		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLER EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX						
Energy Mgmt Pgm		\$200,000	\$240,000	\$240,000	\$240,000	\$240,000	\$1,160,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLER EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX						
Districtwide Maint Pgm TBD		\$100,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,300,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLER EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX						
SREF / ADA TBD		\$250,000	\$150,000	\$150,000	\$150,000	\$150,000	\$850,000



Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLÉN EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
Env/Remediation TBD	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLÉN EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
Wetland Mont & Imp TBD	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLÉN EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
IAQ Baseline Testing	\$0	\$35,000	\$45,000	\$55,000	\$65,000	\$200,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLÉN EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
Elevator Repairs & Upgrades Pgm	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLÉN EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					



Exterior Lighting Replacement Pgm		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLIN EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX						
Generator Inspections/Repairs/Replacements		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLIN EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX						
Pressure Washing Program		\$205,200	\$200,000	\$200,000	\$200,000	\$200,000	\$1,005,200
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, Beachside High School, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLIN EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, FREEDOM CROSSING ACADEMY, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, MAINTENANCE/PURCHASING/WAREHOUSE, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ACADEMY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PALM VALLEY ACADEMY, Patriot Oaks Academy, PEDRO MENENDEZ SENIOR HIGH, PICOLATA CROSSING ELEMENTARY, Pine Island Academy, Ponte Vedra High School, PONTE VEDRA-PALM VALLEY ELEMENTARY, R B HUNT ELEMENTARY, SAINT AUGUSTINE SENIOR HIGH, SEBASTIAN MIDDLE, SOUTH WOODS ELEMENTARY, SWITZERLAND POINT MIDDLE, TIMBERLIN CREEK ELEMENTARY, Toco Creek High School, Valley Ridge Academy, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX						
<b>Total:</b>		<b>\$17,849,900</b>	<b>\$11,740,000</b>	<b>\$11,510,000</b>	<b>\$11,590,000</b>	<b>\$11,970,000</b>	<b>\$64,659,900</b>

### Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation

Anticipated expenditures expected from local funding sources over the years covered by the current work plan.

Item	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
Remaining Maint and Repair from 1.5 Mills	\$17,849,900	\$11,740,000	\$11,510,000	\$11,590,000	\$11,970,000	\$64,659,900
Maintenance/Repair Salaries	\$2,325,463	\$2,500,000	\$2,600,000	\$2,700,000	\$2,800,000	\$12,925,463
School Bus Purchases	\$4,529,535	\$4,500,000	\$4,500,000	\$4,500,000	\$4,500,000	\$22,529,535
Other Vehicle Purchases	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$900,000
Capital Outlay Equipment	\$1,106,176	\$1,200,000	\$1,300,000	\$1,400,000	\$1,500,000	\$6,506,176
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$22,231,376	\$21,459,489	\$21,034,489	\$20,598,739	\$20,166,739	\$105,490,832
Rent/Lease Relocatables	\$5,667,012	\$5,000,000	\$4,000,000	\$3,000,000	\$2,000,000	\$19,667,012
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0

s.1011.14 Debt Service	\$3,286,787	\$0	\$0	\$0	\$0	\$3,286,787
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	\$3,351,507	\$3,351,507	\$3,351,507	\$3,351,507	\$3,351,507	\$16,757,535
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
Excelsior Center Lease	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$175,000
Technology Plan	\$289,810	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$12,289,810
AED Replacement Program	\$0	\$60,000	\$60,000	\$60,000	\$60,000	\$240,000
School Based Maintenance	\$963,500	\$975,000	\$100,000	\$1,025,000	\$1,050,000	\$4,113,500
Safety Inspections & Repairs	\$100,000	\$125,000	\$150,000	\$175,000	\$200,000	\$750,000
Districtwide Other Projects	\$3,248,913	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$15,248,913
Community Relations Equipment	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
<b>Local Expenditure Totals:</b>	<b>\$65,499,979</b>	<b>\$57,060,996</b>	<b>\$54,755,996</b>	<b>\$54,550,246</b>	<b>\$53,748,246</b>	<b>\$285,615,463</b>

## Revenue

### 1.50 Mill Revenue Source

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 1.5-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2022 - 2023 Actual Value	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
(1) Non-exempt property assessed valuation		\$45,659,707,648	\$51,078,466,283	\$55,691,512,473	\$60,067,747,872	\$64,677,101,879	\$277,174,536,155
(2) The Millage projected for discretionary capital outlay per s.1011.71		1.50	1.50	1.50	1.50	1.50	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		\$76,708,309	\$85,811,823	\$93,561,741	\$100,913,816	\$108,657,531	\$465,653,220
(4) Value of the portion of the 1.50-Mill ACTUALLY levied	370	\$65,749,979	\$73,552,991	\$80,195,778	\$86,497,557	\$93,135,027	\$399,131,332
(5) Difference of lines (3) and (4)		\$10,958,330	\$12,258,832	\$13,365,963	\$14,416,259	\$15,522,504	\$66,521,888

### PECO Revenue Source

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
PECO New Construction	340	\$0	\$0	\$0	\$0	\$0	\$0
PECO Maintenance Expenditures		\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0

**CO & DS Revenue Source**

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$1,481,374	\$1,481,374	\$1,481,374	\$1,481,374	\$1,481,374	\$7,406,870
CO & DS Interest on Undistributed CO	360	\$11,449	\$11,449	\$11,449	\$11,449	\$11,449	\$57,245
		<b>\$1,492,823</b>	<b>\$1,492,823</b>	<b>\$1,492,823</b>	<b>\$1,492,823</b>	<b>\$1,492,823</b>	<b>\$7,464,115</b>

**Fair Share Revenue Source**

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Item	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
SCD 2009-6 Anderson Greenbriar -- Contribution of Land (19.25 acres)	\$0	\$0	\$0	\$0	\$1	\$1
SCD 2011-2 Winchester East- Proportionate Share Mitigation Payment-- Middle School Student Stations	\$46,102	\$0	\$0	\$0	\$0	\$46,102
SCD 2014-15 Jurlington Lakes-- Proportionate Share Mitigation Payment---Elementary, Middle and High School Student Stations	\$3,190,866	\$0	\$0	\$0	\$0	\$3,190,866
SCD 2014-19 Stone Creek Landing-- Proportionate Share Mitigation Payment-- Elementary, Middle and High School Student Stations	\$509,612	\$0	\$0	\$0	\$0	\$509,612
Ashford Mills DRI (Shearwater)-- <del>Elementary, Middle and High School Student Stations</del>	\$18,856,000	\$0	\$0	\$0	\$527,537	\$19,383,537
Bartram Park DRI --Elementary, Middle and High School Student Stations	\$4,993,743	\$0	\$0	\$0	\$805,955	\$5,799,698
Twin Creeks DRI--Elementary, Middle and High School Student Stations	\$6,988,380	\$0	\$0	\$0	\$2,503,027	\$9,491,407
SCDMOD 2014-1 Oxford Estates II-- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$370,746	\$0	\$0	\$0	\$0	\$370,746
SCD 2015-10 Bannon Lakes-- Proportionate Share Mitigation Payment-- High School Student Stations	\$0	\$0	\$0	\$791,430	\$0	\$791,430
SCD 2016-1 Oxford Estates IV-- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$278,850	\$0	\$0	\$446,160	\$0	\$725,010
SCD 2016-4 Wards Creek PUD-- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$370,613	\$0	\$0	\$0	\$0	\$370,613
SCD 2016-2 Lakes at Mill Creek Plantation PUD--Proportionate Share Mitigation Payment--Middle and High School Student Stations	\$309,837	\$0	\$0	\$0	\$0	\$309,837
SCD 2016-12 Durbin Creek Estates-- Proportionate Share Mitigation Payment-- Elementary, Middle and High School Student Stations	\$1,916,464	\$0	\$0	\$0	\$0	\$1,916,464

SCD 2016-3 Worthington Estates PUD-- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$492,765	\$0	\$0	\$0	\$0	\$492,765
SCD 2017-7 Antigua Apartments-- Proportionate Share Mitigation Payment-- High School Student Stations	\$0	\$0	\$223,078	\$0	\$0	\$223,078
SCD 2017-20 Southaven PUD 2-- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$0	\$0	\$37,158	\$0	\$0	\$37,158
SCD 2018-8 SR 207 & Lightsey Road Apartments --Proportionate Share Mitigation Payment--Middle and High School Student Stations	\$0	\$0	\$233,735	\$0	\$0	\$233,735
SCD 2018-20 Vilano Subdivision-- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$0	\$0	\$2,615	\$0	\$0	\$2,615
SCD 2018-18 2884 N. Fourth Street-- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$0	\$0	\$8,334	\$0	\$0	\$8,334
Interest: Elementary, Middle and High	\$1,720,523	\$0	\$0	\$0	\$206,505	\$1,927,028
SCD 2019-10 Mill Creek Forest PUD-- Proportionate Share Mitigation Payment-- Elementary, Middle and High School Student Stations	\$1,989,977	\$0	\$0	\$0	\$2,107,816	\$4,097,793
SCD 2018-16 ICI Land - Middlebourne PUD -- Proportionate Share Mitigation Payment-- Elementary, Middle and High School Student Stations	\$2,140,317	\$0	\$0	\$0	\$199,232	\$2,339,549
SCD 2018-17 Grand Oaks - Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$0	\$0	\$0	\$0	\$3,815,815	\$3,815,815
SCD 2019-14 Minorcan Mill PUD-- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$0	\$0	\$491,769	\$0	\$0	\$491,769
SCD 2020-2 Sandy Creek PUD-- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$0	\$0	\$33,484	\$0	\$0	\$33,484
SCD 2017-16 Rock Springs Farms-- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$0	\$0	\$130,476	\$0	\$0	\$130,476
SCD 2018-11 North Creek PUD-- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$0	\$0	\$164,529	\$0	\$0	\$164,529
SCD 2018-7 Morgan's Cove-- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$0	\$0	\$191,542	\$0	\$0	\$191,542
SCD 2018-6 Southwind Plantation-- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$0	\$0	\$9,981	\$0	\$0	\$9,981
SCD 2019-2 The Landing at St. Augustine Ph 2--Proportionate Share Mitigation Payment--Middle and High School Student Stations	\$0	\$0	\$250,800	\$0	\$0	\$250,800
SCD 2016-11 Arbor Mill at Mill Creek -- Proportionate Share Mitigation Payment-- Middle and High School Student Stations	\$359,569	\$0	\$0	\$0	\$0	\$359,569
SCD 2020-14 Brookside Preserve PUD -- Proportionate Share Mitigation Payment - Elementary, Middle and High School Student Stations	\$0	\$0	\$0	\$2,574,673	\$0	\$2,574,673

SCD 2019-11 Durbin Creek Crossing PUD -- Proportionate Share Mitigation Payment -- Elementary, Middle and High School Student Stations	\$0	\$0	\$0	\$4,910,150	\$0	\$4,910,150
SCD 2019-4 Bridgewater PUD -- Proportionate Share Mitigation Payment -- Middle and High School Student Stations	\$0	\$0	\$0	\$0	\$1,519,200	\$1,519,200
SCD 2016-16 Cordova Palms - Phase 1 -- Proportionate Share Mitigation Payment -- High School Student Stations	\$0	\$0	\$0	\$0	\$3,168,820	\$3,168,820
SCD 2016-15 Antigua at St. Augustine -- Proportionate Share Mitigation Payment -- High School Student Stations	\$0	\$0	\$0	\$0	\$50,259	\$50,259
World Commerce Center DRI - Proportionate Share Mitigation Payment -- Elementary, Middle and High School Student Stations	\$0	\$0	\$0	\$0	\$476,866	\$476,866
SCD 2020-9 St. Augustine Lakes PUD -- Proportionate Share Mitigation Payment -- Middle and High School Student Stations	\$0	\$0	\$0	\$0	\$321,553	\$321,553
SCD 2018-19 Lightsey Road Extension -- Proportionate Share Mitigation Payment -- Middle and High School Student Stations	\$0	\$0	\$0	\$0	\$497,095	\$497,095
SCD 2020-5 Whispering Creek -- Proportionate Share Mitigation Payment -- Middle and High School Student Stations	\$0	\$0	\$0	\$0	\$99,584	\$99,584
	<b>\$44,534,364</b>	<b>\$0</b>	<b>\$1,777,501</b>	<b>\$8,722,413</b>	<b>\$16,299,265</b>	<b>\$71,333,543</b>

### Sales Surtax Referendum

Specific information about any referendum for a 1-cent or 1/2-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2021 - 2022?

Yes

Sales Surtax Type: Half Cent Sales Surtax

Date of Election: 11/4/2015

Date of Expiration: 1/1/2026

Anticipated Revenue Start Date: 1/2/2016

Anticipated Revenue End Date: 12/31/2025

Estimated Annualized Revenue: \$13,000,000

Total \$ Amount Projected to be Received for the Duration of Tax: \$150,000,000

Number of Years Tax In Effect: 10

Percentage of Vote FOR: 61 %

Percentage of Vote AGAINST: 39 %



**Additional Revenue Source**

Any additional revenue sources

Item	2022 - 2023 Actual Value	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$0	\$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$3,286,787	\$0	\$0	\$0	\$0	\$3,286,787
Proceeds from 1/2 cent sales surtax authorized by school board	\$18,232,886	\$18,232,886	\$18,232,886	\$18,232,886	\$0	\$72,931,544
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$96,000,000	\$0	\$0	\$0	\$0	\$96,000,000
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$0	\$0	\$0	\$0	\$0	\$0
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$18,000,000	\$15,000,000	\$12,000,000	\$10,000,000	\$8,000,000	\$63,000,000
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
Total Fund Balance Carried Forward	\$278,429,345	\$0	\$0	\$0	\$0	\$278,429,345
General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
One Cent - 1/2 Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	(\$220,563,459)	\$0	\$0	\$0	\$0	(\$220,563,459)
<b>Subtotal</b>	<b>\$193,535,559</b>	<b>\$33,382,886</b>	<b>\$30,382,886</b>	<b>\$28,382,886</b>	<b>\$8,150,000</b>	<b>\$293,834,217</b>

**Total Revenue Summary**

Item Name	2022 - 2023 Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$55,749,979	\$73,552,991	\$80,195,778	\$88,497,557	\$93,135,027	\$399,131,332
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$65,499,979)	(\$57,060,996)	(\$54,755,996)	(\$54,550,246)	(\$53,748,246)	(\$285,615,463)
PECO Maintenance Revenue	\$0	\$0	\$0	\$0	\$0	\$0
<b>Available 1.50 Mill for New Construction</b>	<b>\$250,000</b>	<b>\$16,491,995</b>	<b>\$25,439,782</b>	<b>\$31,947,311</b>	<b>\$39,386,781</b>	<b>\$113,515,869</b>

Item Name	2022 - 2023 Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Five Year Total
CO & DS Revenue	\$1,492,823	\$1,492,823	\$1,492,823	\$1,492,823	\$1,492,823	\$7,464,115
PECO New Construction Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Other/Additional Revenue	\$238,069,923	\$33,382,886	\$32,160,387	\$37,105,299	\$24,449,265	\$365,167,760
<b>Total Additional Revenue</b>	<b>\$239,562,746</b>	<b>\$34,875,709</b>	<b>\$33,653,210</b>	<b>\$38,598,122</b>	<b>\$25,942,088</b>	<b>\$372,631,875</b>
<b>Total Available Revenue</b>	<b>\$239,812,746</b>	<b>\$51,367,704</b>	<b>\$59,092,992</b>	<b>\$70,545,433</b>	<b>\$65,328,869</b>	<b>\$486,147,744</b>

## Project Schedules

### Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location		2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	Total	Funded
K-8 School NN	Location not specified	Planned Cost:	\$76,799,878	\$0	\$0	\$0	\$0	\$76,799,878	Yes
	Student Stations:		0	0	1,553	0	0	1,553	
	Total Classrooms:		0	0	81	0	0	81	
	Gross Sq Ft:		0	0	251,032	0	0	251,032	
Classroom Expansion	SOUTH WOODS ELEMENTARY	Planned Cost:	\$5,434,831	\$0	\$0	\$0	\$0	\$5,434,831	Yes
	Student Stations:		0	0	0	240	0	240	
	Total Classrooms:		0	0	0	12	0	12	
	Gross Sq Ft:		0	0	0	25,000	0	25,000	

Elementary School N	Location not specified	Planned Cost:	\$0	\$0	\$0	\$35,000,000	\$0	\$35,000,000	Yes
	Student Stations:		0	0	0	758	0	758	
	Total Classrooms:		0	0	0	44	0	44	
	Gross Sq Ft:		0	0	0	113,160	0	113,160	

<b>Planned Cost:</b>	<b>\$82,234,709</b>	<b>\$0</b>	<b>\$0</b>	<b>\$35,000,000</b>	<b>\$0</b>	<b>\$117,234,709</b>
<b>Student Stations:</b>	<b>0</b>	<b>0</b>	<b>1,553</b>	<b>998</b>	<b>0</b>	<b>2,551</b>
<b>Total Classrooms:</b>	<b>0</b>	<b>0</b>	<b>81</b>	<b>56</b>	<b>0</b>	<b>137</b>
<b>Gross Sq Ft:</b>	<b>0</b>	<b>0</b>	<b>251,032</b>	<b>138,160</b>	<b>0</b>	<b>389,192</b>

### Other Project Schedules

Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total	Funded
Half-Cent Sales Surtax Roof Replacement: 200 & 400 Wings Roof Replacement & Gutter Improvements	BARTRAM TRAIL SENIOR HIGH	\$550,000	\$0	\$0	\$0	\$0	\$550,000	Yes
Half-Cent Sales Surtax: Technology - Network Switching	Location not specified	\$1,356,122	\$0	\$0	\$0	\$0	\$1,356,122	Yes
Half-Cent Sales Surtax: Technology - Classroom Sound Upgrade	Location not specified	\$1,400,000	\$0	\$0	\$0	\$0	\$1,400,000	Yes
K-8 School QQ Planning	Location not specified	\$6,000,000	\$21,282,374	\$26,260,817	\$4,792,456	\$16,664,353	\$75,000,000	Yes
K-8 School RR Planning	Location not specified	\$0	\$0	\$0	\$0	\$36,079,516	\$36,079,516	Yes
Revenue Anticipation Note (RAN)	Location not specified	\$3,286,787	\$0	\$0	\$0	\$0	\$3,286,787	Yes
Half-Cent Sales Surtax Roof Replacement (Phase 1)	MURRAY MIDDLE	\$1,100,000	\$0	\$0	\$0	\$0	\$1,100,000	Yes
Half-Cent Sales Surtax Roof Replacement - 200 Wing Roof Replacement & Gutter Improvements	PEDRO MENENDEZ SENIOR HIGH	\$450,000	\$0	\$0	\$0	\$0	\$450,000	Yes
Half-Cent Sales Surtax Technology Improvements: Teacher & Student Instructional Devices	Location not specified	\$0	\$500,000	\$750,000	\$552,977	\$0	\$1,802,977	Yes
Campus Improvements	FIRST COAST TECHNICAL INSTITUTE	\$250,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,250,000	Yes
Half-Cent Sales Surtax Safety: Mobile Panic Alarm Badges	Location not specified	\$115,000	\$0	\$0	\$0	\$0	\$115,000	Yes
SREF	Location not specified	\$0	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000	Yes
Districtwide Maintenance Program: Add'l Capital Projects	Location not specified	\$0	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$40,000,000	Yes
Upgrade and New Relocatables	Location not specified	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$10,000,000	Yes



AED Replacement	Location not specified	\$0	\$60,000	\$60,000	\$60,000	\$60,000	\$240,000	Yes
Half-Cent Sales Surtax Savings for Future Construction	Location not specified	\$3,812,089	\$6,385,330	\$7,882,175	\$6,000,000	\$0	\$24,079,594	Yes
Half-Cent Sales Surtax Classroom Technology: Wi-Fi	Location not specified	\$2,765,475	\$5,000,000	\$5,000,000	\$5,000,000	\$0	\$17,765,475	Yes
Half-Cent Sales Surtax Security Cameras & Access Controls	Location not specified	\$0	\$500,000	\$500,000	\$500,000	\$0	\$1,500,000	Yes
Half-Cent Sales Surtax Maintenance School Safety & Security Improvements	Location not specified	\$579,300	\$500,000	\$500,000	\$500,000	\$0	\$2,079,300	Yes
Half-Cent Sales Surtax GPS System for Buses	Location not specified	\$146,600	\$115,000	\$115,000	\$115,000	\$0	\$491,600	Yes
Half-Cent Sales Surtax Security Improvements	Location not specified	\$58,300	\$500,000	\$500,000	\$500,000	\$0	\$1,558,300	Yes
Half-Cent Sales Surtax Maintaining Facilities	Location not specified	\$0	\$4,000,000	\$5,000,000	\$5,000,000	\$0	\$14,000,000	Yes
Districtwide Other Projects	Location not specified	\$150,000	\$0	\$0	\$0	\$0	\$150,000	Yes
Half-Cent Sales Surtax Roof Replacement (Phase 1)	OCEAN PALMS ELEMENTARY	\$900,000	\$0	\$0	\$0	\$0	\$900,000	Yes
		<b>\$24,919,673</b>	<b>\$51,367,704</b>	<b>\$59,092,992</b>	<b>\$35,545,433</b>	<b>\$65,328,869</b>	<b>\$236,254,671</b>	

### Additional Project Schedules

Any projects that are not identified in the last approved educational plant survey.

Project Description	Location	Num Classrooms	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total	Funded
K-8 School OO	Location not specified	81	\$75,562,123	\$0	\$0	\$0	\$0	\$75,562,123	Yes
K-8 School PP	Location not specified	64	\$57,096,241	\$0	\$0	\$0	\$0	\$57,096,241	Yes
		<b>145</b>	<b>\$132,658,364</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$132,658,364</b>	

### Non Funded Growth Management Project Schedules

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years.

Nothing reported for this section.

## Tracking

### Capacity Tracking

Location	2022 - 2023 Satis. Stu. Sta.	Actual 2022 - 2023 FISH Capacity	Actual 2021 - 2022 COFTE	# Class Rooms	Actual Average 2022 - 2023 Class Size	Actual 2022 - 2023 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2026 - 2027 COFTE	Projected 2026 - 2027 Utilization	Projected 2026 - 2027 Class Size
CROOKSHANK ELEMENTARY	1,024	1,024	664	55	12	65.00 %	-185	-10	839	100.00 %	19
EVELYN HAMBLIN EDUCATION CENTER	511	511	110	23	5	22.00 %	0	0	150	29.00 %	7
KETTERLINUS ELEMENTARY	485	485	417	26	16	86.00 %	0	0	485	100.00 %	19
PONTE VEDRA-PALM VALLEY ELEMENTARY	648	648	511	36	14	79.00 %	-54	-3	594	100.00 %	18
R B HUNT ELEMENTARY	699	699	580	37	16	83.00 %	-144	-8	555	100.00 %	19
MURRAY MIDDLE	1,108	997	642	49	13	64.00 %	0	0	997	100.00 %	20
Beachside High School	2,024	0	0	88	0	0.00 %	0	0	2,024	0.00 %	23
Valley Ridge Academy	1,734	1,560	1,274	79	16	82.00 %	-446	-21	1,159	104.00 %	20
PICOLATA CROSSING ELEMENTARY	1,159	1,159	907	59	15	78.00 %	-348	-16	811	100.00 %	19
FREEDOM CROSSING ACADEMY	2,297	2,067	2,192	107	20	106.00 %	-656	-30	1,476	105.00 %	19
PALM VALLEY ACADEMY	2,143	1,928	1,567	101	16	81.00 %	-524	-24	1,457	104.00 %	19
Pine Island Academy	1,841	0	1,141	87	13	0.00 %	-220	-10	1,458	-663.00 %	19
Tocoi Creek High School	2,035	0	1,271	87	15	0.00 %	0	0	2,035	0.00 %	23
Pacetti Bay Middle School	1,756	1,580	1,356	74	18	86.00 %	-528	-24	1,105	105.00 %	22
Creeside High School	2,443	2,320	2,274	95	24	98.00 %	0	0	2,320	100.00 %	24
Ponte Vedra High School	1,820	1,729	1,749	77	23	101.00 %	0	0	1,729	100.00 %	22
Liberty Pines Academy	2,026	1,823	1,439	91	16	79.00 %	-300	-140	1,553	102.00 %	-32
Palencia Elementary School	875	875	855	47	18	98.00 %	-152	-8	723	100.00 %	19
Patriot Oaks Academy	1,790	1,611	1,249	81	15	78.00 %	-502	-24	1,159	105.00 %	20
FRUIT COVE MIDDLE	1,478	1,330	1,192	64	19	90.00 %	-286	-130	1,072	103.00 %	-16
DURBIN CREEK ELEMENTARY	1,074	1,074	910	55	17	85.00 %	-216	-12	858	100.00 %	20
TIMBERLIN CREEK ELEMENTARY	1,210	1,210	1,173	65	18	97.00 %	-450	-25	760	100.00 %	19
SOUTH WOODS ELEMENTARY	850	850	600	45	13	71.00 %	-216	-12	634	100.00 %	19
HICKORY CREEK ELEMENTARY	928	928	907	48	19	98.00 %	-168	-8	760	100.00 %	19
Wards Creek Elementary	1,196	1,196	795	62	13	66.00 %	-436	-22	760	100.00 %	19
OTIS A MASON ELEMENTARY	791	791	690	41	17	87.00 %	-132	-7	659	100.00 %	19
CUNNINGHAM CREEK ELEMENTARY	982	982	598	49	12	61.00 %	-336	-16	646	100.00 %	20
GAMBLE ROGERS MIDDLE	1,033	929	899	48	19	97.00 %	0	0	929	100.00 %	19
OCEAN PALMS ELEMENTARY	1,121	1,121	889	60	15	79.00 %	-454	-26	667	100.00 %	20

PEDRO MENENDEZ SENIOR HIGH	1,632	1,550	1,390	66	21	90.00 %	0	0	1,550	100.00 %	23
BARTRAM TRAIL SENIOR HIGH	2,421	2,299	2,929	98	30	127.00 %	0	0	2,299	100.00 %	23
SEBASTIAN MIDDLE	969	872	690	45	15	79.00 %	0	0	872	100.00 %	19
ALICE B LANDRUM MIDDLE	1,388	1,249	1,205	62	19	96.00 %	-308	-14	972	103.00 %	20
SWITZERLAND POINT MIDDLE	1,352	1,216	1,298	60	22	107.00 %	-304	-14	943	103.00 %	21
OSCEOLA ELEMENTARY	856	856	590	46	13	69.00 %	-108	-6	748	100.00 %	19
MILL CREEK ACADEMY	1,943	1,943	1,763	88	20	91.00 %	-344	-16	1,599	100.00 %	22
MARJORIE KINNAN RAWLINGS ELEMENTARY	739	739	547	37	15	74.00 %	0	0	739	100.00 %	20
SAINT AUGUSTINE SENIOR HIGH	1,903	1,807	1,665	79	21	92.00 %	0	0	1,784	99.00 %	23
WEBSTER ELEMENTARY	977	977	456	57	8	47.00 %	-18	-1	959	100.00 %	17
FIRST COAST TECHNICAL INSTITUTE	1,703	2,043	331	91	4	16.00 %	0	0	350	17.00 %	4
JULINGTON CREEK ELEMENTARY	1,232	1,232	912	65	14	74.00 %	-204	-10	1,028	100.00 %	19
ALLEN D NEASE SENIOR HIGH	2,709	2,573	2,304	109	21	90.00 %	0	0	2,573	100.00 %	24
W DOUGLAS HARTLEY ELEMENTARY	729	729	632	40	16	87.00 %	0	0	729	100.00 %	18
	<b>59,634</b>	<b>51,512</b>	<b>45,564</b>	<b>2,779</b>	<b>16</b>	<b>88.45 %</b>	<b>-8,039</b>	<b>-637</b>	<b>47,519</b>	<b>109.31 %</b>	<b>22</b>

The COFTE Projected Total (47,519) for 2026 - 2027 must match the Official Forecasted COFTE Total (52,738 ) for 2026 - 2027 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2026 - 2027	
Elementary (PK-3)	14,486
Middle (4-8)	21,341
High (9-12)	16,911
	<b>52,738</b>

Grade Level Type	Balanced Projected COFTE for 2026 - 2027
Elementary (PK-3)	2,319
Middle (4-8)	2,900
High (9-12)	0
	<b>52,738</b>

### Relocatable Replacement

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

Location	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	Year 5 Total
CROOKSHANK ELEMENTARY	0	0	0	0	10	10
PONTE VEDRA-PALM VALLEY ELEMENTARY	0	0	0	0	3	3

R B HUNT ELEMENTARY	0	0	0	0	6	6
JULINGTON CREEK ELEMENTARY	0	0	0	0	6	6
W DOUGLAS HARTLEY ELEMENTARY	0	0	0	0	4	4
ALICE B LANDRUM MIDDLE	0	0	14	0	0	14
SWITZERLAND POINT MIDDLE	0	0	14	0	0	14
OSCEOLA ELEMENTARY	0	0	0	0	6	6
MILL CREEK ACADEMY	0	0	0	0	16	16
OTIS A MASON ELEMENTARY	0	0	0	0	6	6
CUNNINGHAM CREEK ELEMENTARY	0	0	16	0	0	16
OCEAN PALMS ELEMENTARY	0	0	25	0	0	25
FRUIT COVE MIDDLE	0	0	0	0	13	13
DURBIN CREEK ELEMENTARY	0	0	0	0	23	23
TIMBERLIN CREEK ELEMENTARY	0	0	26	0	0	26
SOUTH WOODS ELEMENTARY	0	0	0	0	11	11
HICKORY CREEK ELEMENTARY	0	0	0	0	8	8
Wards Creek Elementary	0	0	0	0	22	22
Pacetti Bay Middle School	0	0	0	0	24	24
Ponte Vedra High School	0	0	0	0	6	6
Liberty Pines Academy	0	0	14	0	0	14
Palencia Elementary School	0	2	0	0	6	8
Patriot Oaks Academy	0	0	0	0	23	23
Valley Ridge Academy	0	0	15	0	20	35
PICOLATA CROSSING ELEMENTARY	0	0	0	0	16	16
FREEDOM CROSSING ACADEMY	0	0	30	0	0	30
PALM VALLEY ACADEMY	0	24	0	0	0	24
Pine Island Academy	0	0	0	0	10	10
<b>Total Relocatable Replacements:</b>	<b>0</b>	<b>26</b>	<b>154</b>	<b>0</b>	<b>239</b>	<b>419</b>

### Charter Schools Tracking

Information regarding the use of charter schools.

Location-Type	# Relocatable units or permanent classrooms	Owner	Year Started or Scheduled	Student Stations	Students Enrolled	Years in Contract	Total Charter Students projected for 2026 - 2027
Therapeutic Learning Center (TLC); PK; 2101 ARC Drive St. Augustine, FL 32084	2	PRIVATE	2000	20	15	2	36



St. Johns Community Campus; ESE Ages 18-22; 62 Cuna Street, St. Augustine, FL 32084	4	PRIVATE	2010	30	64	2	100
St. Augustine Public Montessori; Grades 1-6; 7A Williams St., St. Augustine, FL, 32084	7	PRIVATE	2012	130	115	4	130
	13			180	194		266

### Special Purpose Classrooms Tracking

The number of classrooms that will be used for certain special purposes in the current year, by facility and type of classroom, that the district will, 1), not use for educational purposes, and 2), the co-teaching classrooms that are not open plan classrooms and will be used for educational purposes.

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
<b>Total Educational Classrooms:</b>		0	0	0	0	0	0

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
MILL CREEK ACADEMY	Co-Teaching	6	23	0	0	0	29
OTIS A MASON ELEMENTARY	Co-Teaching	2	1	0	0	0	3
OSCEOLA ELEMENTARY	Co-Teaching	2	0	0	0	0	2
WEBSTER ELEMENTARY	Co-Teaching	2	0	0	0	0	2
W DOUGLAS HARTLEY ELEMENTARY	Co-Teaching	3	0	0	0	0	3
PONTE VEDRA-PALM VALLEY ELEMENTARY	Co-Teaching	4	0	0	0	0	4
TIMBERLIN CREEK ELEMENTARY	Co-Teaching	2	8	0	0	0	10
SOUTH WOODS ELEMENTARY	Co-Teaching	0	1	0	0	0	1
BARTRAM TRAIL SENIOR HIGH	Co-Teaching	0	0	0	1	0	1
GAMBLE ROGERS MIDDLE	Co-Teaching	0	16	0	0	0	16
OCEAN PALMS ELEMENTARY	Co-Teaching	4	2	0	0	0	6
Liberty Pines Academy	Co-Teaching	5	12	0	0	0	17
Palencia Elementary School	Co-Teaching	1	13	0	0	0	14
Patriot Oaks Academy	Co-Teaching	2	0	0	0	0	2
Valley Ridge Academy	Co-Teaching	4	16	0	0	0	20
PICOLATA CROSSING ELEMENTARY	Co-Teaching	2	1	0	0	0	3
FREEDOM CROSSING ACADEMY	Co-Teaching	2	7	0	0	0	9
Pine Island Academy	Co-Teaching	3	7	0	0	0	10
Tocoi Creek High School	Co-Teaching	0	0	1	0	0	1
<b>Total Co-Teaching Classrooms:</b>		44	107	1	1	0	153

### Infrastructure Tracking

**Necessary offsite infrastructure requirements resulting from expansions or new schools. This section should include infrastructure information related to capacity project schedules and other project schedules (Section 4).**

New K-8 School NN: Water and sewer line extensions and road improvements for access.

New K-8 School OO: Water and sewer line extensions and road improvements for access.

New K-8 School PP: Water and sewer line extensions and road improvements for access.

New Elementary School N: Water and sewer line extensions and road improvements for access.

South Woods Elementary School Expansion: Existing Elementary School site.

**Proposed location of planned facilities, whether those locations are consistent with the comprehensive plans of all affected local governments, and recommendations for infrastructure and other improvements to land adjacent to existing facilities. Provisions of 1013.33(12), (13) and (14) and 1013.36 must be addressed for new facilities planned within the 1st three years of the plan (Section 5).**

New K-8 School NN: Shearwater development within the Ashford Mills DRI.

New K-8 School OO: Beacon Lakes development within the Twin Creeks DRI.

New K-8 School PP: RiverTown DRI.

New Elementary School N: Southern St. Johns County.

South Woods Elementary School Expansion: 4750 SR 206, Elkton, FL.

**Consistent with Comp Plan?** Yes

### Net New Classrooms

The number of classrooms, by grade level and type of construction, that were added during the last fiscal year.

List the net new classrooms added in the 2021 - 2022 fiscal year.					List the net new classrooms to be added in the 2022 - 2023 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2022 - 2023 should match totals in Section 15A.			
Location	2021 - 2022 # Permanent	2021 - 2022 # Modular	2021 - 2022 # Relocatable	2021 - 2022 Total	2022 - 2023 # Permanent	2022 - 2023 # Modular	2022 - 2023 # Relocatable	2022 - 2023 Total
Elementary (PK-3)	0	0	50	50	0	0	0	0
Middle (4-8)	0	0	63	63	0	0	0	0
High (9-12)	88	0	8	96	0	0	0	0
	<b>88</b>	<b>0</b>	<b>121</b>	<b>209</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Relocatable Student Stations

Number of students that will be educated in relocatable units, by school, in the current year, and the projected number of students for each of the years in the workplan.

Site	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	5 Year Average
OSCEOLA ELEMENTARY	108	108	108	108	0	86
Liberty Pines Academy	300	300	0	0	0	120

Palencia Elementary School	152	108	108	108	0	95
Patriot Oaks Academy	502	502	502	502	0	402
Valley Ridge Academy	446	446	446	446	0	357
PICOLATA CROSSING ELEMENTARY	348	348	348	348	0	278
PALM VALLEY ACADEMY	524	0	0	0	0	105
FREEDOM CROSSING ACADEMY	656	656	0	0	0	262
MILL CREEK ACADEMY	344	344	344	344	0	275
MARJORIE KINNAN RAWLINGS ELEMENTARY	0	0	0	0	0	0
OTIS A MASON ELEMENTARY	132	132	132	132	0	106
CUNNINGHAM CREEK ELEMENTARY	336	336	0	0	0	134
GAMBLE ROGERS MIDDLE	0	0	0	0	0	0
OCEAN PALMS ELEMENTARY	454	454	0	0	0	182
PEDRO MENENDEZ SENIOR HIGH	150	150	150	150	150	150
BARTRAM TRAIL SENIOR HIGH	368	368	368	368	368	368
FRUIT COVE MIDDLE	286	286	286	286	0	229
Creekside High School	750	750	750	750	750	750
Ponte Vedra High School	150	150	150	150	150	150
DURBIN CREEK ELEMENTARY	216	216	216	216	0	173
Wards Creek Elementary	436	436	436	436	0	349
Pacetti Bay Middle School	528	528	528	528	0	422
TIMBERLIN CREEK ELEMENTARY	450	450	0	0	0	180
SOUTH WOODS ELEMENTARY	216	216	216	216	0	173
HICKORY CREEK ELEMENTARY	168	168	168	168	0	134
CROOKSHANK ELEMENTARY	185	185	185	185	0	148
EVELYN HAMBLIN EDUCATION CENTER	193	193	193	193	193	193
KETTERLINUS ELEMENTARY	0	0	0	0	0	0
PONTE VEDRA-PALM VALLEY ELEMENTARY	54	54	54	54	0	43
R B HUNT ELEMENTARY	144	144	144	144	0	115
MURRAY MIDDLE	0	0	0	0	0	0
SAINT AUGUSTINE SENIOR HIGH	25	25	25	25	25	25
WEBSTER ELEMENTARY	18	0	0	0	0	4
FIRST COAST TECHNICAL INSTITUTE	402	352	352	352	352	362
JULINGTON CREEK ELEMENTARY	204	204	204	204	0	163
ALLEN D NEASE SENIOR HIGH	425	425	425	425	425	425
W DOUGLAS HARTLEY ELEMENTARY	0	0	0	0	0	0
SEBASTIAN MIDDLE	0	0	0	0	0	0

ALICE B LANDRUM MIDDLE	308	238	0	0	0	109
SWITZERLAND POINT MIDDLE	304	304	0	0	0	122
Pine Island Academy	220	220	220	220	0	176
Tocoi Creek High School	0	0	0	0	0	0
Beachside High School	0	0	0	0	0	0

Totals for ST JOHNS COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	10,502	9,796	7,058	7,058	2,413	7,365
Total number of COFTE students projected by year.	47,378	48,959	50,291	51,462	52,738	50,166
Percent in relocatables by year.	22 %	20 %	14 %	14 %	5 %	15 %

### Leased Facilities Tracking

Existing leased facilities and plans for the acquisition of leased facilities, including the number of classrooms and student stations, as reported in the educational plant survey, that are planned in that location at the end of the five year workplan.

Location	# of Leased Classrooms 2022 - 2023	FISH Student Stations	Owner	# of Leased Classrooms 2026 - 2027	FISH Student Stations
MILL CREEK ACADEMY	0	0	Leased	0	0
CUNNINGHAM CREEK ELEMENTARY	16	336	Leased	0	0
OCEAN PALMS ELEMENTARY	25	454	Leased	0	0
BARTRAM TRAIL SENIOR HIGH	15	368	Leased	15	368
DURBIN CREEK ELEMENTARY	12	216	Leased	0	0
TIMBERLIN CREEK ELEMENTARY	25	450	Leased	0	0
CROOKSHANK ELEMENTARY	10	185	Leased	0	0
EVELYN HAMBLÉN EDUCATION CENTER	0	0	Leased	10	193
R B HUNT ELEMENTARY	0	0	Leased	0	0
WEBSTER ELEMENTARY	1	18	Leased	0	0
JULINGTON CREEK ELEMENTARY	10	204	Leased	0	0
ALLEN D NEASE SENIOR HIGH	17	425	Leased	17	425
W DOUGLAS HARTLEY ELEMENTARY	0	0	Leased	0	0
ALICE B LANDRUM MIDDLE	14	308	Leased	0	0
OSCEOLA ELEMENTARY	6	108	Leased	0	0
KETTERLINUS ELEMENTARY	0	0		0	0
PONTE VEDRA-PALM VALLEY ELEMENTARY	3	54	Leased	0	0
MURRAY MIDDLE	0	0		0	0
SAINT AUGUSTINE SENIOR HIGH	0	0	Leased	1	25
FIRST COAST TECHNICAL INSTITUTE	12	298	Leased	15	352



SEBASTIAN MIDDLE	0	0		0	0
MARJORIE KINNAN RAWLINGS ELEMENTARY	0	0		0	0
OTIS A MASON ELEMENTARY	0	0		0	0
GAMBLE ROGERS MIDDLE	0	0		0	0
PEDRO MENENDEZ SENIOR HIGH	6	150	Leased	6	150
SOUTH WOODS ELEMENTARY	12	216	Leased	0	0
HICKORY CREEK ELEMENTARY	0	0	Leased	0	0
Wards Creek Elementary	22	436	Leased	0	0
Creekside High School	30	750	Leased	30	750
Ponte Vedra High School	6	150	Leased	6	150
Liberty Pines Academy	14	300	Leased	0	0
FRUIT COVE MIDDLE	13	286	Leased	0	0
Palencia Elementary School	0	0		0	0
Patriot Oaks Academy	0	0		0	0
Valley Ridge Academy	21	446	Leased	0	0
PICOI.ATA CROSSING ELEMENTARY	0	0		0	0
SWITZERLAND POINT MIDDLE	0	0		0	0
Pacetti Bay Middle School	0	0		0	0
PALM VALLEY ACADEMY	24	524	Leased	0	0
FREEDOM CROSSING ACADEMY	0	0		0	0
Pine Island Academy	0	0		0	0
Tocoi Creek High School	0	0		0	0
Beachside High School	0	0		0	0
	<b>314</b>	<b>6,682</b>		<b>100</b>	<b>2,413</b>

### Failed Standard Relocatable Tracking

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as 'Failed Standards'.

Nothing reported for this section.

Planning

Class Size Reduction Planning

Plans approved by the school board that reduce the need for permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multitrack scheduling, grade level organization, block scheduling, or other alternatives.

The St. Johns County School District currently utilizes blended scheduling and co-teaching classrooms, along with class size averaging for Schools of Excellence, as appropriate.

School Closure Planning

Plans for the closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues.

None.

Long Range Planning

Ten-Year Maintenance

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6-10 beyond the projects plans detailed in the five years covered by the work plan.

Nothing reported for this section.

Ten-Year Capacity

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 5 years beyond the 5-year district facilities work program.

Nothing reported for this section.

Ten-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2021 - 2022 FISH Capacity	Actual 2021 - 2022 COFTE	Actual 2021 - 2022 Utilization	Actual 2022 - 2023 / 2031 - 2032 new Student Capacity to be added/removed	Projected 2031 - 2032 COFTE	Projected 2031 - 2032 Utilization
Elementary - District Totals	19,518	19,518	15,395.88	78.88 %	0	0	0.00 %

Middle - District Totals	19,074	17,162	15,002.92	87.42 %	0	0	0.00 %
High - District Totals	12,928	12,278	12,311.95	100.28 %	0	0	0.00 %
Other - ESE, etc	8,114	2,554	2,852.80	111.71 %	0	0	0.00 %
	<b>59,634</b>	<b>51,512</b>	<b>45,563.55</b>	<b>88.45 %</b>	<b>0</b>	<b>0</b>	<b>0.00 %</b>

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

### Ten-Year Infrastructure Planning

Nothing reported for this section.

### Twenty-Year Maintenance

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11-20 beyond the projects plans detailed in the five years covered by the work plan.

Nothing reported for this section.

### Twenty-Year Capacity

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program.

Nothing reported for this section.

### Twenty-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2021 - 2022 FISH Capacity	Actual 2021 - 2022 COFTE	Actual 2021 - 2022 Utilization	Actual 2022 - 2023 / 2041 - 2042 new Student Capacity to be added/removed	Projected 2041 - 2042 COFTE	Projected 2041 - 2042 Utilization
Elementary - District Totals	19,518	19,518	15,395.88	78.88 %	0	0	0.00 %
Middle - District Totals	19,074	17,162	15,002.92	87.42 %	0	0	0.00 %
High - District Totals	12,928	12,278	12,311.95	100.28 %	0	0	0.00 %
Other - ESE, etc	8,114	2,554	2,852.80	111.71 %	0	0	0.00 %
	<b>59,634</b>	<b>51,512</b>	<b>45,563.55</b>	<b>88.45 %</b>	<b>0</b>	<b>0</b>	<b>0.00 %</b>

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

#### Twenty-Year Infrastructure Planning

Nothing reported for this section.