

**AGENDA**  
**COMPREHENSIVE PLANNING AND ZONING BOARD**  
**OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA**  
**REGULAR MONTHLY MEETING**  
**TUESDAY, JANUARY 15, 2013, 7:00 P.M.**  
**CITY HALL, 2200 STATE ROAD A1A SOUTH**  
**ST. AUGUSTINE BEACH, FLORIDA 32080**

---

- I.     CALL TO ORDER**
- II.    PLEDGE OF ALLEGIANCE**
- III.   ROLL CALL**
- IV.    APPROVAL OF MINUTES OF TUESDAY, DECEMBER 18, 2012 REGULAR MONTHLY MEETING**
- V.     PUBLIC COMMENT**
- VI.    NEW BUSINESS**

**1. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN**

Per Section 11.02.02.H.3 of the City of St. Augustine Beach Land Development Regulations, as amended by Ordinance No. 11-03, the election of chairman and vice-chairman will take place every year as the first order of business at the regularly-scheduled meeting for the month of January.

**2. LAND USE VARIANCE FILE NO. VAR 2013-01**

Applicants seek variances for a front yard setback reduction from 25 feet to 15 feet and a rear yard setback reduction from 25 feet to 10 feet for demolition of an existing two-story duplex residence and proposed new construction of a two-story, 2,880-square-foot single-family residence on Lot 2, Block 60, Coquina Gables Subdivision, at 105 F Street.

Gary Allen Register and Jeanette Hoover, Agents for Otto and Adrienne L. Tittle, Applicants  
1800 State Road 207  
St. Augustine, Florida 32086

### **3. OVERLAY DISTRICT FILE NO. 2013-01**

Applicant seeks overlay district allowances for proposed new construction of a three-story, 3635-square-foot single-family residence with a reduced east side-yard setback from 10 feet to 7 feet for second and third-story cantilevered balconies and decks and stairwells from the third-story deck to the second-story and from the second-story deck to the ground floor; and a reduced front yard setback from 25 feet to 23.5 feet for a third-story sunroom bay window bump-out on Lot 11, Block 34, Coquina Gables Subdivision, at 12 B Street.

Bruce Kreis, Applicant  
314 E Street  
St. Augustine Beach, Florida 32080

### **4. ORDINANCE NO. 13-02**

The Board shall review and provide a recommendation to the City Commission as to whether this proposed ordinance, which adopts the St. Johns County School Board's five-year district facilities work-plan by reference in the Capital Improvements Element of the City of St. Augustine Beach Comprehensive Plan, should be adopted.

### **5. DISCUSSION TO REQUIRE SUPERMAJORITY VOTE TO EXCEED CITY'S 35-FOOT BUILDING HEIGHT LIMIT**

The Board shall discuss and provide a recommendation to the City Commission as to whether the City's Land Development Regulations should be amended to require a supermajority vote by the City Commission, or both the City Commission and the Planning and Zoning Board, to exceed the City's 35-foot height limit.

## **VII. OLD BUSINESS**

### **1. CONSIDERATION OF CRITERIA FOR DETERMINATION OF HISTORIC BUILDINGS/SITES IN THE CITY**

Continued from the Board's regular monthly meeting held on Tuesday, December 18, 2012, the Board shall consider and discuss developing criteria to define and preserve historic buildings and sites within the City.

## **VIII. BOARD COMMENT AND DISCUSSION**

## **IX. ADJOURNMENT**

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE COMPREHENSIVE PLANNING AND ZONING BOARD** of the City of St. Augustine Beach, Florida, held Tuesday, December 18, 2012, at 7:00 p.m. in the City Commission Meeting Room, City Hall, 2200 State Road A1A South, St. Augustine Beach, Florida, 32080.

**I. CALL TO ORDER**

Chairman Greg Crum called the meeting to order at 7:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

BOARD MEMBERS PRESENT: Chairman Greg Crum, Vice-Chairman Alfred Guido, Patricia Gill, Michael Hale, Steve Mitherz, Roberta Odom, Daniel Stewart, Senior Alternate David Bradfield, Junior Alternate Elise Sloan.

BOARD MEMBERS ABSENT: None.

STAFF PRESENT: Gary Larson, Building Official; Amy Vo, City Attorney; Max Royle, City Manager; Bonnie Miller, Recording Secretary.

**IV. APPROVAL OF MINUTES OF TUESDAY, OCTOBER 16, 2012 REGULAR MONTHLY MEETING**

Mr. Stewart **MADE A MOTION TO APPROVE THE MINUTES OF THE REGULAR MONTHLY MEETING OF TUESDAY, OCTOBER 16, 2012.**

The motion was seconded by Ms. Odom and passed 7-0 by unanimous voice-vote.

**V. PUBLIC COMMENT AND DISCUSSION**

Mr. Crum asked for public comment on any issue not on the agenda. There was none.

**VI. NEW BUSINESS**

**1. OVERLAY DISTRICT FILE NO. 2012-01**, filed by David A. Mancino, 2450 Old Moultrie Road, Suite 301, St. Augustine, Florida, 32086, agent for Virginia A. O'Donoghue and Christopher C. Minich, 7504 New Market Drive, Bethesda, Maryland, 20817, for overlay district allowances, per City of St. Augustine Beach Ordinance No. 08-30, for reduced front and rear yard setbacks for proposed new construction of a three-story, 2,766-square-foot heated-and-cooled single-family residence with second and third level cantilevered decks in a medium density residential land use district in the overlay district at 8 2nd Street, PERTAINING TO THE EAST 45 (FORTY-FIVE) FEET OF

LOT 7, BLOCK 9, CHAUTAUQUA BEACH SUBDIVISION, SECTION 34, TOWNSHIP 7, RANGE 30, REAL ESTATE PARCEL NUMBER 168825-0070, AKA 8 2ND STREET, AS RECORDED IN MAP BOOK 2, PAGE 5, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Mr. Larson said the second of the requested modifications on the first page of the application asks for a variance for a pool bath and utility room construction below wave-crest height on the ground floor. The Board can scratch this request, as this is allowed, if the Department of Environmental Protection (DEP) says it is okay.

Mr. Crum said it appears that this application applies to Section 3.08.A.5, pertaining to VE and Coastal Construction Line requirements, of Ordinance No. 08-30, which is still the valid overlay ordinance, as the proposed revisions have not yet been passed. For new construction, Section 3.08.A.5.b states, "The lower level shall be used for only storage or a garage," and "No restroom fixtures, mechanical components or laundry facilities will be allowed within the lower level, subject to compliance with Section 5.03.07 of these Land Development Regulations, unless allowed by the Building Department and Department of Environmental Protection," so this is what Mr. Larson was referring to. This section also states, "The lower level will be used for access to an elevator when installed," and Section 3.08.A.5.c states, "The allowable 15-foot front setback will apply to a structure. The area between the 15-foot and 25-foot front setback area shall be limited to two levels with the roof ridge not exceeding 27 feet. At the 25-foot front setback, a third level shall be allowed, not exceeding 70 percent of the second level. The aforementioned shall apply to a 15-foot rear setback also. Second and third level bump-outs for cantilevered decks and porches and architectural design features are allowed to extend three feet into allowable setbacks on sides of structures in the overlay district." The lot for which this application has been submitted has a 15-foot utility easement running behind it, with utility poles running down the middle of it, so it is only 93 feet deep.

Mr. Larson said yes, and the other interesting thing about this lot is that the designed wave height for it, which is basically the predicted wave-crest in the event of a storm, is about the highest in the whole City, at 16 feet, nine inches.

Mr. Crum asked if this means that no first floor living space is allowed.

Mr. Larson said that's correct. It also means the builder will be subject to more issues than he cares to get into with the DEP.

Dave Mancino, 2450 Old Moultrie Road, Suite 301, St. Augustine, Florida, 32086, agent for applicants, said he is an architect representing the owners of this property, Virginia O'Donoghue and Christopher Minich. The lot straddles the Coastal Construction Control Line, and the proposed house will straddle it as well, with about seven feet of it on the east side of the line, and the balance of the house westward of it, but because even a part of it is seaward of the line, construction has to conform with DEP requirements and be designed for a 100-year storm event, which includes a wave-crest height of over 16 feet. The first floor walls will basically be an above-ground basement area, made of break-

away construction designed to break under the impact of breaking waves. He's presenting this application as two habitable levels above the wave-crest height, and the ground-floor area has been treated as a non-habitable basement area. That's why there is a site discrepancy between Mr. Larson referring to it as a three-story structure, and the plans, which call it a two-story structure, as the ground floor is not habitable, with two habitable levels above the wave-crest height, which seem to fit the requirements for the overlay district. There is a front porch area on the 2nd Street side that is nine feet deep, putting it 15 feet back from the street, with the house itself nine feet further back, so the actual habitable floor area will be at the 24-foot front setback line, instead of 25 feet. They are basically asking for a one-foot variance for the house, and a nine-foot variance for the front porches, which will bring the front setback up to the 15-foot front setback line, as allowed by the overlay ordinance. The porch areas are primarily open, with no walls around them. A pool is proposed in the rear, and the house itself will be set back 23 feet from the rear property line. A six-foot cantilevered deck is proposed to project out toward the rear property line, so the face of that cantilevered deck will be 17 feet from the rear property line. As he didn't think the proposed structure had a third floor, the two habitable levels are basically the same size, with really no difference in the two floor areas. The house is modest, with three bedrooms and three baths, including the ground floor pool bathroom, so it is not an overly-large home for the east side of A1A Beach Boulevard. It complies with the City's maximum building height of 35 feet, as above ground elevation, the full height of the roof ridge is 26 feet, nine inches above the wave-crest height, and seems to fit the overlay district's description for a two-story structure, but there's a bit of a discrepancy as to what he thought he was designing to fit within the overlay guidelines, and what may be an allowable interpretation of the guidelines.

Mark Mongon, 416 Sebastian Square, St. Augustine, Florida, 32095, said he's the builder for the project. The owners, who are up in Maryland, hope to make this their retirement home, are excited about moving down here. They're specially outfitting it for extra-wide ADA-compliance in regard to the doorways, stairwells and the elevator.

Mr. Mancino said he saw some correspondence from neighbors who were concerned about the house extending to the 15-foot front and rear property lines, so he just wanted to point out that's not what they're proposing to do. They're asking for a 17-foot rear setback for cantilevered porches and a 23-foot rear setback for the house, and a 15-foot front setback for cantilevered porches and a 24-foot front setback for the house.

Mr. Mitherz asked the height of the house from the level of the driveway pavers to the top of the roof.

Mr. Mancino said the 26-foot, nine-inch wave-crest design dimension looks like it's about eight feet above where the ground elevation will be, so he'd say the height is roughly 34 feet, nine inches, from the pavers or the finished grade to the top of the roof ridge.

Mr. Guido asked Mr. Mancino if he was fully aware of the City's building and overlay ordinance regulations before he designed this house. The overlay ordinance was principally designed for the rebuilding and replacement of existing structures in this

specific area, and there has been a discussion since it was adopted as to whether or not it should apply to new construction. Mr. Larson's staff memo says normally, the applicants would ask for a variance, but in this case, there was no way they could get one, as a hardship cannot be justified. So this is another back-door approach to get something that could not normally be constructed in the way it's been designed, and using the overlay, in his opinion, is a convoluted way of getting through this. If the applicants had adhered to the overlay requirements, which call for the third floor to not exceed 70 percent of the second, rather than having a box-like structure, he thinks using the overlay would be more appropriate. That's why he's asking if Mr. Mancino was aware, when he designed this house and advised his clients, what they would have to go through to get it approved under the overlay, and if they understood the building limitations of their lot.

Mr. Mancino said yes, the property owners understood, from the get-go, the limitations on the lot size, but they seemed determined to have the amount of floor area they wanted, so there seemed to be no way to avoid coming to the Board for either a variance or overlay district approval. What they tried to do was to not present a straight-up box, so they minimized the amount the house actually exceeded the 25-foot front and rear yard setbacks by providing the decks and porches in the front and back, without encroaching into the side yard setbacks. As he had no idea what the potential was for getting a variance, he didn't want to try to build the house out to the 15-foot setbacks in the front and back, and certainly, there were other limitations as well, such as the fact that the ground floor area has to be break-away construction, and is limited to having minimal air-conditioned space. It appeared that in wrestling with it, the best thing they could do was try to soften it a little bit, so the house wasn't pushed too far out of the ordinary setbacks, but was layered with the porch areas out front and the deck areas out back.

Mr. Guido said when the overlay ordinance was first discussed by this Board and the City Commission, the one thing they wanted to get away from was a whole series of boxes on 45-foot-wide and 50-foot-wide lots. You can throw a porch on either end, but the house that's before the Board tonight is still a box. That's why a great deal of thought went into the requirement that says the third level cannot exceed 70 percent of the second level.

Mr. Crum said this is a first for him, hearing about a wave-crest height, and considering the ground level to be a basement, and not a first floor.

Mr. Mancino said he believes the discussion in the overlay ordinance itself talks about three stories above the base-flood elevation.

Ms. Gill asked if they have a definition for "wave-crest."

Mr. Larson said it's basically what the DEP uses to project the wave height and surge for a category-three hurricane.

Mr. Guido asked if they will fill to that line before they build.

Mr. Larson said no, the existing grade might be modified a little, but no fill will be added.

The street elevation on 2nd Street right now is probably about 8.5 feet, with the new stormwater system that has just been put in, and the wave-crest is about eight feet above that. He'd say the finished grade of the lot will roughly be between 8.5 and nine feet.

Mr. Guido asked the height of the structure, from that level, to the top of the roof.

Mr. Larson said it will roughly be 34 feet, nine inches.

Mr. Crum said this is obviously something they'll have to consider in the future, as they probably need to make some written determination that the street level is the beginning of floor one, and a basement is below street level, to avoid this confusion in the future.

David Bradfield, 3 4th Street, St. Augustine Beach, Florida, 32080, Planning and Zoning Board senior alternate, asked if this isn't already in City Code.

Mr. Larson said the finished floor elevation is 10 feet, but that applies to AE-9 and X flood zones. In VE, or velocity zones, per the Federal Emergency Management Agency (FEMA), the finished floor elevation is the lowest level of the structural member supporting the first floor, but then, when you get the DEP involved in it with the wave-crest, it takes you up to 16 feet, nine inches, so the lowest structural member supporting what Mr. Mancino is referring to as the first level has to be above 16 feet, nine inches.

Mr. Bradfield said in his past experience with about a dozen homes he has helped design or build over the past 20 years, the starting point of maximum allowable elevation, of which he's always tried to get to the peak of, as he's done a few three-story homes, and he's always tried to get as tall as possible for his clients, has been one of two starting points, depending on which is the highest: a) a foot above the crown of the road in front of the home; b) the average elevation of the lot requested.

Mr. Larson said a 10-foot minimum elevation, which is the finished floor elevation for the structure, is required, per City ordinance, in AE-9, X, or shaded X flood zones. This particular structure has to start one foot above the 16 foot, nine-inch designed wave-crest.

Mr. Crum asked for public comment. There was no public comment, but he said the Board members did receive copies of two letters that were submitted by neighboring property owners. The first was written by David and Hilda Gilchrist, owners of the vacant lot at 7 3rd Street, immediately to the north of 8 2nd Street, who said they one day plan to construct a home on this lot, and have no objection to the requested front yard setback reduction, but do have a problem with the requested rear yard setback for a three-story house 15 feet from their rear property line, as they say this will block sunlight to their backyard, infringe on their privacy, and interfere with prevailing breezes. In their letter, they said they completed a design in 2004 for their prospective home that maintains 25-foot front and rear yard setbacks and saves some of the group of mature palmetto plants to provide native beauty and visual privacy, and bid their neighbors at 8 2nd Street to appreciate this and modify their plans to maintain the 25-foot rear yard setback. The second letter was written by Laurie Sage, owner of the property to the west

at 10 2nd Street, who objects to the proposed front and rear yard setback reductions. In her letter, Ms. Sage states, "Having an extra 10 feet added to the south (street side) of the property for the building structure would adversely affect the view looking towards the beach side and negatively affect the beauty of the street by adding too large of a structure, too close to the street. Before that is approved, I would be interested in seeing a house plan to see how it would affect the footprint of the lot." Ms. Sage asked the City to vote "no" to the setback variance based on the overall negative change to the street this would cause, and said if the applicants are allowed to build their structure out an extra 10 feet front and back, everyone else should be able to do the same. He said he did notify Ms. Sage to give her the City's website address so she could access the meeting agenda and application information online and see the house plans for 8 2nd Street, as she requested.

Mr. Guido asked if the applicants will be required to put in an off-street parking space, if deemed feasible by the Chief of Police, the Public Works Director, and the Building Official, as required by the overlay ordinance.

Mr. Larson said no, not in this case, as there is too much stuff in the ground there.

Mr. Guido said if the Board were to treat this application the same way they would treat a variance application, there would be no question they would not be able to approve it, as the first criteria for a variance is to prove that the hardship is not self-imposed, and this cannot be done. So the Board is in this situation again where there are applicants who were well aware, before they bought this lot, of the restrictions on it, but since they wouldn't be able to get a variance for the setback reductions they wanted, the Board is faced with what he considers to be a gross misuse of the overlay process. A number of variances are being asked for, and he's heard no justification for any of them, just as he's heard no justification for the third level being the same size as the second level, even though the condition that the third level not exceed 70 percent of the second level was one of the criteria the Board felt was absolutely critical in the overlay district area.

Mr. Larson said once again, as Mr. Mancino has said, there is the ground floor, and then the first and second living levels. In essence, they're looking at this as two living levels, so it could be interpreted that it is exempt from the required third level ratio reduction.

Mr. Guido said he doesn't buy that. It is a three-story structure, otherwise, if the ground floor doesn't count, the applicants could potentially add another story, making it a four-story structure, and still stay within the 35-foot height limit. If Mr. Larson is saying this is a two-story structure, and therefore, it is not required to comply with the 70 percent reduction of the third-story, then they're throwing the whole overlay district ordinance right out the window. He's been on the Board for a long time, and he remembers why the overlay ordinance was done, and the requirements that were put into it. At no time did he ever hear a discussion from anyone saying the first floor should not be counted as a level.

Mr. Crum said he can't recall this either.

Mr. Larson said that's why he recommended this be put before the Board for the Board's



discussion and determination.

Mr. Crum said when they were talking about revising the overlay ordinance, part of what they had written was that if an application didn't meet the conditions of the overlay, it becomes a variance, period. While he understands the desire to have a larger third floor, in his opinion, the application doesn't meet the conditions of the overlay, so he'd say they're looking at a variance.

Mr. Mitherz says he has to agree with Mr. Guido that the proposed structure is a three-story house, and as such, there is no 70 percent reduction of the third level, so he doesn't think it complies with the overlay district ordinance.

Mr. Guido said technically, the word "story" is never used in the ordinance, which refers to the word "level" instead, and specifically talks about three levels, so if you get away from using the word "story," you don't have to talk about livable space, or garage areas. The ordinance says the third level shall not exceed 70 percent of the second level. The applicants are also asking for an exception to the size of the porches, which per the overlay ordinance are allowed to extend to a width of eight feet, but the design of the porch in the front extends out to nine feet. As this application hasn't been submitted as a variance, but as an overlay application, he guesses the Board would grant exceptions instead of variances in this case, as the applicants would have a very difficult time meeting the six criteria required for a variance. There are at least four exceptions that are being asked for, with the major one, in his mind, being that the third level is the same size as the second level, making the house a box, which is exactly what they were trying to avoid. The other exceptions are not as significant, but they are, in fact, exceptions.

Mr. Mancino said he understands the difficulty, because he had difficulty also, as the intent of the overlay ordinance appeared to discuss base-flood elevation, and three habitable levels above base-flood elevation. They're trying to meet all the ordinance requirements, but they have a wave-crest height that is eight feet above the street, and nothing in the overlay ordinance that seems to directly apply to it, except that the ordinance does say it allows three habitable levels of base-flood elevation. That's why they considered the structure to be two stories when they proposed this, and they felt they were meeting the intent of the ordinance. What the Board is asking them to do is potentially expand the habitable space of the second-floor, so they can make the third floor, as the Board calls it, 70 percent of the second, which seems to go against the neighbors' intent, as far as not having the habitable space of the house extend out to the 15-foot setbacks. Those are some of the things he looked at in trying to come up with a design that meets all of these requirements, because there are a lot of conflicts.

Mr. Crum said the Board is well-aware of the limitations of the overlay ordinance, which is why they've been talking about revising it for the past year.

Mr. Guido said if the revisions go through, they're not going to make it any easier. If the City Commission adopts the Board's recommendations, or anything close to them, the applicants are still going to be faced with the same situation they're faced with right here.

Mr. Crum said that's true, but the proposed revisions will make the ordinance a lot clearer, except that now they'll have to talk about wave-crest height in it as well, to avoid that confusion in the future. He understands Mr. Mancino's perspective, in that instead of making a larger house with more living area, he designed it with more deck area, but it seems not having the house itself as a straight-up box, with the decks coming off it, is the feedback as to the intent of the overlay ordinance, and the reason why the condition that the third level not exceed 70 percent of the second level was added to the ordinance.

Mr. Mancino said he thinks the issues primarily are two-stories versus three-stories, and the fact that yes, with modifications, maybe the second floor could be expanded so that the third floor could be 70 percent of the second floor, but that would push a solid wall out closer to the street and closer to the back property line.

Mr. Guido said he's hearing what Mr. Mancino is saying, but as he said before, his clients should have been aware of the limitations of what they could do on this lot.

Mr. Crum said it's also a precedent issue. He likes the idea of having a smaller footprint, but he doesn't like the idea of having another box.

Mr. Guido said it seems to him the applicants have two choices here. The Board could vote on the application, and if it is denied, they can appeal the Board's decision to the City Commission, or they could withdraw the application, and go back and work with Mr. Larson on a revision that meets the criteria of the overlay ordinance.

Ms. Odom asked if the applicants tried to revise the application so that the third level was only 70 percent of the second level, couldn't the building wall of the structure then go to the 15-foot front and rear setback lines, which right now have setbacks of 24 feet and 23 feet, respectively, without the decks? If this were done, the building would be pushed further into the setbacks and the views of the neighbors.

Mr. Guido said the Board members have been instructed by several attorneys that they don't design things for applicants, but act on what's put before them. If the Board denied this application and the applicants appealed the Board's denial to the City Commission, they would appeal on the basis of what's before the Board tonight, and couldn't appeal before the Commission with a completely different design. He asked if this is correct.

Ms. Vo said yes, the application would be appealed on the basis of exactly what the Board is looking at tonight.

Mr. Mongon asked if the 70 percent ratio of the third level is hard and fast, or if it could be 80 or 85 percent. He understands that the design of the home is a little boxy-looking, and adding some lines to it would make it more architecturally appealing. They could expand the second floor a little bit and push back the third floor, but it would be nice to come away with some type of feeling about what the Board may or may not accept.

Mr. Crum said the problem with this is that by not following the ordinance, a precedent is

set, and the argument may be made as to why they even have the ordinance.

Mr. Guido said regarding setting a precedent, there are a lot of vacant lots in the overlay district area and a lot of reconstruction that will be going on, which is why much thought went into the conditions that were put in the ordinance, and the revisions to the ordinance that have been proposed. Personally, he has a very difficult time granting any exceptions to the ordinance. He asked the applicants to keep in mind that one of the purposes of the ordinance was to get rid of the boxes, and to help current and prospective owners of existing structures within the overlay district either remodel them or take them down and rebuild them. New construction was almost an added-on part of the ordinance.

Mr. Hale said he's big on property rights, but he'd have a hard time saying the proposed house is not three stories, and he'd probably like to stay around the 70 percent ratio.

Mr. Stewart said this was put in writing, and he's here to enforce what's in writing.

Mr. Mancino asked if the 35-foot height limit is measured from the wave-crest height. If they could go up 35 feet from base-flood elevation, he'd have no problem redesigning the plans to fit within the required setbacks. There seemed to be some discrepancy about this in the ordinance, which is why they've come before the Board for interpretation.

Mr. Crum said it is a very confusing ordinance, and it is tough to navigate through it.

Mr. Guido said he doesn't think the ordinance is confusing at all, it has very clear front and rear yard setbacks, and a very clear height limitation. The one confusion is where you start measuring the height from, but he thinks it should be measured from where everybody else has been asked to measure it, which is the crown of the road, or if you happen to have a lot that has been built up, that's where you start. The reason the Board made suggestions to revise the ordinance was not so much for clarification, but because loopholes were coming to light that allowed things that were not really intended.

Mr. Mongon said before the Board votes, they'll withdraw the application, and get back to their clients with the Board's comments, and see if they can rework something.

Mr. Crum asked the applicants if they want to withdraw their application, or table it until the Board's next meeting. If they opt to withdraw it, they'll have to reapply and probably pay another application fee, as it will have to be re-advertised and new mailings sent out.

Mr. Guido said he just wants to clarify that if the applicants withdraw, they will have to start over from scratch. He asked if this is correct.

Ms. Vo said yes.

Mr. Mancino said they understand, and agreed to withdraw the application.

## **2. DISCUSSION OF ELECTION OF CHAIRMAN/VICE-CHAIRMAN AT THE**

**BOARD'S NEXT REGULAR MONTHLY MEETING SCHEDULED ON TUESDAY, JANUARY 15, 2013, AND POSSIBLE GOALS FOR 2013**, per Section 11.02.02.H.3, as amended by Ordinance No. 11-03, the election of officers, which shall consist of a chairman and vice-chairman, will take place every year as the first order of business for the regularly scheduled meeting for the month of January.

Mr. Crum said he suggested the Board discuss the election of the chairman and vice-chairman, which takes place every year as the first order of business for the regularly scheduled meeting for the month of January, and possible Board goals for 2013. He thinks everyone understands the duties of the positions of chairman, which includes being a liaison to the City Commission at Commission meetings. The chairman also approves the Board's meeting agendas, which are done by staff. He asked if anyone has any goals or aspirations for 2013 they'd like to discuss.

Mr. Guido asked why this would be an appropriate discussion at this time.

Mr. Crum said he thinks it's appropriate to discuss some goals for 2013, to be prepared for the next meeting and the upcoming year. For example, he'd like to discuss reviewing the variance process, which he thinks is very convoluted and a little outdated. Parking requirements are also an issue that has come up with applicants and attorneys, in regard to how parking is calculated for non-covered space like decks and porches. Issue has also been raised with the City's sign ordinance, so these are just a few things someone may want to take a leadership role in for the Board's discussion and review in 2013.

Mr. Guido said he's having a real problem with this whole discussion, because it sounds more like campaign speeches to him than anything else. At the Board's next meeting, the Board members will elect a chairman and vice-chairman, and he thinks at that point, it's up to the chairman, if the chairman so chooses, to make his or her agenda known, if he or she has one. He basically thinks this discussion is premature.

Ms. Odom said she respectfully disagrees with Mr. Guido, because speaking as a new Board member, she thinks they should have goals in mind. She certainly wants to learn something more about the issues Mr. Crum brought up, and as a group, she doesn't think it hurts the Board to have some goals or accomplishments in mind for 2013.

Mr. Guido said his only point was that the leader of that discussion should be the person who is elected chairman in January.

Mr. Hale said he'd like staff to think about what the Board can do to help them with the problems they're having that the Board doesn't see everyday.

Mr. Larson said staff is already working on this. Most things in the City's Land Development Regulations were passed in the 1990's, and they are now antiquated. Building height is one such issue. The current regulations on building heights, per Section 6.02.03.F of the Land Development Regulations, are as follows: "Building heights shall be a maximum of 35 feet for all uses hereinafter set forth; said 35-foot

maximum to be measured from the greater of the natural ground level or the greater of (i) the minimum required coastal elevation; (ii) the minimum flood elevation; or (iii) a minimum elevation of one foot zero inches above the approved road or roads adjacent to the structure," subject to exceptions following and set forth. In the case of the previous application before the Board, the minimum required coastal elevation is 16 feet, nine inches, so technically, the applicants could start at this elevation, and go up 35 feet, which would put the structure at 50 some feet up in the air.

Mr. Mitherz asked if this would be just from the Coastal Construction Line eastward, or in the VE flood zone, or in the whole City.

Mr. Larson said that would basically be east of the Coastal Construction Line. He'll get an interpretation from Mr. Burnett on this, but he read exactly what it says in the Land Development Regulations about building height, which is to be measured from whichever is greater of the three determinations, which in the case of the previous application, is the 16 foot, nine inch wave-crest.

Mr. Bradfield said this has obviously been in the code for quite some time. In the past, when he and numerous other people have tried to push that vertical maximum, they've been denied any opportunity to do so and have been forced to stick to the caveat of a foot above the crown of the road or the average elevation of the lot, so to set that kind of standard would be a huge mistake for this beach, and a huge misinterpretation of the very code Mr. Larson just read. Regarding upcoming goals for 2013, one of his major concerns is public safety, specifically the pedestrian crosswalks on A1A Beach Boulevard, as he sees people nearly getting hit while using these crosswalks almost everyday. He previously mentioned that he had seen lit crosswalks in San Clemente, but he was told they were cost-prohibitive, so he'd like to propose using LED lighting in heavy-gauge plastic coating, perhaps two grooves could be cut in the Boulevard at each crosswalk so they could be lit up at night at a much cheaper price. This might be a great way to solve this problem, and illuminate the pedestrian crosswalks on the Boulevard in a way that everyone can see them. Some kind of lighting needs to be put in, either a flashing light, lighting in the street, or, perhaps, from time to time, enforcement needs to be done to ticket drivers for infractions when they don't stop for pedestrians on the crosswalks. Statistically, it's only a matter of time before somebody gets hit and killed.

Walt Russell, 116 Southwind Circle, St. Augustine, Florida, 32080, said he thinks a three-story house should be among other three-story houses, not among houses that are lower. In the community by the library, it looks very good to have all the two-story and three-story houses built next to each other, but he doesn't think it would look too good to just arbitrarily have a three-story house in an area where the other houses aren't that high.

## **VII. OLD BUSINESS**

**1. CONSIDERATION OF CRITERIA FOR DETERMINATION OF HISTORIC BUILDINGS/SITES IN THE CITY**, continued from the Board's regular monthly meeting held on Tuesday, October 16, 2012, for the Board's discussion and consideration

of criteria to define and preserve historic buildings and sites within the City limits.

Ms. Gill said she's talked to David Nolan, a local author and historian, and gotten some good criteria and instruction, but she needs to do more research to bring some appropriate information back to the Board, and will try to have this done for next month's meeting.

**VIII. BOARD COMMENT AND DISCUSSION**

**IX. ADJOURNMENT**

The meeting was adjourned at 8:25 p.m.

---

Chairman

---

Recording Secretary

## Memorandum

TO: Members of the Comprehensive Planning and Zoning Board

FROM: Gary R. Larson, Director of Building and Zoning

DATE: January 7, 2013

RE: Variance File No. VAR 2013-01

This request pertains to a lot that is 55-feet-deep on the south side of F Street. The request is for setback reductions in the rear to 10 feet and in the front to 15 feet for construction of a single-family residence. This is the same as that which has been allowed for the existing residential units along this section of the street.

Staff recommends approval for this request.

**CITY OF ST. AUGUSTINE BEACH  
VARIANCE APPLICATION**

THE UNDERSIGNED HEREBY REQUESTS A LAND USE VARIANCE:

1. LEGAL DESCRIPTION OF THE PARCEL FOR WHICH THE VARIANCE IS BEING SOUGHT:  
  
LOT(S) 2 BLOCK 60 SUBDIVISION Coquina Gables  
  
STREET ADDRESS 105 F Street, St. Augustine Beach, Florida 32080
2. LOCATION South SIDE OF F Street  
(N, S, E, W) (STREET NAME)
3. IS THIS PROPERTY SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE (CCCL)? YES \_\_\_\_\_ NO X
4. REAL ESTATE PARCEL NUMBER(S): 171800-0000
5. NAME AND ADDRESS OF OWNER(S) AS SHOWN IN ST. JOHNS COUNTY PUBLIC RECORDS: Otto and Adrienne L. Tittle, 5068 Abington Ridge Lane, Franklin, Tennessee 37067-6506
6. CURRENT LAND USE CLASSIFICATION: Commercial
7. LAND USE VARIANCE BEING SOUGHT: Front and rear yard setbacks of 25 feet each reduced to 15 feet in the front and 10 feet in the rear to build a new single-family residence.
8. SECTION OF LAND USE CODE FROM WHICH THE VARIANCE IS BEING SOUGHT: Section 6.01.03
9. REASONS FOR WHICH THE VARIANCE IS BEING SOUGHT: Since the property is 50 feet deep, the current 25-foot front and rear yard setbacks make it impossible to build on the property.



10. SUPPORTING DATA WHICH SHOULD BE CONSIDERED BY THE BOARD: There is no way to build on any properties on the south side of F Street. All owners would be paying taxes on properties and buildings that could never be changed.
11. HAS A VARIANCE APPLICATION BEEN SUBMITTED IN THE PAST YEAR? YES \_\_\_\_\_ NO X IF YES, WHAT WAS THE FINAL RESULT? \_\_\_\_\_
12. PLEASE CHECK IF THE FOLLOWING INFORMATION HAS BEEN INCLUDED:
- (X) LEGAL DESCRIPTION OF PROPERTY
  - (X) WARRANTY DEED
  - (X) OWNER PERMISSION LETTER (IF APPLICABLE)
  - (X) LIST OF ALL PROPERTY OWNERS WITHIN 300' RADIUS
  - (X) STAMPED AND ADDRESSED LEGAL-SIZE ENVELOPES OF PROPERTY OWNERS WITHIN 300' OF VARIANCE LOCATION
  - (X) SURVEY (MUST SHOW ALL EXISTING STRUCTURES)
  - (X) OTHER DOCUMENTS OR INFORMATION TO BE CONSIDERED (Site Plan)

In filing this application for a VARIANCE, the undersigned acknowledges it becomes part of the Official records of the Comprehensive Planning and Zoning Board, and does hereby certify that all information contained herein is true and accurate, to the best of his/her knowledge.

If granted, the VARIANCE will expire within one year from the time it was granted, unless more time was requested and granted in the application process. After one year has passed and the requested action has not taken place, the VARIANCE shall be considered null and void. The application must be signed by either the owner or the owner's authorized agent. If an authorized agent's signature is used, a notarized written authorization approving such representation must accompany the application.

Otto Tittle  
Print (owner or his/her agent)

Otto Tittle  
Signature

5068 Abington Ridge Ln  
Franklin, TN 37067  
Owner /agent address

(615) 859-1141 11/19/12  
Phone Date

Adrienne Tittle  
Print (applicant or his/her agent)

Adrienne Tittle  
Signature

→ Same  
Applicant/agent address

(616) 340-5604 11/19/12  
Phone Date

**\*\*ALL AGENTS MUST HAVE NOTARIZED WRITTEN AUTHORIZATION\*\*  
VARIANCES SHALL BE RECORDED PRIOR TO ISSUANCE OF THE  
BUILDING/DEVELOPMENT PERMIT**

**\*\*PLEASE NOTE\*\*If you are a resident within a development or subdivision that has covenants and restrictions, please 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.**

VARIANCE FILE NO.: VAR 2013-01 DATE: November 27, 2012

APPLICANT'S NAME(S): Otto and Adrienne L. Tittle

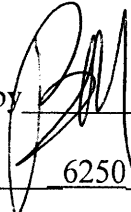
ADDRESS: 5068 Abington Ridge Lane, Franklin, Tennessee 37067

FOR LAND USE VARIANCE LOCATED AT: 105 F Street, St. Augustine Beach,  
Florida 32080

**CHARGES**

VARIANCE FEE                      \$200.00                      Account #34130                      Date Paid 11/27/2012

LEGAL NOTICE SIGN              \$7.50                      Account #50471.515                      Date Paid 11/27/2012

Received by  \_\_\_\_\_ Receipt No. 20628

Check No. 6250 \_\_\_\_\_ Date November 27, 2012

## INSTRUCTIONS FOR APPLYING FOR A LAND USE VARIANCE

A Land Use Variance seeks to allow for adjustments to the City's Land Development Regulations, such as setbacks or impervious surface requirements.

The City's Comprehensive Planning and Zoning Board decides whether to grant or deny a variance request. The Board's decision **MUST** be based on whether the request meets each of the six conditions listed below.

To help the Board evaluate your variance request, you must provide a reason or reasons for each of the six conditions. If you believe that a condition does not apply to your request, then you are to write "Not Applicable" and give the reason or reasons why the condition is not applicable to your request.

Failure to provide a response to each of the six conditions will require the Building Department to return your application to you. The Department Staff will gladly provide any assistance should you have questions regarding the listed conditions found below. You may use extra sheets for your responses if needed. Documentation can consist of pictures, maps, public records, letters from neighboring property owners or other items you may find to explain the circumstances for the variance.

1. Describe the hardship that is created by following the current land use codes and regulations. Do the associated Land Development Regulations make it virtually impossible to use the property as zoned unless a variance is granted? If so, please explain.

A duplex is currently located on the property. I would like to have space for my entire family, (children and grandchildren) to live at various times throughout the year. We would like to create a single family residence.

With the current front and rear setbacks of 25' each, it only allows 3' to build.

2. Describe similar variances that have been granted in the vicinity of the property since adoption of the City's Comprehensive Plan and Land Development Regulations.

Any owner on the south side of F Street will have to apply for a variance to build, since the setback requirements equals the depth of the property.

3. Was the property acquired after parts of the current Land Development Regulations, which are relevant to the requested variance, were adopted? Please explain factually.

No, the property was purchased well before the new setbacks were created.

4. Explain how the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.

The new single family residence would be closer to the new setback guidelines than the existing residence is.

5. Explain how the granting of a variance will not alter the character of the neighborhood, diminish property values, nor impair the appropriate use or development of adjacent properties.

The new residence will be built to the new FL building codes created this year. It will also be a large improvement to the area.

6. If the variance were approved, what would be the effects on traffic congestion in nearby streets, danger of fire, on-site or off-site flooding?

None.

## DOCUMENTATION NEEDED FOR A LAND USE VARIANCE

1. The legal description of the parcel of land for which the variance 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 the lot and block number. Include street address and location by indicating street boundary and side (north, south, east, west) and nearest intersecting street.
2. If the land is a portion of a lot, indicate what portion of the lot (for example, south one-half, north one-third, east one-fourth, etc.). If the parcel is located in an unrecorded, unplatted subdivision, use the metes and bounds description of the boundaries.
3. The name(s) and address of the owner(s) of the property shall be provided, and this information shall agree with the public records of St. Johns County. If the names are different, attach a clarifying statement.
4. Applicant shall provide a detailed description of the land use variance being sought. If this is more extensive than can be described on the form, additional sheets can be used.
5. Notification of all property owners within a radius of 300 feet of the property for which the variance is sought is mandated by law. The St. Johns County Real Estate/Survey Department (telephone number 904-209-0760) will provide variance applicants with a list of the names and addresses of the property owners within 300 feet of the property for which the variance 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, applicant shall submit stamped, addressed legal-size envelopes with the variance 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. Variance applicants may provide a separate petition with the signatures of affected property owners who approve or do not object to the granting of the requested variance, but these persons should not sign the application itself. Variance applicants should ensure correct names and addresses are provided, as incorrect information shall delay or nullify any action on the variance application.
6. The section of the City's land use code from which the variance is being sought shall be listed on the application. The Building and Zoning Department staff will gladly assist you with this or any other matter involved in the variance application process.
7. A fee of \$200.00 will be charged for the variance administrative procedure and the legal advertising, and \$7.50 will be charged for the notice sign, provided by the Building and Zoning Department, which shall be posted on the property for which the variance is sought within clear view of the street and not more than 10 feet inside the property line.

DATE: 11/19/12

TO: Building Official  
City of St. Augustine Beach  
Building Department

FROM: Otto Tittle

property owner  
5068 Abington Ridge Ln.  
address  
Franklin, TN 37067  
city, state, zip  
(615) 859-1141  
telephone

This is to advise you that I hereby give permission to

Gary Allen Register or Jeanette Hoover

name  
SR 207

address  
ST. AUGUSTINE, FL

city, state, zip  
904-824-2835 / 904-540-1646

telephone

who is my agent/contractor, to perform the following on my behalf: Apply for VARIANCE

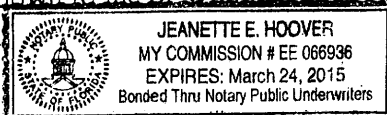
Better Built Homes ~ SR 207 ST. AUGUSTINE FL 32086  
ph 929-2835 Fax 829-5786  
Allen Register - 904-540-1646 814-9606  
Jeanette Hoover - 320-583-9969

Otto Tittle  
signature

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Subscribed and sworn before me this 19 day of Nov 2012  
by Otto J. Tittle, who is/are personally known to me or who has/have  
produced DR License as identification

Jeanette Hoover  
Notary



Commission Expires

Prepared by  
Pamella Ebersold, an employee of  
Independent Title  
5431 A1A South  
St. Augustine, Florida 32080  
(904) 471-0079

Return to: Grantee

File No.: 2119-750753

## **WARRANTY DEED**

This indenture made on **March 31, 2005 A.D.**, by

**Edwin K. Martin, an unmarried man**

whose address is: **7635 A1A South, St. Augustine, Fl. 32080**  
hereinafter called the "grantor", to

**Otto Tittle and Adrienne L Tittle, husband and wife**

whose address is: **1814 DedWoods Ct., N.E., Ada, MI. 49301**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten 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**, to-wit:

**Lot 2, Block 60 of COQUINA GABLES, according to the Plat thereof as recorded in Plat Book 3, Page(s) 30, of the Public Records of St. Johns County, Florida. EXCEPT that part lying within State Road A-1-A**

Parcel Identification Number: **171800-0000**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2004.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Edwin K. Martin

Edwin K. Martin

*Signed, sealed and delivered in our presence:*

Pamella Ebersold  
Witness Signature

Print Name:

~~PAMELLA EBERSOLD~~

Serena Baker  
Witness Signature

Print Name:

Serena Baker

State of **Florida**

County of **St. Johns**

**The Foregoing Instrument Was Acknowledged** before me on **March 31, 2005**, by **Edwin K. Martin, an unmarried man** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Pamella Ebersold

**PAMELLA EBERSOLD**

NOTARY PUBLIC

**Pamella G. Ebersold**

Commission #00061982

Expires: Feb 23, 2008

Print Name: Pamella Ebersold

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



## Property Information

<b>STRAP</b>	171800 0000	<b>Tax District</b>	551
<b>Mailing Address</b>	5068 ABINGTON RIDGE LN FRANKLIN, TN 37067-6506	<b>Neighborhood Code</b>	717.00
		<b>Use Code/Description</b>	0100/Single Family
		<b>Sec-Town-Range</b>	3 - 8 - 30
<b>Site Address</b>	105 F ST , SAINT AUGUSTINE 32080-0000		
<b>Total Land Value</b>	\$58,500.00	<b>Total Building Value</b>	\$133,544.00
<b>Total Extra Features</b>	\$0.00	<b>Total Market(Just) Value</b>	\$192,044.00
<b>Assessed Value</b>	\$192,044.00	<b>Taxable Value</b>	\$192,044.00
<b>Homestead Exempt</b>	\$0.00	<b>Property Map</b>	<a href="#">click here</a>

<b>Owner Name(s)</b>	<b>Legal Description</b>
TITLE OTTO,ADRIENNE L	3-30 COQUINA GABLES LOT 2 BLK
TITLE ADRIENNE L	60 OR2410/332

## Sales Information

Sale Date	Adjusted Price	Book&Page	Instrument Code	Qualified	Vacant or Improved	Reason Code
03/31/2005	\$479,000.00	2410 & 332	WD	Q	I	01
03/01/1982	\$20,000.00	531 & 526		Q	V	05
01/01/1979	\$36,000.00	416 & 132		Q	V	05

## Building Number 1

<b>Site Address:</b>	105 F ST SAINT AUGUSTINE 32080-0000		
<b>Building Type/Desc:</b>	0100/Single Family Residence	<b>Building Model/Desc:</b>	01 /RESIDENTIAL
<b>Year Built:</b>	1983	<b>Heated/Cooled Area:</b>	2080
<b>Gross Area:</b>	1753	<b>Building Sketch (Descriptions)</b>	<a href="#">click here to see sketch</a>
<b>Building Value:</b>	\$133,544.00		

## Structural Elements (Descriptions)

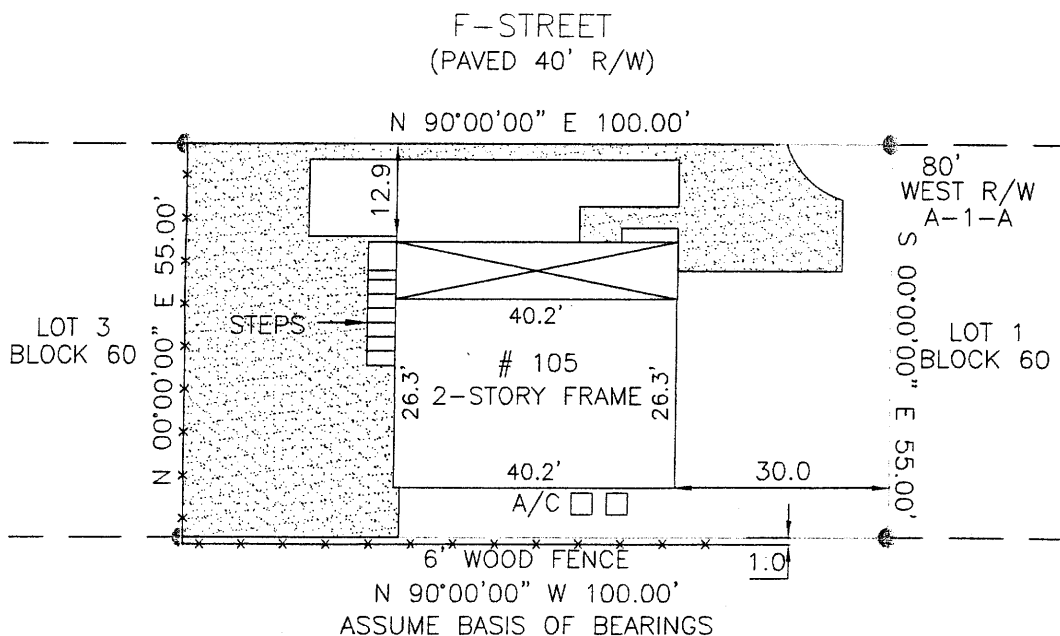
Building Number	Element Code	Element Description	Type Code	Type Description
1	HT	Heating Type	1	Air Duct
1	FN	Foundation	5	Concrete Perimeter Footing
1	RS	Roofing Structure	4	Gable Hip
1	PL	Plumbing	16	16 FIXTURES
1	EW	Exterior Wall	5	Aluminum Vinyl
1	IW	Interior Walls	3	Drywall
1	IF	Interior Flooring	20	Sheet Vinyl
1	FS	Floor System	1	Concrete Slab
1	RC	Roofing Cover	7	Composite Shingle
1	AC	Air Conditioning	1	Central
1	EL	Electrical	3	Good
1	IF	Interior Flooring	5	Carpet
1	FR	Frame	8	Wood Frame

# BOUNDARY SURVEY

## LEGAL DESCRIPTION:

LOT 2, BLOCK 60 OF COQUINA GABLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE (S) 30, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FL. EXCEPT THAT PART LYING WITHIN STATE ROAD A-1-A

Existing



CARRIAGE HOMES AT MAKARIOS CO

5500.000 SQ. FT.  
0.126 ACRES

FOUND 3/4" IRON PIPE

SURVEY CERTIFIED TO:

JAMES D. ELSON

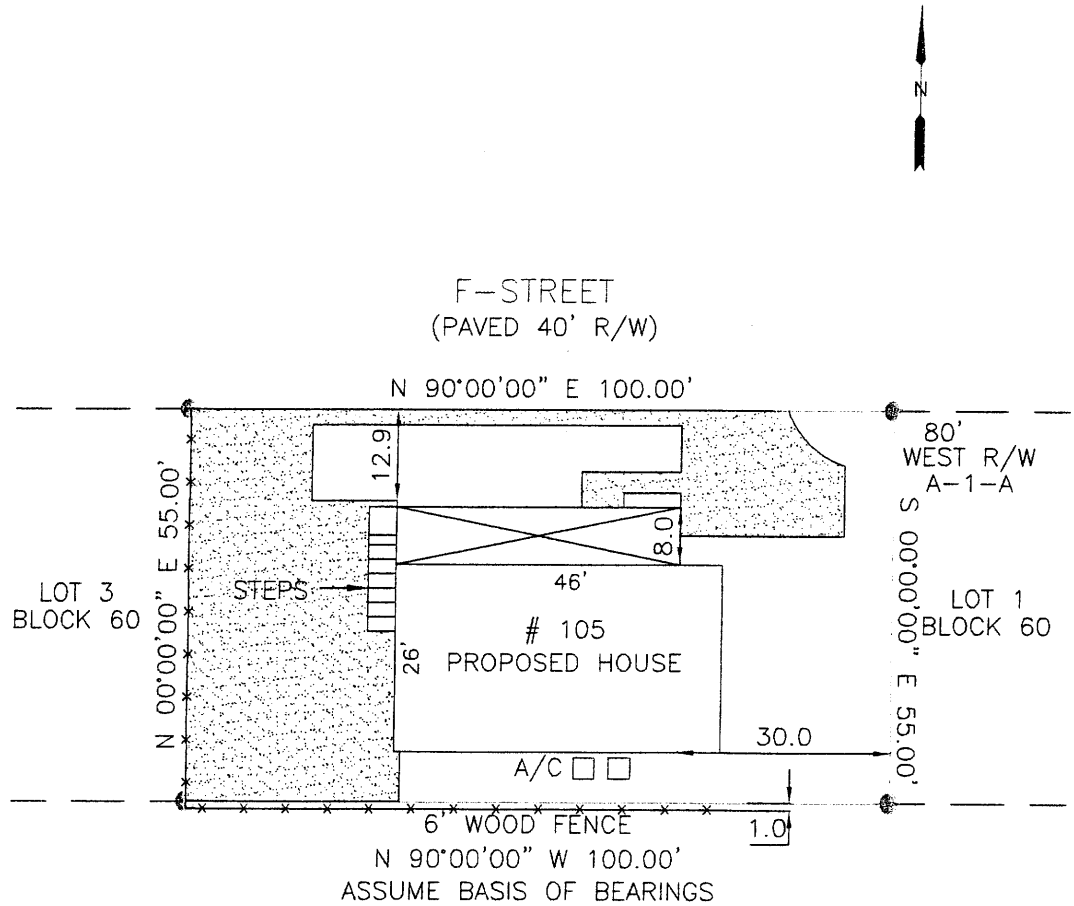
FLORIDA PROFESSIONAL SURVEYOR & MAPPER # 6270  
3624 CRAZY HORSE TRAIL SAINT AUGUSTINE, FLORIDA 32086

# BOUNDARY SURVEY

## LEGAL DESCRIPTION:

LOT 2, BLOCK 60 OF COQUINA CABLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE (S) 30, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FL. EXCEPT THAT PART LYING WITHIN STATE ROAD A-1-A

*Proposed*



CARRIAGE HOMES AT MAKARIOS CO

5500.000 SQ. FT.  
0.126 ACRES

FOUND 3/4" IRON PIPE

SURVEY CERTIFIED TO:

BETTER BUILT HOMES

JAMES D. ELSON

FLORIDA PROFESSIONAL SURVEYOR & MAPPER # 6270  
3624 CRAZY HORSE TRAIL SAINT AUGUSTINE, FLORIDA 32086



**HOMES OF MERIT, INC.**

P.O. BOX 2097 HWY 100 EAST LAKE CITY, FL 32056

APPROVER'S SEAL

MODIFICATIONS

MODEL: 261-C466

4 BEDROOM, 2 1/2 BATH

LITERATURE PLAN

SHEET:

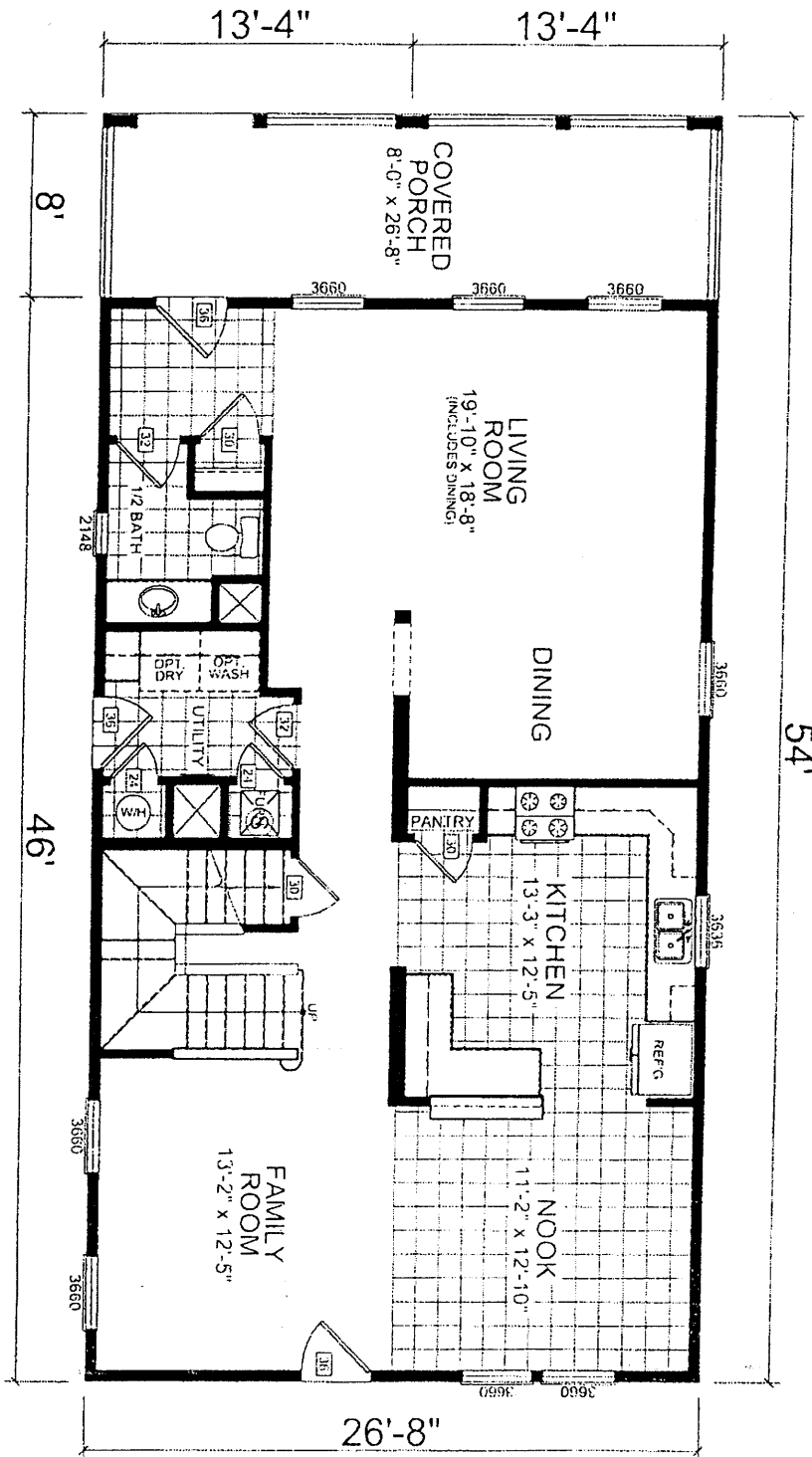
L-101

PROPRIETARY AND CONFIDENTIAL  
THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL  
PROPERTY AND CONFIDENTIAL MATERIALS OF CHAMPION  
COPYRIGHT © 1978 2008 BY CHAMPION

DRAWN BY: GAT  
SCALE: 1/8" = 1'-0"

DATE: 03-26-09

**MODEL 261-C466**  
4 BEDROOM, 2 1/2 BATH, 2-STORY  
NOMINAL SIZE: 28' x 58'  
ACTUAL SIZE: 26'-8" x 54'-0"  
HEATED AREA: 1,227 SQ. FT. PER FLOOR  
PORCH AREA: 213 SQ. FT. PER FLOOR  
TOTAL AREA: 2,880 SQ. FT.



NOTE: WINDOWS PLACEMENT SUBJECT TO CHANGE PENDING SHEARWALL CALCULATIONS.

TOTAL AREA: 2,880 SQ. FT.



14

## Memorandum

TO: Members of the Comprehensive Planning and Zoning Board

FROM: Gary R. Larson, Director of Building and Zoning

DATE: January 8, 2013

RE: Overlay District File No. 2013-01

Please review the memorandum from Mr. Mike Stauffer, architect, for the details of this request. Each element requested is referenced by the section in the overlay ordinance that allows it.

Subject property is located at 12 B Street. The majority of the proposed residence is set between the applicable setbacks, 25 feet in the front, and 25 feet in the rear. Note the lot is skewed, and is 10 feet on one side and 9.9 feet on the other. The reason for the 9.9 feet is that the lot is not a full 50-foot-wide lot, as the survey shows a 49.92-foot-width. By provisions of the overlay, what is being proposed are second and third level bump-outs for cantilevered decks and a stairway encroaching three feet into the east side setback (Section 3.08.00.5.c). There is an additional request for safety reasons to extend the stairway from the second level to the ground for emergency egress. For the third level, there is a request to extend the sunroom one foot, six inches for the front elevation. Please note on the survey, as the lot and structure are skewed, the requested one-and-a-half feet, based on the actual survey scale, will make this third level encroachment roughly a maximum of eight inches.

The design has architectural features and will be an asset to the existing neighborhood. Staff recommends approval.

## CHECKLIST FOR OVERLAY APPLICATIONS

### I. ARCHITECTURAL STANDARDS

a. The maximum allowable roof height from any structure is thirty-five (35) feet to the roof ridge line. This height applies to any part of a structure located within the existing setbacks or the setbacks as established by the City's Land Development Regulations.

Meets standard: Yes ✓ No      If no, what does the applicant propose?

b. Any increase in height within a con-conforming side setback cannot exceed the height of the adjacent structure. Height increase will be allowed at the ten (10) foot side setback and twenty-five (25) front and rear setback.

Meets standard: Yes ✓ No      If no, what does the applicant propose?

c. A third level added to any structure within the Overlay cannot exceed seventy (70) percent of the second level.

Meets standard: Yes ✓ No      If no, what does the applicant propose?

d. Structures shall be allowed a fifteen (15) foot front setback proving that the structure is one level with a roof ridge not exceeding sixteen (16) feet in height to the twenty-five (25) foot setback.

Meets standard: Yes      No ✓ If no, what does the applicant propose?

*ALLOWED 1'6" FOR 3RD LEVEL ROOF*

e. Cantilevered front and rear porches will be allowed to extend the width of engineered design but cannot exceed eight (8) feet in width from the main structure or to the fifteen (15) foot front setback and to an allowed ten (10) foot rear setback. This shall apply to second and third levels of a structure. The use of "gingerbread" effects shall be encouraged by the City for architectural styling.

Meets standard: Yes ☒ No ☐ If no, what does the applicant propose?

f. All new structures shall be required to have at a minimum, a one car garage located within the front area of a structure, or if located in the rear, the garage may be detached with a five (5) foot setback from the existing alleyway.

Meets standard: Yes ☒ No ☐ If no, what does the applicant propose?

g. Structures will be allowed a screen porch providing that a wood deck or a floor constructed with brick pavers is provided to ensure a pervious surface for water drainage. The screened porch shall have a minimum setback in the rear of fifteen (15) feet and a ten (10) foot side setback.

Meets standard: Yes ☐ No ☒ If no, what does the applicant propose?

h. Exterior colors shall be in accordance with the approved color palates adopted by ordinance for Community Appearance Standards. These color charts shall be located within the Building Department Office for the City.

Meets standard: Yes ☒ No ☐ If no, what does the applicant propose?



## II. SITE REQUIREMENTS

a. Landscaping plans shall be at an owner's discretion. The City shall require that the landscaping enhances the aesthetics of the streets. An intermixing of trees, grasses, xeriscape plant materials and groundcovers such as mulch, pine bark, rock, etc. is required, and the landscape plan shall be reviewed and approved by the City's Planning and Zoning Board.

Applicant is to describe proposed landscaping for the project.

*Plan included*

b. No parking shall be allowed in a front yard except on an established driveway. For those structures located on an open alleyway, parking shall be provided for within the rear yard setback area.

Meets requirement: Yes \_\_\_\_\_ No ☒ If no, what does the applicant propose?

*UNABLE TO CONSTRUCT*  
*[Signature]*

c. Applicants for a property modification using the overlay requirements shall be required to create one off-street parking space within the right-of-way in front of the structure. Brick pavers or any pervious material shall be used for creation of this parking space.

Meets requirement: Yes ☒ No \_\_\_\_\_ If no, what does the applicant propose?

d. All requirements for pier or pile construction shall apply, and all lower level walls shall be designed by an engineer as break-away walls.

Meets requirement: Yes \_\_\_\_\_ No \_\_\_\_\_ If no, what does the applicant propose?

N/A

e. Any fill applied to any lot within a Velocity Zone shall be subject to approval by the City and the Department of Environmental Protection. A profession engineer shall prepare a site plan for any fill procedures. Retaining walls and fences shall be subject to Department of Environmental Protection and City approval.

Meets requirement: Yes \_\_\_\_\_ No \_\_\_\_\_ If no, what does the applicant propose?

N/A

f. Connection to the St. Johns County Utility System shall be required.

YES

**MICHAEL STAUFFER, ARCHITECT**

---

**Memorandum**

**Date:** December 10, 2012  
**To:** Mr. Gary Larson, Building Official  
Members of the Planning and Zoning Board  
**From:** Michael Stauffer  
**RE:** **Kreis Residence – 12 B Street, St. Augustine Beach, Florida**

---

Dear Members of the Board:

The subject residence is being submitted under Section 3.08.00 – Overlay Districts of the City Land Development Regulations.

The Owners would like to construct a home on their lot per the attached drawings. The house will be three stories and meet the 35' City height regulation. The main body of the house including most of the porches sits within the required setbacks of 25' front/10' sides/25' rear.

The Owner's wanted to create a dynamic and interesting architecture using porches on many levels, insets for the different floors, and details to create a coastal style home. Since one of the goals of the Overlay Ordinance is to promote the creation of attractive homes, we are making a request from the Board.

Section 3.08.00 5 (c) states as follows "Second and third level bump-outs for cantilevered decks and porches and architectural design features are allowed to extend three (3) feet into allowable setbacks on sides of structures in the overlay district." Based on this provision of the Overlay Ordinance we are asking the Board to approve the cantilevered balcony on the 3<sup>rd</sup> floor and the cantilevered stair from the 3<sup>rd</sup> floor down to the 2<sup>nd</sup> floor. With this 3' cantilever the edge of the balcony and stair will be 7' off the east side property line. We are also asking the board to approve the stair from the 2<sup>nd</sup> floor rear porch to continue down on the same line to the ground level both for aesthetics and added safety reasons.

Section 3.08.00 3 (e) allows front and rear balconies and features to cantilever into the setbacks. We are asking that the Board approve the 1'-6" cantilever of the bump-out/bay on the 3<sup>rd</sup> floor on the front elevation at the Sunroom as allowed by this Section of the ordinance.

The north, west and south sides of the house shall meet the required setbacks as outlined above and in the City code.

The addition of the balcony and stairs adds both architectural interest and function and therefore under the Overlay Ordinance we ask for your approval.

**CITY OF ST. AUGUSTINE BEACH OVERLAY DISTRICT APPLICATION**

**REQUIRED INFORMATION FOR NEW OR EXISTING RESIDENCE:** The following information is provided for consideration of an Overlay District Application per City of St. Augustine Beach Ordinance No. 08-30 by the City of St. Augustine Beach Comprehensive Planning and Zoning Board.

New Structure           X           Existing Structure                                 

Lot(s)       11       Block       34       Subdivision       Coquina Gables      

Real Estate Parcel Number(s)       170130 0000      

Street Address       12 B St.      

Is the property seaward of the Coastal Construction Line? Yes                          No       X      

Name and address of property owner(s) per St. Johns County, Florida Public Records:

      Bruce D Kreis & Patricia J. Wittman, 74 Pacer Way, Groton, Ma. 01450      

**REQUESTED MODIFICATIONS IN ACCORDANCE WITH ORDINANCE NO.08-30:**

      Second and Third level bump outs for cantilevered decks and        
      porches on the east side of the plan for better architectural        
      design. In addition, a stairfom the 2nd floor rear porch        
      to the ground for aesthetic and safety reasons.      

**Provide a current survey for the lot and proposed structure. Current means no more than 60 days old from date of application. Reflect:** Flood zone           X          

Front yard setback       25'       Rear yard setback       25'       Sideyard setbacks       10'      

Number of stories for the adjacent structure(s)       W-3, E-1 1/2       (IF NONE ENTER N/A)

(10) TEN SETS OF PLANS 11 x 17 INCH SIZE ARE REQUIRED PLUS A CD OF THE PLANS IN PDF FORMAT. THE PLANS SHALL INCLUDE:

      X       EXISTING AND PROPOSED IMPERVIOUS SURFACE COVERAGE

      X       LOCATION OF PROPOSED STRUCTURE WITH SETBACKS

X   ELEVATIONS FOR EACH SIDE

  X   PORCHES ILLUSTRATED ON SURVEY AND ELEVATIONS

  X   GARAGE LOCATION

  X   LANDSCAPE PLAN

 N/A  FENCE SPECIFICATIONS

  X   EXTERIOR COLORS

**CLUSTERING OF UNITS FOR COMBINED LOTS OR REPLACEMENT OF EXISTING UNITS IS ALLOWED BY THE OVERLAY, SUBJECT TO CERTAIN REQUIREMENTS.**

**FOR CLUSTERING OF LOTS OR REPLACEMENT OF UNITS ON LOTS, THE FOLLOWING MUST BE PROVIDED:**

       10 (TEN) SETS OF PLANS 11 x 17 INCH SIZE PLUS CD IN PDF FORMAT

       IDENTIFY THE ONE NON-CONFORMING SETBACK TO BE USED

       SURVEY REFLECTING STRUCTURES ON AGGREGATED LOTS

       TOTAL IMPERVIOUS SURFACE COVERAGE OF EXISTING STRUCTURES

       SITE PLAN REFLECTING PROPOSED UNITS AND LOT SIZES

       TOTAL IMPERVIOUS SURFACE COVERAGE FOR NEW UNITS

       ELEVATIONS FOR EACH SIDE OF THE STRUCTURE(S)

       PARKING LAYOUT IF MORE THAN SINGLE-FAMILY

       ILLUSTRATION AND LOCATION OF THE REQUIRED GREEN SPACE

       EXTERIOR COLORS

       NUMBER OF STORIES FOR ADJACENT STRUCTURES

PLEASE CHECK THAT THE FOLLOWING INFORMATION IS INCLUDED WITH THE APPLICATION:

  X   LEGAL DESCRIPTION OF PROPERTY

☒ WARRANTY DEED

☒ OWNER PERMISSION LETTER FOR AGENT IF APPLICABLE

☒ LIST OF PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY FOR WHICH THIS OVERLAY DISTRICT APPLICATION IS SUBMITTED (List may be obtained from the St. Johns County Real Estate/Survey Department, 904-209-0760)

☒ STAMPED AND ADDRESSED LEGAL SIZE ENVELOPES WITH NAMES AND ADDRESSES OF PROPERTY OWNERS WITHIN 300-FOOT RADIUS LIST (Note: Do not put a return address on the envelopes. The Building and Zoning Department will stamp the return address with the City's address and mail the legal notice to the property owners within 300 feet)

IN FILING THIS APPLICATION FOR AN OVERLAY DISTRICT ALLOWANCE, THE PROPERTY OWNER ACKNOWLEDGES THAT IT BECOMES PART OF THE PERMANENT RECORD OF THE COMPREHENSIVE PLANNING AND ZONING BOARD AND DOES HEREBY CERTIFY THAT ALL OF THE INFORMATION CONTAINED HEREIN IS TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE.

IF APPROVED, THE OVERLAY DISTRICT ALLOWANCE WILL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS AND SHALL BE TRANSFERABLE WITH THE PROPERTY BASED ON THE SUBMITTAL TO THE PLANNING AND ZONING BOARD. ANY MODIFICATION TO THAT APPROVED BY THE PLANNING AND ZONING BOARD SHALL BE SUBJECT TO REAPPLICATION TO THE PLANNING AND ZONING BOARD. ALL AGENTS MUST INCLUDE NOTARIZED WRITTEN AUTHORIZATION OR NOTARIZED OWNER PERMISSION LETTER WITH THIS APPLICATION.

BRUCE KREIS

Printed name of property owner/applicant

Cora M Johnston Generation Homes

Printed name of authorized agent/applicant

B. Kreis

Signature of property owner/applicant

[Signature]

Signature of authorized agent/applicant

314 E St. St. Augustine Beach

Address of property owner/applicant

P.O. Box 600877 Jacksonville, FL 32260-0877

Address of authorized agent/applicant

508-466-7016

Telephone number

904-268-0100

Telephone number

12-11-2012

Date

12-11-2012

Date

APPLICATION FEE: \$207.50 (INCLUDES ZONING SIGN)

Prepared by and return to:  
Craig M. Herzog  
Action Title Services of St. Johns County, Inc.  
3670 US 1 South, Suite 110  
St. Augustine, Florida 32086  
File Number: 11-7026

Space Above this Line for Recording Data

## THIS SPECIAL WARRANTY DEED

Made this day of, Monday, September 19, 2011 by Bank of St. Augustine, a federal savings bank (hereinafter referred to as grantor) to Bruce Douglas Kreis and Patricia Joan Wittman, husband and wife whose post office address is 74 Pacer Way, Groton, MA 01450 (Hereinafter referred to as grantee).

(Wherever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representation, and assigns of individuals, and the successors and assigns of corporation.)

**WITNESSETH**, That the grantor, for and in consideration of the sum of \$110,000.00 (ONE HUNDRED TEN THOUSAND DOLLARS AND NO CENTS) 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, State of Florida, viz:

Lots 11, Block 34 of COQUINA GABLES SUBDIVISION NO. 1, according to the map or plat thereof as recorded in Map Book 3, Page 30, Public Records of St. Johns County, Florida, together with the south one-half of vacated alley adjoining said Lot 11.

Parcel ID Number: 170130-0000

Property is not the homestead the the grantor.

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

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

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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; and that the said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011 and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

**IN WITNESS WHEREOF**, the said grantor has hereto set his/her hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

Printed Name

Witness

Printed Name

Bank of St. Augustine

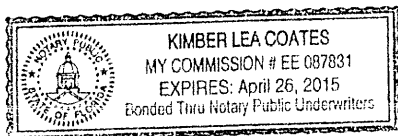
By Harry J. Bell, Its President

Address: 120 S.R. 312 W., St. Augustine, FL 32086

State of Florida

County of St. Johns

The foregoing instrument was acknowledged before me this September 19, 2011, by Bank of St. Augustine, who is/are personally known to me or who has produced a valid driver's license as identification and who has taken an oath.



Notary Public

Print Name:

My Commission Expires:

[NOTARY SEAL]

Property Information						
<b>STRAP</b>	170130 0000	<b>Tax District</b>	551			
<b>Mailing Address</b>		<b>Neighborhood Code</b>	717.00			
74 PACER WAY GROTON, MA 01450-0000		<b>Use Code/Description</b>	0000/Vacant Residential			
		<b>Sec-Town-Range</b>	3 - 8 - 30			
<b>Site Address</b>	12 B ST , SAINT AUGUSTINE 32080-0000					
<b>Total Land Value</b>	\$112,612.00	<b>Total Building Value</b>	\$0.00			
<b>Total Extra Features</b>	\$0.00	<b>Total Market(Just) Value</b>	\$112,612.00			
<b>Assessed Value</b>	\$112,612.00	<b>Taxable Value</b>	\$112,612.00			
<b>Homestead Exempt</b>	\$0.00	<b>Property Map</b>	<a href="#">click here</a>			
<b>Owner Name(s)</b>		<b>Legal Description</b>				
KREIS BRUCE DOUGLAS ETUX		3-30 COQUINA GABLES LOT 11 &				
WITTMAN PATRICIA JOAN		S7.5FT OF VAC ALLEY LYING N				
		BLK 34 OR3476/331				
Sales Information						
Sale Date	Adjusted Price	Book&Page	Instrument Code	Qualified	Vacant or Improved	Reason Code
09/19/2011	\$110,000.00	3476 & 331	WD	U	V	12
08/30/2011	\$100.00	3469 & 1140	CT	U	V	11
01/25/2011	\$0.00	3401 & 1683	LP	U	V	86
08/29/2005	\$712,500.00	2559 & 1101	WD	Q	V	05





## **Memorandum**

**Date:** 12-14-12  
**To:** City of St. Augustine Beach  
**From:** Generation Homes, LLC CBC1258010 904 268-0100  
**RE:** **Kreis Residence 12 B Street St. Augustine Beach, Fl.**

---

**Main Body-** Hardie Color Plus Smooth: Chestnut Brown

**Stucco-** Alabaster SW7008

**Trim-**Hardie: SW7006 Extra White

**Rafter Tails-** PT Wood: SW 7006 Extra White

**Windows-** Vinyl Impact by Custom Window Systems: White

**Shutters-** by Architectural Depot Composite: CL 3263M Seahorse

**Louver Accents-** Hardie Smooth Trim: Celestial SW 6808

**Porch Ceilings-** Variform Triple 4 Solid Vinyl (T&G Pattern): White

**Porch Railings-** by Vinyl Porch Railings: White

**Porch Floors, Rear Deck and Stair Treads-** Trex:

**Metal Roof-** Millennium Metals: Slate Gray

**Drip Edge & Fascia-** Millennium Metals: Slate Gray Metal

**Front Door-** Masonite Fiberglass Per Plan: Mahogany Stain

**Garage Door-** Wayne Dalton Contemporary with Nichiha Board overlay Per Plan: Mahogany Stain

**Garage Service Door-** Masonite 1/2 lite: Mahogany

Ordinance 08-30

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE BEACH RELATING TO THE LAND DEVELOPMENT REGULATIONS AND ZONING; AMENDING SECTION 3.08 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY TO PROVIDE THAT ADDITIONAL OFF-STREET PARKING SPACES WITHIN PUBLIC-RIGHT-OF-WAY IS REQUIRED ONLY IF FEASIBLE IN THE OPINION OF THE CHIEF OF POLICE, THE PUBLIC WORKS DIRECTOR, AND THE BUILDING OFFICIAL; PROVIDING THAT LIVING SPACE ON THE FIRST LEVEL OF A STRUCTURE IS SUBJECT TO COMPLIANCE WITH SECTION 5.03.06 OF THE LAND DEVELOPMENT REGULATIONS, DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVAL AND BUILDING DEPARTMENT APPROVAL IN ACCORDANCE WITH FLOODPLAIN REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING AN EXEMPTION UNDER SPECIFIED CIRCUMSTANCES FOR SETBACKS FOR GARAGES; PROVIDING SETBACK AND IMPERVIOUS REQUIREMENTS FOR OCEANFRONT LOTS AND EXCEPTIONS THERETO; PROVIDING AN EXCEPTION TO GREENSPACE REQUIREMENTS FOR SINGLE LOTS NOT AGGREGATED IN OWNERSHIP WITH ANOTHER LOT; PROVIDING AN EFFECTIVE DATE

BE IT ENACTED BY THE CITY COMMISSION AS FOLLOWS:

Section 1. Section 3.08 of the Land Development Regulations of the City be, and the same is, amended to read as follows:

"Section 3.08. Overlay Districts.

A. Beachside Medium Density Overlay District. There is hereby created an overlay district within that portion of medium density land use districts located east of A1A Beach Boulevard and lying between 16th Street and F. Street.

1. Purpose. The overlay will provide for the enhancement or replacement of existing non-conforming structures located within the medium density land use district located east of A1A Beach Boulevard between 16th Street and F Street. Owners / buyers will be allowed to re-model or replace the existing unit / units on a lot / lots based on existing setbacks. Structures deemed currently as non-conforming in accordance with the current Land Development regulations will lose the non-conforming designation by the overlay.

2. Construction requirements. All applicable Code requirements from the Department of Environmental Protection, the Florida Building Code and FEMA requirements per the adopted Flood Ordinance for the City of St. Augustine Beach, Florida will mandate re-construction, re-modeling or new construction. A separate section within this ordinance will be established to allow for Velocity Zone (VE Zone) construction and Coastal Construction Line requirements.

3. Architectural requirements.

a. The maximum allowable roof height from any structure is thirty-five (35) feet to the roof ridge line. This height applies to any part of a structure located within the existing setbacks or the setbacks as established by the City's Land Development Regulations.

b. Any increase in height within a non-conforming side setback can not exceed the height of the adjacent structure. Height increase will be allowed at the ten (10) foot side setback and twenty-five (25) front and rear setback.

c. A third level added to any structure within the Overlay can not exceed seventy (70) percent of the second level.

d. Structures shall be allowed a fifteen (15) foot front and rear setback proving that the structure is one level with a roof ridge not exceeding sixteen (16) feet in height to the twenty-five (25) foot setback.

e. Cantilevered front and rear porches will be allowed to extend the width of engineered design but can not exceed eight (8) feet in width from the main structure or to the fifteen (15) foot front setback and to an allowed ten (10) foot rear setback. This shall apply to second and third levels of a structure. The use of "gingerbread" effects shall be encouraged by the City for architectural styling.

f. All new structures shall be required to have at a minimum, a one car garage located within the front area or the rear area of a structure, or if located in the rear, the garage may be detached with a five (5) foot setback from the existing alleyway. An addition to a structure may be exempt from this requirement if the setback requirements will not allow for a garage.

g. Structures will be allowed a screen porch providing that a wood deck or a floor constructed with brick pavers is provided to ensure a pervious surface for water drainage. The screened porch shall have a minimum setback in the rear of fifteen (15) feet and a ten (10) foot side setback.

h. Exterior colors shall be in accordance with the approved color palates, adopted by ordinance for Community Appearance Standards. These color charts shall be located within the Building Department Office for the City.

#### 4. Site requirements.

a. Landscaping plans shall be at an owner's discretion. The City shall require that the landscaping enhances the aesthetics of the streets. An inter-mixing of trees, grasses, xeriscape plant materials and groundcovers such as mulch, pine bark, rock, etc., is required and the landscape plan shall be reviewed and approved by the city's Planning and zoning Board.

b. No parking shall be allowed in a front yard except on an established driveway. For those structures located on an open alleyway, parking shall be provided for within the rear yard setback area.

c. Applicants for a property modification using the overlay requirements shall be required to create one off-street parking space within the right-of-way in front of the structure if deemed feasible by the Chief of Police, the Public Works Director and the Building Official. Brick pavers or any pervious material shall be used for creation of this parking space.

d. Each lot shall also provide thirty-six (36) inch fence with the design of the fence being at the owner's discretion.

5. VE and Coastal Construction Line requirements. Structures located forward of the Coastal Construction Line or within a designated Velocity Zone (VE) as identified on the National Flood Insurance Maps for the City shall be subject to the following.

a. The existing non-conforming setbacks may be utilized by approval from the City's Planning and Zoning Board.

b. For new construction, the lower level shall be used for only storage or a garage. Existing construction may have living area on the lower level subject to compliance with Section 5.03.07 of these Land Development Regulations, Department of Environmental Protection approval and Building Department approval in accordance with floodplain requirements. No restroom fixtures, mechanical components or laundry facilities will be allowed within the lower level, subject to compliance with Section 5.03.07 of these Land Development Regulations, unless allowed by the Building Department and Department of Environmental Protection. The lower level will be used for access to an elevator

when installed.

c. The allowable fifteen (15) foot front setback will apply to a structure. The area between the fifteen (15) foot and twenty-five (25) foot front setback area shall be limited to two levels with the roof ridge not exceeding twenty-seven (27) feet. At the twenty-five (25) foot front setback, a third level shall be allowed, not exceeding the seventy (70) per-cent of the second level. The aforementioned shall apply to a fifteen (15) foot rear setback also. Second and third level bump outs for cantilevered decks and porches and architectural design features are allowed to extend three (3) feet into allowable setbacks on sides of structures in the overlay district.

d. All requirements for pier or pile construction shall apply and all lower level walls shall be designed by an engineer as break-away walls. ~~A canvas cover or open beam feature (without roof decking similar to a pergola) to a portion of the building will be exempt as long as the feature does not exceed thirty five feet in length.~~

An open beam feature to a porch will be exempt as long as the feature does not exceed thirty-five (35) feet.

e. Any fill applied to any lot within a Velocity Zone shall be subject to approval by the City and the Department of Environmental Protection. A professional Engineer shall prepare a site plan for any fill procedures. Retaining walls and fences shall be subject to Department of Environmental Protection and City approval.

f. Connection to the St. Johns County Utility System shall be required.

5.A. Oceanfront residential construction, new or remodel.

a. The maximum roof ridge height is 35 feet; provided, however, that structures constructed with a rear setback of between fifteen and twenty-five feet are allowed a maximum twenty-seven foot roof ridge height. A maximum of seventy percent of heated and cooled space is allowed on the third level of a structure over lower levels. Porches, an unconditioned open space, are not considered as part of the seventy (70) percent.

b. The front setback area is that area facing the ocean. Ocean front lots shall be allowed a maximum thirty-five foot height at the fifteen (15) foot front setback line.

c. Variances for any part of a structure, including permanent roofs constructed in accordance with adopted Building Codes are subject to compliance with subject to compliance with Section

5.03.07, if applicable, of these Land Development Regulations and covered porches, outside the prescribed setbacks may be conditioned to height reductions by the Comprehensive Planning and Zoning Board. In considering height reductions, the Comprehensive Planning and Zoning Board shall balance the following factors: the hardship and necessity for the applied for height to the owner; interference with visibility of the ocean from neighboring properties; and the danger of windblown debris from the planned improvement. Features with ~~canvas covers and~~ open beams without roof decking similar to a pergola will be exempt from height reductions.

d. The minimum setbacks which may be presented to and considered by the Planning and Zoning board are:

(1) Front and rear setbacks are fifteen feet; provided, however, that swimming pools shall be allowed within the front setback provided that there is a minimum five foot setback between the swimming pool and the front and side property lines. A screen enclosure for oceanfront lots when the pool is located in the front setback area is prohibited.

(2) Side setbacks shall be ten feet to a property line or fifteen feet for a side yard facing a street; provided, however that if the side yard is located adjacent to a vacated alleyway or adjacent to a right-of-way designated as a "Lane" on the original plat, the minimum setback shall be five feet from the original right-of-way line of the vacated alleyway or from the right-of-way line of the "Lane;" provided, however, that additions to existing structures shall not be permitted to encroach into setbacks existing as of the date of the adoption of this amendment.

(3) Decorative windows treatments (wood rails) shall be allowed to encroach into prescribed setbacks without approval of the Comprehensive Planning and Zoning Board to a maximum of twelve (12) inches.

e. A maximum of a forty percent (40%) impervious surface shall be allowed. Brick pavers placed on a concrete sub-base shall be considered as impervious. Brink pavers placed on a sand sub-base shall be considered as pervious.

f. Requested variances will be reviewed by the Chief of Police, the Public Works Director and the Building Official for recommendation to the Comprehensive Planning and Zoning Board.

g. Street side landscaping will be required.

6. Clustering. Clustering in the Overlay District will be permitted upon application to the Comprehensive Planning and Zoning Board for

Clustering Approval. The burden of proving that clustering shall be beneficial and not detrimental to a neighborhood shall be upon the applicant and provided further that it shall provide for creation of public green space and provided further that the proposed clustering plan shall meet the following standards:

- a. A one to one allowance will be provided when the lot / lots purchased contained more than one structure. Clustering or replacement of existing structures will be allowed to use one non-conforming setback for the existing property. The roof heights of any new structure shall not exceed that of an adjoining property within a non-conforming setback. The overlay shall also require and additional five (5) foot setback for each level added to any structure when clustering or multiple units are constructed as replacements. The seventy (70) per-cent requirement for a third level shall also apply. The one level requirement from a fifteen (15) foot front setback will apply to structures landward of the Coastal Construction line and twenty-seven (27) feet for those structures located seaward of the Coastal Construction Line. Velocity (VE) Zone requirements shall also apply to new construction.
- b. The clustering will allow for interior lots a minimum of thirty-five (35) feet in width. An interior lot is defined as a second lot from any lot under different ownership.
- c. Creation of the green space area is subject to approval by the City's Planning and Zoning Board; provided, however, that such approval is not required for single lots, not containing more than one unit and not aggregated in ownership with an additional lot.
- d. The total impervious surface on existing units can not be exceeded by construction of new units unless otherwise approved by the Planning and Zoning Board.
- e. Connection to the St. Johns County Utility System shall be required.
- f. The approval process for clustering approval shall be as follows:
  - (1.) Application shall be made to the City on forms as from time to time approved by the City Manager.
  - (2.) A current survey within sixty (60) days of the application date shall be provided.
  - (3.) Ten sets of plans shall be required on 11 x 17 inch paper.
  - (4.) The application shall be placed on the Comprehensive Planning and

Zoning Board agenda in accordance with the current City policy for advertisement and public hearing for consideration by the Comprehensive Planning and Zoning Board for final development approval.

(5.) A fee of \$207.50 will be charged for the overlay application.

(6.) Following approval by the Planning and Zoning board for any properties forward of the Coastal Construction Line, the City will provide notification to the Department of Environmental Protection for their permitting consideration.

(7) A hearing on an application for clustering approval may be heard by the Comprehensive Planning and Zoning Board in conjunction with an application for Final Development Approval.

(8.) Appeals to the City Commission shall be in the same manner as appeals from approvals or denials of Final Development Approval."

Section 2. This Ordinance shall take effect immediately.

Passed by the City Commission of the City of St. Augustine Beach,  
Florida

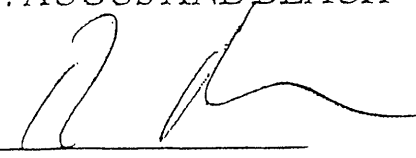
this 3<sup>rd</sup> day of November A.D., 2008

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

ATTEST:

  
City Manager

BY:

  
Mayor-Commissioner

Passed on first reading: October 6, 2008

Reviewed by Planning and Zoning Board: October 21, 2008

Passed on Second Reading: November 3, 2008

Underlining represents additions to present text. Strikeout represents deletion from present text.



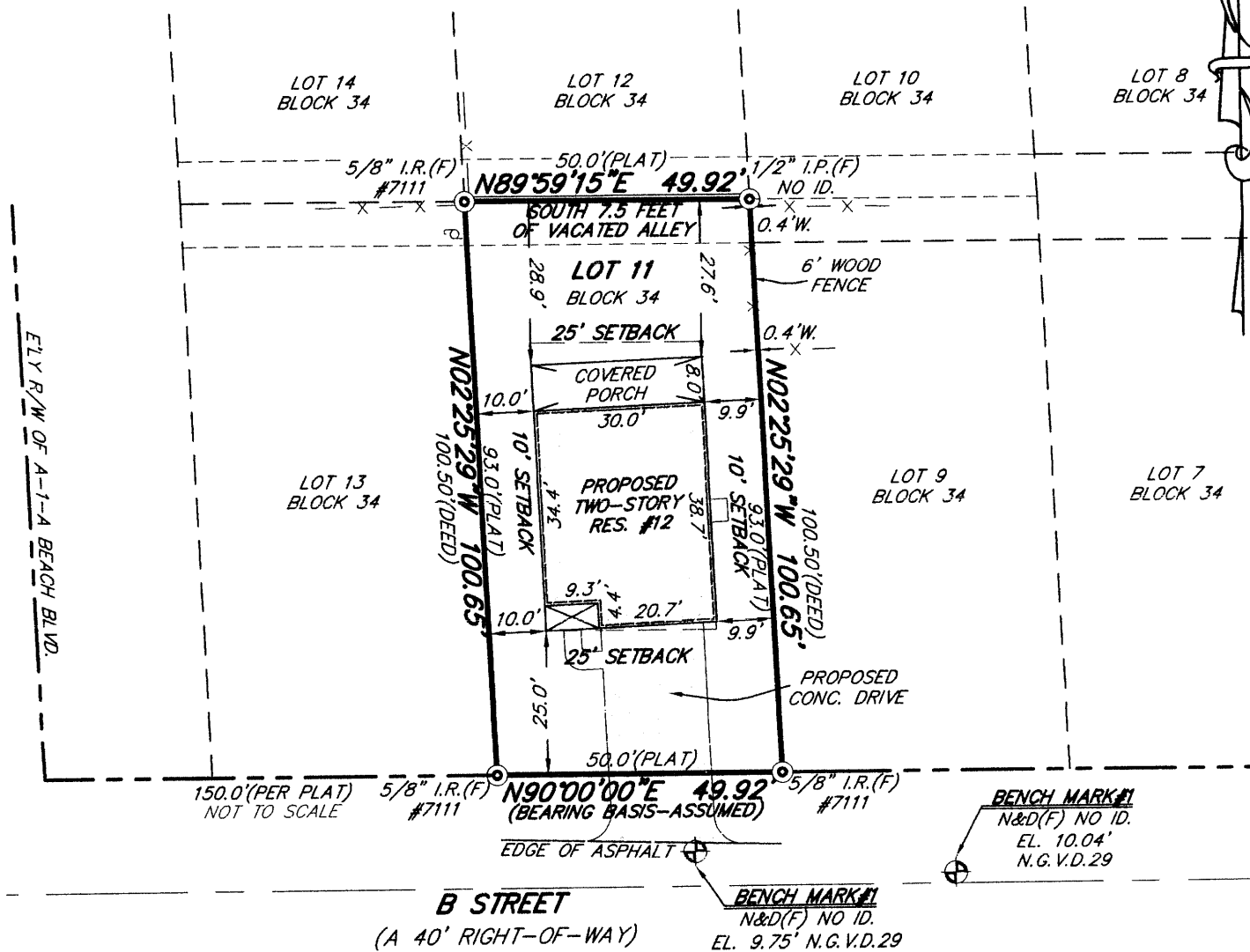
SITE PLAN FOR NEW CONSTRUCTION WITHIN THE OVERLAY DISTRICT. DRAWING NOT TO SCALE.

		10 FOOT SIDE SETBACK, 15 FEET IF STREETSIDE	
15 FEET FRONT SETBACK		<p>THAT SECTION OF A STRUCTURE LOCATED BETWEEN THE 15 FOOT AND 25 FOOT FRONT SETBACK CAN BE ONE STORY WITH A MAXIMUM ROOF RIDGE HEIGHT OF 16 FEET. THE SECOND AND THIRD LEVELS BEGIN AT THE 25 FOOT FRONT SETBACK LINE WITH THE THIRD LEVEL SQUARE FOOTAGE BEING 70% OF THE SECOND LEVEL.</p> <p>IF THE STRUCTURE IS SEAWARD IF THE COASTAL CONSTRUCTION LINE, TWO LEVELS ARE ALLOWED BETWEEN THE 15 FOOT AND 25 FOOT FRONT SETBACK LINE WITH THE ROOF RIDGE NOT EXCEEDING 27 FEET. THE THIRD LEVEL BEGINS AT THE 25 FOOT FRONT SETBACK LINE, THE ALLOWABLE SQUARE FOOTAGE BEING 70% OF THE SECOND LEVEL.</p> <p>THE MAXIMUM STRUCTURE HEIGHT IS 35 FEET TO THE ROOF RIDGE.</p> <p>A CANTILEVERED DECK FOR THE SECOND AND THIRD LEVELS CAN EXTEND 8 FEET INTO THE REAR SETBACK.</p>	25 FEET REAR SETBACK
	25 FEET FRONT SETBACK		
		10 FOOT SIDE SETBACK, 15 FEET IF STREETSIDE	

MAP SHOWING SURVEY OF

LOT 11, BLOCK 34 OF COQUINA GABLES SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 30, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH THE SOUTH ONE-HALF OF VACATED ALLEY ADJOINING SAID LOT 11.

CERTIFIED TO:  
GENERATION HOMES



REVISION NOTES:

1. REVISED ON 12/12/12 FOR APPROXIMATE SITE PLAN;  
JOB#12-0580.

SURVEYOR'S NOTES:

1. REFERENCE BENCH MARK IS L 405, 7.75' N.A.V.D. 88 OR 8.79' N.G.V.D. 29(CONVERTED).

AREA SUMMARY	
AREA	SQUARE FEET
LOT GROSS	5,020±
GROUND FLOOR	1,121±
GARAGE	420±
COV. PORCH	281±

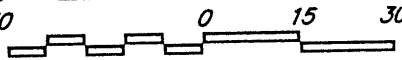
LOT COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
1,402	5,020±	28
IMPERVIOUS COVERAGE		
IMP. SQ. FT.	LOT SQ. FT.	%
1,922±	5,020±	38

LEGEND

A/C - AIR CONDITIONER PAD  
ID. - IDENTIFICATION  
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM  
sq. ft. - SQUARE FEET  
I.P.(F) - IRON PIPE FOUND  
I.R.(F) - IRON ROD FOUND  
I.R.(S) - 5/8" IRON ROD SET (LANDTECH)  
(10.0) - SPOT ELEVATION

RES. - RESIDENCE  
C - CENTERLINE  
O - FOUND PROPERTY CORNER AS NOTED  
W - SET PROPERTY CORNER AS NOTED 30  
M - WATER METER  
P - WOOD POWER POLE  
X - EXPOSED CONCRETE  
H - COVERED AREA

GRAPHIC SCALE



1"=30'

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

GENERAL NOTES:

- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- This survey is certified to the last field date.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTES:

- According to the Federal Emergency Management Agency FIRM Map No: 125146 0384 H effective date: 09/02/04, the property described hereon appears to lie in Zone "XS"
- Basis of bearing structure: SEE SURVEY
- Basis of elevations: N.G.V.D.29

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY:	DWG. BY:
12-0467	10/08/12	1"=30'	N/A	N.H.F.	M.P.F.

TYPE: BOUNDARY/TOPO

© COPYRIGHT 2011, BY LANDTECH & ASSOCIATES, INC. ALL RIGHTS RESERVED.

**LANDTECH**  
Associates, Inc.  
LAND SURVEYOR'S

5100 A1A SOUTH, SUITE A  
ST. AUGUSTINE, FLORIDA 32080  
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

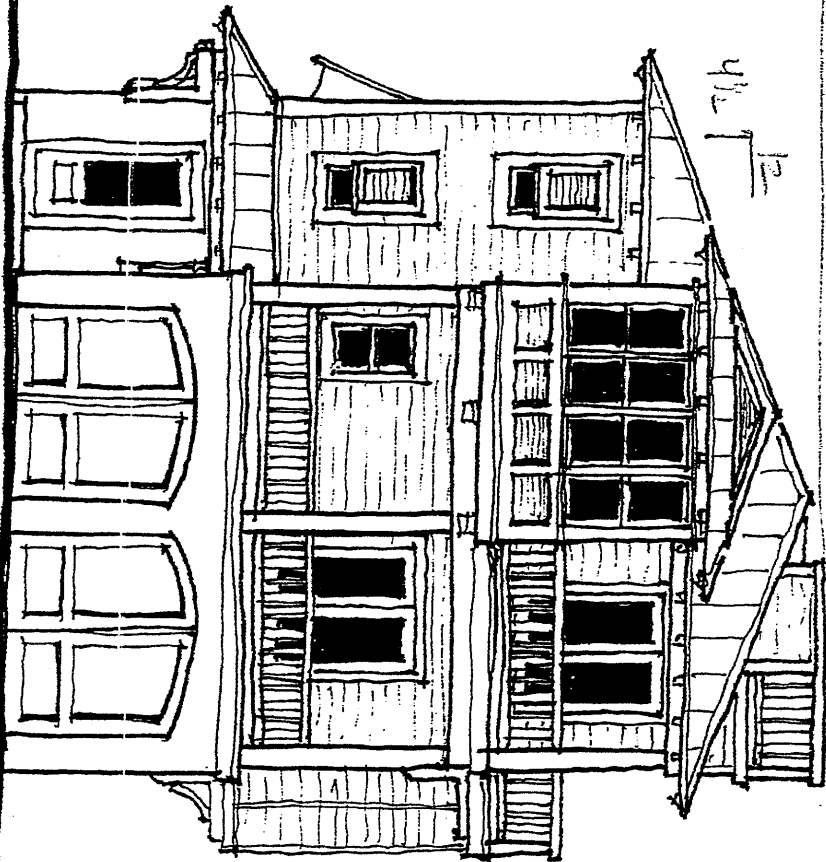
*Nicholas H. Franklin*

NICHOLAS H. FRANKLIN, P.L.S. #4620  
FOR LANDTECH AND ASSOCIATES L.B. #7537

CROWN OF  
ROAD

35'

TOP OF DRIVE



FRONT (SOUTH) ELEVATION

1/8" = 1'-0"

0 5 10

SCALE

KREIS RESIDENCE

1117 PAIR

'B' STREET

6" STEP TO  
CONCRETE SLAB

TO SIDE OF HOUSE

3'-11"

1'-6 3/4"

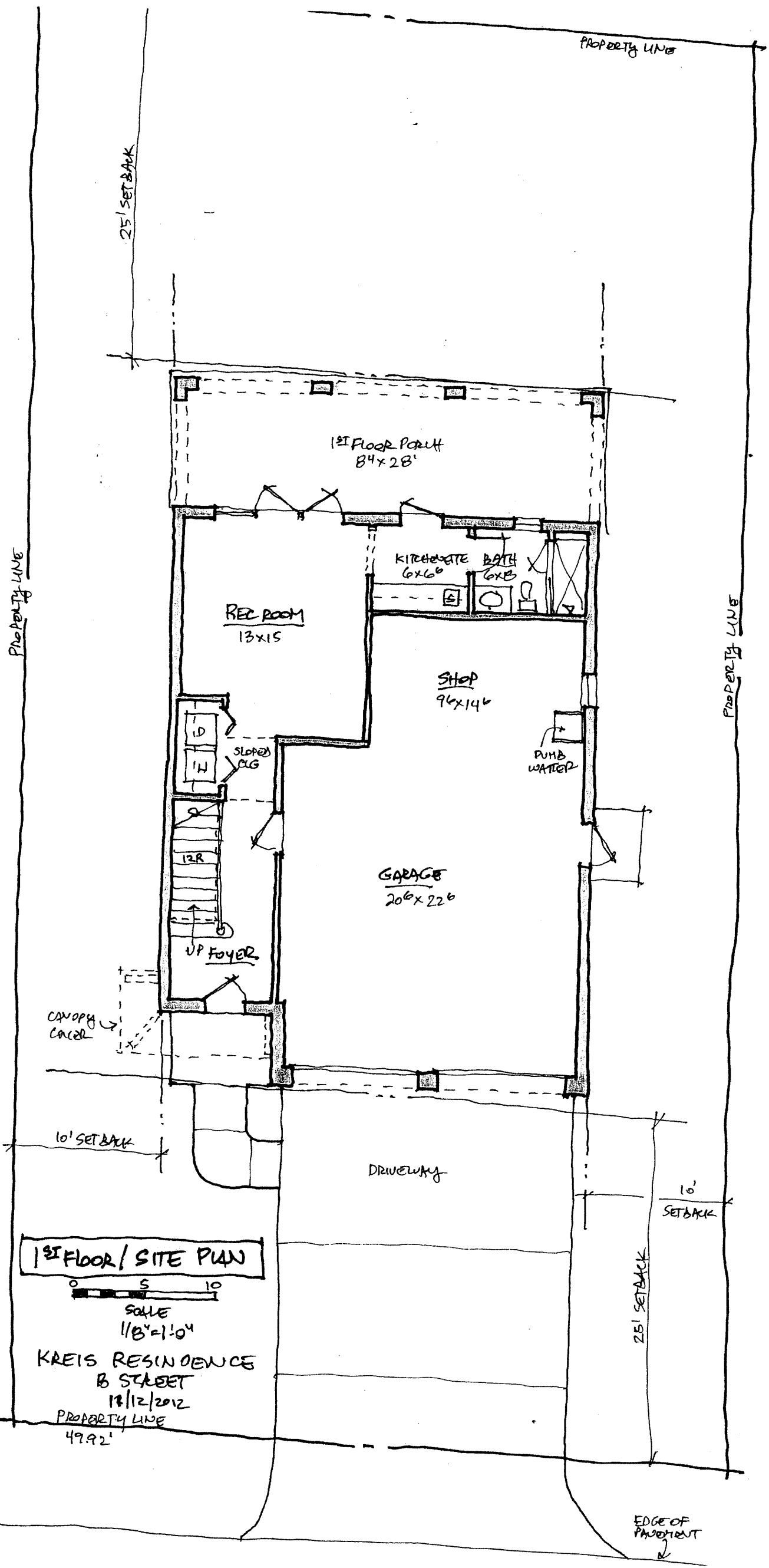
9'-4 1/2"

1'-6 3/4"

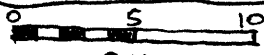
3'-11"

9'-11"

TO DRIVE



1<sup>ST</sup> FLOOR / SITE PLAN

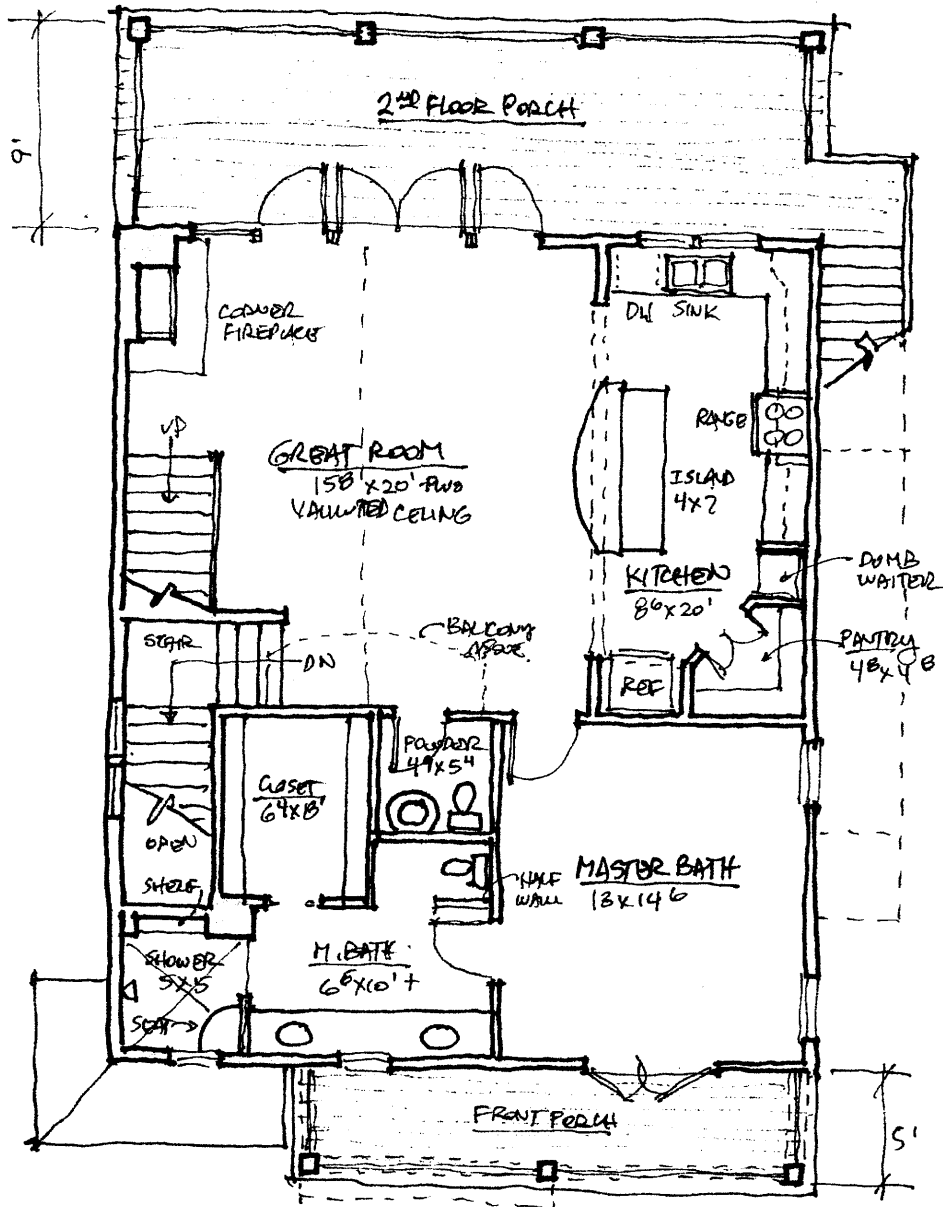


SCALE  
1/8" = 1'-0"

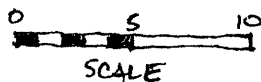
KREIS RESIDENCE  
B STREET  
12/12/2012

PROPERTY LINE  
49.92'

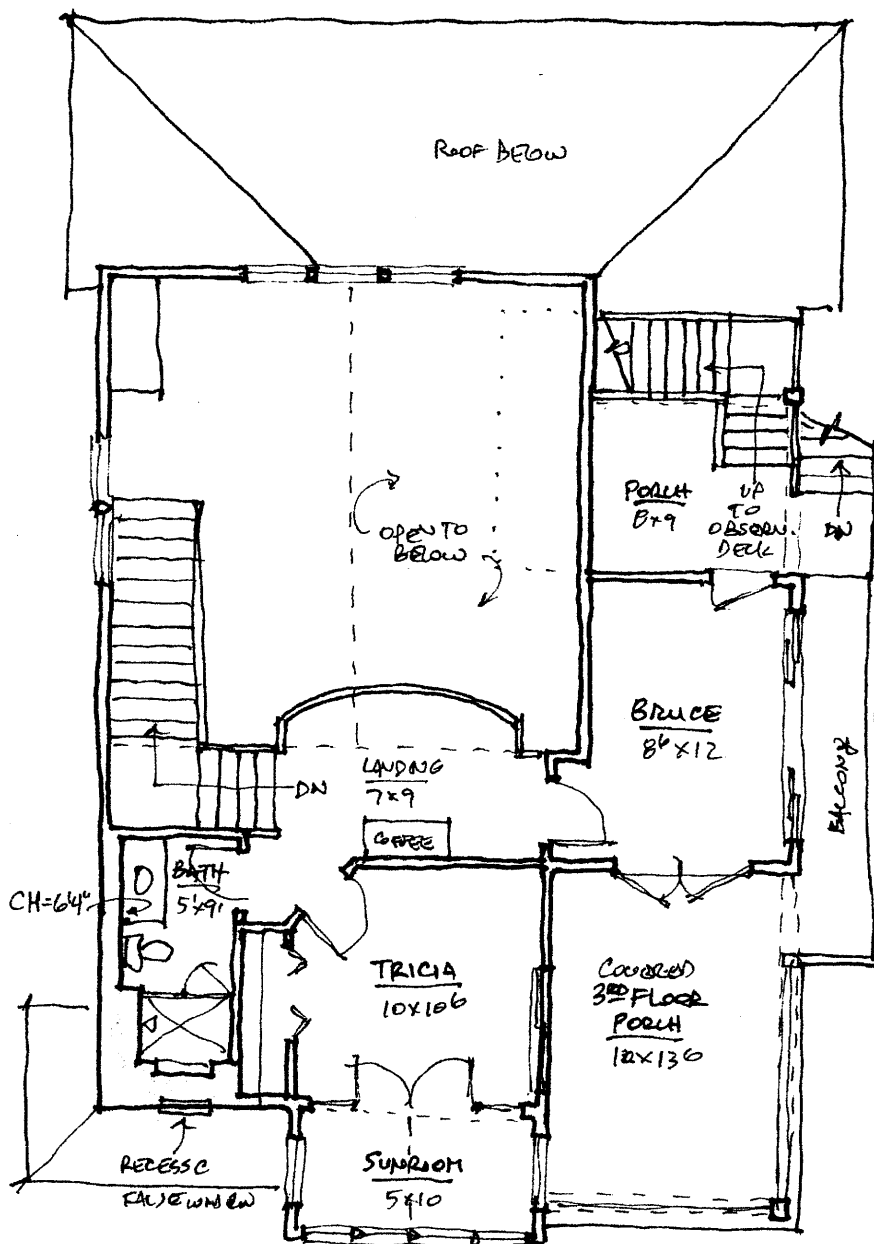
EDGE OF PAVEMENT



2<sup>ND</sup> FLOOR PLAN | 1/8" = 1'-0"



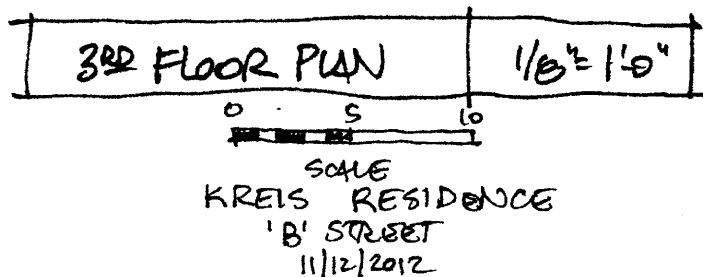
KREIS RESIDENCE  
'B' STREET  
11/12/2012



# CONDITIONED SPACE

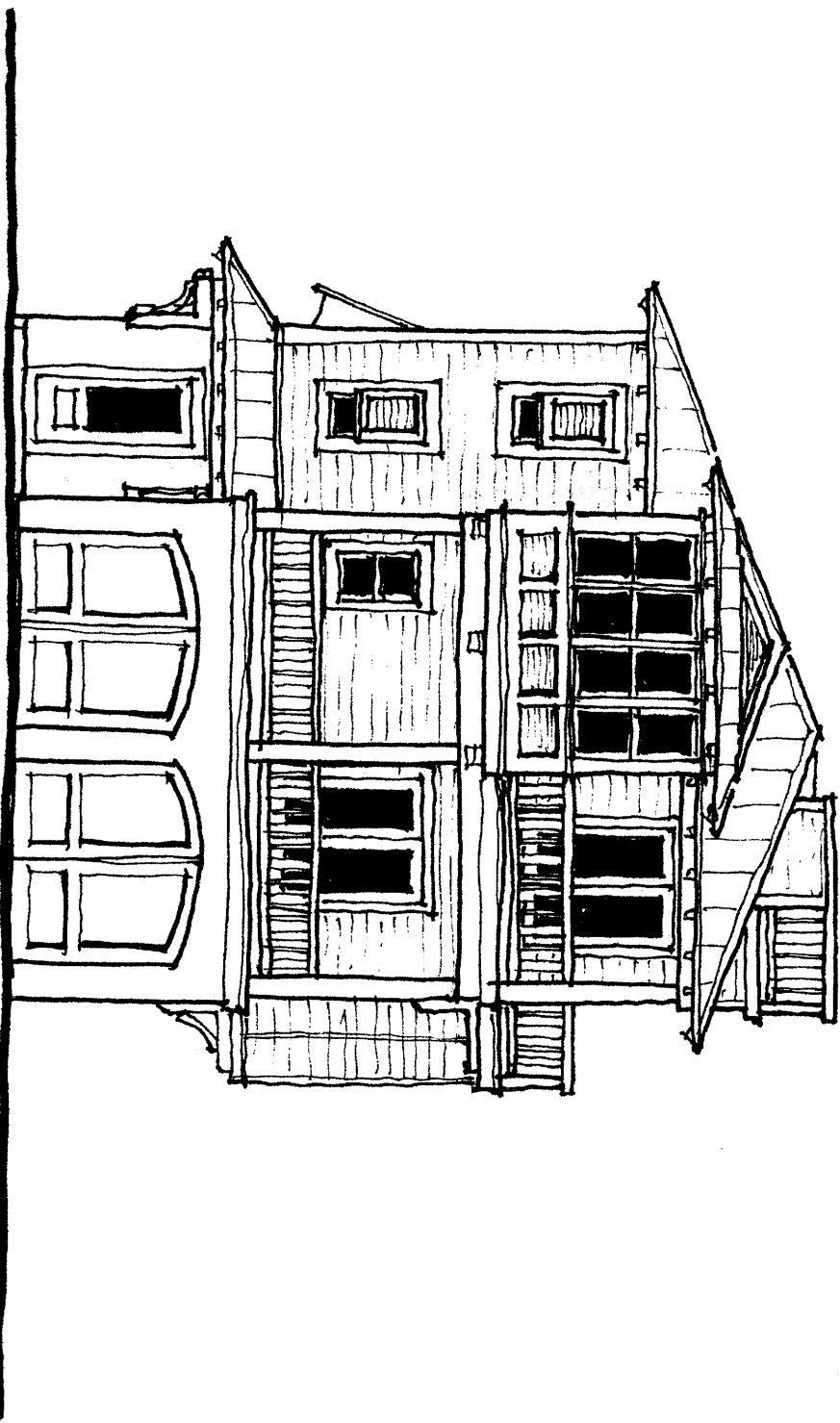
1 <sup>ST</sup>	495
2 <sup>ND</sup>	1065
3 <sup>RD</sup>	480
<b>TOTAL</b>	<b>2040 SF</b>

GARAGE 645 SF



# PORCHES

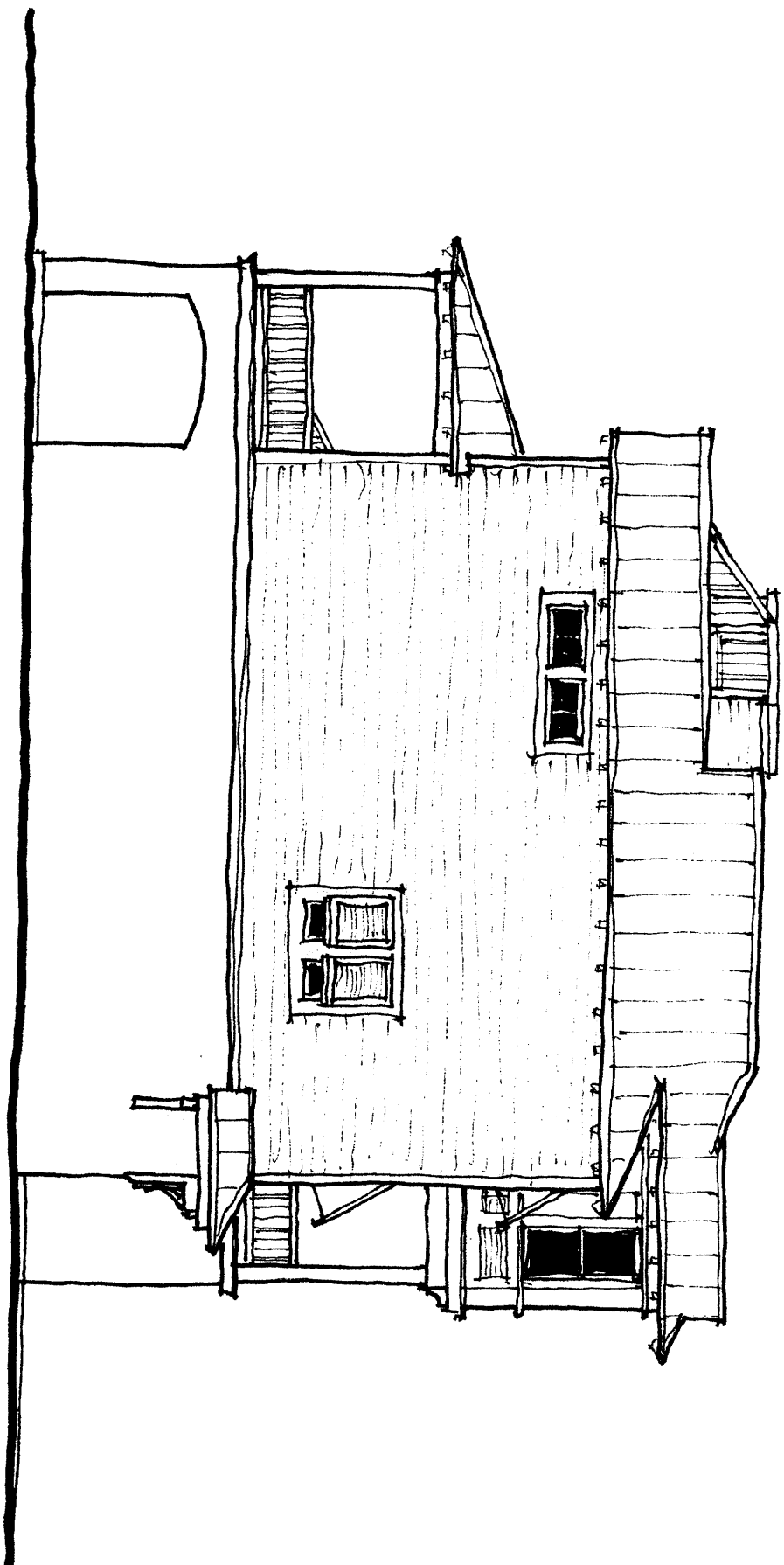
1 <sup>ST</sup>	270
2 <sup>ND</sup>	380
3 <sup>RD</sup>	220
<b>OBSERV. DECK</b>	<b>75</b>
<b>TOTAL</b>	<b>950 SF</b>



FRONT (SOUTH) ELEVATION 1/8" = 1'-0"



KREIS RESIDENCE 1112 1/2 12th ST S, SEASIDE, CA 94132

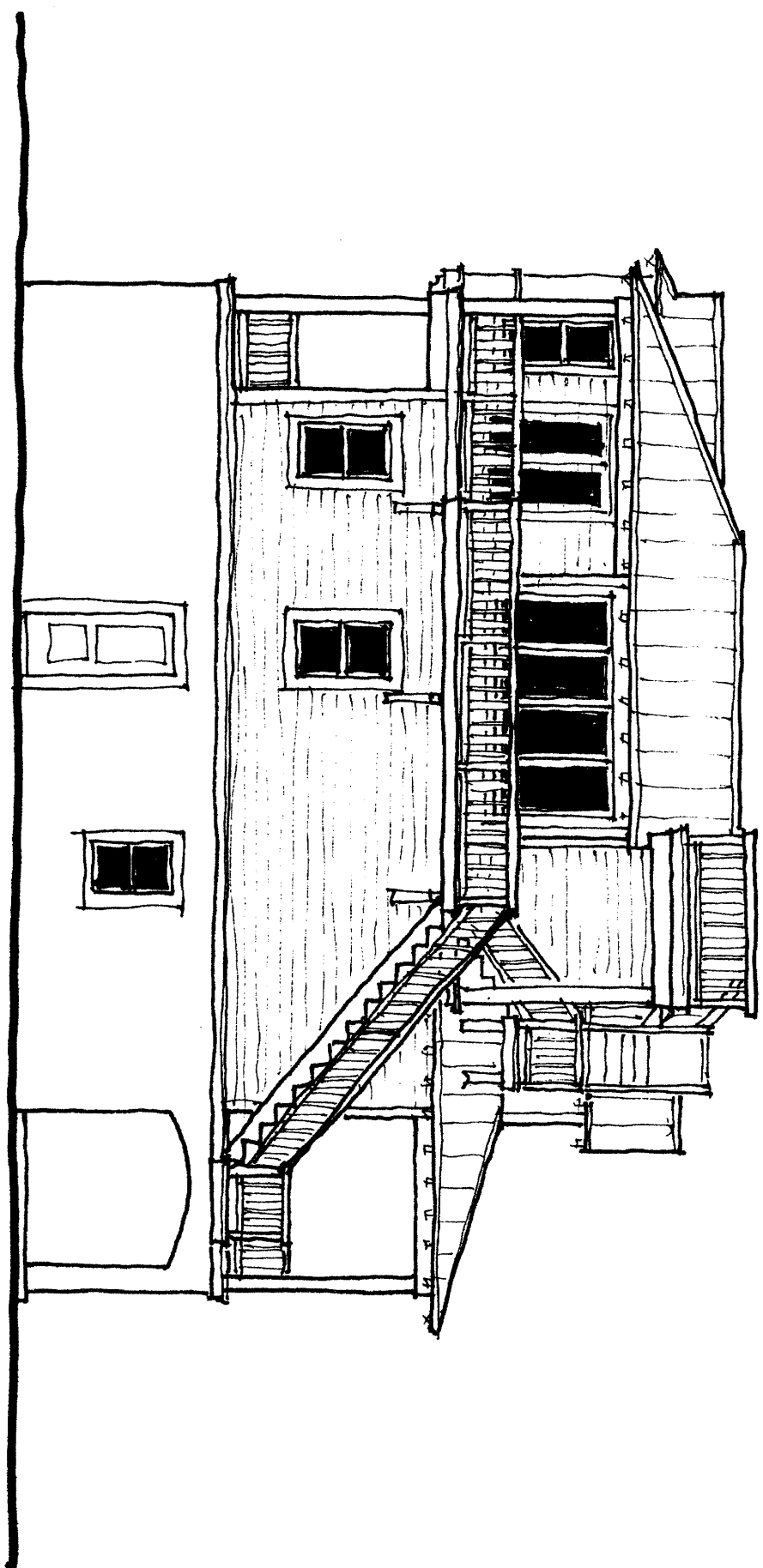


LEFT SIDE (WEST) ELEVATION 1/8" = 1'-0"

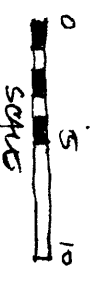


KREIS RESIDENCE 11/12/2012 'B' STREET



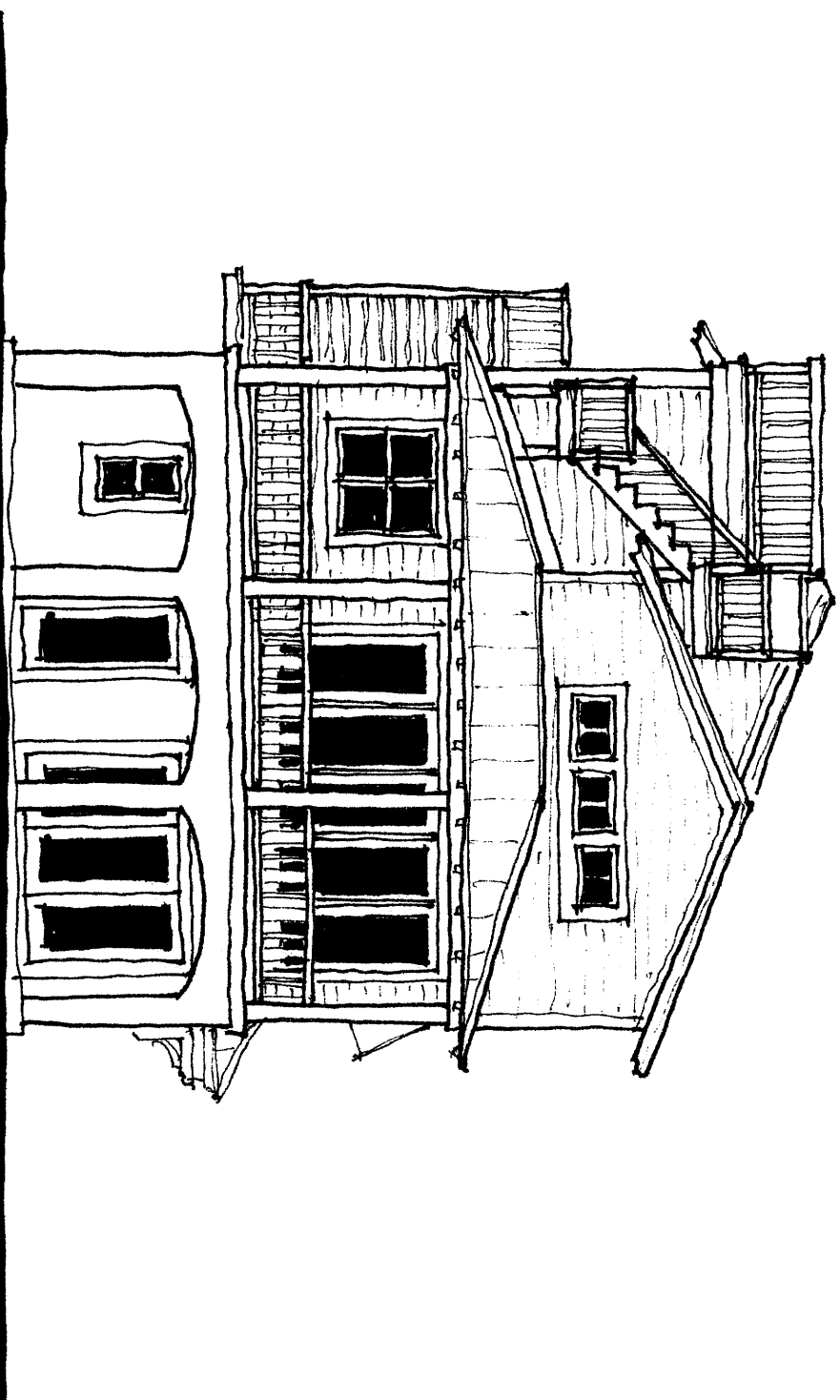


RIGHT SIDE (EAST) ELEVATION 1/8" = 1'-0"



SCALE

KAEL'S RESIDENCE 11/19/2012 B'S STREET

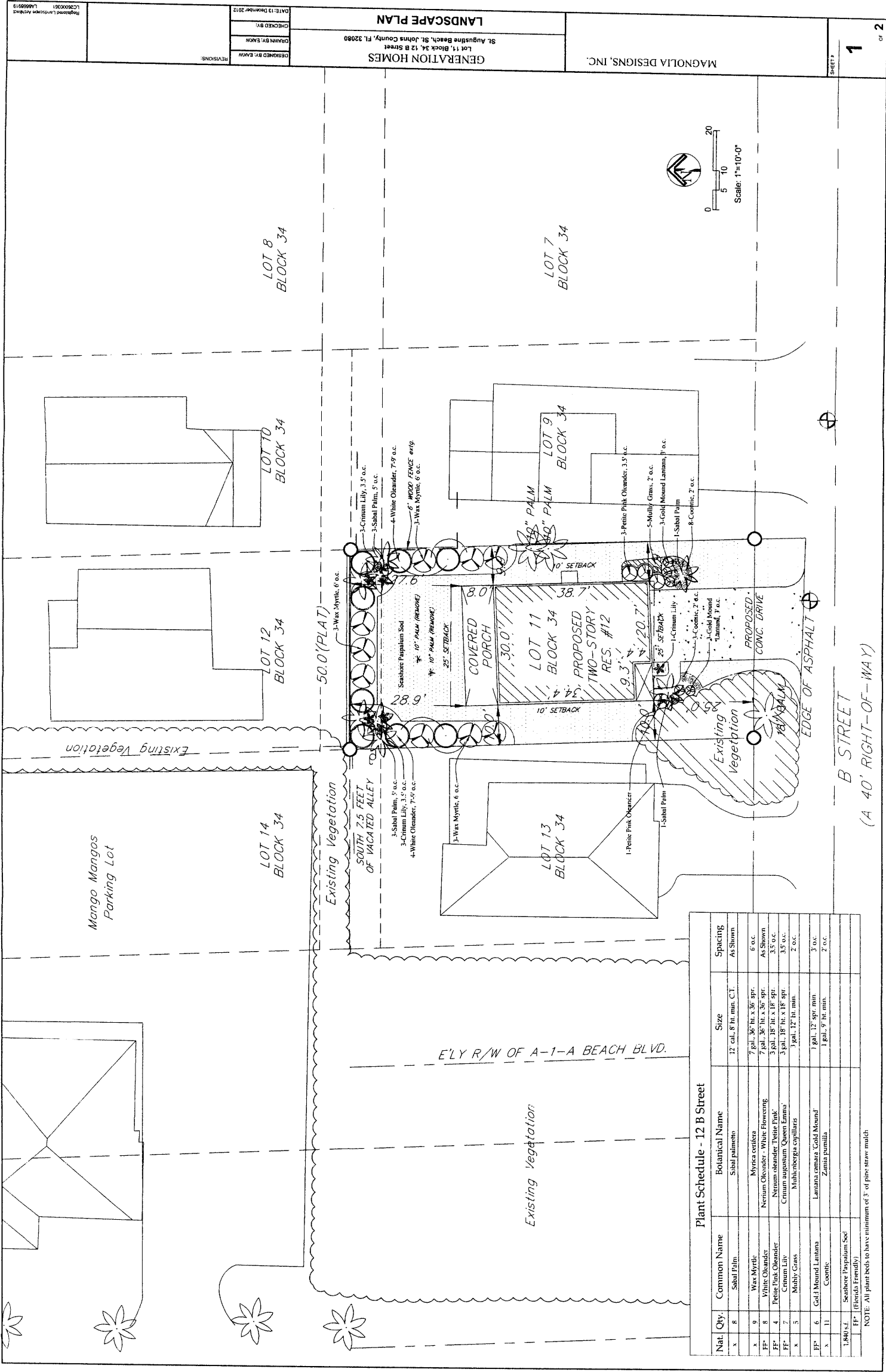


REAR (NORTH) ELEVATION  $\frac{1}{8}'' = 1'-0''$



SCALE

KREIS RESIDENCE 11/12/2012 18' STREET



1. All plants must be healthy, vigorous material, free of pests and disease.
2. All trees and shrubs shall be graded "Florida #1" or better.
3. All plants shall be balled and burlapped as indicated in the plant list.
4. All plants shall be triangular shaped.
5. All trees must be guyed and staked as shown in the details.
6. All plants must be treated with a root stimulant per the label at the time of planting.
7. All plants and planting areas must be completely mulched with three (3) inches of organic mulch.
8. Prior to construction, the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
9. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
10. The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mixing, planted and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilizing, planting and adequate maintenance until acceptance by the owner.
11. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: watering, spraying, mulching, fertilizing, etc.) of planting areas and lawns until the work is accepted in total by the landscape architect and the owner(s).
12. All plants shall be guaranteed for 90 days from final inspection and acceptance. All trees shall be guaranteed an additional 180 days.
13. All plants are subject to approval by the owner's representative. Prior to planting, all trees must be approved by the owner(s) or owner's representative.
14. Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
15. This contract is subject to the rules and regulations of the "Grades and Standards for Nursery Plants" as published by the division of plant industry, Florida Department of Agriculture and Consumer Services. If the owner or Landscape Architect has reason to believe that the plants are not of the specified grade, he will request a regrading inspection, and such evidence will be basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
16. Plant soil mixture: Add sufficient peat or recycled compost and builders sand to natural, friable topsoil typical of the locality to achieve a 1:3 organic mix.
17. Prior to any land clearing operations, temporary barriers shall be installed around all trees and all understory vegetation to remain within the limits of land clearing or construction and shall remain until the completion of work. The temporary barrier shall comply with the tree barrier detail as depicted on this sheet.
18. No materials, trailers, equipment or chemicals shall be stored, operated, dumped buried or burned within the protected areas. No attachment, wires (other than protective guy wires), signs or permits shall be attached to a protected tree.
19. When removing branches from protected trees to clear for construction or pruning to restore the natural shape of the tree, the guidelines in the National Arborist Association Pruning Standards for Shade Trees and the American National Standards for Tree Care Operations (ANSI Z133.1) shall be followed. Protected trees shall be pruned and fertilized as necessary to compensate for any loss of roots and to stimulate root growth. Any damage to tree crowns or root systems shall be repaired immediately after damage occurs.

Irigation is prohibited between 10 a.m. and 4 p.m.

During daylight saving time (second Sunday in March until the first Sunday in November) irigation is limited to no more than two days per week on scheduled days.

Visit [www.sjprwd.com](http://www.sjprwd.com) for watering days (based on address number).

During Eastern Standard Time (first Sunday in November until the second Sunday in March) irigation is limited to no more than one day per week on scheduled days.

Visit [www.sjprwd.com](http://www.sjprwd.com) for watering days (based on address number).

Irigation is limited to no more than 3/4 inch of water per zone per irigation day. Irigation is limited to no more than one hour per irigation zone per irigation day. Irigation is limited to only that amount necessary to meet landscape needs. When reclaimed water is available for irigation use, the use of private irigation wells is not authorized. Irigation limitations apply to water withdrawn from ground or surface water, from a private well or pump, or from a public or private utility. Irigation limitations apply to all landscape irigation not currently regulated by a consumptive use permit. Typically, this includes residential, commercial and industrial establishments. Persons irigating with an automatic lawn irigation system installed after May 1991 shall install, maintain and operate a rain sensor device or switch that overrides the system when adequate rainfall has occurred.

Exceptions to the restrictions

Irigation using a micro-spray, micro-jet, drip or bubbler irigation system is allowed anytime. Irigation of new landscape is allowed at any time of day on any day for the initial 30 days and every other day for the next 30 days for a total of one 60-day period; provided that the irigation is limited to the minimum amount necessary for establishment.

Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides and herbicides, is required by law. The manufacturer, or best management practices, is always followed by law. The manufacturer, or best management practices, not exceed 20 gallons of water per 1,000 sq. ft. of area. Watering in of chemicals may not exceed 1/4 inch of water per 1,000 sq. ft. of area.

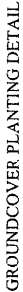
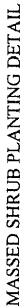
Watering in of chemicals for maintenance and repair purposes, not to exceed 20 gallons of water per 1,000 sq. ft. of area, is allowed anytime. Discharge of water from a reclaimed water-air conditioning unit or other water-flow only as needed is allowed anytime.

A reclaimed water system includes systems in which the primary source is reclaimed water, which may or may not be replenished from another source during peak demand periods. The use of recycled water from wet detention treatment ponds for irigation is allowed anytime provided the ponds are not augmented from any ground or off-site surface water, public supply sources.

During daylight saving time (second Sunday in March until the first Sunday in November) irrigation is limited to no more than two days per week on scheduled days.  
Visit [www.sirwmd.com](http://www.sirwmd.com) for watering days (based on address number).

Irrigation is limited to no more than  $\frac{3}{4}$  inch of water per zone per irrigation day. Irrigation is limited to no more than one hour per zone per irrigation day. Irrigation is limited to only that amount necessary to meet landscape needs. When reclaimed water is available for irrigation use, the use of private irrigation wells is not authorized. Irrigation limitations apply to water withdrawn from ground or surface water, from a private well or pump, or from a public use permit. Typically, irrigation limitations apply to all landscape irrigation not currently regulated by a consumptive use permit. Typically, this includes residential, commercial and industrial establishments. Persons irrigating with an automatic lawn irrigation system installed after May 1991 shall install, maintain and operate a rain sensor device or switch that overrides the system when adequate rainfall has occurred.

2	SHEET #	MAGNOLIA DESIGNS, INC.	GENERATION HOMES Lot 11, Block 34, 12 B Street St. Augustine Beach, FL 32080	<b>LANDSCAPE NOTES &amp; DETAILS</b> CHECKED BY: _____ DRAWN BY: EAYW DESIGNED BY: EAYW	DATE: 13 December 2012 REVISIONS: _____	Registered Landscaper No. LA00055 License No. LC28000381



## MEMORANDUM

**TO:** Greg Crum, Chairman  
Alfred Guido, Vice Chairman  
Michael Aulicino  
Pat Gill  
Daniel Stewart  
Michael Hale  
Steve Mitherz  
Berta Odom (Senior Alternate)  
David Bradfield (Junior Alternate)

**FROM:** Max Royle, City Manager 

**DATE:** January 8, 2013

**SUBJECT:** Review of Proposed School Facilities Ordinance

Though the City has no schools within its limits, State law requires that each year we amend the capital improvements element of our Comprehensive Plan to include the County School Board's five-year district facilities work plan. However, we cannot adopt the plan until the School Board staff completes it and the Board adopts it. This is usually done in the fall of each year.

The adoption of the school district's work plan will have no impact on the City's budget, nor on any land uses in the City. The building of a public school in the City or on Anastasia Island is unlikely because of the vulnerability to storms and the very high cost of land on a barrier island.

### ACTION REQUESTED

It's that you review Ordinance 13-02 and provide a recommendation to the City Commission as to whether it should be adopted.

## **ORDINANCE 13-02**

**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; 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**, on July 28, 2008, the City Commission of the City of St. Augustine Beach held an adoption hearing for the purpose of adopting an interlocal agreement with the St. Johns County School Board and requiring the City to adopt the School Board's Five Year District Facilities Workplan by reference into the Capital Improvements Element of the Comprehensive Plan; and

**WHEREAS**, on January 15, 2013, the City of St. Augustine Beach Planning and Zoning Board, sitting in its capacity as the Local Planning Agency, recommended approval of the proposed amendment to the Capital Improvements Element and adoption of the St. Johns County School Board's Five Year District Facilities Workplan by reference, into the City of St. Augustine Beach Comprehensive Plan; 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. Conflict with Other Ordinances.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

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

**PASSED** by the City Commission of the City of St. Augustine Beach, Florida, upon Second Reading this \_\_\_\_ day of \_\_\_\_\_, 2013.

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

By: \_\_\_\_\_  
Mayor-Commissioner

**ATTEST:** \_\_\_\_\_  
City Manager

First reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

## 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.

	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Five Year Total
Total Revenues	\$31,564,008	\$49,783,511	\$10,436,286	\$10,752,720	\$10,967,236	\$113,503,761
Total Project Costs	\$31,564,008	\$49,783,511	\$10,436,286	\$10,752,720	\$10,967,236	\$113,503,761
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.

Date of School Board Adoption	9/25/2012
Work Plan Submittal Date	9/28/2012
DISTRICT SUPERINTENDENT	Dr. Joseph G. Joyner
CHIEF FINANCIAL OFFICER	Mr. Michael Degutis
DISTRICT POINT-OF-CONTACT PERSON	Mr. Tim Forson
JOB TITLE	Deputy Superintendent for Operations
PHONE NUMBER	(904) 547-7670
E-MAIL ADDRESS	forson.t@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	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
HVAC	\$0	\$460,000	\$415,000	\$300,000	\$355,000	\$1,530,000
Locations:	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, FIRST COAST TECHNICAL INSTITUTE, 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 ELEMENTARY, MURRAY MIDDLE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, PEDRO MENENDEZ SENIOR HIGH, 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, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
Flooring	\$0	\$430,000	\$675,000	\$500,000	\$485,000	\$2,090,000
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, 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 ELEMENTARY, MURRAY MIDDLE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, PEDRO MENENDEZ SENIOR HIGH, 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, 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	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Parking	\$0	\$290,000	\$320,000	\$370,000	\$330,000	\$1,310,000
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, 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 ELEMENTARY, MURRAY MIDDLE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, PEDRO MENENDEZ SENIOR HIGH, 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, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$0

Locations:	No Locations for this expenditure.					
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	\$0	\$250,000	\$250,000	\$410,000	\$570,000	\$1,480,000
Locations:	ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLIN EDUCATION CENTER, FRUIT COVE MIDDLE, Fullerwood Center, GAMBLE ROGERS MIDDLE, HICKORY CREEK ELEMENTARY, JULINGTON CREEK ELEMENTARY, KETTERLINUS ELEMENTARY, Liberty Pines Academy, Liberty Pines Academy, MARJORIE KINNAN RAWLINGS ELEMENTARY, MILL CREEK ELEMENTARY, MURRAY MIDDLE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, Palencia Elementary School, PEDRO MENENDEZ SENIOR HIGH, 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, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
Maintenance/Repair	\$1,498,752	\$3,016,000	\$3,092,000	\$3,090,000	\$3,126,000	\$13,822,752
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, 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 ELEMENTARY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PEDRO MENENDEZ SENIOR HIGH, 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, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
Sub Total:	\$1,498,752	\$4,446,000	\$4,752,000	\$4,670,000	\$4,866,000	\$20,232,752

PECO Maintenance Expenditures	\$0	\$0	\$688,122	\$806,627	\$890,683	\$2,385,432
1.50 Mill Sub Total:	\$1,498,752	\$5,119,000	\$4,748,878	\$4,558,373	\$4,670,317	\$20,595,320

Other Items	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
Env/Remediation TBD	\$0	\$125,000	\$125,000	\$125,000	\$125,000	\$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, 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 ELEMENTARY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PEDRO MENENDEZ SENIOR HIGH, 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, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
SREF TBD	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$800,000

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, 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 ELEMENTARY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PEDRO MENENDEZ SENIOR HIGH, 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, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
Districtwide Maint Pgm TBD	\$0	\$300,000	\$300,000	\$300,000	\$300,000	\$1,200,000
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, 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 ELEMENTARY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PEDRO MENENDEZ SENIOR HIGH, 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, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
Wetland Mont & Imp TBD	\$0	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
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, 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 ELEMENTARY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PEDRO MENENDEZ SENIOR HIGH, 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, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
IAQ Baseline Testing	\$0	\$23,000	\$35,000	\$45,000	\$45,000	\$148,000
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, 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 ELEMENTARY, MURRAY MIDDLE, NEASE BUS GARAGE, OCEAN PALMS ELEMENTARY, OSCEOLA ELEMENTARY, OTIS A MASON ELEMENTARY, Pacetti Bay Middle School, Palencia Elementary School, PEDRO MENENDEZ SENIOR HIGH, 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, W DOUGLAS HARTLEY ELEMENTARY, Wards Creek Elementary, WEBSTER ELEMENTARY, YATES ADMINISTRATIVE ANNEX					
<b>Total:</b>	<b>\$1,498,752</b>	<b>\$5,119,000</b>	<b>\$5,437,000</b>	<b>\$5,365,000</b>	<b>\$5,561,000</b>	<b>\$22,980,752</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	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
Remaining Maint and Repair from 1.5 Mills	\$1,498,752	\$5,119,000	\$4,748,878	\$4,558,373	\$4,670,317	\$20,595,320
Maintenance/Repair Salaries	\$4,933,235	\$4,433,235	\$3,933,235	\$3,433,235	\$2,933,235	\$19,666,175
School Bus Purchases	\$0	\$2,838,300	\$2,493,990	\$2,678,730	\$2,493,990	\$10,505,010
Other Vehicle Purchases	\$0	\$60,000	\$60,000	\$60,000	\$60,000	\$240,000
Capital Outlay Equipment	\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$2,000,000
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0

COP Debt Service	\$16,600,083	\$16,600,083	\$16,600,083	\$16,600,083	\$16,600,083	\$83,000,415
Rent/Lease Relocatables	\$1,799,747	\$2,000,000	\$1,750,000	\$1,500,000	\$1,250,000	\$8,299,747
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0
s.1011.14 Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	\$936,273	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,936,273
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
FCTC Allocation	\$250,000	\$250,000	\$350,000	\$350,000	\$350,000	\$1,550,000
Playground Equipment	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$400,000
Technology Plan	\$0	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$6,000,000
School Based Maintenance	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$800,000
<b>Local Expenditure Totals:</b>	<b>\$26,018,090</b>	<b>\$34,600,618</b>	<b>\$33,236,186</b>	<b>\$32,480,421</b>	<b>\$31,657,625</b>	<b>\$157,992,940</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	2012 - 2013 Actual Value	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
(1) Non-exempt property assessed valuation		\$18,311,173,953	\$18,885,880,109	\$19,453,191,063	\$20,244,529,788	\$21,304,195,418	\$98,198,970,331
(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		\$30,762,772	\$31,728,279	\$32,681,361	\$34,010,810	\$35,791,048	\$164,974,270
(4) Value of the portion of the 1.50 -Mill ACTUALLY levied	370	\$26,368,080	\$27,195,667	\$28,012,595	\$29,152,123	\$30,678,041	\$141,406,516
(5) Difference of lines (3) and (4)		\$4,394,682	\$4,532,612	\$4,668,766	\$4,858,687	\$5,113,007	\$23,567,754

### 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	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
PECO New Construction	340	\$0	\$0	\$1,158,657	\$392,556	\$0	\$1,551,213
PECO Maintenance Expenditures		\$0	\$0	\$688,122	\$806,627	\$890,683	\$2,385,432
		\$0	\$0	\$1,846,779	\$1,199,183	\$890,683	\$3,936,645

### CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$176,631	\$176,631	\$176,631	\$176,631	\$176,631	\$883,155
CO & DS Interest on Undistributed CO	360	\$11,831	\$11,831	\$11,831	\$11,831	\$11,831	\$59,155
		<b>\$188,462</b>	<b>\$188,462</b>	<b>\$188,462</b>	<b>\$188,462</b>	<b>\$188,462</b>	<b>\$942,310</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	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 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	\$0	\$0	\$312,758	\$0	\$0	\$312,758
	<b>\$0</b>	<b>\$0</b>	<b>\$312,758</b>	<b>\$0</b>	<b>\$1</b>	<b>\$312,759</b>

### Sales Surtax Referendum

Specific information about any referendum for a 1-cent or ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2011 - 2012?

No

### Additional Revenue Source

Any additional revenue sources

Item	2012 - 2013 Actual Value	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 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	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from 1/2 cent sales surtax authorized by school board	\$0	\$0	\$0	\$0	\$0	\$0

Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$0	\$41,000,000	\$0	\$0	\$0	\$41,000,000
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	\$5,500,000	\$6,000,000	\$6,000,000	\$6,500,000	\$6,500,000	\$30,500,000
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	\$0	\$0	\$0	\$0	\$150,000
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Fund Balance Carried Forward</b>	<b>\$65,133,578</b>	<b>\$10,000,000</b>	<b>\$8,000,000</b>	<b>\$7,000,000</b>	<b>\$5,258,357</b>	<b>\$95,391,935</b>
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	(\$39,758,032)	\$0	\$0	\$0	\$0	(\$39,758,032)
<b>Subtotal</b>	<b>\$31,025,546</b>	<b>\$57,000,000</b>	<b>\$14,000,000</b>	<b>\$13,500,000</b>	<b>\$11,758,357</b>	<b>\$127,283,903</b>

## Total Revenue Summary

Item Name	2012 - 2013 Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$26,368,090	\$27,195,667	\$28,012,595	\$29,152,123	\$30,678,041	\$141,406,516
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$26,018,090)	(\$34,600,618)	(\$33,236,186)	(\$32,480,421)	(\$31,657,625)	(\$157,992,940)
PECO Maintenance Revenue	\$0	\$0	\$688,122	\$806,627	\$890,683	\$2,385,432
<b>Available 1.50 Mill for New Construction</b>	<b>\$350,000</b>	<b>(\$7,404,951)</b>	<b>(\$5,223,591)</b>	<b>(\$3,328,298)</b>	<b>(\$979,584)</b>	<b>(\$16,586,424)</b>

Item Name	2012 - 2013 Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Five Year Total
CO & DS Revenue	\$188,462	\$188,462	\$188,462	\$188,462	\$188,462	\$942,310

PECO New Construction Revenue	\$0	\$0	\$1,158,657	\$392,556	\$0	\$1,551,213
Other/Additional Revenue	\$31,025,546	\$57,000,000	\$14,312,758	\$13,500,000	\$11,758,358	\$127,596,662
<b>Total Additional Revenue</b>	<b>\$31,214,008</b>	<b>\$57,188,462</b>	<b>\$15,659,877</b>	<b>\$14,081,018</b>	<b>\$11,946,820</b>	<b>\$130,090,185</b>
<b>Total Available Revenue</b>	<b>\$31,564,008</b>	<b>\$49,783,511</b>	<b>\$10,436,286</b>	<b>\$10,752,720</b>	<b>\$10,967,236</b>	<b>\$113,503,761</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		2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Total	Funded
New K-8 HH	Location not specified	Planned Cost:	\$20,784,632	\$9,715,368	\$0	\$0	\$0	\$30,500,000	Yes
	Student Stations:		0	0	1,144	0	0	1,144	
	Total Classrooms:		0	0	58	0	0	58	
	Gross Sq Ft:		0	0	187,100	0	0	187,100	
New High School FFF	Location not specified	Planned Cost:	\$0	\$3,461,238	\$4,411,286	\$5,227,720	\$5,442,236	\$18,542,480	Yes
	Student Stations:		0	0	0	0	620	620	
	Total Classrooms:		0	0	0	0	27	27	
	Gross Sq Ft:		0	0	0	0	61,192	61,192	
New K-8 II	Location not specified	Planned Cost:	\$0	\$30,500,000	\$0	\$0	\$0	\$30,500,000	Yes
	Student Stations:		0	0	0	1,144	0	1,144	
	Total Classrooms:		0	0	0	58	0	58	
	Gross Sq Ft:		0	0	0	187,100	0	187,100	

<b>Planned Cost:</b>	<b>\$20,784,632</b>	<b>\$43,676,606</b>	<b>\$4,411,286</b>	<b>\$5,227,720</b>	<b>\$5,442,236</b>	<b>\$79,542,480</b>
<b>Student Stations:</b>	<b>0</b>	<b>0</b>	<b>1,144</b>	<b>1,144</b>	<b>620</b>	<b>2,908</b>
<b>Total Classrooms:</b>	<b>0</b>	<b>0</b>	<b>58</b>	<b>58</b>	<b>27</b>	<b>143</b>
<b>Gross Sq Ft:</b>	<b>0</b>	<b>0</b>	<b>187,100</b>	<b>187,100</b>	<b>61,192</b>	<b>435,392</b>

## Other Project Schedules

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

Project Description	Location	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total	Funded
EMS Installation & Upgrades	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	Yes
Inspections & Repairs - Kitchen Hood, Fire Extinguisher, Fire Alarm & Fire Sprinkler	Location not specified	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$2,250,000	Yes
SREF	Location not specified	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000	Yes
Districtwide Maintenance Prgm: Existing Conditions	Location not specified	\$1,003,498	\$0	\$0	\$0	\$0	\$1,003,498	Yes
Districtwide Maintenance Prgm: Capital Outlay Maintenance	Location not specified	\$2,689,750	\$0	\$0	\$0	\$0	\$2,689,750	Yes
Districtwide Maintenance Prgm: Add'l Capital Projects	Location not specified	\$1,308,000	\$4,500,000	\$4,500,000	\$4,000,000	\$4,000,000	\$18,308,000	Yes
Upgrade and New Relocatables	Location not specified	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000	Yes
Lease-Purchase Concrete Relocatables	DURBIN CREEK ELEMENTARY	\$81,905	\$81,905	\$0	\$0	\$0	\$163,810	Yes
Districtwide Other Projects	Location not specified	\$75,000	\$0	\$0	\$0	\$0	\$75,000	Yes
Motor Vehicles (Buses)	Location not specified	\$1,845,678	\$0	\$0	\$0	\$0	\$1,845,678	Yes
Technology Plan	Location not specified	\$1,550,545	\$0	\$0	\$0	\$0	\$1,550,545	Yes
Capital Outlay Equipment	Location not specified	\$500,000	\$0	\$0	\$0	\$0	\$500,000	Yes
School-based Maintenance	Location not specified	\$200,000	\$0	\$0	\$0	\$0	\$200,000	Yes
		\$10,779,376	\$6,106,905	\$6,025,000	\$5,525,000	\$5,525,000	\$33,961,281	

## Additional Project Schedules

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

## 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.



# Tracking

## Capacity Tracking

Location	2012 - 2013 Satis. Stu. Sta.	Actual 2012 - 2013 FISH Capacity	Actual 2011 - 2012 COFTE	# Class Rooms	Actual Average 2012 - 2013 Class Size	Actual 2012 - 2013 Utilization	New Stu. Capacity	New Rooms to be Added/Re moved	Projected 2016 - 2017 COFTE	Projected 2016 - 2017 Utilization	Projected 2016 - 2017 Class Size
CROOKSHANK ELEMENTARY	844	844	686	46	15	81.00 %	-298	-15	546	100.00 %	18
EVELYN HAMBLIN EDUCATION CENTER	263	263	66	15	4	25.00 %	0	0	75	29.00 %	5
KETTERLINUS ELEMENTARY	485	485	476	26	18	98.00 %	0	0	485	100.00 %	19
PONTE VEDRA-PALM VALLEY ELEMENTARY	612	612	564	34	17	92.00 %	-18	1	594	100.00 %	17
R B HUNT ELEMENTARY	699	699	693	37	19	99.00 %	0	0	699	100.00 %	19
MURRAY MIDDLE	1,093	983	693	49	14	70.00 %	0	0	983	100.00 %	20
SAINT AUGUSTINE SENIOR HIGH	1,876	1,782	1,616	78	21	91.00 %	0	0	1,782	100.00 %	23
WEBSTER ELEMENTARY	995	995	575	58	10	58.00 %	0	0	974	98.00 %	17
FIRST COAST TECHNICAL INSTITUTE	1,307	1,568	237	80	3	15.00 %	0	0	250	16.00 %	3
JULINGTON CREEK ELEMENTARY	1,082	1,082	974	58	17	90.00 %	-108	-6	974	100.00 %	19
ALLEN D NEASE SENIOR HIGH	1,825	1,733	1,574	73	22	91.00 %	-350	-14	1,383	100.00 %	23
W DOUGLAS HARTLEY ELEMENTARY	729	729	622	40	16	85.00 %	0	0	729	100.00 %	18
SEBASTIAN MIDDLE	906	815	669	44	15	82.00 %	0	0	815	100.00 %	19
ALICE B LANDRUM MIDDLE	1,171	1,053	1,225	56	22	116.00 %	-176	-8	877	100.00 %	18
SWITZERLAND POINT MIDDLE	1,117	1,005	960	53	18	96.00 %	-132	-6	873	100.00 %	19
OSCEOLA ELEMENTARY	856	856	713	46	15	83.00 %	-108	-6	748	100.00 %	19
MILL CREEK ELEMENTARY	1,043	1,043	1,054	55	19	101.00 %	0	0	1,043	100.00 %	19
MARJORIE KINNAN RAWLINGS ELEMENTARY	739	739	648	37	18	88.00 %	0	0	739	100.00 %	20
OTIS A MASON ELEMENTARY	669	669	584	36	16	87.00 %	0	0	669	100.00 %	19
CUNNINGHAM CREEK ELEMENTARY	1,006	1,006	760	53	14	76.00 %	-360	-20	646	100.00 %	20
GAMBLE ROGERS MIDDLE	1,005	904	876	47	19	97.00 %	0	0	904	100.00 %	19
OCEAN PALMS ELEMENTARY	901	901	765	48	16	85.00 %	-234	-13	667	100.00 %	19

PEDRO MENENDEZ SENIOR HIGH	1,567	1,488	1,324	62	21	89.00 %	-50	-2	1,438	100.00 %	24
BARTRAM TRAIL SENIOR HIGH	2,074	1,970	1,599	84	19	81.00 %	0	0	1,970	100.00 %	23
FRUIT COVE MIDDLE	1,420	1,278	1,448	61	24	113.00 %	-220	-10	1,058	100.00 %	21
DURBIN CREEK ELEMENTARY	1,230	1,230	1,092	63	17	89.00 %	-372	-12	858	100.00 %	17
TIMBERLIN CREEK ELEMENTARY	1,030	1,030	916	55	17	89.00 %	-270	-15	760	100.00 %	19
SOUTH WOODS ELEMENTARY	742	742	570	39	15	77.00 %	-108	-6	634	100.00 %	19
HICKORY CREEK ELEMENTARY	760	760	592	40	15	78.00 %	0	0	760	100.00 %	19
Wards Creek Elementary	850	850	756	45	17	89.00 %	0	0	850	100.00 %	19
Pacetti Bay Middle School	1,136	1,022	955	50	19	93.00 %	0	0	1,022	100.00 %	20
Creeside High School	1,768	1,679	1,613	72	22	96.00 %	-250	-10	1,429	100.00 %	23
Ponte Vedra High School	1,511	1,435	1,474	64	23	103.00 %	0	0	1,435	100.00 %	22
Liberty Pines Academy	1,580	1,422	1,242	73	17	87.00 %	-304	-16	1,118	100.00 %	20
Palencia Elementary School	753	0	0	42	0	0.00 %	0	0	753	0.00 %	18
	<b>37,644</b>	<b>35,672</b>	<b>30,609</b>	<b>1,819</b>	<b>17</b>	<b>85.81 %</b>	<b>-3,358</b>	<b>-158</b>	<b>31,540</b>	<b>97.60 %</b>	<b>19</b>

The COFTE Projected Total (31,540) for 2016 - 2017 must match the Official Forecasted COFTE Total (34,448 ) for 2016 - 2017 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 2016 - 2017	
Elementary (PK-3)	10,039
Middle (4-8)	13,591
High (9-12)	10,818
	<b>34,448</b>

Grade Level Type	Balanced Projected COFTE for 2016 - 2017
Elementary (PK-3)	1,080
Middle (4-8)	1,208
High (9-12)	620
	<b>34,448</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	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Year 5 Total
Liberty Pines Academy	0	0	0	16	0	16
Creeside High School	0	0	0	0	10	10
SOUTH WOODS ELEMENTARY	0	0	0	6	0	6
TIMBERLIN CREEK ELEMENTARY	0	0	0	15	0	15
DURBIN CREEK ELEMENTARY	0	0	12	0	0	12

FRUIT COVE MIDDLE	0	0	10	0	0	10
BARTRAM TRAIL SENIOR HIGH	1	0	0	0	0	1
PEDRO MENENDEZ SENIOR HIGH	0	0	0	0	2	2
OCEAN PALMS ELEMENTARY	0	0	0	13	0	13
CUNNINGHAM CREEK ELEMENTARY	0	0	20	0	0	20
MARJORIE KINNAN RAWLINGS ELEMENTARY	0	0	0	1	0	1
MILL CREEK ELEMENTARY	15	0	0	0	0	15
OSCEOLA ELEMENTARY	0	0	0	6	0	6
SWITZERLAND POINT MIDDLE	0	0	6	0	0	6
ALICE B LANDRUM MIDDLE	0	0	0	8	0	8
ALLEN D NEASE SENIOR HIGH	0	0	0	0	14	14
JULINGTON CREEK ELEMENTARY	0	0	0	6	0	6
CROOKSHANK ELEMENTARY	0	0	0	15	0	15
<b>Total Relocatable Replacements:</b>	<b>16</b>	<b>0</b>	<b>48</b>	<b>86</b>	<b>26</b>	<b>176</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 2016 - 2017
ABLE; Grades 5-8; 7 Williams St., St. Augustine, FL, 32084	6	PRIVATE	2006	158	119	4	176
Therapeutic Learning Center (TLC); PK; 2101 ARC Drive St. Augustine, FL 32084	2	PRIVATE	2000	20	17	1	20
St. Johns Community Campus; ESE Ages 18-22; 62 Cuna Street, St. Augustine, FL 32084	4	PRIVATE	2010	20	9	1	20
St. Augustine Public Montessori; Grades 1-6; 7A Williams St., St. Augustine, FL, 32084	2	PRIVATE	2012	52	36	4	132
St. Paul School of Excellence; Grades K-5; 100 Martin Luther King Avenue, St. Augustine, FL 32084	2	PRIVATE	2012	54	31	4	216
	<b>16</b>			<b>304</b>	<b>212</b>		<b>564</b>

### 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>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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 ELEMENTARY	Co-Teaching	3	1	0	0	0	4
MARJORIE KINNAN RAWLINGS ELEMENTARY	Co-Teaching	3	2	0	0	0	5
OTIS A MASON ELEMENTARY	Co-Teaching	4	1	0	0	0	5
SEBASTIAN MIDDLE	Co-Teaching	0	2	0	0	0	2
SWITZERLAND POINT MIDDLE	Co-Teaching	0	3	0	0	0	3
OSCEOLA ELEMENTARY	Co-Teaching	1	2	0	0	0	3
SAINT AUGUSTINE SENIOR HIGH	Co-Teaching	0	0	1	0	0	1
WEBSTER ELEMENTARY	Co-Teaching	1	0	0	0	0	1
JULINGTON CREEK ELEMENTARY	Co-Teaching	2	1	0	0	0	3
ALLEN D NEASE SENIOR HIGH	Co-Teaching	0	0	3	0	0	3
W DOUGLAS HARTLEY ELEMENTARY	Co-Teaching	2	1	0	0	0	3
KETTERLINUS ELEMENTARY	Co-Teaching	8	3	0	0	0	11
PONTE VEDRA-PALM VALLEY ELEMENTARY	Co-Teaching	9	1	0	0	0	10
R B HUNT ELEMENTARY	Co-Teaching	2	2	0	0	0	4
Wards Creek Elementary	Co-Teaching	3	0	0	0	0	3
Pacetti Bay Middle School	Co-Teaching	0	1	0	0	0	1
TIMBERLIN CREEK ELEMENTARY	Co-Teaching	2	2	0	0	0	4
HICKORY CREEK ELEMENTARY	Co-Teaching	5	1	0	0	0	6
CROOKSHANK ELEMENTARY	Co-Teaching	1	0	0	0	0	1
PEDRO MENENDEZ SENIOR HIGH	Co-Teaching	0	0	3	0	0	3
FRUIT COVE MIDDLE	Co-Teaching	0	3	0	0	0	3
Creekside High School	Co-Teaching	0	0	4	0	0	4
Ponte Vendra High School	Co-Teaching	0	0	6	2	0	8
DURBIN CREEK ELEMENTARY	Co-Teaching	6	4	0	0	0	10
GAMBLE ROGERS MIDDLE	Co-Teaching	0	2	0	0	0	2
OCEAN PALMS ELEMENTARY	Co-Teaching	3	2	0	0	0	5
Liberty Pines Academy	Co-Teaching	1	1	0	0	0	2
Palencia Elementary School	Co-Teaching	2	2	0	0	0	4
<b>Total Co-Teaching Classrooms:</b>		<b>58</b>	<b>37</b>	<b>17</b>	<b>2</b>	<b>0</b>	<b>114</b>

## 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 HH: Water and sewer line extensions and road improvements for access.

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

New High School FFF: Water and sewer line extensions and road improvements for access.

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 HH: Durbin Crossing DRI

New K-8 II: Site TBD.

New High School FFF: Site TBD.

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 2011 - 2012 fiscal year.					List the net new classrooms to be added in the 2012 - 2013 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 2012 - 2013 should match totals in Section 15A.			
Location	2011 - 2012 # Permanent	2011 - 2012 # Modular	2011 - 2012 # Relocatable	2011 - 2012 Total	2012 - 2013 # Permanent	2012 - 2013 # Modular	2012 - 2013 # Relocatable	2012 - 2013 Total
Elementary (PK-3)	28	0	-9	19	0	0	0	0
Middle (4-8)	10	0	6	16	0	0	0	0
High (9-12)	0	0	7	7	0	0	0	0
	38	0	4	42	0	0	0	0

## 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	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	5 Year Average
MILL CREEK ELEMENTARY	80	0	0	0	0	16
MARJORIE KINNAN RAWLINGS ELEMENTARY	0	18	18	0	0	7
OTIS A MASON ELEMENTARY	0	0	0	0	0	0
CUNNINGHAM CREEK ELEMENTARY	360	360	0	0	0	144
GAMBLE ROGERS MIDDLE	0	0	0	0	0	0

OCEAN PALMS ELEMENTARY	234	234	234	0	0	140
PEDRO MENENDEZ SENIOR HIGH	50	50	50	50	0	40
BARTRAM TRAIL SENIOR HIGH	25	0	0	0	0	5
FRUIT COVE MIDDLE	220	220	0	0	0	88
Creeside High School	250	250	250	250	0	200
Ponte Vedra High School	0	0	0	0	0	0
DURBIN CREEK ELEMENTARY	372	372	0	0	0	149
Wards Creek Elementary	90	90	90	90	90	90
Pacetti Bay Middle School	0	0	0	0	0	0
TIMBERLIN CREEK ELEMENTARY	270	270	270	0	0	162
SOUTH WOODS ELEMENTARY	108	108	108	0	0	65
HICKORY CREEK ELEMENTARY	0	0	0	0	0	0
CROOKSHANK ELEMENTARY	298	298	298	0	0	179
EVELYN HAMBLÉN EDUCATION CENTER	0	0	0	0	0	0
KETTERLINUS ELEMENTARY	0	0	0	0	0	0
PONTE VEDRA-PALM VALLEY ELEMENTARY	18	0	0	0	0	4
R B HUNT ELEMENTARY	144	144	144	144	144	144
MURRAY MIDDLE	0	0	0	0	0	0
SAINT AUGUSTINE SENIOR HIGH	0	0	0	0	0	0
WEBSTER ELEMENTARY	36	36	36	36	36	36
FIRST COAST TECHNICAL INSTITUTE	152	48	48	48	48	69
JULINGTON CREEK ELEMENTARY	54	54	54	54	0	43
ALLEN D NEASE SENIOR HIGH	350	350	350	350	0	280
W DOUGLAS HARTLEY ELEMENTARY	0	0	0	0	0	0
SEBASTIAN MIDDLE	0	0	0	0	0	0
ALICE B LANDRUM MIDDLE	176	176	176	0	0	106
SWITZERLAND POINT MIDDLE	132	132	0	0	0	53
OSCEOLA ELEMENTARY	108	108	108	0	0	65
Liberty Pines Academy	304	268	268	0	0	168
Palencia Elementary School	0	0	0	0	0	0

Totals for ST JOHNS COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	3,831	3,586	2,502	1,022	318	2,252
Total number of COFTE students projected by year.	31,311	32,021	32,707	33,460	34,448	32,789
Percent in relocatables by year.	12 %	11 %	8 %	3 %	1 %	7 %

## 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 2012 - 2013	FISH Student Stations	Owner	# of Leased Classrooms 2016 - 2017	FISH Student Stations
MILL CREEK ELEMENTARY	0	0	Leased	0	0
CUNNINGHAM CREEK ELEMENTARY	20	360	Leased	0	0
OCEAN PALMS ELEMENTARY	13	234	Leased	0	0
BARTRAM TRAIL SENIOR HIGH	1	25	Leased	0	0
DURBIN CREEK ELEMENTARY	20	372	Lease Purchase	0	0
TIMBERLIN CREEK ELEMENTARY	15	270	Leased	0	0
CROOKSHANK ELEMENTARY	13	239	Leased	0	0
EVELYN HAMBLETON EDUCATION CENTER	0	0	Leased	0	0
R B HUNT ELEMENTARY	0	0	Leased	8	144
WEBSTER ELEMENTARY	2	36	Leased	0	0
JULINGTON CREEK ELEMENTARY	3	108	Leased	0	0
ALLEN D NEASE SENIOR HIGH	14	350	Leased	0	0
W DOUGLAS HARTLEY ELEMENTARY	0	0	Leased	0	0
ALICE B LANDRUM MIDDLE	8	176	Leased	0	0
SWITZERLAND POINT MIDDLE	0	0	Leased	0	0
OSCEOLA ELEMENTARY	6	108	Leased	0	0
KETTERLINUS ELEMENTARY	0	0		0	0
PONTE VEDRA-PALM VALLEY ELEMENTARY	1	18	Leased	0	0
MURRAY MIDDLE	0	0		0	0
SAINT AUGUSTINE SENIOR HIGH	0	0		0	0
FIRST COAST TECHNICAL INSTITUTE	2	48	Leased	2	50
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	2	50	Leased	0	0
SOUTH WOODS ELEMENTARY	6	108	Leased	0	0
HICKORY CREEK ELEMENTARY	0	0	Leased	0	0
Wards Creek Elementary	5	90	Leased	5	90
Pacetti Bay Middle School	0	0		0	0
Creekside High School	10	250	Leased	0	0

Ponte Vedra High School	0	0		0	0
Liberty Pines Academy	16	304	Leased	0	0
FRUIT COVE MIDDLE	10	220	Leased	0	0
Palencia Elementary School	0	0		0	0
	167	3,368		15	284

### Failed Standard Relocatable Tracking

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

## 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.

### 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.



## Five Year Survey - Ten Year Capacity

ST JOHNS COUNTY SCHOOL DISTRICT

9/28/2012

**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.**

Project	Location,Community,Quadrant or other general location	Projected Cost
K-8 "KK"	North Central	\$43,533,162
K-8 "LL"	South	\$43,533,162
K-8 "MM"	Central	\$43,533,162
Elementary "M"	Northwest	\$16,073,872
Elementary "N"	Northeast	\$16,073,872
Elementary "O"	Northwest	\$16,073,872
Middle School "NN"	South	\$27,148,149
High School "HHH"	North Central	\$59,417,738
Ninth Grade Center "III"	Central	\$15,157,363
		<b>\$280,544,352</b>

## Five Year Survey - Ten Year Infrastructure

ST JOHNS COUNTY SCHOOL DISTRICT

9/28/2012

### **Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 6 thru 10 out years (Section 28).**

New K-8 School "KK"—North Central SJC—water & sewer line extension and road improvements for access.  
New K-8 School "LL"—South SJC—water & sewer line extension and road improvements for access.  
New K-8 School "MM"—Central SJC—water & sewer line extension and road improvements for access.  
New Elementary School "M"—Northwest SJC—water & sewer line extension and road improvements for access.  
New Elementary School "N"—Northeast SJC—water & sewer line extension and road improvements for access.  
New Elementary School "O"—Northwest SJC—water & sewer line extension and road improvements for access.  
New Middle School "NN"—South SJC—water & sewer line extension and road improvements for access.  
New High School "HHH"—North Central SJC—water & sewer line extension and road improvements for access.  
New Ninth Grade Center "III"—Central SJC—water & sewer line extension and road improvements for access.

### **Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 6 thru 10 out years (Section 29).**

None.

## Five Year Survey - Ten Year Maintenance

ST JOHNS COUNTY SCHOOL DISTRICT

9/28/2012

**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.**

## Five Year Survey - Ten Year Utilization

ST JOHNS COUNTY SCHOOL DISTRICT

9/28/2012

**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 FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	15,788	15,788	12,361.73	78.30 %	4,315	20,907	104.00 %
Middle - District Totals	9,014	8,109	7,144.24	88.10 %	2,318	10,414	99.88 %
High - District Totals	12,306	11,688	8,229.54	70.41 %	1,956	12,464	91.35 %
Other - ESE, etc	1,788	2,087	431.10	20.66 %	0	431	20.65 %
	<b>38,896</b>	<b>37,672</b>	<b>28,166.61</b>	<b>74.77 %</b>	<b>8,589</b>	<b>44,216</b>	<b>95.58 %</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.

## Five Year Survey - Twenty Year Capacity

ST JOHNS COUNTY SCHOOL DISTRICT

9/28/2012

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.

Project	Location,Community,Quadrant or other general location	Projected Cost
K-8 "OO"	North Central	\$45,709,820
K-8 "PP"	South	\$45,709,820
K-8 "QQ"	Central	\$45,709,820
Elementary "O"	South	\$21,778,505
Elementary "P"	Central	\$21,778,505
Middle School "RR"	South	\$34,959,330
High School "JJJ"	Central	\$63,034,256
High School "KKK"	South	\$63,034,256
		<b>\$341,714,312</b>

## Five Year Survey - Twenty Year Infrastructure

ST JOHNS COUNTY SCHOOL DISTRICT

9/28/2012

### **Proposed Location of Planned New, Remodeled, or New Additions to Facilities in the 11 through 20 out years (Section 28).**

New K-8 School "OO"--North Central SJC--water & sewer line extension and road improvements for access.

New K-8 School "PP"--South SJC--water & sewer line extension and road improvements for access.

New K-8 School "QQ"--Central SJC--water & sewer line extension and road improvements for access.

New Elementary School "O"--South SJC--water & sewer line extension and road improvements for access.

New Elementary School "P"--Northeast SJC--water & sewer line extension and road improvements for access.

New Middle School "RR"--South SJC--water & sewer line extension and road improvements for access.

New High School "JJJ"--Central SJC--water & sewer line extension and road improvements for access.

New High School "KKK"--South SJC--water & sewer line extension and road improvements for access.

### **Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 through 20 out years (Section 29).**

None.

## Five Year Survey - Twenty Year Maintenance

ST JOHNS COUNTY SCHOOL DISTRICT

9/28/2012

**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.**

## Five Year Survey - Twenty Year Utilization

ST JOHNS COUNTY SCHOOL DISTRICT

9/28/2012

**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 FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	15,788	15,788	12,361.73	78.30 %	9,391	22,653	89.97 %
Middle - District Totals	9,014	8,109	7,144.24	88.10 %	3,854	12,051	100.74 %
High - District Totals	12,306	11,688	8,229.54	70.41 %	5,097	15,606	92.98 %
Other - ESE, etc	1,788	2,087	431.10	20.66 %	0	431	20.65 %
	<b>38,896</b>	<b>37,672</b>	<b>28,166.61</b>	<b>74.77 %</b>	<b>18,342</b>	<b>50,741</b>	<b>90.59 %</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.

## MEMORANDUM

**TO:** Greg Crum, Chairman  
Alfred Guido, Vice Chairman  
Michael Aulicino  
Pat Gill  
Daniel Stewart  
Michael Hale  
Steve Mitherz  
Berta Odom (Senior Alternate)  
David Bradfield (Junior Alternate)

**FROM:** Max Royle, City Manager  pc

**DATE:** January 8, 2013

**SUBJECT:** 35-Foot Building Height Limit: Discussion Whether to Require  
Supermajority Vote to Exceed


Attached is a memo and related information that was submitted to the City Commission for discussion at its January 7, 2013 meeting. The Commission's decision was to forward the question to you as to whether the Land Development Regulations should be amended to include one or more of the following provisions:

- a. That the 35-foot height limit can be exceeded only if approved by a supermajority of the City Commission.
- b. That the 35-foot height limit can be exceeded only if approved by a supermajority of both the Planning Board and the City Commission.

You may also want to discuss two related questions: Whether the supermajority requirement should be only in the Land Development Code, or whether the Charter Review Committee later this year and in 2014 should consider having the supermajority requirement as one of the proposed changes to the City Charter for the voters to approve or not approve in the 2014 election.

## MEMORANDUM

**To:** Mayor Snodgrass  
Vice Mayor O'Brien  
Commissioner Helhoski  
Commissioner Pawlowski  
Commissioner Samuels

**FROM:** Max Royle, City Manager 

**DATE:** December 18, 2012

**SUBJECT:** Building Height Limit: Request by Commissioner Samuels to Discuss

Attached are subsections 6.01.03 F and G of the City's Land Development Regulations. Both concern height limits in the City. Subsection F sets the limit at 35 feet above the natural ground, or the minimum required flood elevation, or the minimum flood elevation, or the minimum one-foot elevation above the road adjacent to a structure. Subsection G sets the limit at 27 feet for residential structures built in commercially zoned districts in the City. Exceptions to the limits are allowed, such as parapet walls to conceal air conditioning equipment, or elevator shafts, or decorative architectural details to enhance a building's appearance. These exceptions are usually requested as part of a planned unit development. At this time, such exceptions can be approved by a simple majority vote of the Planning Board and the City Commission.

Commissioner Samuels wants to discuss with you amending the City's Land Development Regulations to require a super majority (four votes) for the Planning Board and the Commission to approve an exception to the height limits.

She'll explain further at your meeting the reasons for her request.



- b. *Example 2.* The same as Example 1, except that the natural ground level is six (6) feet above mean sea level. Its maximum height shall be forty-seven (47) feet, (eleven (11) feet + one (1) foot + thirty-five (35) feet).
- c. *Example 3.* The same as Example 2, except that the road elevation shall be seven (7) feet. The maximum height shall be forty-five (45) feet (ten (10) feet flood + thirty-five (35) feet).

G. Notwithstanding any other provision of this section, structures used in whole or in part, for residential purposes in any commercial zoned district shall not exceed twenty-seven (27) feet in height as measured from the greater of the natural ground level or the greater of (i) the minimum required coastal elevation; (ii) the minimum flood elevation; or (iii) a minimum elevation of one (1) foot zero (0) inches above the approved road or roads adjacent to the structure, subject to the exceptions set forth in this section 6.01.03.

(Ord. No. 91-7, § 2; Ord. No. 92-7, §§ 5, 6; Ord. No. 95-18, §§ 1—5; Ord. No. 01-24, § 1, 11-5-01; Ord. No. 03-15, § 1, 7-7-03; Ord. No. 03-37, § 1, 12-1-03; Ord. No. 03-39, § 1, 1-5-04; Ord. No. 10-14, § 1, 1-3-11)

F. Building heights shall be a maximum of thirty-five (35) feet for all uses hereinafter set forth; said thirty-five (35) foot maximum to be measured from the greater of the natural ground level or the greater of (i) the minimum required coastal elevation; (ii) the minimum flood elevation; or (iii) a minimum elevation of one (1) foot zero (0) inches above the approved road or roads adjacent to the structure, subject to the following exceptions hereafter set forth.

1. Examples:

- a. *Example 1.* A proposed structure sits on a site whose natural ground level is fifteen (15) feet above mean sea level and adjacent to a road with an approved road elevation of eleven (11) feet and a required coastal construction elevation and minimum flood elevation of ten (10) feet. Its maximum height shall be fifty (50) feet above mean sea level.