

**AGENDA  
COMPREHENSIVE PLANNING AND ZONING BOARD REGULAR MONTHLY  
MEETING**

**TUESDAY, MARCH 18, 2014, 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, JANUARY 21, 2014  
REGULAR MONTHLY MEETING**
- V. PUBLIC COMMENT**
- VI. NEW BUSINESS**
  - 1. AMENDMENT/MODIFICATION OF LAKE SIENNA SUBDIVISION  
FINAL DEVELOPMENT ORDER TO INCLUDE TWO ADDITIONAL  
LOTS ON TRACT C**

The Board shall consider amendment/modification of the final development order for Lake Sienna Subdivision to include two additional lots on Tract C, per City Commission's approval of the replat at its regular monthly meeting held on Monday, March 3, 2014.
  - 2. AMENDMENTS TO CAPITAL IMPROVEMENTS ELEMENT OF CITY'S  
COMPREHENSIVE PLAN**

The Board is to consider recommendations to the City Commission pertaining to amendments to the Capital Improvements Element of the City's Comprehensive Plan, to adopt by ordinance inclusion of the St. Johns County School District's Five-Year Capital Improvements Plan, and improvements, such as trails, porous brick pavers for the parking lot, and a nature center, to Ocean Hammock Park.
  - 3. DISCUSSION OF CITY'S NOISE REGULATIONS PERTAINING TO  
OUTDOOR MUSIC**

Building Official Gary Larson proposes the Board discuss the City's current noise regulations, per Sections 9.02.01-9.02.16 of the City's Land Development Regulations, pertaining to outdoor music.
- VII. OLD BUSINESS**
- VIII. BOARD COMMENT AND DISCUSSION**
- IX. ADJOURNMENT**

*For more information on any of the above agenda items, please call the City of St. Augustine Beach Building and Zoning Department at 471-8758. Persons requiring special assistance should call this number at least 24 hours in advance of the meeting date and time.*

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE COMPREHENSIVE PLANNING AND ZONING BOARD** of the City of St. Augustine Beach, Florida, held Tuesday, January 21, 2014, 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 Alfred Guido called the meeting to order at 7:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**BOARD MEMBERS PRESENT:** Chairman Alfred Guido, Vice-Chairman Margaret England, David Bradfield, Steve Mitherz, Roberta Odom, Elise Sloan, Karen Zander, Junior Alternate Jane West.

**BOARD MEMBERS ABSENT:** Senior Alternate Lennet Daigle.

**STAFF PRESENT:** Gary Larson, Building Official; James Whitehouse, City Attorney; Max Royle, City Manager; Bonnie Miller, Recording Secretary.

**IV. APPROVAL OF MINUTES OF TUESDAY, DECEMBER 17, 2013 REGULAR MONTHLY MEETING**

**Ms. Odom MADE A MOTION TO APPROVE THE MINUTES OF THE REGULAR MONTHLY MEETING OF TUESDAY, DECEMBER 17, 2013.**

The motion was seconded by Mr. Mitherz and passed 7-0 by unanimous voice-vote.

**V. PUBLIC COMMENT AND DISCUSSION**

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

**VI. NEW BUSINESS**

**1. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN OF THE COMPREHENSIVE PLANNING AND ZONING BOARD OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA,** per Section 11.02.02.H of the City of St. Augustine Beach Land Development Regulations, the election of officers, consisting of a 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.

Mr. Guido opened the floor for nominations for chairman.

Mr. Mitherz nominated Mr. Guido.

Ms. Sloan seconded the nomination.

Mr. Guido called for other nominations for chairman. There were none. By unanimous voice-vote, he was re-elected as chairman, and asked for nominations for vice-chairman.

Mr. Mitherz nominated Ms. England.

Ms. Sloan seconded the nomination.

Mr. Guido called for any other nominations for vice-chairman. There were none. By unanimous voice-vote, Ms. England was re-elected as vice-chairman.

**2. REQUEST FOR EXTENSION TO MARATEA PLANNED UNIT DEVELOPMENT (PUD)**, filed by St. Augustine Development Associates LLC, 753 East Glenn Avenue, Auburn, Alabama, 36831, for a two-year extension to the Maratea PUD, pertaining to construction of 30 condominium units on approximately 4.5 acres at 902 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080.

Mr. Guido said this is a very important project for the City, and as this is a complicated issue, he asked for Mr. Whitehouse's advice as to how to proceed. Per Mr. Royle's memo to the Board, there is some question as to whether or not the PUD has, in fact, expired.

Mr. Whitehouse said as he doesn't believe there are any substantive and/or material changes to the plan of development since it was approved, reaffirmed a couple of times and modified by subsequent ordinances, the Board's action is to make a recommendation to the City Commission as to whether or not the time period of the deadline for completion of the PUD should be extended, taking into consideration whether or not the proposed modification for an extension is consistent with the City's Comprehensive Plan and Land Development Regulations. The Commission is the legislative body that has the jurisdiction to make a determination on whether or not the PUD has expired, and it's also the body that will make the final decision to approve or deny the requested extension.

Mr. Mitherz said Mr. Royle's memo says one recommendation the Board could make would be to allow an extension with renegotiation between the City and the condominium developers of certain easements on the City-owned 11.5 acres adjacent to the condominium property, and that this option would require a modification to the PUD narrative for changes in the easements. He asked what these changes would be.

Mr. Royle said drainage easements for the developer's property are currently located where the Ocean Hammock Park parking lot is. If the condominium property is developed, either the parking lot would have to be moved, or the easements renegotiated.

Mr. Guido asked if a renegotiation of the 20-foot landscaped buffer easement the City agreed to maintain between the park and the developer's land could be explored.

Mr. Royle said he'd have to defer to Mr. Whitehouse about this, but yes, in his opinion, this would be a reasonable area to explore.

Tony Yamnitz, 5406 Avenue Simone, Lutz, Florida, 33558, said he represents St. Augustine Development Associates LLC, the developer for this project. As there seem to be some discrepancies in the start and completion dates for construction, they're simply asking to extend what's been approved, nothing more and nothing less, for a period of two years. In a hypothetical situation, if they started tomorrow to engineer everything applicable in the approved PUD final development order to meet City Code, this would, in itself, take approximately four to six months to complete, and once this is done, construction of the project would then take 18-24 months to complete.

Mr. Guido said that sounds fairly reasonable, but asked what happened in the last six to eight years to bring them to this situation. The economy was up when this project was first approved, and has since gone through a series of machinations, but they haven't seen any appreciable action from the developers to move ahead with the project up until now.

Mr. Yamnitz said the economy basically prevented them from moving forward. For construction of 30 condominium units, they're still looking at a \$20 million note, as development costs for a project like this are very expensive.

Ms. Zander said in researching St. Augustine Development Associates LLC, she didn't see anything giving Mr. Yamnitz authorization to appear before the Board to represent this corporation or to speak on behalf of this development group.

Mr. Yamnitz said as a partner of the firm, he was directed to discuss the proposed extension to the PUD with both Mr. Larson and Mr. Royle. He then followed City staff's instructions to submit a letter asking to be put on tonight's meeting agenda and the following City Commission agenda for the Commission's upcoming February meeting.

Mr. Whitehouse said he asked Mr. Larson if staff had an owner's authorization letter from the firm, not particularly a letter from Mr. Yamnitz himself, but from the ownership of St. Augustine Development Associates LLC. If staff does not have a letter of authorization, obviously Mr. Yamnitz would be required to get one before this goes before the City Commission. It's his understanding Mr. Yamnitz has been working with this firm for a while pertaining to this PUD, so there may in fact be a letter in the file giving Mr. Yamnitz authorization to speak on behalf of the firm, but even if there isn't, this isn't something that should hold the Board up tonight, as Mr. Yamnitz could certainly get a letter of authorization before this issue moves forward to the Commission.

Mr. Mitherz said he had ex parte communication about what was happening with this piece of property with Mr. Royle about two or three weeks ago, before the Board members got their agenda packets for tonight's meeting, and Mr. Royle told him then the owners of the property would be coming before the Board and Commission regarding it.

Mr. Guido said he had about a three-minute conversation with Mr. Royle about this pro-

ject, during which he asked for additional background information, which Mr. Royle provided to him orally, as to how all of this came about.

Ms. Sloan said she talked to Ms. Miller about the project earlier today, and asked her to enlarge the map on page 24 of the Board members' agenda packets. A copy of this enlarged map was provided to the other Board members prior to the start of the meeting.

Ms. Zander said she spoke with City Attorney Doug Burnett to get his opinion.

Mr. Bradfield said he has a question relevant to the original and current economic viability of the project. Mr. Yamnitz referenced a cost of \$20 million for construction of 30 condo units. He asked Mr. Yamnitz if he has anything the Board can see to show the project is now economically viable, as from an economic disposition, over the past five to seven years, his firm obviously hasn't been able to secure the sales to get the project off the ground. He asked Mr. Yamnitz if he thinks there is now enough economic viability to move ahead with the project within the next two years, with the numbers he referenced.

Mr. Yamnitz said they can't start until they have a clear indication that the PUD construction dates will be extended, and as this is paramount to the project moving forward, he really can't answer that question at this point in time. Seven or eight years ago, yes, they had reservations for units, and at that point, the oceanfront units were in the market of \$1.2 million to \$1.5 million each. Today, however, that market doesn't exist.

Mr. Mitherz asked if the financing for the project is lined up and ready to go at this time.

Mr. Yamnitz said he can't disclose who the client is at this point, but yes, if the two-year extension is granted and they can start the engineering and due diligence process, they'll be ready to start construction and move forward within that two-year period.

Mr. Guido said the previously-approved final development order has a start date within two years to start construction, and a deadline of five years to complete construction.

Ms. Zander asked what she's supposed to be giving an opinion on, as she's not clear what Mr. Yamnitz is asking the Board to do. She asked if Mr. Yamnitz wants a two-year extension to start, or two years to just sort of determine a little bit more about the project.

Mr. Yamnitz said the extension is not requested so his firm can "sort of determine," but so his firm's attorney can get with the City's attorney to actually have a demarcation point of when the permits are to expire, because there's some confusion on that. This needs to be defined so the permit process can be extended to build the project.

Mr. Guido said that's not a negotiation. Mr. Yamnitz is asking for a modification of what's been agreed to, which he doesn't believe is a negotiation between Mr. Yamnitz and anyone else aside from this Board and the City Commission.

Mr. Whitehouse said this is a modification of a PUD, and as such, there needs to be de-

finitive dates within the PUD. Mr. Yamnitz's firm has been arguing it should be a term extending from the real estate contract, which according to the packet information, says the completion date would be March 19, 2016. He thinks it's a fair question for the Board to ask the applicant if this means what he's asking is to extend the completion date until March 19, 2018, because the Board members don't know what to make a recommendation to the City Commission on unless they know what the time periods are.

Ms. Zander said she's sorry, but she really has a problem, in hearing from Mr. Yamnitz that he can't disclose information relating to Mr. Mitherz's question on the financing or who the client is, while she doesn't see any authorization for Mr. Yamnitz to appear before them on behalf of the PUD entity. She's not clear who they're dealing with here, and doesn't understand how they can talk about this with someone who has no authority.

Mr. Whitehouse said he understands what Ms. Zander is saying on the authority part, but that really has nothing to do with the consideration of what is before the Board tonight. The Board is the local planning agency, it's not the legislative body, so the Board's job is to make a recommendation to the City Commission, and say whether or not they think it's appropriate for this PUD, in this particular location, to receive a two-year extension.

Ms. Zander said yes, but they're taking all of this information from a person for whom she sees nothing giving him any authorization to speak on behalf of the entity developing the project. She's not saying Mr. Yamnitz isn't authorized, but she doesn't see anything from the entity developing this project saying he is, so that all of this is relevant.

Ms. England asked if the entity developing the PUD is a general partnership, and if Mr. Yamnitz is a general partner in the entity.

Mr. Yamnitz said yes, it is a general partnership, and he is a general partner.

Ms. England said perhaps, then, they could rely on a parent authority under the rules of partnership for Mr. Yamnitz to represent the developer tonight.

Mr. Yamnitz said again, in multiple conversations he's had with Mr. Royle and Mr. Larson, if he had known this was going to be an issue, he would have had that authorization in the file for the Board, but it was never requested.

Mr. Bradfield said he's more specifically concerned about the economic viability of this project, which still seems to be very inconsistent with the market. There has to be some equation that makes sense for the investors to put the money out for it to be built and sold. He's been a realtor for over 20 years, and doesn't see anything developing in the market that shows it's going to get to this point in the next two, or four, years. He'd love to see it, as he'd be happy if they were selling \$1.5 million condo units, but right now, oceanfront condos right next door to this property are being sold for \$400,000-\$600,000.

Mr. Guido said he's concerned that the negotiations that took place some years ago may not now be in the best interest of the City. The City, along with the State, invested a lot

of money in the park land the City acquired, and the original set of conditions did not take into consideration the agreement the City made with the State when the City accepted the Florida Communities Trust grant it received to purchase the 11.5 acres of park land, as far as providing certain recreational amenities. The City has moved forward on some of those amenities, which means if they let the conditions stand as they now are, they'd be losing what they've already put in, and there are other onerous conditions, in his opinion, in the PUD which were accepted by the City, for whatever reasons, at that time, but may now no longer be viable. The 60-foot-wide access road to the condos goes right through the center of the City's property, with a 20-foot easement on either side of the road that would be landscaped and maintained by the City only, which means the City would be providing a grand entrance to the developer's 30-unit condo development, and personally, he has a real problem with that. He thinks if the Board were to recommend denial of the requested extension, it would give the City Commission an opportunity to maybe reopen the whole thing, and the developers would have to reapply for a new PUD.

Mr. Whitehouse said the Board needs to stay focused on the application's consistency as to whether or not the plan meets the City's Comprehensive Plan and Land Development Regulations, and not get into the different side issues which aren't really planning issues, but may be negotiations, between the City and the applicant. Some of the things Mr. Bradfield has stated are appropriate, and may be taken into consideration, when talking about the approval, or modification, of a development order. However, the Board needs to stick to those types of planning and jurisdictional issues and not necessarily negotiation issues that aren't really a part of the requested PUD modification.

Mr. Guido said he has a different opinion about this, because the setting of the easements was first approved by this Board as part of the planning process. If how the road is to go through the property and how the landscaping is to be taken care of aren't land use issues, he doesn't know what land use issues are, and he thinks approving a two-year extension to the PUD, without any modifications, would not be to the benefit of the City at this time. He thinks these issues are a legitimate concern of the Board to not only discuss, but consider, in a recommendation to the City Commission on the requested PUD extension.

Ms. Zander asked Mr. Whitehouse if he is advising the Board to not take into consideration any of the missed deadlines and renegotiation on new deadlines, and that all they should look at is whether this fits, or complies with, the land use issues.

Mr. Whitehouse said no, he thinks the Board can take the other issues into consideration, but they should be part of the Board's consideration of the application's compliance with the City's Comprehensive Plan and Land Development Regulations. He doesn't think they should talk about renegotiating certain things in the PUD if a two-year extension won't affect them. If the applicant is requesting a two-year extension but the Board doesn't think there is any way the project can be done in two years, this would be a reason for the Board members to recommend to the Commission that they don't think a two-year extension would be appropriate. However, whether or not the City should provide landscaping around the entryway to the condo property is something that would not really be affected by the requested two-year extension, so it shouldn't be the focus of

the Board's recommendation to the Commission to approve or deny the extension.

Mr. Guido said if Mr. Whitehouse's advice is that the Board should focus on whether or not the application meets the existing Land Development Regulations, he'd like to call to the Board's attention that this is a PUD, so the Land Development Regulations, including things like setbacks, don't mean a thing, because they don't apply with a PUD.

Mr. Whitehouse said that's not true, the Land Development Regulations still apply, it's just that there can be separate specifications within a PUD about setbacks or landscaping regulations which may be a little different from the code requirements of the Land Development Regulations. However, they still apply, which is why he's saying the Board's purpose is to look at this to see whether it's appropriate as it relates to the themes and objectives put forward in both the Comprehensive Plan and Land Development Regulations. Economic viability and those types of things can be taken into consideration, as they're important issues for planning, but the Board shouldn't get tied down in negotiation issues, as this isn't the objective of a land planning agency.

Ms. Zander said she'd like to ask the question asked earlier as to what type of funding is in place. Also, if economic viability matters in the Board's decision-making process, how are they to know if the developer has any economic viability for this project at all?

Mr. Yamnitz said he can assure them that the group which would ultimately like to develop the project if the PUD permits are extended is not requesting any financing, so it would be a cash construction deal. As to economic viability, this group has done its own market studies, and at this point, he's not trying to be coy, by any means, but he's just not been privy to these studies. As he stated earlier, the prices for the individual condo units are not in the \$1.5 million range, but more in line with a \$350,000-\$450,000 price range.

Mr. Bradfield said he just doesn't see how they're going to be able to build the project and then sell the condo units at a profit in today's market, given the numbers mentioned by Mr. Yamnitz. However, if there is a prospectus that shows some real numbers for cost of construction and returns in the market consistent with what's happening here, it would certainly give them a lot more confidence in the project. On some kind of appreciable level, he has absolutely no doubt the market will go up, and it is going up, but his concern is he doesn't want this to turn into another Ocean Gate or another project that is partially built and then abandoned, as that would be a horrific thing to see at this location.

Ms. Zander said going back to the question of funding, what Mr. Yamnitz is telling them is that there doesn't need to be any financing in place, because it is a full-cash deal.

Mr. Yamnitz said to his understanding that is correct.

Mr. Whitehouse said if he wasn't exactly clear before, economic viability should relate to why the applicant is asking for a two-year extension, and not necessarily whether or not the market is going to call for it, because they don't get involved in market factors here or decide whether or not something is economically viable. However, they do look at it if



the developers are saying they need another year or two and then they're ready to go. If the Board thinks the developers will just sit on their hands if an extension is granted, this would be a reason for the Board to recommend the requested extension not be granted.

Mr. Bradfield asked if the reason the project wasn't built was because of the economy.

Mr. Yamnitz said obviously, the economy was a factor.

Ms. Zander said that's what they're trying to get at, because if the cash is in place to do the project now, the applicant has chosen not to go ahead on each of the deadlines, which have been extended multiple times, and instead has always asked for another extension. She asked why other deadlines the applicant could have met weren't met.

Mr. Yamnitz said due to discrepancies in the start and stop dates for construction, before the development group can move forward, they've got to make sure the permits are extended and they know the defined and clarified start and stop dates. No one is going to invest in something if they don't know they're going to be able to do it as purported. The deadlines weren't met for a myriad of reasons, including everything involved with selling the bulk of the property to the City for the park that now exists, the economy, and the State funding not falling in place for the other portion of the property.

Ms. Zander said respectfully, and again, if the developers have the financing, she doesn't see any authorization for Mr. Yamnitz to appear before the Board to talk about financing.

Mr. Yamnitz said the City Attorney has addressed this, and when this goes before the City Commission, the authorization will be in place.

Ms. England suggested the Board look at this in a different way. Looking at the real estate purchase agreement that was entered into on March 19, 2009, it seems to be the intent of the parties at that time, per paragraph 18 on page 40 in the packet information given to the Board, that the seller would have an extension, although this wasn't put into the PUD ordinance as it was supposed to be, of seven years from the date of this document for completion, which would extend the completion date to March 19, 2016.

Ms. Sloan said it actually says seven years from the date of the closing date, but they don't know the date of the closing date.

Mr. Whitehouse said the Board should forget about this and everything else, and just focus on the additional two years the applicant has requested. The date of completion the developers believe they originally had was March 19, 2016, so he can only deduce that what they are now asking is to extend the completion date to March 19, 2018.

Mr. Yamnitz clarified that he is requesting a two-year extension to the completion date, for an extension to March 19, 2018.

Mr. Bradfield said Mr. Yamnitz has said the funds are in place to start, but they haven't

started the project in the last seven years because the economic environment wasn't good enough to start. He asked what will happen if, within the next 18 months to two years, the economic environment still isn't good enough to start, and once again, he hates beating a dead horse, but is Mr. Yamnitz telling them his investors are going to come out of the ground and fund this project with zero presales? He doesn't know how Mr. Yamnitz's investors can guarantee they'll start this project within the next two years, if an extension is granted, without presales, but if there are investors doing this, he asked Mr. Yamnitz to please give him their names and phone numbers.

Mr. Yamnitz said he wouldn't be here before the Board tonight asking for an extension if the investors weren't ready to move ahead with the project. They just need a guarantee that the completion date of what was previously approved can be extended. Issues with the bank have had them handcuffed so they weren't able to proceed, but currently they're at a juncture where they can proceed, and now the permit timing is an issue. Once that's clarified and they are assured they can get an extension, they're ready to move forward.

Mr. Whitehouse said Ms. Zander just asked him a question to elaborate further on whether or not Mr. Yamnitz is an appropriate representative of the company which owns the property. He doesn't see any owner's authorization in the packet information given to the Board, but again, this is something staff looks at and requires, and if staff doesn't have an owner's authorization and the majority of the Board feels they need more information before moving forward, the Board has the prerogative to continue the matter.

Ms. Zander said she just asked Mr. Whitehouse about this again is because, as she stated earlier, she pulled the Division of Corporations' records for St. Augustine Development Associates LLC and the company's annual report, and found nothing that shows Mr. Yamnitz has any authorization to appear before the Board on behalf of this firm. She doesn't understand how he can be negotiating things on the firm's behalf when the Board has nothing that shows he's authorized to do so. If this authorization exists, she'd like to see it, so she doesn't have to worry about it. She's found who is authorized per the Division of Corporations, and it's not Mr. Yamnitz, it's someone else who's not here.

Mr. Yamnitz said per Mr. Royle's instructions, he made a request, in writing, to appear before the Board at this meeting, and if he had been instructed by Mr. Royle to provide a letter of authorization to make this request, he would have provided this to the Board.

Mr. Guido said the Board has a copy of Mr. Yamnitz's letter to Mr. Royle requesting to come before the Board at tonight's meeting, and the City Commission's February meeting. This is a request, in writing, to be put on these meeting agendas, but it is not a letter of authorization from the owners of the development group giving Mr. Yamnitz permission to appear before the Board and speak on their behalf. One way to handle this would be for the Board to make a motion to table this application because the applicant does not have the appropriate documentation for the Board to move forward on this.

Ms. Zander moved to table this agenda item because of the lack of authorization from St. Augustine Development Associates LLC to show Mr. Yamnitz has permission to appear

before the Board and speak on this firm's behalf. The motion died for lack of a second.

Ms. England asked Mr. Yamnitz to state the dates certain for the extension request, for the purposes of starting construction, and an ending date for completion of construction.

Mr. Yamnitz said in his conversations with Mr. Royle, his request was to extend the permits for a two-year period. He asked how the dates in the PUD can be clarified so there are clear-cut dates, with no ambiguity, they can work off of from hence forward.

Mr. Whitehouse said a written, authorized statement should be submitted from the corporation that owns the property stating what dates the corporation wants for different activities such as start and stop dates for construction. The property is a PUD, so these dates can be stated within the PUD documents, and he thinks it's important to have set dates, so there's no ambiguity as to what the dates are. There has to be a start date and an end date for construction, and once construction has started, there has to be continuous building, as construction can't sit dormant for a certain amount of time once it has started. From a planning perspective, on behalf of the City, the City wants to know when construction will begin and when it will be completed, as these are appropriate questions.

Mr. Bradfield said his concern, again, is that if an extension is granted, the project won't be built, because it is not economically viable. It doesn't make sense to build something that costs twice as much as the price-point of the market it will be sold to. Unless the market comes up to the price-point of what it will cost to build the project, or they can be shown something such as a prospectus that shows it makes sense to build this project and that it's viable on some level, he thinks they'd just be granting an extension that would result in the applicant coming back two years from now to ask for another extension.

Mr. Guido opened the floor to public comment, and asked if there was any member of the public who wished to speak to the Board on this issue. There was no public comment.

Ms. Zander asked for Mr. Whitehouse's opinion as to what the existing start date is.

Mr. Whitehouse said there was an ordinance passed in 2008, which was amended in 2009, saying the developers would have until March 19, 2016 to complete the project, if they finalized the agreement with the City by March 1, 2009. As this was not finalized until after March 1, 2009, legally it appears the extension granted until March 19, 2016 was not valid, because the developers did not meet all of the terms of the amended 2009 ordinance, so therefore, it would most likely revert to the terms of the 2008 ordinance, which gave earlier dates, in other words, the developers had less time to complete the project. He thinks the Board's consideration really becomes whether or not the Board feels it is appropriate, from a planning perspective, to grant an extension to this project which, at the time it was approved, was found to meet the City's Comprehensive Plan and Land Development Regulations and was found to be an appropriate project.

Ms. Zander asked if the Board could make a recommendation to the City Commission on the request to extend the PUD, even if it has already expired, because it's not the Board's

decision as to whether or not the PUD has expired.

Mr. Whitehouse said if the Commission decides the PUD has expired, the applicant will have to go back and reapply for a new PUD, but this Board does not have the authority to decide that. The task of this Board is to recommend if, from a planning perspective, a two-year extension should be granted for this project. In making a decision on this, the Board should take into consideration whether the area around the property has changed, and whether the PUD would still be an appropriate project for the area in two years.

Mr. Guido said the City has made a lot of changes over the last several years, particularly to areas east of A1A Beach Boulevard, since this PUD was originally approved. The City has adopted a number of new ordinances, including a mixed use district ordinance, and his own feeling on this matter is he's not sure it's in the best interest of the City to grant an extension at this time. He'll leave it up to the Commission to make a determination as to whether or not the existing PUD has expired, and if it has, the applicant may possibly have to come back before the Board with a new PUD application.

Mr. Mitherz said he'd be opposed to granting a two-year extension to the end dates for construction to extend them until 2018, and he's not sure if the PUD would still be appropriate, because the area has changed some. Right now, he's reluctant to grant an extension to any of the dates in the current PUD.

Ms. Odom said she doesn't understand what harm it would be if the City granted an extension. Economically, if the Commission were to deny the extension and the developers had to build the project right now, it would go belly up, just like other things have done, which is something she doesn't want to see happen in this City.

Mr. Bradfield asked if an extension is granted and the developers move forward, get all the engineering for the project done to start building the condos, and they come to market in the summer of next year, at what price will they have to be sold to make the project work? If they could be brought to market and the price-points are \$395,000-\$695,000 per unit, then there's an economic viability for which the investors would fund the project, but without that, he doesn't think the investors will fund or build it, nor does he think it will be viable in the marketplace, so they'd be approving something that has no chance of ever being successful. If it can be shown the numbers do add up, he'll have all the confidence to say he thinks the two-year extension is a good thing, and a great opportunity to build a project that will sell. However, if it's built and sits empty, none of these properties will go on the tax rolls, so the City will absorb them, and the project will become a burden, which is something he doesn't want to see happen.

Ms. England said to move this forward to the City Commission, perhaps the Board could recommend the Commission first determine whether or not the PUD has expired. If it is determined that the PUD has completely expired, the Commission should decide, as a matter of policy, whether it's a good idea to grant an extension to a PUD after the PUD ordinance has expired. If it is determined the PUD has not expired, the Board could recommend a short extension of the time to begin construction, so that this date is no later

than the end of this year, and a reasonable extension for completion.

Mr. Guido said he thinks the Board has an obligation to make a specific recommendation to the Commission, and in his mind, the Board should either recommend the two-year extension be granted, or recommend an extension not be granted, rather than complicate the issue. The Commission will be making a decision anyway as to whether or not the PUD has expired, and as he understands it, they already have an opinion from the City Attorney that it has expired. His feeling, personally, is that he doesn't think an extension is in the best interest of the City at this point in time.

Ms. Zander **MADE A MOTION TO RECOMMEND THE CITY COMMISSION NOT EXTEND THE DEADLINE FOR THE MARATEA PLANNED UNIT DEVELOPMENT.** The motion was seconded by Mr. Mitherz and passed 5-2 by roll-call vote.

Mr. Mitherz	Yes
Ms. Odom	No
Mr. Guido	Yes
Ms. England	No
Mr. Bradfield	Yes
Ms. Sloan	Yes
Ms. Zander	Yes

## **VII. OLD BUSINESS**

There was no old business.

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

Mr. Mitherz asked Mr. Larson how many more parking spaces Salt Life Restaurant has leased, and the total number of parking spaces it will have when the restaurant opens.

Mr. Larson said he believes the owners have a lease agreement with Taylor Rental for an additional 44-49 parking spaces, so with the more than 60 parking spaces on the onsite parking lot, the parking requirements, which he thinks is 112 spaces, have now been met.

## **IX. ADJOURNMENT**

The meeting was adjourned at 8:40 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: March 11, 2014

RE: Lake Sienna and Outdoor Music

You have before you a modification to the Final Development Order approved for Mr. Jerry Smith in 2006 for four lots in Lake Sienna Subdivision. The Planning and Zoning Board approved the Final Development Order for the lots with a sunset date of one (1) year, expiring in 2007. Recently, Mr. Smith decided to convert the four lots to two lots. A revised amendment to the plat was submitted and approved by the City Commission at its last meeting on Monday, March 3, 2014.

The City faced litigation filed by the McLeod Firm and the Lake Sienna Homeowners Association filed litigation against Mr. Smith during the process to approve the four lots. With the approval of the lots, the litigation was dismissed against the City. The Homeowners Association and Mr. Smith went to mediation to resolve the issues between them.

At question now is the need for a modified final development order. The replat is for two lots, both fronting Old Beach Road. Both lots will have sewer tie-in to the existing lift station on Kings Quarry Lane, and access to the lots will be from a street that is constructed. No stormwater system modifications are needed since the drainage is already in place for the subdivision. The only issue the City requires resolve for is the mitigation for wetlands which is in work by the property owner with the St. Johns River Water Management District. Each lot will exceed the 7,500 square foot minimum size the City requires by the past approval of Lake Sienna.

The other issue for the Board to discuss is outside music through a speaker sound system. The Land Development Regulations have been reviewed by staff. The only reference to sound is within the decibel section. No text can be found saying that restaurants, etc., cannot have speakers outside. Staff supports banning the use for outside live music if a band is used, as amplification of a band's music would be in violation of the noise regulations. For a single individual such as a guitar player, staff would deem that as acceptable as long as the mandated decibels are not violated.

If a recommendation is made that outside speakers are allowed by conditional use only, this will be taken to the City Commission to get approval to have the City Attorney draft an ordinance.

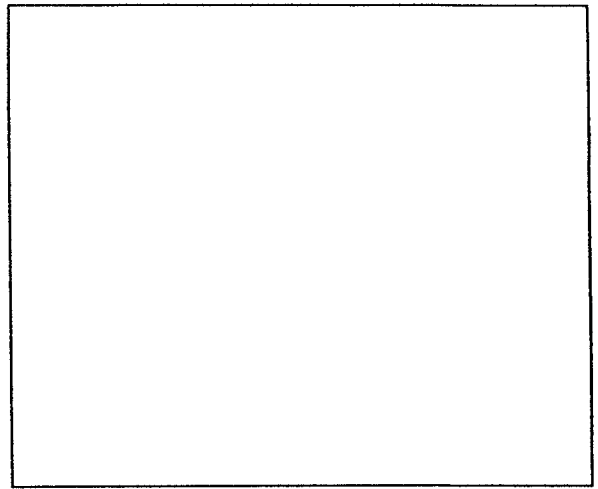
**BEFORE THE COMPREHENSIVE PLANNING  
AND ZONING BOARD OF THE  
CITY OF ST. AUGUSTINE BEACH, FLORIDA**

In re:

**APPLICATION FOR FINAL DEVELOPMENT  
APPROVAL FOR LAKE SIENNA REPLAT  
ST. AUGUSTINE BEACH, FLORIDA 32080**

**MR. JERRY W. SMITH, APPLICANT  
700 RUSKIN DRIVE  
FOREST PARK, GEORGIA 30297**

---



**MODIFICATION TO FINAL DEVELOPMENT ORDER FILE NO. FD 2006-02**

This CAUSE, pertaining to the property described in Exhibit A, Pages 1 and 2, came before the City of St. Augustine Beach Comprehensive Planning and Zoning Board (the BOARD) for public hearing on the 18<sup>th</sup> day of March 2014, for final development approval, per Sections 12.02.05--12.02.07 of the City of St. Augustine Beach Land Development Regulations, for proposed construction of two (2) single-family residential units in a low density residential land use district and amending the current plat for Lake Sienna Subdivision, previously approved by the City of St. Augustine Beach, Florida. The Board having reviewed and considered the application, the report of the Building and Zoning Department, the testimony, statements, and evidence presented before the Board by the applicant and other persons speaking at the public hearing, including public comments, and the Board finding it has jurisdiction over this proceeding and that the required notices have been provided and were afforded to all parties, upon motion duly made, seconded and passed, the application was approved and determined as follows.

**FINDINGS OF FACT**

The Board finds that the Final Development Plan for Lake Sienna Subdivision Replat, consisting of two (2) single-family residential units, conforms to all applicable provisions of the City of St. Augustine Beach Comprehensive Plan, and, except as may be required to be cured herein, with all applicable City of St. Augustine Beach Land Development Regulations.

The application and accompanying documents submitted demonstrate the Final Development Plan for the above-referenced property does not degrade the prescribed Levels of Service for the City of St. Augustine Beach and/or any interlocal agreement with St. Johns County concerning services or capacities which affect consistency and concurrency determinations.

Subject to the conditions hereinafter set forth, it is determined that this modification to Final Development Order File No. FD 2006-02 is approved for the parcel of land as described in Exhibit A, Pages 1 and 2, and shall not be effective except upon ratification of each and every one of the following conditions.

**ORDERED** as follows:

1. This development must conform to all applicable provisions of the City of St. Augustine Beach Comprehensive Plan, and all applicable City of St. Augustine Beach Land Development Regulations.
2. Production of evidence satisfactory to the Building Official of receipt by the applicant of permits deemed necessary allowing development in accordance with the Final Development Plan and accompanying drawings, if required, from the St. Johns River Water Management District and the St. Johns County Utility Department.
3. Essential services such as electricity, telephone, cable and other communication lines and street lighting must be in place prior to issuance of any Certificate of Occupancy. Water and sewer connections must be paid and in place prior to the issuance of any building permits. Screening of any utility apparatus placed above ground shall be required. Fire hydrants shall also be in place prior to issuance of any building permits.
4. Applicant shall undertake measures to protect trees and environmentally sensitive areas by providing protective barriers prior to and during all development activities immediately adjacent to the right-of-way and/or utility easements and the issuance of any infrastructure or utility permit. Clearing and/or tree removal permits will not be issued prior to acceptance of a substantially complete application for a building permit for site work.
5. The applicant shall provide the required Title Opinion to the City Attorney prior to application for replat of the Lake Sienna Subdivision to determine any interests of the Lake Sienna Homeowners Association regarding stormwater system maintenance responsibility, as the current and proposed retention area is located within Tract C. In the event that it should be determined the St. Johns River Water Management District or the Homeowners Association should have an easement on the property, these entities will be required to join in the plat.
6. The requirement for posting a performance bond is waived due to the scope of the work required for the additional two (2) lots.
7. No building permits shall be issued for sewer and water infrastructure construction until approvals are provided by the St. Johns County Utility Department.
8. Nothing contained herein shall be deemed to waive the requirement that the applicant provides lots for construction of two (2) single-family residential units that comply with the Building Codes, Comprehensive Plan and Land Development Regulations of the City of St. Augustine Beach, Florida, or the provisions of all other applicable agencies.
9. This Final Development Order shall be effective for a period of three (3) years from its effective date, at which time the applicant/developer shall have completed one-hundred (100%) percent of all development construction on the site.



10. Successors and assigns of the applicant/owner shall be bound by the terms and conditions of this Final Development Order.

**ORDERED** and executed at the City of St. Augustine Beach, St. Johns County, Florida, this 18<sup>th</sup> day of March, A.D., 2014.

**COMPREHENSIVE PLANNING AND ZONING  
BOARD  
OF THE CITY OF ST. AUGUSTINE BEACH,  
FLORIDA**

By: \_\_\_\_\_  
**Alfred Guido, Chairman**

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, A.D., 2014, by Alfred Guido, who is personally known to me.

\_\_\_\_\_  
**Signature of Notary Public--State of Florida**

**THIS ORDER IS SUBJECT TO APPEAL PER THE PROVISIONS OF SECTION 12.06.02 OF THE CITY OF ST. AUGUSTINE BEACH LAND DEVELOPMENT REGULATIONS.**

**Sec. 12.06.02. Appeals from decisions of the Comprehensive Planning and Zoning Board.**

*"A developer, an adversely affected party, or any person who appeared orally or in writing before the Comprehensive Planning and Zoning Board and asserted a position on the merits in a capacity other than as a disinterested witness, may appeal the decision on a development plan, variance, conditional use permit for a home occupation, or an appeal under Section 12.06.01 reached at the conclusion of an administrative hearing to the City Commission by filing a notice to appeal with the Department within thirty (30) days of the date of the decision."*

**BEFORE THE  
COMPREHENSIVE PLANNING AND ZONING BOARD  
OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA**

**FINAL DEVELOPMENT FILE NO. FD 2006-02**

RE: Application for Final Development Approval  
for Lake Sienna Subdivision Replat  
St. Augustine Beach, Florida 32080

Mr. Jerry W. Smith, Applicant  
The McLeod Firm, Agent for Applicant  
1200 Plantation Island Drive South  
St. Augustine, Florida 32080

**FINAL DEVELOPMENT ORDER**

The above-referenced application, pertaining to the property described in Attachment A, came before the City of St. Augustine Beach Comprehensive Planning and Zoning Board (the Board) for public hearing on the 21<sup>st</sup> day of November, 2006, for final development approval, per Sections 12.02.05-12.02.07 of the City of St. Augustine Beach Land Development Regulations, for proposed construction of four (4) single-family residential units in a low density residential land use district and amending the current plat for Lake Sienna Subdivision, previously approved by the City of St. Augustine Beach, Florida, 32080. The Board considered the application, the report of the Building and Zoning Department, the testimony, statements, and evidence presented before it by the applicant and other persons speaking at the public hearing, and the Board finding it has jurisdiction over this proceeding and that the required notices have been provided and were afforded to all parties, it is determined as follows:

**Findings of Fact**

The Board finds that the Final Development Plan for Lake Sienna Subdivision Replat, consisting of four (4) single-family residential units, conforms with all applicable provisions of the City of St. Augustine Beach Comprehensive Plan, and, except as may be required to be cured herein, with all applicable City of St. Augustine Beach Land Development Regulations.

The application and accompanying documents submitted demonstrate the Final Development Plan for the above-referenced property does not degrade the prescribed Levels of Service for the City of St. Augustine Beach and/or any interlocal agreement with St. Johns County concerning services or capacities which affect consistency and concurrency determinations.

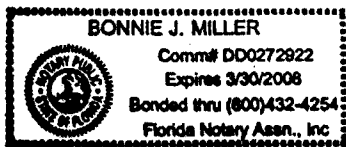
Subject to the conditions hereinafter set forth, it is determined that this Final Development Order File No. FD 2006-02, prepared for the final development application submitted by Mr. Jerry W. Smith, The McLeod Firm, 1200 Plantation Island Drive South, St. Augustine, Florida, 32080,

acting as agent for Mr. Jerry W. Smith, unless modified by a subsequent final development order, is approved for the parcel of land as described in Attachment A, and shall not be effective except upon ratification of each and every one of the following conditions. Issuance of this Final Development Order shall not constitute an opinion that the replat shall also be approved.

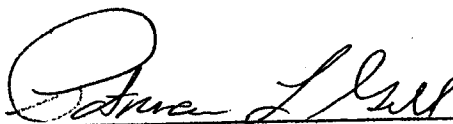
**ORDERED** as follows:

1. This development must conform with all applicable provisions of the City of St. Augustine Beach Comprehensive Plan, and all applicable City of St. Augustine Beach Land Development Regulations.
2. Production of evidence satisfactory to the Building Official of receipt by the applicant of permits deemed necessary allowing development in accordance with the Final Development Plan and accompanying drawings, if required, from the St. Johns River Water Management District and the St. Johns County Utility Department. These permits shall be issued and in effect prior to the issuance of any permits for the four (4) lots that are titled as the replat of Lake Sienna Subdivision.
3. Essential services such as electricity, telephone, cable and other communication lines and street lighting must be in place prior to issuance of any Certificate of Occupancy. Water and sewer connections must be paid and in place prior to the issuance of any building permits. Screening of any utility apparatus placed above ground shall be required. Fire hydrants shall also be in place prior to issuance of any building permits.
4. Applicant shall undertake measures to protect trees and environmentally sensitive areas by providing protective barriers prior to and during all development activities immediately adjacent to the right-of-way and/or utility easements and the issuance of any infrastructure or utility permit. Clearing and/or tree removal permits will not be issued prior to acceptance of a substantially complete application for a building permit for site work.
5. The applicant shall provide the required Title Opinion to the City Attorney prior to application for replat of the Lake Sienna Subdivision to determine any interests of the Lake Sienna Homeowners Association regarding stormwater system maintenance responsibility, as the current and proposed retention area is located within Tract C. In the event that it should be determined the St. Johns River Water Management District or the Homeowners Association should have an easement on the property, these entities will be required to join in the plat.
6. The requirement for posting a performance bond is waived due to the scope of the work required for the additional four (4) lots.
7. No building permits shall be issued for sewer and water infrastructure construction until approvals are provided by the St. Johns County Utility Department.
8. Nothing contained herein shall be deemed to waive the requirement that the applicant provides lots for construction of four (4) single-family residential units that comply with the Building Codes, Comprehensive Plan and Land Development Regulations of the City of St. Augustine Beach, Florida, or the provisions of all other applicable agencies.
9. This Final Development Order shall be effective for a period of one (1) year from its effective date, at which time the applicant/developer shall have completed one hundred (100%) percent of all development construction on the site.
10. Successors and assigns of the applicant/owner will be bound by the terms and conditions of this Final Development Order.

ORDERED and executed at the City of St. Augustine Beach, Florida, this 21st day of November, A.D., 2006.



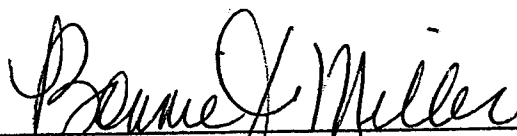
ST. AUGUSTINE BEACH COMPREHENSIVE  
PLANNING AND ZONING BOARD

  
Patricia L. Gill, Chairman

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 27th day of

November, A.D., 2006, by PATRICIA L. GILL, who is personally known to me.

  
Notary Public, State of Florida

Bonnie J. Miller  
Printed Name

THIS ORDER IS SUBJECT TO APPEAL PER THE PROVISIONS OF SECTION 12.06.02 OF THE ST. AUGUSTINE BEACH LAND DEVELOPMENT REGULATIONS.

SECTION 12.06.02: "A developer, an adversely affected party, or any person who appeared orally or in writing before the Comprehensive Planning and Zoning Board and asserted a position on the merits in a capacity other than as a disinterested witness, may appeal the decision on a development plan, variance, conditional use permit for a home occupation, or an appeal under Section 12.06.01 reached at the conclusion of an administrative hearing to the City Commission by filing a notice of appeal with the Department within thirty (30) days of the date of the decision."

A REPLAY OF TRACT "C", LAKE SIENNA  
AS RECORDED IN MAP BOOK 36, PAGES 107 AND 108  
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

**CERTIFICATE OF APPROVAL BY THE  
COMPREHENSIVE PLANNING AND ZONING DEPARTMENT**  
This is to certify that this plot has been examined and approved  
by the St. Augustine Beach Planning and Zoning Department  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**CERTIFICATE OF CITY MANAGER**

**CERTIFICATE OF CLERK**

## GENERAL NOTES

The Vacation of that portion of LAKE SIENNA Subdivision as a result of this replat will not affect the ownership or right of convenient access of persons owning other parts of LAKE SIENNA Subdivision.



## ADOPTION AND DEDICATION

The foregoing adoption and dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by \_\_\_\_\_.

**Notary Public  
State of Florida  
My commission expires**

## SURVEYOR'S CERTIFICATE

Michael A. Plesco P.L.S.  
License Number 4793  
Ancient City Surveying LBS 7111  
4425 U.S.-1 South, Suite 401  
ST. AUGUSTINE, FLORIDA 32086  
(904) 797-9967

PLAT PREPARED BY:  
**ANCIENT CITY SURVEYING**

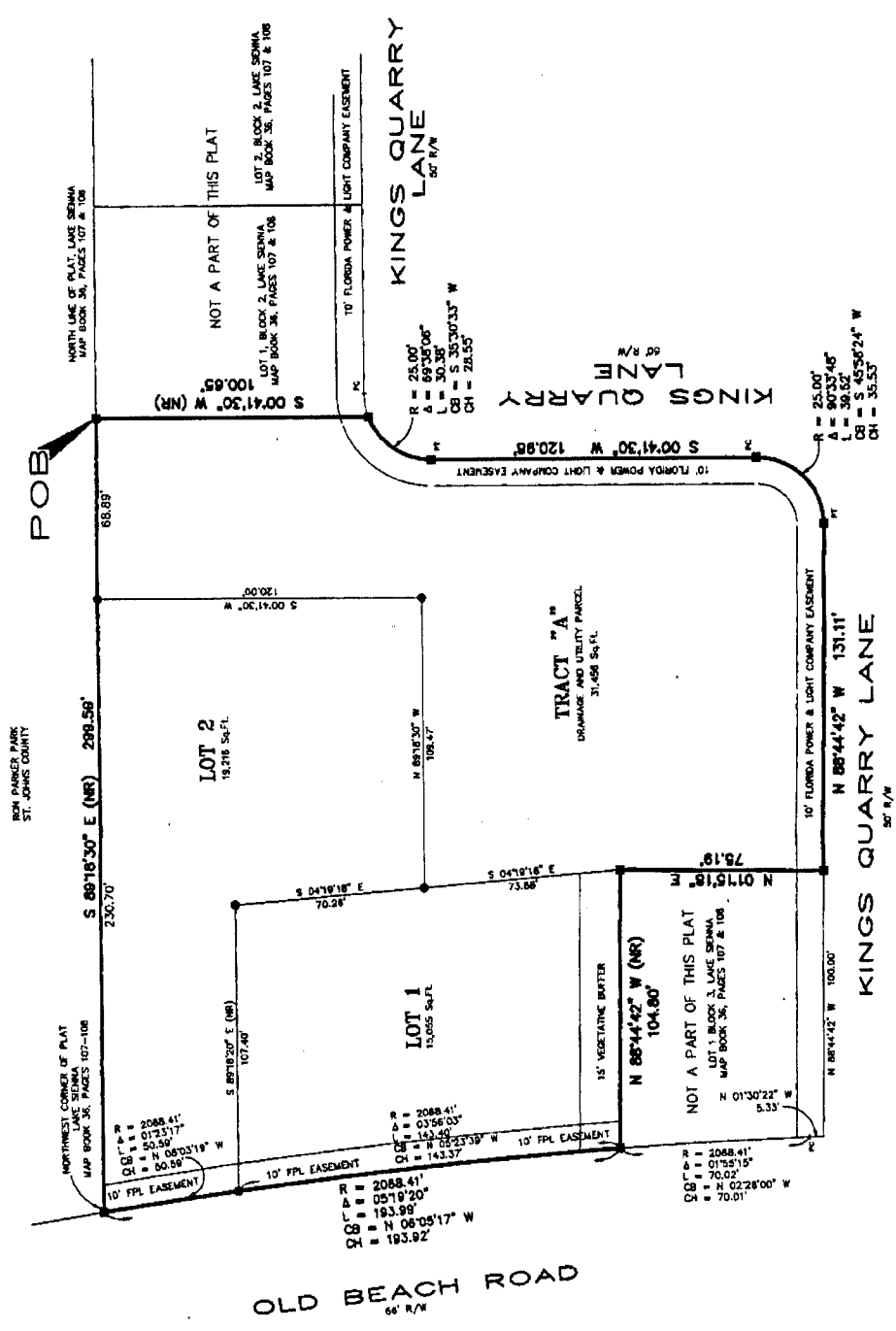
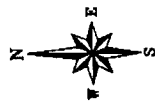


**SURVEYORS - ENGINEERS**  
U.S. HIGHWAY No. 1 SOUTH - SUITE 405  
ST. AUGUSTINE, FLORIDA 32086  
TEL: 904-797-8007 FAX: 904-797-0017  
MAIL: 904-797-8007@worldnet.att.net

# KINGS QUARRY

A REPLAT OF TRACT "C", LAKE SIENNA  
AS RECORDED IN MAP BOOK 36, PAGES 107 AND 108  
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

## EXHIBIT A/2



### LEGEND

- CI - CURVE IDENTIFICATION NUMBER
- LI - LINE IDENTIFICATION NUMBER
- R/W - RIGHT OF WAY
- RA - RADIAL
- NR - NON-RADIAL
- RP - RADIUS POINT
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PI - POINT OF INTERSECTION
- POB - POINT OF BEGINNING
- POI - POINT OF INTERSECTION
- CRS - CURVED RECORDS BOOK
- Sq.Ft. - SQUARE FEET
- FPL - FLORIDA POWER & LIGHT COMPANY
- FL - FLORIDA
- SET - SET BACK
- PERM - PERMANENT REFERENCE MONUMENT
- SET 4" X 4" CONCRETE MONUMENT - LB # 7111

### NOTE

BASES OF BEARINGS - THE NORTH LINE OF THE PLAT, OF LAKE SIENNA, AS RECORDED IN MAP BOOK 36, PAGES 107 & 108, HAVING AN ASSUMED BEARING OF S 89°16'30" E.

STATE PLANE COORDINATES AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/90 - UNITED STATES FEET - 2 RECEIVERS FLORIDA ZONE EAST, AND WERE OBTAINED USING ASHTEROM 2000 AND ASHTEROM 2000S. THE PLAT IS A REPLAT OF TRACT "C", LAKE SIENNA, AS RECORDED IN MAP BOOK 36, PAGES 107 & 108, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. THE REASONABLE CURS AIR (APL), DRUMOND BEACH CONS AIR (DRM) AND PALATKA CONS AIR (PLN).

PUBLISHED COORDINATES

AKA: NORTHING 2234448.09, EASTING 433760.09  
DRM: NORTHING 1004733.03, EASTING 827458.22  
PLN: NORTHING 133016.30, EASTING 437788.25

PLAT PREPARED BY:

**ANCIENT CITY SURVEYING**  
1307111

**ACS**

SURVEYORS - ENGINEERS  
4408 U.S. HIGHWAY No. 1 NORTH - SUITE 401  
ST. AUGUSTINE, FLORIDA 32084  
PHONE: 904-287-0887 FAX: 904-287-4027  
E-MAIL: aac-surveys@aol.com

## MEMORANDUM

**TO:** Alfred Guido, Chairman  
Berta Odom  
Steve Mitherz  
Karen Zander  
Elisa Sloan  
Margaret England  
David Bradfield  
Lennet Daigle (Alternate)  
Jane West (Alternate)

**FROM:** Max Royle, City Manager 

**DATE:** March 4, 2014

**SUBJECT:** Amending the Capital Improvements Element of the Comprehensive Plan:

- A. to Adopt the School District's Five-Year Capital Improvements Plan
- B. Improvements to Ocean Hammock Park

### ITEM A. SCHOOL DISTRICT'S FIVE-YEAR PLAN

Though the City has no schools within its limits, State law requires that each year the City Commission amend the capital improvements elements of the City's Comprehensive Plan to include the School District's five-year capital improvements plan.

The adoption of the District's five-year capital improvements 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 location's vulnerability to storms and the very high cost of land on a barrier island.

### Action Requested

Attached is the District's five-year capital improvements plan. We ask that you recommend to the City Commission its adoption by ordinance.

The Commission will review your recommendation at its April 7<sup>th</sup> meeting. The City Attorney will then prepare an ordinance to amend the capital improvements element of the Comprehensive Plan.

#### ITEM B. OCEAN HAMMOCK PARK

We ask that you recommend as part of the amendment to the capital improvements element that the Commission include improvements, such as trails, parking area paved with porous bricks, a nature center, for Ocean Hammock Park. The inclusion of such improvements in the Comprehensive Plan could help the City obtain grant funds in the future for them.



## 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.

	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Five Year Total
Total Revenues	\$73,968,935	\$13,875,000	\$15,775,000	\$20,261,403	\$27,788,328	\$151,668,666
Total Project Costs	\$73,968,935	\$13,875,000	\$15,775,000	\$20,261,403	\$27,788,328	\$151,668,666
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	9/10/2013
Work Plan Submittal Date	9/18/2013
DISTRICT SUPERINTENDENT	Dr. Joseph G. Joyner
CHIEF FINANCIAL OFFICER	Michael Degutis
DISTRICT POINT-OF-CONTACT PERSON	Tim Forson
JOB TITLE	Deputy Superintendent for Operational Services
PHONE NUMBER	904.547.7670
E-MAIL ADDRESS	forsont@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	2013 - 2014 Fiscal Budget	2014 - 2015 Fiscal Budget	2015 - 2016 Fiscal Budget	2016 - 2017 Fiscal Budget	2017 - 2018 Fiscal Budget	Total
HVAC	\$1,520,000	\$415,000	\$300,000	\$355,000	\$460,000	\$3,050,000
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 MENÉNDEZ 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	\$535,000	\$715,000	\$500,000	\$485,000	\$765,000	\$3,000,000
Locations:	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN 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 MENÉNDEZ 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	\$342,000	\$0	\$0	\$0	\$0	\$342,000
Locations:	EVELYN HAMBLÉN EDUCATION CENTER, WEBSTER ELEMENTARY					
Safety to Life	\$333,900	\$250,000	\$250,000	\$250,000	\$250,000	\$1,333,900
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, 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 MENÉNDEZ 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					
Fencing	\$41,000	\$0	\$0	\$0	\$0	\$41,000
Locations:	BARTRAM TRAIL SENIOR HIGH, CROOKSHANK ELEMENTARY					
Parking	\$334,000	\$320,000	\$370,000	\$330,000	\$250,000	\$1,604,000

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	\$252,000	\$0	\$0	\$0	\$0	\$252,000
Locations:	ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, Creekside High School, CUNNINGHAM CREEK ELEMENTARY, FRUIT COVE MIDDLE, KETTERLINUS ELEMENTARY, MILL CREEK ELEMENTARY, MURRAY MIDDLE, OSCEOLA ELEMENTARY, Pacetti Bay Middle School, Ponte Vedra High School					
Fire Alarm	\$45,000	\$0	\$0	\$0	\$0	\$45,000
Locations:	FRUIT COVE MIDDLE, OTIS A MASON ELEMENTARY, SWITZERLAND POINT MIDDLE					
Telephone/Intercom System	\$20,000	\$0	\$0	\$0	\$0	\$20,000
Locations:	PEDRO MENENDEZ SENIOR HIGH, SWITZERLAND POINT MIDDLE					
Closed Circuit Television	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Paint	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Maintenance/Repair	\$3,135,444	\$3,302,000	\$3,500,000	\$3,696,000	\$3,541,000	\$17,174,444
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					
<b>Sub Total:</b>	<b>\$6,558,344</b>	<b>\$5,002,000</b>	<b>\$4,920,000</b>	<b>\$5,116,000</b>	<b>\$5,266,000</b>	<b>\$26,862,344</b>

PECO Maintenance Expenditures	\$6,000,000	\$0	\$32,216	\$100,961	\$242,014	\$6,375,191
<b>1.50 Mill Sub Total:</b>	<b>\$1,375,344</b>	<b>\$5,687,000</b>	<b>\$5,582,784</b>	<b>\$5,710,039</b>	<b>\$5,718,986</b>	<b>\$24,074,153</b>

Initial Item	2013-2014 Approved	2014-2015 Proposed	2015-2016 Proposed	2016-2017 Proposed	2017-2018 Proposed	Total
Wetland Mont & Imp TBD	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
Locations:	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN 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					

IAQ Baseline Testing		\$35,000	\$35,000	\$45,000	\$45,000	\$45,000	\$205,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLER EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, 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		\$357,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,557,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLER EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, 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						
Env/Remediation TBD		\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLER 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		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLER EDUCATION CENTER, FIRST COAST TECHNICAL INSTITUTE, 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						
Energy Management Pgm TBD		\$75,000	\$0	\$0	\$0	\$0	\$75,000
Locations	ADMINISTRATIVE COMPLEX, ALICE B LANDRUM MIDDLE, ALLEN D NEASE SENIOR HIGH, BARTRAM TRAIL SENIOR HIGH, BUS SERVICE GARAGE & WAREHOUSE, Creekside High School, CROOKSHANK ELEMENTARY, CUNNINGHAM CREEK ELEMENTARY, DURBIN CREEK ELEMENTARY, EVELYN HAMBLER EDUCATION CENTER, 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>\$7,375,344</b>	<b>\$5,687,000</b>	<b>\$5,615,000</b>	<b>\$5,811,000</b>	<b>\$5,961,000</b>	<b>\$30,449,344</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	2013 - 2014 Actual Budget	2014 - 2015 Proposed	2015 - 2016 Proposed	2016 - 2017 Proposed	2017 - 2018 Proposed	Total
Remaining Maint and Repair from 1.5 Mills	\$1,375,344	\$5,687,000	\$5,582,784	\$5,710,039	\$5,718,986	\$24,074,153
Maintenance/Repair Salaries	\$1,798,245	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$9,798,245
School Bus Purchases	\$1,505,582	\$2,779,536	\$3,126,978	\$3,126,978	\$3,126,978	\$13,666,052
Other Vehicle Purchases	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$300,000
Capital Outlay Equipment	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$15,254,337	\$15,258,337	\$15,258,337	\$15,258,337	\$15,258,337	\$76,287,685
Rent/Lease Relocatables	\$2,017,456	\$1,750,000	\$1,500,000	\$1,250,000	\$1,000,000	\$7,517,456
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
Technology Plan	\$2,224,220	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$8,224,220
School Based Maintenance	\$400,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,200,000
FCTC Allocation	\$250,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,650,000
Playground Equipment	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
School Technology Allocation	\$500,000	\$0	\$0	\$0	\$0	\$500,000
District/School Security	\$196,000	\$0	\$0	\$0	\$0	\$196,000
<b>Local Expenditure Totals:</b>	<b>\$27,217,457</b>	<b>\$31,284,873</b>	<b>\$31,278,099</b>	<b>\$31,155,354</b>	<b>\$30,914,301</b>	<b>\$151,850,084</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	Rate	2013 - 2014 Actual Value	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Total
(1) Non-exempt property assessed valuation		\$18,901,011,904	\$19,003,157,213	\$19,713,145,214	\$20,691,315,009	\$21,973,349,078	\$100,281,978,418
(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		\$31,753,700	\$31,925,304	\$33,118,084	\$34,761,409	\$36,915,226	\$168,473,723
(4) Value of the portion of the 1.50 -Mill ACTUALLY levied	370	\$27,217,457	\$27,364,546	\$28,386,929	\$29,795,494	\$31,641,623	\$144,406,049

(5) Difference of lines (3) and (4)		\$4,536,243	\$4,560,758	\$4,731,155	\$4,965,915	\$5,273,603	\$24,067,674
-------------------------------------	--	-------------	-------------	-------------	-------------	-------------	--------------

**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	2010-2011 Actual Budget	2011-2012 Proposed	2012-2013 Proposed	2013-2014 Proposed	2014-2015 Proposed	Total
PECO New Construction	340	\$0	\$0	\$0	\$0	\$0	\$0
PECO Maintenance Expenditures		\$6,000,000	\$0	\$32,216	\$100,961	\$242,014	\$6,375,191
		\$6,000,000	\$0	\$32,216	\$100,961	\$242,014	\$6,375,191

**CO & DS Revenue Source**

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2010-2011 Actual Budget	2011-2012 Proposed	2012-2013 Proposed	2013-2014 Proposed	2014-2015 Proposed	Total
CO & DS Cash Flow-through Distributed	360	\$229,746	\$229,746	\$229,746	\$229,746	\$229,746	\$1,148,730
CO & DS Interest on Undistributed CO	360	\$10,954	\$10,954	\$10,954	\$10,954	\$10,954	\$54,770
		\$240,700	\$240,700	\$240,700	\$240,700	\$240,700	\$1,203,500

**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	2009-2010 Actual Budget	2010-2011 Proposed	2011-2012 Proposed	2012-2013 Proposed	2013-2014 Proposed	2014-2015 Proposed	Total
SCD 2009-6 Anderson Greenbriar -- Contribution of Land (19.25 acres)	\$0	\$0	\$0	\$0	\$0	\$1	\$1
SCD 2011-2 Winchester East -- Proportionate Share Mitigation Payment--Middle School Student Stations	\$93,450	\$109,654	\$109,654	\$0	\$0	\$0	\$312,758
SCD 2012-3/SCDMOD 2013-1 Oxford Estates-Proportionate Share Mitigation Payment--Middle School Student Stations	\$0	\$38,991	\$38,991	\$0	\$0	\$0	\$77,982
SCD 2012-4 Oakridge Landing--Proportionate Share Mitigation --Middle School Student Stations	\$692,052	\$21,856	\$0	\$0	\$0	\$0	\$713,908
	\$785,502	\$170,501	\$148,645	\$0	\$0	\$1	\$1,104,649

**Sales Surtax Referendum**

Specific information about any referendum for a 1-cent or ¼-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2012 - 2013?

No

**Additional Revenue Source**

Any additional revenue sources

Item	2013 - 2014 Actual Value	2014 - 2015 Proposed	2015 - 2016 Proposed	2016 - 2017 Proposed	2017 - 2018 Proposed	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	\$785,502	\$0	\$0	\$0	\$0	\$785,502
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	\$0	\$0	\$0	\$0	\$0
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	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$50,000,000
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$150,000	\$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>\$93,905,156</b>	<b>\$7,384,126</b>	<b>\$8,276,825</b>	<b>\$11,380,563</b>	<b>\$16,820,305</b>	<b>\$137,766,975</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	(\$31,897,925)	\$0	\$0	\$0	\$0	(\$31,897,925)
<b>Subtotal</b>	<b>\$72,942,733</b>	<b>\$17,384,126</b>	<b>\$18,276,825</b>	<b>\$21,380,563</b>	<b>\$26,820,305</b>	<b>\$156,804,552</b>

**Total Revenue Summary**

Item Name	2013 - 2014 Budget	2014 - 2015 Proposed	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$27,217,457	\$27,364,546	\$28,386,929	\$29,795,494	\$31,641,823	\$144,406,049
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$27,217,457)	(\$31,284,873)	(\$31,278,099)	(\$31,155,354)	(\$30,914,301)	(\$151,850,084)
PECO Maintenance Revenue	\$6,000,000	\$0	\$32,216	\$100,961	\$242,014	\$6,375,191
<b>Available 1.50 Mill for New Construction</b>	<b>\$0</b>	<b>(\$3,920,327)</b>	<b>(\$2,891,170)</b>	<b>(\$1,359,860)</b>	<b>\$727,322</b>	<b>(\$7,444,035)</b>

Item Name	2013 - 2014 Budget	2014 - 2015 Proposed	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Five Year Total
CO & DS Revenue	\$240,700	\$240,700	\$240,700	\$240,700	\$240,700	\$1,203,500
PECO New Construction Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Other/Additional Revenue	\$73,728,235	\$17,554,627	\$18,425,470	\$21,380,563	\$26,820,306	\$157,909,201
<b>Total Additional Revenue</b>	<b>\$73,968,935</b>	<b>\$17,795,327</b>	<b>\$18,666,170</b>	<b>\$21,621,263</b>	<b>\$27,061,006</b>	<b>\$159,112,701</b>
<b>Total Available Revenue</b>	<b>\$74,209,635</b>	<b>\$18,036,027</b>	<b>\$18,907,340</b>	<b>\$21,862,063</b>	<b>\$27,302,006</b>	<b>\$160,325,201</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	Planned Cost:	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Total	Needed
New K-8 HH	Location not specified		\$28,500,000	\$0	\$0	\$0	\$0	\$28,500,000	Yes
	Student Stations:		0	1,144	0	0	0	1,144	
	Total Classrooms:		0	54	0	0	0	54	
	Gross Sq Ft:		0	187,100	0	0	0	187,100	
New High School FFF (9th Grade Center)	Location not specified		\$11,056,077	\$3,000,000	\$3,000,000	\$1,486,403	\$0	\$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	73,016	73,016	



New K-8 II	Location not specified	Planned Cost:	\$28,500,000	\$0	\$0	\$0	\$0	\$28,500,000	Yes
	Student Stations:		0	1,144	0	0	0	1,144	
	Total Classrooms:		0	54	0	0	0	54	
	Gross Sq Ft:		0	187,100	0	0	0	187,100	
New High School GGG (9th Grade Center)	Location not specified	Planned Cost:	\$0	\$2,100,000	\$4,000,000	\$4,000,000	\$8,442,480	\$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	73,016	73,016	
New Middle School JJ	Location not specified	Planned Cost:	\$785,502	\$0	\$0	\$6,000,000	\$5,766,648	\$12,552,150	Yes
	Student Stations:		0	0	0	0	528	528	
	Total Classrooms:		0	0	0	0	24	24	
	Gross Sq Ft:		0	0	0	0	80,944	80,944	

Planned Cost:	\$68,841,579	\$5,100,000	\$7,000,000	\$11,486,403	\$14,209,128	\$106,637,110
Student Stations:	0	2,288	0	0	1,768	4,056
Total Classrooms:	0	108	0	0	78	186
Gross Sq Ft:	0	374,200	0	0	226,976	601,176

### Other Project Schedules

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

Project Description	Location	FY13	FY14	FY15	FY16	FY17	FY18	FY19
SREF	Location not specified	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000	Yes
Districtwide Maintenance Prgm: Add'l Capital Projects	Location not specified	\$0	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$16,000,000	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	\$68,254	\$0	\$0	\$0	\$0	\$68,254	Yes
Districtwide Other Projects	Location not specified	\$280,102	\$0	\$0	\$0	\$0	\$280,102	Yes
Debt Service	Location not specified	\$3,704,000	\$3,700,000	\$3,700,000	\$3,700,000	\$3,700,000	\$18,504,000	Yes
		\$5,127,356	\$8,775,000	\$8,775,000	\$8,775,000	\$8,775,000	\$40,227,356	

## Additional Project Schedules

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

Project Description	Location	Initial Circulation	2013-2014 Actual Budget	2015-2016 Proposed	2017-2018 Proposed	2019-2020 Proposed	2021-2023 Proposed	Total	Funded
Classroom Expansion	Liberty Pines Academy	10	\$0	\$0	\$0	\$0	\$4,804,200	\$4,804,200	Yes
		10	\$0	\$0	\$0	\$0	\$4,804,200	\$4,804,200	

## Non Funded Growth Management Project Schedules

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

Nothing reported for this section.

## Tracking

### Capacity Tracking

School	2012-13 Enroll	2012-13 Capacity	2013-14 Enroll	2013-14 Capacity	2013-14 Enroll	2013-14 Capacity	2013-14 Enroll	2013-14 Capacity	2013-14 Enroll	2013-14 Capacity	2013-14 Enroll	2013-14 Capacity	2013-14 Enroll	2013-14 Capacity
CROOKSHANK ELEMENTARY	880	880	860	48	14	75.00 %	-334	-15	546	100.00 %	17			
EVELYN HAMBLEN EDUCATION CENTER	263	263	71	15	5	27.00 %	0	0	82	31.00 %	5			
KETTERLINUS ELEMENTARY	485	485	442	26	17	91.00 %	0	0	485	100.00 %	19			
PONTE VEDRA-PALM VALLEY ELEMENTARY	612	612	603	34	18	98.00 %	-18	-1	594	100.00 %	18			
R B HUNT ELEMENTARY	699	699	694	37	19	99.00 %	0	0	699	100.00 %	19			
MURRAY MIDDLE	1,093	983	752	49	15	77.00 %	0	0	983	100.00 %	20			
K-8 SCHOOL II	0	0	0	0	0	0.00 %	1,144	54	1,144	100.00 %	21			
Pacetti Bay Middle School	1,136	1,022	1,011	50	20	99.00 %	0	0	1,022	100.00 %	20			
Creekside High School	1,768	1,679	1,745	72	24	104.00 %	0	0	1,679	100.00 %	23			
Ponte Vedra High School	1,511	1,435	1,485	64	23	104.00 %	0	0	1,435	100.00 %	22			
Liberty Pines Academy	1,580	1,422	1,326	73	18	93.00 %	-308	-16	1,126	101.00 %	20			
Palencia Elementary School	731	731	536	39	14	73.00 %	0	0	731	100.00 %	19			
NEW K-8 HH	0	0	0	0	0	0.00 %	1,144	54	1,144	100.00 %	21			
FRUIT COVE MIDDLE	1,420	1,278	1,392	61	23	109.00 %	0	0	1,278	100.00 %	21			
DURBIN CREEK ELEMENTARY	1,230	1,230	887	63	14	72.00 %	-372	-20	858	100.00 %	20			
TIMBERLIN CREEK ELEMENTARY	1,030	1,030	926	55	17	90.00 %	-270	-15	760	100.00 %	19			
SOUTH WOODS ELEMENTARY	742	742	569	39	15	77.00 %	-108	-6	634	100.00 %	19			
HICKORY CREEK ELEMENTARY	760	760	793	40	20	104.00 %	0	0	760	100.00 %	19			
Wards Creek Elementary	850	850	801	45	18	94.00 %	-90	-5	760	100.00 %	19			
OTIS A MASON ELEMENTARY	669	669	591	36	16	88.00 %	0	0	669	100.00 %	19			
CUNNINGHAM CREEK ELEMENTARY	1,006	1,006	761	53	14	76.00 %	-360	-20	646	100.00 %	20			
GAMBLE ROGERS MIDDLE	1,005	904	846	47	18	94.00 %	0	0	904	100.00 %	19			
OCEAN PALMS ELEMENTARY	901	901	817	48	17	91.00 %	-234	-12	667	100.00 %	19			
PEDRO MENENDEZ SENIOR HIGH	1,567	1,488	1,294	62	21	87.00 %	0	0	1,488	100.00 %	24			

BARTRAM TRAIL SENIOR HIGH	2,074	1,970	1,639	84	20	83.00 %	0	0	1,970	100.00 %	23
SEBASTIAN MIDDLE	906	815	646	44	15	79.00 %	0	0	815	100.00 %	19
ALICE B LANDRUM MIDDLE	1,171	1,053	1,253	56	22	119.00 %	0	0	1,053	100.00 %	19
SWITZERLAND POINT MIDDLE	1,117	1,005	1,168	53	22	116.00 %	0	0	1,005	100.00 %	19
OSCEOLA ELEMENTARY	856	856	668	46	15	78.00 %	-108	-6	748	100.00 %	19
MILL CREEK ELEMENTARY	1,043	1,043	787	55	14	75.00 %	0	0	1,043	100.00 %	19
MARJORIE KINNAN RAWLINGS ELEMENTARY	739	739	654	37	18	88.00 %	0	0	739	100.00 %	20
SAINT AUGUSTINE SENIOR HIGH	1,876	1,782	1,625	78	21	91.00 %	0	0	1,782	100.00 %	23
WEBSTER ELEMENTARY	995	995	522	58	9	52.00 %	-36	-2	959	100.00 %	17
FIRST COAST TECHNICAL INSTITUTE	1,307	1,568	212	80	3	14.00 %	0	0	193	12.00 %	2
JULINGTON CREEK ELEMENTARY	1,118	1,118	1,062	60	18	95.00 %	-90	-5	1,028	100.00 %	19
ALLEN D NEASE SENIOR HIGH	1,825	1,733	1,638	73	22	95.00 %	0	0	1,733	100.00 %	24
W DOUGLAS HARTLEY ELEMENTARY	729	729	654	40	16	90.00 %	0	0	729	100.00 %	18
	<b>37,694</b>	<b>36,475</b>	<b>31,532</b>	<b>1,820</b>	<b>17</b>	<b>86.45 %</b>	<b>-40</b>	<b>-15</b>	<b>34,891</b>	<b>95.76 %</b>	<b>19</b>

The COFTE Projected Total (34,891) for 2017 - 2018 must match the Official Forecasted COFTE Total (36,353) for 2017 - 2018 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.

Official Forecasted COFTE At 2017 - 2018	
Elementary (PK-3)	10,367
Middle (4-8)	14,563
High (9-12)	11,423
	<b>36,353</b>

Balanced Projected COFTE At 2017 - 2018	
Elementary (PK-3)	62
Middle (4-8)	665
High (9-12)	735
	<b>36,353</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.

Elementary	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Year 5 Total
CUNNINGHAM CREEK ELEMENTARY	0	0	0	0	20	20
OCEAN PALMS ELEMENTARY	0	13	0	0	0	13
OSCEOLA ELEMENTARY	0	0	0	0	6	6

JULINGTON CREEK ELEMENTARY	0	0	0	0	5	5
WEBSTER ELEMENTARY	0	0	0	0	2	2
PONTE VEDRA-PALM VALLEY ELEMENTARY	0	1	0	0	0	1
CROOKSHANK ELEMENTARY	0	0	0	0	15	15
Liberty Pines Academy	0	0	0	0	16	16
Wards Creek Elementary	0	0	0	0	5	5
SOUTH WOODS ELEMENTARY	0	0	0	0	6	6
TIMBERLIN CREEK ELEMENTARY	0	0	0	0	15	15
DURBIN CREEK ELEMENTARY	0	20	0	0	0	20
<b>Total Relocatable Replacements:</b>	<b>0</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>90</b>	<b>124</b>

### Charter Schools Tracking

Information regarding the use of charter schools.

Charter School	Number of Students	Charter Type	Year Started	Students	Teachers	Staff	Total
ABLE; Grades 5-8; 7 Williams St., St. Augustine, FL, 32084	6	PRIVATE	2006	158	91	3	176
Therapeutic Learning Center (TLC); PK; 2101 ARC Drive St. Augustine, FL 32084	2	PRIVATE	2000	20	15	1	20
St. Johns Community Campus; ESE Ages 18-22; 62 Cuna Street, St. Augustine, FL 32084	4	PRIVATE	2010	20	12	1	20
St. Augustine Public Montessori; Grades 1-6; 7A Williams St., St. Augustine, FL, 32084	3	PRIVATE	2012	52	48	3	132
St. Paul School of Excellence; Grades K-5; 100 Martin Luther King Avenue, St. Augustine, FL 32084	3	PRIVATE	2012	74	65	3	216
	<b>18</b>			<b>324</b>	<b>231</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	Classroom Type	Not for Educational Purposes	For Educational Purposes	Adaptive PE/PE	Adaptive PE/PE	Adaptive PE/PE	Total
<b>Total Educational Classrooms:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

School	Classroom Type	Not for Educational Purposes	For Educational Purposes	Adaptive PE/PE	Adaptive PE/PE	Adaptive PE/PE	Total
CROOKSHANK ELEMENTARY	Co-Teaching	0	3	0	0	0	3

KETTERLINUS ELEMENTARY	Co-Teaching	1	2	0	0	0	3
PONTE VEDRA-PALM VALLEY ELEMENTARY	Co-Teaching	15	0	0	0	0	15
R B HUNT ELEMENTARY	Co-Teaching	2	2	0	0	0	4
JULINGTON CREEK ELEMENTARY	Co-Teaching	3	1	0	0	0	4
W DOUGLAS HARTLEY ELEMENTARY	Co-Teaching	1	0	0	0	0	1
ALICE B LANDRUM MIDDLE	Co-Teaching	0	2	0	0	0	2
OSCEOLA ELEMENTARY	Co-Teaching	1	1	0	0	0	2
MILL CREEK ELEMENTARY	Co-Teaching	1	0	0	0	0	1
MARJORIE KINNAN RAWLINGS ELEMENTARY	Co-Teaching	0	1	0	0	0	1
OTIS A MASON ELEMENTARY	Co-Teaching	1	0	0	0	0	1
CUNNINGHAM CREEK ELEMENTARY	Co-Teaching	1	1	0	0	0	2
GAMBLE ROGERS MIDDLE	Co-Teaching	0	2	0	0	0	2
OCEAN PALMS ELEMENTARY	Co-Teaching	4	1	0	0	0	5
FRUIT COVE MIDDLE	Co-Teaching	0	1	0	0	0	1
DURBIN CREEK ELEMENTARY	Co-Teaching	5	1	0	0	0	6
TIMBERLIN CREEK ELEMENTARY	Co-Teaching	4	1	0	0	0	5
SOUTH WOODS ELEMENTARY	Co-Teaching	3	2	0	0	0	5
HICKORY CREEK ELEMENTARY	Co-Teaching	4	1	0	0	0	5
Wards Creek Elementary	Co-Teaching	1	1	0	0	0	2
Pacetti Bay Middle School	Co-Teaching	0	2	0	0	0	2
Ponte Vedra High School	Co-Teaching	0	0	1	2	0	3
Liberty Pines Academy	Co-Teaching	1	0	0	0	0	1
Palencia Elementary School	Co-Teaching	2	1	0	0	0	3
Total Co-Teaching Classrooms:		50	26	1	2	0	79

### Infrastructure Tracking

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

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

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

New High School FFF (Ninth Grade Center): Water and sewer line extensions and road improvements for access.

New High School GGG (Ninth Grade Center): Water and sewer line extensions and road improvements for access.

New Middle School JJ: Water and sewer line extensions and road improvements for access.

Liberty Pines Academy (K-8) Classroom Addition: None. Existing site.

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

K-8 School HH: Durbin Crossing DRI

K-8 School II: Nocatee DRI

High School FFF (9th Grade Center): Northern St. Johns County. Location TBD.

High School GGG (9th Grade Center): Northern St. Johns County. Location TBD.

Middle School JJ: Northern St. Johns County. Location 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 2012 - 2013 fiscal year.					List the net new classrooms to be added in the 2013 - 2014 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 2013 - 2014 should match totals in Section 15A.			
	Permanent	Variable	Relocatable	Total	Permanent	Variable	Relocatable	Total
Elementary (PK-3)	28	0	-9	19	0	0	0	0
Middle (4-8)	12	0	6	18	0	0	0	0
High (9-12)	0	0	8	8	0	0	0	0
	40	0	5	45	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.

School	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
MILL CREEK ELEMENTARY	80	80	80	80	80	80

MARJORIE KINNAN RAWLINGS ELEMENTARY	0	0	0	0	0	0
OTIS A MASON ELEMENTARY	0	0	0	0	0	0
CUNNINGHAM CREEK ELEMENTARY	360	360	360	360	0	288
GAMBLE ROGERS MIDDLE	0	0	0	0	0	0
OCEAN PALMS ELEMENTARY	234	0	0	0	0	47
PEDRO MENENDEZ SENIOR HIGH	50	50	50	50	50	50
BARTRAM TRAIL SENIOR HIGH	25	0	0	0	0	5
FRUIT COVE MIDDLE	220	220	220	220	220	220
Creekside High School	250	450	450	450	450	410
Ponte Vedra High School	0	0	0	0	0	0
DURBIN CREEK ELEMENTARY	372	0	0	0	0	74
Wards Creek Elementary	90	90	90	90	0	72
Pacetti Bay Middle School	0	0	0	0	0	0
TIMBERLIN CREEK ELEMENTARY	270	270	270	270	0	216
SOUTH WOODS ELEMENTARY	108	108	108	108	0	86
HICKORY CREEK ELEMENTARY	0	0	0	0	0	0
CROOKSHANK ELEMENTARY	334	334	334	334	0	267
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	0	29
FIRST COAST TECHNICAL INSTITUTE	152	48	48	48	48	69
JULINGTON CREEK ELEMENTARY	90	90	90	90	0	72
ALLEN D NEASE SENIOR HIGH	350	400	400	400	400	390
W DOUGLAS HARTLEY ELEMENTARY	0	0	0	0	0	0
SEBASTIAN MIDDLE	0	0	0	0	0	0
ALICE B LANDRUM MIDDLE	176	198	198	198	198	194
SWITZERLAND POINT MIDDLE	132	132	132	132	132	132
OSCEOLA ELEMENTARY	108	108	108	108	0	86
Liberty Pines Academy	304	380	380	380	0	289
Palencia Elementary School	0	0	0	0	0	0
NEW K-8 HH	0	0	0	0	0	0
K-8 SCHOOL II	0	0	0	0	0	0



ST JOHNS COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	3,903	3,498	3,498	3,498	1,722	3,224
Total number of COFTE students projected by year.	32,488	33,454	34,338	35,442	36,353	34,415
Percent in relocatables by year.	12 %	10 %	10 %	10 %	5 %	9 %

### 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	Classrooms Planned	Planned Stations	Notes	Classrooms 2017-2018	Planned 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	15	275	Leased	0	0
EVELYN HAMBLÉN 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	5	144	Leased	0	0
ALLEN D NEASE SENIOR HIGH	14	350	Leased	16	400
W DOUGLAS HARTLEY ELEMENTARY	0	0	Leased	0	0
ALICE B LANDRUM MIDDLE	8	176	Leased	8	198
SWITZERLAND POINT MIDDLE	0	0	Leased	22	132
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	48
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	2	50
SOUTH WOODS ELEMENTARY	6	108	Leased	0	0
HICKORY CREEK ELEMENTARY	0	0	Leased	0	0
Wards Creek Elementary	5	90	Leased	0	0
Pacetti Bay Middle School	0	0		0	0
Creekside High School	10	250	Leased	18	400
Ponte Vedra High School	0	0		0	0
Liberty Pines Academy	16	304	Leased	0	0
FRUIT COVE MIDDLE	10	220	Leased	10	220
Palencia Elementary School	0	0		0	0
NEW K-8 HH	0	0		0	0
K-8 SCHOOL II	0	0		0	0
	171	3,438		86	1,592

### Failed Standard Relocatable Tracking

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

Nothing reported for this section.

## Planning

### Class Size Reduction Planning

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

The St. Johns County School District currently utilizes blended scheduling and co-teaching classrooms.

### 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

9/18/2013

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 (elementary, secondary, or other, general location)	Estimated 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>

PROJECT 34 - JUVENILE

10

PROJECT 32 - JUVENILE

10

PROJECT 35 - CHILD WARD AND COMMUNITY

10

PROJECT 31 - JUVENILE

10

PROJECT 30 - JUVENILE

10

PROJECT 28 - JUVENILE

10

PROJECT 12 - JUVENILE

10

PROJECT 11 - JUVENILE

10

## Five Year Survey - Ten Year Infrastructure

ST JOHNS COUNTY SCHOOL DISTRICT

9/18/2013

### 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

9/18/2013

### 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.

No items match the criteria.

## Five Year Survey - Ten Year Utilization

ST JOHNS COUNTY SCHOOL DISTRICT

9/18/2013

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 Facilities	High Student Stations	Actual District Capacity	Current Enrollment	Actual Utilization	Actual New Enrollment Capacity (to be under construction)	Proposed COFTE	Proposed 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 %
	38,896	37,672	28,166.61	74.77 %	8,589	44,216	95.58 %

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.

ASSOCIATION  
OFFICE REVENUE  
COMMITTEE FLORIDA

AND THE

CITY OF ST. AUGUSTINE BEACH

CONFIDENTIAL REVIEW

## Five Year Survey - Twenty Year Capacity

ST JOHNS COUNTY SCHOOL DISTRICT

9/18/2013

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 Center/Elementary School/High School)	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>

271 The purpose of this survey is to determine the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program. The survey is based on the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program. The survey is based on the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program.

272 The purpose of this survey is to determine the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program. The survey is based on the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program. The survey is based on the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program.

273 The purpose of this survey is to determine the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program. The survey is based on the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program. The survey is based on the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program.

## Five Year Survey - Twenty Year Infrastructure

ST JOHNS COUNTY SCHOOL DISTRICT

9/18/2013

### 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

9/18/2013

### 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.

No items match the criteria.

## Five Year Survey - Twenty Year Utilization

ST JOHNS COUNTY SCHOOL DISTRICT

9/18/2013

**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 Facilities	PSH Student Stations	Actual PSH Capacity	Actual COFTE	Actual Utilization	Actual New Student Capacity to be entered/replaced	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 %
	38,896	37,672	28,166.61	74.77 %	18,342	50,741	90.59 %

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.



**Sec. 9.00.00. - Generally.****Sec. 9.00.01. - Purpose and intent.**

It is the purpose of this article to provide appropriate standards relating to the operation of certain activities throughout St. Augustine Beach. Such operations may create or maintain such excessive noise, vibration, air pollution, odor, or electromagnetic interference as to be a detriment to the public health, comfort, convenience, safety, and welfare. These standards are therefore provided to protect the public interest, and promote the public health and welfare.

(Ord. No. 91-7, § 2)

**Sec. 9.00.02. - Applicability.**

These standards shall apply to all lands within the City of St. Augustine Beach.

(Ord. No. 91-7, § 2)

**Sec. 9.00.03. - Standard manuals and measuring devices.**

The following references are cited in this article:

40CFR Code of Federal Regulations, Title 40, "Protection of Environment"

FAC17-2 Chapter 17-2, Florida Administrative Code, "Air Pollution"

APAM "Air Pollution Abatement Manual" of the Manufacturing Chemist Association

PHR47 U.S. Public Health Report 47, No. 12, "Measurement of Density Mineral Dust"

ICR12 Industrial Cost Rule No. 12 adopted by the Board of Standards and Appeals of the New York State Department of Labor

CFR10 Title 10, Chapter 1, Part 20, Code of Federal Regulations, "Standards for Protection Against Radiation"

ANSI American National Standards Institute Applicable Standards

(Ord. No. 91-7, § 2)

**Sec. 9.01.00. - Noise.****Sec. 9.01.01, 9.01.02. - Reserved.**

*Editor's note—*

Former §§ 9.01.01 and 9.01.02, previously codified herein and containing portions of Ord. No. 91-7, were repealed in their entirety by Ord. No. 95-12. This repeal became effective March 1, 1996.

**Sec. 9.02.00. - Sound control.****Sec. 9.02.01—9.02.09. - Reserved.***Editor's note—*

Former §§ 9.02.01—9.02.08, previously codified herein and containing portions of Ord. No. 91-7, were repealed in their entirety by Ord. No. 95-12. The repeal of §§ 9.02.02 and 9.02.03A became effective March 1, 1996. All other repeal of §§ 9.02.01 and 9.02.03B through 9.02.08 became effective upon passage of Ord. No. 95-12.

**Sec. 9.02.10. - Noise—Legislative findings.**

It is found and declared that:

- A. Excessive sound within the limits of the city is a condition which has existed for some time and the amount and intensity of such sound must be controlled.
- B. Such excessive sound is a detriment to the public health, safety, welfare and quality of life of the residents of the city in the following regards:
  - 1. The Environmental Protection Agency has published numerous materials relating to the health effects of exposure to noise and its effects on individuals, including "Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety," (E.P.A. 1974).
  - 2. That it has been determined that noise-induced sleep interference can produce adverse effects such as mood changes, decrements in task performance, and changes in cardiovascular responses.
  - 3. Noise has been implicated in the development or exacerbation of health problems, including hypertension, significant increases in both systolic and diastolic blood pressure, psychoses, and effects on blood chemistry, including magnesium imbalance and increased levels of catecholamines epinephrine and norepinephrine.
  - 4. That it has been reported that a nighttime average sound level of thirty-five (35) dB is necessary to protect against sleep interference. Additionally, it has been reported that individuals have reported physiological responses at an average sound level of thirty-seven (37) dB.
  - 5. That there may be expected a sound attenuation within a building of approximately fifteen (15) dB requiring that an outdoor nighttime average of fifty (50) dB is necessary to provide an interior level of thirty-five (35) dB.
- C. The maximum permissible sound levels, the specific prohibitions against noise disturbances and plainly audible sound, and other prohibitions as contained in this Code are the least restrictive regulations which will adequately protect persons from excessive and unreasonable sound.
- D. These regulations for the control of sound are necessary and essential for the purpose of securing and promoting the public health, safety, welfare, and quality of life of the residents of the city.

(Ord. No. 95-12, § 3; Ord. No. 96-05, § 2)

**Sec. 9.02.11. - Maximum permissible sound levels.**

- A.

It shall be unlawful for any person to create, operate, or cause to be operated on private property any source of sound in such a manner as to create a sound level which exceeds the limits set forth in Table 1 for the land use category of the property receiving the sound when measured at or within the boundary of the property receiving the sound.

TABLE 1  
MAXIMUM SOUND LEVELS FOR  
RECEIVING LAND USES

Receiving Land Use	Time	Sound Level Limit db(A)
Residential	Daytime	60
	Nighttime	50
Commercial	Daytime	65
	Nighttime	60

- B. The sound level set forth in Table 1 may not be exceeded in any one (1) single incident if the single incident represents a part of the normal operation of the facility.
- C. The provisions of this section shall not apply to:
1. Activities covered by subsections A.2. through 6., inclusive, of section 9.02.12 relating to animals, construction, domestic power tools, emergency devices, and explosives and firearms.
  2. The unamplified human voice.
  3. Sound resulting from safety signals, warning devices, and bells and chimes of churches.
  4. Any sound resulting from activities of a temporary duration for which a permit has been granted by the NCO to the extent allowed under the permit.
  5. Any sound coming from the operation of aircraft (not including model aircraft).
  6. Any sound, the regulation of which is preempted by the federal government, but only to the extent of such federal preemption.
  7. Sounds resulting from any authorized emergency vehicle when responding to an emergency call or acting in time of emergency.
  8. Sounds resulting from emergency work as defined in section 2.00.00
  9. Sounds from the operation of motor vehicles, to the extent they are regulated by Florida statutory law.

(Ord. No. 95-12, § 3; Ord. No. 96-05, §§ 3, 4)

### **Sec. 9.02.12. - Specific prohibitions.**

- A. It shall be unlawful for any person to: (a) make, continue, or cause to be made or continued any noise disturbance, or any sound which is plainly audible as defined in section 2.00.00, in violation of any of the specific prohibitions contained in this section; or (b) otherwise violate any of the specific prohibitions contained in this section.
1. *Amplified sound produced by electronic audio equipment, musical instruments, and similar devices.* No person shall operate, play, or permit the operation or playing of any radio, stereo, tape player, television, or other sound amplifier in such a manner as to: (a) be plainly audible at a distance of two hundred (200) feet or more from the real property boundary of the source of the sound; or (b) create across a real property

boundary a noise disturbance in a residence, office, store, or other building; or (c) if the source of the sound is in a building containing more than one (1) residential unit, create a noise disturbance in another residential unit through a floor, ceiling, or wall separating residential units; or (d) violate the maximum sound levels contained in section 9.02.11

2. *Animals.* No person shall own, possess or harbor an animal or bird that howls, barks, meows, squawks, or makes other sounds that create across a real property boundary a noise disturbance in a residence during the nighttime.
3. *Construction.* No person shall operate or cause the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between the hours of 7:00 p.m. to 7:00 a.m. the following day on weekdays, or between 6:00 p.m. to 10:00 a.m. the following day on weekends or holidays, such that the sound therefrom creates a noise disturbance in a residence across a real property boundary, except for emergency work by public service utilities or for other work approved by the NCO. This section shall not apply to the use of domestic power tools that are regulated in section 9.02.12A.4.
4. *Domestic power tools.* No person shall operate or permit the operation of any mechanically powered saw, drill, grinder, lawn or garden tool, lawnmower, or similar tool between 10:00 p.m. and 7:00 a.m. the following day on weekdays, or 10:00 p.m. and 8:00 a.m. the following day on weekends and holidays so as to create a noise disturbance in a residence across a real property boundary.
5. *Emergency devices.*
  - a. No person shall intentionally sound or permit the sounding outdoors of any fire, burglar or civil defense alarm, siren or whistle, or similar stationary emergency signaling device, except for emergency purposes or for testing as follows:
    - (1) Testing of a stationary emergency signaling device shall not occur between 7:00 p.m. and 7:00 a.m. the following day.
    - (2) Testing of a stationary emergency signaling device shall use only the minimum cycle test time, in no case to exceed sixty (60) seconds.
    - (3) Testing of a complete emergency signaling system, including the functioning of the signaling device and the personnel response to the signaling device, shall not occur more than once in each calendar month. Such testing shall only occur on weekdays and not during the nighttime, and shall be exempt from the time limit specified in paragraph A.5.a.(2), above.
  - b. No person shall permit the sounding of any exterior burglar or fire alarm unless such alarm is automatically terminated within fifteen (15) minutes of activation.
6. *Explosives and firearms.* No person shall use or fire explosives, firearms, or similar devices which create an impulsive sound so as to cause a noise disturbance in a residence across a real property boundary or on a public space or right-of-way, without first obtaining a permit from the NCO.
7. *Loudspeakers.*
  - a. No person shall operate, or permit the operation of, any loudspeaker, public address system or similar device, for any commercial purpose:
    - (1) Which produces, reproduces or amplifies sound in such a manner as to create a noise disturbance or be plainly audible across a real property boundary; or
    - (2)

During the nighttime on a public right-of-way or public space.

- b. No person shall operate, or permit the operation of, any loudspeaker, public address system or similar device, for any noncommercial purpose, during the nighttime in such a manner as to create a noise disturbance in a residence or be plainly audible across a real property boundary.
- B. Noncommercial public speaking and public assembly activities conducted on any public space or public right-of-way shall be exempt from the operation of this section.

(Ord. No. 95-12, § 3)

### **Sec. 9.02.13. - Terminology and standards.**

- A. All terminology in this article relating to sound which is not defined in section 2.00.00 of this Code shall be defined in conformance with applicable publications and standards of the American National Standards Institute (ANSI).
- B. Standards, instrumentation, personnel, measurement procedures, and reporting procedures to be used in the measurement of sound shall be consistent with accepted and sound principles of sound measurement in accord with the standards of the American National Standards Institute.

(Ord. No. 95-12, § 3)

### **Sec. 9.02.14. - Method of sound level measurement.**

- A. *Measurement with sound level meter.*
  - 1. The measurement of sound shall be made with a sound level meter meeting the standards prescribed by ANSI S1.4-1971 (R1976). The instrument shall be maintained in calibration and good working order. The sound measuring instrument shall be returned to the manufacturer or their authorized service center for calibration within a period of five (5) years. The sound level calibrator shall be returned to the manufacturer or their authorized service center for calibration annually.
  - 2. An external calibration check shall be made before and after each period of use and at intervals not exceeding two (2) hours when the instrument is used longer than a two (2) hour period. The sound level calibrator shall calibrate the entire sound level meter with an acoustic calibrator of the coupler type.
  - 3. Measurements recorded shall be taken so as to provide a proper representation of the source of the sound. The microphone during measurement shall be positioned so as not to create any unnatural enhancement or diminution of the measured sound. A windscreen for the microphone shall be used at all times.
  - 4. The slow meter response of the sound level meter shall be used in order to best determine the average amplitude.
  - 5. The measurement shall be made at any point on the property into which the sound is being transmitted and shall be made at least three (3) feet away from any ground, wall, floor, ceiling, roof, and other plane surface.
  - 6. In case of multiple occupancy of a property, the measurement may be made at any point inside the premises to which any complainant has the right of legal private occupancy; provided that the measurement shall not be made within three (3) feet of any ground, wall, floor, ceiling, roof, or other plane surface.
  - 7. All measurements of sound will be made by qualified officials of the city who are designated by the NCO to operate the apparatus used to make the measurements.

- B. *Measurement without sound level meter.* Any police officer or other official designated by the NCO who hears a sound that is plainly audible in violation of section 9.02.12, shall measure the sound as follows:
1. The detection of sound shall be by use of the official's normal hearing faculties, so long as the official has ordinary hearing ability and his hearing is not enhanced by any mechanical device, such as a hearing aid.
  2. The official must have a direct line of sight and hearing to the real property of the source of the sound so that the official can readily identify the offending source of the sound and the distance involved. If the official is unable to have a direct line of sight and hearing to the real property of the source of the sound, then the official shall confirm the source of the sound by approaching the suspected real property source of the sound until the official is able to obtain a direct line of sight and hearing, and identify the identical or same sound that was heard at the place of original measurement of the sound.
  3. The official need not determine the particular words or phrases being produced or the name of any song or artist producing the sound. The detection of a rhythmic bass reverberating type of sound is sufficient to constitute a plainly audible sound.

(Ord. No. 95-12, § 3)

#### **Sec. 9.02.15. - Permits to exceed sound levels.**

- A. Application for a permit for relief from the maximum sound level limits may be made in writing to the NCO. Any permit granted by the NCO hereunder must be in writing and shall contain all conditions, including the time periods and beginning and ending dates, upon which the permit is granted. In determining whether to grant or deny the permit, the NCO shall balance the hardship to the applicant, the community, and other persons of not granting the permit against the adverse impact on the health, safety, and welfare of persons affected, the adverse impact on property affected, and any other adverse impacts of granting the permit. The NCO may grant the applied for permit only as follows:
- B. The NCO may prescribe any reasonable conditions or requirements he deems necessary to minimize adverse effects upon the community or the surrounding neighborhood including use of mufflers, screens or other sound attenuating devices.
- C. Permits may be granted for the purpose of entertainment under the following conditions:
1. The function must be open to the general public (admission may be charged).
  2. The function must take place on public property.
  3. The permit will be given for only eight (8) hours in one (1) twenty-four-hour day.
  4. The authorization to exceed maximum sound level limits shall be limited to [between] the hours of 9:00 a.m. and 10:00 p.m. the same day.
- D. Permits for nonentertainment special purposes may be issued by the NCO under the following conditions:
1. If the special purpose relates to the operation of a trade or business, the special purpose must not be in the ordinary course of that trade or business and must be necessary to the operation of the trade or business;
  2. If the special purpose does not relate to the operation of a trade or business, the special purpose must not be an ordinary event in the affairs of the applicant and must be compatible with the ordinary activities within the neighborhood in which the special purpose is proposed to occur.
  - 3.

If the special purpose is a recurring one, it must not recur more than four (4) times each calendar year; and

4. Except in emergency situations, as determined by the NCO, the special permit may be issued for eight (8) hours (between 7:00 a.m. and 10:00 p.m. the same day) only; and
  5. Permit may be issued for no longer than fifteen (15) consecutive days, renewable by further application to the NCO.
- E. No permit may be issued to permit the use of any loudspeaker or sound amplifier on the exterior of any building which at any time exceeds the sound level limits in Table 1 except those used for emergency warnings.
- F. The city commission shall review any decision of the NCO granting or denying a permit upon its own motion or application by any interested person. Appeal of a decision of the city commission shall be made to a court of competent jurisdiction. Review by the court shall be de novo.
- G. Permits issued for sound shall not abrogate the effect of other regulations or laws.

(Ord. No. 95-12, § 3; Ord. No. 00-23, §§ 2, 3, 9-11-00)

#### **Sec. 9.02.16. - Violation procedures.**

- A. The procedure for violations of maximum sound levels on residential and commercial property, and violations of the plainly audible standard on residential and nonposted commercial property shall be as follows:
1. When a NCO determines that sound is being made, produced, or reproduced on residential property or posted or nonposted commercial property, and such sound is in excess of the maximum sound level limits of section 9.02.11, the NCO shall issue an official warning to the person or persons responsible for the sound. The warning shall advise the person of the violation, and of the possible penalty if the person fails to eliminate the sound or reduce the sound so that it is within permitted limits.
  2. When a NCO determines that sound is being made, produced, or reproduced on residential property or nonposted commercial property, and such sound is plainly audible in violation of section 9.02.12, the NCO shall issue an official warning to the person or persons responsible for the sound. The warning shall advise the person of the violation, and of the possible penalty if the person fails to eliminate the sound or reduce the sound so that it is not plainly audible.
  3. The person or persons receiving a warning pursuant to paragraphs A.1. or 2. above shall have a reasonable time, as defined in section 2.00.00, to comply with the warning.
  4. It is sufficient warning if the person or persons responsible for any succeeding sounds are warned under paragraphs A.1. or 2, above of one (1) offending sound of the same type during a fifteen-day period.
  5. If the sound is not eliminated or reduced to allowable limits within a reasonable time after the warning, or if the offending sound is abated and then reoccurs, the person so warned and not complying shall be issued a notice to appear for violation of the applicable section of this article and upon conviction shall be subject to the penalties designated in section 12.10.03
- B. The procedure for violations of the plainly audible standard on posted commercial property is as follows:
- 1.

When a NCO determines a person or persons are making, causing or allowing the making of sound that is in violation of the plainly audible standard on commercial property posted as described below, the official shall issue a notice to appear for violation of section 9.01.12 to such person or persons who, upon conviction, shall be subject to the penalties in section 12.10.03

2. Commercial property shall be considered posted for the purposes of this section if at least one (1) warning sign is posted in a conspicuous place on the property, clearly visible and readable to all persons entering the property, warning persons that sound that is plainly audible is prohibited. Signs shall read as follows:

**WARNING**

Playing a stereo, radio, sound amplifier,  
or musical instrument  
that can be heard 200 feet  
away is prohibited.  
City Code Sec. 9.02.12

Letters in the word "WARNING" must be at least two (2) inches high and in bold type. Letters for the remaining text must be at least one (1) inch high in normal type, and the words "City Code Sec. 9.02.12" must be at least one-half (½) inch high in normal type. All letters must be light-reflective on a contrasting background. The sign structure contained the required warning must be permanently installed with the word "WARNING" not less than three (3) feet and not more than six (6) feet above floor level.

3. Any owner or tenant of commercial property who posts the property as described above shall not be held responsible for sound made by invitees or licensees on the property who are cited for violation of the plainly audible standard while on the property.

C. The procedure for a noise disturbance is as follows:

1. A complaint regarding a noise disturbance that is not measured by the sound level meter or does not exceed the decibel limits and is not plainly audible as defined in section 2.00.00 must be made by a person who is an owner or tenant of any building subjected to the noise disturbance.
2. When a complaint is made, the NCO shall investigate the complaint. If the NCO finds probable cause to believe a person is in violation of this article, the NCO shall issue a warning.
3. If the person responsible for causing or allowing the creation of a noise disturbance does not abate it within a reasonable time as defined in section 2.00.00, or if the noise disturbance is abated and then reoccurs, the complainant may file a sworn complaint with the state attorney.
4. Any person found guilty of creating a noise disturbance in violation of section 9.02.12 based on a sworn complaint shall be punished as provided in section 12.10.03

- D. *Joint and several responsibility.* Except as stated in section 9.02.16B.3., the owner, tenant or lessee of a property, or a manager, overseer or agent, or any other person lawfully entitled to possess the property from which the offending sound is emitted at the time the offending sound is emitted, shall be responsible for compliance with sections 9.02.10 through 9.02.16. It shall not be a lawful defense to assert that some other person caused the sound. The lawful possessor or operator of the premises shall be responsible for operating or



maintaining the premises in compliance with said sections of this Code and shall be punished whether or not the person actually causing the sound is also punished.

*(Ord. No. 95-12, § 3; Ord. No. 96-05, § 5)*