



MINUTES

REGULAR CITY COMMISSION MEETING
MONDAY, MARCH 4, 2024, AT 6:00 P.M.

CITY OF ST. AUGUSTINE BEACH, 2200 A1A South, St. Augustine Beach, FL 32080

I. CALL TO ORDER

Mayor Rumrell called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

The Commission recited the Pledge of Allegiance.

III. ROLL CALL

Present: Mayor Dylan Rumrell, Vice Mayor Beth Sweeny, and Commissioners Undine C. George, Donald Samora, and Virginia Morgan.

Also present were City Manager Max Royle, City Attorney Jeremiah Blocker, Police Chief Daniel Carswell, City Clerk Dariana Fitzgerald, Finance Director Patty Douylliez, Building Official Brian Law, Public Works Director Ken Gatchell, and Engineering Director Jason Sparks.

IV. APPROVAL OF MINUTES OF THE COMMISSION MEETING ON FEBRUARY 5, 2024

Motion: To approve the minutes of the regular Commission meeting on February 5, 2024. **Moved by** Commissioner George, **Seconded by** Commissioner Samora. Motion passed unanimously.

V. ADDITIONS OR DELETIONS OF THE AGENDA

City Manager Royle stated that Item X.2, Ordinance 24-02, would be removed for now and he asked to add a proclamation to declare April 2024 as Water Conservation Month as Item VII.B.

VI. CHANGES TO THE ORDER OF TOPICS ON THE AGENDA

There were none.

VII. PRESENTATIONS

A. Interview of Mr. Zach Esposito for Position of Junior Alternate on Code Enforcement Board

Mr. Esposito stated that he came to St. Augustine to attend Flagler College in 2011, decided to stay after graduation, and now owns a home in St. Augustine Beach. He noted that his home and job were all in a three-mile radius and wants to give back to the community as much as possible.

Motion: to appoint Zach Esposito to the position of Junior Alternate on the Code Enforcement Board. **Moved by** Commissioner George, **Seconded by** Vice Mayor Sweeny. Motion passed unanimously.

B. . Proclamation to declare April 2024 as Water Conservation Month

Mr. Doug Conkey, St. Johns River Water Management District, presented a proclamation [Exhibit A] and handout [Exhibit B]. He thanked the Commission for the last minute addition and St. Johns County Commissioner Henry Dean, who was in attendance, for the work he had done as County commissioner and during his time with the Water Management District.

He stated that the theme this year is outdoor irrigation efficiency, which is 50% of water use, so it plays a big part in the ability to save water in Florida, which is important since water conservation can delay the need for expensive alternative water supply projects and protect natural resources impacted from increased withdrawals. He noted that, residentially, smart controllers are now an option to help conserve water and potentially lower your monthly water and electric bills. These can be controlled by an app and help prevent unnecessary watering.

He reported that on alternative water supply front, stormwater harvesting, where they have the stormwater ponds that are large enough, or a master plan community like Nocatee that now can help water common areas using stormwater and we're not using potable water. To date, there have been 237 projects totaling \$38 million, producing 23.5 million gallons a day in savings. Also, the artesian well program that started in the fall of 2021, 365 abandoned wells have been plugged, equaling 45.6 million gallons of water a day in savings. After the hurricanes, they actually found some artesian wells that had emerged up out of the beach, a little bit to our south, so you find them everywhere.

He stated that on the St. Johns River Water Management District website, if you go to Menu, then Water Conservation, you'll find plenty of resources on water conservation that will help residents, businesses, and government.

Motion: to approve the Proclamation to declare April 2024 as Water Conservation Month. **Moved** by Commissioner George, **Seconded** by Commissioner Samora. Motion passed unanimously.

C. Beach Hotel/Former City Hall: Report of Renovations to Building by Ms. Christina Parrish Stone, Executive Director of the St. Johns Cultural Council

Ms. Parrish Stone gave a PowerPoint presentation [Exhibit C]. She noted that the first photo is what they expect the building to look like at the end of May and the item circled in red on slide two is the only area where they are running behind schedule, due to the columns needing to be replaced. Window framing and the balcony are complete, and some windows have been installed for the first time in 25 years. She noted that the fish-shaped railing on the balcony are reproductions of what was in the original plans for the building back in the 1930s. Before Memorial Day, the awnings will be up, and the columns will be done.

She commented that they were going to apply for another grant from the National Park Service for \$750,000, which was submitted, and they expect to hear something about that by April 1st. That money would allow them to complete the entrance lobby, the elevator up to the second floor, and to at least begin the work on the artist studios on the second floor of the building.

Commissioner Samora asked about the informational panels around the columns. Ms. Parrish Stone replied that June will be the 60th anniversary of the civil rights demonstrations that happened in St. Augustine and the County is planning a lot of activities beginning in early June, running all the way through July 2nd, which is the actual anniversary date of the Civil Rights Act. They will have an event out at the beach during June to show that the panels will be reinstalled and unveiled sometime during that period, there are still details to be worked out with all the organizations involved.

VIII. PUBLIC COMMENTS

Mayor Rumrell opened Public Comments.

Maya Young, 108 11th Street, St. Augustine Beach, FL, stated that she is having trouble getting neighbors to agree to vacate the alleyway between 11th and 12th Streets and wanted to know what other options there may be.

Building Official Law stated that vacating an alleyway requires agreement from 70% of the adjacent homeowners, but she could try to apply for a variance to that and put the decision in the hands of the Planning & Zoning Board.

Lisa Chase, 11 Sea Oaks Drive, St. Augustine Beach, FL, stated that the property behind her and her neighbors, 807 Mickler Boulevard, put up a wall at the rear of their property that has essentially become a retaining wall and is causing flooding and drainage issues for other properties. She noted that 807's owner has habitually disregarded rules, needing several after-the-fact permits and even directing contractors to trim trees on her property without permission. She provided documentation and photos [Exhibit D].

David Duncan, 11 Sea Oaks Drive, St. Augustine Beach, FL, continued Ms. Chase's discussion. He stated that 807 Mickler Boulevard built the wall without permits or engineering plans and asserts that it violates City Code on fence height and interfering with drainage patterns and that additional projects on the property have increased its impervious surface ratio to within 1% of the limit, which increased the drainage issues since the water has nowhere to go on that property. He provided documentation and photos [Exhibit E].

Jim LeClare, 115 Whispering Oaks Circle, St. Augustine Beach, FL, stated that recently there was someone camping in Ocean Hammock Park, and he suggested placing signage there with contact information for the local shelters.

Mayor Rumrell closed Public Comments and moved to the next Item.

IX. COMMISSIONER COMMENTS

Commissioner Samora reported he attended the VCB (Visitors and Convention Bureau) meeting, and learned that tourism is down across the state, but the Bureau is working to help improve it in our area. He noted that they are particularly trying to get ahead of the beach renourishment project that will be going on this spring and summer to make sure people know that the beaches will still be open, just with a bit of construction in certain areas.

Commissioner Morgan commented that with the upcoming elections, parking can be an issue here at City Hall and suggested that staff park City vehicles to maximize available space for voters.

Vice Mayor Sweeny reported that the State legislative session will wrap up soon and there is almost \$9 million earmarked in the state budget for projects in St. Augustine Beach, which would maybe help with some of the drainage issues in the City. She commented that she had looked at Ms. Chase and Mr. Duncan's property and saw videos of the flooding there. She asked staff to meet with them to see what can be done.

Mayor Rumrell noted that the Governor could still veto the budget items and asked everyone to keep their fingers crossed. He reported that he attended his first meeting at the TDC (Tourist Development Council).

Mayor Rumrell moved to the next Item.

X. PUBLIC HEARINGS

1. Ordinance 24-01, Final Reading, to Amend Section 3.02.05 of the Land Development Regulations Pertaining to Parking Regulations for Special Events for Business/Promotional/Sales Permits on Privately-Owned Property in a Commercial Land Use District (Presenter: Jennifer Thompson, City Planner)

Planner Thompson summarized the change that had been made since the prior reading to state that the minimum 50% of the parking required is inclusive of the required accessible parking.

City Attorney Blocker read the preamble of Ordinance 24-01.

Motion: to approve Ordinance 24-01. **Moved by** Commissioner George, **Seconded by** Commissioner Samora. Motion passed unanimously.

Mayor Rumrell moved to the next Item.

2. Ordinance 24-02, Second Reading, to Amend Article II (Definitions) of the Land Development Regulations, to Add a Definition for Driveway

This Item was removed from the agenda.

XI. CONSENT

(Note: Consent items can be approved by one motion and vote unless a Commissioner wants to remove an item for discussion and a separate vote)

This item was not discussed.

XII. OLD BUSINESS

3. Stormwater Utility Fee: Report on Developing a Rate Structure (Presenters: Jason Sparks, City Engineer; and Representatives of Consulting Firm, Jones Edmunds)

Engineering Director Sparks reported that he held a meeting with the City's consultant on this project, Jones Edmunds, on January 24th and staff held internal meetings as well. He stated that staff determined what will be defined as an Equivalent Residential Unit (ERU), how many square feet of impervious surface area on a parcel, as well as a single-family residential tiering analysis.

Mr. Mark Nelson, PE, Senior Consultant, Jones Edmunds, presented a PowerPoint [Exhibit F]. He stated that there are ten tasks for their scope of work, and they are currently working on tasks two to six. He noted that the primary goal is to provide a stable, dedicated funding source for the City's stormwater program and make it equitable for the City's taxpayers, basing it on impervious surface area via an annual non-ad valorem assessment with exemptions and credits available. He stated that stormwater programs have a lot of challenges, with operating costs, essential maintenance, regulatory requirements, several unfunded mandates from the State, and issues related to sea level rise and intense rainfall will only continue.

He discussed the process of digitizing property data to obtain the median impervious surface area. He commented that they will still need to determine any potential mitigation credits and potential full or partial exemptions that could be available to property owners. Finally, the Commission will need to determine what the final rate will be based on the operational, maintenance, and capital costs of the stormwater program.

The Commissioners discussed the project schedule and wanting to have workshops with the community. Finance Director Douylliez stated that official notices will need to be sent to each affected property owner at least thirty dates prior to the public hearing and those must be customized to each property. She will need to have a finalized tax roll ready to send to the Tax Collector by September 15th.

Mayor Rumrell stated that he disliked adding more to taxes, but when he goes to Tallahassee to ask the State for funding, the most often asked question is how the City will pay to maintain these projects or match the initial funding and right now the City cannot guarantee that. He commented that the infrastructure is failing across the City, and it may be time to start making hard decisions.

Mayor Rumrell opened public comment. Being none, he moved to the next item.

4. Ocean Walk Subdivision Drainage Improvements, Phase 1: Request for Commission to Approve Recommendations 1-7 in City Engineer's Memo (Presenter: Jason Sparks, City Engineer)

Engineering Director Sparks presented a PowerPoint [Exhibit G] and noted that he held a town hall meeting on February 13th, which was well attended and provided a lot of good discussion.

He summarized the history of the project and noted that the original appropriations were short by about \$200,000, and when he was hired he reviewed the project and tried to update and 'value engineer' to accomplish it within budget and with the most significant results. Upon review, he determined that a pump station, as originally proposed, would not be a good fit in this location and doesn't suggest spending money on something that would not show positive results.

He proposed the seven items in his report and commented that these improvements would help for now and will work even with further improvements to the area later on. He noted that the Vulnerability Assessment that is currently underway would provide more information to help engineering a more effective solution since it will include a StormWise (previously ICPR4) computer model that can show the performance of our system during 25-year events, 10-year events, 100-year events, and 500-year storm events.

He reported that there is a ditch on the south end that stays dry most of the time and is not adversely affected by what's going on downstream in the Mickler Boulevard ditch. He also proposed to modify the roadway on the south end and will coordinate with St. John's County Utility Department and propose an inverted crown roadway where the drainage structure and pipe is in the middle of the roadway, so we don't get off into landscaping. He asked that the driveway trench drain and ditch work be paused until we get the downstream system opened and flowing. He noted that those ditches do need some attention, since it's been years since they have been maintained or dug out.

He stated that he has reached out to the State grant managers to work with them to modify the grant agreements to make the required adjustments happen.

Commissioner George clarified that the proposed improvements would be justified even prior to obtaining the final Vulnerability Assessment. Engineering Director Sparks agreed and stated that the outfall will be built in such a way that it will be at an elevation that will work even after the model identifies any downstream improvements.

Vice Mayor Sweeny thanked Engineering Director Sparks for speaking with her on this subject earlier in the week, taking another look at the project, and doing what's best for the city fiscally while still trying to take care of the neighbors. Commissioner Morgan agreed.

Commissioner Samora clarified that this proposed plan would need to be approved by the grant administrator to move forward. Engineering Director Sparks replied that a modification and new scope of work would be needed, but it's a hurdle that we can overcome.

Mayor Rumrell thanked Engineering Director Sparks for taking over the project midway and his hard work and diligence on making this come to fruition.

Mayor Rumrell opened public comment.

Karen Kempler, 30 Lee Drive, St. Augustine Beach, FL, thanked Engineering Director Sparks for holding the town hall meeting and explaining the situation to the residents. She encouraged the Commission to approve the proposal and stated that while she would like to see more done, she understands the need to wait under the circumstances.

Mayor Rumrell closed public comment.

Motion: to approve the recommended path forward on items 1 through 7. **Moved by** Commissioner George, **Seconded by** Commissioner Morgan. Motion passed unanimously.

Mayor Rumrell moved to the next Item.

XIII. NEW BUSINESS

5. Property in County North of City's Mizell Road Retention Pond: Discussion of Proposed Anastasia Storage Center Boat and Recreation Recreational Vehicle Planned Unit Development (Presenter: Max Royle, City Manager)

City Manager Royle clarified that the property in question is not within the City limits, and so the Commission does not have the authority to make decisions related to it. St. Johns County regulations govern this property, and the County Commission will be the entity to approve or deny it. However, as there has been a lot of public interest, this is the only setting where the City Commissioners can speak on it in the Sunshine.

Mayor Rumrell stated that he had spoken with the Florida Land Trust about potentially buying the land for conservation and with the County Administrator, Joy Andrews. He commented that, ideally, he would like to see it put into conservation and perhaps used to expand the Mizell pond, which would add more drainage runoff for the City as well as the County neighborhoods that drain to it.

The Commissioner agreed that sounded like a good idea and Mayor Rumrell commented that it would just need the property owner to be willing to sell.

Commissioner George commented that she would support sending a letter to the County Planning and Zoning Board and the County Commission expressing the interest and that we would rather them not approve a project in the meantime while negotiations could be pursued.

Henry Dean, St. Johns County Commissioner, stated that the discussion will be before the County's Planning and Zoning Board on March 7 at 1:30 p.m. and that it would then come before the County Commission in April. He noted that the Planning and Zoning Board would offer their advice and it would be up to the County Commission to accept or not.

Mayor Rumrell opened public comment.

Elizabeth Smith, Fish Island Community Alliance, 955 Fish Island Place, St. Augustine, FL, commented that the land is important to the ARK volunteers and their wildlife rehabilitation work. She is also concerned about the preservation of the wetlands, and the impact to the local wildlife, trees, and native plants that are existing on the property now.

Mary Foulks, The Ark Wildlife Rescue and Rehabilitation, 171 Green Turtle Lane, St. Augustine, FL, noted that the ARK is against the development due to the impact it would have on the animals they work with, it's the only location they have in eight counties. Any development there would cause disruption, noise, lights, which would all affect the wildlife and any possible runoff or overflow from the property could make its way into the pond, detergents, oil, and things like that affect the feather quality of the birds.

John Brinson, 340 Fiddler's Point Drive, St. Augustine, FL, commented that the proposed project plans to mow down 10 acres of trees, park 180 RVs and boats, and erect a 35-foot tall building; a big commercial operation right down in the middle of residential communities. He noted that there is plenty of land in commercial districts for businesses like that.

Ed Kierce, 356 Fiddler's Point Drive, St. Augustine, FL, noted that he has sent several letters about his disapproval of the project. He stated that the roads are only 12-feet wide, and you'd have large RVs trying to make the turn at that narrow intersection, which the Sheriff's Office already monitors. He expressed concern for pedestrians and bicyclists who use that road, especially children.

Mayor Rumrell closed public comments.

The Commission agreed to have Mayor Rumrell draft a letter of opposition to send to the St. Johns County Planning and Zoning Board.

Mayor Rumrell moved to the next Item.

6. Scheduling Special Meetings in April:

A. To Review Charter Committee Recommendations for Changes to the City Charter (Presenter: Max Royle, City Manager)

City Manager Royle reported that the Charter Review Committee's last meeting will be on March 6 and there is a deadline of June 3rd to have any amendments ready for the ballot. He noted that the Commission will need to decide which amendments, if any, to approve, which ones should be on the August Primary or November General election ballots, and that they will then need to be put into ordinance form and translated into Spanish. He stated that this only happens every ten years, so it should have your full attention for discussion.

The Commission decided to hold special meetings on April 8, 2024, at 5:30 p.m. to discuss the proposed amendments and on May 13, 2024, at 5:30 p.m. to hold the final public hearing.

B. To Provide Guidance to Staff for Preparation of the Fiscal Year 2025 and Future Budgets (Presenter: Patricia Douylliez, Finance Director)

Finance Director Douylliez stated that the Commission indicated that they would like to meet to discuss the budget earlier to provide guidance and what they would like to focus on.

The Commission decided to hold a workshop meeting on May 13, 2024, at 6:00 p.m.

Mayor Rumrell moved to the next Item.

XIV. STAFF COMMENTS

City Manager Royle reported that the beach restoration is moving forward. Vice Mayor Sweeny commented that some people were concerned with the type and quality of sand being used for other restoration projects in the area and wondered what our sand would look like. City Manager Royle noted that it will be dredged from about 10 miles offshore, but he will reach out to his Corps of Engineers contact.

Engineering Director Sparks reported that the drainage improvements for 7th Street will be moving forward. He noted that the grant was originally for 7th, 8th, and 9th Streets, but will only be adequate enough to fund the improvements on 7th Street.

Public Works Director Gatchell reported that the contractor evaluating the pipe on 11th Street is reporting that it is in bad shape, and they are working up an estimate to get it grouted and lined.

He also reported that the new pump station at the Weir broke, luckily it is still under warranty and is being repaired.

Engineering Director Sparks commented that the electric bill for the new pump was significantly higher than the previous one, so those costs will need to be evaluated for the budget.

Chief Carswell thanked Commissioner Morgan and Vice Mayor Sweeny for attending their accreditation recertification.

City Clerk Fitzgerald noted that a new assistant had been hired for the Clerk's office, Angela, who has been learning quickly.

XV. ADJOURNMENT

Mayor Rumrell asked for a motion to adjourn.

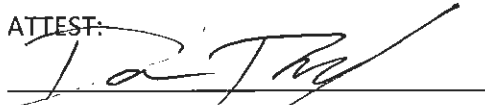
Motion: to adjourn. **Moved by** Commissioner George, **Seconded by** Vice Mayor Sweeny. Motion passed unanimously.

Mayor Rumrell adjourned the meeting at 8:01 p.m.



Dylan Rumrell, Mayor

ATTEST:



Dariana Fitzgerald, City Clerk

PROCLAMATION

WHEREAS, water is a basic and essential need of every living creature; and

WHEREAS, the State of Florida, Water Management Districts, counties, and municipalities are working together to increase awareness about the importance of water conservation; and

WHEREAS, the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and

WHEREAS, the City of St. Augustine Beach has always encouraged and supported water conservation, through various educational programs and special events; and

WHEREAS, every business, industry, school, and citizen can make a difference when it comes to conserving water; and

WHEREAS, every business, industry, school, and citizen can help by saving water and thus promote a healthy economy and community; and

NOW THEREFORE, WE, THE CITY OF ST. AUGUSTINE BEACH, do hereby proclaim the month of April 2024, as **WATER CONSERVATION MONTH** in the City of St. Augustine Beach and further encourage each citizen and business to help protect our precious resource by practicing water saving measures and becoming more aware of the need to save water. For this, the 26th year of Water Conservation Month, there will be a special focus on improving outdoor irrigation efficiency..

PRESENTED this 4th day of March 2024.

Mayor Dylan Rumrell

ATTEST:

City Manager Max Royle

Exhibit A
Date 3-04-2024



St. Johns River Water Management District

HOME WATERING RESTRICTIONS

Watering is allowed before 10 a.m. or after 4 p.m.

Time of year	Odd numbered or no addresses	Even numbered addresses
Daylight saving time (summer)	Wednesday/Saturday	Thursday/Sunday
Eastern Standard Time (winter)	Saturday	Sunday

For information about the watering restrictions and exceptions, visit www.sjrwmd.com/wateringrestrictions

Exhibit B-1
Date 3-04-2024



St. Johns River Water Management District

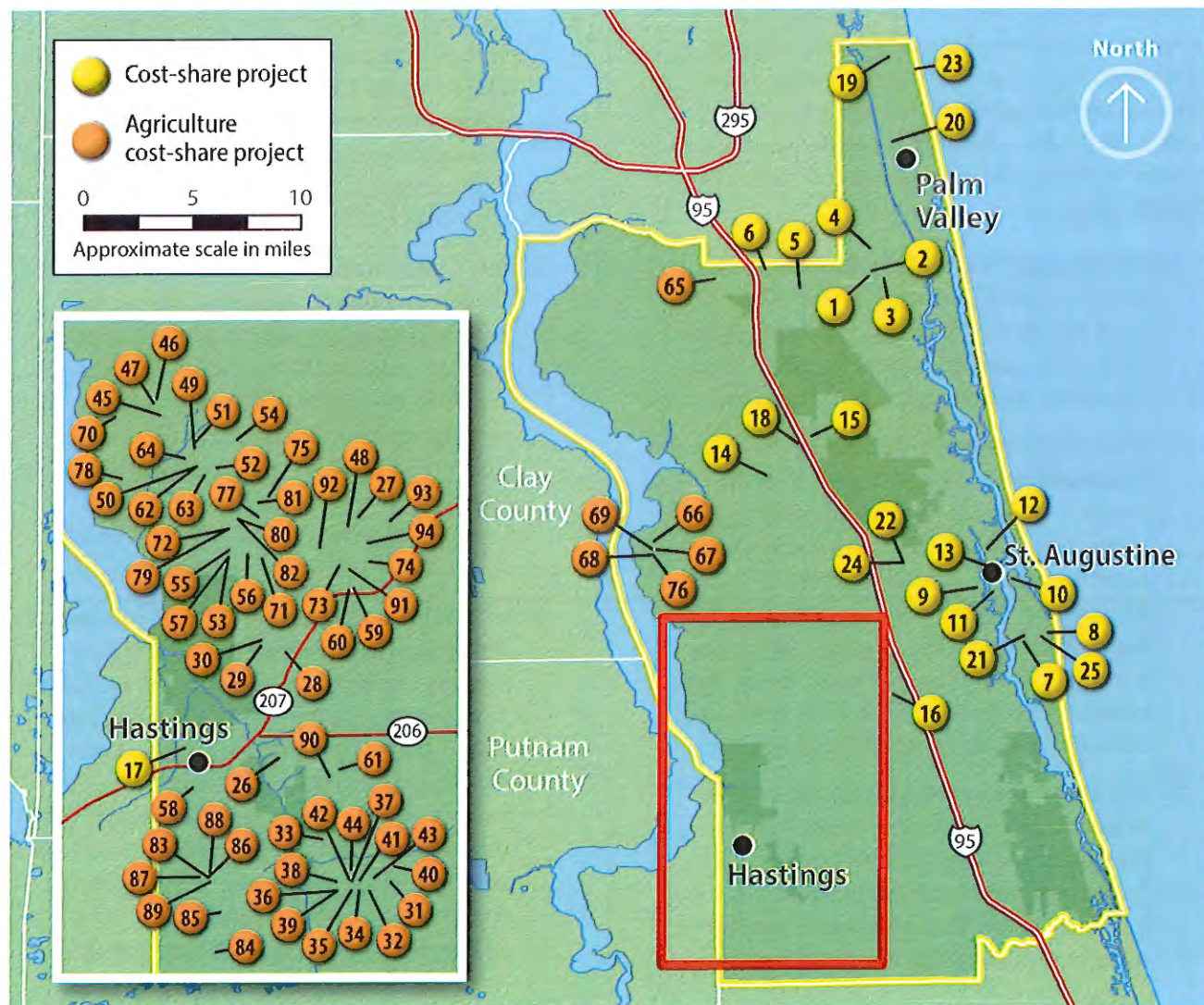
Cost-share and District-led projects in St. Johns County

The St. Johns River Water Management District (District) implements a wide variety of projects aimed at protecting water supplies, improving water quality, restoring natural systems, and providing flood protection. The District also offers several cost-sharing programs, including Districtwide, Rural Economic Development Initiative (REDI)/Innovative, and Agricultural. The projects described on the following pages are the cost-share projects benefiting St. Johns County. The projects are broken into the Agricultural Cost-Share Program and

Cost-Share Program (everything other than Agricultural). Also listed at the end of this document are District-led and other efforts benefitting the communities in St. Johns County.

Cost-Share Program:

In partnering with local communities throughout our 18-county district, important water projects are being completed every year. Through the Cost-Share Program, the District and Florida Department



Project status as of June 2023

Exhibit B-2Date 3-04-2024

of Environmental Protection (DEP) together have awarded nearly \$16 million for projects in communities throughout St. Johns County beginning in fiscal year 2015, leveraging nearly \$74 million when combined with local matching funds. St. Johns County cost-share projects have provided an estimated benefit of 11.7 million gallons per day (mgd) of alternative water supply, 9 million gallons (MG) of storage capacity, 1.1 mgd of water conserved, 194,000 lbs/yr TN (total nitrogen in pounds per year [lbs/yr]) reduction, 63,000 lbs/yr TP (total phosphorus) reduction, and 1,420 acres of flood protection.

The following cost-share project list for St. Johns County communities provides a description of benefits for each project, including nutrient load reduction (total phosphorus [TP], total nitrogen [TN] pounds per year [lbs/yr]), alternative water supplied (million gallons per day [mgd]), water conserved (mgd), alternative water storage capacity created (million gallons [MG]), or acres protected from flooding.

1. **JEA Nocatee Coastal Oaks Phase 4** — The project includes construction of a reclaimed water pipe in the Nocatee Coastal Oaks Phase 4 area. The estimated alternative water supply benefit is 2 mgd. Project Status: Complete.
2. **JEA Nocatee Parkway Reclaimed Water Transmission** — The project involves the construction of a 16-inch reclaimed water transmission line that will provide reclaimed water to multiple communities in the Nocatee development and reduce direct discharge to the St. Johns River. The estimated alternative water supply benefit is 1.65 mgd. The estimated nutrient reduction is 20,593 lbs/yr of TN and 7,534 lbs/yr of TP. Project Status: Complete.
3. **JEA Nocatee Riverwood Reclaimed Water Transmission** — The project involves providing reclaimed water to existing and future customers (eventual build-out of nearly 10,000 single-family homes and 4,500 multifamily units). The estimated alternative

water supply benefit is 1.85 mgd. The estimated nutrient reduction is 10,609 lbs/yr of TN and 3,881 lbs/yr of TP. Project Status: Complete.

4. **JEA North Nocatee Reclaimed Water Storage Tank** — The project involves the construction of a reclaimed water storage tank at the North Nocatee facility. The estimated water supply benefit is 2 MG reclaimed water storage capacity created. The estimated nutrient load reduction water quality benefit is 22,465 lbs/yr of TN and 8,219 lbs/yr of TP. Project Status: Complete.
5. **JEA Twin Creeks Reclaimed Water (RCW) Storage and Delivery** — The project includes the construction of two 1.5 MG storage tanks, five pumps, and connector pipes from the existing reclaimed water system to the tanks. The estimated water supply benefit is 3 MG reclaimed water storage capacity created. The estimated water quality nutrient load reduction to the St. Johns River is 20,400 lbs/yr of TN and 6,600 lbs/yr of TP. Project Status: Complete.
6. **JEA U.S. 1 Greenland Water Reclamation Facility to County Road (CR) 210** — The project includes installation of a reclaimed water main along U.S. 1 to serve the Nocatee and Twin Creeks areas. The estimated alternative water supply benefit is 2.1 mgd. The project also provides an estimated nutrient load reduction water quality benefit to the lower St. Johns River of 57,595 lbs/yr TN and 18,419 lbs/yr TP. Project Status: Not Started.
7. **St. Augustine Beach Mizell Road Stormwater Pump Station and Outfall** — The project includes raising control weir height, increasing pumping capacity through the enlargement of the current pump station and pond/canal bank improvements, and installing a backup power supply for the pumps. The project will provide flood protection during extreme tides and storm surge events, which will improve resiliency and abate sea-level rise within a 342-acre area. A secondary nutrient load

reduction water quality benefit is approximately 1,136 lbs/yr of TN and 314 lbs/yr of TP.
Project Status: Complete.

8. **St. Augustine Beach Ocean Walk Subdivision Resiliency Improvements** — The project includes construction of a stormwater pumping station, piping, backflow protection, and conveyance improvements to the Oceanwalk subdivision. The estimated flood protection benefit is 19 acres. Project Status: Not Started.
9. **St. Augustine Box Culvert Over Oyster Creek** — The project involves the replacement of a box culvert over Oyster Creek along South Dixie Highway to reduce tailwater flooding and support a larger city-led resiliency project. The project also includes drainage improvements and will reduce flooding to a 700-acre area. Project Status: Complete.
10. **St. Augustine Davis Shores Tidal Backflow Preventers** — The project involves the retrofit of 17 existing stormwater outfalls with backflow prevention valves in the North Davis Shores and South Davis Shores areas and will reduce flooding to a 380-acre area. Project Status: Complete.
11. **St. Augustine Lincolnville Drainage Improvements** — The project involves the installation of stormwater conveyance and treatment along three streets within the Lincolnville neighborhood. The project will result in a nutrient load reduction water quality benefit of 440 lbs/yr of TN and 70 lbs/yr of TP to the San Sebastian River. Project Status: Complete.
12. **St. Augustine Macaris Outfall Flood Protection Project** — The project involves retrofitting two existing stormwater outfalls with tidal backflow prevention valves. The project will reduce flooding in a 22-acre residential area. Project Status: Complete.
13. **St. Augustine Water Conservation** — The project involves performing a revenue sufficiency study and analysis to support an

educational and outreach program, adoption of block rates, procurement and installation of automatic meter reading equipment, collection and analysis of consumptive use data and the production of a final report. The estimated water conservation benefit is 0.58 mgd. Project Status: Complete.

14. **St. Johns County Advanced Metering Infrastructure (AMI) Expansion** — The project includes expanding the county's AMI system in the northwest part of the St. Johns County Utility Department service area. The estimated water conservation benefit is 0.144 mgd. Project Status: Complete.
15. **St. Johns County Bannock Lakes 2.0 MG RCW Tank and Pump Station** — The project involves the construction a 2 MG reclaimed water storage tank and the installation of a 2,500 gallons per minute (gpm) booster pump, control valve, electrical building, and associated works. The project is estimated to provide a nutrient load reduction water quality benefit of 3,559 lbs/yr of TN and 1,186 lbs/yr of TP. The project also provides an alternative water supply benefit of 2 MG reclaimed water storage capacity created. Project Status: Complete.
16. **St. Johns County Customer Portal** — The project includes purchasing an interactive application that allows customers to make informed decisions about water usage. The estimated water conservation benefit is 0.368 mgd. Project Status: Complete.
17. **St. Johns County Hastings Water Main Replacements (formerly Hastings)** — The project was originally undertaken with the Town of Hastings, which was annexed by the county after the project began. The project includes replacing 6,215 linear feet (LF) of asbestos-cement pipe with 6-inch PVC water mains. The estimated water conservation benefit is 0.015 mgd. Project Status: Complete.
18. **St. Johns County International Golf Parkway Reuse Main** — The project includes constructing a reclaimed water transmission

main along International Golf Parkway from the proposed County Road (CR) 2009 to just east of I-95. The estimated alternative water supply benefit is 1.6 mgd.

Project Status: Complete.

19. St. Johns County Marsh Landing RCW Main

— The project involves the construction of approximately 7,200 LF of reclaimed water main from the Marsh Landing wastewater treatment facility (WWTF) to the Oak Bridge Golf Course. This will allow reclaimed water from the Marsh Landing WWTF to be sent to Oak Bridge Golf Course; thereby reducing excess reclaimed water discharge to the Intracoastal Waterway. The estimated nutrient load reduction water quality benefit to the lower St. Johns River BMAP area is 8,834 lbs/yr of TN and 1,815 lbs/yr of TP. The project will also provide an additional 0.063 mgd water supply benefit.

Project Status: Complete.

20. St. Johns County Players Club RCW Facility

— The project involves the construction of a new 2.4 mgd advanced water reclamation facility at the Players Club site in Ponte Vedra Beach. The new facility will consolidate three aging wastewater treatment facilities. The estimated nutrient load reduction water quality benefit is 29,418 lbs/yr of TN and 9,698 lbs/yr of TP. Project Status: Complete.

21. St. Johns County Reclaimed Storage Tank at Anastasia Island — The project includes the construction of a 1 MG ground storage tank and high service pumps to complement existing reuse facilities serving Marsh Creek golf course and to provide pressurized service to the new Ocean Cay residential community. The estimated alternative water supply benefit is 1 MG reclaimed water storage capacity created. Project Status: Complete.

22. St. Johns County Reclaimed Storage Tank at State Road (SR) 16 WWTF — The project involves the construction of a 1 MG ground storage tank for reclaimed water at the SR 16

wastewater treatment facility site. The project will also include the construction of the interconnect piping, upgrades to existing reuse pumps with variable frequency drives, and improving instrumentation and controls. The estimated alternative water supply benefit is 1 MG reclaimed water storage capacity created. Project Status: Complete.

23. St. Johns County San Diego Road Drainage Improvements — The project includes the construction of drainage inlets and a storm sewer system along San Diego Road and Ponte Vedra Boulevard. The estimated benefit is flood protection over a 0.5-mile section of roadway. Project Status: Complete.

24. St. Johns County State Road (SR) 16 and CR 2209 Reclaimed Water Transmission — This project includes the upsizing of an existing reclaimed water line from SR 16 wastewater treatment facility to World Golf Village. The estimated nutrient load reduction water quality benefit to Cowan Creek is 18,569 lbs/yr TN and 5,479 lbs/yr TP. The project also provides an estimated alternative water supply benefit of 0.93 mgd. Project Status: Not Started.

25. St. Johns St. Augustine Beach RCW Main — The project involves the construction of an RCW main from just east of the Anastasia Island WWTP to a 73-home subdivision, city hall, and a park. The estimated alternative water supply benefit is 0.04 mgd. Project Status: Complete.

Agricultural Cost-Share Program

The Agricultural Cost-Share Program provides funding to agricultural operations to conserve water and reduce offsite nutrient loading. Beginning in fiscal year 2014, the District and DEP have provided over \$10 million in funding for agricultural projects in St. Johns County. St. Johns County agricultural cost-share projects have provided an estimated benefit of 1.5 mgd of water conservation, 116,000 lbs/yr TN reduction, and 26,000 lbs/yr TP reduction. The following cost-share project list provides a

Construction Update: March 4, 2024



1

ID	Task Name	Duration	Start	Finish	Pri	Resource Names
1	Internal documents for submitting for permit	10 days	Mon 9/25/23	Fri 10/6/23		Engineer and Dimare
2	Submit for remodeling permit	20 days	Mon 10/9/23	Fri 11/3/23	1	Building dept
3	Submittal approval for windows	5 days	Mon 10/9/23	Fri 10/13/23	1	Engineer
4	Order windows	1 day	Mon 10/16/23	Mon 10/16/23	3	DiMare
5	Window leadtime 12 weeks	120 days	Mon 10/16/23	Fri 3/29/24	3	Manning
6	Order canvas and awning	1 day	Mon 10/9/23	Mon 10/9/23	1	DiMare
7	Block mason for columns	20 days	Mon 11/6/23	Fri 12/1/23	2	Youngs
8	Demo of existing windows	15 days	Mon 2/5/24	Fri 2/23/24	3	DiMare Crew
9	Reframe window openings	20 days	Mon 2/26/24	Fri 3/22/24	3	DiMare Crew

2

Exhibit C-1Date 3-04-2024

10	Repair of balcony structure	4 days	Mon 3/25/24	Thu 3/28/24	9	DiMare Crew
11	Waterproofing of window and french door opening	5 days	Mon 3/25/24	Fri 3/29/24	9	Boston
12	Window installation	20 days	Mon 4/1/24	Fri 4/26/24	5	DiMare Crew
13	French door installation	2 days	Mon 4/1/24	Tue 4/2/24	5	DiMare Crew
14	Mason repair around windows	3 days	Mon 4/29/24	Wed 5/1/24	12	Youngs
15	Paint around windows and balcony	5 days	Thu 5/2/24	Wed 5/8/24	14	Boston
16	Installation of canvas and awning	3 days	Thu 5/9/24	Mon 5/13/24	15	Shade America
17	Cleaning of windows and jobsite	3 days	Thu 5/9/24	Mon 5/13/24	15	KBT Cleaning
18	Inspection of jobsite	1 day?	Tue 5/14/24	Tue 5/14/24	17	DiMare
19	Final review	1 day?	Wed 5/15/24	Wed 5/15/24	18	owner

3



4

Exhibit C-2Date 3-04-2024



5



6

Exhibit C-3
Date 3-04-2024



7



8

Exhibit C-4
Date 3-04-2024

National Park Service
U.S. Department of the Interior
State, Tribal, Local, Plans & Grants
Historic Preservation Fund



African American Civil Rights (AACR)



McDonogh 19 Elementary School, one of two sites where school desegregation took place in New Orleans in 1960, now the Tate, Eberne, and Pivetti (TEP) Interpretive Center. Photo courtesy of the TEP Interpretive Center.

The goal of the African American Civil Rights grant program is to preserve and protect sites associated with the struggle for equality from the transatlantic slave trade forward. Additional funding will also be available to tell the civil rights story of all Americans through a separate notice of funding for fiscal year (FY) 2023.

Who May Apply

- States and Territories
- Indian Tribes that meet the definition in 54 USC 300309 and Native Hawaiian Organizations that meet the definition in 54 USC 300314
- Local Governments, including Certified Local Governments
- Non-profit Organizations

What Is Funded

Pre-preservation and Preservation Projects

- Preservation projects must range from \$75,000 to \$750,000 in federal share, of which 20% may go toward pre-preservation costs such as architectural or engineering services. Grant applications that solely involve pre-preservation work must range from \$15,000 to \$75,000.
- Preservation projects fund physical preservation of a historic site to include historic districts, buildings, sites, structures, and objects. Projects must comply with laws, such as Section 106 and NEPA, and execute a preservation covenant/leasehold.
- Eligible costs: pre-preservation studies, architectural plans and specifications, historic structure reports, and the repair and rehabilitation of historic properties according to the Secretary of the Interior's Standards for Archeology and Historic Preservation.
- Properties must be listed in or eligible for listing in the National Register of Historic Places or designated a National Historic Landmark either individually or as part of a district.

Application submitted; notification of awards on or about April 1, 2024

\$750,000 requested with a
\$100,000 match from St. Johns
Cultural Council

If funded, this will partially cover the
costs of:

New lobby / entrance
Improvements to Art Studio
Elevator shaft / elevator
Artist studios,
Conference / classroom space,
Exhibition space on second floor

Contact the St. Johns Cultural Council



904.808.7330



christina@historiccoastculture.com



www.stjohnsculture.com
www.historiccoastculture.com



The Waterworks
184 San Marco Avenue
St. Augustine, Florida 32084

Exhibit C-5
Date 3-04-2024



ST. JOHNS CULTURAL COUNCIL

ST. AUGUSTINE | PONTE VEDRA | FLORIDA'S HISTORIC COAST®

CITY COMMISSION MEETING 3/4/2024

FIRST OF ALL, THANK YOU TO THOSE OF YOU MET WITH US TO GET THE BACKGROUND INFORMATION ON THIS SITUATION THAT WE WILL NOT BE ABLE TO COVER IN DEPTH IN THE ALOTTED 3 MINUTES

I HAVE BEEN A ST AUGUSTING RESIDENT FOR 24 YEARS AND LIVING AT MY CURRENT RESIDENCE, 11 SEA OAKS DRIVE, FOR 22 YEARS.

AS WE BEGIN, WE REALIZE THAT YOU HAVE HEARD ABOUT THE CURRENT SITUATION THAT EXISTS BETWEEN THE PROPERTIES AT 11, 9 AND 7 SEA OAKS DRIVE AND 807 MICKLER.

ADDITIONALLY, WE RECOGNIZE YOUR JOB AS CITY COMMISSIONERS TO ENACT ORDINANCES AND RESOULTIONS NECESSARY FOR GOVERNING THE CITY AFFAIRS.

THIS CURRENT ISSUE HAS BEEN ON-GOING FOR AT LEAST 2 YEARS AND HAS BEEN THROUGH ALL APPROPRIATE CHANNELS. WE NEED A SOLUTION TO THE DRAINAGE AND FLOODING ISSUES CREATED BY THE WALL ON 807 MICKLER, SPECIFICALLY BEFORE THIS COMING HURRICANE SEASON.

EACH OF YOU RECEIVED AN EMAIL COMMUNCIATION DOCUMENTING SOME OF THE DAMAGE THAT HAS OCCURRED.

Exhibit D-1
Date 3-04-2024

THE ISSUES –

#1 - THE EXISTANCE OF AN INAPPROPRIATE WALL –

THE PROPERTY ON 807 MICKLER HAS BEEN BUILT UP ON THAT SIDE OF THE WALL. WE DOCUMENTED PHOTOGRAPHIC PROOF.

WE REALIZE THAT BRIAN LAW HAS TRIED TO ADDRESS THIS ISSUE WITH THE COMMISSION PRIOR TO TODAY, BUT IT WAS DECLINED. AND THEREFORE STILL PRESENTS A PROBLEM TODAY.

ACCESSING THE CITY WEB SITE FOR A REVIEW OF THE ORDINANCES...IT STILL STANDS THAT THE WALL SHALL NOT BE OVER 8 FEET. (AS MEASURED FROM HIS SIDE??? BUT HE BUILT UP THE PROPERTY SO IT WILL ONLY BE 8 FEET. IT IS OVER 10-12 FEET ON OUR SIDE

#2 - DRAINAGE DAMAGE –

TO ADDRESS THE DRAINAGE ISSUE SCUPPER HOLES WERE DRILLED...AT HIS PROPERTY LINE, SO WATER FLOWS FROM HIGH TO LOW...INTO OUR YARD.

CITY ORDINANCES THAT CAN BE FOUND ON THE WEBSITE TODAY STATE THAT DRAINAGE PATTERNS CANNOT BE ALTERED, BUT THEY HAVE DRAMATICALLY BE ALTERED TO A DETRIMENTAL EFFECT.

#3 - AFTER-THE-FACT PERMITS

IN ALMOST EVERY CASE, THE OWNER OF 807 MICKLER APPLIED FOR AND RECEIVED PERMITS AFTER THE FACT. YES, HE WAS PENALIZED BUT, THE DAMAGE WAS DONE.

Exhibit D-2

Date 3-04-2024

#4 - DISREGARD FOR RULES AND REGULATIONS

HE HAS HAD TREE TRIMMERS IN THE TREES ON MY SIDE CUTTING THE LIMBS OFF BECAUSE THEY WERE DROPPING LEAVES IN HIS POOL.

TO BE CLEAR – THE ISSUES ARE:

- **ALTERED DRAINAGE PATTERNS AND DRAINAGE DAMAGE DUE TO...**
- **THE EXISTANCE OF AN INAPPROPRIATE WALL**
- **AFTER-THE-FACT PERMITS**
- **HABITUAL DISREGARD FOR RULES AND REGULATIONS**

ADDITIONALLY, WE ARE NOT SHIRKING RESPONSIBILITY, WE KNOW OUR PROPERTY IS THE LOWEST POINT OF STORM WATER FLOW IN THE NEIGHBORHOOD...

BUT BECAUSE ORDINANCES/CODES HAVE NOT BEEN FOLLOWED AND AFTER-THE-FACT APPROVAL HAS LED TO DETRIMENTAL OUTCOMES, WE WOULD LIKE OUR CITY TO TAKE PART OF THE RESPONSIBILITY AND ACT IMMEDIATELY TO ADDRESS THE DRAINAGE ISSUE TO PREVENT FUTURE FLOODING.

french grates
Ditch feeding
outfall
Pump station

Gravity Assisted

Failing pipes
Flooding

Vulnerability Assessments
Down Stream Drainage

ICPR 4 model
Storm Wise Model

Simulations for problem solving

Need to address
Downstream Drainage

-
- Inverted sown roadway + 2 outfalls
 - Easement Acquisition
 - Expedite Vulnerability Assessment

Exhibit D-4

Date 3-04-2024

DOCUMENTATION OF WALL CONSTRUCTION AND FLOODING CONCERNS

Involved properties: 11 Sea Oaks Drive and 807 Mickler



October 2, 2017 – View from backyard of 807 Mickler looking towards 11 Sea Oaks (our residence). Photo was taken prior to current owners purchasing the property and shows water levels on 807 Mickler after a hurricane. Notice the elevation of 807 Mickler (chain link fence provides scale.)

DOCUMENTATION OF WALL CONSTRUCTION AND FLOODING CONCERNS
Involved properties: 11 Sea Oaks Drive and 807 Mickler



September 19, 2022 – Flooding due to heavy overnight rain after foundation for wall was poured. The unpermitted project has altered the natural flow of rainwater.

L.C 4

DOCUMENTATION OF WALL CONSTRUCTION AND FLOODING CONCERNS
Involved properties: 11 Sea Oaks Drive and 807 Mickler



October 12, 2023 – This photo shows the scuppers that Russell Adams required the homeowner to install. They were drilled at a height which rendered them ineffective. The water level shown here in relation to the scuppers will, in the next photos, show the water level at the foundation of our house.

01/24/2024

Exhibit D-7
Date 3-04-2024

DOCUMENTATION OF WALL CONSTRUCTION AND FLOODING CONCERNS
Involved properties: 11 Sea Oaks Drive and 807 Mickler



September 29, 2022 – Ten days after the wall was completed. Flooding caused by rain from a hurricane. The chain link fence shows height.

DOCUMENTATION OF WALL CONSTRUCTION AND FLOODING CONCERNS

Involved properties: 11 Sea Oaks Drive and 807 Mickler



October 12, 2023 – This photo shows the water level at the foundation of our house. The water level hadn't reached the scuppers on the wall. The sandbags were put in to hopefully hold back rainwater from a hurricane.

DOCUMENTATION OF WALL CONSTRUCTION AND FLOODING CONCERNS

Involved properties: 11 Sea Oaks Drive and 807 Mickler



October 12, 2023 – A close-up of the water level at our home's foundation. No benefit from the scuppers.

David Duncan
1

THANK YOU FOR THE OPPORTUNITY TO SHARE MY CONCERNS TONIGHT

HONESTLY, THOUGH, I SHOULDN'T HAVE HAD TO BE HERE TONIGHT TO DISCUSS THIS ISSUE

THIS WALL SHOULD HAVE NEVER BEEN APPROVED TO BE BUILT.

ACTUALLY, IN FACT, IT WAS NEVER APPROVED *TO BE* BUILT. IT WAS ONLY APPROVED AFTER THE WALL *HAD BEEN* BUILT! CONSTRUCTION BEGAN AND COMPLETED WITHOUT SUBMITTING ENGINEERING PLANS OR A PERMIT.

CITY CODE AS FAR BACK AS 2013, OVER 10 YEARS AGO, SHOWS THE SPECIFICATIONS FOR FENCE AND RETAINING WALLS...

"NO FENCE SHALL BE CONSTRUCTED OR INSTALLED IN A MANNER WHICH WOULD INTERFERE WITH DRAINAGE OF THE SITE"

AND

FENCES SHALL NOT EXCEED EIGHT (8') FEET IN HEIGHT IN THE REAR AND SIDE SETBACK AREAS

HERE IS A COPY OF THE FENCE PERMIT APPLICATION WITH FIVE SPECIFICATIONS THE WALL BUILT ON 807 MICKLER BLVD VIOLATES TWO (40%) OF THOSE SPECIFICATIONS.

BASED ON THESE SPECIFICATIONS...THE WALL SHOULD HAVE NEVER BEEN APPROVED BECAUSE OF IT'S IMPACT ON STORMWATER DRAINAGE!

THIS DOCUMENT WAS PULLED FROM THE CITY WEBSITE TODAY AND SHOWS THE CURRENT CODES FOR FENCES AND RETAINING WALLS. IT'S IDENTICAL TO WHAT HAS BEEN IN CITY CODE FOR OVER 10 YEARS

I AND MY WIFE HAVE SHOWN PHOTO DOCUMENTATION OF THE IMPACT THE WALL HAS HAD ON FLOODING TO OUR PROPERTY. WE WANT TO CLARIFY, THIS ISSUE ALSO AFFECTS OUR NEIGHBORS AT 13, 9, AND 7 SEA OAKS. THAT'S FOUR PROPERTIES.

A RECENT ADDITIONAL PROJECT AT 807 MICKLER ALSO WAS INITIATED WITHOUT PERMITTING. WE BELIEVE THIS PROJECT HAS PUSHED THE ISR TO WITHIN 1% OF THE ALLOWABLE LIMIT. THERE IS NO DRAINAGE PLAN IN PLACE AT 807 MICKLER

Exhibit E-1
Date 3-04-2024

AND SOON AFTER WE HAD THE WORST FLOODING IN OUR 22 YEARS AT 11 SEA OAKS

CURRENT CITY CODE ADDRESSES DRAINAGE. SECTION U.1.3 STATES "THE CITY SHALL CONTINUE TO PROMOTE ADEQUATED DRAINAGE FOR PROPERTIES IN ST. AUGUSTINE BEACH"

FURTHERMORE SECTION U.1.4 STATES "TO PROTECT THE NATURAL DRAINAGE ROUTES IN THE CITY FROM THE IMPACT OF DEVELOPMENT WHILE UTILIZING THESE AREAS IN ENVIRONMENTALLY SAFE WAYS, THE CITY SHALL UTILIZE THE DRAINAGE REGULATIONS THAT ARE A PART OF ITS LAND DEVELOPMENT REGULATIONS."

WE ARE HERE TONIGHT TO BEGIN A PROCESS TO RESTORE THE NATURAL, HISTORIC DRAINAGE TO OUR PROPERTY

WE ASK FOR YOUR SUPPORT TO USE AVAILABLE RESOURCES, PROSPECTIVELY AND RETROACTIVELY, TO PROTECT OUR HOME

WE ALSO WANT TO ENCOURAGE MORE SIGNIFICANT FINES AND CONSEQUENCES TO THOSE BUILDERS WHO KNOWINGLY AND WILLINGLY BEGIN CONSTRUCTION PROJECTS WITHOUT SUBMITTING THE PROPER ENGINEERING PLANS AND PERMITS.

THANK YOU FOR YOUR TIME

Exhibit E-2
Date 3-04-2024

↑
North

D.B. 2

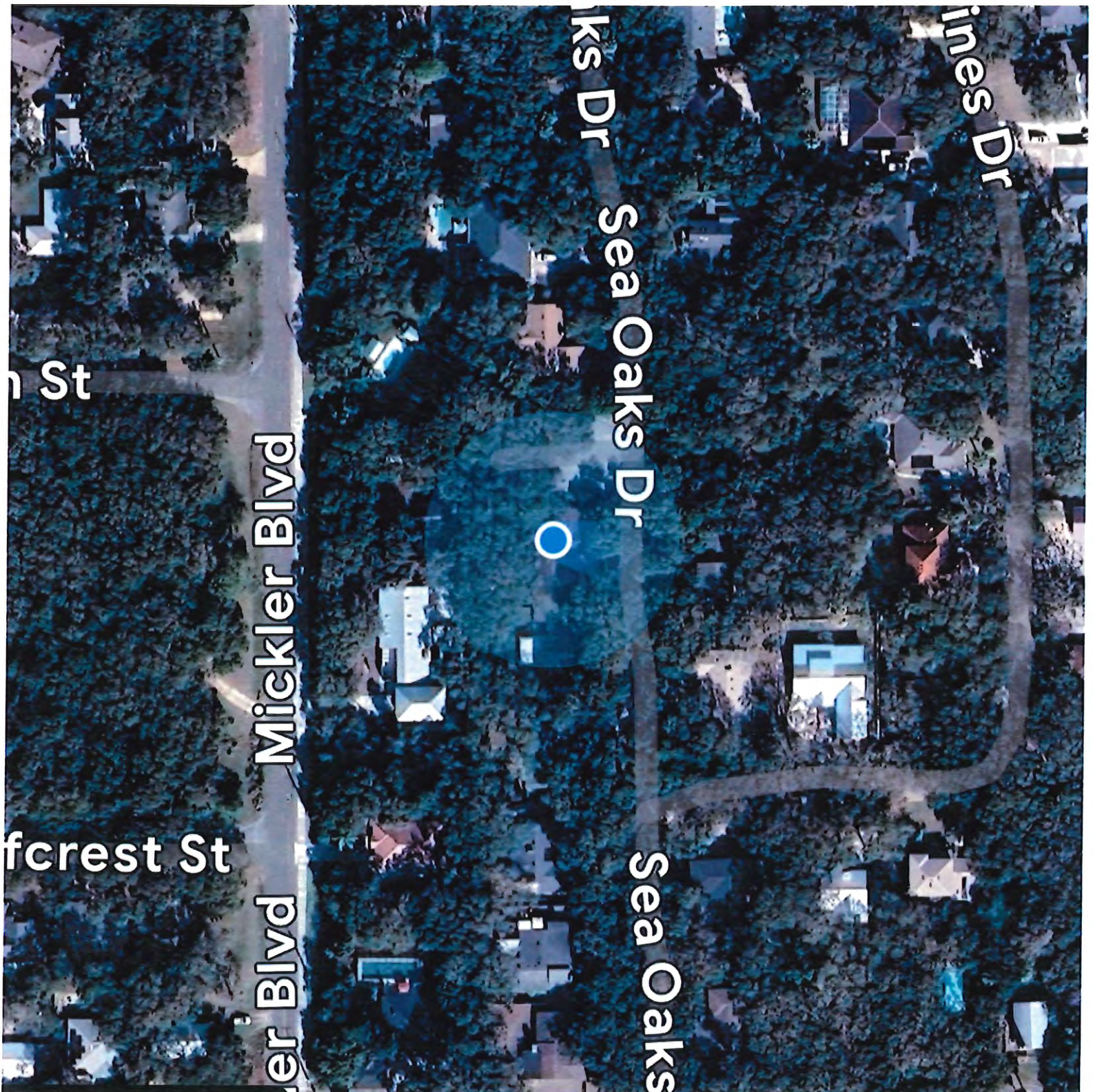


Exhibit E-3

Date 3-04-2024

Exhibit E-4
Date 3-04-2024





115

The City of St. Augustine Beach
FENCE PERMIT APPLICATION

The undersigned hereby applies for a permit for installation and construction work for a fence under the regulations of the Building and Land Use Codes of the City of St. Augustine Beach, Florida.

THE OWNER OR CONTRACTOR MUST SUBMIT A SURVEY WITH ALL EXISTING STRUCTURES AND PROPOSED ADDITIONS AND/OR CHANGES.

ESTIMATED COST OF FENCE: _____ OWNER(S): _____

ADDRESS: _____ STRAP NUMBER: _____

LEGAL DESCRIPTION: LOT(S) _____ BLOCK _____ SUBDIVISION _____

CONTRACTOR: _____ LICENSE NUMBER: _____

ADDRESS: _____ PHONE NUMBER: _____

SPECIFICATIONS:

1. FENCE POSTS SHALL BE RESISTANT TO DECAY, CORROSION AND TERMITE INFESTATION.
2. NO FENCE SHALL BE CONSTRUCTED OR INSTALLED IN A MANNER WHICH WOULD INTERFERE WITH DRAINAGE OF THE SITE.
3. FENCES SHALL NOT EXCEED EIGHT (8') FEET IN HEIGHT IN THE REAR AND SIDE SETBACK AREAS.
4. PICKET-STYLE FENCES, NOT EXCEEDING FORTY-TWO (42") INCHES IN HEIGHT, SHALL BE ALLOWED IN THE FRONT SETBACK AREA. ALLOWED MATERIALS ARE WOOD, PVC OR METAL.
5. ALL FENCE SECTIONS SHALL BE ATTACHED TO POSTS.

I HEREBY CERTIFY THE ABOVE INFORMATION IS TRUE AND AGREE TO PERFORM SAID WORK IN ACCORDANCE WITH PLANS AND SPECIFICATIONS, THE ABOVE DETAILS OF WHICH ARE CONSIDERED A PART OF THIS AGREEMENT, AND TO COMPLY WITH BUILDING CODES AND LAND USE ORDINANCES OF THE CITY OF ST. AUGUSTINE BEACH. ANY DEVIATIONS OR ALTERATIONS FROM APPROVED PLANS AND/OR SPECIFICATIONS MUST BE REPORTED AND APPROVED IN WRITING FROM THE BUILDING DEPARTMENT.

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AND ADDITIONAL PERMITS MAY BE REQUIRED FROM STATE AND/OR FEDERAL AGENCIES.

SIGNATURE OF OWNER/CONTRACTOR

DATE SIGNED

BUILDING PERMIT NUMBER

DATE ISSUED

Exhibit E-6

Date 3-04-2024

PLEASE NOTE:

**IT IS THE APPLICANT'S RESPONSIBILITY TO COMPLY WITH ANY
APPLICABLE BYLAWS, COVENANTS AND RESTRICTIONS OF THE
JURISDICTIONAL HOMEOWNERS' ASSOCIATION WHEN
SEEKING BUILDING PERMITS.**

Exhibit E-7
3-04-2024

D.D. 6

ORDINANCE 13-16

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA, RELATING TO THE LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 7.01.03. FENCES AND RETAINING WALLS; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA;

Section 1. Section 7.01.03 of the Land Development Regulations for the City of St. Augustine Beach, Florida, be, and the same, is hereby amended to read as follows.

Section 7.01.03 Fences and retaining walls.

A. The posts of each fence must be resistant to decay, corrosion and termite infestation.

B. The finished side of all fences shall be installed to face the outside of the fenced in area except where necessary in a case where a structure, fence, or tree makes installation of the finished side facing outside impracticable.

C. Fences may be located in all side and rear setback areas. Fences shall not exceed eight (8) feet in height.

D. In areas where the property faces two (2) roadways or is located in any other area construed to be a corner lot, no fence shall be located in the vision triangle.

E. Fences shall be allowed in the front yard setback area. Chain link fencing shall not be allowed. The allowed type of fence shall be picket style, not exceeding forty-two (42) inches in height.

F. A fence required for safety and protection of a hazard by another public agency may not be subject to the height limitations above. Approval to exceed the minimum height standards may be given by the Building Official upon review of satisfactory evidence of the need to exceed height standards.

G. No fence or hedge or wall shall be installed in such a manner as to interfere with drainage on the site.

H. Reserved

Section 2. This ordinance shall take effect upon passage.

PASSED by the City Commission of the City of St. Augustine Beach, Florida,
this 4th day of November, 2013

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

ATTEST: [Signature]
City Manager

BY: [Signature]
Mayor-Commissioner

First reading: October 7, 2013

Second Reading: November 4, 2013

March 28, 2023

D.S. 7

Sec. 7.01.03. - Fences and retaining walls.

- A. The posts of each fence must be resistant to decay, corrosion and termite infestation.
- B. The finished side of all fences shall be installed to face the outside of the fenced in area except where necessary in a case where a structure, fence, or tree makes installation of the finished side facing outside impracticable.
- C. Fences may be located in all side and rear setback areas. Fences shall not exceed eight (8) feet in height.
- D. In areas where the property faces two (2) roadways or is located in any other area construed to be a corner lot, no fence shall be located in the vision triangle.
- E. Fences shall be allowed in the front yard setback area. Chain link fencing shall not be allowed. The allowed type of fence shall be picket style, not exceeding forty-two (42) inches in height.
- F. A fence required for safety and protection of a hazard by another public agency may not be subject to the height limitations above. Approval to exceed the minimum height standards may be given by the Building Official upon review of satisfactory evidence of the need to exceed height standards.
- G. No fence or hedge or wall shall be installed in such a manner as to interfere with drainage on the site.
- H. Any fence along either side of A1A Beach Boulevard shall have the approval of the Comprehensive Planning and Zoning Board prior to permitting through the Building Official.
- I. Any fence along either side of A1A Beach Boulevard shall maintain a minimum distance of 5 feet from the property line adjacent to A1A Beach Boulevard right-of-way in order to promote a vegetative buffer as per Section 6.06.03 of this code.

(Ord. No. 91-7, § 2; Ord. No. 95-18, § 6; Ord. No. 01-02, § 2, 5-7-01; Ord. No. 04-11, § 1, 8-2-04; Ord. No. 08-24, § 1, 9-8-08; Ord. No. 13-16, § 1, 11-4-13; Ord. No. 18-06, § 1, 5-7-18)

Code of Ordinances
Supplement 12
Online content updated
on March 28, 2023

staugbch.com
Resources
City Code
Section 7.01.03

Exhibit E-10

Date 3-4-2024



CITY OF ST. AUGUSTINE BEACH BUILDING AND ZONING DEPARTMENT ISR WORKSHEET
2200 A1A SOUTH ST. AUGUSTINE BEACH FL 32080 (904) 471-8758



ADDRESS: 807 MICKLER PATIO COVER

ZONING TYPE: LOW DENSITY

ALL YELLOW HIGHLIGHTED BOXES MUST BE MANUALLY ENTERED

LOT COVERAGE		NOTES
LOT SQUARE FOOTAGE	18000.00	
35 % ALLOWED FOR RESIDENTIAL	0.35	
TOTAL LOT COVERAGE ALLOWED	6300.00	
PROPOSED HOUSE SIZE	4405.90	house & 589.9 sq ft patio cover
ALLOWED/NOT ALLOWED(NEG.#'S NOT ALLOWED)	1894.1	

ISR		NOTES
HOUSE SQUARE FOOTAGE	4405.90	
DRIVEWAY	1672.00	
POOL		
POOL DECK	0.00	
A/C PAD	120.00	
WALKWAYS	140.00	
PATIOS	0.00	
PERMEABLE PAVER EXCESS	0.00	
POOL AND DECK EXCESS	800.10	589.9 sq feet of deck under patio cover NOT INCLUDED
TOTAL SQUARE FOOTAGE	7138.00	
LOW DENSITY = .40 MED DENSITY = .50, OTHERS SEE BELOW	0.40	ADDITIONAL 465 SQ FT FOR POOL AND POOL DECK
TOTAL ISR ALLOWED	7200.00	
ALLOWED/NOT ALLOWED(NEG.#'S NOT ALLOWED)	62	

>10% PERMEABLE PAVERS		NOTES
LOT SQUARE FOOTAGE	18000.00	
15% ALLOWED	0.15	
TOTAL ISR ALLOWED FOR PERMEABLE PAVERS	2700.00	
PERMEABLE PAVERS USED	0.00	
PAVER EXCESS(if neg # input into c27)	2700	

POOL AND DECK IN LOW DENSITY RESIDENTIAL		NOTES
POOL & DECK ALLOWANCE	465.00	
PROPOSED POOL & DECK	1855.00	
POOL & DECK ALLOWANCE EXCESS (if neg # input into c28)	-1390	ADDITIONAL 465 SQ FT FOR POOL AND POOL DECK

SUBDIVISION	LOT COV/ISR	ORDINANCE # OR FINAL DEV. ORDER #
SEAGROVE	60%/60%	ORDINANCE 01-15
COTTAGES OF ST. AUGUSTINE BEACH PUD	35%/56%	ORDINANCE 07-20
BERMUDA RUN PUD	/	ORDINANCE 112 & 131
ANASTASIA DUNES	35%/50%	FINAL DEV. ORDER 2019-01
SEA COLONY	65%/65%	FINAL DEV. ORDER 2020-01

A VARIANCE SHALL BE REQUIRED TO EXCEED THE ABOVE LOT COVERAGE AND/OR ISR

TO THE BEST OF MY KNOWLEDGE THE NUMBERS ABOVE ARE CORRECT

PRINT NAME: JENNIFER THOMPSON

SIGNATURE AND DATE:

Jennifer 10.18.23.

Building
11/07/23

Exhibit E-11

Date 3-04-2024

15.1.3.9

Objective: Drainage

U.1.3 The City shall continue to promote adequate drainage for properties in St. Augustine Beach.

Policies

U.1.3.1 The City may seek assistance of the St. Johns River Water Management District for such technical matters as establishing a baseline analysis of drainage facilities.

U.1.3.2 The City shall continue to participate in FEMA's community rating system program to lower the flood insurance premiums for the City's property owners.

U.1.3.3 The City shall prepare a master drainage plan update to determine drainage needs in St. Augustine Beach and the use of a "green" drainage system and other new technologies.

U.1.3.4 The City shall assure developments have the appropriate permits from the Florida Department of Environmental Protection and the St. Johns River Water Management District that will have management practices for water resources to mitigate urban and non-point sources of water degradation.

U.1.3.5 City shall maintain in the Land Development Regulations Erosion and Sediment Control measures.

U.1.3.6 The City shall allow developers to provide a donation to the City as part of the approval of a final development plan for planned unit development that will protect surface water and groundwater resources from pollution by development.

U.1.3.7 The City Commission shall investigate the benefits of a stormwater utility.

Objective: Drainage

U.1.4 To protect the natural drainage routes in the City from the impact of development while utilizing these areas in environmentally safe ways, the City shall utilize the drainage regulations that are part of its Land Development Regulations.

Policies

U.1.4.1 The City shall continue enforcement of its flood plain management ordinance that manages and regulates development within 100-year floodplain and requires the use of natural drainageways for retention.

U.1.4.2 Before permitting construction of any development requiring a stormwater permit, the City shall require the applicant to first obtain proof of an environmental permit from the St. Johns River Water Management District and/or the Department of Environmental Protection.

Objective: Potable Water

U.1.5 The City shall maintain the St. Augustine Beach Master Interlocal Agreement it has with St. Johns County, signed April 28, 1992, for the County to ensure that water for drinking and domestic use is sufficient to meet current and projected demands.



1


Agenda

1. Scope Review
2. Project Goals
3. Stormwater Program
4. Rate Structure: Impervious Area
5. Equivalent Residential Unit Determination
6. Single Family Residential Tiering
7. Credits and Exemptions
8. Next Steps
9. Q&A


2


Exhibit F-1
Date 3-04-2024

Scope of Work




- Task 1: Kickoff Meeting, Progress Meetings, and Project Management
- Task 2: Initial Analysis
- Task 3: Stormwater System Inventory
- Task 4: Exemption and Mitigation Credit Development
- Task 5: Determination of Costs
- Task 6: Rate Structure and Revenue Projections
- Task 7: Utility Billing Automation
- Task 8: Ordinance Preparation and Adoption
- Task 9: Workshops and Meetings
- Task 10: Public Notice Mailing




3

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Proposed Schedule



Task	Expected Milestone Schedule
1 – Kickoff Meeting, Progress Meetings, and Project Management	January 2024 – September 2024
2 – Initial Analysis	February 2024
3 – Stormwater System Inventory	April 2024
4 – Exemption and Mitigation Credit Development	March 2024
5 – Determination of Costs	June 2024
6 – Rate Structure and Revenue Projections	February 2024 – June 2024
7 – Utility Billing Automation	July 2024 – September 2024
8 – Ordinance Preparation and Adoption	June 2024
9 – Workshops and Meetings	March 2024 – August 2024
10 – Public Notice Mailing	May 2024 – June 2024

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4

Exhibit F-2
 Date 3-04-2024

Project Goals

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- **Dedicated and stable stormwater funding source:**
 - Aging infrastructure repair and replacement
 - Resiliency – in conjunction with grant funded Vulnerability Assessment
 - Regulatory requirements
- **Equitable for City's customers:**
 - Impervious Area (IA) based rate structure options
 - Annual Non-ad valorem special assessment (NAVSA) conveyed to City properties with IA
 - Exemptions and credits/mitigation
- **Input from public, City Staff and Elected Officials**
 - Workshops and Presentations
 - Public Hearing
 - Public Notice mailings
- **Legally defensible:**
 - Ordinance Preparation



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Stormwater Program

JonesEdmunds

- **Regulatory Environment:**
 - Unfunded state and federal mandates
 - National Pollutant Discharge Elimination System (NPDES) MS4 Permit
 - Clean Waterways Act (SB 712) – increased stormwater treatment and O&M requirements
 - Public Works Bill (HB 53) – Stormwater 20 Year Needs Analyses



Stormwater & Wastewater 20-Year Needs Analyses

Sections 403.9361 and 403.9362, Florida Statutes, (see Chapter 2021-154 (S), Laws of Florida), direct municipalities, counties, and independent special districts that provide a stormwater management system or program, or wastewater management services, to develop a 20-year needs analysis every five years.

For the first cycle of reports, local governments must submit their reports to their respective counties by June 30, 2023. The counties must compile the local reports (including their own) and submit them to DEPR and the secretary of the Department of Environmental Protection by July 31, 2023. DEPR will then publish an analysis of the stormwater and wastewater submissions in the 2023 edition of the Annual Assessments of Florida's Water Resources and Conservation Lands. The next reporting cycle will begin in 2027.

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Exhibit F-3

Date 3-04-2024


Operating Needs

- **Operating Level of Service** – currently provided primarily by Road and Bridge staff or private contractors:
 - NPDES MS4 Permit Requirements
 - Clean Waterways Act (SB 712)
 - Public Works Bill (HB 53)
 - Inspection, Cleaning and Maintenance of Pipes, Inlets and Catch Basins
 - Street Sweeping – 1.4 Miles of A1A Beach Boulevard
 - Construction Site Runoff Controls
 - Urban Forestry Program






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Capital Improvement Needs

- **Drainage Improvement Projects**
 - 11th Street
 - Ocean Walk
 - 7th, 8th and 9th Street Drainage
 - Magnolia Dunes and Atlantic Oaks
 - Oceanside Circle
 - Mickler Blvd Ditch Improvements
- Mizell Stormwater Management Improvements
- Vulnerability Assessment projects





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Exhibit F-4
 Date 3-04-2024

Rate Structure

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- Impervious Area is industry standard
- Florida Stormwater Association Survey – 70% of utilities in Florida use Impervious Area based rate structure



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Equivalent Residential Unit (ERU)

JonesEdmunds®

- ERU is the billing unit for Impervious Area based rate structures
- Community specific
- Median Impervious Area on Single-family residential (SFR) properties

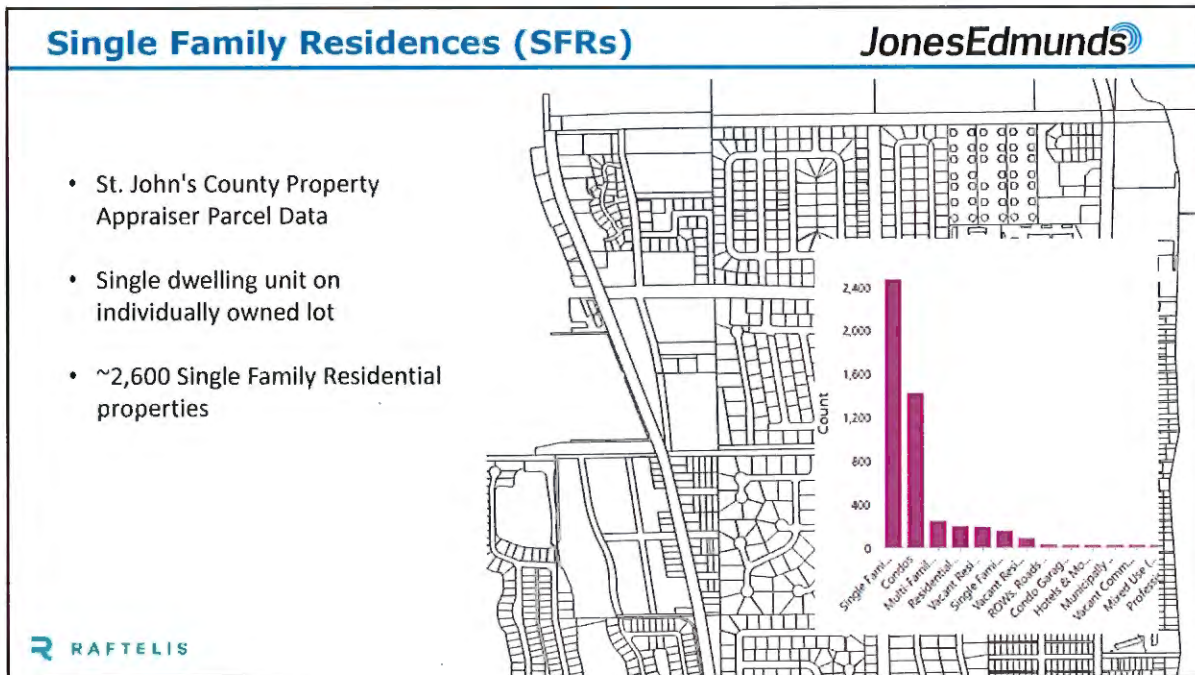


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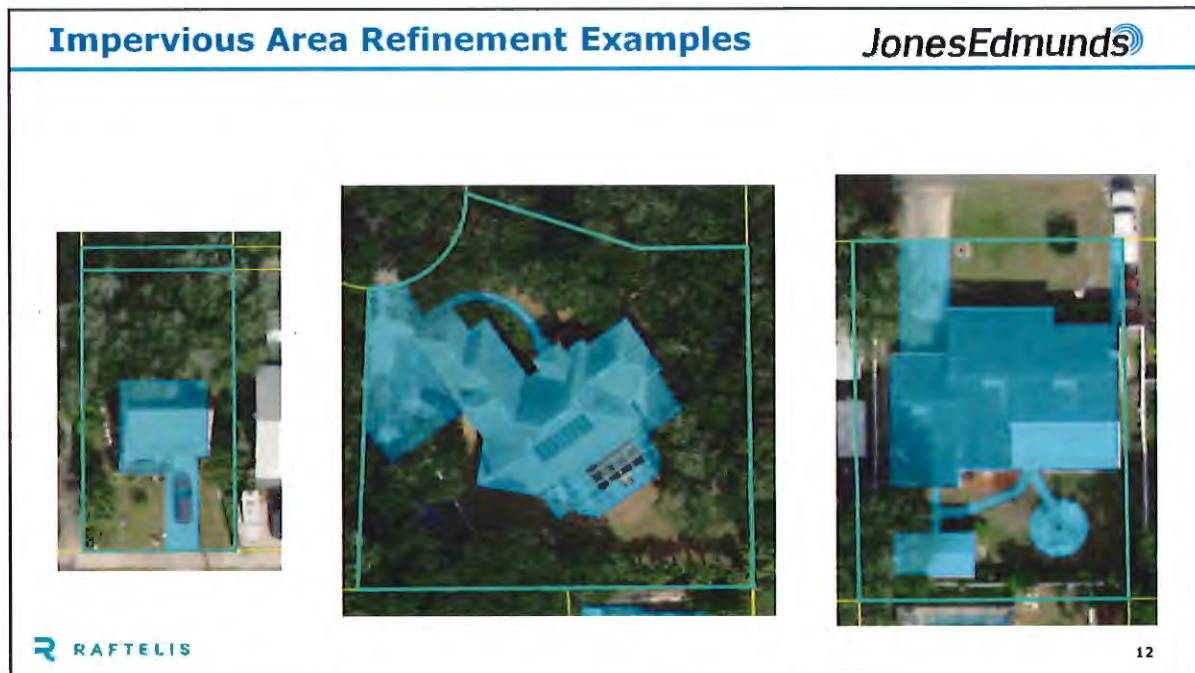
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Exhibit F-S
Date 3-04-2024

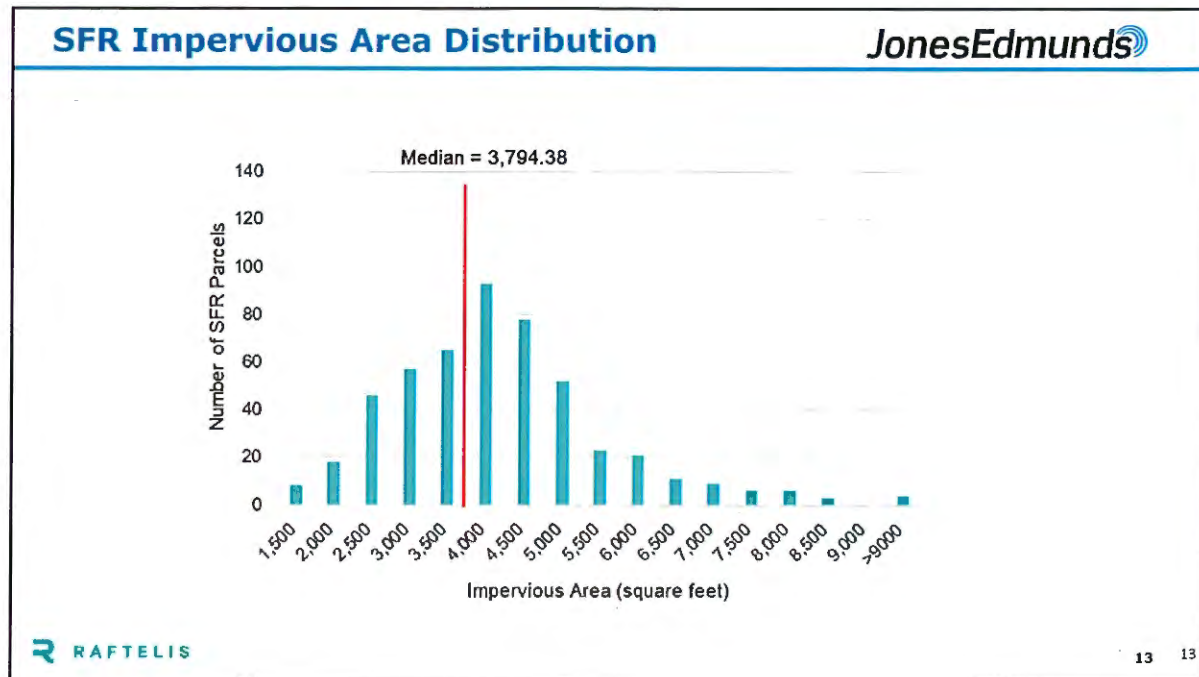


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Exhibit F-6
 Date 3-04-2024



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SFR ERU Tiering Example JonesEdmunds

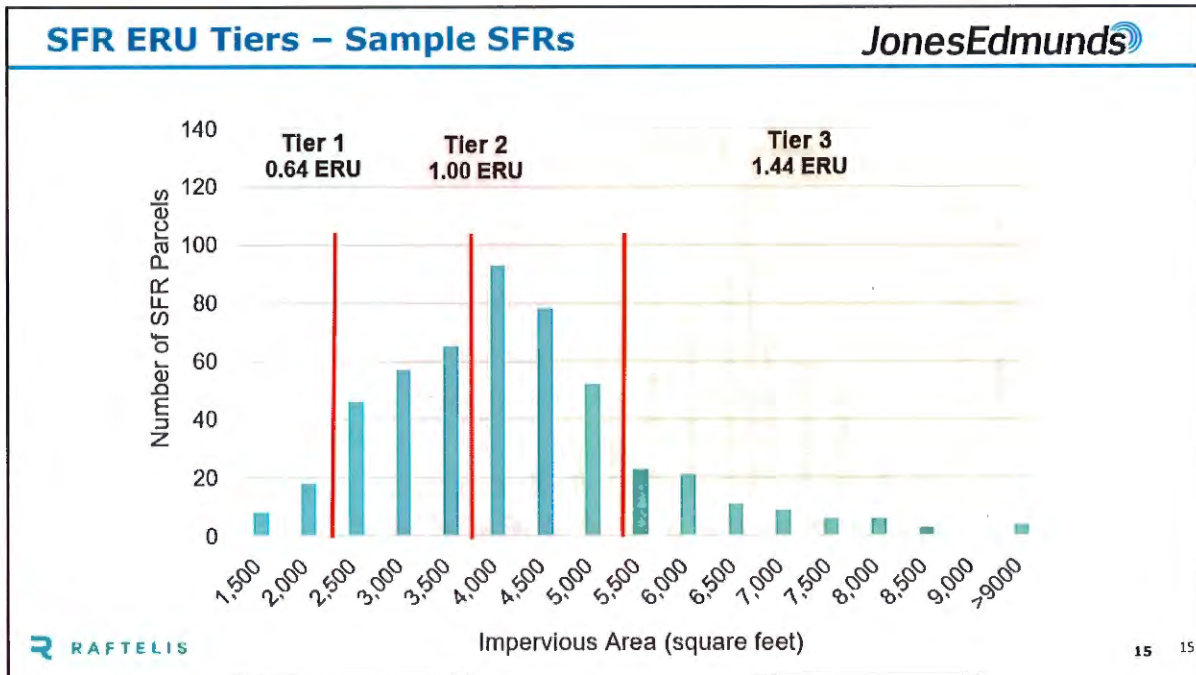
Tier	IA (sq ft)	Sample Parcels in Tier	Percent in Tier	Tier Median (sq ft)	Tier ERU
Tier 1	400 – 2,975	126	25%	2,431	0.64
Tier 2	2,975 – 4,590	249	50%	3,795	1.00
Tier 3	>4,590	125	25%	5,443	1.44

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Exhibit F-7Date 3-04-2024



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Mitigation Credits for Privately Owned and Maintained BMPs

- Simple credit of approximately 25% based on FSA survey average

Stormwater Credit Application
(Please Type or Print)

Please Refer to the following website for the latest version of this document available for download: [http://www.floridapdm.com](#)

GENERAL INFORMATION

- Customer Contact Information:
Name/Title: _____
Company: _____
Address: _____
- Property RS App: _____
- Property Address/Description: _____
- Authorized Representative (if applicable) Contact Information:
Name/Title: _____
Address: _____
Phone: _____ E-mail: _____
- Facility Permit Number: _____
- Granting Entity: ☐ City of St. Augustine
☐ St. Johns River Water Management District
☐ Florida Department of Environmental Protection
- Current Monthly Stormwater Utility Fee: \$ _____

Signature of Owner: _____ Date: _____

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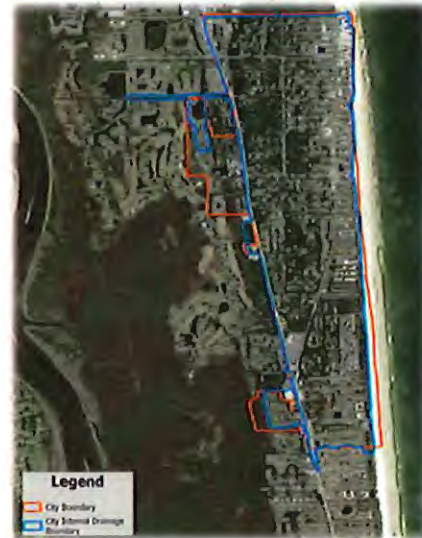
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Exhibit E-8
Date 3-04-2024

Exemptions and Partial Exemptions

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- No connection to City system
 - Partial exemption
- Part of parcel connected to City system



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Next Steps

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- ERU and Tiering Technical Memorandum delivery
- System Inventory/Vulnerability Assessment – Ongoing
- Determination of Costs – City to finalize Stormwater Fund operating budget – Ongoing
- Finalize Units of Service – ERUs for all developed non-exempt parcels – Single-family residential attached, multi-family residential and non-single family residential analysis
- Financial rate modeling



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Exhibit F-9

Date 3-04-2024

Contacts

JonesEdmunds

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Christina Conchilla, Manager cconchilla@raftelis.com

Hannah Palmer-Dwore, Senior Consultant hpalmer-dwore@raftelis.com



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March 4th, 2024

JonesEdmunds

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Exhibit F-10

Date 3-04-2024

10



CITY OF ST. AUGUSTINE BEACH

*Regular City Commission Meeting
Monday March 4, 2024*

*Ocean Walk Drainage Improvements
Recommended Path Forward*

Jason Sparks, P.E., Engineering Director

1

OCEAN WALK DRAINAGE IMPROVEMENTS

- Original design: Trench Grates, Ditch grading, Outfalls, Pump Station



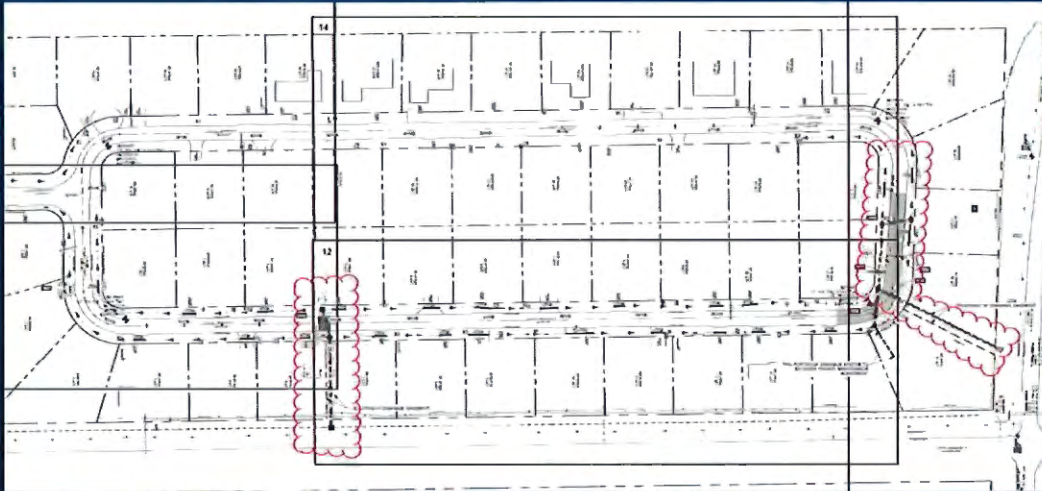
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Exhibit 6-1
Date 3-04-2024

1

OCEAN WALK PROPOSED IMPROVEMENTS

- Inverted crown roadway and two outfalls



3

RECOMMENDED ACTION

- Pause Pump Station, Ditch Grading & Trench Drains
- Continue Regional Model Build
- Identify Downstream “Regional” Improvements
- Revise Grant Agreement(s)
- Finalize 100% Construction Plans

4

Exhibit G-2Date 3-04-2024