

Land Acquisition and Management Program (LAMP) Conservation Board

Property Information Sheet

Property Name:	Christina Drive and Shores Blvd Parcels
Parcel Number:	284168-0510, 284168-0520, 284168-0500
Address:	Shores Blvd
Owner:	Raymar Group LLC
INC or LLC Agents:	Land Equity Consultants LLC, Edwin Stanford; Dirk Schroeder, Agent
List Price:	\$795,000
Market Value:	\$281,000 (\$91,000 + \$90,000 + \$100,000)
Total Acreage:	2.8
Land Use:	Residential-C
Zoning:	PUD
Easements: Type/Acres	None
Wetlands: Type/Acres	None
Uplands: Type/Acres	Mixed Coniferous/Hardwoods/2.80 ac
Protected Species:	Indigo snake, Bald Eagle (nests SJ16 & SJ25 1mi+), gopher tortoise, wood stork
Known Cultural Res.:	High probability; none recorded, archeological sites surround the property on Canopy Shores Park and to the west
Willing Seller:	Yes
Community Support:	Unknown
Proposed By:	Dirk Schroeder on behalf of Property owner
Development Apps:	PREAPP 19-64; seeking to modify PUD from commercial uses to residential
Narrative:	<p>Parcels would add and connect a contiguous 2.8 acres of forested property to the western portion of Canopy Shores Park (LAMP 2005) to eastern right-of-way of Shores Blvd and north of the intersection with Christina Drive, near the entrance to the park. 133-foot wide east to west at south end and at the northern end it is approximately 190-foot wide at the widest point. The properties are located on the western side of a tributary of the Matanzas River and contains a mature canopy of mixed hardwoods, pines and a native understory similar to that of the adjacent Park. Located within the NE Florida Blueway Florida Forever corridor, which elevates the potential for state grant funding, which assisted with acquisition of Canopy Shores Park. Part of a vacant commercial tract (Tract J) within St. Augustine Shores PUD. Previous development review applications have been submitted for the subject properties that were administratively closed, with the most recent including a pre-application in 2019 (PREAPP 19-64), which sought information on modification of the PUD allowed uses on the properties from commercial to single family residential. <u>SJC Environmental</u>: Consideration of listed species and protected tree impacts including specimens, upland buffers to contiguous wetlands. <u>SJC Parks</u>: Parcels can be added to overall park acreage. <u>SJC Tech</u>: The property is bordered to the east by a small ravine that acts as stormwater outfall to the Intracoastal Waterway. This small ravine hydrologically separates the subject property from Canopy Shores Park. The St. Johns County Regional Stormwater Model shows that this ravine area becomes inundated during a 100 year/24 hour design storm event even though FEMA has it designated as a Flood Zone X. This inundation area impacts only the very eastern edge of the subject parcel itself.</p>



St. Johns County LAMP Property Application

Please return this form to LAMP staff liaison: Ryan Mauch, 4040 Lewis Speedway, St. Augustine, FL 32084 or rmauch@sjcfl.us

1. Applicant Information					
Applicant Name: Raymar Group LLC and Land Equity Consultants, LLC, Edwin Stanford					
Address: 3997 Commons Drive					
City: Destin		State: FL		Zip: 32541	
Phone: 850-259-1522		Fax:		Email: ed@coreconsulting.com	
Applicant Signature:			Date:		
2. Owner of Record (Owner Is Applicant: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			3. Owner's Authorized Representative		
Name: Edwin Stanford			Name: Dirk Schroeder		
Address: 3997 Commons Drive			Address: 2820 US 1 South		
City: Destin		State: FL	Zip: 32541	City: St. Augustine	State: FL
Phone: 850-259-1522		Fax:	Phone: 904-540-2360	Fax:	
Email: ed@coreconsulting.com			Email: dirkschroeder@msn.com		
4. Owner's Authorization					
To the Board of County Commissioners: This is to advise that the individual named above is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the County. This authorizes the County and County contractors to enter the property listed below for up to 180 days from the date of this application to conduct a site inspection for a potential acquisition, exchange, donation or conservation easement.					
Owner Signature: _____			Date: 3/7/2025		
Owner Signature: <i>Chanda Napier</i>			Date: 3/7/2025		
5. Property/Project Information – Required Information					
Asking Price: \$ 796,000			Tax Parcel Number(s): 284168-0500, -0510 & - 0520		
General Location (address, intersection, etc.): Shores Blvd. adjacent to Canopy Shores County Park					
Acreage: 2.81 Acres		Future Land Use: RES - C		Zoning: PUD	
6. Property Description (Describe Ecology, Natural Resources, History, Archeology, Existing Features, Vision of Uses for the Property):					
The parcels are commercial and are adjacent to Canopy Shores Park. The trees are incredible on the site and should be preserved for the neighborhood.					
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7. Encumbrances (Liens, leases, easements, encumbrances, etc.):					
No liens or encumbrances known.					

In addition to this form, the following supplemental information may be attached to assist in the evaluation of the property.

- > Location map
 - > Survey or Sketch
 - > Legal description
- > Tax Parcel Cards
 - > Deed
 - > Other pertinent information

Please Do Not Write Below this Line, for County Use Only

Date Received: 3-10-25 Received By: RMauch Reg. Basin: 9

Please continue to Page 2 to acknowledge the Acquisition Process



LAMP

Land Acquisition and Management Program

Land Acquisition and Management Program

The St. Johns County Land Acquisition and Management Program (LAMP) protects lands by acquisition for conservation, green space and passive recreational purposes. Once acquired, these lands will contribute to St. Johns County's rural, historic and natural character that many residents and visitors value and want to sustain. The lands are then preserved and managed to restore, protect and maintain resources. Once an application is submitted and meets the minimum qualifications, a nine member LAMP Conservation Board evaluates and recommends properties for consideration by the Board of County Commissioners on an annual basis. The Conservation Board meets regularly throughout the year and information about the Board and meeting schedule can be found at <https://www.sjcf.us/calendar/?title=&month=&yr=&dpt=lamp>.

Acquisition Process

Please Acknowledge by initialing below on the line provided

- The St. Johns County Land Acquisition and Management Program is a willing seller only program that solely deals with lands willingly sold by participating landowners. Therefore, the application form for submittal of property to the program must be signed by the property owner. Lands will not be condemned, nor landowners improperly compelled to enroll themselves in the program.
- The property must be located within the unincorporated areas of St. Johns County and therefore outside of City of St. Augustine or City of St. Augustine Beach city limits.
- The property to be acquired must be used for conservation or passive recreational uses.
- The property is evaluated by the LAMP Conservation Board members using an scoring matrix. The criteria include: water resource protection, wildlife and habitat management and protection, cultural resource protection, linkages to other conservation or ecological corridors, social value, passive recreational value, manageability, economic and acquisition issues.
- After evaluating and scoring the property, the Conservation Board will place it on a ranking list and the top 5 scored properties are recommended annually to the Board of County Commissioners for inclusion on an acquisition list.
- Once properties are approved for acquisition by the Board of County Commissioners, County Real Estate Department staff will negotiate to acquire the property. Offers are made based on appraisals of fair market value by independent appraisers.
- By signing and submitting this property application form to the LAMP Program, a willing seller acknowledges that once the Board of County Commissioners approves the property on the annual recommended properties ranking list, other offers will not be entertained while the County performs its appraisal and other due diligence processes.
- Contracts to purchase must be approved by the Board of County Commissioners.

LOCATION MAP



Moultrie Creek

Matanzas River

Matanzas River

Wildwood Dr

Aragon Ave

Vaill Point Rd

Vaill Point Ter

Kelley Ln

Romano St

Maya Ct

Casuarina Cir

Salzedo Ave

Alcala Dr

Shores Blvd

Orca Cir

Travino Ave

Mariana Pl

Andora St

Alhambra Ave

Trillo St

Ana Ct

Rita Cir



Christina Dr

US 1 S

Crestwood Dr

Lily Rd

Deltona Blvd

Viscaya Blvd

La Mancha Dr

Rio Ct

Gilda Dr

Bahia Dr

Medina Ave

Bella Terra Dr

Stone Arbor Ln

Amistad Dr

Balearics Dr

Bella Dr

Modesto Dr

Alceida Dr

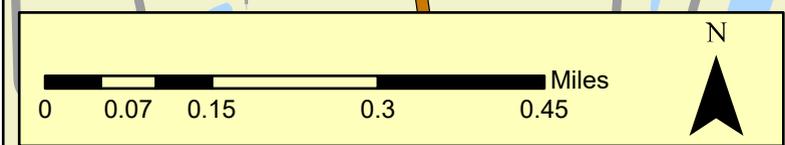
Saco Ct

Nieves Ln

Bahia Dr

Aledo Ct

E Blanca Cir





SHORES

BOULEVARD

DELTONA

BOULEVARD

CHRISTINA DRIVE

CANOPY SHORES 1A

SEE SF/39X

MATCH LINE

ST AUGUSTINE SHORES UNIT 3

ST AUGUSTINE RECREATION CENTER

TRACT "D" 10.80 AC.

PART OF TRACT "L" 3.80 AC.

CHURCH TRACT "H" 4.78 AC.

LATTER DAY SAINTS TRACT "H" 1.17 AC.

TRACT "P" 3.10 AC.

TRACT "A" 2.94 AC.

TRACT "B" 2.29 AC.

TRACT "C" 2.29 AC.

TRACT "D" 2.29 AC.

TRACT "K" 8.51 AC.

TRACT "J" 1.92 AC.

TRACT "I" 1.89 AC.

(STATE LAND)

0834/507

5

20

2

25

109

10

10

10

- Add lot dimensions for each lot
- Add setback labels to each lot

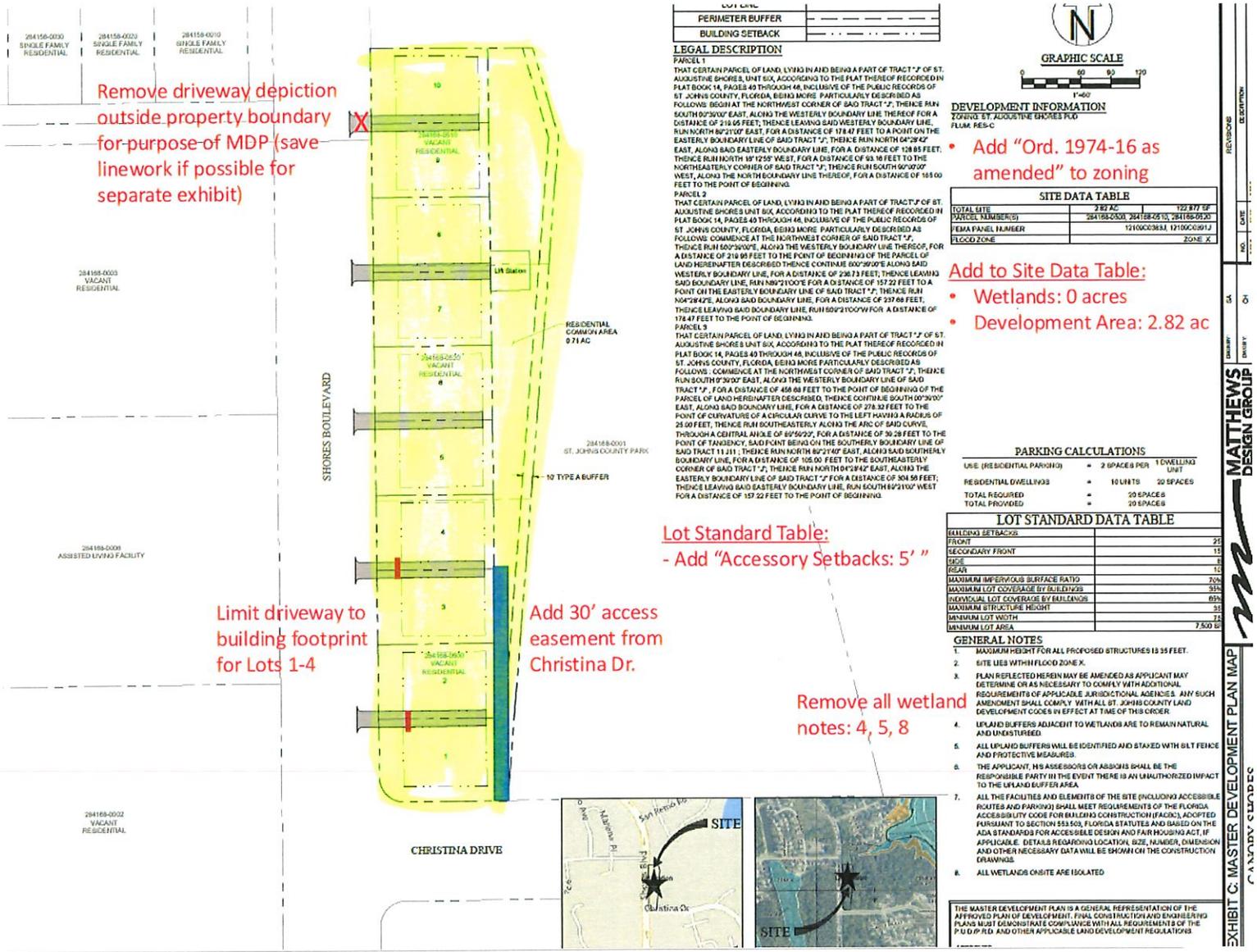
Remove driveway depiction outside property boundary for purpose of MDP (save linework if possible for separate exhibit)

Proposed Single-Family Layout 10 Lots

Limit driveway to building footprint for Lots 1-4

Add 30' access easement from Christina Dr.

Remove all wetland notes: 4, 5, 8



GRAPHIC SCALE
 0 30 60 90 120
 1"=60'

DEVELOPMENT INFORMATION
 ZONED BY: ADJUSTIVE ZONES PUD
 PLUM RES-C

• Add "Ord. 1974-16 as amended" to zoning

SITE DATA TABLE

TOTAL SITE	2.82 AC	122,877 SF
PARCEL NUMBER(S)	284188-0001, 284188-0002, 284188-0003, 284188-0004	
FEMA PANEL NUMBER	1210003831	1210003811
FLOOD ZONE		ZONE X

- Add to Site Data Table:**
- Wetlands: 0 acres
 - Development Area: 2.82 ac

PARKING CALCULATIONS

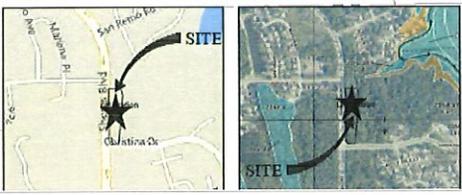
USE (RESIDENTIAL PARKING)	= 2 SPACES PER 1 DWELLING UNIT
RESIDENTIAL DWELLINGS	= 10 UNITS = 20 SPACES
TOTAL REQUIRED	= 20 SPACES
TOTAL PROVIDED	= 20 SPACES

LOT STANDARD DATA TABLE

BUILDING SETBACKS	FRONT	20'
REAR	10'	
SIDE	10'	
MAXIMUM IMPERVIOUS SURFACE RATIO	70%	
MAXIMUM LOT COVERAGE BY BUILDINGS	30%	
MINIMUM LOT COVERAGE BY BUILDINGS	10%	
MAXIMUM STRUCTURE HEIGHT	35'	
MINIMUM LOT WIDTH	7.50	
MINIMUM LOT AREA	7,500 SF	

- GENERAL NOTES**
1. MAXIMUM HEIGHT FOR ALL PROPOSED STRUCTURES IS 35 FEET.
 2. SITE LIES WITHIN FLOOD ZONE X.
 3. PLAN REFLECTED HEREIN MAY BE AMENDED AS APPLICANT MAY DETERMINE OR AS NECESSARY TO COMPLY WITH ADDITIONAL REQUIREMENTS OF APPLICABLE JURISDICTIONAL AGENCIES. ANY SUCH AMENDMENT SHALL COMPLY WITH ALL ST. JOHNS COUNTY LAND DEVELOPMENT CODES IN EFFECT AT TIME OF THIS ORDER.
 4. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
 5. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH 6"X6" FENCE AND PROTECTIVE MEASURES.
 6. THE APPLICANT, HIS ASSESSORS OR AGENTS SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER AREA.
 7. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 555.50, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
 8. ALL WETLANDS ON SITE ARE ISOLATED.

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD, PUD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.



St. Johns County, FL

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Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2841680500
Location Address	SHORES BLVD SAINT AUGUSTINE 32086-0000
Neighborhood	St Aug Shores (COM) (848.01)
Tax Description*	14/40-46 ST AUG SHORES UNIT 6 S'LY PT TRACT J - 278FT ON SHORES BLVD OR5845/1862
Property Use Code	Vacant Commercial (1000)
Subdivision	St. Augustine Shores Unit Six
Sec/Twp/Rng	40-8-30
District	County (District 300)
Millage Rate	12.5415
Acreage	1.000
Homestead	N

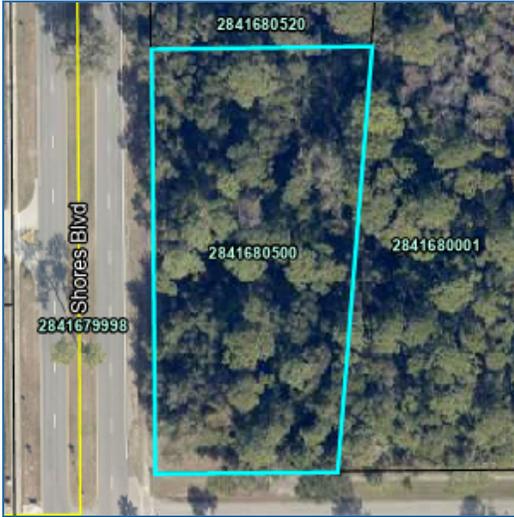
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No Image Available

Owner Information

Owner Name [Raymar Group LLC](#) 100%
 Mailing Address 13830 COUNTY ROAD 13 N
 SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$100,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$100,000
Total Deferred	\$0
Assessed Value	\$100,000
Total Exemptions	\$0
Taxable Value	\$100,000

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$0	\$0	\$100,000	\$0	\$0	\$100,000	\$100,000	\$0	\$100,000
2023	\$0	\$0	\$100,000	\$0	\$0	\$100,000	\$83,853	\$16,147	\$83,853
2022	\$0	\$0	\$78,400	\$0	\$0	\$78,400	\$76,230	\$2,170	\$76,230
2021	\$0	\$0	\$70,000	\$0	\$0	\$70,000	\$69,300	\$700	\$69,300
2020	\$0	\$0	\$63,000	\$0	\$0	\$63,000	\$63,000	\$0	\$63,000
2019	\$0	\$0	\$63,000	\$0	\$0	\$63,000	\$60,500	\$2,500	\$60,500
2018	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$55,000	\$0	\$55,000
2017	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$55,000	\$0	\$55,000
2016	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$55,000	\$0	\$55,000
2015	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$55,000	\$0	\$55,000
2014	\$0	\$0	\$51,000	\$0	\$0	\$51,000	\$51,000	\$0	\$51,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	278	140	1	AC	\$100,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/24/2023	10/16/2023	\$250,000.00	WARRANTY DEED	5845	1862	Q	V	DELTONA CORPORATION	RAYMAR GROUP LLC
	5/9/2006	\$100.00	OTHER INSTRUMENT	2736	1483	U	I	SWAN DEVELOPMENT CORPORATION	DELTONA CORPORATION
	11/1/1999	\$36,500.00	WARRANTY DEED	1454	752	U	V	KLARER BRUNO	SWAN DEVELOPMENT CORPORATION
	5/1/1987	\$0.00		747	34	U	V		KLARER BRUNO

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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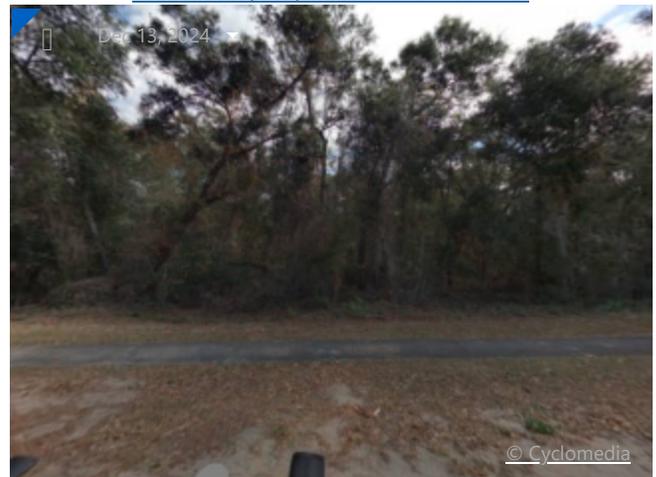
2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

Parcel ID	2841680510
Location Address	SHORES BLVD SAINT AUGUSTINE 32086-0000
Neighborhood	St Aug Shores (COM) (848.01)
Tax Description*	14/40-46 ST AUG SHORES UNIT 6 N PART OF TRACT J - 220FT ON SHORES BLVD OR5845/1862 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	St. Augustine Shores Unit Six
Sec/Twp/Rng	40-8-30
District	County (District 300)
Millage Rate	12.5415
Acreage	0.900
Homestead	N

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Owner Information

Owner Name	Raymar Group LLC 100%
Mailing Address	13830 COUNTY ROAD 13 N SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$90,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$90,000
Total Deferred	\$0
Assessed Value	\$90,000
Total Exemptions	\$0
Taxable Value	\$90,000

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$0	\$0	\$90,000	\$0	\$0	\$90,000	\$90,000	\$0	\$90,000
2023	\$0	\$0	\$90,000	\$0	\$0	\$90,000	\$83,853	\$6,147	\$83,853
2022	\$0	\$0	\$78,400	\$0	\$0	\$78,400	\$76,230	\$2,170	\$76,230
2021	\$0	\$0	\$70,000	\$0	\$0	\$70,000	\$69,300	\$700	\$69,300
2020	\$0	\$0	\$63,000	\$0	\$0	\$63,000	\$63,000	\$0	\$63,000
2019	\$0	\$0	\$63,000	\$0	\$0	\$63,000	\$60,500	\$2,500	\$60,500
2018	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$55,000	\$0	\$55,000
2017	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$55,000	\$0	\$55,000
2016	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$55,000	\$0	\$55,000
2015	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$55,000	\$0	\$55,000
2014	\$0	\$0	\$51,000	\$0	\$0	\$51,000	\$51,000	\$0	\$51,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	220	170	0.9	AC	\$90,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/24/2023	10/16/2023	\$250,000.00	WARRANTY DEED	5845	1862	Q	V	DELTONA CORPORATION	RAYMAR GROUP LLC
	5/9/2006	\$100.00	OTHER INSTRUMENT	2736	1483	U	I	SWAN DEVELOPMENT CORPORATION	DELTONA CORPORATION
	11/12/1999	\$29,000.00	WARRANTY DEED	1455	1242	U	V	RAETS ALFONS & CESARINA M J	SWAN DEVELOPMENT CORPORATION
	3/1/1988	\$0.00		781	746	U	V		RAETS ALFONS, CESARINA M J

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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Sales Questionnaire

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2024 TRIM Notice (PDF)

Summary

Parcel ID	2841680520
Location	SHORES BLVD
Address	SAINT AUGUSTINE 32086-0000
Neighborhood	St Aug Shores (COM) (848.01)
Tax Description*	14/40-46 ST AUG SHORES UNIT 6 MID PT OF TRACT J - 236.73 X 157.22 X 23 7.68 X 178.47FT OR5963/1164
Property Use Code	Vacant Commercial (1000)
Subdivision	St. Augustine Shores Unit Six
Sec/Twp/Rng	40-8-30
District	County (District 300)
Millage Rate	12.5415
Acreage	0.910
Homestead	N

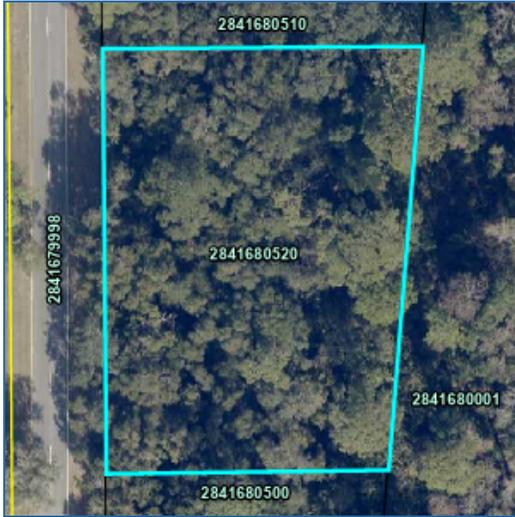
[Click Here to Open Cyclomedia Viewer in a New Tab](#)

No Image Available

Owner Information

Owner Name Land Equity Consultants LLC 100%
 Mailing Address 3997 COMMONS DR
 DESTIN, FL 32541-0000

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$91,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$91,000
Total Deferred	\$0
Assessed Value	\$91,000
Total Exemptions	\$0
Taxable Value	\$91,000

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$0	\$0	\$91,000	\$0	\$0	\$91,000	\$91,000	\$0	\$91,000
2023	\$0	\$0	\$91,000	\$0	\$0	\$91,000	\$83,853	\$7,147	\$83,853
2022	\$0	\$0	\$78,400	\$0	\$0	\$78,400	\$76,230	\$2,170	\$76,230
2021	\$0	\$0	\$70,000	\$0	\$0	\$70,000	\$69,300	\$700	\$69,300
2020	\$0	\$0	\$63,000	\$0	\$0	\$63,000	\$63,000	\$0	\$63,000
2019	\$0	\$0	\$63,000	\$0	\$0	\$63,000	\$60,500	\$2,500	\$60,500
2018	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$55,000	\$0	\$55,000
2017	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$55,000	\$0	\$55,000
2016	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$55,000	\$0	\$55,000
2015	\$0	\$0	\$55,000	\$0	\$0	\$55,000	\$55,000	\$0	\$55,000
2014	\$0	\$0	\$51,000	\$0	\$0	\$51,000	\$51,000	\$0	\$51,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	237	150	0.91	AC	\$91,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/6/2024	5/29/2024	\$100.00	WARRANTY DEED	5963	1164	U	V	CJN ENTERPRISES INC	LAND EQUITY CONSULTANTS LLC
1/9/2024	12/28/2023	\$115,000.00	WARRANTY DEED	5883	1426	Q	V	RODRIGUEZ JULIAO CIA S,C	CJN ENTERPRISES INC
	1/1/1990	\$0.00		844	1423	U	V		RODRIGUEZ JULIAO CIA S,C

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Developed by
 **SCHNEIDER**
GEO SPATIAL

ST. AUGUSTINE SHORES UNIT SIX

MAP BOOK
AND PAGE

A SUBDIVISION IN SECTIONS 39, 40 & 41 TWP. 8 S, RGE. 30 E.
ST. JOHNS COUNTY, FLORIDA

LEGAL DESCRIPTION

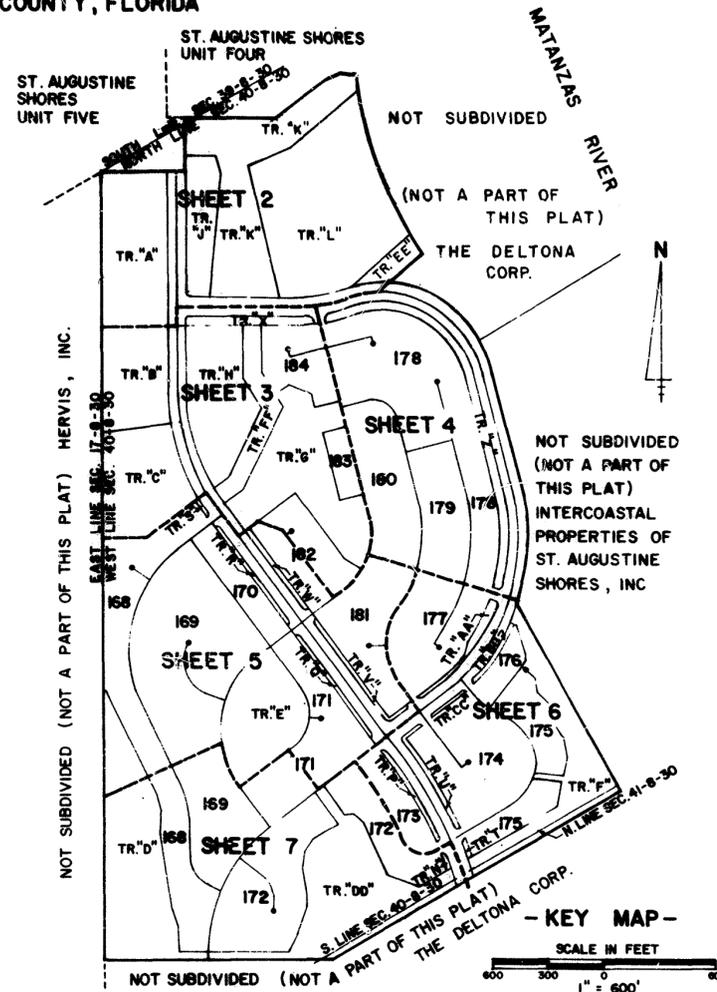
A parcel of land lying in Sections 39, 40 & 41 Township 8 South, Range 30 East, St. Johns County, Florida and being more particularly described as follows:

Begin at the Northwesterly corner of said Section 40 for the POINT OF BEGINNING of the parcel of land hereinafter described; said point being on the Southerly boundary of the plat of ST. AUGUSTINE SHORES UNIT FIVE as recorded in Map Book 14, Pages 21 thru 24 inclusive of the Public Records of St. Johns County, Florida; thence run the next two courses along said Southerly boundary; N89°21'44"E for a distance of 460.05 feet; thence N00°39'00"W for a distance of 292.13 feet to a point of intersection with the Southerly boundary of ST. AUGUSTINE SHORES UNIT FOUR, as recorded in Map Book 13, Pages 31 thru 38 inclusive of the Public Records of St. Johns County, Florida; thence run the next three courses along said Southerly boundary; N89°21'00"E for a distance of 492.88 feet; thence N52°37'52"E for a distance of 330.32 feet; thence N69°12'10"E for a distance of 92.00 feet more or less to a point of intersection with the Mean High Water Line (elevation +2.4') of the Matanzas River as it existed on April 17, 1980, said point hereinafter known as Point "A"; thence return to the POINT OF BEGINNING and run S00°38'33"E along the West Line of aforesaid Section 40 for a distance of 4208.01 feet; thence leaving said West Line, N89°21'26"E for a distance of 1161.86 feet to a point of intersection with the Southeasterly line of said Section 40; thence continue N89°21'26"E for a distance of 80.08 feet; thence N59°23'29"E for a distance of 1804.94 feet; thence N29°33'11"W for a distance of 1140.37 feet to a point on the arc of a circular curve concave to the West having a radius of 1230.00 feet; said point bears S72°46'06"E from the center of said curve; thence run Northerly along the arc of said curve through a central angle of 18°37'00" for a distance of 399.66 feet to a point of compound curvature of a circular curve to the left having a radius of 850.00 feet; thence Northerly along the arc of said curve through a central angle of 13°36'28" for a distance of 201.88 feet to the point of tangency; thence N14°59'34"W for a distance of 700.00 feet to the point of curvature of a circular curve to the left having a radius of 600.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 72°15'47" for a distance of 756.74 feet to a point; said point bears N02°44'40"E from the center of said curve; thence N48°21'40"E for a distance of 228.24 feet to a point of intersection with the arc of a circular curve concave to the Northeast having a radius of 1960.00 feet; said point bears S50°15'03"W from the center of said curve; thence Northwesterly along the arc of said curve through a central angle of 28°24'37" for a distance of 971.87 feet to a point of tangency; thence N11°20'20"W for a distance of 88.80 feet more or less to a point of intersection with aforesaid Mean High Water Line of the Matanzas River; thence S83°45'52"W along said Mean High Water Line for a distance of 14.59 feet to aforesaid Point "A", and the POINT OF TERMINATION.

Said lands situate lying and being in St. Johns County, Florida and containing 215.00 acres more or less.

ENGINEER'S NOTES

- All radii are 25 feet unless otherwise noted.
- Distances on corner lots are to the intersection of block lines extended unless otherwise noted.
- Bearings and distances and coordinates shown are based on an assumed GRID SYSTEM.
- D.R.O.W. Indicates Drainage Right-of-Way.
- D.R.A. Indicates Drainage Retention Area.
- All lot lines are radial to the street Right-of-Way curves they intersect unless otherwise noted.
 - Indicates P.C., P.T., P.R.C., or P.C.C. set on street Rights-of-Way.
 - Indicates Permanent Control Point set at all street center line intersections, P.C.'s, P.T.'s, P.R.C.'s and P.C.C.'s and not greater than 1000 feet apart.
 - Indicates Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes, and not greater than 1400 feet apart.
- Building Setback Distances 25 feet from front lot line unless otherwise indicated.



CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY, That on this 24th day of November, 1980, the foregoing plat was approved and accepted by the Board of County Commissioners of St. Johns County, Florida. This acceptance of the dedicated areas shall not be deemed an acceptance requiring construction or maintenance of said areas.

Attest: [Signature]
Clerk

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA.

By: [Signature]
Chairman

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record in the public records of St. Johns County, Florida on this day of November, 1980 in Map Book 14, Pages 21 thru 24, through 24 inclusive.

[Signature]
Clerk of the Circuit Court
in and for St. Johns County, Florida

ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, THE DELTONA CORPORATION being the sole owner in fee simple of the lands described in the foregoing caption to this plat, does hereby adopt this survey and plat of said lands as the true and correct plat of said lands hereafter known as "ST. AUGUSTINE SHORES UNIT SIX" and does hereby dedicate the streets, alleys, thoroughfares, drainage rights-of-way and other easements shown thereon, and not expressly reserved herein and therein to The Deltona Corporation, to ST. JOHNS COUNTY, FLORIDA, for the perpetual use of the public. Unless otherwise indicated a strip of land 10 feet wide at the rear and the front of each lot and 7.5 feet wide at the sides of each lot is reserved to THE DELTONA CORPORATION, its successors or assigns for the installation and maintenance of public utilities and drainage facilities with the following exceptions: side lot lines lying adjacent to streets shall contain no easement; and where more than one lot is intended as a building site the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF, The Undersigned hereunto set hand and seal on this 24th day of November, 1980.

Signed and sealed in the presence of
By: [Signature] F. E. Mackle III President
[Signature] Witness
By: [Signature] Michelle R. Garbis Secretary
[Signature] Witness

STATE OF FLORIDA
COUNTY OF DADE

The foregoing Adoption and Dedication was acknowledged before me this 24th day of November, 1980 by Frank E. Mackle III the President and by Michelle R. Garbis the Secretary of THE DELTONA CORPORATION a Delaware Corporation, on behalf of the Corporation.

[Signature]
Notary Public, State of Florida at Large

My Commission Expires Jan 9, 1983

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being currently licensed and registered by the State of Florida as a land surveyor, does hereby certify that he has completed the survey of the lands as shown in the foregoing plat, that said plat is a true and correct representation of the lands surveyed, that the survey was made under his responsible direction and supervision, and that the data complies with all the requirements of Chapter 177, Florida Statutes.

Dated Sept. 20, 1980

By: [Signature]
Francisco A. [Name]
Registered Land
Surveyor
State of Florida.

CERTIFICATE OF COUNTY ATTORNEY

This is to certify that this plat has been examined and approved by the County Attorney for St. Johns County, Florida. This 24th day of November, 1980.

[Signature]
County Attorney

CERTIFICATE OF APPROVAL BY THE PLANNING DEPARTMENT

THE ST. JOHNS COUNTY PLANNING DEPT. hereby approves the Final Plat for the Plat of ST. AUGUSTINE SHORES UNIT SIX. This 24th day of November, 1980.

By: [Signature]
Director
St. Johns County Planning Department.

CERTIFICATE OF APPROVAL BY THE ZONING DEPARTMENT

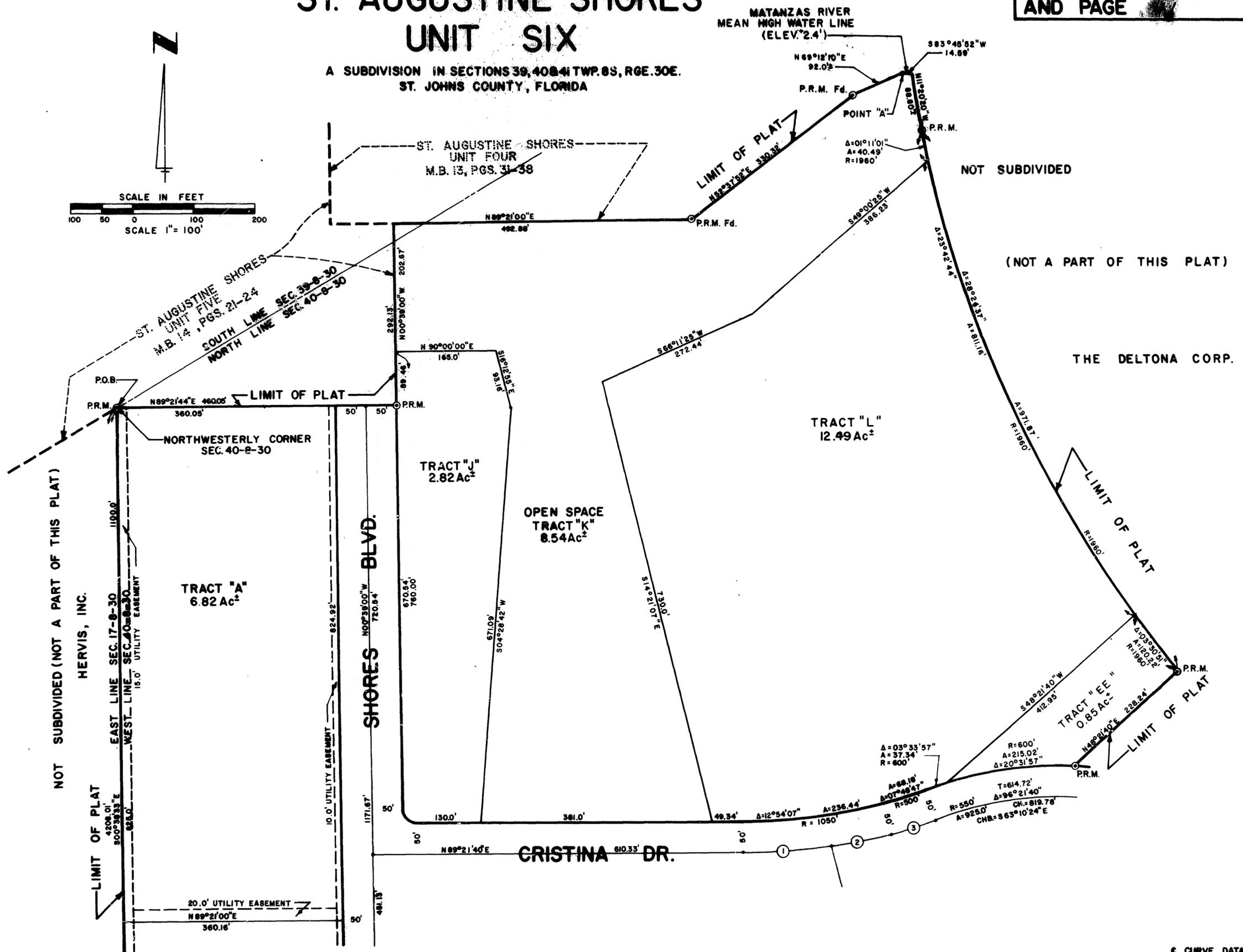
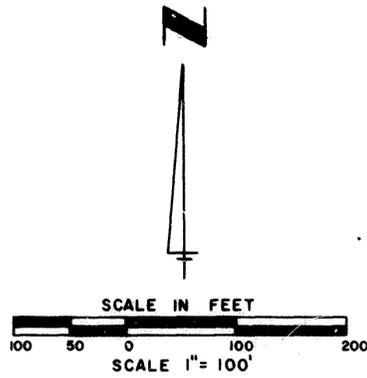
THE ST. JOHNS COUNTY ZONING DEPT. hereby approves the Final Plat for the Plat of ST. AUGUSTINE SHORES UNIT SIX. This 24th day of November, 1980.

By: [Signature]
Director
St. Johns County Zoning Department.

ST. AUGUSTINE SHORES UNIT SIX

A SUBDIVISION IN SECTIONS 39, 40 & 41 TWP. 8S, RGE. 30E.
ST. JOHNS COUNTY, FLORIDA

MAP BOOK
AND PAGE



NOT SUBDIVIDED (NOT A PART OF THIS PLAT)

HERVIS, INC.

LIMIT OF PLAT

EAST LINE SEC. 17-8-30
WEST LINE SEC. 40-8-30
15.0' UTILITY EASEMENT

TRACT "A"
6.82 Ac²

NORTHWESTERLY CORNER
SEC. 40-8-30

SHORES BLVD.

TRACT "J"
2.82 Ac²

OPEN SPACE
TRACT "K"
8.54 Ac²

CRISTINA DR.

TRACT "L"
12.49 Ac²

TRACT "EE"
0.85 Ac²

THE DELTONA CORP.

(NOT A PART OF THIS PLAT)

NOT SUBDIVIDED

(SEE SHEET 3)

(SEE SHEET 4)

☺ CURVE DATA

NO	RAD.	DELTA	ARC	TANG.	CHORD	CHORD
1	1100'	07°28'37"	143.67'	72.04'	108°36'32"	143.76'
2	1100'	08°24'30"	108.84'	51.96'	179°08'48"	108.80'
3	860'	07°48'47"	76.0'	37.96'	172°38'01"	74.94'



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 3/14/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 48540 , 48541

	<p>Descriptions</p> <p>DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p>DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p>LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. </div> <p>POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
--	--

Matrix Unit ID: 48540

1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Haliaeetus leucocephalus Bald Eagle	G5	S3	N	N

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N

[Mycteria americana](#)
Wood Stork

G4

S2

T

FT

Matrix Unit ID: 48541

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit IDs: 48540 , 48541

17 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Acipenser oxyrinchus oxyrinchus</i> Atlantic Sturgeon	G3T3	S1	E	FE
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
Calydorea coelestina Bartram's ixia	G2G3	S2S3	N	E
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
<i>Glandularia maritima</i> coastal vervain	G3	S3	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Heterodon simus Southern Hognose Snake	G2	S2S3	N	N
Lechea cernua nodding pinweed	G3	S3	N	T
Lythrum curtissii Curtiss' loosestrife	G1	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Monotropsis reynoldsiae pygmy pipes	G2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N
Neovison vison lutensis Atlantic Salt Marsh Mink	G5T3	S3	N	N
Salix floridana Florida willow	G2G3	S2S3	N	E
<i>Trichechus manatus latirostris</i> Florida Manatee	G2G3T2	S2S3	T	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on

the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Christina Drive/Shores Blvd
Write a description for your map.



AERIAL



Travino Ave

Mariana Pl

Deltona Blvd

Shores Blvd

Mainstay Pl

Christina Dr

Gilda Dr

Solo Ct

Canopy Shores Park

Parcel 3

Legend:

- Road
- Park
- Christina Dr and Shores Blvd Parcels

Scale: 0, 150, 300 Feet

LAMP 25-02 Christina Dr. and Shores Blvd Parcels

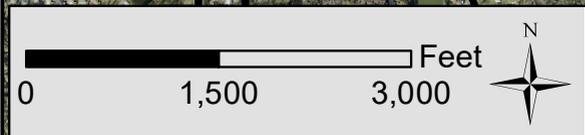
Area Parks

CITY OF ST. AUGUSTINE BEACH



Legend

- Road
- Park
- Christina Dr and Shores Blvd Parcels



LAMP 25-02 Christina Dr. and Shores Blvd Parcels

Future Landuse



Travino Ave

Mariana Pl

Deltona Blvd

Shores Blvd

Mainstay Pl

Jackson Plaza Pl

Christina Dr

Rio Ct
Gilda Dr

Solo Ct

RESIDENTIAL-C

PARK/RECREATION

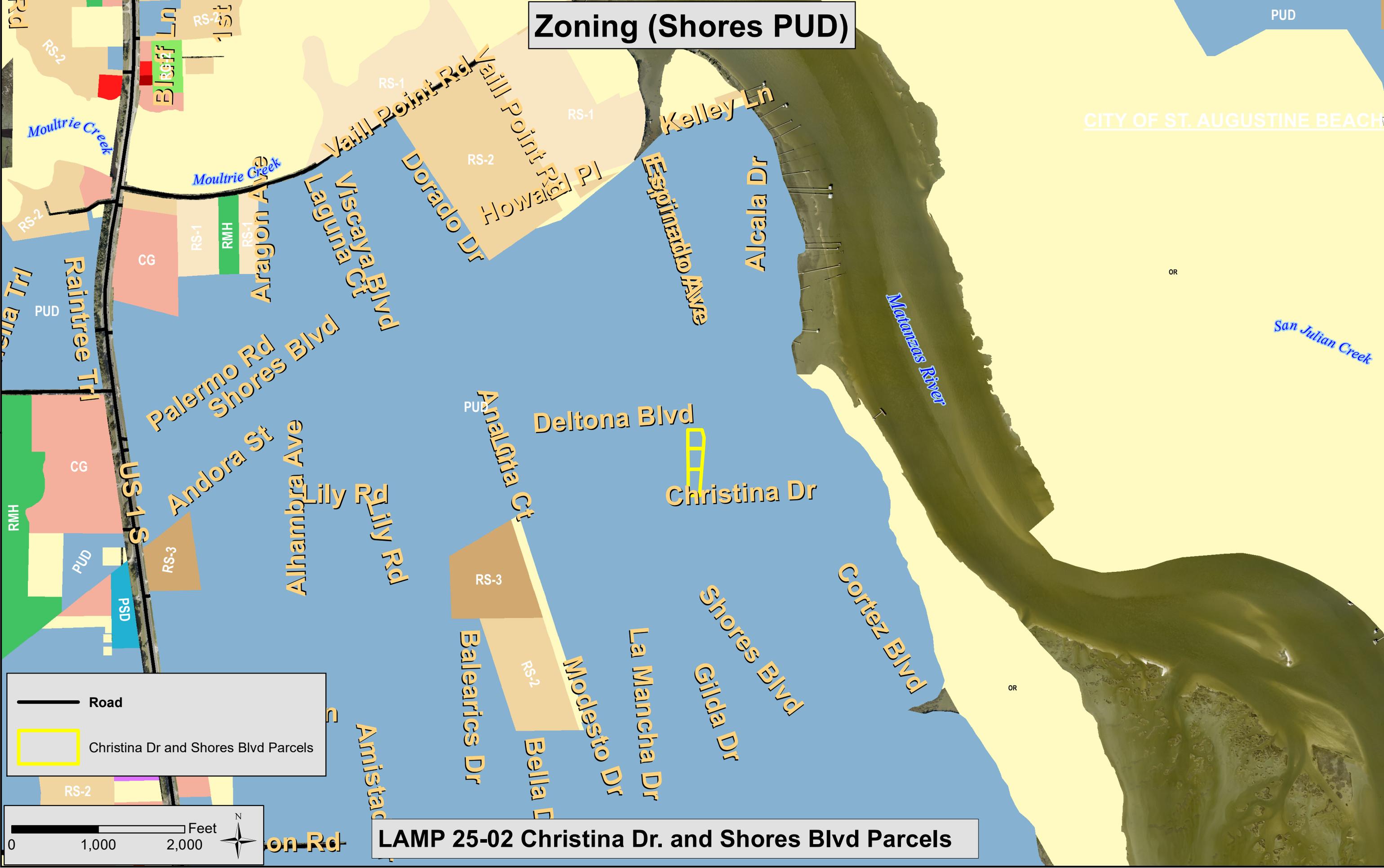
— Road

□ Christina Dr and Shores Blvd Parcels

0 165 330 Feet

LAMP 25-02 Christina Dr. and Shores Blvd Parcels

Zoning (Shores PUD)



CITY OF ST. AUGUSTINE BEACH

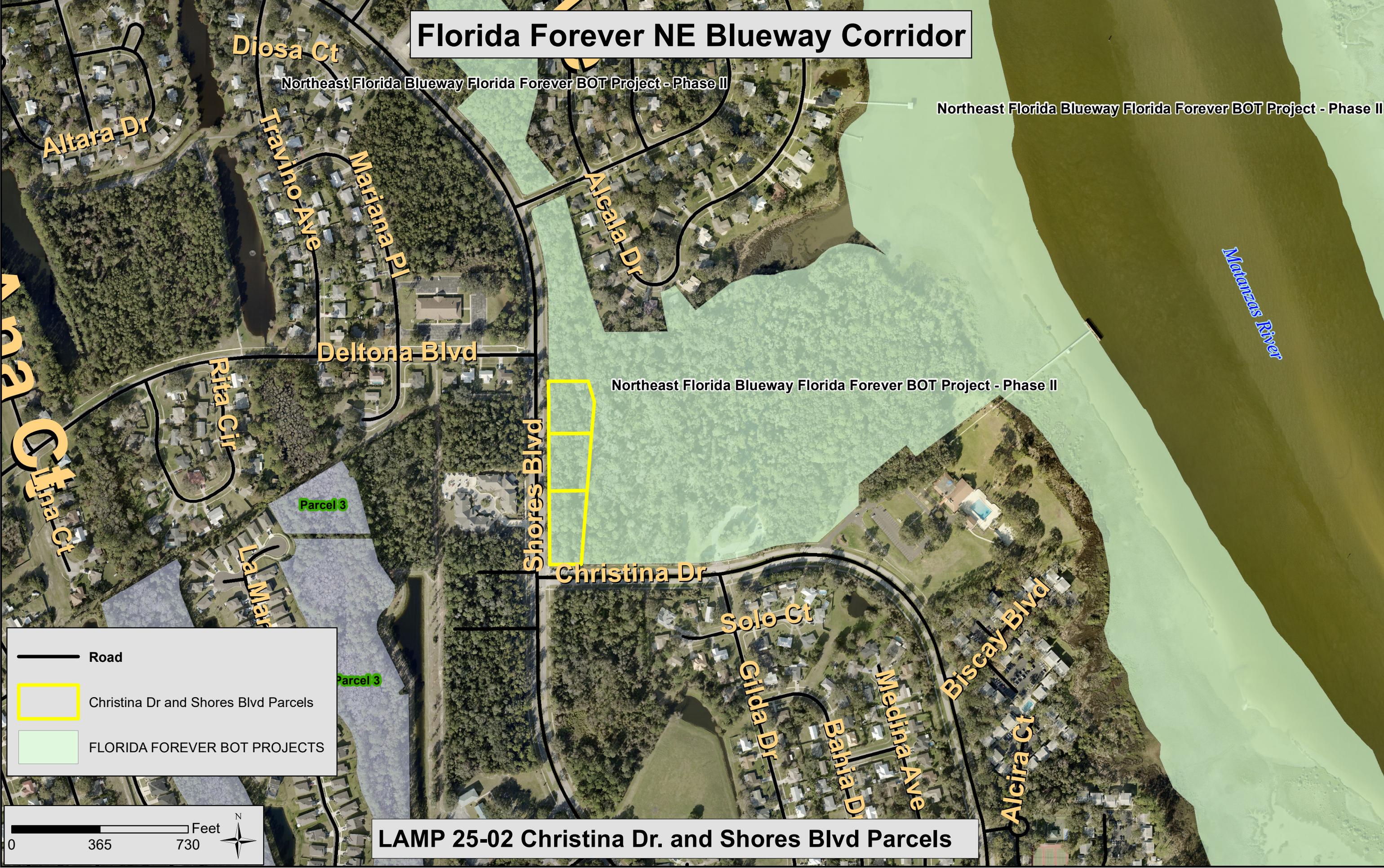
Road

Christina Dr and Shores Blvd Parcels



LAMP 25-02 Christina Dr. and Shores Blvd Parcels

Florida Forever NE Blueway Corridor



Northeast Florida Blueway Florida Forever BOT Project - Phase II

Northeast Florida Blueway Florida Forever BOT Project - Phase II

Northeast Florida Blueway Florida Forever BOT Project - Phase II

Matanzas River

Parcel 3

Parcel 3

- Road
- Christina Dr and Shores Blvd Parcels
- FLORIDA FOREVER BOT PROJECTS

0 365 730 Feet

LAMP 25-02 Christina Dr. and Shores Blvd Parcels

General Wetland Areas

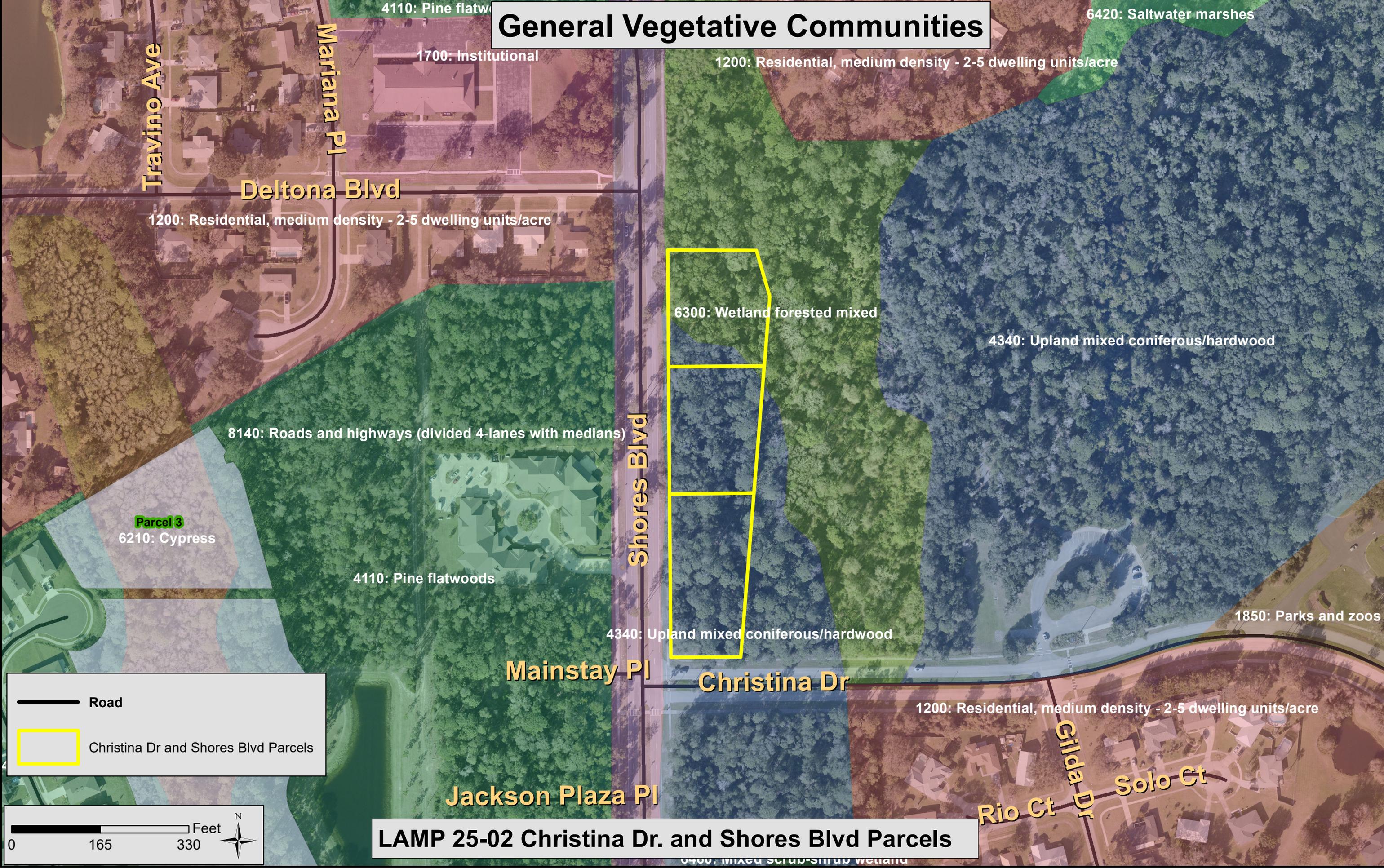


LAMP 25-02 Christina Dr. and Shores Blvd Parcels

Legend:

- Road
- ▭ Christina Dr and Shores Blvd Parcels

General Vegetative Communities



Travino Ave

Mariana Pl

Deltona Blvd

Shores Blvd

Mainstay Pl

Christina Dr

Jackson Plaza Pl

Rio Ct

Gilda Dr

Solo Ct

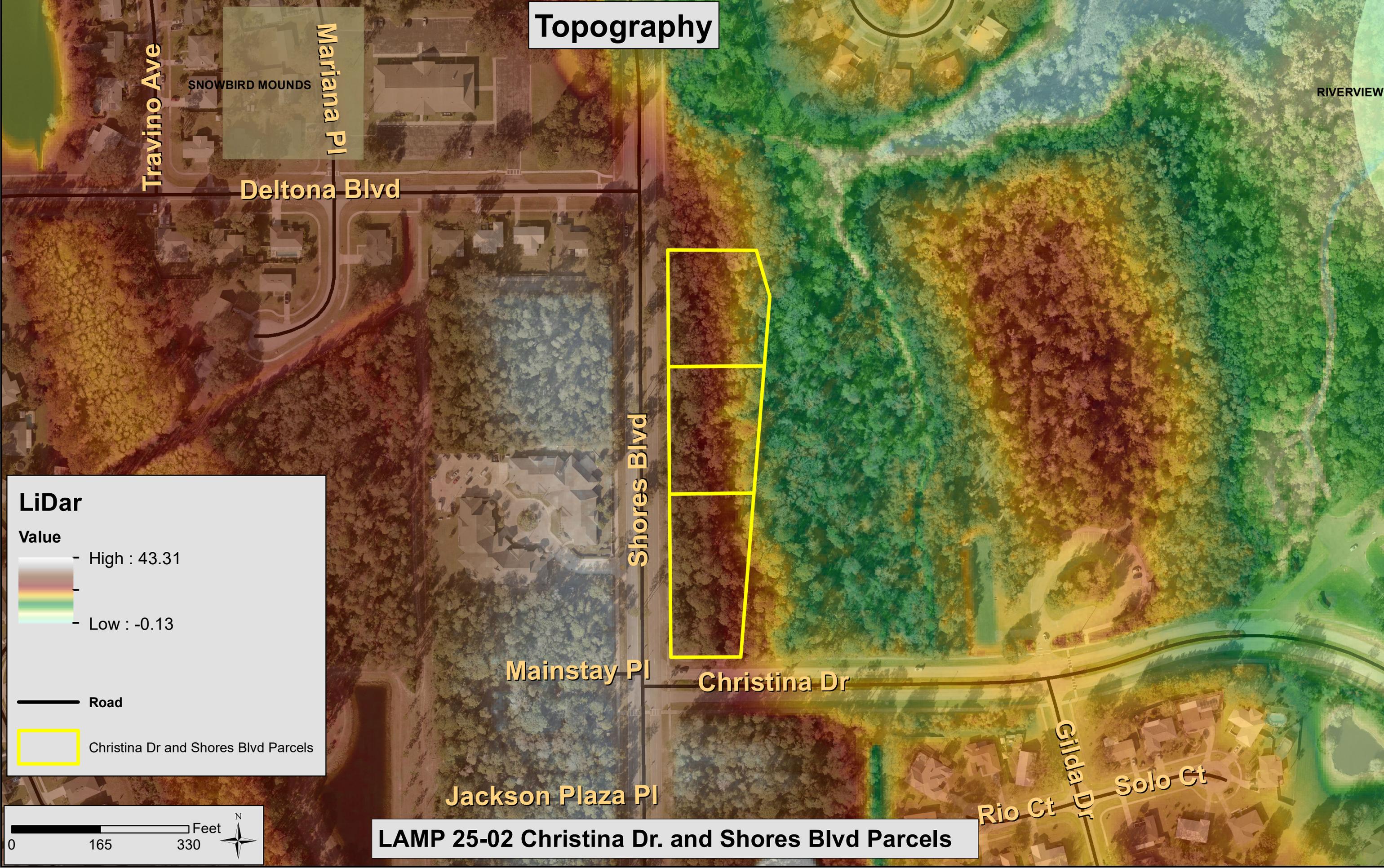
— Road

□ Christina Dr and Shores Blvd Parcels



LAMP 25-02 Christina Dr. and Shores Blvd Parcels

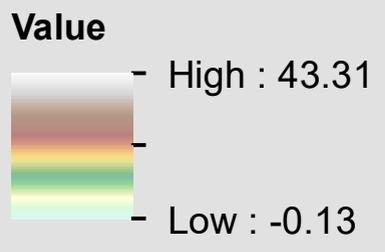
Topography



SNOWBIRD MOUNDS

RIVERVIEW

LiDar

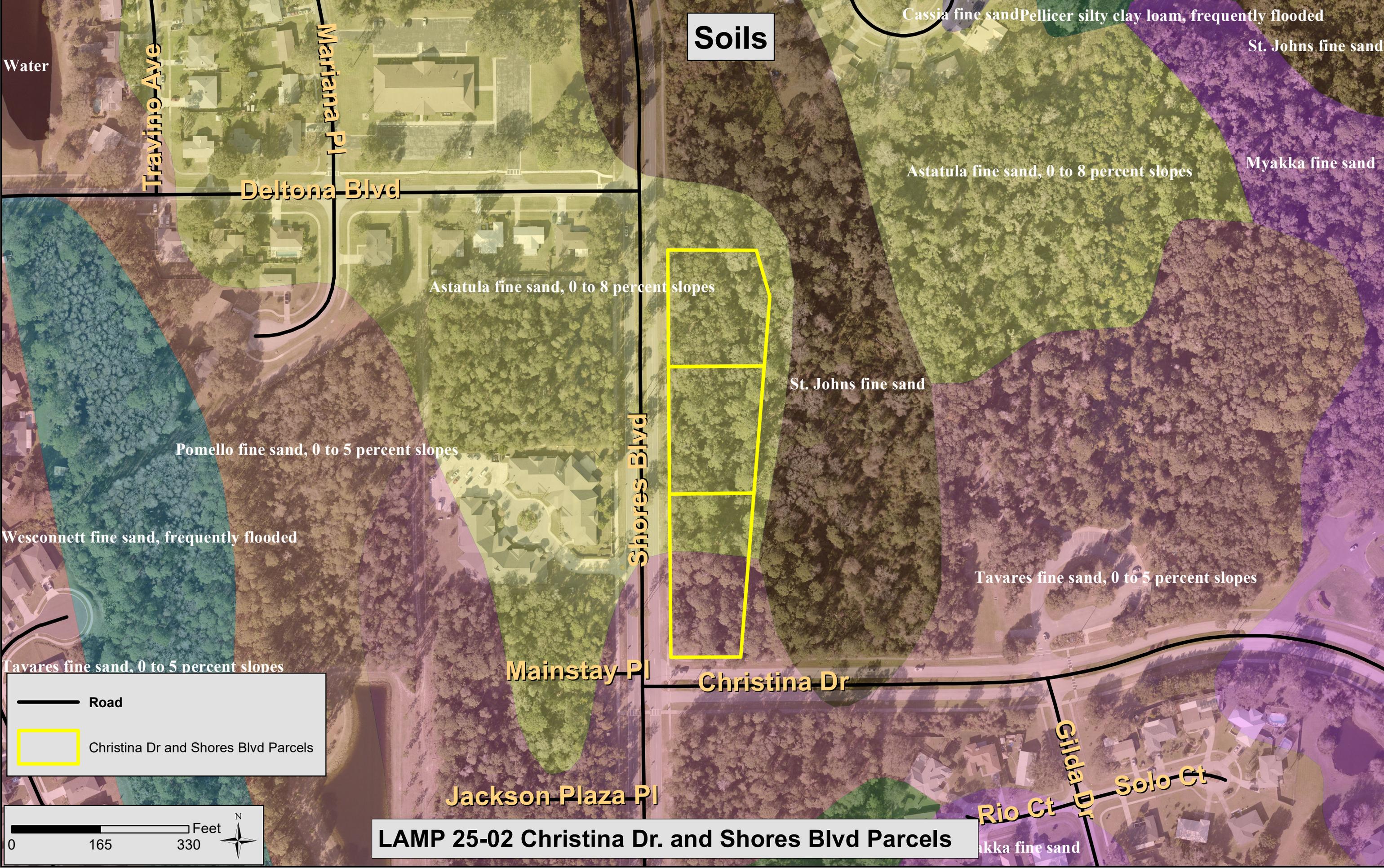


- Road
- Christina Dr and Shores Blvd Parcels



LAMP 25-02 Christina Dr. and Shores Blvd Parcels

Soils



Cassia fine sand Pellicer silty clay loam, frequently flooded

St. Johns fine sand

Astatula fine sand, 0 to 8 percent slopes

Myakka fine sand

Astatula fine sand, 0 to 8 percent slopes

St. Johns fine sand

Pomello fine sand, 0 to 5 percent slopes

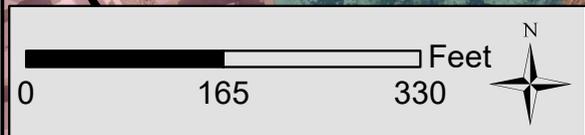
Tavares fine sand, 0 to 5 percent slopes

Wesconnett fine sand, frequently flooded

Tavares fine sand, 0 to 5 percent slopes

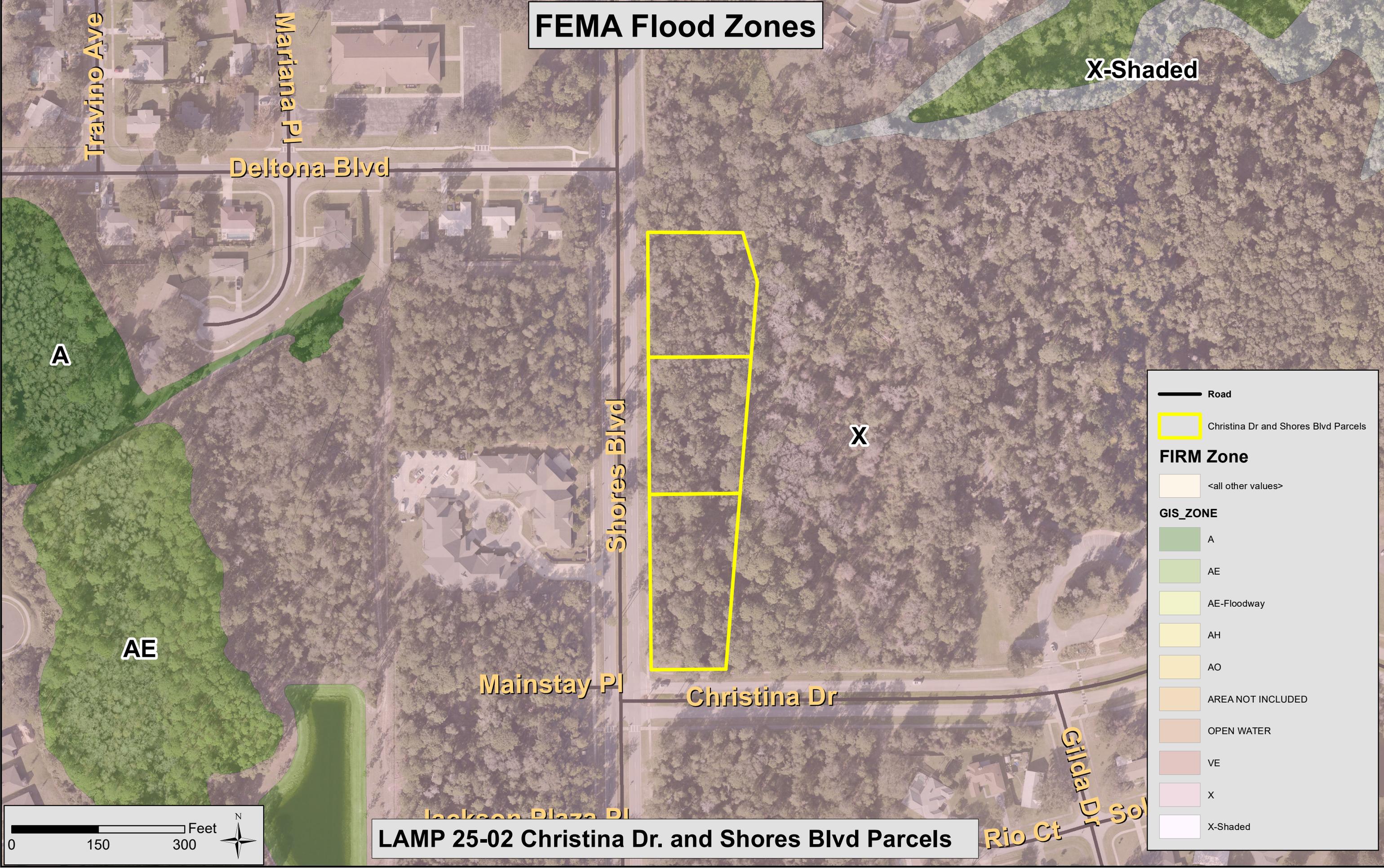
— Road

□ Christina Dr and Shores Blvd Parcels



LAMP 25-02 Christina Dr. and Shores Blvd Parcels

FEMA Flood Zones



X-Shaded

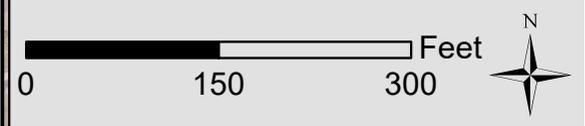
A

AE

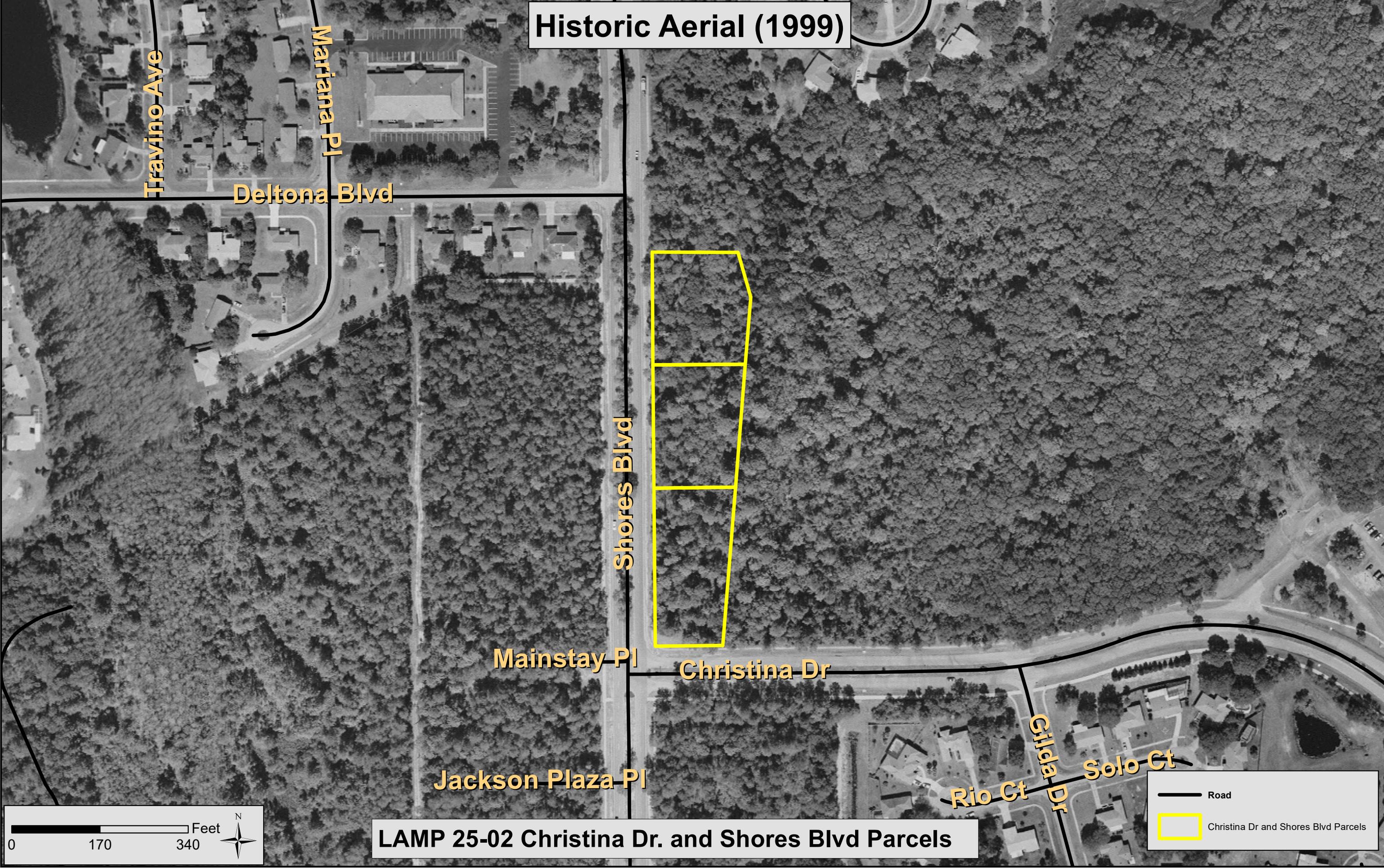
X

LAMP 25-02 Christina Dr. and Shores Blvd Parcels

	Road
	Christina Dr and Shores Blvd Parcels
FIRM Zone	
	<all other values>
GIS_ZONE	
	A
	AE
	AE-Floodway
	AH
	AO
	AREA NOT INCLUDED
	OPEN WATER
	VE
	X
	X-Shaded



Historic Aerial (1999)



Travino Ave

Mariana Pl

Deltona Blvd

Shores Blvd

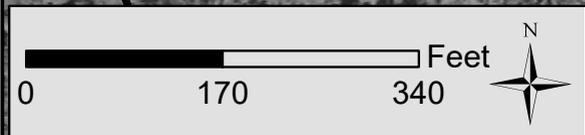
Mainstay Pl

Christina Dr

Jackson Plaza Pl

Rio Ct
Gilda Dr

Solo Ct



LAMP 25-02 Christina Dr. and Shores Blvd Parcels

— Road

Christina Dr and Shores Blvd Parcels

A legend with two items: a black line representing a road and a yellow outline box representing the Christina Dr and Shores Blvd parcels.

Archeaological Model

Travino Ave

Mariana Pl

Deltona Blvd

Shores Blvd

Mainstay Pl

Christina Dr

Jackson Plaza Pl

Rio Ct

Gilda Dr

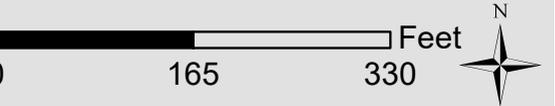
Solo Ct

- Road
- ▭ Christina Dr and Shores Blvd Parcels

Archeaological Model

PRBLTY

- ▭ High Probability
- ▭ Medium Probability
- ▭ Low Probability



LAMP 25-02 Christina Dr. and Shores Blvd Parcels

MAJOR MODIFICATION TO PUD/PRD

COMMENTS

Application Number: MAJMOD 2023000011

Submittal #: 3

Project Name: Canopy Shores (ADMIN CLOSED)

Applicant: Jonathan Napier

Project Description: Request for a Major Modification to the St. Augustine Shores PUD (ORD. 1974-16, as amended) to convert the allowed use for approximately 2.8 acres of land from Business to Single Family Residential in order to provide for ten (10) single-family lots.

When design changes are made to subsequent submittals that are not the result of comments from a previous review, they must be brought to the attention of county staff. Failure to do so may result in additional submittals or possible delays during construction.

Notice: Please read staff comments carefully as they may individually cite to specific provisions in the law or local regulations denying your development permit as defined in Chapter 163.3164 and pursuant to Chapter 125.022, Florida Statutes.

DEPARTMENTS**PLANNING AND ZONING**

3. The required Mylar for recording of the Master Development Plan should meet the following specifications: Size must be 18 1/2" x 25 1/2" with a 1/2" margin on the right, top, and bottom and a 3" margin on the left side, prepared on a Mylar of 3-mil quality. Please include the following approval block on the MDP map: The Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations. (Afterwards provide the following lines for information) Approved:____, Date:____, Ordinance Number____, File Number____.

All information on the mylar shall be legible. If not, a new one that is in compliance may be required. The Mylar should be submitted to the Planning and Zoning Section, with the \$30 recording fee, once all comments have been signed off and/or the PUD is approved by the BCC.

Please note that this comment will remain open until the Mylar is recorded.

Information Only:

Planning & Zoning Division Reviewer: Trevor Steven, Planner (904)209-0587 tsteven@sjcfl.us

Information Only:

Additional comments may be generated as new information becomes available with future submittals.

HISTORIC PRESERVATION PLANNING

1) Please update Section M. of the updated MDP Text as follows:

"A Cultural Resource **Assessment** Survey was conducted in 2020 which identified no cultural resources. No future investigation was recommended."

08/09/2023: Please upload modified Section M. of MDP text.

6/3/24: Please upload modified Section M. of MDP text.

Information Only:

Archaeological review is complete (Ste. Claire, 2021)(MAJMOD 2020-11). However, in the event that archaeological and historical resources are encountered during ground disturbing activities, all work shall halt and the St. Johns County Environmental Division shall be contacted immediately at 904-209-0623. (Policy A.1.4.6 Comprehensive Plan).

Information Only:

Application Reviewed by Hali Barkley, Growth Management-Environmental (904)209-0623
hbarkley@sjcfl.us

ENVIRONMENTAL DIVISION

1. Section 5.03.03.A.3 of the Land Development Code requires a minimum of 5% conservation of upland natural vegetation, not including Significant Natural Communities Habitat. Please add text to Section H.6 demonstrating compliance with this requirement.

8/15/2023: An updated MDP Text has not been provided with this submittal. Please provide updated MDP Text for staff review and comment.

6/10/2024: Section H.6 of MDP Text as updated is incorrect. Per Section 5.03.03 of the SJC LDC, PUDs shall provide:

a. Minimum of twenty-five percent (25%) open space (including recreation, buffers, common areas, Environmentally Sensitive Areas, and other conservation/preservation areas providing for Significant Natural Communities Habitat or Essential Habitat);

b. Minimum of five percent (5%) conservation of upland natural vegetation

Please revise Section H.6 of the MDP Text to read, "The project will provide a minimum of 5% conservation of upland natural vegetation, not including Significant Natural Communities Habitat, pursuant to Section 5.03.03.A.3. The project will provide 25% open space, pursuant to LDC Section 5.03.03.A.1."

3. There is the potential for a Specimen Tree as defined within Sec. 4.01.05 LDC to be on these parcels. During 2021 environmental division review of administratively closed MAJMOD 2020-11 application, the applicant provided an exhibit showing tree locations by size and stated that trees that are 30" or larger may warrant specimen status. The applicant confirmed at that time that the proposed

site improvements were outside of the large tree locations and that the trees 30"+ were to remain preserved onsite without impact. Is this still the intention for these trees? Please discuss and be advised that at the time of construction plan submittal a Tree Inventory will be required and any Specimen Tree will be identified for protection (Sec. 4.01.05 LDC).

8/15/2023: Applicants response to comment: *The project has been designed to allow for the preservation of trees through the elimination and minimization of fill throughout the parcel to allow for trees to be preserved. No "specimen trees" were identified within the boundaries of the parcel.*

Reviewer response: The most recent report SJC Environmental Staff has been provided regarding the status of potential specimen trees onsite is the Tree Survey from 2021 showing four 30"+ potential specimen trees. Please provide report confirming that no specimen trees were identified within the boundaries of this parcel as stated in applicant response above.

6/10/2024: Applicant's response: *The property was recently re-evaluated earlier this year. No specimen trees were identified within the boundary of the property.*

Reviewer's response: As requested on 8/15/2023, **please provide report confirming that no specimen trees were identified within the boundaries of this parcel as stated in applicant response above.** The most recent report SJC Environmental Staff has been provided regarding the status of potential specimen trees onsite is the Tree Survey from 2021 showing four 30"+ potential specimen trees.

4. Please add the following general notes to the MDP Map:

5. *Upland buffers adjacent to wetlands are to remain natural and undisturbed.*
6. *All upland buffers will be identified and staked with silt fence and protective measures.*
7. *The applicant, his assessors or assigns shall be the responsible party in the event there is an unauthorized impact to the upland buffer area.*

8/15/2023: An updated MDP Map has not been provided with this submittal. Please provide updated MDP Map for staff review and comment.

6/10/2024: An updated MDP Map has not been provided with this submittal. Please provide updated MDP Map for staff review and comment.

5. The St. Johns County Land Development Code states that a minimum 25-foot undisturbed upland buffer plus a 25-foot building setback is required between developed areas and contiguous wetlands. This buffer is to be measured landward from the State jurisdictional wetland line and is to remain in a natural, undisturbed, vegetative state. Removal or alteration of native vegetation and soils within the upland buffer is prohibited. Accessory Uses per Section 2.02.04 are allowed in the setback except for buildings with a permanent foundation. **Please depict and label the 25 foot building setback to the upland buffer. Accessory Uses (driveway, stormwater pond, lift station) are allowed in the setback except for buildings with a permanent foundation.**

8/15/2023: An updated MDP Map has not been provided with this submittal. Please provide updated MDP Map for staff review and comment.

6/10/2024: An updated MDP Map has not been provided with this submittal. Please provide updated MDP Map for staff review and comment.

Information Only:

Comments provided by Allison Hartnett, Growth Management-Environmental (904)209-0626
ahartnett@sjcfl.us

DEED CHECK

Information Only:

Ownership verified for parcels 284168-0510 and 284168-0500 through review of St. Johns County records OR 2736 PG 1483.

Ownership verified for parcel 284168-0520 through review of St. Johns County records OR 844 PG 1423.

Information Only:

Legal Description provided comes from the current deeds and is acceptable for this application.

Information Only:

Jasmine Allen, GIS Technician. 904-209-0698 (office). 904-209-0699 (fax). jallen@sjcfl.us

PRE-APPLICATION
ST. JOHNS COUNTY
DEVELOPMENT SERVICES
COMMENTS

Additional comments may be made based on changes to the application and/or submittal of new information.

Plan review comments will be valid six (6) months from the date of review comment letter. Upon expiration, a new submittal will be required including all appropriate fees.

Application Number: PREAPP 2019000064

Submittal #: 1

Project Name: Canopy Shores Residential

Applicant:

Project Description: Project request seeks to amend the use of approx. 2.8 acres within the St Augustine Shores PUD from business use to single family residential. (see narrative for further info)

When design changes are made to subsequent submittals that are not the result of comments from a previous review, they must be brought to the attention of county staff. Failure to do so may result in additional submittals or possible delays during construction.

Notice: Please read staff comments carefully as they may individually cite to specific provisions in the law or local regulations denying your development permit as defined in Chapter 163.3164 and pursuant to Chapter 125.022, Florida Statutes.

DEPARTMENTS

APPLICATION REVIEW SUPERVISOR

Information Only:

St. Johns County welcomes the opportunity to serve you in your development project. Investing in the community is important for you as well as for St. Johns County and providing you with accurate information, as well as efficient service, is our goal.

The following comments are being provided as a courtesy during the preliminary stages of a development project to make a potential applicant and their development professionals aware of code standards that may affect their project.

Please be advised: This is only a pre-application. Any pre-application advice or conclusions related to County codes or processes provided by County staff to a planner, real estate agent, attorney, design professional (architect, engineer, code consultant, etc.), or any other applicant/owner representative is subject to change upon receiving a complete application. Changes in design from preliminary to final submittal will often affect the code review. Applicants and property owners are advised to consult with their design professionals (architects and engineers) after meeting with County staff to further explore

code implications for their project. Only your design professional can advise you on all of the code implications and options on the design of your project.

Information Only:

Shalene B. Estes, Application Review Supervisor, Growth Management, 904-209-0720 | sestes@sjcfl.us

PLANNING AND ZONING

1. The parcels proposed for residential lots are designated as Business in the Shores PUD - Ord. 1979-73 as amended. Per the Land Development Code 5.03.05, in order to deviate from the Business uses to Residential, a Major Modification will be required to update the Shores PUD MDP. A Major Modification requires application and approval by the Board of County Commissioners as outlined in Section 24 in the Development Review Manual.

Information Only:

Planning and Zoning Division Reviewer - Jacob F. Smith, Planner (904)209-0598 jfsmith@sjcfl.us

CONCURRENCY/TRANSPORTATION PLANNING

1. The St. Augustine Shores PUD is exempt from concurrency pursuant to Section 11.08.04 of the Land Development Code for the amount of development approved in the original PUD. However, an increase in the total number of residential units will be subject to school concurrency at a minimum; and may be subject to general/transportation concurrency based on increased impacts unless the commercial trips are converted to accommodate the proposed residential lots without increasing overall trip generation, thereby reducing the total non-residential entitlement accordingly.

This would be addressed as a modification of an exempt project pursuant to LDC Section 11.08.06.A in conjunction with the appropriate PUD modification.

Information Only:

Concurrency/Transportation Planning Reviewer: Jan Trantham, Senior Transportation Planner, 904-209-0611, jtrantham@sjcfl.us

HISTORIC PRESERVATION PLANNING

The project area falls within a "High" probability zone for archaeological sites based upon the county's defined archaeological probability zones. A Phase I, intensive Cultural Resources Assessment Survey (CRAS) designed to identify cultural resources across the project area is required in accordance with LDC Section 3.01.04.D.

Approval of the archaeological study and a letter from this office stating the determination of final action are required prior to approval of land clearing, development permits, subdivision plats, and/or construction plans. This requirement must also be complete prior to BCC public hearings for all PUDs and PRDs.

One original hard copy of the completed archaeological study and one digital copy in PDF format should be sent directly to the St. Johns County Environmental Division, Historic Resource

Management office for review. The cover page of the study report must include this application number.

Information Only:

Application reviewed by Mercedes Harrold, Cultural Resource Coordinator, Environmental Division (904) 209-0623, mharrold@sjcfl.us.

TECHNICAL/TRANSPORTATION DEVELOPMENT

1. Current LDC does not allow residential units to connect to collector roads. Please note the MDP map shows 2 connection points from Shores Boulevard to these parcels.

Original lots fronting Shores Boulevard were permitted prior to the establishment of the LDC. The PUD text specifies that collector roads will meet County Standards.

Any allowance of residential direct connection to a collector would require a waiver to the LDC 6.04.05.B.3.

Information Only:

Reviewed by Dick D'Souza, P.E. Phone: 904-209-0792, email: ddsouza@sjcfl.us

Information Only:

LDC 6.04.05.B.3

Single Family residential driveway connections shall be restricted to Local Roads unless otherwise approved by the County Administrator. Planned Developments shall incorporate design of the Roadway systems to alleviate residential driveway connections to Arterials and Major and Minor Collectors.

COUNTY UTILITY DEPARTMENT

1.) Request an Availability Letter. Refer to St. Johns County Land Development Code Section 11.05.02.c.2 for water and 11.05.03.c.2 for sewer prior to sending your availability request. Water and Sewer availability request form is available on the web. <http://www.sjcfl.us/Utilities/DevelopmentGroup.aspx>

Information Only:

Reviewed by: Melissa Caraway, SJCUD, 209-2606.

FIRE SERVICES

1. For 10 or less 1 & 2 family detached dwellings, fire protection regulations includes but NOT LIMITED to fire hydrants no more than 600 ft from any home (NFPA 1, 18.5.2) and spaced no more than 660 ft apart (LDC 6.03.03.D) along the roadway in the neighborhood. Roads without homes, hydrants allowed up to 800' apart.

2. If the homes are under 5000 sqft, the required fire flow is 1000 gpm @ 20 psi. If the homes are closer than 10 feet, then the flow will be higher.

A copy of the hydrant test in accordance with NFPA 291 of the closest hydrant to the site is required for this project. Please contact a utility contractor or a fire sprinkler contractor to conduct this test and let the utility provider know about the test. If you have a copy of a test that was done within the last year, then submit a copy of that test and no additional test is required. (Submit a copy of test result on letterhead of the company, signed by person conducting the test, with their license number) In order to keep track of data, when submitting the flow results, please include static and residual pressure, pitot pressure, **pressure at 20 psi**, outlet size(2 1/2" or 4 1/2") and location of hydrants and number off the brass tag hanging on the hydrant. (LDC 6.03.03)

Information Only:

Comments by Stephanie Murray, Fire Plans Examiner; 904-209-1742 email address: smurray@sjcfl.us
Additional comments may be added at DRC.

ENVIRONMENTAL DIVISION

1. Majmod 10-8 depicts wetlands toward the back of the lots. Please provide documentation from a qualified wetland scientist regarding the extent and nature of any existing wetlands onsite. The documentation should discuss the methodology as well as the findings of this assessment. (Section 4.01.06, Land Development Code)
2. There is a high probability for gopher tortoise within this project. Documentation that a qualified scientist has assessed the site for the presence or potential occurrence of listed species will be required. The documentation should discuss the methodology used, the findings of the assessment and a map identifying and locating any listed species and current or previously documented essential habitat within project boundaries. (Comprehensive Plan Policy E.2.2.7)
3. The St. Johns County Land Development Code states that a minimum 25-foot undisturbed upland buffer plus a 25-foot building setback is required between developed areas and contiguous wetlands. This buffer is to be measured landward from the State jurisdictional wetland line and is to remain in a natural, undisturbed, vegetative state. Removal or alteration of native vegetation and soils within the upland buffer is prohibited. Accessory Uses per Section 2.02.04 are allowed in the setback except for buildings with a permanent foundation. Please depict and label these requirements on the site plan. (Section 4.01.06, Land Development Code)
4. The following are Land Development Code requirements that will be reviewed for on the landscape and tree mitigation plans regarding development. These standards and guidelines are in accordance with Sections 4.01.05.F.1.a-b and 6.06.00 of the Land Development Code. Section 4.01.05 contains regulations on the minimum number of Trees, Tree Inches, Historic and Specimen Trees, exemptions, Protected Trees, Land Clearing, Tree replacement requirements, Tree Permits, Permit application procedures, along with other regulations about Trees and vegetation in unincorporated St. Johns County. Section 6.06.00 contains regulations on minimum landscaping, buffering and parking area standards. Plant species shall be appropriate for their designated use and environment.
 - a. A site plan identifying all protected trees shall be provided. It shall depict all improvements and existing Protected Trees as set forth in Section 4.01.05.F.1. Development Plans shall be designed to conform to and take advantage of topographic and other natural features of the land, including the conservation of existing Trees. (Sections 4.01.04.A.1, 4.01.06, 5.00.01, Land Development Code)
 - b. Removed Protected Trees are replaced on an inch for inch basis. Also, a minimum of 80 tree inches

per acre is required for infrastructure areas and 40 inches per acre on lot areas, which are handled separately in the tree mitigation sheets of the future construction plans.

c. 70% of planted replacement trees need to be of a canopy type with no one species planted greater than 50% of the total planting.

d Tree plantings shall not be closer than 7.5' from pressurized utility line locations.

e. Please identify all utility items on the landscape plan. This would include fire hydrants, fire department connections, light poles, overhead electric, utility boxes or any other item which would conflict with materials.

f. The use of Florida Friendly landscaping techniques and the use of native plants as part of the overall landscaping plan shall be required, as specified in these regulations. All plantings shall be selected based on the principles of Florida Friendly landscaping including planting the right plant in the right place and providing for efficient watering.

g. A minimum of fifty (50) percent of the required plant materials shall be native species for required trees.

h. Vegetation that exceeds twenty-five (25) feet in height at maturity should not be planted closer than fifteen (15) feet of the vertical plane of an existing power line, excluding service wires.

i. No more than 50% of the total irrigated area onsite shall be with high volume irrigation emitters. This will be handled separately for lots and infrastructure. Please add a note to the Neighborhood site plan that states this requirement shall be adhered to on the lot areas individually. (Sections 4.01.04.A.1, 4.01.06, 5.00.01, 6.06.02.A Land Development Code)

5. There is a high probability for specimen trees within this area. Be sure to provide a tree survey depicting the location, size, and species of existing trees onsite.

Information Only:

Application reviewed by Sara Perez, Growth Management- Environmental, (904) 209-0670 sperez@sjcfl.us

ENGINEERING DIVISION

Information Only:

This project does not appear to interfere with any Engineering CIPs.

We have no comments at this time.

Reviewed by Nick M. Perpich, P.E.
Phone: 904-209-0136

BUILDING

Information Only:

James R Schock PE, CBO. CFM
4040 Lewis Speedway, St. Augustine, Fl. 32084
904-827-6806

PROJECT LIAISON

Information Only:

This project at time of permitting will be subject to Impact Fees. For estimation purposes, the current residential rates are provide below:

- Under 800 SF of heated and cooled area: \$8,840
- 801-1,250 SF of heated and cooled area: \$11,651
- 1,251-1,800 SF of heated and cooled area: \$13,237
- 1,801-2,500 SF of heated and cooled area: \$16,484
- 2,501-3,750 SF of heated and cooled area: \$20,471
- 3,751-5,000 SF of heated and cooled area: \$23,034
- 5,001 SF and over of heated and cooled area: \$24,212

A final estimation of fees will be provided at the time of building permit application using the current Impact Fee Schedule. Payment of the impact fees is required prior to energizing the structure; however, payment will be accepted at any time after building permitting.

Information Only:

Lisa Brown, Senior Supervising Planner, Growth Management | 904.209.0692, lbrown@sjcfl.us