

2

AGENDA ITEM
Planning & Zoning

Meeting

10/15/2026

MEETING DATE

TO: Planning and Zoning Board Members

DATE: September 28, 2026

FROM: Trevor Steven, Planner

PHONE: 904 209-0604

SUBJECT OR TITLE: MINMOD 2026-05 Dutch Bros Coffee

AGENDA TYPE: Business Item, Ex Parte Communication, Report, Resolution

PRESENTER: Kim Rickman, Z Development Services

BACKGROUND INFORMATION:

Request for a Minor Modification to the Red Lobster Planned Special Development (Ordinance 1997-9) to allow for a Restaurant with Drive-Through Facilities as an allowed commercial use.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve MINMOD 2026-05 Dutch Bros Coffee, based upon six (6) findings of fact and seven (7) conditions as provided in the Staff Report.

DENY: Motion to deny MINMOD 2026-05 Dutch Bros Coffee, based on five (5) findings of fact, as provided within the Staff report.



Growth Management Department
Planning Division Report
Application for Minor Modification
MINMOD 2026-05 Dutch Bros Coffee

To: Planning and Zoning Agency

From: Trevor Steven, Planner

Date: October 5, 2026

Subject: **MINMOD 2026-05 Dutch Bros Coffee**, Request for a Minor Modification to the Red Lobster PSD (ORD. 1993-13, as amended) to allow for a Restaurant with Drive-Through Facilities as an allowed commercial use.

Applicant: Kim Rickman, Z Development Services

Owners: Coltrane Real Estate Investments, LLC

Hearing Dates: Planning and Zoning Agency – October 15, 2026

Commissioner District: District 3

SUGGESTED MOTION/ACTION

APPROVE: Motion to approve **MINMOD 2026-05 Dutch Bros Coffee** based on six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report

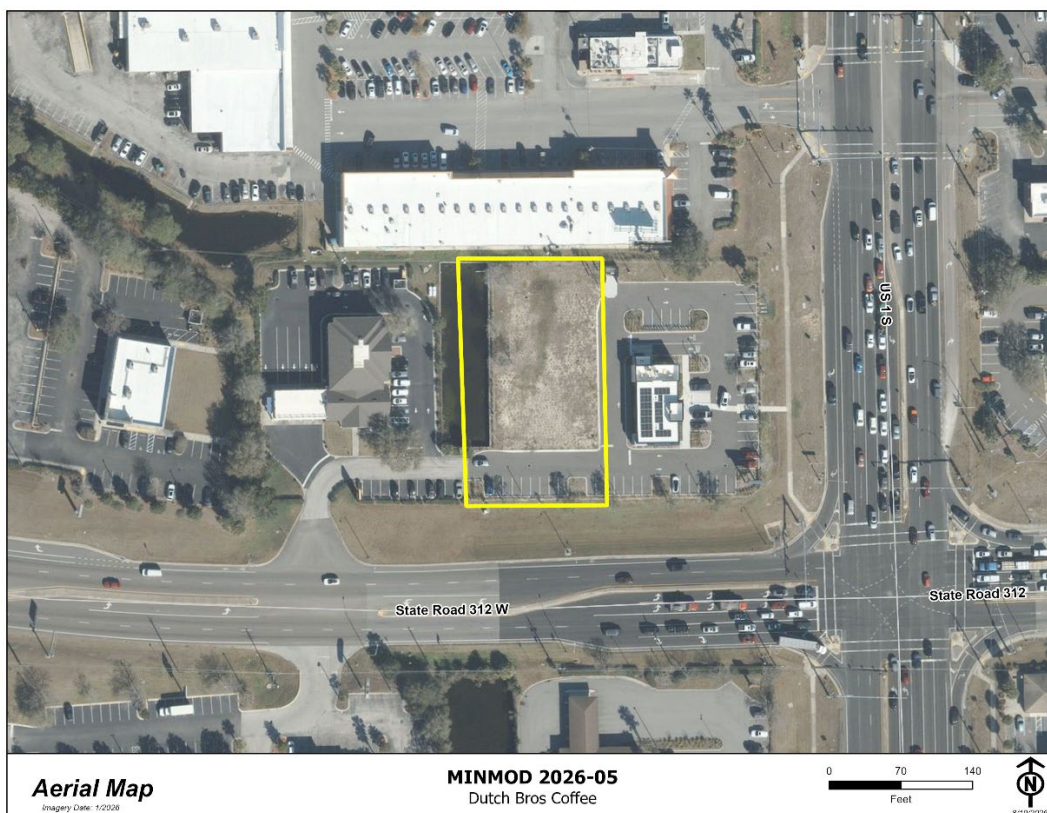
DENY: Motion to deny **MINMOD 2026-05 Dutch Bros Coffee** based on five (5) findings of fact, as provided within the Staff Report

MAP SERIES

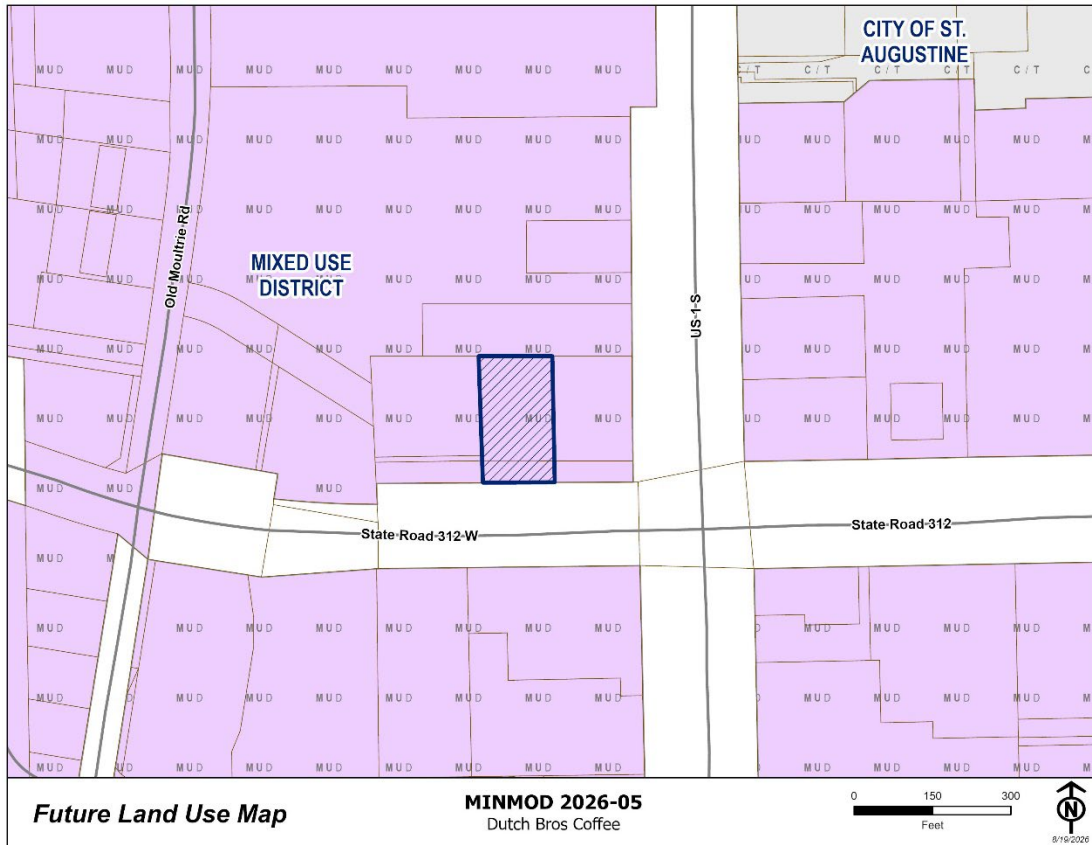
Location: The subject property is located on the northwest corner of State Road 312 and US 1 S.



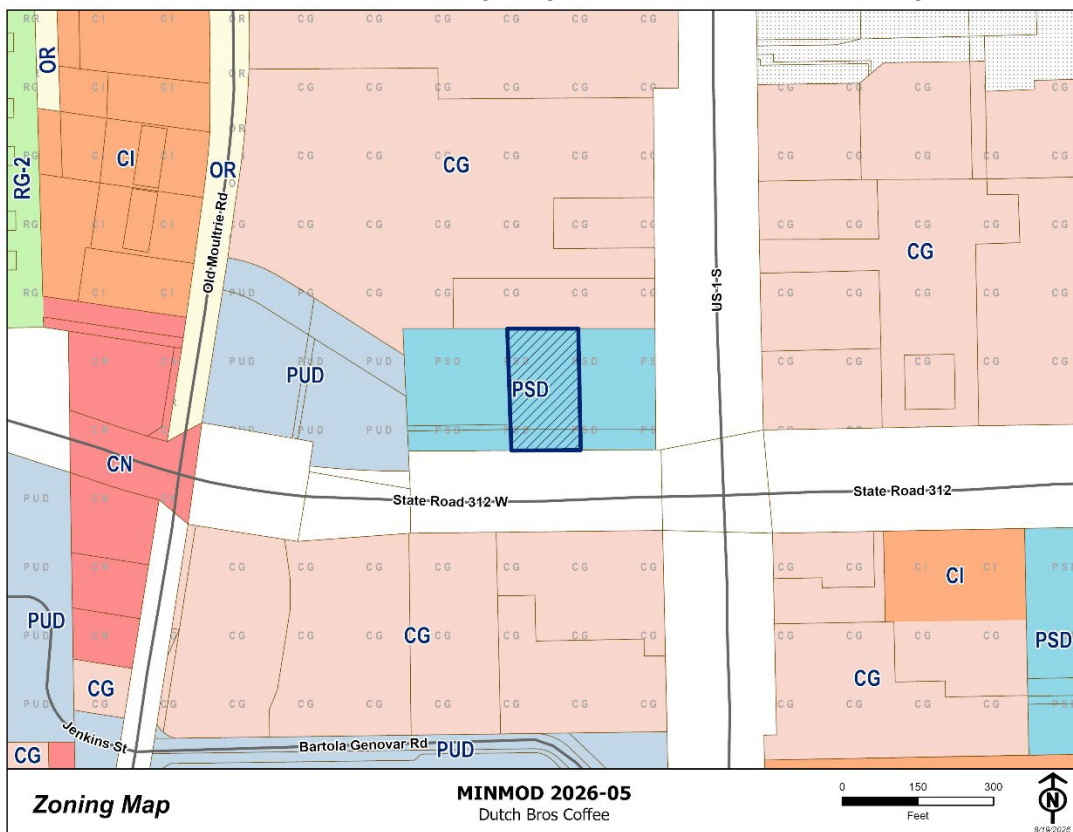
Aerial Imagery: The subject property is currently undeveloped. The surrounding area contains a variety of commercial uses.



Future Land Use: The subject property and the surrounding area are designated Mixed Use District (MD) on the Future Land Use Map.



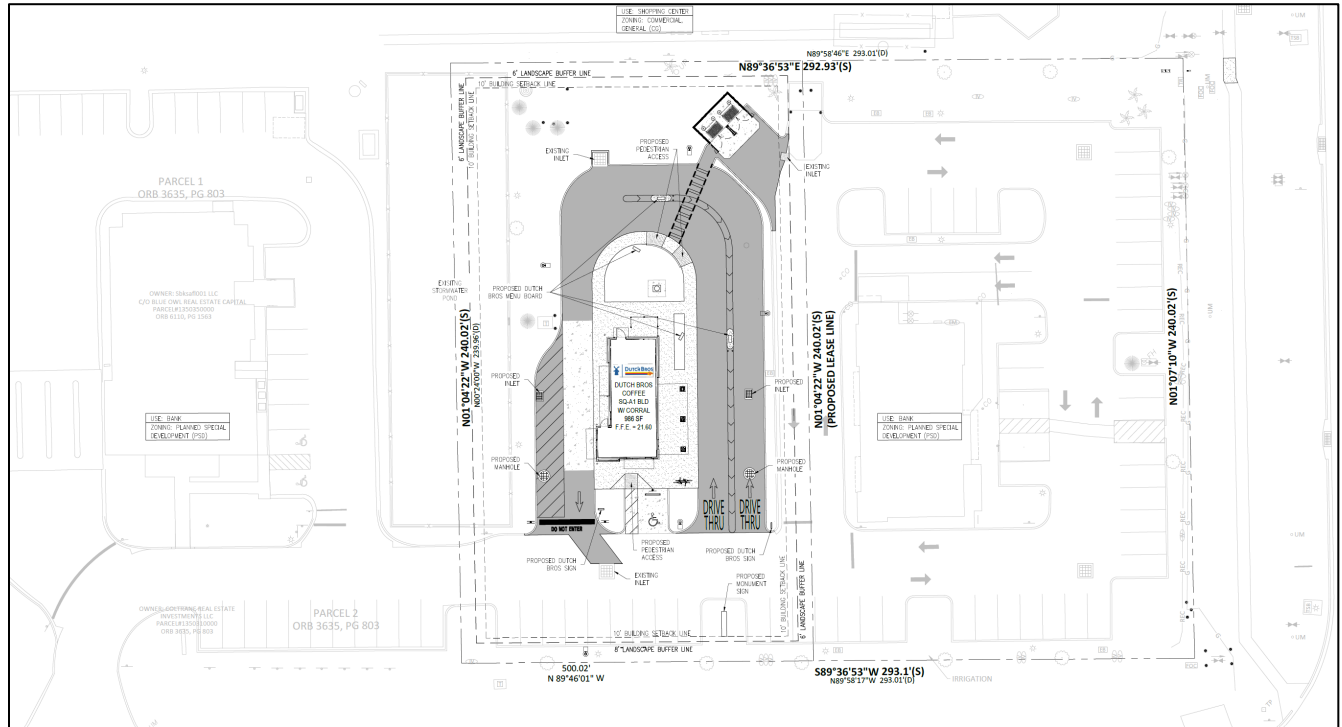
Zoning District: The subject property is a part of the Red Lobster Planned Special Development (PSD) (Ord. 1993-13, as amended). Various commercial zoning designations exist in the surrounding area.



APPLICATION SUMMARY

The applicant is requesting a Minor Modification to the Red Lobster PSD (ORD. 1993-13, as amended) to allow for a Restaurant with Drive-Through Facilities as an allowed commercial use. The proposed Master Development Plan (MDP) Map by the applicant can be seen below along with in the **Supporting Documents** section.

MDP Map showing the subject property and adjacent outparcels (provided in-part):



APPLICABLE REGULATIONS

Sec. 5.03.09 PSDs Approved Prior to the Effective Date of this Code

Projects that were approved as Planned Special Developments (PSDs) prior to the effective date of this Code shall be allowed to continue development in conformance with the ordinance creating the PSD. Small Adjustments and Minor Modifications to PSDs shall be made in accordance with the same criteria and procedures established for changes in Planned Unit Developments (PUDs) as provided in Section 5.03.05. A Major Modification to a prior approved PSD, pursuant to the criteria contained in Section 5.03.05 for Major Modification to a PUD, shall constitute a rezoning, and such PSD shall be rezoned to PUD and conform to the PUD standards of this Code.

LDC, Section 5.03.05 Changes in Approved Planned Unit Developments

Changes to approved PUDs may be made in one of three (3) ways: Small Adjustments, Minor Modifications and Major Modifications. The County Administrator is authorized to approve Small Adjustments in the approved plans of PUD districts, as long as they are in harmony with the originally approved PUD district, but shall not have the power to approve changes that constitute a Minor Modification or a Major Modification.

A Minor Modification shall require approval by the Planning and Zoning Agency pursuant to the requirements of Section 9.06.04 of this Code. A Major Modification shall require approval of the Board of County Commissioners and shall be handled in the same manner as the original approval pursuant to Section 9.06.04 of this Code.

B. Minor Modifications

Unless otherwise determined to be a Small Adjustment, the Planning and Zoning Agency may approve Minor Modifications to approved PUDs, under the authority of these provisions, on application by the original Applicant or successors in interest, upon making a finding that all of the following conditions are met:

1. The changes are in accordance with all applicable regulations currently in effect including the St. Johns County Comprehensive Plan and the PUD regulations of this Code;
2. The changes do not reduce the number of parking spaces below that which is required by the Uses within the PUD by more than two percent (2%), unless a further reduction is demonstrated through a joint use parking study;
3. The changes do not relocate categories of Uses from one Parcel or Phase to a different Parcel or Phase.
4. The changes do not reduce the amount of open space/recreation area by more than five percent (5%), or result in any substantial change in the location of open space/recreation area;
5. The changes do not change the location, number, or type of pedestrian or vehicular accesses;
6. The changes do not increase the density or intensity of Use by more than two thousand (2,000) square feet of usable floor area, ten (10) Dwelling Units, or five percent (5%) in the amount of outside land area devoted to sales, displays, or demonstrations over the entire PUD. In no case shall the overall intensity or density be increased over the maximum allowed by the PUD district in the Master Development Plan or the Comprehensive Plan;
7. The changes do not increase the Structure height;
8. The changes do not decrease the required Yards within the entire PUD by more than ten percent (10%). Decreases of required Yards by more than ten percent (10%) for individual residential Lots within a PUD may be approved as a Minor Modification. Such Minor Modification shall be subject to the notice requirements and criteria as a Zoning Variance;
9. The changes do not increase the area allocated to any land Use type, except open space/recreation area, by more than ten percent (10%);
10. The changes do not increase the traffic generation by more than five percent (5%);
11. The changes do not change the location of specific land Use(s) by more than ten percent (10%) of the total land area of the specific land Use(s); and
12. The changes are not determined to be a Major Modification under the provisions of this Section.

Sec. 10.04.06 Variances Made Part of a PUD**B. PUD Modification**

1. Variances to the criteria contained in Section 10.04.02 or to criteria in a PUD that serves the same purpose and effect as those provisions in Section 10.04.02 affecting an individual Lot or Parcel within an approved PUD shall be processed as a Minor Modification to the PUD in accordance with Section 5.03.05. Such requests for modification affecting an individual Lot shall demonstrate a hardship as required for a Zoning Variance.

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review:

Applicant bears the burden of demonstrating with competent substantial evidence that a) the required conditions of LDC Section 5.03.05.B are met; b) that the request is not incompatible with the surrounding area; and c) that the changes are otherwise consistent with the Master Development Plan.

LDC Sec. 10.04.06.B.1 - Variances Made Part of a PUD

Variances to the criteria contained in Section 10.04.02 or to criteria in a PUD that serves the same purpose and effect as those provisions in Section 10.04.02 affecting an individual Lot or Parcel within an approved PUD shall be processed as a Minor Modification to the PUD in accordance with Section 5.03.05. Such requests for modification affecting an individual Lot shall demonstrate a hardship as required for a Zoning Variance.

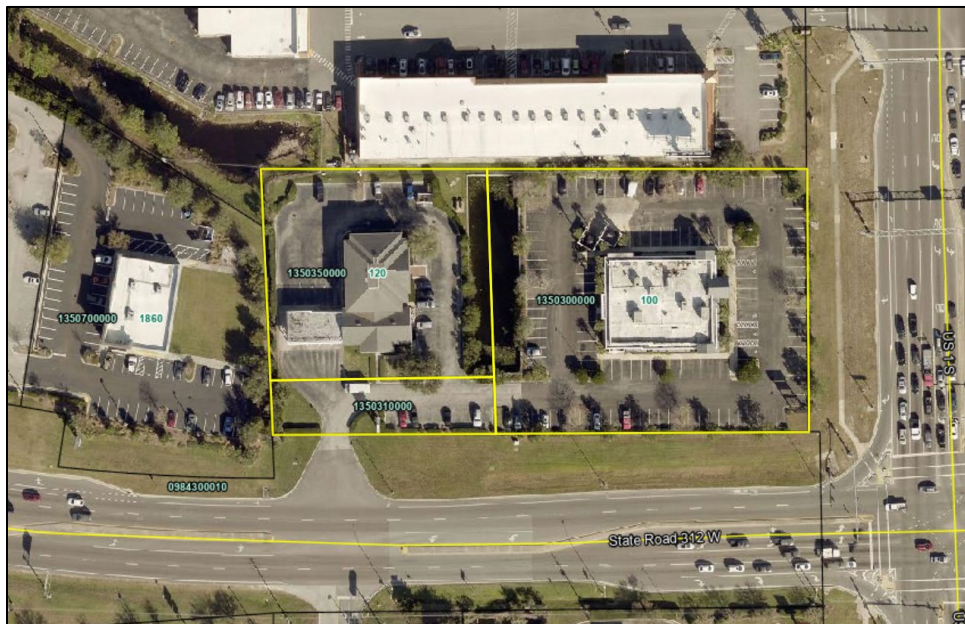
Technical Division Review:

In the case that the Minor Modification is approved by the Planning and Zoning Agency, all future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable Federal, State, and local regulations. No construction will be authorized prior to compliance with all applicable regulations and permits.

Planning and Zoning Division Review:

The applicant is requesting a Minor Modification to the Red Lobster Planned Special Development (PSD) (ORD. 1993-13, as amended) to allow for a Restaurant with Drive-Through Facilities as an allowed commercial use. The overall PSD was originally developed in the 1990's with a restaurant on the eastern parcel and a bank on the western parcel, with the restaurant being demolished in 2024. A Minor Modification was approved in 2024 (MINMOD 2023-21) to allow for the restaurant site to be redeveloped with another bank. The construction of the 3,400sf bank, which was completed in 2025, left an outparcel of land to be used for future commercial development. The original layout of how the PSD was developed can be seen in the 2019 aerial below, and the current site layout can be seen in the 2026 aerial on the following page.

2019 Aerial Image with the parcels within the PSD indicated in yellow:



2026 Aerial Image with the parcels within the PSD indicated in yellow:

Ordinance 1993-13, as amended, was originally approved for the eastern parcel to be developed with a restaurant, and left the vacant parcel to the west (120 State Road 312 W) to remain undeveloped until a separate Major Modification application was submitted for it. The restaurant was subsequently constructed in 1993. In 1997, a Major Modification was approved for the western parcel with the intention of utilizing the property for a bank and associated professional and business office uses. This request was approved in 1997 (Ord. 1997-9), and the bank was built in 1999.

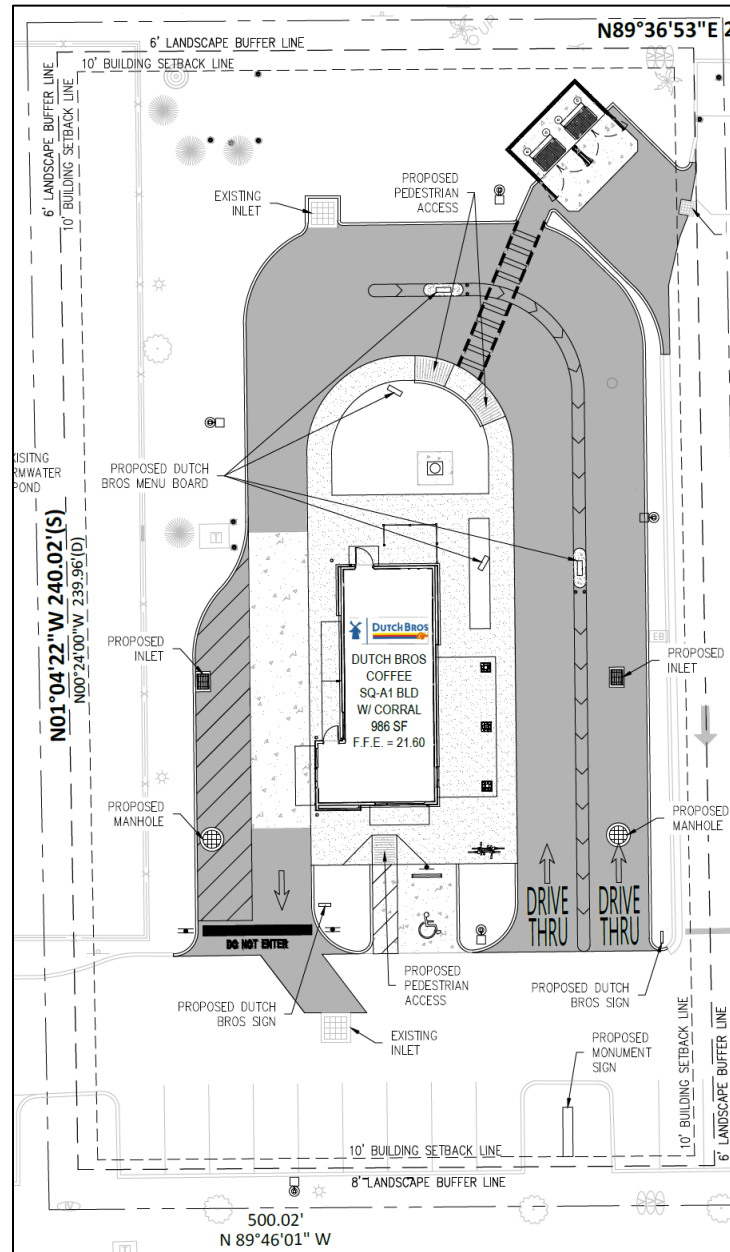
As mentioned on the previous page, the restaurant parcel was redeveloped in 2024 with another bank and a leftover outparcel. The applicant now desires to develop the newly created outparcel with a drive-through coffee establishment that is 986sf in size. The Minor Modification in 2024 specifically allowed for restaurants without drive-through service, which necessitates the request that is the subject of this Staff Report. The restaurant that was previously in place on the eastern parcel did not have a drive-through.

Excerpt from PSD text approved within MINMOD 2023-21 (Res. 2024-01, BK: 5901 PG: 785)**DEVELOPMENT STANDARDS:**

The development parameters listed below will apply to the Property and the Bank Parcel (with no changes being proposed to the development parameters for the Bank Parcel). The development parameters are a restatement of those approved in the existing PSD and change only the allowable uses on the Property and not on the Bank Parcel. If any applicable development standard for the Property is not set forth below, the applicable Code provision will apply.

1. Permitted Uses:
 - a. Property: Maximum of 9,000 square feet of bank, restaurant (without drive-through service) and professional office uses.
 - b. Bank Parcel: Maximum of 9,000 square feet of bank and professional office uses.
 - c. Both the Property and Bank Parcel banks shall be allowed to have drive-thru teller lanes.

The Use of Restaurant (with/without drive throughs) is allowed within the underlying Future Land Use designation of the property. The restaurant that is the subject of this specific proposal will have no seats and is drive-through only. The SR 312 and US 1 corridors are developed with various non-residential uses, resulting in the proposed minor modification allowing for uses that are consistent with the area.

Enhanced MDP Map showing the subject property (provided in-part):**CORRESPONDENCE/PHONE CALLS**

At the time of writing this staff report, Staff has not received any correspondence or phone calls regarding this request.

ACTION

Staff provide six (6) Findings of Fact and seven (7) conditions to support a motion to approve the Minor Modification request, and five (5) Findings of Fact to support the motion to deny the Minor Modification request. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents
2. Supporting Documents

FINDINGS OF FACT
MINMOD 2026-05 Dutch Bros Coffee

APPROVE	DENY
1. The request for this Minor Modification has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for this Minor Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. The Minor Modification is in compliance with Land Development Code Sections 5.03.05.B, which provides criteria for Minor Modifications.	2. The Minor Modification is not in compliance with Land Development Code, Section 5.03.05, 10.04.06.B., & 10.04.02, which provides criteria for Minor Modifications to PSDs.
3. The proposed Minor Modification is not contrary to the public interest and is not in conflict with the surrounding development.	3. The proposed Minor Modification is contrary to the public interest and is in conflict with the surrounding development.
4. The request is consistent with applicable portions of the St. Johns County Comprehensive Plan.	4. The request is not consistent with applicable portions of the St. Johns County Comprehensive Plan.
5. The request is not in conflict with the Mixed Use District Future Land Use.	5. The request is in conflict with the Mixed Use District Future Land Use.
6. The applicant, at the public hearing, has stated no objections to the proposed conditions.	

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

**BEGIN DOCUMENTS
TO BE RECORDED**

RESOLUTION NUMBER 2026-_____

**RESOLUTION OF THE PLANNING AND ZONING
AGENCY OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA APPROVING A MINOR
MODIFICATION TO THE RED LOBSTER
PLANNED SPECIAL DEVELOPMENT (PSD);
ORDINANCE NO. 1993-13, AS AMENDED.**

**BE IT RESOLVED BY THE PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY,
FLORIDA:**

SECTION 1. Pursuant to the request by Kim Rickman, the Authorized Agent for the subject property, The Red Lobster PSD (Ordinance 1993-13, as amended) is hereby modified as set forth in application File Number **MINMOD 2026-05 Dutch Bros Coffee**, as more generally described below:

To allow for a Restaurant with Drive-Through Facilities as an allowed commercial use, as described within the attached legal description, Exhibit “A”, Master Development Plan Text, Exhibit “B” and the site plan, Exhibit “C”.

SECTION 2. Findings of Fact: Having considered the application, along with supporting documents, the Staff Report prepared on October 15, 2026, statements by the applicant, and all evidence presented during public hearing, the Agency finds as follows:

1. The request for this Minor Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. The Minor Modification is in compliance with Land Development Code Sections 5.03.05.B, which provides criteria for Minor Modifications.
3. The proposed Minor Modification is not contrary to the public interest and is not in conflict with the surrounding development.
4. The request is consistent with applicable portions of the St. Johns County Comprehensive Plan.
5. The request is not in conflict with the Mixed Use District Future Land Use designation.
6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

SECTION 3. CONDITIONS: The approval described in Section 1 is subject to the following conditions:

1. Approval of the Minor Modification will be transferable and will run with title to the property.
2. Approval of the Minor Modification does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Land Use Plan and any other Agency having jurisdiction.
3. Approval pursuant to the site plan labeled as Exhibit C submitted by applicant and made a part of this application.
4. This approval of the Minor Modification may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator may be appealed to the Board of County Commissioners.
5. Minor Modification shall commence within one (1) year of the signing of the Resolution. Failure to commence within the prescribed time shall render the Resolution invalid and all rights granted herein shall be come null and void. Commencement shall be viewed as the approval of this Resolution.

6. The approval requested within this application is limited to the requested relief from the specific provisions of the PSD and Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the PSD, Land Development Code or Comprehensive Plan. Representations and depictions within the application materials shall assist Staff in the interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the PSD, Land Development Code or Comprehensive Plan.
7. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Resolution, except as may be modified by preceding conditions and limitations.

SECTION 4. All other commitments contained within Ordinance 1993-13, as amended, shall remain in effect, except as modified above. Furthermore, to the extent they do not conflict with the unique specific and detailed provisions of this PSD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PSD by variance or special use shall be prohibited, except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 5. This Resolution shall take effect upon adoption.

SECTION 6. This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Resolution, pursuant to Section 9.07.03 of the Land Development Code. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

PASSED AND ADOPTED BY THE PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ 2026.

BY: _____
CHAIR

ATTEST:

BY: _____
CLERK

EFFECTIVE DATE: _____

DESCRIPTION:

PARCEL ONE

THE NORTH ONE-HALF OF A PARCEL OF LAND LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, AND LOCATED IN THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, AND MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT, BEING THE INTERSECTION OF THE SOUTH LINE OF SAN LORENZO CEMETERY, WHICH IS ALSO THE NORTH LINE OF THE GENOVAR LANDS AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT-OF-WAY AT THIS POINT), THENCE SOUTH 0°24' EAST ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 AND AN EXTENSION SOUTHERLY OF SAID 150 FOOT RIGHT-OF-WAY A DISTANCE OF 1196.6 FEET TO A POINT 50 FEET EASTERLY OF AND AT RIGHT ANGLES TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT-OF-WAY AT THIS POINT), THENCE WESTERLY AT RIGHT ANGLE TO THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT-OF-WAY) A DISTANCE OF 50 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A 200 FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING, THENCE RUN SOUTH 0°24' EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT-OF-WAY) A DISTANCE OF 400.0 FEET TO AN IRON PIPE; THENCE WEST 500.0 FEET, THENCE NORTH 0°24' WEST 400.0 FEET, THENCE EAST 500.0 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Minor Modification of Planned Special Development

On behalf of JP Morgan Chase Bank, National Association, a national banking association, the ground lessee and authorized agent of the owner of the property subject to this application (the "**Applicant**"), a Minor Modification is requested to St. Johns County Ordinance Nos. 93-13, 97-9, and Resolution 2024-01 to allow for changes in the permitted uses within the approved Planned Special Development ("**PSD**") for parcels located at the northwest corner of the intersection of State Road 312 and U.S. Highway 1. The Applicant leases and controls the property located at 100 State Road 312, which has St. Johns County Parcel Identification No. 135030-0000 (the "**Property**").

The Property and the adjacent parcel located at 120 State Road 312 (Parcel Identification No. 135035-0000, owned by Center State Bank, or the "Bank Parcel") have future land use designations of Mixed Use District and are included in the PSD ordinances referenced in the paragraph above. The Applicant's Property is approved in the PSD for a restaurant use, while the Bank Parcel is approved for bank use, with professional offices. The Applicant would like to allow drive-through service for restaurant use to the permitted uses of the Property. No changes to the PSD are proposed for the Bank Parcel.

Both the Property and the Bank Parcel are developed. This PSD Minor Modification application allows for the development of the newly created outparcel on the Property. This application does not add any uses to the PSD and will only allow permitted uses under the existing PSD, together with drive-through service for such permitted uses, to be developed on the Property.

This PSD text seeks to amend and restate the PSD to add drive-through restaurant service to the Applicant's Property and memorialize the existing permitted uses and other details of Ordinance Nos. 93-13 and 97-9. PSD Ordinance No. 93-13 allowed for the construction of a Red Lobster restaurant, associated required parking, an entrance driveway on State Road 312 ("SR 312"), signage and a stormwater retention area designed to accommodate the Property and the Bank Parcel. PSD Ordinance No. 97-09 provided for parameters associated with the Bank Parcel for development of a bank, as well as associated professional and business offices. Minor Modification 2023-21 (Resolution 2024-01 BK 5901 PG 785) was approved by the Planning and Zoning Agency on 2/1/2024 to allow for a redevelopment of the previously existing restaurant parcel into two (2) outparcels. The eastern outparcel has since been developed with a bank approximately 3,400 square feet in size.

The applicant requests a Minor Modification of the PSD only for the Applicant's Property for the following:

1. Uses: Allowing for a maximum of 9,000 square feet of bank, restaurant (with drive-through service permitted) and professional and business offices.
2. The sale of alcoholic beverages in any restaurant on the Property will be permitted to continue (the restaurant on the Property has served alcoholic beverages since 1993), and a waiver from the distance requirements in St. Johns County Land Development Code (the "Code" or "LDC") Section 2.03.02 is granted at this location.
3. All permitted uses on the Property will provide parking in conformance with applicable provisions of LDC Section 6.05.02 and Table 6.17.

As previously stated, no other aspects of the approved development will change, and all other conditions for development of the site will remain the same as previously approved. The proposed Master Development Plan Map (the "**MDP**") for the Property and the Bank Parcel is attached as Exhibit "C".

DEVELOPMENT STANDARDS:

The development parameters listed below will apply to the Property and the Bank Parcel (with no changes being proposed to the development parameters for the Bank Parcel). The development parameters are a restatement of those approved in the existing PSD and change only the allowable uses on the Property and not on the Bank Parcel. If any applicable development standard for the Property is not set forth below, the applicable Code provision will apply.

1. Permitted Uses:

- a. Property:** Maximum of 9,000 square feet of bank, restaurant (with drive-through service permitted) and professional office uses.
- b. Bank Parcel:** Maximum of 9,000 square feet of bank and professional office uses.
- c. Both:** Both the Property and Bank Parcel banks shall be allowed to have drive-thru teller lanes. In addition, any restaurant or coffee shop on the Property shall be allowed to have drive-through service lanes.

2. Maximum building height: 35 feet

3. Building setbacks: Front: 10 feet; Side 10 feet; Rear 10 feet

4. Minimum lot width: N/A

5. Minimum lot area: N/A

6. Maximum lot coverage by buildings: N/A

7. Maximum impervious surface ratio: 75 percent

8. Maximum floor area ratio: 70 percent

9. Signage: Project signage currently includes one (1) identification (pole) sign that is a maximum of 50 square feet per side, with a maximum height of 25 feet. Future ground signs shall be permitted, in conformance with LDC Section 7.02.04.C. Sign locations are depicted on the MDP, Exhibit "C". Building signage shall be permitted, pursuant to LDC Section 7.02.04.C. All project signage may be lighted.

10. Parking: On-site parking areas shall comply with applicable requirements of LDC Section 6.05.02 and Table 6.17.

11. Stormwater: Stormwater for the Property and the Bank Parcel shall be provided in the existing retention pond, in the location depicted on the MDP, Exhibit "C".

12. Other development parameters: Except as expressly set forth in this PSD text, development of the Property and the Bank Parcel shall comply with applicable Code provisions.

WAIVERS:

LDC Section 2.03.02 Alcoholic Beverages

The Applicant seeks a waiver from this provision of the Code to allow the services of alcoholic beverages to continue on the Property, consistent with the St. Johns County Alcoholic Beverage Ordinance (Ord. 1990-48), as may be amended, and governed by the St. Johns County Sale or Service to Persons Under Twenty-One Ordinance (Ord. 2011-46), as may be amended. A restaurant has existing on the site for approximately 30 years, and such establishment has served alcoholic beverages. The Applicant would like to continue such service.

EXHIBIT C
MASTER DEVELOPMENT PLAN (MAP REFERENCE)



ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE: Kim Rickman
Z Development Services
1201 Robinson Street
Orlando, FL 32801

FILE NUMBER: MINMOD 2026-05

LEGAL: Exhibit A

PARCEL ID: 135030-0000

DATE OF HEARING: October 15, 2026

ORDER DENYING MINOR MODIFICATION

The above referenced application for a Minor Modification to the Red Lobster PSD (Ordinance 1993-13, as amended) to allow for a Restaurant with Drive-Through Facilities as an allowed commercial use, specifically located at 100 State Road 312 W, came before the Planning & Zoning Agency for public hearing on October 15, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The request for this Minor Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. The Minor Modification is not in compliance with Land Development Code, Section 5.03.05, 10.04.06.B., & 10.04.02, which provides criteria for Minor Modifications to PSDs.
3. The proposed Minor Modification is contrary to the public interest and is in conflict with the surrounding development.
4. The request is not consistent with applicable portions of the St. Johns County Comprehensive Plan.

5. The request is in conflict with the Mixed Use District Future Land Use.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby denies the Minor Modification to the Red Lobster PSD (Ordinance 1993-13, as amended) to allow for a Restaurant with Drive-Through Facilities as an allowed commercial use, specifically located at 100 State Road 312 W.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

DATED THIS _____ DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

Clerk
Growth Management Department

Date Filed

DESCRIPTION:

PARCEL ONE

THE NORTH ONE-HALF OF A PARCEL OF LAND LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, AND LOCATED IN THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, AND MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT, BEING THE INTERSECTION OF THE SOUTH LINE OF SAN LORENZO CEMETERY, WHICH IS ALSO THE NORTH LINE OF THE GENOVAR LANDS AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT-OF-WAY AT THIS POINT), THENCE SOUTH 0°24' EAST ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 AND AN EXTENSION SOUTHERLY OF SAID 150 FOOT RIGHT-OF-WAY A DISTANCE OF 1196.6 FEET TO A POINT 50 FEET EASTERLY OF AND AT RIGHT ANGLES TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT-OF-WAY AT THIS POINT), THENCE WESTERLY AT RIGHT ANGLE TO THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT-OF-WAY) A DISTANCE OF 50 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A 200 FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING, THENCE RUN SOUTH 0°24' EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 200 FOOT RIGHT-OF-WAY) A DISTANCE OF 400.0 FEET TO AN IRON PIPE; THENCE WEST 500.0 FEET, THENCE NORTH 0°24' WEST 400.0 FEET, THENCE EAST 500.0 FEET TO THE POINT OF BEGINNING.

**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 2
SUPPORTING DOCUMENTS

January 21, 2026

Reference: Dutch Bros FL#1108 – 100 SR312, St. Augustine, FL

To Whom It May Concern:

Please accept this letter as authorization for Sarah Culotta and / or Kim Rickman with Z Development Services, to act as our authorized agent for the submittal of the required documents during the permitting process for the above-mentioned project.

They will act as agents in submitting applications and other related correspondence for the above-mentioned project. They will also provide representations at meetings as required.

Sincerely,

Laura Corley, Manager
CATRANE REALESTATE INVESTMENTS, LLC

STATE OF Florida
COUNTY OF ORANGE

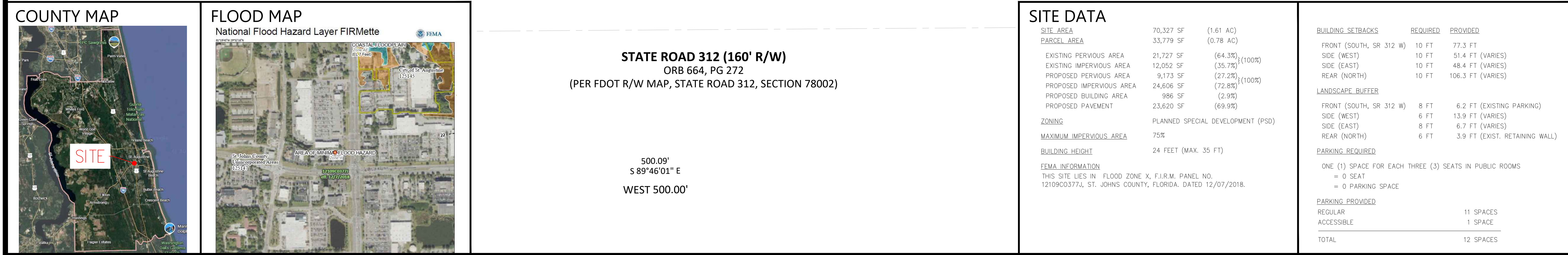
The foregoing instrument was acknowledged before me this 9th day of March, 2026.
by Laura Riley who is personally known to me or who produced _____
as identification and who did not take an oath.

Notary Public *[Signature]*
Seal

My Commission Expires: 2-14-2030



[Signature]
MICHAEL BRANTLEY
Notary Public
State of Florida
Comm# HH757125
Expires 2/14/2030





1201 E Robinson St.
Orlando, FL 32801
407.271.8910 • GallowayUS.com

August 7, 2026

St. Johns County Planning and Zoning Department

4040 Lewis Speedway
St. Augustine, FL 32084

Reference: Dutch Bros Coffee – 100 SR312 W, St. Augustine, FL-St. Johns County
Application Number: 2026000005
Z Development Project #2025.126
Response to Comments

Please accept the following in response to comments dated March 26, 2026:

PLANNING AND ZONING: Trevor Steven, Planner (904)209-0587 tsteven@sjcfl.us:

- 1. Comment:** This application will require a Public Hearing before the Planning and Zoning Agency (PZA). Once all staff comments have been signed off the application will be deemed complete and scheduled for hearing. LDC Section 9.06.04 provides procedures for the Notice of Hearings which cite three methods: mailed notices, published notice, and signs. This office will complete the submittal for published notices, however, please provide contact information for the party responsible for payment of published notice in your response to this comment. That party will be contacted by a representative from the St. Augustine Record for payment once the ad has been sent for publishing.

Response: Acknowledged
- 2. Comment:** The applicant is responsible for presenting this item(s) to the Planning and Zoning Agency (PZA). Each presentation shall include a Future Land Use Map, Zoning Map, Aerial Map, and Site Plan when appropriate to justify the request. Staff is available to assist but is not responsible for the presentation(s). The applicant may refer to past public hearings to see how they are conducted by visiting the Government Television (GovTV) (<https://www.sjcfl.us/departments/govtv/>) website. Presentation packages are due to staff a minimum of one week prior to each scheduled public hearing, if applicable. Please acknowledge.

Response: Acknowledged
- 3. Comment:** Removal of Public Hearing Signs - Until final action of application, public hearing signs must remain posted. After the final hearing (eg: approval/denial by board or withdrawal) please remove public hearing signs and dispose of them properly.

Response: Acknowledged
- 4. Comment:** More detail on the application is needed as to what the Minor Modification request is for, along with the reasoning/justification for it. PREAPP 2025-12 had the following comment from Planning and Zoning:



- The subject property was originally approved as the Red Lobster Planned Special Development (PSD) (ORD. 1993-13, as amended), which was comprised of two parcels. The eastern parcel was developed with a restaurant in 1993, and the western parcel remain undeveloped until a separate Major Modification application was approved for it in 1997(Ord. 1997-9) to allow for a bank and associated professional and business office uses. The bank was built in 1999.
- In 2023, Minor Modification 2023-21 was submitted to facilitate redevelopment of the restaurant parcel with a proposed Chase Bank. This application was approved on 2/1/2024. The restaurant was demolished in 2024, and COMM 2024-12 was submitted for the proposed bank. The bank since been approved/completed and received a Certificate of Occupancy in May of 2025. Incorporated into the site design was a vacant outparcel to be developed in the future.
- The Resolution recorded with Minor Modification 2023-21 (2024-01 - BK: 5901 PG: 785) updated and clarified the development criteria of the overall PSD to only allow for the uses of Banks, Restaurants (without drive-through service), and Professional Office. In order to allow for the proposed drive-through restaurant, a new Minor Modification submittal will be required to allow for the use within the PSD.
- As mentioned above, the current text within the PSD prohibits drive-through restaurants within the development. If this Minor Modification request is to allow for this specific use, please clarify within the application.

Response: Please see the enclosed updated multi-use application indicating a minor modification to the Planned Special Development is being submitted due to a drive through based on a restaurant use.

5. **Comment:** For this Minor Modification request, Staff will only need a single page Master Development Plan (site plan) for submittal, and not the full civil plan set. This should include all applicable criteria located in LDC Section 5.03.02.G.2 (page 14-15 of LDC Article V (<https://www.sjcfl.us/wp-content/uploads/2024/01/Article-V.pdf>), along with the approval block located on page 23-4 of Section 23.0 Minor Modifications (<https://www.sjcfl.us/wp-content/uploads/2023/08/Section-23.0-Minor-Modification.pdf>))

Response: Please see the Master Development Plan in the submittal package.

6. **Comment:** Related to the previous comment, the Resolution recorded with Minor Modification 2023-21 (2024-01 - BK: 5901 PG: 785) contains the updated MDP Text for the development. There will need to be a redline and clean version of this text submitted to capture all proposed changes. The Book and Page number can be found here: Landmark Web Official Records Search (<https://apps.stjohnsclerk.com/Landmark/> ?

Response: Please see the enclosed redlined and clean version of resolution 2024-01.

7. **Comment:** Information Only:

- Public noticing signs will be posted on the subject property by the County. Until final action on this application is taken, the public hearing signs must remain posted on the site. If the public noticing signs are inadvertently removed, please contact County staff so that they can be replaced. After a final decision has been made, please remove public hearing signs and dispose of them properly.
- Sec. 5.03.09 PSDs Approved Prior to the Effective Date of this Code Projects that were approved as Planned Special Developments (PSDs) prior to the effective date of this Code shall be allowed to continue development in conformance with the ordinance creating the PSD. Small Adjustments and Minor Modifications to PSDs shall be made in accordance with the same criteria and procedures established for changes in Planned Unit Developments (PUDs) as provided in Section 5.03.05. A Major Modification to a prior approved PSD, pursuant to the criteria contained in Section 5.03.05 for Major Modification to a PUD, shall constitute a rezoning, and such PSD shall be rezoned to PUD and conform to the PUD standards of this Code
- Warning: the county will never ask you to wire transfer money. For more information, see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County (<https://www.sjcfl.us/sjc-issues-urgent-warning-over-wire-transfer-scam/>)
- Planning & Zoning Division Reviewer: Trevor Steven, Planner (904)209-0587 tsteven@sjcfl.us (<mailto:tsteven@sjcfl.us>)

Response: Acknowledged.

TECHNICAL/TRANSPORTATION DEVELOPMENT: Trevor Steven, Planner (904)209-0587 tsteven@sjcfl.us:

1. **Comment:** Information Only:
- Reviewed by John P. Burnham, P.E., Phone: 904-209-0672, email: jburnham@sjcfl.us (<mailto:jburnham@sjcfl.us>)
 - Additional comments may be generated based on responses to those noted here.

Response: Acknowledged.

COUNTY UTILITY DEPARTMENT: Melissa Caraway, SJCUD, 209-2606:

1. **Comment:**
- Reviewed by: Melissa Caraway, SJCUD, 209-2606.
 - Not in S.J. County Utility Department service area. No additional comments.

Response: Acknowledged.

FIRE SERVICES: Dan LaGrange, Fire Plans Examiner; 904-209-3766 - dlagrange@sjcfl.us:

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Orlando, Florida 32801

Phone: (407) 271-8910

1. **Comment:** Please submit updated PUD text showing what is changing. Additional comments may be forthcoming.
- Response:** Please see the enclosed redlined and clean version of resolution 2024-01.
- 2.. **Comment:** Information Only:
- ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is important to note, St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.
 - ISO applies the following classification to properties in St Johns County:
 - *Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.
 - *Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
 - *Class 10- property beyond 5 road miles of a recognized fire rescue station.
 - Based on this project submitted, (135030-0000), as well as the current primary fire station location at (3370 US1 S.) and (creditable) water supply, ISO would assign a rating of Class 3.
 - Reviewed by Dan LaGrange, Fire Plans Examiner; 904-209-3766 email address:
 - dlagrange@sjcfl.us (mailto:dlagrange@sjcfl.us)
 - Project scope:
 - Request for a Minor Modification to the Red Lobster Planned Special Development (Ordinance 1997-9) to allow for a Restaurant with Drive-Through Facilities as an allowed commercial use.
- Response:** Acknowledged.

ENVIRONMENTAL DIVISION: Tami Rich, Application Review Technician, Growth Management, Development Review Division, (904) 209-0682- trich@sjcfl.us:

1. **Comment:** Please only include the information and Master Development Plan map required for the proposed minor modification to the PSD ordinance. A more generalized master development plan map is necessary for this type of application, instead of a full civil construction plan set. For example, the adjacent Chase Bank project within the same PSD (MINMOD 2023-21) provided one site plan for the Master Development Plan for review.
- Response:** Please see the enclosed Master Development Plan.
2. **Comment:** The Civil Engineering construction plans include more detail than is required for an MDP review, including a full landscape plan, and it could be construed that approval of the full civil set

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submitted with the Minor Modification is also approval of the details in the submitted construction plan level drawings. Therefore, please remove the landscape plan drawings from the established MDP map for review. LDC Section 5.03.09

Response: **The landscape plan has been removed.**

3. **Comment:** Information Only:
Application reviewed by Ryan Mauch, Growth Management-Environmental, (904) 209-0621
rmauch@sjcfl.us (<mailto:rmauch@sjcfl.us>)

Response: **Acknowledged.**

4. **Comment:** DEED CHECK:
Please provide notarized authorization for Kim Rickman to represent the property owner (COLTRANE REAL ESTATE INVESTMENTS LLC) for this modification. A standard Owner's Authorization form is available in the link provided below, if needed. <https://www.sjcfl.us/wp-content/uploads/2023/08/Multi-use-Owners-Authorization.pdf> (<https://www.sjcfl.us/wp-content/uploads/2023/08/Multi-use-Owners-Authorization.pdf>)

Response: **Please see the enclosed Letter of Authorization.**

5. **Comment:** Information Only:

- Ownership verified through review of St. Johns County records OR 3635 PG 803 to COLTRANE REAL ESTATE INVESTMENTS LLC.
- The Legal Description comes from the current deed and is acceptable for this application.
- Reviewer: Tami Rich, Application Review Technician, Growth Management, Development Review Division, (904) 209-0682 trich@sjcfl.us (<mailto:trich@sjcfl.us>)
- Additional comments may be applicable as new information becomes available with future submittals.

Response: **Acknowledged.**

Sincerely,



Sarah Culotta



City of St. Augustine

STATEMENT OF WATER/SEWER AVAILABILITY

*** PRELIMINARY STATEMENT ***

General Commercial Project - Food Service

Public Works Department • City Hall, 75 King Street, Lobby B - 4th Floor • PO Box 210 • St. Augustine, FL 32085-0210
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Subject Property of this Availability Statement:

Outside City Limits

Street Address: ***100 State Road 312, St. Aug, FL 32084**

Other Description (if applicable)

Parcel #(s): **135030-0000**

Dutch Bros Coffee

Reason for Utility Request: **Construction - RE-Development**

Applicant:

Name: **Kim Rickman**

Business:

Mailing Address: **1201 E. Robinson Street**

Email: **kim@zdevelopmentservices.com** Phone: **4073102495**

City: **Orlando**

State:

Zip Code: **32801**

WATER Availability - Domestic (potable) & Landscape Irrigation:

Determination: **CURRENTLY
CONNECTED**

Service Location: **See attached Utility Map for possible
connection points**

Util Acct #: **TBD**

Services: **1**

Services:

Services:

Services:

Size: **1" Tap & 1" Meter w/
BFP**

Size:

Size:

Size:

Use: **Domestic (potable)**

Use:

Use:

Use:

Utility Work BY DEVELOPER's CONTRACTOR(s): **Responsible for Connection to Meter & ALL Plumbing from Meter to Building**

Utility Work BY CITY UTILITY CREW: **SET water meter in meter box FULLY constructed by Developer's Contractor**

WATER Availability - Fire Protection / Sprinkler Service:

Determination: **AVAILABLE; Order
FLOW TEST to Determine if Flow is
Adequate**

Service Location:

Util Acct #:

Services:

Services:

Utility Work BY DEVELOPER's CONTRACTOR(s):

Size:

Size:

Use:

Use:

Utility Work BY CITY UTILITY CREW:

SANITARY SEWER Availability:

Determination: **CURRENTLY
CONNECTED**

Service Location: **At Street Right-of-Way**

Util Acct #: **TBD**

Services: **1**

Services:

Maintenance of Sewer Collection System: **PUBLIC - City
Owned & Maintained**

Size: **6" Gravity Sewer Lateral**

Size:

Utility Work BY DEVELOPER's CONTRACTOR(s): **Responsible for Connection to Lateral & ALL Plumbing from Lateral to Building**

Utility Work BY CITY UTILITY CREW: **INSPECTION ONLY**



City of St. Augustine

STATEMENT OF WATER/SEWER AVAILABILITY

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Statement Date: 04/11/2025

Valid Through: 09/30/2025

**Availability
Verified By:**

Signature:

Name: Daniel Borrer

Title: Engineering Development Coord

FLOW Calculation:

PROPOSED Flow per City Code: 615.00 Gallons Per Day (GPD) [Carryout / Catering Only (NO seating) w/ 1,025 gross square feet @ 0.60 GPD per square foot] AND 1,000 GPD Annualized Average Daily Flow (AADF) [Landscape Irrigation Calculated Water Usage]

CREDIT for Previous Use (If Available per City Code): 13,971 Gallons Per Day (GPD) [Restaurant w/ 279 Full-Service Seats @ 50 GPD each]

Additional Info or Data (if applicable):

NET Flow per City Code: NO Net Additional Flow to City Utility System

Preliminary & Estimated - FLOW & CONNECTION FEES

For: Rough Estimate Based on Information Provided

Payment Due: After City Plan Approval; Prior to and within 6 Months of City Pre-Con Mtg

It is unlawful to connect multiple buildings to a single water or sewer tap. All new construction is required to connect to City utilities where available

Fees Per City Code:	Water	Sewer	Total
Gallons Per Day	0.00	0.00	
Flow-Based Fees	\$0.00	\$0.00	
Northwest Forcemain Fees		\$0.00	
Tap & Meter Fees	\$701.43	\$0.00	
Right-of-Way Restoration Fees	\$0.00	\$0.00	
Inspection Fees	\$0.00	\$325.48	
Permit Fees	\$0.00	\$0.00	
Other Charges Or Credits	\$0.00	\$0.00	
Total	\$701.43	\$325.48	\$1,026.91

Backflow Prevention

Backflow Preventer Requirements To Be Determined

For City Use Only

UNPAID

Acct Code	Amount	Acct Code	Amount
WTRCON:	\$0.00	WTRTAP:	\$701.43
SWRCON:	\$0.00	SWRTAP:	\$0.00
INDUST:	\$0.00	U-MISC:	\$325.48

Total: \$1,026.91

Additional Information (If Applicable):

With this project development the remaining Capacity Reservation will be 12,359 GPD water and 11,881 GPD sewer.



City of St. Augustine

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PAYMENT:

This Statement becomes VOID after 5:00 PM on “VOID AFTER” date, unless plans are approved by City and fees are paid prior to this date. Statement is not a commitment for utility service. Full fee payment establishes utility commitment.

1. **In person.** Cash, check, credit card (Visa/Mastercard). City Hall - 75 King Street - Public Works - Elevator B - 4th Floor.
2. **By mail.** Check payable to City of St. Augustine. Send to: City Public Works Department - PO Box 210 - St. Augustine, Florida 32085-0210. Clearly reference “Utility Fees” and the Project Name on the check.
3. **Finance.** This option may be available and only as determined for specific projects by the City Finance Department. Call the Finance Department at (904) 825-1030 to inquire about the City's Commercial Deferred Payment Program.



City of St. Augustine

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ALL CHECKED ITEMS APPLY TO THIS STATEMENT:

Read the following checked items carefully and retain this document for future reference.

- ☒ This is a Preliminary Statement based solely on information provided by applicant without benefit of City-approved construction plans. The City currently has uncommitted water/wastewater capacity available.
- ☒ A conclusive, final Statement will be provided and fees may be paid after construction plans are approved by City Public Works Department. Refer to *attached* Connection Fee Payment Policy for more information.
- ☒ Refer to the *attached* existing City utility information for project planning purposes. Utility mains, services and meter sizes must be determined by developer's professional consultants with applicable calculations provided to City for review .
- ☒ Any existing water/sewer services not utilized for proposed project must be cut and capped/repared at the main line at Developer's cost. Existing water/sewer services may require repair or replacement to properly serve the project. Developer is responsible for investigation and repairs or replacement at City's direction .
- ☒ A City Public Works permit will be required for this project. Refer to City Public Works website for information, application forms, fee schedules, permitting process and construction requirements. (www.CityStAug.com)
- ☒ Developer's civil engineer is encouraged to schedule one no-charge 30-minute pre-application meeting with Public Works staff for review of preliminary design plans. Contact City Public Works Permit Technician to schedule and with questions related to permitting forms, requirements and process: (904) 209-4375 or PWPermits@citystaug.com
- ☒ Developer is responsible for all land surveying, testing, design, permits, approvals, construction, materials, restoration and costs. Following City acceptance of utilities, City will own and maintain domestic water lines up to and including meter assemblies; fire protection taps; public fire hydrants; and sanitary sewer manholes, mains and service lines up to first cleanout on lateral. Developer is responsible for protecting utilities during all construction activities. City will not be responsible for damage. Repair costs incurred by City may be charged back to developer.
- ☒ The City will inspect construction by developer's Florida licensed underground utility contractor who must obtain performance and maintenance bonds in favor of the City in accordance with City bond requirements (*copy attached for reference*). Developer, consultants and contractors must adhere to current City Construction and Dedication Requirements in effect at time of construction (*copy attached for reference*). Utilities not constructed to City standards and specifications will not be placed in service.
- ☐ Flow-Based Utility Fees are a one-time fee to reserve treatment capacity for a specific property. Once paid, these fees do not expire and may be applied toward future uses of the property, subject to limitations in City Code Section 26. Once placed in service, fees cannot be refunded. Paid Flow-Based Fees may only be refunded subject to conditions in City Code Section 26. Paid Flow-Based Fees cannot be transferred to another property.
- ☒ The City Utility will be responsible for the work required to provide service as described on page 1 of this Statement. **Allow 30 days for service installation by City, following payment of connection charges.** It is applicant's responsibility to plan ahead. Substantial time may be required to obtain permits, order materials and schedule work.
- ☒ General Utility Service Information:
 - Building connection and all plumbing on customer side of water meter/sewer tap are customer's responsibility.
 - The City owns water services from the main up to and including the meter and box. The City owns sewer services from the main up to the property line or the first cleanout on the service lateral (for public sewer systems).
 - Customer is responsible for installation, ownership, maintenance and yearly testing of backflow preventers.
- ☒ To UNLOCK water meter *following* installation, contact **City Customer Service** at (904) 825-1037 or UtilityBilling@CityStAug.com to open/activate utility account and for all utility account questions, any deposits that may be required, and monthly bill information.
- ☒ For service installations by City Utility Department (*following* connection fee payment):



City of St. Augustine

STATEMENT OF WATER/SEWER AVAILABILITY

* PRELIMINARY STATEMENT *

General Commercial Project - Food Service

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- Contact Utility Department about service installation schedule and any questions regarding existing service taps. (904) 825-1043, Ext # 21.
- Coordinate closely with the Utility Department for service tap location. City is not responsible for building service lines installed to points that are unacceptable for City taps.
- City will not schedule installation until customer has cleared the lot, placed stakes for desired sites of water meter/sewer service, and final graded those locations. Notify Utility Department when these tasks are complete.

☒ Gravity sanitary sewer connections:

- Customer is responsible for cleanout at property line. Building sewer connection must be made to lateral stubout, not cut-into cleanout standpipe. Only gasketed fittings allowed below ground - no screw-on or glued fittings. Cleanout cap must be adjusted to finished grade. Cleanouts in sidewalks shall be ADA compliant. Cleanouts in vehicular traffic areas shall be H-20 traffic rated.
- Inspection of sewer connection is required while trench is open. Call (904) 825-1043 to schedule inspection.

☐ Pressurized sanitary "force" main connections:

- Contact Public Works at (904) 825-1040 for any questions regarding connections to pressurized sanitary mains.
- Customer is responsible for grinder pump, connection and all plumbing on customer side of sewer tap.
- Upgrades to grinder pump may become necessary in the future and will not be the City's responsibility.
- Inspection of sewer connection is required while trench is open.
- Startup test of grinder pump is required prior to use.
- Customer must provide copy of grinder pump Performance Curve and Technical Specs to City at startup test.

- ☐ Unused septic tank must be properly abandoned as required by law. Fines may be imposed if septic tank is not abandoned. Contact St. Johns County Health Department at (904) 823-2514 regarding septic tanks and drainfields.

Food and Beverage Sales:

- ☐ Retail only - No food or beverage sales permitted.

- ☒ NO customer seating is permitted.

- ☒ Carryout Restaurant and/or Catering: Limited to the preparation and sale of food and beverages for consumption off premises; No customer seating permitted.

- ☐ Deli - Bakery - Meat Market - Seafood Market: Limited to the preparation and sale of food and beverages for consumption off premises; No customer seating permitted.

- ☐ Single-Service Restaurant: Preparation, sale and service of food for consumption on premises with customer seating. Limited to disposable plates, cups and utensils; No washable service items permitted.

- ☐ Full-Service Restaurant: Preparation, sale and service of food for consumption on premises with customer seating. Washable china plates, glasses, cups and reusable utensils are permitted.

- ☐ Bar - Cocktail Lounge - Nightclub - Saloon - Tavern: Establishment devoted primarily to on-premises drinking of alcoholic beverages with customer seating. Limited to snack or appetizer type foods (if any) served using only disposable plates and utensils.

Additional Comments by City Reviewer:



City of St. Augustine

STATEMENT OF WATER/SEWER AVAILABILITY

*** PRELIMINARY STATEMENT ***

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*** Subject property must be assigned official E-911 street address prior to payment of connection charges. Customer is responsible for providing proof of address. Contact St. Johns County GIS addressing, (904) 209-0798 or GISaddress@sjcfl.us.**

xc: David D. Birchim, AICP, City Manager
Stephen L. Slaughter, P.E., Utilities Director
Amy M. Skinner, AICP, Planning & Building Director
Kevin McGinnis, COSA Environmental (Backflow@citystaug.com)

For City Use Only					
To Design & Drafting:				Materials Ordered:	
Permit Submitted:		Received:		Field Work Completed:	
To T&D Division:				Field Drawings Made:	
Locate Ticket #:				Set Meter / Inspection:	
Service Installation:	Stake-W	Stake-S	Poly Stub-out	Per Attached Plans	Contact to Coordinate:
	Set Meter(s) Only		Insp Sewer Conn	____ # BF Preventers to be installed & tested by Developer's plumber	