

Land Acquisition and Management Program (LAMP) Conservation Board

Property Information Sheet

Property Name:	Shores Blvd. Parcels	
Parcel Number:	284195-0002	
Address:	Shores Blvd. St. Augustine Shores PUD Unit 7, Blocks 208-213 and tracts	
Owner:	The Deltona Corporation	
INC or LLC Agents:	Sharon Hummerhielm, Executive VP	
List Price:	\$14,000,000.00	
Market Value:	101 Lots: \$7,250 - \$8,400; Tracts: \$240,089 (portion); Exist platted County ROW	
Total Acreage:	195 acres	
Land Use:	Residential C	
Zoning:	PUD	
Easements: Type/Acres	Conservation Easements recorded for tracts C/10.5 acres and M/12.1 acres	
Wetlands: Type/Acres	Hydric pine flatwoods/56 ac (per plat & aerial imagery) Marsh/25 ac	Salt
Uplands: Type/Acres	Pine Flatwoods/59 ac Mixed Coniferous-Hardwoods-Scrub/30 ac	
Protected Species:	Bald Eagle (SJ-16), Gopher Tortoise, Indigo Snake, Wood Stork	
Known Cultural Res.:	Two identified sites at the northern and southern areas of the site	
Willing Seller:	Yes	
Community Support:	currently unknown, surrounding residential areas	
Proposed By:	Application submitted by Deltona Corporation (owner)	
Development Applications to Co.:	Portion of property depicted as future development area on San Antonio Ph. 2 MDP 19-30, MDP 22-16, SUBCON 22-20	
Narrative:	<p>Located along the western bank of the Matanzas River. St. Augustine Shores PUD Unit 7 Blocks 208-213 and adjacent open space tracts. Final Development Plan in Resolution 1988-183. Perimeter buffer/Open Space/Wetland/Park Site tracts: C (CE)- 10.5 ac, D-1 ac, E-0.28 ac, F-0.09 ac, K-0.23 ac, L-0.14 ac, M (CE)- 12.11 ac, N-0.29 ac, Q-0.16 ac, AA-14.3 ac, BB-10.3 ac, CC-23.8 ac, W-17 ac, X- 6.1 ac, Y- 4.1, Z-14 ac. Modification of the PUD required for public use. Located within NE FL Blueway Corridor. Contains Xeric Hammock Natural Communities Habitat, pine flatwoods, wet flatwoods and salt marsh areas. The property is mostly vacant and forested, except along the northern property line where there is an existing 0.6 acre area that includes a driveway, parking area and previous sales structure. Per the owner, structure will be demolished, leaving the driveway. Property is adjacent to the SJRWMD Moses Creek Conservation Area along the southern property line. Applicant: Last vested residential development parcel on the marshfront/Intracoastal Waterway, unique property with a length of one mile of marshfront.</p>	



St. Johns County Land Acquisition 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: The Dellona Corporation					
Address: 7374 SW 48th Street					
City: Miami, FL		State:		Zip: 33155	
Phone: 305-298-9588		Fax: 305-661-5697		Email: dellona9@bellsouth.net	
Applicant Signature:			Date:		
2. Owner of Record (Owner Is Applicant Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
Name: The Dellona Corporation			Name: Sharon Hummerhielm, Executive Vice President		
Address: 7374 SW 48th Street			Address: 7374 SW 48th Street		
City: Miami, FL		State: FL	Zip: 33155	City: Miami	
Phone: 305-298-9588		Fax: 305-661-5697		Phone: 305-298-9588	
Email: dellona9@bellsouth.net		Email: dellona9@bellsouth.net			
3. Owner's Authorized Representative					
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:			Exec. VP		Date: 2023.09.25
Owner Signature:			Date:		
5. Property/Project Information – Required Information					
Asking Price: Fourteen Million Dollars (\$14,000,000.00)			County: St. Johns County, FL		
General Location (address, intersection, etc.): adjacent to Shres Boulevard in St. Augustine Shores Subdivision					
Acreage: +/- 220 acres; (excluding Tracts G & J)			Section/Township/Range: 41/08/30		
Tax Parcel Number(s) St. Aug Shores PUD Unit 7 Blks 208-213; vacant lots and tracts					
Future Land Use (if known) Residential-C			Zoning (if known) Planned Unit Development Residential Lots		
6. Property Description (Describe the property's ecological significance and natural resources)					
Property consist of approximately 85 acres of platted lots and approximately 136 acres of conservation land. and is just north of the SJRWMD Moses Creek Conservation land. It is the last remaining Intracoastal Marshfront property on south side of the 312 bridge					
7. Encumbrances (List any liens, leases or other encumbrances)					
no liens					

~170 acres

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: 9-26-23 Received By: RMauch Reg. Basin: 9



ST.AUGUSTINE PROPERTIES, INC.

904-797-6000 | 904-471-2100

Dirk M. Schroeder

To: Ryan Mauch

Re: Lamp Acquisition for approx. 200 Acres on Matanzas River

Mr. Mauch,

The application being submitted is through my communications with The Deltona Corporation who has executed the form. This parcel is the last residential development parcel on the waterfront on the South side of St. Augustine, everything else is either owned by SJRWMD or privately owned individual residences.

The property consists of the St. Aug. Shores PUD, Unit 7 all of Blocks 209-213 and the surrounding Conservation Lands. To the South and adjacent are lands of the Water Management District. KB Homes is currently developing Sabal Estates (part of Unit 7).

Among other good reasons to purchase the site is that there is an Eagle's Nest on this site and, more importantly, the relief of not adding more utilities upgrades to service this area in the future could be a huge savings to the County.

Most importantly, is the saving of an absolutely pristine area of land for future generations. The site is a little more unique than Canopy Shores Park and the SJRWMD lands as it has a mile of marsh to the East and what appears to be a salt marsh environment to the West.

Deltona is currently open to bids from developers who may already have been doing research of which the County Public Works and others are aware of.

This site should easily make your Top 5 list. It is a once in a lifetime opportunity and, as mentioned, the last (vested) marsh/intracoastal residential site on the South side of the County. As a Realtor of 40 years serving St. Johns County, I recommend this site for purchase.

Sincerely,

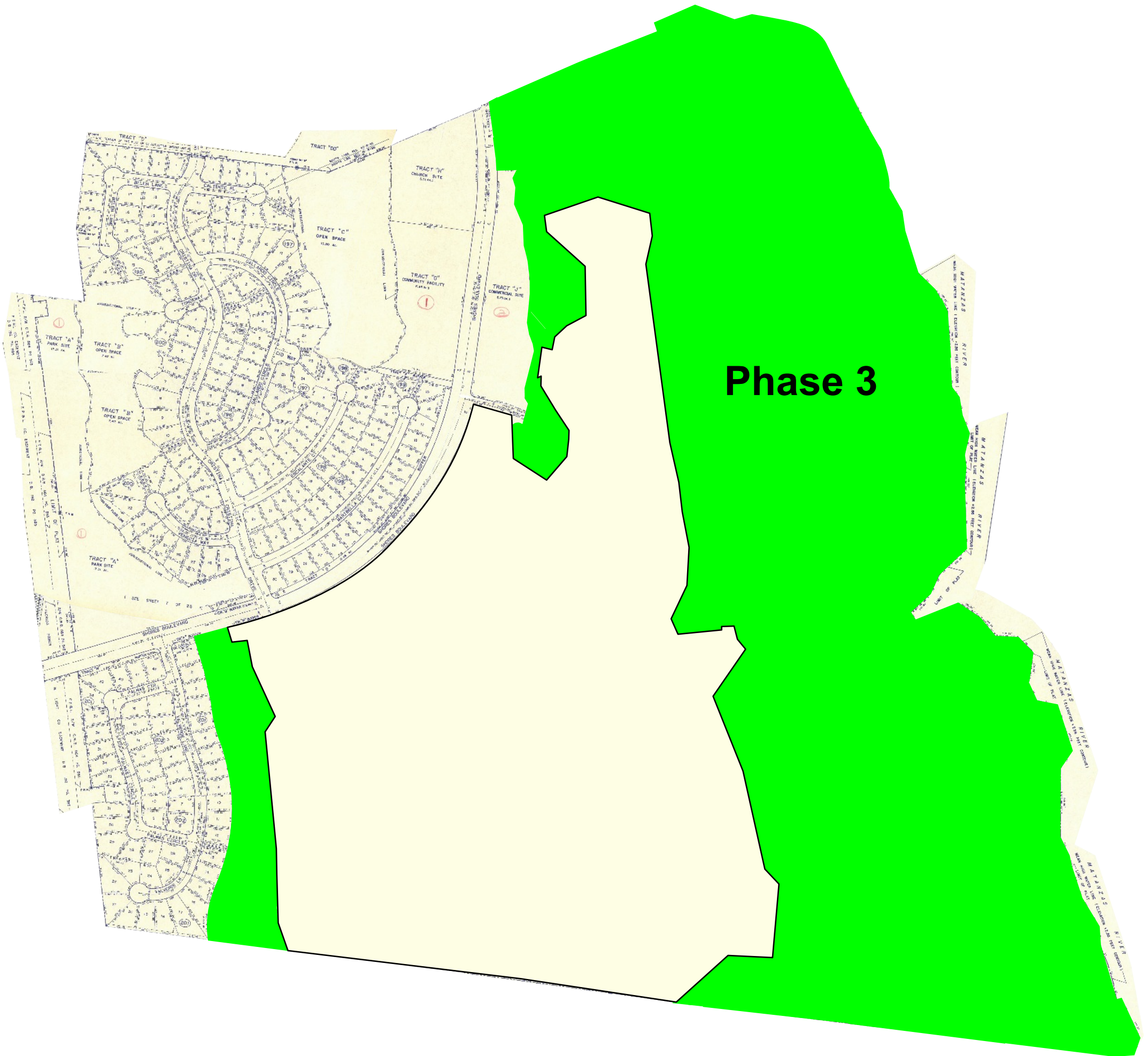
A handwritten signature in blue ink, appearing to be "Dirk M. Schroeder", written over a blue circular stamp or seal. The signature is fluid and cursive.

Dirk M. Schroeder

Broker/Owner

St. Augustine Shores Unit 7 Map

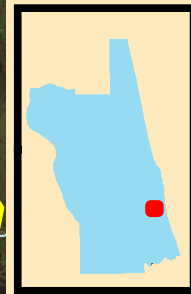
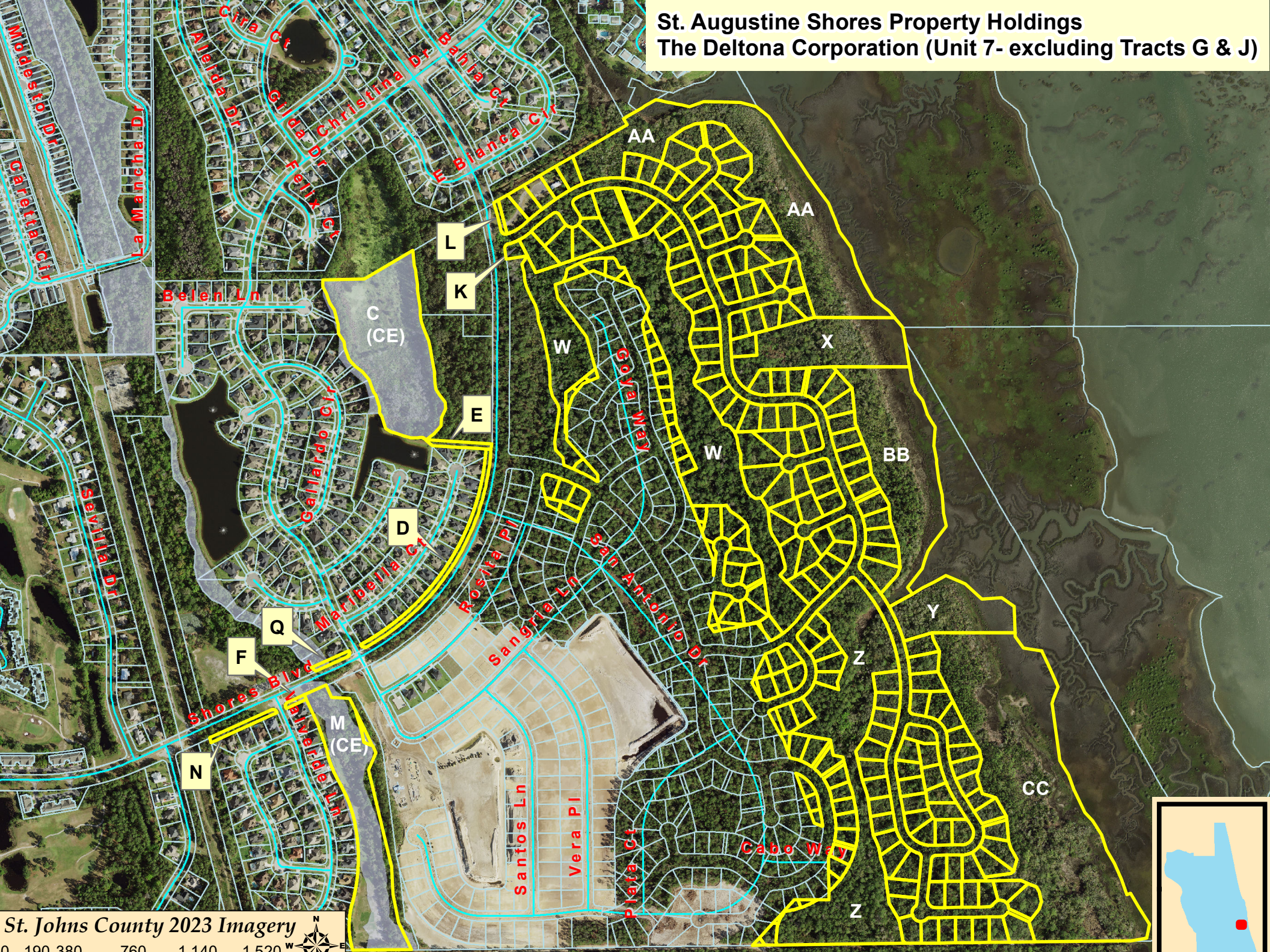
 Phase 3



St. Augustine Shores Property Holdings
The Deltona Corporation (Unit 7- excluding Tracts G & J)

Parcel Id	Unit	Block/Tract	PUD Use	Acres
284195-0002	7	Tract C	Green Belt/Open Space	10.50
284195-0002	7	Tract D	Buffer	1.00
284195-0002	7	Tract E	Buffer	0.28
284195-0002	7	Tract F	Buffer	0.09
284195-0002	7	Tract K	Buffer	0.23
284195-0002	7	Tract L	Buffer	0.14
284195-0002	7	Tract M	Green Belt/Open Space	12.11
284195-0002	7	Tract N	Buffer	0.29
284195-0002	7	Tract Q	Buffer	0.16
284195-0002	7	Tract W	Green Belt/Open Space	25.97
284195-0002	7	Tract X	Park Site	6.15
284195-0002	7	Tract Y	Park Site	4.11
284195-0002	7	Tract Z	Green Belt/Open Space	21.99
284195-0002	7	Tract AA	Green Belt/Open Space	14.37
284195-0002	7	Tract BB	Green Belt/Open Space	10.26
284195-0002	7	Tract CC	Green Belt/Open Space	23.85
Various	7	Phase 3	Phase 3	64.00
Total Acres				195.50

St. Augustine Shores Property Holdings
The Deltona Corporation (Unit 7- excluding Tracts G & J)



Ryan Mauch

From: Sharon Hummerhielm <deltona9@bellsouth.net>
Sent: Tuesday, November 7, 2023 4:38 PM
To: Ryan Mauch
Cc: deltona9@bellsouth.net; Dirk Schroeder
Subject: Fwd: Unit 7 Remaining Lots - LAMP Application- Deltona Corporation
Attachments: UN 7 - Remaining Inventory excl TR G & J.xlsx; Phase 3 - Unit 7 St. Augustine.pdf

Mr. Mauch,

Your email below to Dirk Schroeder was forwarded to Deltona for further information. In response to your questions, please note the following:

When Deltona submitted the LAMP Application to St. Johns County, we removed reference to the Blocks, Lots and PIDs within the originally platted Unit 7. This was done since reference to platted properties would not be an accurate description of Deltona's remaining inventory: since certain of the properties conveyed to KB were only portions of the originally platted lot or tract. The legal descriptions for the conveyances were done through surveys as opposed to a list of the originally platted lots and blocks since some lots were split in two and only portions were conveyed. The St. Johns County Property Appraiser and Deltona reviewed the properties conveyed to KB and identified these conveyed portions. The property Identification numbers were revised. A list of these remaining properties is attached along with a map showing the boundary of the properties. Deltona's remaining property comprises 195.50 acres as opposed to the 170 acres concluded in your staff's initial review. The 195.50 acres excludes Unit 7 Tracts G and J, which Deltona prefers not to sell at this time.

Based on your staff's review: The trailer and driveway located in block 213 was previously Deltona's construction trailer. Deltona intends to empty the trailer and remove it. The driveway will remain as is. That is the only "structure" within the properties included in the LAMP Application.

As to your general question in a previous email asking for Deltona to identify its corporate representative for purposes of the LAMP application, that would be me. Dirk Schroeder represents Deltona in a sales capacity.

Should you have additional questions please feel free to contact me at 305-298-9588 or deltona9@bellsouth.net.

--

Sharon Hummerhielm
Executive Vice President
THE DELTONA CORPORATION
Florida's Home Builder
7374 SW 48th Street
Miami, FL 33155
Office: 305-661-4545 (ext 305)
Mobile: 305-298-9588
Email: deltona9@bellsouth.net
Website: www.deltona.com

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From: Ryan Mauch <rmauch@sjcfl.us>
Sent: Monday, October 23, 2023 2:47 PM

To: 'Dirk Schroeder' <DIRKSCHROEDER@msn.com>

Cc: Kyrsten Gage <kgage@sjcfl.us>; Hali Barkley <hbarkley@sjcfl.us>; Elizabeth Guthrie (elizabethguthrie4@gmail.com) <elizabethguthrie4@gmail.com>

Subject: RE: St. Augustine Shores LAMP Application- Deltona Corporation

Dirk,

Please take this notification that the properties located within the St. Augustine Shores PUD (all platted lots in Unit 7, Blocks 208-213) noted in your 9-26-23 application will be added by staff to the next LAMP Board meeting agenda, December 12th 2023 at 1:30pm at the County Auditorium located at 500 San Sebastian View, St. Augustine. This public hearing agenda item will include a discussion and determination by the LAMP Board on whether the submitted properties within the application meet or do not meet the goals of the program and move forward in the board's recommendation process to the Board of County Commissioners or not.

Based on staff's initial review:

-What is the current owner's intent with the existing driveway, parking area and structure located at 524 Shores Blvd. along the northern property line and across lots 1-4, St. Augustine Shores Unit 7 Block 213? This appears to be the only existing structures within the noted properties.

To confirm:

-The area for the properties is approximately **170 acres**, rather than 220 acres on the submitted application.

-Although the materials submitted state that lots within Unit 7 Blocks **209-213** are included with the application, the area highlighted on the submitted plat image also includes vacant platted lots within **Block 208 and associated open space tracts.**

If there are any additional supporting materials on the property to provide, please provide by mid-November. You may also attend the LAMP Conservation Board meeting and speak about the property as a representative of the owner during the public comment period for the item.

St. Augustine Shores PUD Unit 7 Blocks 208-213, vacant platted lots and associated tracts as highlighted in application materials:

To: Ryan Mauch <rmauch@sjcfl.us>

Subject: LAMP Application

Mr. Mauch,


Please take a look at the attached application and acknowledge receipt, Dirk

DIRK M. SCHROEDER


BROKER | Owner

CENTURY 21, St. Augustine Properties

 dirkschroeder@msn.com

 [904 | 797 | 6000](tel:9047976000)

 [904 | 540 | 2360](tel:9045402360)

 [2820 US 1 South, Ste. A](https://www.c21staug.com)
[St. Augustine, FL 32086](https://www.c21staug.com)

[c21staug.com](https://www.c21staug.com)



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Ryan Mauch

From: Dirk Schroeder <dirkschroeder@msn.com>
Sent: Tuesday, October 31, 2023 10:14 AM
To: Ryan Mauch
Subject: LAMP Application- Deltona Corporation

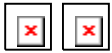
Below is an email that I needed to share with you about the specifics of the Shores Unit 7 site and the Construction trailer, etc...

DIRK M. SCHROEDER

BROKER | Owner
CENTURY 21, St. Augustine Properties

 dirkschroeder@msn.com
 904 | 797 | 6000
 904 | 540 | 2360
 2820 US 1 South, Ste. A
St. Augustine, FL 32086

c21staug.com



From: Sharon Hummerhielm
Sent: Thursday, October 26, 2023 12:18 PM
To: Dirk Schroeder <dirkschroeder@msn.com>
Subject: Re: Unit 7 Remaining Lots - LAMP Application- Deltona Corporation

Dirk,

When Deltona submitted the LAMP Application we removed reference to the Blocks, Lots and PIDs because they were an incorrect identification for the remaining property. The legal description for land sold to KB transaction was described in a survey and did not reference the Lots and Blocks in the original Plat of Unit 7. The KB development plan changed the configuration of the lots from the original plat of Unit 7 and certain lots were "split" in the final purchase conveying only a portion to KB. Deltona worked with the Property Appraiser to revise the remaining PIDs in Deltona's ownership, which I will send you this afternoon. This list itemizes each PID and shows the acreage of each, which totals 195.5 acres excluding Tracts G and J which are not currently for sale.

The question from Mauch concerning the "structure" and driveway across the originally platted lots 1-4 of Block 213 Unit 7 refers to the construction compound. The "structure" is a trailer in poor condition, which Deltona intends to empty and demolish leaving a vacant lot with the driveway remaining in place.

--

Sharon Hummerhielm
Executive Vice President

THE DELTONA CORPORATION

Florida's Home Builder

7374 SW 48th Street
Miami, FL 33155
Office: 305-661-4545 (ext 305)
Mobile: 305-298-9588
Email: deltona9@bellsouth.net
Website: www.deltona.com





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On 10/23/2023 3:58 PM, Dirk Schroeder wrote:

I just received this email from the County representative handling the Land Acquisition file for Unit 7. Please read below...

They are looking for an answer to the question about the existing driveway and structure. I would think that the answer is that you will simply leave all the improvements to the new owner. Dirk

DIRK M. SCHROEDER
BROKER | Owner
CENTURY 21, St. Augustine Properties

 dirkschroeder@msn.com
 904 | 797 | 6000
 904 | 540 | 2360
 2820 US 1 South, Ste. A
St. Augustine, FL 32086

c21staug.com



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Sent: Monday, October 23, 2023 2:47 PM
To: 'Dirk Schroeder' <DIRKSCHROEDER@msn.com>
Cc: Kyrsten Gage <kgage@sjcfl.us>; Hali Barkley <hbarkley@sjcfl.us>; Elizabeth Guthrie <elizabethguthrie4@gmail.com> <elizabethguthrie4@gmail.com>
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St. Augustine Shores PUD Unit 7 Blocks 208-213, vacant platted lots and associated tracts as highlighted in application materials:

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

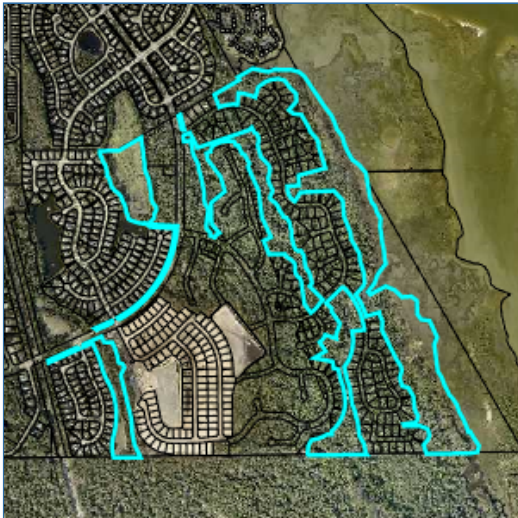
Parcel ID 2841950002
Location SHORES BLVD
Address SAINT AUGUSTINE 32086-0000
Neighborhood St. Augustine Shores (848)
Tax 22/24-48 ST AUG SHORES UNIT 7 TRACTS B C D E F H K THRU N P
Description* THRU Z TRACTS AA BB & CC (EX PT NOW PLAT IN M61P36-40) (EX PT NOW PLAT IN M61P41-42) (EX PT IN OR5542/335) (EX PT IN OR5580/1704) (EX PT IN OR5787/563) OR1293/1414
**The Description above is not to be used on legal documents.*
Property Use Code Timberland 80-89 (5500)
Subdivision St. Augustine Shores Unit Seven
Sec/Twp/Rng 41-8-30
District County (District 300)
Millage Rate 12.6935
Acreage 110.110
Homestead N

No Image Available

Owner Information

Owner Name [Deltona Corporation The](#) 100%
Mailing Address ATTN: ACCOUNTS PAYABLE DEPT
8014 SW 135TH ST RD
OCALA, FL 34473-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$240,089
Agricultural (Assessed) Value	\$34,142
Agricultural (Market) Value	\$231,999
Just (Market) Value	\$42,232
Total Deferred	\$0
Assessed Value	\$42,232
Total Exemptions	\$0
Taxable Value	\$42,232

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
2023	\$0	\$0	\$240,089	\$231,999	\$34,142	\$42,232	\$42,232	\$0	\$42,232
2022	\$0	\$0	\$293,655	\$293,655	\$18,145	\$18,145	\$18,145	\$0	\$18,145
2021	\$0	\$0	\$293,655	\$293,655	\$18,145	\$18,145	\$18,145	\$0	\$18,145
2020	\$0	\$0	\$293,655	\$293,655	\$18,145	\$18,145	\$18,145	\$0	\$18,145
2019	\$0	\$0	\$249,660	\$249,660	\$18,145	\$18,145	\$18,145	\$0	\$18,145
2018	\$0	\$0	\$249,660	\$249,660	\$17,819	\$17,819	\$17,819	\$0	\$17,819
2017	\$0	\$0	\$249,660	\$249,660	\$17,819	\$17,819	\$17,819	\$0	\$17,819
2016	\$0	\$0	\$222,485	\$0	\$0	\$222,485	\$222,485	\$0	\$222,485
2015	\$0	\$0	\$222,485	\$0	\$0	\$222,485	\$222,485	\$0	\$222,485
2014	\$0	\$0	\$222,485	\$0	\$0	\$222,485	\$222,485	\$0	\$222,485
2013	\$0	\$0	\$222,485	\$0	\$0	\$222,485	\$222,485	\$0	\$222,485

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Conservation Easements	0	0	16.18	AC	\$8,090
Timberlands Wetlands	0	0	22.94	AC	\$2,982
Timberland 80-89	0	0	76	AC	\$31,160
Market Ag Wetlands	0	0	22.94	AC	\$13,764
Market Ag Uplands	0	218235	218235	SF	\$218,235

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/1/2008	\$100.00	QUIT CLAIM DEED	3148	104	U	V	DELTONA CORPORATION THE	TOLL JACKSONVILLE LTD PARTNERSHIP
	10/1/2008	\$0.00	QUIT CLAIM DEED	3133	1357	U	V	TOLL JACKSONVILLE LTD PARTNERSHIP	DELTONA CORPORATION THE
	6/28/2007	\$100.00	CONSERVATION EASEMENT	2951	1080	U	V	DELTONA CORP THE	ST JOHNS RIVER WATER MANAGEMENT DIST
	5/9/2006	\$100.00	OTHER INSTRUMENT	2736	1483	U	I	SWAN DEVELOPMENT CORPORATION	DELTONA CORPORATION
	8/19/2003	\$100.00	CONSERVATION EASEMENT	2026	953	U	V	SWAN DEVELOPMENT CORP	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
	11/13/1997	\$5,529,700.00	WARRANTY DEED	1293	1414	U	V	DELTONA CORP	SWAN DEVELOPMENT CORP

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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 Schneider
 GEOSPATIAL

St. Johns County, FL

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2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID	2842080110
Location Address	345 SANTA LAUREL DR SAINT AUGUSTINE 32086-0000
Neighborhood	St. Augustine Shores (Tuscany Ridge) (848.05)
Tax Description*	22/24-48 ST AUGUSTINE SHORES UNIT 7 BLK 208 LOT 11 OR1293/1414 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Timberland 80-89 (5500)
Subdivision	St. Augustine Shores Unit Seven
Sec/Twp/Rng	41-8-30
District	County (District 300)
Millage Rate	12.6935
Acreage	0.340
Homestead	N

No Image Available

Owner Information

Owner Name	Deltona Corporation The 100%
Mailing Address	ATTN: ACCOUNTS PAYABLE DEPT 8014 SW 135TH ST RD OCALA, FL 34473-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$7,250
Agricultural (Assessed) Value	\$139
Agricultural (Market) Value	\$7,250
Just (Market) Value	\$139
Total Deferred	\$0
Assessed Value	\$139
Total Exemptions	\$0
Taxable Value	\$139

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
2023	\$0	\$0	\$7,250	\$7,250	\$139	\$139	\$139	\$0	\$139
2022	\$0	\$0	\$7,250	\$7,250	\$135	\$135	\$135	\$0	\$135
2021	\$0	\$0	\$7,250	\$7,250	\$135	\$135	\$135	\$0	\$135
2020	\$0	\$0	\$7,250	\$7,250	\$135	\$135	\$135	\$0	\$135
2019	\$0	\$0	\$7,250	\$7,250	\$135	\$135	\$135	\$0	\$135
2018	\$0	\$0	\$7,250	\$7,250	\$135	\$135	\$135	\$0	\$135
2017	\$0	\$0	\$7,250	\$7,250	\$135	\$135	\$135	\$0	\$135
2016	\$0	\$0	\$7,250	\$0	\$0	\$7,250	\$7,250	\$0	\$7,250
2015	\$0	\$0	\$7,000	\$0	\$0	\$7,000	\$7,000	\$0	\$7,000
2014	\$0	\$0	\$6,885	\$0	\$0	\$6,885	\$6,885	\$0	\$6,885
2013	\$0	\$0	\$6,885	\$0	\$0	\$6,885	\$6,885	\$0	\$6,885

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	0.34	AC	\$139
Market Ag Uplands	0	0	1	UT	\$7,250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/9/2006	\$100.00	OTHER INSTRUMENT	2736	1483	U	I	SWAN DEVELOPMENT CORPORATION	DELTONA CORPORATION
	11/13/1997	\$5,529,700.00	WARRANTY DEED	1293	1414	U	V	DELTONA CORP	SWAN DEVELOPMENT CORP

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID	2842130040
Location Address	524 SHORES BLVD SAINT AUGUSTINE 32086-0000
Neighborhood	St. Augustine Shores (Tuscany Ridge) (848.05)
Tax Description*	22/24-48 ST AUGUSTINE SHORES UNIT 7 BLK 213 LOT 4 OR1293/1414 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	St. Augustine Shores Unit Seven
Sec/Twp/Rng	41-8-30
District	County (District 300)
Millage Rate	12.6935
Acreage	0.390
Homestead	N

No Image Available

Owner Information

Owner Name	Deltona Corporation The 100%
Mailing Address	ATTN: ACCOUNTS PAYABLE DEPT 8014 SW 135TH ST RD OCALA, FL 34473-0000

Map



Valuation information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$8,400
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$8,400
Total Deferred	\$0
Assessed Value	\$8,400
Total Exemptions	\$0
Taxable Value	\$8,400

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
2023	\$0	\$0	\$8,400	\$0	\$0	\$8,400	\$8,400	\$0	\$8,400
2022	\$0	\$0	\$8,400	\$0	\$0	\$8,400	\$8,400	\$0	\$8,400
2021	\$0	\$0	\$7,250	\$7,250	\$135	\$135	\$135	\$0	\$135
2020	\$0	\$0	\$7,250	\$7,250	\$135	\$135	\$135	\$0	\$135
2019	\$0	\$0	\$7,250	\$7,250	\$135	\$135	\$135	\$0	\$135
2018	\$0	\$0	\$7,250	\$7,250	\$135	\$135	\$135	\$0	\$135
2017	\$0	\$0	\$7,250	\$7,250	\$135	\$135	\$135	\$0	\$135
2016	\$0	\$0	\$7,250	\$0	\$0	\$7,250	\$7,250	\$0	\$7,250
2015	\$0	\$0	\$7,000	\$0	\$0	\$7,000	\$7,000	\$0	\$7,000
2014	\$0	\$0	\$6,885	\$0	\$0	\$6,885	\$6,885	\$0	\$6,885
2013	\$0	\$0	\$6,885	\$0	\$0	\$6,885	\$6,885	\$0	\$6,885

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$8,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/9/2006	\$100.00	OTHER INSTRUMENT	2736	1483	U	I	SWAN DEVELOPMENT CORPORATION	DELTONA CORPORATION
	11/13/1997	\$5,529,700.00	WARRANTY DEED	1293	1414	U	V	DELTONA CORP	SWAN DEVELOPMENT CORP

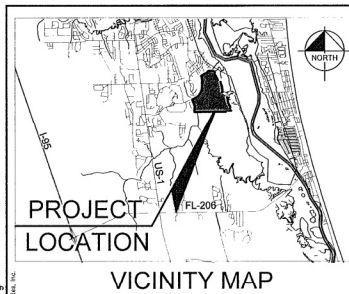
No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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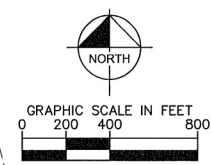
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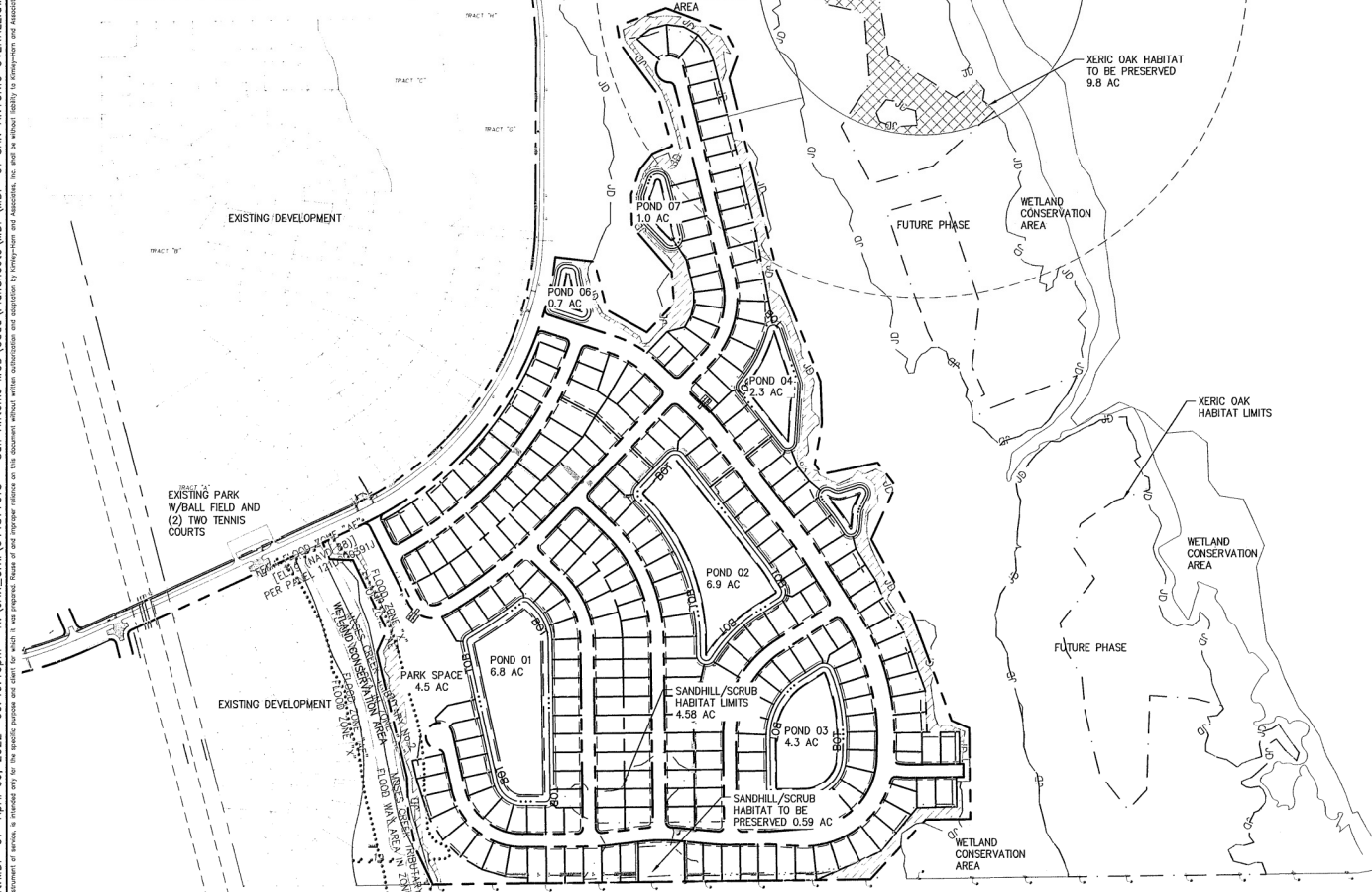



PROJECT LOCATION
VICINITY MAP



LEGEND:

- JURISDICTIONAL WETLAND LINE
- WETLAND CONSERVATION
- UPLAND BUFFER
- COMMON AREA
- PRESERVED SANDHILL/SCRUB HABITAT
- PRESERVED XERIC OAK HABITAT
- PROJECT IDENTIFICATION SIGNAGE/MONUMENT
- PROPERTY BOUNDARY
- FEMA FLOOD LINE



LEGAL DESCRIPTION

A PARCEL OF LAND IN ST. AUGUSTINE SHORES UNIT 7 AS RECORDED IN PLAT BOOK 22, PAGES 24 THROUGH 48, AND ALL LYING IN SECTION 41, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT "F" ST. AUGUSTINE SHORES UNIT 6 AS RECORDED IN PLAT BOOK 14, PAGES 49 THROUGH 48 OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY OF SHORES BOULEVARD, A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 59°34'32" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "F", 915.27 FEET TO AN ANGLE POINT IN SAID TRACT "F"; THENCE NORTH 20°22'33" WEST, ALONG SAID TRACT "F", 40.01 FEET; THENCE NORTH 59°34'32" EAST, 221.25 FEET TO IT'S INTERSECTION WITH THE APPROXIMATE MEAN HIGH WATER LINE OF THE MATANZAS RIVER AS PER SAID PLAT OF ST. AUGUSTINE SHORES UNIT 6; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSE; THENCE SOUTH 78°07'54" EAST, 202.75 FEET; THENCE NORTH 70°53'38" EAST, 91.23 FEET; THENCE SOUTH 88°48'54" EAST, 134.71 FEET; THENCE SOUTH 89°30'47" EAST, 82.68 FEET; THENCE SOUTH 74°19'22" EAST, 98.77 FEET; THENCE SOUTH 51°00'07" EAST, 89.69 FEET; THENCE SOUTH 33°54'16" EAST, 105.24 FEET; THENCE SOUTH 32°52'12" EAST, 107.09 FEET; THENCE SOUTH 30°11'17" EAST, 94.43 FEET; THENCE SOUTH 32°52'48" EAST, 114.84 FEET; THENCE SOUTH 33°40'21" EAST, 107.10 FEET; THENCE SOUTH 37°30'44" EAST, 95.31 FEET; THENCE SOUTH 22°37'07" EAST, 110.31 FEET; THENCE SOUTH 18°56'33" EAST, 73.34 FEET; THENCE NORTH 37°07'58" WEST, 114.53 FEET; THENCE SOUTH 15°13'29" EAST, 109.08 FEET; THENCE SOUTH 24°25'37" EAST, 120.48 FEET; THENCE SOUTH 30°42'24" EAST, 103.64 FEET; THENCE SOUTH 51°35'09" EAST, 117.39 FEET; THENCE SOUTH 39°41'20" EAST, 128.48 FEET; THENCE SOUTH 09°12'24" EAST, 269.70 FEET; THENCE SOUTH 10°10'01" EAST, 68.18 FEET; THENCE SOUTH 21°10'23" EAST, 61.95 FEET; THENCE SOUTH 39°42'04" EAST, 61.84 FEET; THENCE SOUTH 18°24'40" EAST, 82.28 FEET; THENCE SOUTH 31°33'59" EAST, 85.06 FEET; THENCE SOUTH 03°04'48" WEST, 112.43 FEET; THENCE SOUTH 10°11'20" EAST, 82.48 FEET; THENCE SOUTH 09°24'25" EAST, 123.59 FEET; THENCE SOUTH 13°32'30" EAST, 81.85 FEET; THENCE SOUTH 09°19'02" EAST, 112.77 FEET; THENCE SOUTH 11°35'08" EAST, 76.91 FEET; THENCE SOUTH 37°12'48" WEST, 131.18 FEET; THENCE SOUTH 32°30'28" WEST, 55.30 FEET; THENCE SOUTH 48°02'21" WEST, 87.20 FEET; THENCE SOUTH 18°17'47" WEST, 49.85 FEET; THENCE SOUTH 37°22'41" WEST, 141.84 FEET; THENCE SOUTH 39°47'54" WEST, 48.30 FEET; THENCE NORTH 58°51'50" EAST, 67.88 FEET; THENCE NORTH 62°42'11" EAST, 77.78 FEET; THENCE NORTH 09°00'01" EAST, 78.84 FEET; THENCE NORTH 89°30'18" EAST, 125.91 FEET; THENCE SOUTH 46°03'47" EAST, 134.94 FEET; THENCE NORTH 83°30'38" EAST, 118.31 FEET; THENCE SOUTH 53°44'44" EAST, 80.08 FEET; THENCE SOUTH 01°30'36" EAST, 376.06 FEET; THENCE SOUTH 35°48'28" EAST, 85.23 FEET; THENCE SOUTH 81°11'22" EAST, 160.35 FEET; THENCE SOUTH 25°42'42" EAST, 110.85 FEET; THENCE SOUTH 20°19'18" EAST, 122.83 FEET; THENCE SOUTH 20°32'42" WEST, 102.12 FEET; THENCE SOUTH 07°28'53" EAST, 346.60 FEET; THENCE SOUTH 31°46'18" EAST, 99.35 FEET; THENCE SOUTH 20°04'57" EAST, 80.87 FEET; THENCE SOUTH 20°20'38" EAST, 87.43 FEET; THENCE SOUTH 23°03'31" EAST, 83.07 FEET; THENCE SOUTH 42°32'09" EAST, 67.81 FEET; THENCE SOUTH 33°31'09" EAST, 86.07 FEET; THENCE SOUTH 17°52'37" EAST, 96.49 FEET; THENCE SOUTH 30°14'24" EAST, 92.37 FEET; THENCE SOUTH 22°59'49" EAST, 101.18 FEET; THENCE SOUTH 18°17'00" EAST, 85.59 FEET; THENCE SOUTH 89°41'04" EAST, 24.40 FEET; THENCE SOUTH 29°39'45" EAST, 91.36 FEET; THENCE SOUTH 33°03'18" EAST, 123.51 FEET; THENCE SOUTH 15°16'00" WEST, 84.01 FEET; THENCE SOUTH 80°04'32" WEST, 93.58 FEET TO IT'S INTERSECTION WITH THE SOUTHERLY LINE OF SAID SECTION 41; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 286.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,008.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°37'29" WEST, 276.43 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 476.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 840.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°19'51" EAST, 474.14 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 22.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 933.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°48'32" WEST, 221.52 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 168.50 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°20'34" WEST, 166.28 FEET; THENCE NORTH 24°27'14" WEST, 178.51 FEET TO IT'S INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF SAID SHORES BOULEVARD; THENCE NORTH 03°30'48" EAST, ALONG SAID RIGHT OF WAY LINE, 333.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,550.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 1,767.04, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°51'31" EAST, 1,472.89 FEET; THENCE NORTH 01°19'39" EAST, 154.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2,050.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 626.27 TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°27'47" WEST, 621.86 FEET.

NOTES:

1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING, AND THE INDIVIDUAL LOT OWNER UPON WHICH THE UPLAND BUFFER IS LOCATED WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S).
2. A 4' SIDEWALK WILL BE PROVIDED ON BOTH SIDES OF EACH INTERNAL ROAD. DETAILS WILL BE SHOWN ON CONSTRUCTION PLANS.
3. LIFT STATION LOCATIONS ARE APPROXIMATE AND MAY BE RELOCATED IN CONSTRUCTION PLANS.
4. MAX ALLOWED DENSITY BASED ON RESOLUTION No. 1981-93, PROPOSED PROJECT WILL REQUIRE REPLATING OF LOTS RECORDED IN PLAT BOOK 22 PAGE 31-43.
5. THE WIDENING OF SHORES BLVD TO 4 LANES MUST BE BONDED PRIOR TO AS-BUILT APPROVAL FOR PHASE 1 AND CONSTRUCTED WITH PHASE 2.
6. LOT, PARK TRACTS, AND COMMON SPACE LAYOUT OF FUTURE PHASE IS CONCEPTUAL AND MAY BE ADJUSTED WITH A FUTURE MDP APPLICATION AS LONG AS THE PUD REQUIREMENTS ARE MET AND THE PARK TRACT AND OPEN SPACE AREAS ARE NOT REDUCED.

UPLAND BUFFER CALCULATION

WETLANDS	23,887 LF
UPLAND BUFFER WIDTH (AVE.)	25 FT
UPLAND BUFFER REQUIRED	13.71 AC
UPLAND BUFFER PROVIDED	13.71 AC MIN

ST. AUGUSTINE SHORES RECREATION CALCULATIONS

	EXISTING	PHASE 1 & 2	FUTURE	PROPOSED TOTAL	RESOLUTION 1988-183 ACREAGE
UNITS	210	269	280 (MAX)	759 (MAX)	----
PARK SPACE	12.31 AC	4.20 AC	6.07 AC (MIN)	22.58 AC (MIN)	22.58 AC

1. PROPOSED 759 MAX UNITS IS BASED ON THE NUMBER OF LOTS IN THE RECORDED PLAT FOR ST. AUGUSTINE SHORES UNIT 7 (MAP BOOK 22 PAGE 24-48)
2. PER RECORDED PUD BOOK "A" PAGE 300, CONSTRUCTION OF RECREATION EQUIPMENT IN TRACT "A" WILL COVER DWELLING UNIT CONSTRUCTION IN UNIT 7. THE SOFTBALL FIELD AND 2 TENNIS COURTS OUTLINED IN THIS SECTION HAS BEEN CONSTRUCTED.
3. PER RECORDED PUD, OPEN SPACE INCLUDES CONSERVATION AREAS AND STORMWATER PONDS AND WILL INCLUDE AT LEAST 106.46 AC PER RESOLUTION 1988-163.

The Master Development Plan 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.

APPROVED: *Paul F. Smith*
DATE: 4/20/22
ORDINANCE NUMBER: 1974-16
FILE NUMBER: MDP 22-16

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2300
JACKSONVILLE, FLORIDA 32256
PHONE: 904-328-3000
REGISTRY NO. 35026

SCALE: AS SHOWN
DESIGNED BY: WLF
DRAWN BY: WLF
CHECKED BY: MFB

SAN ANTONIO SUBDIVISION
PREPARED FOR
DELTONA CORPORATION
ST. JOHNS COUNTY
FLORIDA

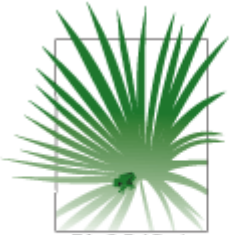
LICENSED PROFESSIONAL

INCREMENTAL MASTER DEVELOPMENT PLAN

SHEET NUMBER
MDP-01

Plotted By: Reuther, Chris Sheet Set: SAN ANTONIO Layout: MDP-01 April 06, 2022 06:49:10pm K:\MAX_Civil\044877018 - San Antonio MOD\Cadd\PlanSheets MDP-01 SAN ANTONIO OVERALL.dwg

No.	REVISIONS	DATE	BY



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 10/24/2023

(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 4 Matrix Units: 48194 , 48195 , 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> <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. <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: 48194

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 ID: 48195

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 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: 48194 , 48195 , 48540 , 48541

22 **Potential** Elements Common to Any of the 4 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
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Calydorea coelestina Bartram's ixia	G2G3	S2S3	N	E

<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Glandularia maritima</i> coastal vervain	G3	S3	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Gymnopogon chapmanianus</i> Chapman's skeletongrass	G3	S3	N	N
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Lythrum curtissii</i> Curtiss' loosestrife	G1	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropsis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Neovison vison lutensis</i> Atlantic Salt Marsh Mink	G5T3	S3	N	N
<i>Nolina atopocarpa</i> Florida beargrass	G3	S3	N	T
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Trichechus manatus latirostris</i> Florida Manatee	G2G3T2	S2S3	T	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

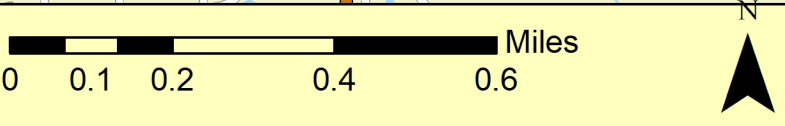
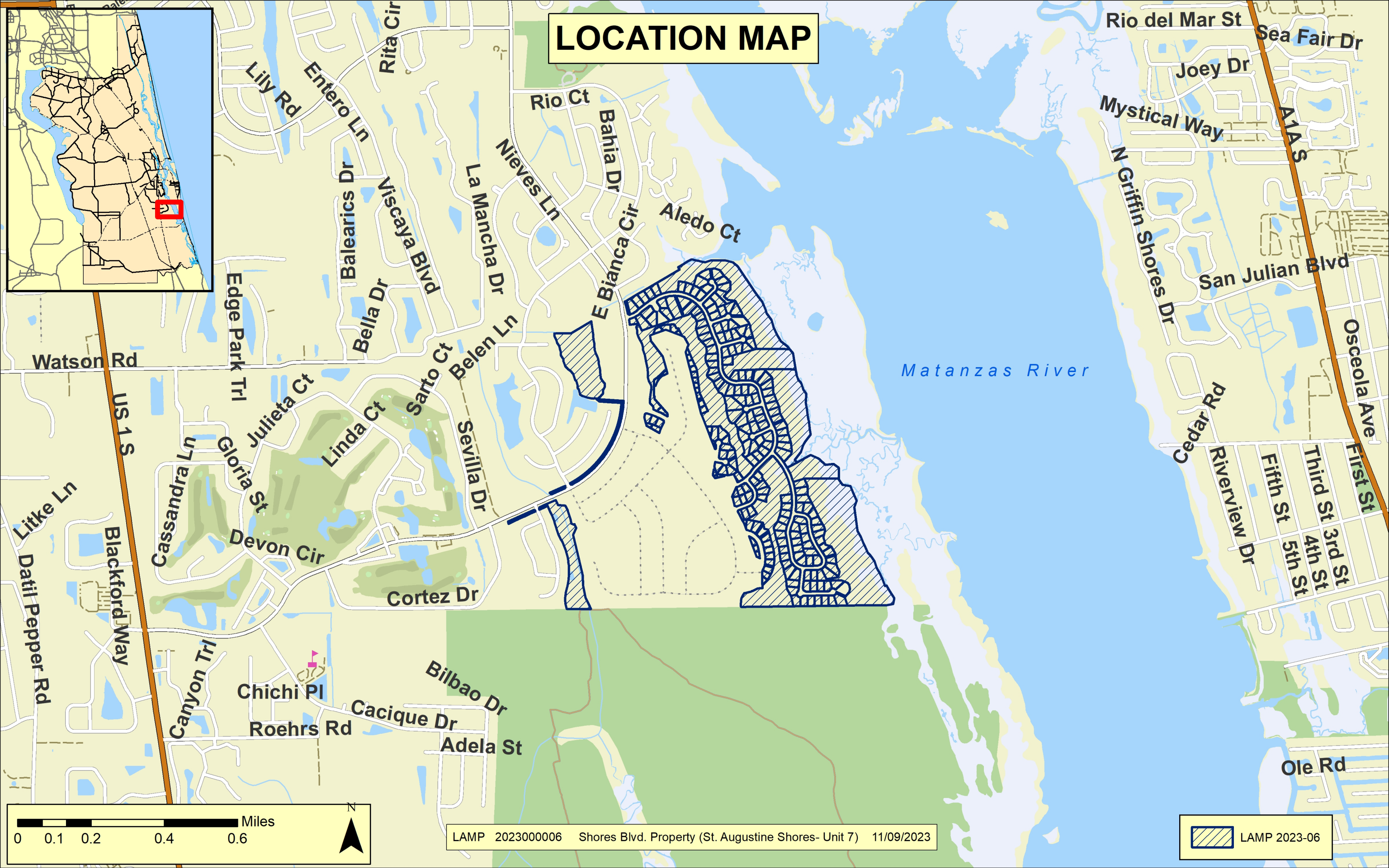
Disclaimer

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.

LOCATION MAP



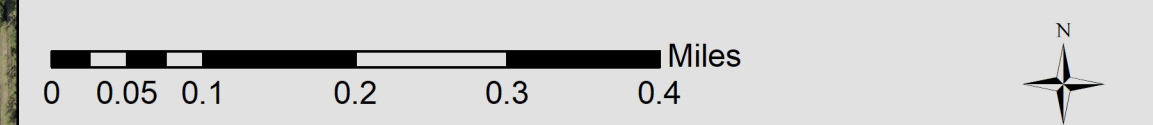
LAMP 202300006 Shores Blvd. Property (St. Augustine Shores- Unit 7) 11/09/2023

 LAMP 2023-06


AERIAL MAP



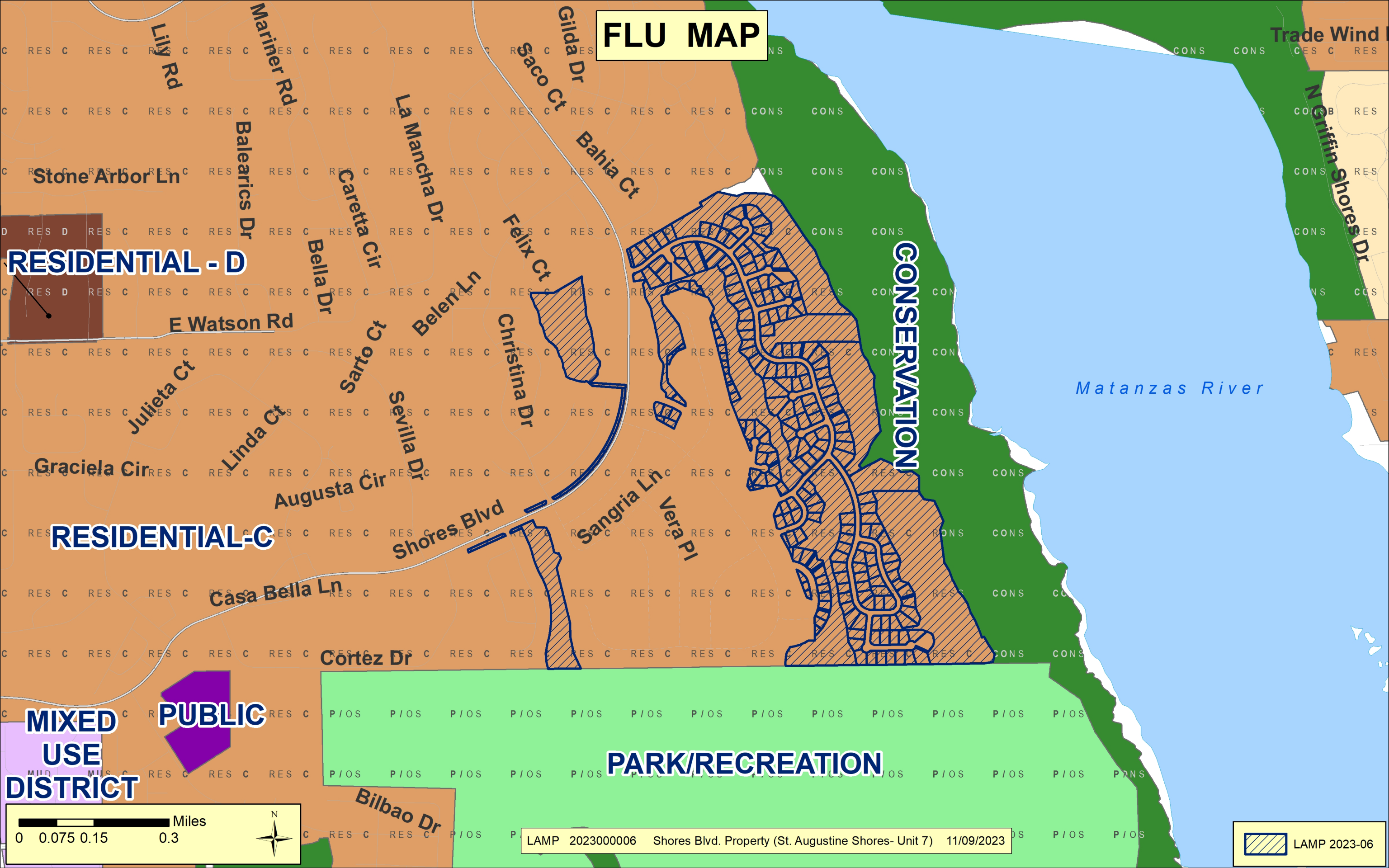
Matanzas River



LAMP 202300006 Shores Blvd. Property (St. Augustine Shores- Unit 7) 11/09/2023

 LAMP 2023-06

FLU MAP



RESIDENTIAL - D

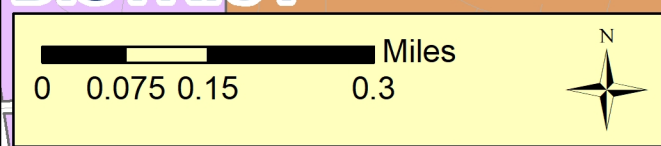
RESIDENTIAL - C

CONSERVATION

MIXED USE DISTRICT

PUBLIC

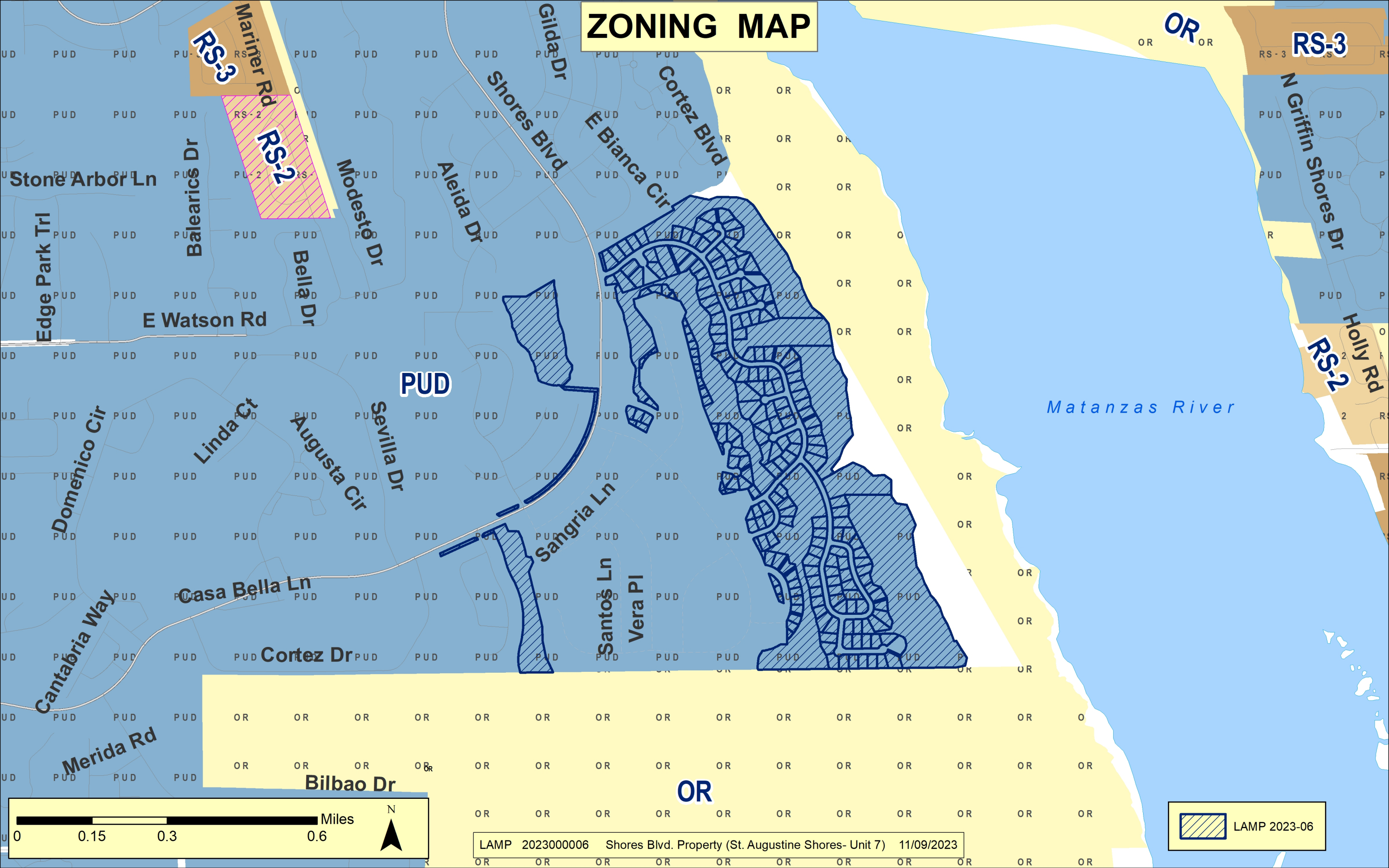
PARK/RECREATION



LAMP 202300006 Shores Blvd. Property (St. Augustine Shores- Unit 7) 11/09/2023

LAMP 2023-06

ZONING MAP



RS-3

RS-2

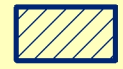
PUD

OR

RS-3

RS-2

Matanzas River

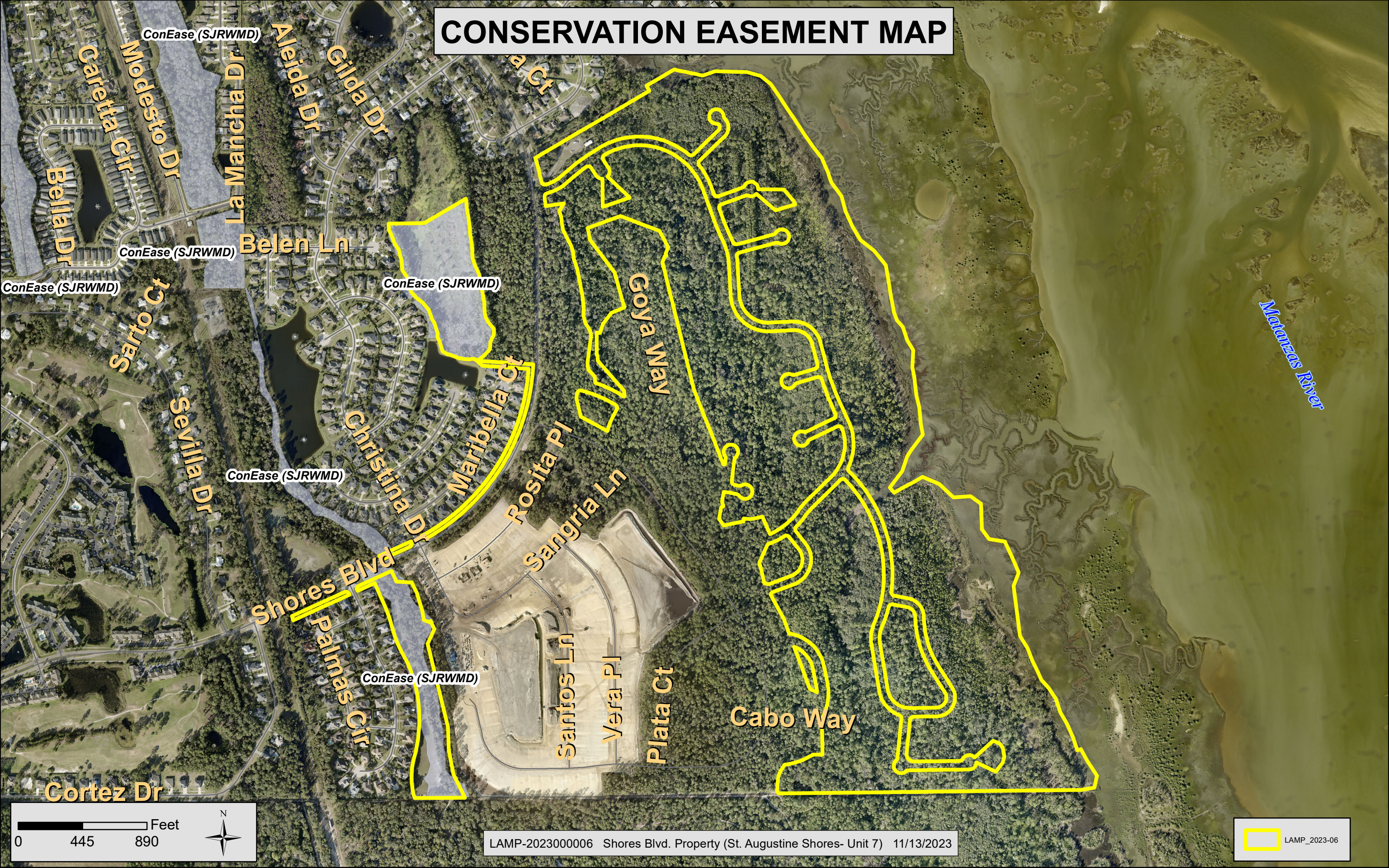


LAMP 2023-06



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CONSERVATION EASEMENT MAP



Caretta Cir
Modesto Dr
Bella Dr

La Mancha Dr
Alejandra Dr
Gilda Dr

Belen Ln

Christina Dr
Sevilla Dr

Shores Blvd

Palmas Cir

Cortez Dr

Maribella Ct

Rosita Pl
Sangria Ln

Santos Ln
Vera Pl
Plata Ct

Goya Way

Cabo Way

Matanzas River

ConEase (SJRWMD)

ConEase (SJRWMD)

ConEase (SJRWMD)

ConEase (SJRWMD)

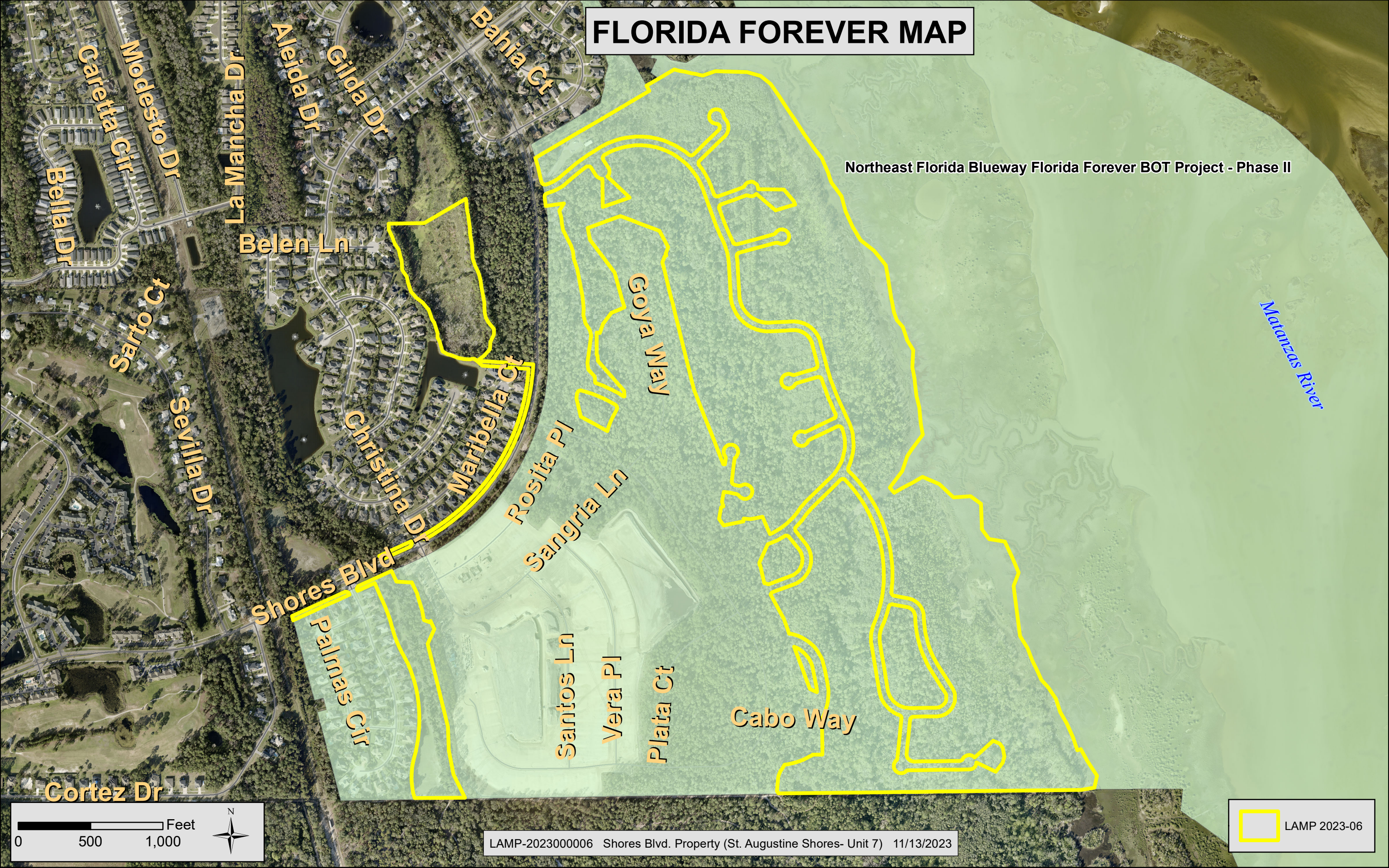


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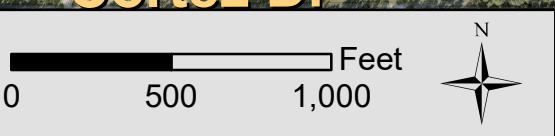


FLORIDA FOREVER MAP

Northeast Florida Blueway Florida Forever BOT Project - Phase II



Matanzas River



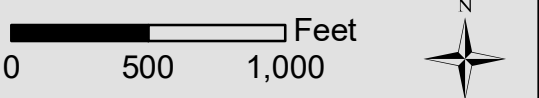
PARK MAP



Balearics Dr
Caretta Cir
Modesto Dr
La Mancha Dr
Aleida Dr
Gilda Dr
Shores Blvd
Polo Ct
E Watson Rd
Bella Dr
Domenico Cir
Sevilla Dr
Christina Dr
Rosita Pl
Sangria Ln
Goya Way
Santos Ln
Vera Pl
Plata Ct
Cortez Dr
Palmas Cir
Vallverde Ln

Matanzas River

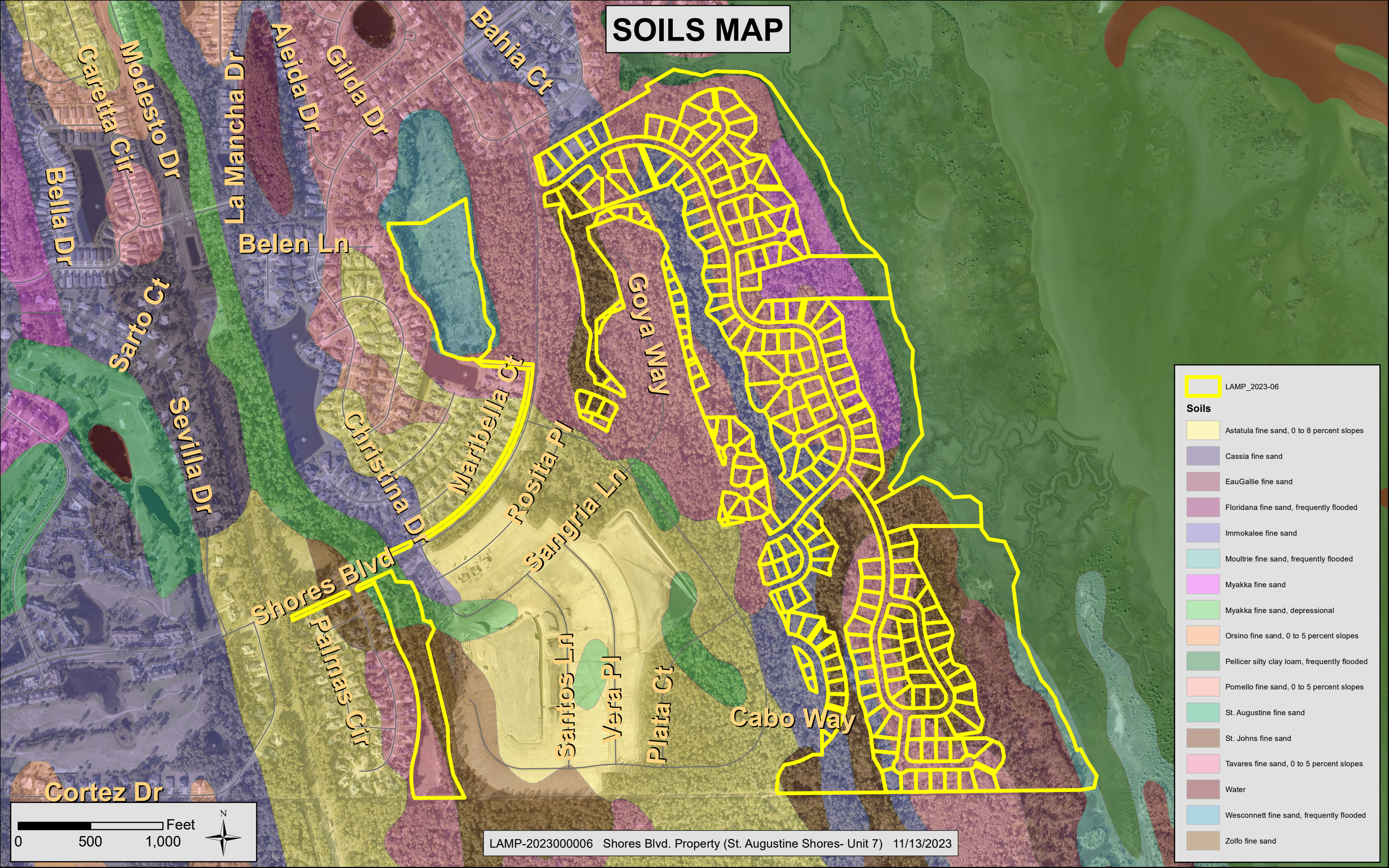
Moses Creek Conservation Area



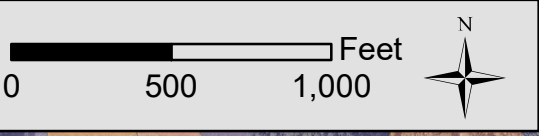
LAMP-202300006 Shores Blvd. Property (St. Augustine Shores- Unit 7) 11/13/2023

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SOILS MAP



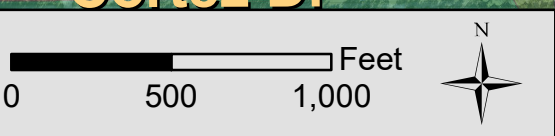
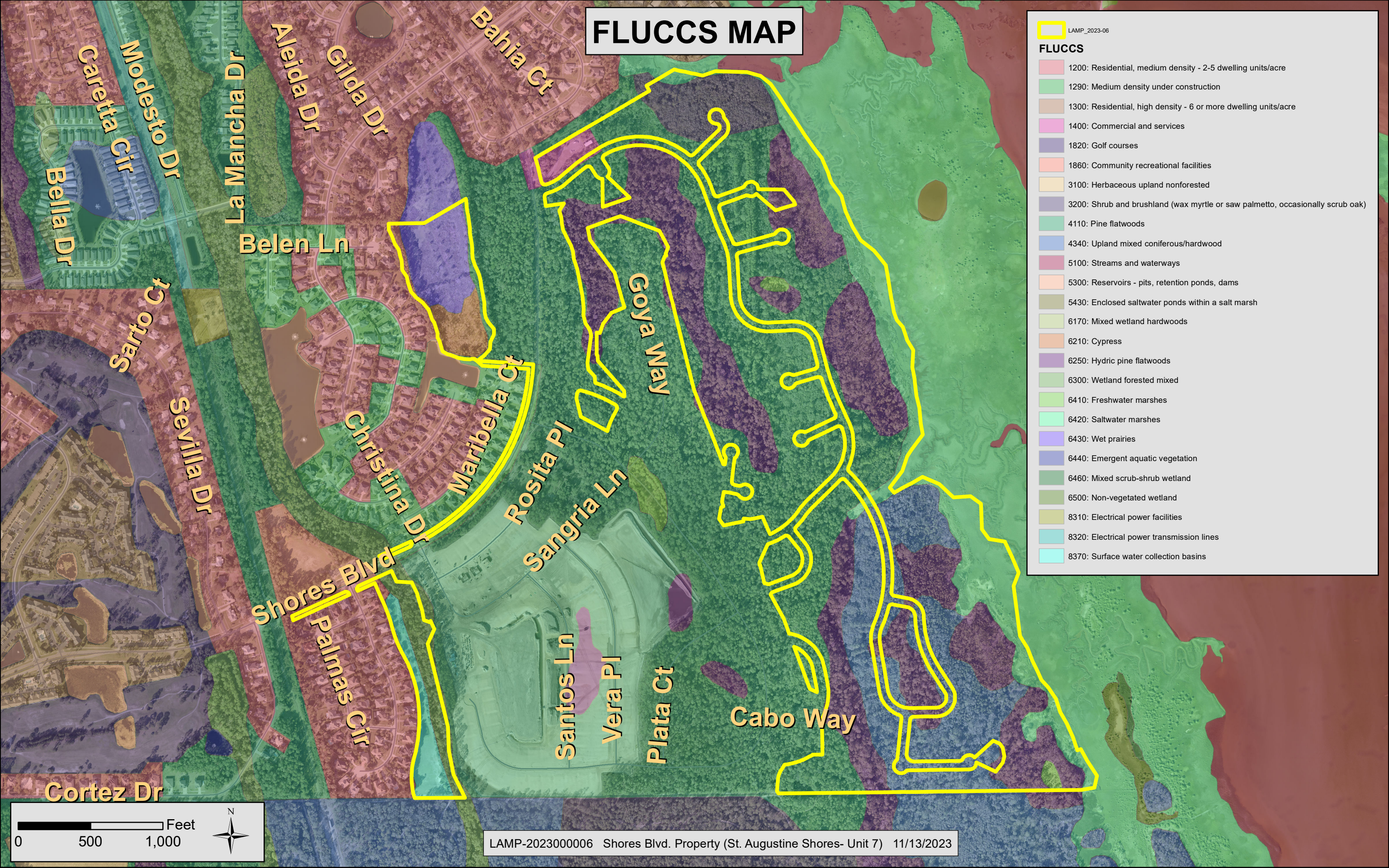
	LAMP_2023-06
Soils	
	Astatula fine sand, 0 to 8 percent slopes
	Cassia fine sand
	Eau Gallie fine sand
	Floridana fine sand, frequently flooded
	Immokalee fine sand
	Moultrie fine sand, frequently flooded
	Myakka fine sand
	Myakka fine sand, depressional
	Orsino fine sand, 0 to 5 percent slopes
	Pellicer silty clay loam, frequently flooded
	Pomello fine sand, 0 to 5 percent slopes
	St. Augustine fine sand
	St. Johns fine sand
	Tavares fine sand, 0 to 5 percent slopes
	Water
	Wesconnott fine sand, frequently flooded
	Zolfo fine sand



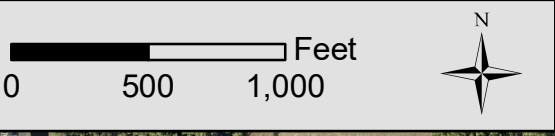
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FLUCCS MAP


FLUCCS	
	LAMP_2023-06
	1200: Residential, medium density - 2-5 dwelling units/acre
	1290: Medium density under construction
	1300: Residential, high density - 6 or more dwelling units/acre
	1400: Commercial and services
	1820: Golf courses
	1860: Community recreational facilities
	3100: Herbaceous upland nonforested
	3200: Shrub and brushland (wax myrtle or saw palmetto, occasionally scrub oak)
	4110: Pine flatwoods
	4340: Upland mixed coniferous/hardwood
	5100: Streams and waterways
	5300: Reservoirs - pits, retention ponds, dams
	5430: Enclosed saltwater ponds within a salt marsh
	6170: Mixed wetland hardwoods
	6210: Cypress
	6250: Hydric pine flatwoods
	6300: Wetland forested mixed
	6410: Freshwater marshes
	6420: Saltwater marshes
	6430: Wet prairies
	6440: Emergent aquatic vegetation
	6460: Mixed scrub-shrub wetland
	6500: Non-vegetated wetland
	8310: Electrical power facilities
	8320: Electrical power transmission lines
	8370: Surface water collection basins



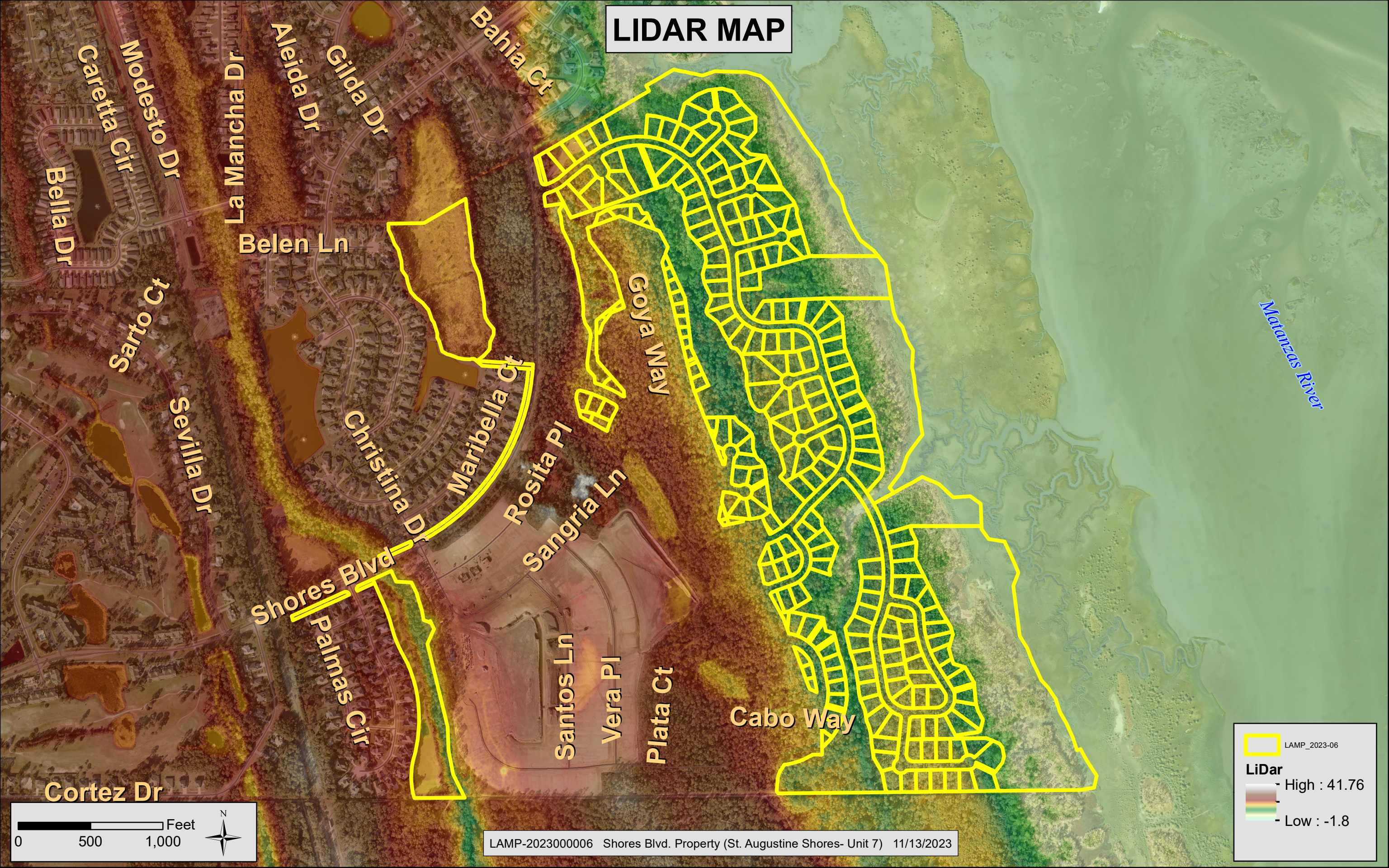
EAGLE NEST MAP




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LIDAR MAP

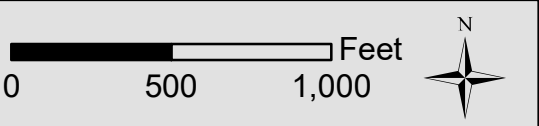


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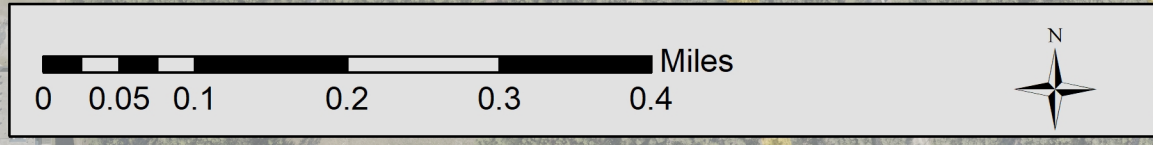
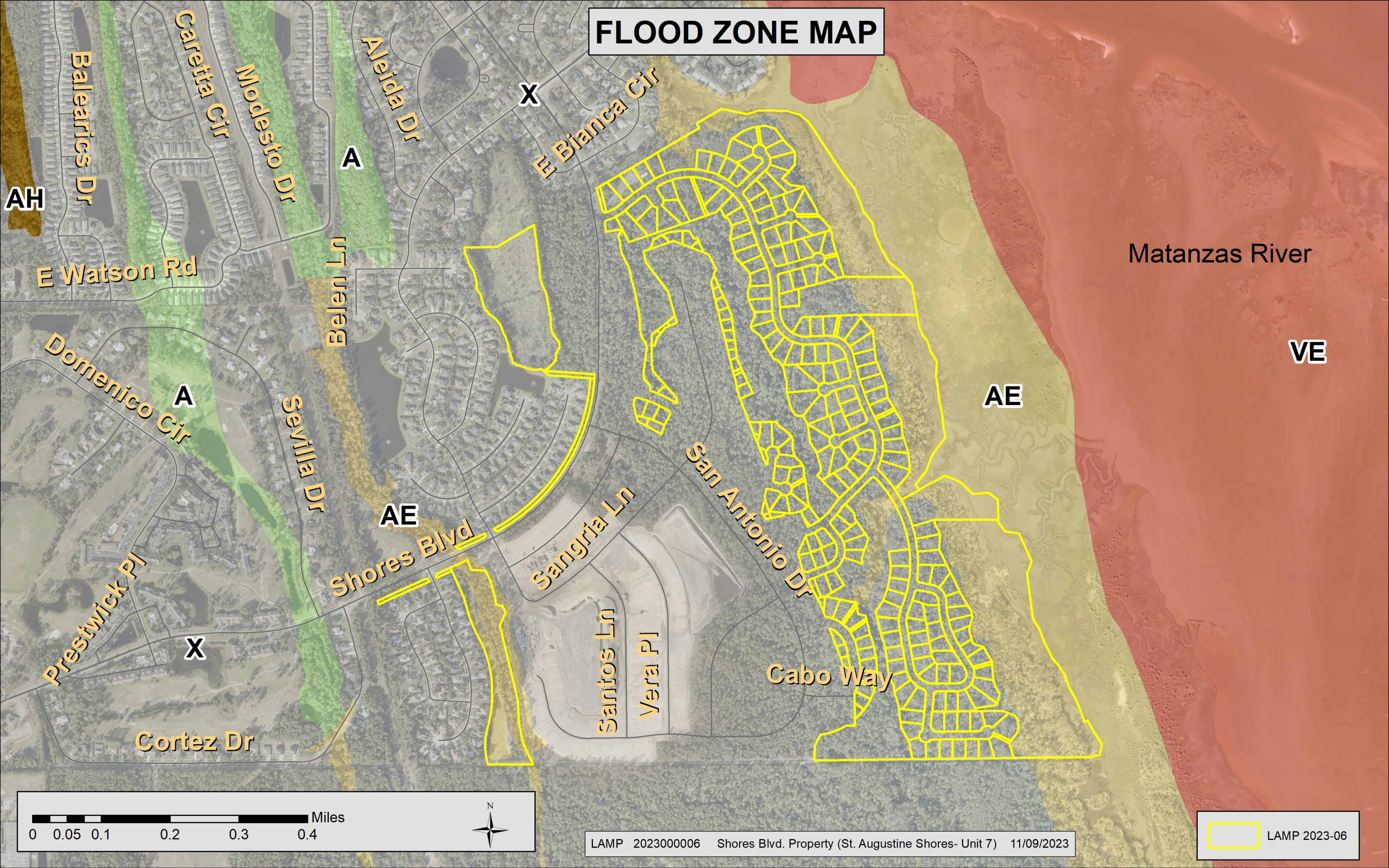
LiDar

 High : 41.76

 Low : -1.8



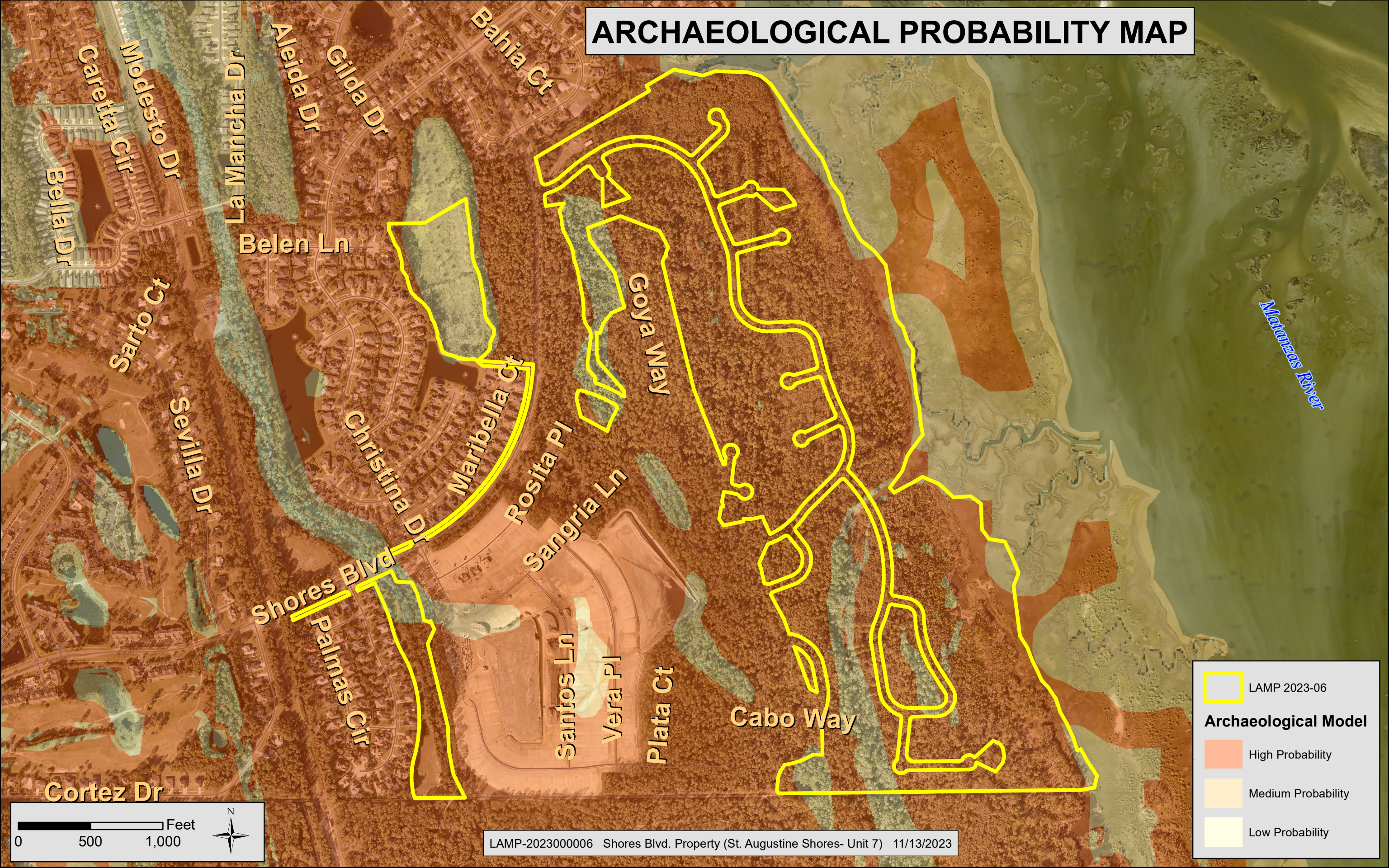
FLOOD ZONE MAP




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

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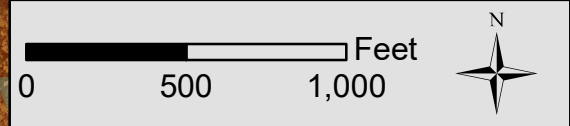
ARCHAEOLOGICAL PROBABILITY MAP



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Archaeological Model

-  High Probability
-  Medium Probability
-  Low Probability



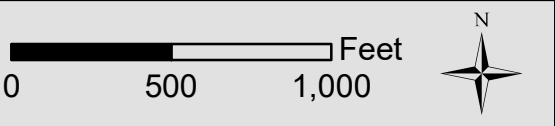
ARCHAEOLOGICAL SITE MAP




HIDDEN INLET SITE

LAST RISE SITE

Matanzas River



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