

# Regular Meeting Agenda

July 24, 2023

Call to Order – 4:00pm

- **Call to Order**
- **Pledge of Allegiance**
- **Secretary/Treasurer Position**
- **Meeting Minutes (06.26.23 & 6.22.23 Workshop)**
- **Financial Report (May 2023 & June 2023)**
- **Agenda Approval**
- **Staff Report**
- **Business Partner Updates**
- **Old Business Items**
  - **Strategic Business Plan**
  - **Executive Director Search**
  - **Volaire Aviation Contracts**
- **New Business Items**
  - **TRIM FY 2023-24**
  - **Preliminary Budget Review FY 2023-24**
  - **T-Hangar Improvements – Passero SA 23-105F**
  - **Conditional Release of Retainage – TW ‘B’ Rehabilitation Project**
  - **360J North Blvd Property**
- **Public Comment – General**
- **Member Comments and Reports**
- **Adjournment**

# **Staff Reports – Items of Interest & Update of Projects**

**Engineering Services RFQ Update** - Revisions Made & Publicly Re-Advertised

**Terminal Access Road** – Parking Area

**Eastside Development Project** – Survey Ordered (Gun Club Property)

**Land Lease Development Opportunity & Deadline for Submission of Proposal for 21-Acres**

Posted on 7/21/23 with a Due Date of 9/15/23

**Solano's Land Lease Proposal Non-Commercial Aviation Use**

- Staff Acknowledge Receipt of Proposal
- Appraisal Ordered for Location Per Policy

**Joyce Development Group LLC Letter of Intent Proposal Non-Aeronautical Commercial Land Lease**

**FDOT Supplemental Grant Received for T-Hangars (Replacement A & J) 50/50**

Original Grant \$25,000      Supplemental adding \$1,135,000 to Grant

**Jeremiah Blocker**

- Tax Attorney – 360J North Blvd

## Business Partner Updates –

Mr. Henry Dean, St. Johns County Commissioner

Mr. Vinny Beyers, Atlantic Aviation

Mr. Jose Riera / Mr. Jaime Topp, SAAPA Liaison

Mr. Nate McKendrick, NGC

Mr. Courtney Pittman, ATC

# Staff Reports – Operations

June

## Air Traffic Volume -

	2023	<u>(2022)</u>
○ Month:	10,360	(11,054)
○ YTD:	61,116	(61,414)

## Fuel Volumes — Gallons

### FBO -

	2023	<u>(2022)</u>
Jet A -		
▪ Month:	126,451	(168,472)
▪ YTD:	962,508	(1,015,945)
100LL -		
▪ Month:	7,816	(8,058)
▪ YTD:	47,892	(48,529)
Self Serve - 100LL		
▪ Month:	14,756	(14,198)
▪ YTD:	95,669	(87,756)



# OLD BUSINESS ITEMS

Strategic Business Plan - Remy Lucette – Ricondo

Final Presentation

Board Discussion

Public Comment

Motion

# OLD BUSINESS ITEMS – Executive Director Search

Update from Michelle Chapman

Board Discussion

Public Comment

Motion

# OLD BUSINESS ITEMS – Volaire Aviation Contracts

## Avelo Airways Requesting To Resume Discussion to Bring Air Service to SGJ

Consulting Services Agreement – Critical Component for Recruitment of Airline Service

\$2,912.50/mo    \$34,950.00/yr

2yr Agreement expiring January 31, 2024

Renewal Options extending to January 31, 2026

Marketing Services Agreement – Social Media (Website, Facebook, Public Relations, etc)

\$2,800.00/mo    \$33,600.00/yr

2yr Agreement expiring January 31, 2024

Renewal Options extending to January 31, 2026

Board Discussion

Public Comment

Motion

# NEW BUSINESS ITEMS – TRIM FY 2023-24

TRIM Action

Statutory Requirement

Staff Recommends – 0.00 mils

Board Discussion

Public Comment

Motion

# NEW BUSINESS ITEMS – Preliminary Budget Review

Preliminary Budget Review – FY 2023-2024

## **FY 23-24 Budget Meetings**

September 11<sup>th</sup> @ 5:01pm – 1<sup>st</sup> Public Budget Hearing

September 18<sup>th</sup> @ 5:01pm – Final Public Budget Hearing

No Action Required

# NEW BUSINESS ITEMS – T-Hangar Improvements

Passero Associates – Supplemental Agreement 23-105F

Design, Permitting & Bidding Services

Hangar Row A

Hangar Row J

Hangar Row K, L & M

Hangar Row T

Not to Exceed: \$275,529.00

**Board Discussion**

**Public Comment**

**Motion**

# NEW BUSINESS ITEMS – Conditional Release of Retainage

Taxiway “B” Rehabilitation Project – Halifax Paving Inc.

- \* Final Retainage @ 228,683.48
- \* Conditioned on Receipt of All Close-Out Documentation

Staff Recommendation: Approve Conditional Release of Retainage

Board Discussion

Public Comment

Motion

# NEW BUSINESS ITEMS – 360 J North Blvd House

- Purchased July 1995 - \$126,442.62 (FDOT 75% Grant)
- Parcel # 081771-0040
- New Roof April 2021
- 2022 Property Taxes - \$226.56 (Trash/Recycling)
- Living Area = 1,721sf (3bd/2bath – 1.5 Stories)
- Attached Garage = 493sf
- Wood Deck = 500sf
- Estimated Selling Price - \$246,300
- Estimated Rental Price - \$2,300
- Estimated Repairs Needed – Replace Carpet & Flooring; Interior Painting;

**Board Discussion**

**Public Comment**

**Motion**



# Public Comments

## General

- Three (3) Minutes per Speaker
- Address Matters that Reasonably May Need Attention of the Authority

### **RULES OF DECORUM**

- May Not Disrupt the Meeting with Personal, Impertinent or Slandorous Remarks or Boisterous Behavior
- Please Address the Authority as a Whole, Not Any Individual Member or Staff
- Please Refrain From Making any Demand for an Immediate Response From the Authority



# Authority Members

## Comments and Reports

### **Ms. Michelle Cash-Chapman**

- Aerospace Academy

### **Mr. Dennis Clarke**

### **Ms. Jennifer Liotta**

### **Ms. Reba Ludlow**

- TPO

### **Mr. Robert Olson**

- EDC

# Proposed Meeting Dates

## Regular Meetings – 2<sup>nd</sup> & 4<sup>th</sup> Monday

August 14th  
August 28th  
September 11th  
September 25th

*\*All Meetings Begin at 4pm Except as Otherwise  
Noted\**

## FY 23-24 Budget Meetings

September 11<sup>th</sup> @ 5:01pm – 1<sup>st</sup> Public Budget Hearing  
September 18<sup>th</sup> @ 5:01pm – Final Public Budget Hearing

# ADJOURNMENT

# **St. Augustine - St. Johns County Airport Authority**



## **T-Hangar Improvements Design, Permitting & Bidding**

**by**  
**Passero Associates, LLC**  
PA Project No. 23000081.105F

## **Supplemental Agreement 23-105F**

**Supplemental Agreement No. 23-105F**

**T-Hangar Improvements – Design, Permitting & Bidding**

**This Supplemental Agreement No. 23-105F** is effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by and between Passero Associates, LLC (“Consultant” or “Passero”) and the St. Augustine-St. Johns County Airport Authority (“Authority”) and is hereby incorporated into the Master Consulting Agreement (“Agreement”) between the parties dated October 21, 2013. This Supplemental Agreement supplements the Master Consulting Agreement to the extent the terms and conditions herein differ from those found in the Agreement. All Agreement terms and conditions not modified by this Supplemental Agreement shall be applicable to this Supplemental Agreement.

**1. Scope of Work – Basic Services**

Passero Associates will provide Preliminary Architectural / Engineering Design, Final Architectural / Engineering Design & Contract Documents, Permitting, Bidding, and Grants Administration services to assist the Airport Authority in a T-Hangar development project at the Northeast Florida Regional Airport. This is the second phase of the project, which follows a Site Planning study that was completed as Phase 1.

**Note:** The proposed scope of design phase services includes all Base Bids and Bid Additives described below in the Project Description section. Base Bids and Bid Additives are included within the Project Description to convey the intended project scope breakdown for bidding. The Bid Additives may or may not be awarded to the successful Bidder (selected Contractor), depending on funding availability. The anticipated total construction cost for all Base Bids and Bid Additives is \$5,000,000 or greater.

**A. Project Description** (see attached project sketch for illustration)

**Base Bid:**

**Hangar Row A** – Construction of a new 8-unit T-hangar building, including approximately 750 square feet of office space in the south end unit with a single uni-sex restroom, and associated site improvements. The proposed hangar units shall be approximately 48-feet wide by 36-feet deep. The proposed aircraft hangar doors shall be hydraulic swing doors and provide an approximate clear opening of 46-feet wide by 13-feet high. The hangar building shall have LED lights and hose bibs on each side. The site is the location of the previously demolished Hangar A building. Anticipated site improvements include miscellaneous demolition of remaining site pavement and underground utilities/storm-sewer, taxilane modifications, access road modifications, new paved parking spaces, concrete sidewalk, utility modifications/connections (sanitary sewer, water, electric, communications infrastructure), storm sewer improvements, and stormwater retention pond.

Hangar Row J – Construction of a new 8-unit (or 9-unit if determined possible upon further evaluation of site constraints) T-hangar building and associated site improvements. The proposed hangar units shall be approximately 42-feet wide by 34-feet deep. The proposed aircraft hangar doors shall be hydraulic swing doors and provide an approximate clear opening of 40-feet wide by 11-feet high. The hangar building shall have LED lights and hose bibs on each side. The site is the location of the previous J-row “port-a-port” hangar units. Anticipated site improvements include miscellaneous demolition, new taxilane construction, taxilane modifications, access road modifications, concrete sidewalk, utility modifications/connections (water for hose bibs, electric, communications infrastructure), storm sewer improvements, and stormwater retention pond improvements.

**Bid Additive 1:**

Hangars K, L, & M – Construction of two additional hangar units on the south end of each of the existing hangar buildings K, L, & M (six units total). The new units will match the existing K, L, & M hangar units and be approximately 42-feet wide by 34-feet deep. The proposed aircraft hangar doors shall be bi-fold and provide an approximate clear opening of 40-feet wide by 11-feet high. The existing electrical services shall be relocated to accommodate the addition.

**Bid Additive 2:**

Hangar Row T – Construction of a new 8-unit T-hangar building and associated site improvements. The proposed hangar units shall be approximately 48-feet wide by 36-feet deep. The proposed aircraft hangar doors shall be hydraulic swing doors and provide an approximate clear opening of 46-feet wide by 13-feet high. The hangar building shall have LED lights and hose bibs on each side. The site is located on the north side of existing hangar buildings R & Q and is currently partially occupied by a parking lot and stormwater retention pond. Anticipated site improvements include miscellaneous demolition of remaining site pavement and underground utilities/storm-sewer, taxilane modifications, access road modifications, new paved parking spaces, concrete sidewalk, utility modifications/connections (sanitary sewer, water, electric, communications infrastructure), storm sewer improvements, and stormwater retention pond.

**B. Preliminary Architectural / Engineering Design**

1. Conduct Kickoff Meeting with the Authority to review Phase 1 conceptual plans and confirm program requirements.
2. Research applicable local and state building codes and regulations (see also section E below).
3. Review existing documents such as record drawings, specifications, studies and reports of relevant project data.
4. Visit the site to observe field conditions and validate the existing database.
5. Prepare preliminary site plans identifying areas requiring topographic field survey, geotechnical investigations and other field reconnaissance that may be required. The required field program will be developed into a schedule that minimizes interference with airport operations. The schedule will be coordinated with the Authority and airport tenants. Consultant will supervise the field investigations as required.

6. Perform field survey of topographic and utility data. Perform field & lab geotechnical site investigation. Field information will be mapped and provided to the Consultant design team, along with any associated reports.
7. Create Conceptual Drawings that reflect design objectives, and program requirements. These Plans shall include the following:
  - i. Building Floor Plans (options and final)
  - ii. Building Elevations
  - iii. Updated Conceptual Site Plans
8. Meet with Client to review concepts (30% Design).
9. Revise Conceptual Architectural Drawings based on Client's input.
10. Prepare preliminary structural, mechanical, electrical, and plumbing design.
11. Prepare preliminary grading, drainage & utility design.
12. Coordinate electrical power supply requirements with Florida Power and Light.
13. Prepare preliminary quantity takeoffs for the bid schedule.
14. Prepare preliminary probable construction costs utilizing the quantity takeoff and bid items previously developed.
15. Conduct preliminary design review meeting with the Authority.
16. During this task, the design of the project will progress up to 60% completion.

### **C. Final Architectural / Engineering Design & Contract Documents**

1. Finalize design and prepare Construction Documents including:
  - i. Floor Plans and Details.
  - ii. Exterior Building Elevations.
  - iii. Details and Notes, as required.
  - iv. Structural Documents (fee assumes typical shallow foundation)
  - v. Mechanical, Electrical, & Plumbing Documents (See Special Services)
  - vi. Site Design including grading, drainage, utilities, construction safety and phasing, site access, and site details.
2. Prepare technical specifications that establish, in detail, the quality level of materials and systems required for the project.
3. Prepare bidding and procurement documents, which describe the time, place and conditions of bidding; bidding or proposal forms; and the form of agreement between the Owner and Contractor.
4. Prepare General Contract Provisions
5. Prepare final quantity takeoffs for the bid schedule and update the cost estimate. This will include items shown on the drawings and/or described in the technical specifications.
6. Submit advance final documents ( $\geq 90\%$  completion) to the Authority and FDOT for final review and comment. The design team and the Authority will conduct a final review meeting to discuss and resolve final comments.
7. Conduct final design review meeting with the Authority.
8. Provide final bid documents to the Authority and FDOT.
9. During this task, the design of the project will progress to 100% completion.

#### **D. Stormwater Permitting**

1. Review history of existing Environmental Resource Permits (ERP) in the area of the proposed project.
2. Identify existing pervious and impervious surfaces, as well as existing drainage system components and function.
3. Identify proposed pervious and impervious surfaces, as well as proposed drainage system components and function.
4. Review St. Johns River Water Management District (SJRWMD) ERP criteria as it relates to the proposed project. Note: It is expected that the project will require an ERP.
5. Meet with SJRWMD staff for pre-application meeting.
6. Prepare and submit SJRWMD ERP application including supporting documentation such as plans, calculations and reports.
7. Provide any additional information and/or design revisions to SJRWMD as required to obtain an ERP for the proposed project.

#### **E. Local (St. Johns County) Permitting**

##### Site Permitting

1. Review the St. Johns County Land Development Code and incorporate applicable requirements into the preliminary site design.
2. Meet with St. Johns County Development Review Committee (DRC) for pre-application meeting.
3. Prepare and submit Commercial Construction Plan DRC permit application.
4. Respond to comments and provide additional information as required to obtain DRC site permit approval.

##### Building Permitting

1. Conduct courtesy review of building plans with Code Official and Fire Marshall.
2. Respond to comments from the Code Official and Fire Marshall during the Building Permit Application process (Note: Obtaining the Building Permit is the responsibility of the Contractor, not the design professional / Consultant).

#### **F. Water Supply and Sanitary Sewer Permitting**

##### City of St. Augustine

1. Coordinate water and sanitary sewer service connection requirements with the City of St. Augustine (water and sanitary sewer utility provider).
2. Prepare and submit City of St. Augustine utility permit application as required.
3. Respond to comments and provide additional information as required to obtain City approval.

##### Florida Department of Environmental Protection (FDEP)

1. Coordinate water and sanitary sewer service connection requirements with FDEP.
2. Prepare and submit FDEP utility permit applications as required.



3. Respond to comments and provide additional information as required to obtain FDEP approval.

#### **G. Grants Administration**

1. Prepare reimbursement request packages; coordinate their execution by Authority and submission to the FDOT.
2. Assist Authority in compiling and submitting all necessary grant / project documentation required by FDOT within the Joint Automated Capital Improvement Program (JACIP) Florida Aviation Database.

#### **H. Bid Phase**

1. Assist the Authority in the legal advertisement of the project and tracking of outstanding contract document sets.
2. Questions from potential bidders will be directed to and answered by addendum (if required).
3. A pre-bid conference will be scheduled at least ten days prior to the scheduled bid opening. Minutes of the pre-bid conference will be prepared by Consultant and supplied to all meeting attendees and contract document holders.
4. Consultant will assist the Authority at the bid opening and review the bids received for conformance with the Contract Documents. Consultant will review the contractor's personnel, equipment lists, and financial statement to verify the contractor's qualifications and experience. If the contractor has no past working relationship with Authority and/or Consultant, the contractor's references will be checked.
5. Prepare a bid tabulation and provide it to the Authority.
6. Prepare a recommendation of award or rejection of bids, if appropriate, to the Authority. Concurrence of the award by FDOT will be requested.

#### **I. Construction Administration Phase (To be included in a future contract authorization.)**

#### **J. Resident Engineering / Inspection-Observation Phase (To be included in a future contract authorization.)**

<b>2. Scope of Work – Special Services</b>
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#### **Topographic Survey (By Southeastern Surveying & Mapping)**

A topographic survey of the project area will be conducted, see attached proposal. (Cost: \$16,200.00)

**Geotechnical Testing (By Jackson Geotechnical)**

Geotechnical testing of the project area will be conducted, see attached proposal.

**Geophysical Testing (By GeoView)**

Geophysical survey and utility locating within the project will be conducted by See attached proposal.

**Mechanical, Electrical and Plumbing (By Promus)**

1. Electrical engineering design services will be provided for interior and building mounted lighting systems, building interior power and receptacle systems, power for hangar doors, modification to existing electrical services, and building power supply.
2. Mechanical and plumbing design services will be provided for office and restroom facilities.
3. Mechanical, Electrical, and Plumbing plans and technical specifications will be provided during the Final Design phase of the project.

<b>3. Schedule</b>
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The Consultant will immediately be available to work on the project, in accordance with the proposed project schedule, as assigned by the Authority.

- Start Design – June 2023
- 30% Design Review (with client) – August 2023
- 60% Design Review (with client) – September 2023
- 90% Design Review (with client) – October 2023
- Bid Documents Complete – November 2023
- Bid/Award Project – December 2023 / January 2024
- Start Construction – March 2024
- Finish Construction – December 2024 to February 2025

#### 4. Fee Estimate

Passero will complete the above tasks for a Not-To-Exceed fee of **\$275,529.00 (two hundred seventy-five thousand five hundred twenty-nine dollars and zero cents)**. Please note that the total anticipated cost of construction for all Base Bids and Bid Additives is \$5,000,000 or greater.

The proposed fee is further broken down as follows:

1) Project Management, Grants Administration, & Bidding.....	\$ 45,000.00
2) Civil Engineering & Site Permitting.....	\$105,000.00
3) Architectural.....	\$ 60,000.00
4) Structural Engineering.....	\$ 15,000.00
5) Mechanical, Electrical and Plumbing Engineering.....	\$ 10,000.00
6) Topographic Survey.....	\$ 16,200.00
7) Geotechnical Soils Site Investigation.....	\$ 15,329.00
8) <u>Geophysical Utility Locating Site Investigation.....</u>	<u>\$ 9,000.00</u>
9) <b>TOTAL.....</b>	<b>\$275,529.00</b>

#### 5. Deliverables

1. Site Investigation Results (Maps & Reports).
2. Preliminary engineering designs, plans, specifications, etc. (60% completion).
3. Final engineering design, plans, specifications, etc. (≥ 90% completion)
4. Final bid documents (100% completion).

#### 6. Meetings and Presentations

As requested by the Authority.

#### 7. Special Terms and Conditions

The Authority is responsible for providing complete and thorough data in a timely fashion as requested by Passero, including all necessary data from Airport archives. Passero is not responsible for data that is not provided during this Agreement.

<b>8. Other</b>
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1. This project does not include the following services:
  - a. Fire Suppression design for proposed T-hangar buildings.
  - b. Design and permitting of City-owned water main upgrades serving proposed building locations.
  - c. Stormwater pipe video inspection/assessment
  - d. Environmental studies and permitting (other than those required for stormwater permitting described above in Section 1.D)
  - e. Traffic studies
  - f. Construction administration or inspection services related to the proposed T-Hangars.

If needed, such services shall be performed by the Consultant only as approved by the Authority, in writing, during later stages of the project, as requested by the Authority.

2. The Authority is responsible for providing complete and thorough data in a timely fashion as requested by Passero, including all necessary data from Airport archives. Passero is not responsible for data that is not provided in the course of this Agreement.

**IN WITNESS WHEREOF**, Consultant and the Authority have caused this Supplemental Agreement to be executed by their duly authorized representatives as of the date first written above.

**For:**

Passero Associates, LLC

**For:**

St. Augustine – St. Johns County  
Airport Authority

By: \_\_\_\_\_

**Signature**

By: \_\_\_\_\_

**Signature**

Bradley J. Went, P.E.

**Name (Typed or Printed)**

Kevin Harvey

**Name (Typed or Printed)**

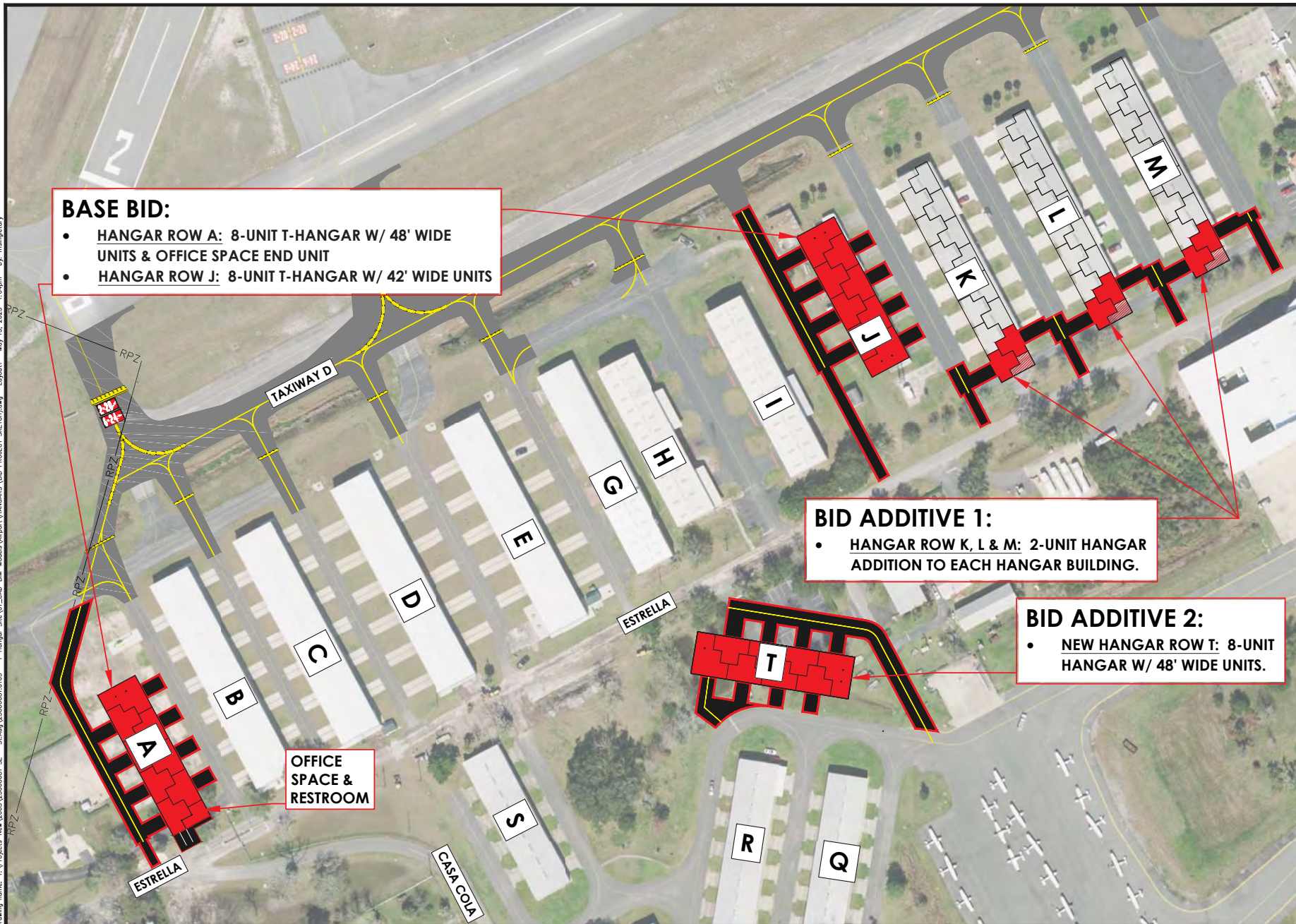
Vice President

**Title**

Executive Director

**Title**

Drawing name: Y:\Projects-New\23000081\_0105 - St. Aug\23000081\_0105 - T-Hangar Site\A1\_CAD-BIM-Modes\Airport\HANGARS (BID PROJECT SKETCH).dwg Layout 1 May 15, 2023 1:04pm by: mslgatory



### BASE BID:

- HANGAR ROW A: 8-UNIT T-HANGAR W/ 48' WIDE UNITS & OFFICE SPACE END UNIT
- HANGAR ROW J: 8-UNIT T-HANGAR W/ 42' WIDE UNITS

### BID ADDITIVE 1:

- HANGAR ROW K, L & M: 2-UNIT HANGAR ADDITION TO EACH HANGAR BUILDING.

### BID ADDITIVE 2:

- NEW HANGAR ROW T: 8-UNIT HANGAR W/ 48' WIDE UNITS.



60' 0 60'

PLANNING

Stamp:

Client:  
St. Augustine-St. Johns  
County Airport Authority  
4796 US 1 North  
St. Augustine, Florida 32095



### Passero Associates

4770 Casa Cola Way, Suite 205  
St. Augustine, FL 32095  
Principal in Charge: Andrew Holodko  
Project Manager: Matt Singletary

### Revisions

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA  
CONSTITUTIONAL CODE 400.022 AND 400.023, AND VIOLATES FEDERAL 49 USC 10101.

## PROJECT SKETCH

T-HANGAR SITE  
ALTERNATIVES  
ASSESSMENT  
Northeast Florida  
Regional Airport

County: St. Johns State: Florida

Project No.  
2300081.0105

Drawing No.  
**SK-1**

Date  
April 2023



April 25, 2023

VIA EMAIL: [msingletary@passero.com](mailto:msingletary@passero.com)

Matt Singletary, PE  
PASSERO ASSOCIATES  
4730 Casa Cola Way, Suite 200  
St. Augustine, FL 32095

**Northeast Florida Regional Airport – St Augustine, FL  
NFRA T-Hangar - Topographic Survey (16.7 Acres)  
St Augustine Airport**

**Section 50, Township 06 South, Range 29 East**

**St Johns County, Florida**

Dear Matt,

We are pleased to submit our proposal for Surveying Services on the above referenced project.

**SCOPE OF WORK:**

Provide a Topographic Survey to meet the Standards of Practice as prescribed by the Florida Board of Professional Land Surveyors in Chapter 5J-17 FAC, Section 472.027 of the Florida Statutes. The survey will include the following:

1. Locate all improvements and utilities, as evidenced by above ground features **or** if designated and marked by the Utility Owners, their designated representative, or a contracted service at the original time of field visit.
2. Obtain spot elevations on natural ground and existing improvements suitable for interpolation of one-foot contours to be shown on the final drawing.
3. Establish a minimum of two (2) site benchmarks.
4. Topographic coverage will be limited: See the attached Exhibit.

**Utility owners do not designate and mark their utilities as a result of contacting Sunshine 811 during the design phase. Therefore, Southeastern Surveying and Mapping Corporation (SSMC) will request a Design Ticket from Sunshine 811 and provide the utility contact information received from the Design Ticket.**

**ADDITIONAL SERVICES**

Any service not explicitly provided for in the above scope will be billed as additional services and will be performed at our then current hourly rates as provided for in **Exhibit A**.

**INFORMATION PROVIDED BY CLIENT**

SSMC shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. **The Client shall provide all information requested by SSMC during the project.**

**DELIVERABLE**

The final product will be (3) certified prints, and an electronic file for your use.



April 25, 2023

Northeast Florida Regional Airport – St Augustine, FL  
NFRA T-Hangar - Topographic Survey (16.7 Acres)  
St Augustine Airport



**DELIVERY**

All documents will be sent to the client or the client's representative(s) via **USPS**. If overnight shipping is requested or required by the client or the client's representative(s), then said charges would appear as a separate item on our invoice unless we are provided with the client's overnight carrier account number for shipping.

**PROJECT TIMELINE**

We anticipate the commencement of the above-described work **within (30) business days** after receipt of a written notice to proceed.

**EXPENSES AND FEES**

Our fee for the above-referenced work will be as follows:

<b>Topographic Survey:</b>	<b>\$16,200.00</b>
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**Payment Terms:**

Payment is expected within thirty (30) days from the date of the invoice.

**Credit Card Convenience Fee**

SSMC is committed to providing a range of payment options to our clients. Credit Card payments made via phone will result in a Convenience Fee. A Convenience Fee of \$25 will be applied to Credit Card payments. We will continue to offer other payment methods, including cash, paper checks, and electronic check payments (ACH), which carry no additional charge.

We look forward to the opportunity to work with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Ferguson", written over a horizontal line.

Thomas F Ferguson, P.S.M.  
Project Manager

If the above scope, period of service, and method of compensation meets with your approval, please have an authorized person execute below and send via email to [contracts@southeasternsurveying.com](mailto:contracts@southeasternsurveying.com) as an official notice to proceed along with the notice of commencement. **Fees and times stated in this agreement are valid for six months from the date of the proposal.**



April 25, 2023

Northeast Florida Regional Airport – St Augustine, FL  
NFRA T-Hangar - Topographic Survey (16.7 Acres)  
St Augustine Airport



**CLIENT AUTHORIZATION**

I declare that I am authorized to sign the binding contractual document. I also declare that I have read, understand, and accept this proposal.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title (if any)

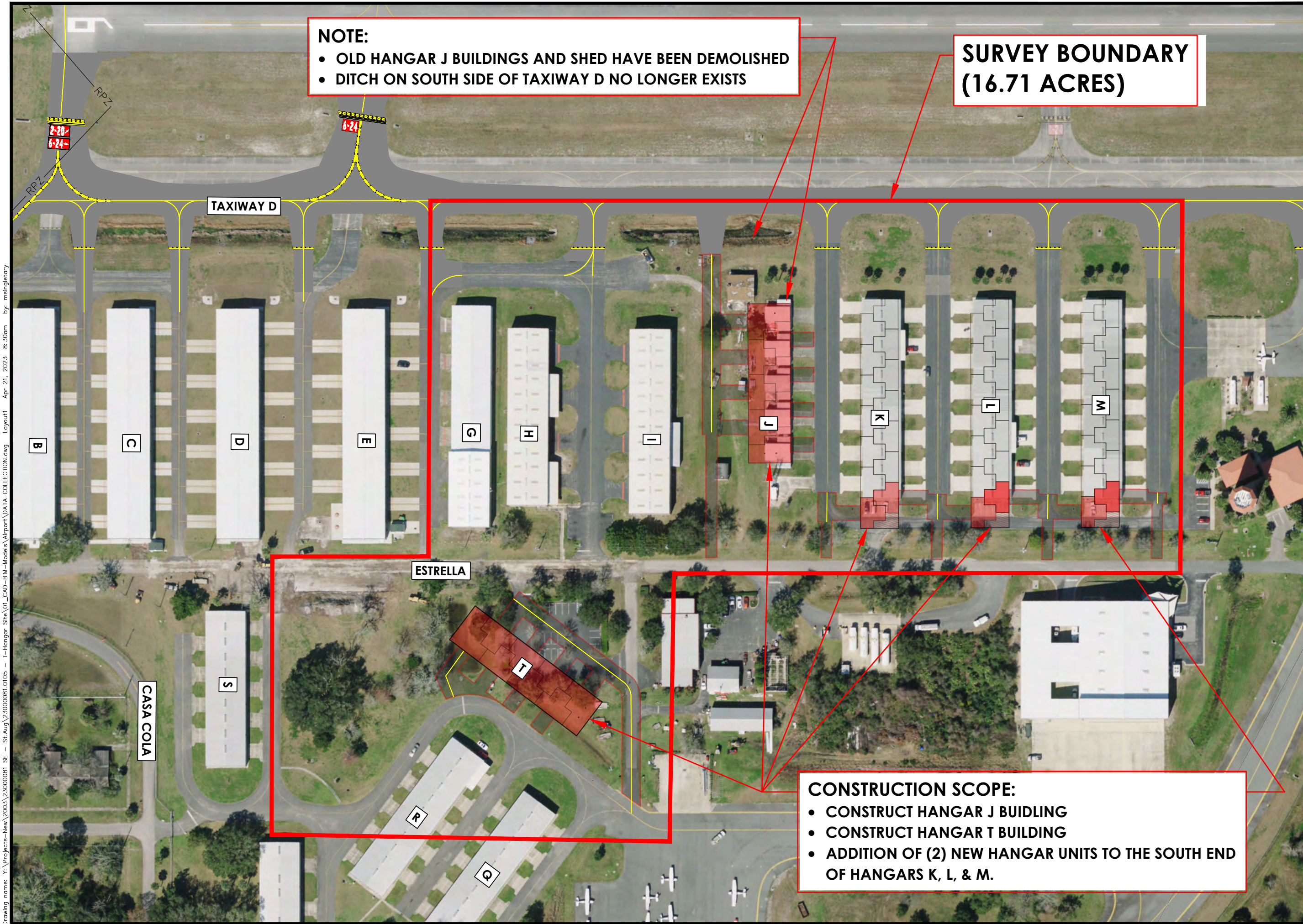
**EXHIBIT "A"**

**HOURLY RATES**

<b>Professional Surveyor &amp; Mapper</b>	<b>\$162.00/per hour</b>
<b>Project Manager (Survey)</b>	<b>\$162.00/per hour</b>
<b>Project Manager (SUE)</b>	<b>\$162.00/per hour</b>
<b>Senior Technician (Survey)</b>	<b>\$122.00/per hour</b>
<b>Senior Technician (SUE)</b>	<b>\$122.00/per hour</b>
<b>CAD Technician</b>	<b>\$108.00/per hour</b>
<b>2 Person Survey Field Crew</b>	<b>\$163.00/per hour</b>
<b>3 Person Survey Field Crew</b>	<b>\$214.00/per hour</b>
<b>4 Person Survey Field Crew</b>	<b>\$265.00/per hour</b>
<b>2 Person SUE Field Crew</b>	<b>\$198.00/per hour</b>
<b>3 Person SUE Field Crew</b>	<b>\$276.00/per hour</b>



Drawing name: Y:\Projects-New\23000081 SE - St.Aug\23000081\_0105 - T-Hangar Site\01\_CAD-BIM-Models\Airport\DATA COLLECTION.dwg Layout1 Apr 21, 2023 8:30am by: msingletary



**NOTE:**

- OLD HANGAR J BUILDINGS AND SHED HAVE BEEN DEMOLISHED
- DITCH ON SOUTH SIDE OF TAXIWAY D NO LONGER EXISTS

**SURVEY BOUNDARY  
(16.71 ACRES)**

**CONSTRUCTION SCOPE:**

- CONSTRUCT HANGAR J BUIDLING
- CONSTRUCT HANGAR T BUILDING
- ADDITION OF (2) NEW HANGAR UNITS TO THE SOUTH END OF HANGARS K, L, & M.

PASSERO ASSOCIATES  
engineering architecture

60' 0 60'

DATA COLLECTION

Stamp:

Client:  
**St. Augustine-St. Johns  
County Airport Authority**  
4796 US 1 North  
St. Augustine, Florida 32095

NFRA  
Northeast Florida Regional Airport  
Fly Smart!

**Passero Associates**  
4730 Casa Cola Way, Suite 200 St. Augustine, FL 32095  
(904) 757-6106 Fax: (904) 757-6107  
Principal-in-Charge: Andrew Holesko  
Project Manager: Matt Singletary

Revisions				
No.	Date	By	Description	

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE §105-27.001 AND FLORIDA STATUTES 471.03(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

**SURVEY  
PLAN**

**T-HANGAR  
IMPROVEMENTS**

Northeast Florida  
Regional Airport  
Town/City: St. Augustine  
County: St. Johns State: Florida

Project No.  
2300081.105R

Drawing No.  
**SK-1**

Date  
April 2023



# Jackson Geotechnical Engineering

164 Plaza Del Rio Drive  
St. Augustine, Florida 32084  
904-252-2292

April 26, 2023

Mr. Matt Singletary, P.E.  
Passero Associates, Inc.  
4730 Casa Cola Way  
Suite 200  
St. Augustine, Florida 32095  
VIA EMAIL

RE: Proposal for Geotechnical Exploration and Engineering Services  
T-hangar Improvements  
Northeast Florida Regional Airport  
St. Augustine, Florida  
JGE Proposal No. 23-573.1

Dear Mr. Singletary,

In response to your recent request, Jackson Geotechnical Engineering is pleased to provide this proposal for the requested geotechnical exploration and engineering services. This proposal documents our understanding of the project, provides our scope of services, project budget, and schedule.

## **PROJECT INFORMATION**

Project information was provided during correspondence with you. We were provided with a copy of the Geotechnical Site Investigation Plan, dated April, 2023, prepared by your office. The provided plan shows the subject site area, layout of the proposed construction, site features, and the requested boring locations.

We understand two hangar buildings will be constructed within the southern portion of the airport property (Hangar J and Hangar T). We anticipate construction of the hangar buildings including pre-engineered metal framing with exterior steel panels. Three building additions will be constructed on the south end of Hangars K, L, and M. Additional pavement will be constructed. Ponds and/or swales will be utilized to meet stormwater requirements.

*Comprehensive Geotechnical Engineering*

The subject site is cleared. Therefore, we will utilize a track-mounted drill rig to perform the borings.

## **PROPOSED SCOPE OF SERVICES**

### **Field Exploration**

A total of 25 Standard Penetration Test (SPT) borings have been requested within the subject areas. The depths of the SPT borings will vary between 10 and 25 feet. Eighteen relatively undisturbed soil samples will be collected and transported to our laboratory for permeability testing (one horizontal test and one vertical test at each of 9 locations). Two bulk samples will be collected for CBR testing. Coring of existing pavement will be performed at 9 locations. Pavement will be patched subsequent to completion of coring/drilling.

<b>Location</b>	<b>Testing</b>
Buildings and Additions	7 SPT Borings @ 25 feet
Ponds and Swales	9 SPT Borings @ 15 feet 1 horizontal and 1 vertical permeability test at each boring (18 total)
Proposed and Existing Pavement	9 SPT Borings @ 10 feet 9 Cores of Existing Pavement 2 Bulk Samples for CBR Testing

### **Laboratory Services**

Once the proposed field work is completed, an engineer will evaluate the collected field data and soil samples. Laboratory tests on the soil samples obtained in the field will be performed in order to determine the physical properties of the soils.

### **Geotechnical Engineering Analysis and Report**

The information provided by the field exploration and laboratory testing programs will be utilized to formulate appropriate recommendations to facilitate earthwork preparation, foundation design, pavement and drainage design. A geotechnical engineer, registered in the State of Florida, will oversee the study. The results of our study will be conveyed in a written report.

The written geotechnical report will contain the following information:

1. A brief discussion of the existing site conditions.
2. Pertinent project information.
3. Soil boring logs indicating soil stratification, groundwater levels, and lab testing results.
4. Plan showing the boring locations.
5. An engineering evaluation of the subsurface conditions regarding the proposed construction.
6. Provide site preparation and earthwork recommendations.
7. Provide recommendations regarding hangar foundation design.
8. Provide recommendations to guide pond and swale design.
9. Provide recommendations to guide pavement design.
10. Provide recommendations for quality control testing services.

## **Schedule**

Currently, field exploration services can typically commence within 2.5 to 3.5 weeks after authorization. A report can be issued within approximately three weeks after completion of the field exploration. It is estimated the field work will take approximately 3 to 5 days to complete.

We propose performing the scope of services listed above for a lump-sum fee of **\$15,329.00**. We will notify you immediately if we encounter any unforeseen conditions at the site that may require additional services.

We require written approval of this proposal prior to performing any work. The right of entry to the property from the Client is considered granted by the acceptance of this proposal. Please understand that some damage to the existing site including vegetation (landscaping, grass, weeds, ground rutting, etc.) will occur during the normal process of performing the soil borings. While we will attempt to limit any such damage during the site access and drilling of the site, the restoration of any damage is not included in the scope of this proposal. Limited clearing will be performed in order to access some boring locations.

We will call in utilities for the area, according to State law. We request that the locations of known utilities be provided to us. A private utility location service may be utilized by others in order to increase the likelihood of detecting potential utilities. Locating utilities with a private locator is not addressed in this proposal. Jackson Geotechnical Engineering will not be held responsible for utilities not properly marked in the field.

## **PAYMENT COMPLIANCE**

The parties (client and Jackson Geotechnical Engineering) agree the fee mentioned above (\$15,329.00) will be paid to Jackson Geotechnical Engineering within 30 days of conveyance of report and invoice. The payment for our services is not dependent on bank loans, closings, or

T-Hangar Improvements at NFRA  
St. Augustine, Florida  
JGE Proposal #23-573.1

any other outside funding sources. A late fee of 1.5% per month will be assessed on any past-due invoices.

## **CLOSURE**

Thank you for requesting this proposal from Jackson Geotechnical Engineering. Please call us at 904-252-2292 if you have any questions.

Respectfully submitted,

## **JACKSON GEOTECHNICAL ENGINEERING**

Jeff S. Jackson, P.E.  
President



April 24, 2023

Mr. Matt Singletary, PE  
Passero Associates  
4730 Casa Cola Way, Suite 200  
St. Augustine, FL 32095

**Subject: Proposal to Perform a Utility Designation Study  
St. Augustine Airport T-Hangars Project  
St. Augustine, Florida  
GeoView Proposal Number: 10498p**

Mr. Singletary,

The purpose of this letter is to transmit a proposal to complete a geophysical investigation at the subject site. This proposal is in response to your request for proposal made during our recent conversations. GeoView, Inc. appreciates the opportunity to provide our services on this project. We look forward to hearing from you soon.

Sincerely,

**GEOVIEW ASSOCIATES, INC.**

Stephen Scruggs, P.G.  
Senior Geophysicist  
Florida Professional Geologist Number 2470

Enclosure

*A Geophysical Services Company*

---

5709 First Avenue South  
St. Petersburg, FL 33707

Tel.: (727) 209-2334  
Fax: (727) 328-2477



## **Proposal**

This document shall serve as a proposal for work to be performed by GeoView Associates, Inc. (GeoView) for Passero Associates.

## **Description of Site**

The project site is referred to as the St. Augustine Airport T-Hangars Project and is located at 4796 US 1 North in St. Augustine, Florida. The purpose of the geophysical survey will be to determine the location of underground utilities within the designated areas of the project site. The areas of investigation are approximately 5 acres total in size and are shown on Figure 1 (page #6). The investigation will only be performed in the areas outside of existing buildings.

## **Scope of Work**

GeoView will provide geophysical surveying services at the project site. The purpose of the geophysical survey will be to determine the location of underground utilities or other underground structures within the designated area of the project site. The fieldwork is estimated to take up to 6 days to complete. This estimate is based upon the site conditions being as described by Passero Associates.

The geophysical survey will be conducted using ground penetrating radar (GPR) and conventional electromagnetic (EM) pipe and cable locators. The GPR survey will be conducted using either a Mala and/or a GSSI GPR system. The appropriate GPR antenna configuration and time range and processing parameters will be determined in the field by the project manager.

The EM survey will be performed using a Subsite 95R and/or a Radiodetection RD (8000, 8100 or 8200) system. As appropriate, the EM survey will be conducted using both passive and active modes. The passive mode is used to find cables and conduits carrying live power (50-60 Hz) and communication (29-33Hz) signals. For the active mode survey, a current is transmitted directly or broadcast into using electromagnetic induction a metal pipe or conduit and the path of the pipe/conduit is identified by following the signal with a portable receiver. The active mode is used to trace out cast iron pipes, metal water and sewer lines, utilities that have trace wires, and inactive power and communication lines. GeoView's utility locating personnel are all certified GPR and conventional pipe and cable locator operators with extensive in-house training.

## **Presentation of Results**

The location and estimated depths of underground utilities or any other identified structures shall be indicated on the ground surface using spray paint or other methods as specified by Passero Associates. Designated utilities will also be

documented on a scaled AutoCAD site map. The site map will provide the location, depth and purpose of any underground utilities or other structures identified by the survey. GeoView will use a differentially corrected GPS system to determine the location of any identified underground features. In most site settings the documented positions will be accurate within +/- 1-2 feet.

If requested GeoView can provide drone aerial imagery services to document site conditions as they exist at the time of the geophysical site investigation. All images will be geo-rectified in order to provide a scaled and orthographically correct base map upon which the results from the geophysical investigation will be presented. High resolution images will be collected with a DGI m300 drone with a Zenmuse P1 camera. Lidar surveying services can also be provided using a Zenmuse L1 or equivalent. GeoView's drone pilots are FAA Part 107 licensed, and the imagery will be collected per FAA guidelines when working in both urban areas and near commercial airports. Cost for arial imagery services can be provided upon request.

### **Compensation**

Cost to complete the survey will be \$1,500 per day per project manager and not to exceed \$9,000 total (6 days total). This price is inclusive of all charges associated with the project. Unless otherwise agreed upon, GeoView shall be compensated for all services within 30 days of invoice date. GeoView shall be paid in full regardless of whether the results of the geophysical survey are what Passero Associates anticipated. If it is determined during the survey that the geophysical survey will not achieve the objectives of the project, Passero Associates will immediately be notified. If a decision is made to discontinue the survey, only charges for time and materials costs to that point will be submitted.

These prices are based upon GeoView being able to access the site during normal business hours, Monday through Friday. It is also based upon the assumption that no site-specific training or drug testing will be required. If there are any such requirements, additional costs will be incurred.

Approval of this proposal and scheduling of the project indicates that the site will be accessible and ready for the geophysical investigation. If the site is not accessible at the scheduled day and time of the survey, a mobilization charge of \$500 will be applied, along with a standby rate of \$800 per half day, \$1,200 per full day or \$150 per hour.

### **Requirements of Client**

Passero Associates will provide a scaled map and digital file, if available, of the project site showing the boundaries of the project site, areas of specific concern and pertinent landmarks. Passero Associates will also supply all available

information regarding the presence and history of underground utilities at the project site (see limitations for further discussion). Unless otherwise requested, Passero Associates will be responsible for the coordination of site access, traffic control, clearing of onsite obstructions or any other logistical consideration necessary to conduct the survey. If any test drilling, monitor well installation or other excavation activities are planned it will be the responsibility of Passero Associates to submit a notification (dig ticket) to the appropriate 811 One-Call agency. It is recommended that such notification be filed sufficiently in advance so that GeoView will have the opportunity incorporate the 811 findings into their results.

### **Limitations**

The objective of the geophysical survey is to determine the presence and configuration of underground utilities. However, the geophysical response of these features may be highly complex depending upon on the physical characteristics of the underground utilities, the electrical properties of the surrounding soils, the depth of burial of the utilities, and the proximity of the utilities to each other. GeoView shall conduct the geophysical survey using the most “up-to-date” geophysical equipment in a manner consistent with the level of care and skill ordinarily exercised by members of the geophysical profession practicing in the same locality under similar conditions. GeoView’s utility locating personnel are all certified GPR and conventional pipe and cable locator operators with extensive in-house training.

It is acknowledged that GeoView is not an 811 Sunshine One-Call or equivalent utility mark-out service. GeoView does not have access to any utility-related records for either public or private properties. It is the responsibility of Passero Associates to obtain such records and provide to GeoView prior to the site investigation. GeoView will use these records during the site investigation and report to Passero Associates any utilities that are shown on the site records but cannot be confirmed by GeoView. GeoView will not mark on the ground surface any utilities which it cannot confirm.

GeoView shall only be liable for the successful locating of underground utilities or any other underground structures whose presence is both known and indicated on site maps to be provided prior to the performance of the geophysical survey. Every attempt will be made to locate both known and unknown utilities within the survey area. However, GeoView will only be liable for utilities whose presence is known prior to the survey. Passero Associates accepts that due to the inherent limitations of non-intrusive geophysical technologies GeoView cannot be held liable for damages to utilities that cannot identified using non-intrusive technologies.

Passero Associates accepts that a non-intrusive utility designation study does not replace the need to employ widely accepted industry safety standards for subsurface work. Concerning the installation of well or test borings this standard of care includes post-holing or hand auguring at the planned test locations to the minimum depth at which underground utilities are anticipated at the project site. If absolute confirmation is needed to a specified depth that underground utilities are not present at a planned work location GeoView can provide vacuum excavation services. Pricing for such services is available upon request.

When Passero Associates is working around indicated utilities, a minimum of 2 ft clearance from either side of the marked utility will be maintained. Unless otherwise indicated, a minimum vertical clearance of +/- 20 percent of the indicated depth shall also be maintained. Passero Associates maintains the responsibility for manually exposing any indicated underground utility for absolute confirmation. Authorization and scheduling of the project is considered acceptance of these terms and conditions.

### **Other Terms and Conditions**

**Additional Insured:** If requested, Passero Associates will be named as an additional insured with respect to the services to be performed under this agreement.

**Confidentiality:** GeoView shall not directly or indirectly disclose to any third person information regarding the results of the geophysical investigation prior to obtaining written permission from Passero Associates.

**Agreement:** This agreement represents the entire agreement between the parties and may only be modified in writing signed by both parties.

**Governing Law:** This agreement shall be deemed to have been made in the place of performance of the Geophysical Services and shall be governed by, and construed in accordance with the laws of the state in which the geophysical services were provided. Any controversy or claim arising out of this agreement, or breach thereof, shall be settled by binding arbitration administered by the American Arbitration Association under its Construction Industry Arbitration rules. Judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

**Indemnity:** GeoView agrees to indemnify, protect and hold harmless Passero Associates from and against all liabilities, claims or demands of every kind of injury, including death, or damages to any person or property related in any way to GeoView's performance of this agreement, except to the extent such liabilities, claims or demands are caused by the negligence or willful misconduct of Passero Associates.



**Figure 1 – Site Location**

## **Experience**

GeoView has completed over 10,000 utility designating projects. These projects include:

**United States Air Force Bases:** GeoView successfully located and mapped the exact location of approximately 250,000 linear feet of petroleum oil and lubrications at 12 Air Force Bases throughout the continental United States.

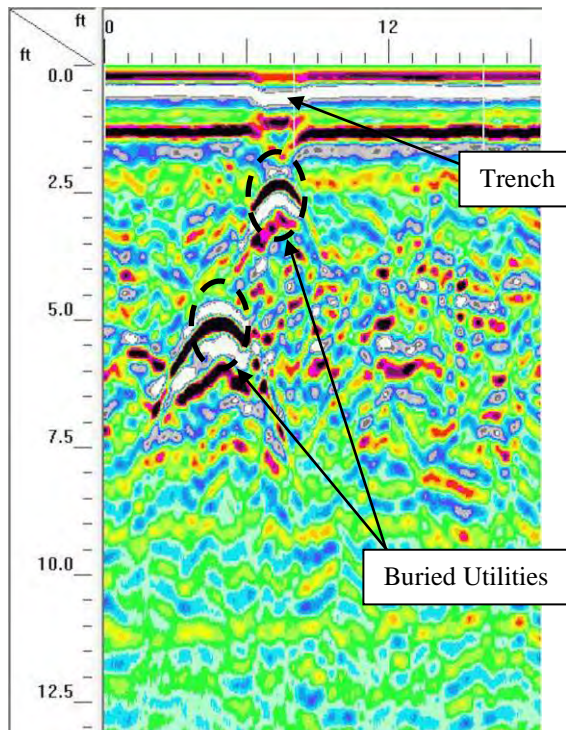
**Hospitals:** GeoView successfully located and mapped the precise location of utilities at multiple hospitals prior to demolition and construction activity.

**School Buildings:** GeoView has successfully located and mapped the location of utilities at more than 250 schools throughout the eastern United States as part of a design-build or construction projects.

**Utility Mapping at Multiple Federal Penitentiaries:** GeoView has successfully located and mapped the location of utilities around the perimeter of multiple federal penitentiaries as part of construction projects. The penitentiaries were located in Florida, Louisiana, West Virginia, and Kentucky.

**Gasoline Service Stations:** GeoView has successfully designated underground utilities at over 2500 gasoline service stations. Designated utilities have included product pipelines along with all other underground utilities typically encountered at such facilities.





**GPR data collected by GeoView as part of a Design Build Survey**



**Marking fiberglass fuel lines with GPR**

## **General Description of Geophysical Methods**

### **Ground Penetrating Radar (GPR)**

The GPR survey will be conducted using a Mala or GSSI GPR system. The survey will be conducted with either a 500, 400 or 250 mega-Hertz antenna. The appropriate antenna will be determined in the field by the project manager. GPR will be able to provide both the position and estimated depth of both metallic and non-metallic underground utilities.

The ability of GPR to resolve a particular utility will be controlled by the following factors: 1) Depth of penetration of the GPR signal, 2) Depth of burial and diameter of the underground utility and 3) Electrical contrast between the underground utility and the surrounding soils and 4) The complexity of the utility layout at the site. Due to one or a combination of these factors the GPR may not be able to identify all the utilities at the site. The diameter or composition of utilities cannot be accurately determined using GPR, though can be estimated. Estimates of burial depth are typically accurate to within +/- 20 percent, more accurate depths are possible if invert elevations for some on-site utilities are known.

### **Conventional Electromagnetic Pipe and Cable Locators**

A Radiodetection System is used to locate underground utilities using conventional means. The system consists of a dual-function receiver and transmitter. The receiver can be operated in two modes: active and passive. In the passive mode the receiver detects the presence of underground utilities that are energized by a 60-Hertz or other known frequency. These utilities can either be those actually carrying electrical power or those utilities that are both metallic and sufficiently close to the electrical lines to have an electrical field induced within them.

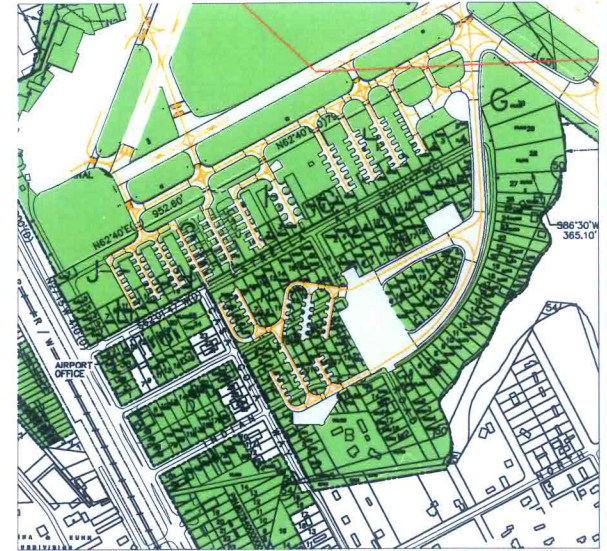
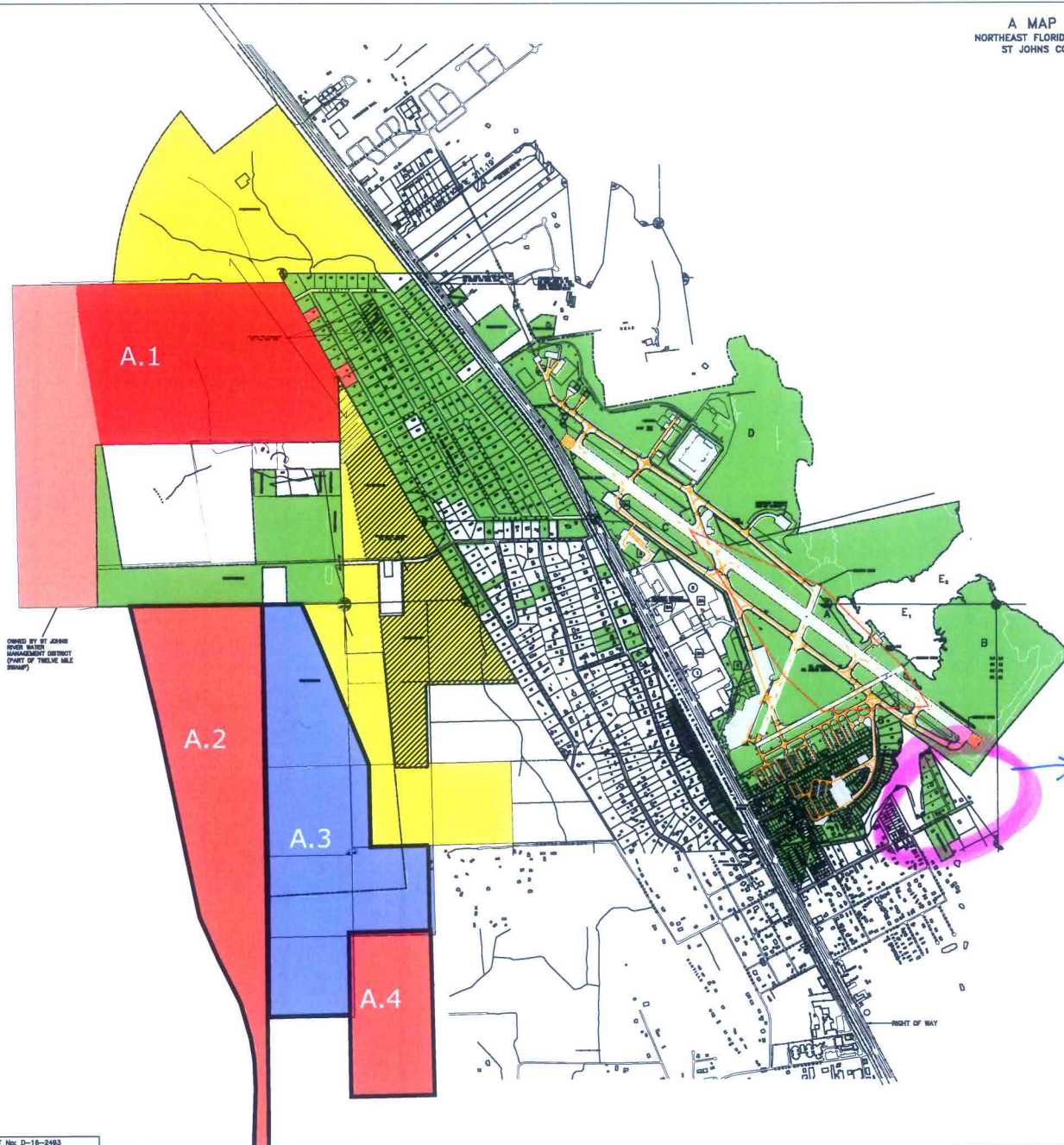
In the active mode, the transmitter deliberately induces an electrical current into the utility. The frequency of this field can be varied from 512 Hertz to 200 kilohertz. The electrical field is induced using a transmitter which is either directly attached to the utility, placed on or above the utility or attached to an induction coil which is placed around the utility. Depths of underground utilities can be determined when the EM equipment is being used in the active mode. Depths are typically accurate to within 10-15 percent of the total utility depth.



## NEW BUSINESS ITEMS – 360 J North Blvd House

- Purchased July 1995 - \$126,442.62 (FDOT 75% Grant)
  - Parcel # 081771-0040
  - New Roof April 2021
  - 2022 Property Taxes - \$226.56 (Trash/Recycling)
  - Living Area = 1,721sf (3bd/2bath – 1.5 Stories)
  - Attached Garage = 493sf
  - Wood Deck = 500sf
  - Estimated Selling Price - \$246,300
  - Estimated Rental Price - \$2,300
  - Estimated Repairs Needed – Replace Carpet & Flooring; Interior Painting;
- Board Discussion
- Public Comment
- Motion

A MAP SHOWING  
NORTHEAST FLORIDA REGIONAL AIRPORT  
ST. JOHNS COUNTY, FLORIDA



DETAIL 'A'  
SCALE: 1" = 300'

- MAP LEGEND
- EXISTING AIRPORT LAND PARCELS OWNED BY ST. JOHNS COUNTY
  - LAND TO BE ACQUIRED BY AIRPORT
  - EXISTING PROPERTY LINE
  - SECTION LINE
  - CONSERVATION EASEMENTS, AS NOTED
  - LAND NOT YET PLANNED DEVELOPMENT
  - LAND NOT YET PLANNED DEVELOPMENT
  - PORT OF TOLSON AIR CONSERVATION AREA
  - St. Johns River Water Management District Right-of-Way



SEE SHEET 2 & 3 OF 3 FOR MORE PARCEL INFORMATION

St. Augustine / St. Johns  
County Airport  
St. Augustine, Florida

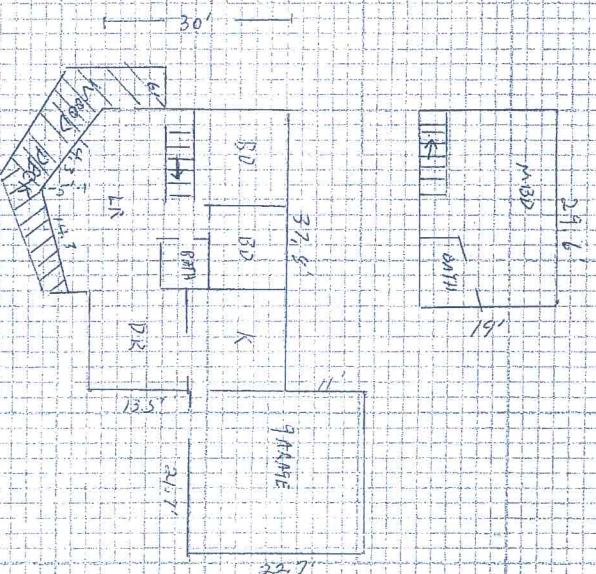


No.	Revision Description	By	Date

Drawing Name:  
**EXHIBIT A PROPERTY INVENTORY MAP**

Project Number: 16-2483	Drawn By: SL	Checked By: PF
Date: SEPTEMBER 2019	Drawing Number: 22A	
Scale: 1"=800'		





APPRAISAL COMPUTATIONS with Good Quality

Living Area = 1721 Sq. Ft.

Basic Sq. Ft. Cost	\$ 45.00
Roofing	\$ - .82
Floor	\$ 2.00
Heating	\$ 1.30
Air Conditioning	\$ 4.39
Energy Efficient Extras	\$ 51.87
* Lump Sum Adjustment	\$ 46.00 RND
Adjusted Base	\$ 1.01 x .88 %
Cost & Area Multiplier	\$ 21.00 RND
Adjusted Sq. Ft. Cost	

#### LUMP SUM ADJUSTMENT

Fireplace	\$ 4270
Plumbing	\$ - 2700
Built-In Range & Oven	\$ 1410
Dishwasher	\$ 555
Disposal	\$ 275
Hood-Fan	\$ 1300
Central Vac. system	\$ 450
3 ceiling fans	\$ 2000
Water treatment system	\$ 7560
Total Lump Sum Adj.	\$ 4.39
* Lump Sum Adj. per SF	

Garage/~~Porches~~ = 493 Sq. Ft.

Basic Sq. Ft. Cost	\$ 20.29
Common Walls (Att. Gar.)	\$ 2.69
Interior Finish	\$ .50
Attic Insulation	\$ 23.48
Electric Door Opener	\$ 1.01 x .88 %
ADJUSTED BASE	\$ 21.00 RND
Cost & Area Multiplier	
Adjusted Sq. Ft. Cost	

Wood Deck  
Porch(es) = 500 Sq. Ft.

Basic Sq. Ft. Cost	\$ 5.00
Add for Roof	\$ 1.01 x .88 %
Add for Ceiling	\$ 4.50 RND
ADJUSTED BASE	
Cost & Area Multiplier	
Adjusted Sq. Ft. Cost	



# 2022 NOTICE OF PROPOSED PROPERTY TAXES

## DO NOT PAY. THIS IS NOT A BILL.

ST JOHNS COUNTY TAXING AUTHORITIES  
4030 Lewis Speedway, Suite 203  
Saint Augustine, FL 32084

Deadline to file a petition with the Value Adjustment Board is 09/13/2022  
Homestead Exemption Applications & TPP Returns can now be filed online  
at [www.sjcpa.us](http://www.sjcpa.us)

Real Estate  
Parcel ID: 0817710040



ST AUG-ST JOHNS CO AIRPORT AUTHORITY  
4796 US HIGHWAY 1 N  
SAINT AUGUSTINE, FL 32095-5706

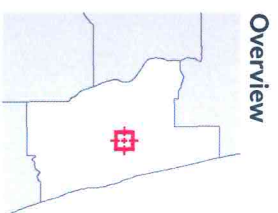
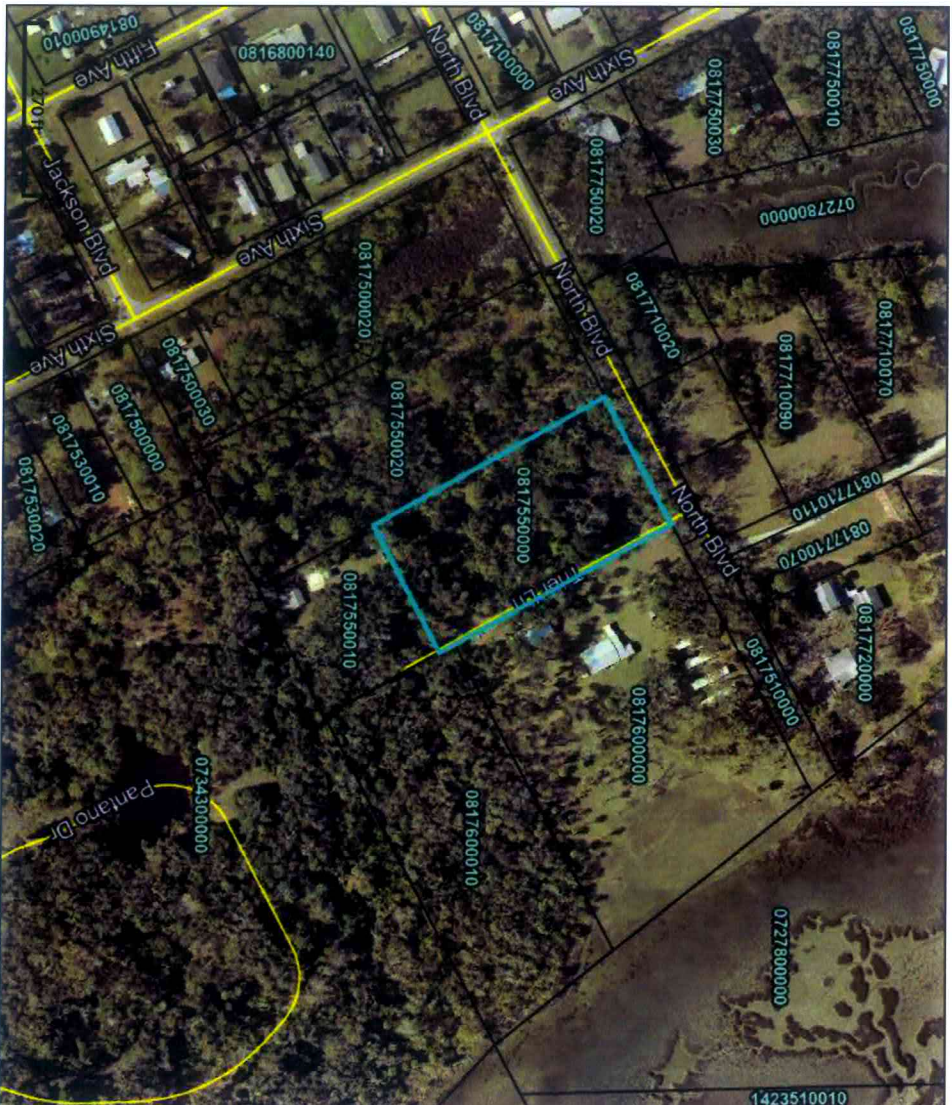
The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 450  
Legal Desc: 3-51 JACKSON PARK (1-4) PT OF N135FT OF S575FT OF TRACT S OR1117/1483



PROPERTY APPRAISER VALUE INFORMATION									
Last Year (2021)						This Year (2022)			
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value			
County	110,199	94,844	0	172,329	104,328	0			
Schools	110,199	110,199	0	172,329	172,329	0			
Municipality	N/A	N/A	N/A	N/A	N/A	N/A			
Other	110,199	94,844	0	172,329	104,328	0			
TAXING AUTHORITY INFORMATION									
TAXING AUTHORITY	COLUMN 1 LAST YEARS PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:		
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes			
County: General Fund	4.6537	0.00	4.1201	0.00	4.6537	0.00	9/06/22 5:01 PM	500 San Sebastian Vw, St Aug, FL	
County: Road	0.8444	0.00	0.7459	0.00	0.8444	0.00			
County: Health Unit	0.0160	0.00	0.0141	0.00	0.0160	0.00			
County: Fire District	1.3813	0.00	1.2202	0.00	1.3813	0.00			
Public Schools: Local	2.2480	0.00	1.8978	0.00	2.2480	0.00	9/13/22 5:30 PM	40 Orange St, St Aug, FL	
Public Schools: State	3.5640	0.00	3.0089	0.00	3.2350	0.00			
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/12/22 5:01 PM	4730 Casa Cola Way, St Aug, FL	
FIND	0.0320	0.00	0.0287	0.00	0.0320	0.00	9/08/22 5:05 PM	221 SW 3rd Ave, Ft Lauderdale, FL	
Mosquito	0.2000	0.00	0.1767	0.00	0.1900	0.00	9/15/22 5:30 PM	120 EOC Dr, St Aug, FL	
Port Authority	0.0598	0.00	0.0530	0.00	0.0598	0.00	9/15/22 5:05 PM	2200 A1A S, St Aug Bch, FL	
SJRWMD	0.2189	0.00	0.1974	0.00	0.1974	0.00	9/13/22 5:05 PM	4049 Reid St, Palatka, FL	
TOTAL PROPERTY TAXES		13.2181	0.00	11.4628	0.00	12.8576	0.00		
ASSESSMENT REDUCTIONS									
Reductions to Market Value				Applies to		Value			
10% Non Homestead				Non-School Taxes		68,001			
EXEMPTIONS									
Exemptions				Applies to		Value			
County				All Taxes		104,328			





Legend  
☐ Parcels

Parcel ID	0817550000	Physical Address	105 TRIER LN SAINT AUGUSTINE	Building Value	N/A	Last 2 Sales Date	Price	Reason	Qual
Property Class	8600 - County Owned	Mailing Address	ST AUG-ST JOHNS CO	Extra Feature Value	\$240	7/9/2004	\$84500	11	U
Taxing District	South Ponte Vedra & US 1 North Area	Address	AIRPORT AUTHORITY 4796 US 1 N			5/11/1999	\$26000	11	U
Acres	2.0		SAINT AUGUSTINE FL 32095-0000	Total Land Value	\$91,937				
				Just Value	\$92,177				
				Total	\$30,983				
				Deferred					
				Assessed Value	\$61,194				
				Total Exemptions Taxable Value	\$61,194				
					N/A				

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.

Date created: 7/7/2023

Last Data Uploaded: 7/6/2023 11:45:00 PM

Developed by  
 Schneider  
GEOSPATIAL





Overview



Legend

☐ Parcels

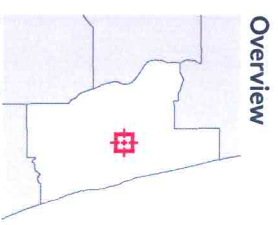
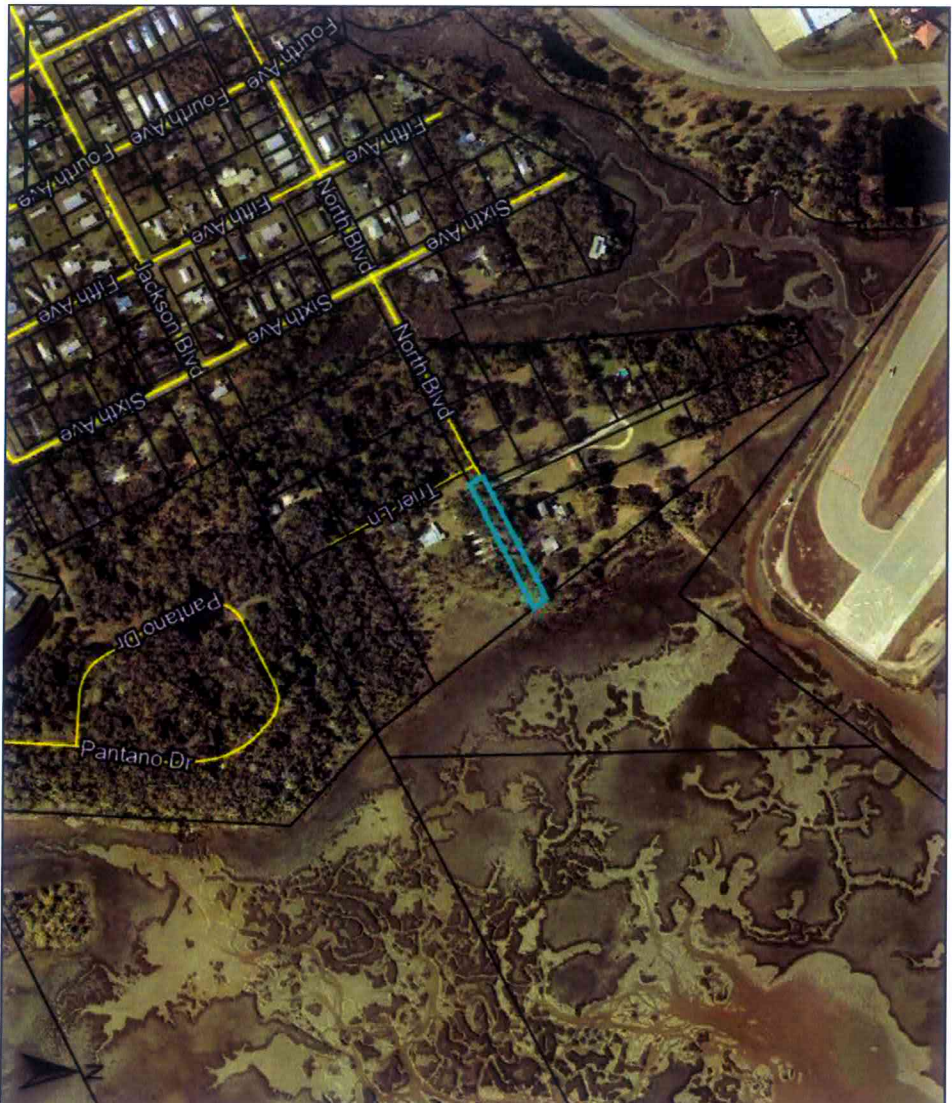
Parcel ID	0817550020	Physical Address	325 NORTH BLVD SAINT AUGUSTINE	Building Value	N/A	Last 2 Sales Date	Price	Reason	Qual
Property	8600 - County Owned	Mailing Address	ST AUG-ST JOHNS CO	Extra	N/A	3/11/2005	\$225000	11	U
Class			AIRPORT AUTHORITY	Feature		1/20/1994	\$50000	01	Q
Taxing District	South Ponte Vedra & US 1 North Area	Address	4796 US 1 N	Value					
Acres	3.11		SAINT AUGUSTINE FL 32095-0000	Total Land Value	\$121,228				
				Just Value	\$121,228				
				Total	\$49,078				
				Deferred					
				Assessed	\$72,150				
				Value					
				Total	\$72,150				
				Exemptions					
				Taxable	N/A				
				Value					

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Parcel ID	0817510000	Physical Address	365 1 NORTH BLVD	Building Value	N/A	Last 2 Sales Date	Price	Reason	Qual
Property Class	8600 - County Owned	Mailing Address	SAINT AUGUSTINE	Extra	N/A	7/27/1990	\$148500	11	U
Taxing District	South Ponte Vedra & US 1 North Area	Address	ST AUG-ST JOHNS CO AIRPORT AUTHORITY	Feature Value		n/a	0	n/a	n/a
Acres	0.46		4796 US HIGHWAY 1 N SAINT AUGUSTINE FL 32095-5706	Total Land Value	\$10,000				

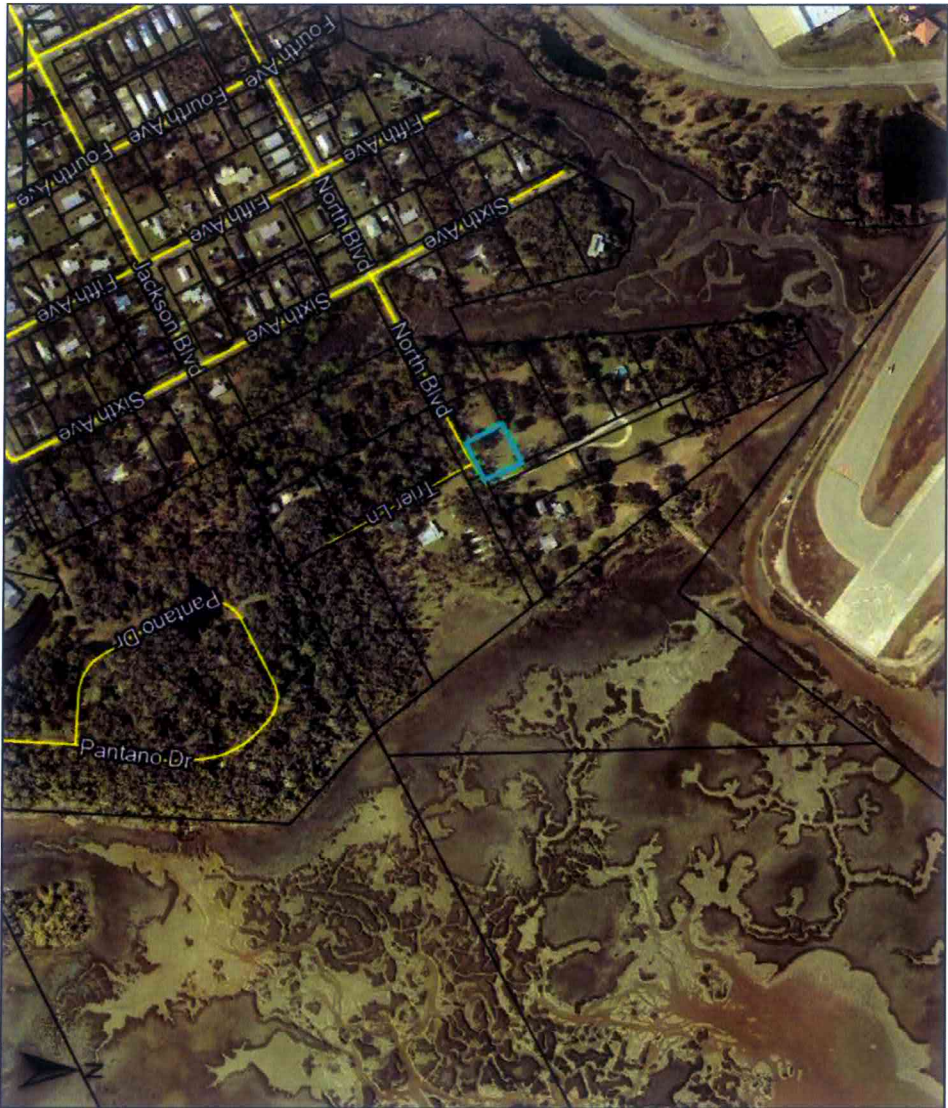
Just Value	\$10,000
Total	\$7,549
Deferred	
Assessed Value	\$2,451
Total Exemptions	\$2,451
Taxable Value	N/A

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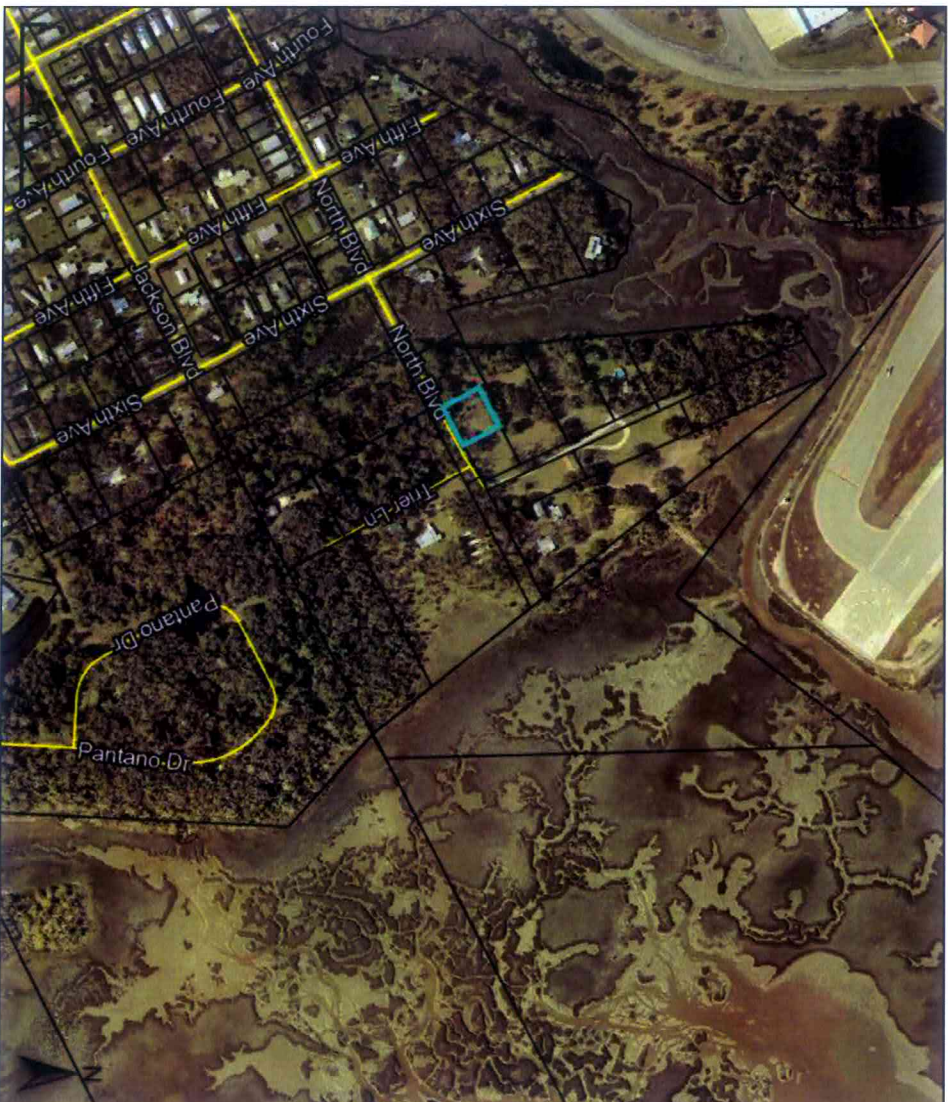
Parcel ID	0817710100	Physical Address	360 NORTH BLVD	Building	N/A	Last 2 Sales			
Property	8600 - County Owned	Mailing Address	SAINT AUGUSTINE	Value		Date	Price	Reason	Qual
Class			ST AUG-ST JOHNS CO	Extra	N/A	5/27/1994	\$17500	11	U
Taxing District	South Ponte Vedra & US 1 North Area		AIRPORT AUTHORITY	Feature		n/a	0	n/a	n/a
Acres	0.36		4796 US HIGHWAY 1 N	Value					
			SAINT AUGUSTINE FL 32095-5706	Total Land	\$18,000				
				Value					
				Just Value	\$18,000				
				Total	\$3,887				
				Deferred					
				Assessed	\$14,113				
				Value					
				Total	\$14,113				
				Exemptions					
				Taxable	N/A				
				Value					

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Parcel ID	0817710010	Physical Address	350 NORTH BLVD	Building	N/A	Last 2 Sales	
Property	8600 - County Owned	Mailing Address	SAINT AUGUSTINE	Value		Date	
Class			ST AUG-ST JOHNS CO	Extra	N/A	2/13/1997	\$78000 11 U
Taxing	South Ponte Vedra & US 1		AIRPORT AUTHORITY	Feature		1/1/1978	\$2000 01 Q
District	North Area	Address	4796 US HIGHWAY 1 N	Value			
Acres	0.38		SAINT AUGUSTINE FL 32095-5706	Total Land	\$19,000		

Value	\$19,000
Just Value	\$19,000
Total	\$6,356
Deferred	
Assessed	\$12,644
Value	
Total	\$12,644
Exemptions	
Taxable	N/A
Value	

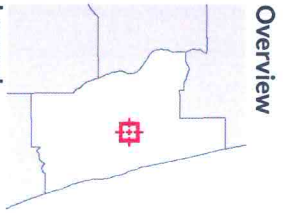
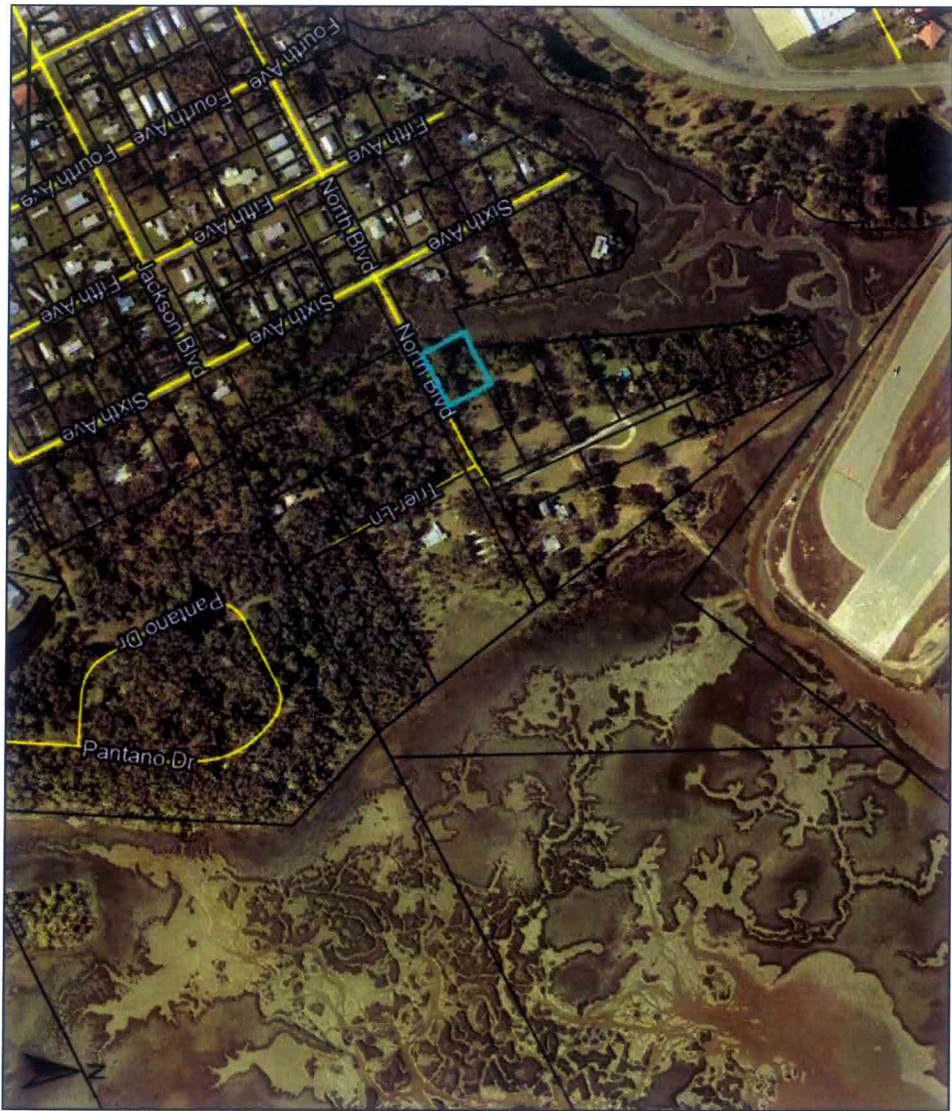
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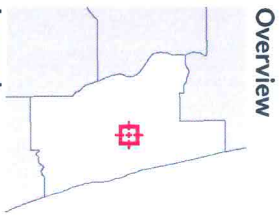
Parcel ID	0817710020	Physical Address	360 NORTH BLVD	Building Value	N/A	Last 2 Sales Date	Price	Reason	Qual
Property Class	8600 - County Owned	Mailing Address	SAINT AUGUSTINE	Extra	\$270	12/31/1992	\$25300	11	U
Taxing District	South Ponte Vedra & US 1 North Area	Address	ST AUG-ST JOHNS CO AIRPORT AUTHORITY	Feature Value		n/a	0	n/a	n/a
Acres	0.59		4796 US HIGHWAY 1 N SAINT AUGUSTINE FL 32095-5706	Total Land Value	\$41,300				

Just Value	\$41,570
Total	\$18,312
Deferred	
Assessed Value	\$23,258
Total	\$23,258
Exemptions	
Taxable Value	N/A

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Parcel ID	0817710090	Physical Address	360 NORTH BLVD SAINT AUGUSTINE	Building Value	N/A	Last 2 Sales Date	Price	Reason	Qual
Property Class	8600 - County Owned	Mailing Address	ST AUG-ST JOHNS CO AIRPORT AUTHORITY	Extra Value	N/A	12/31/1992	\$44400	11	U
Taxing District	South Ponte Vedra & US 1 North Area	Address	4796 US HIGHWAY 1 N SAINT AUGUSTINE FL 32095-5706	Feature Value	n/a	n/a	0	n/a	n/a
Acres	1.43			Total Land Value	\$85,800				

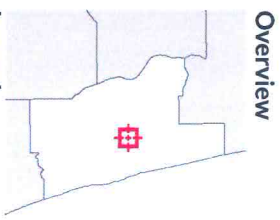
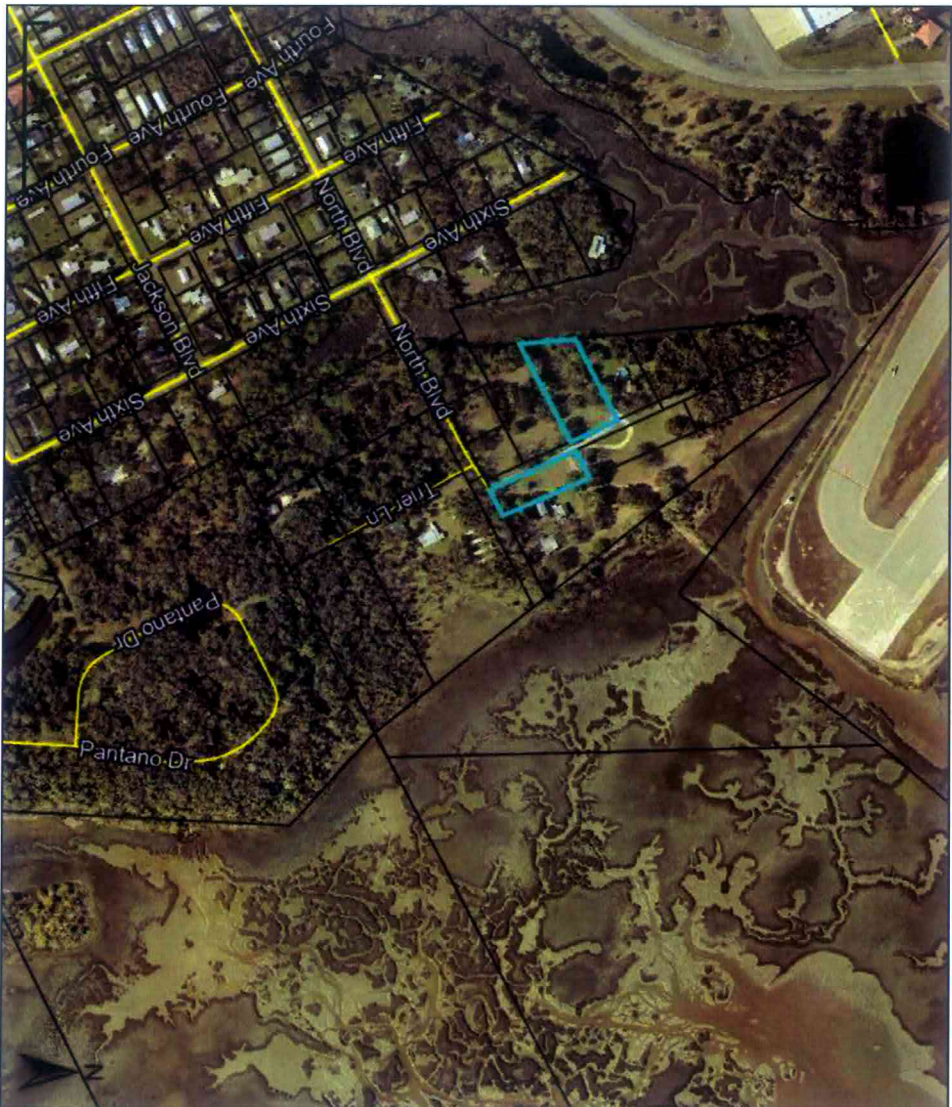
Just Value	\$85,800
Total	\$43,754
Deferred	
Assessed Value	\$42,046
Total	\$42,046
Exemptions	
Taxable Value	N/A

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Parcel ID	0817710070	Physical Address	360 F NORTH BLVD	Building Value	N/A	Last 2 Sales Date	Price	Reason	Qual
Property	8600 - County Owned	Mailing Address	SAINT AUGUSTINE	Extra	\$13,608	7/1/1990	\$135000	01	Q
Class			ST AUG-ST JOHNS CO	Feature		n/a	0	n/a	
Taxing District	South Ponte Vedra & US 1 North Area		AIRPORT AUTHORITY	Value					
			4796 US HIGHWAY 1 N	Total Land	\$95,100				
Acres	1.68		SAINT AUGUSTINE FL 32095-5706	Value					

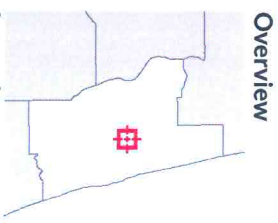
Just Value	\$108,708
Total	\$63,160
Deferred	
Assessed Value	\$45,548
Total	\$45,548
Exemptions	
Taxable Value	N/A

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Parcel ID	0817710040	Physical Address	360 J NORTH BLVD SAINT AUGUSTINE	Building Value	\$131,717	Last 2 Sales Date		Price		Reason		Qual
Property Class	8600 - County Owned	Mailing Address	ST AUG-ST JOHNS CO	Extra Value	\$1,586	7/10/1995		\$125000	01	n/a		Q
Taxing District	South Ponte Vedra & US 1 North Area	Address	AIRPORT AUTHORITY 4796 US HIGHWAY 1N SAINT AUGUSTINE FL 32095-5706	Feature Value		n/a		0	n/a			n/a
Acres	0.8			Total Land Value	\$56,000							

Just Value	\$189,303
Total	\$74,542
Deferred	
Assessed Value	\$114,761
Total	\$114,761
Exemptions	
Taxable Value	N/A

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## St. Johns County, FL



### Overview



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Parcel ID	0817710060	Physical Address	360 NORTH BLVD	Building Value	N/A	Last 2 Sales Date	Price	Reason	Qual
Property Class	8600 - County Owned	Mailing Address	SAINT AUGUSTINE	Extra	N/A	3/1/1988	\$35000	01	Q
Taxing District	South Ponte Vedra & US 1 North Area	Address	AIRPORT AUTHORITY	Feature Value		n/a	0	n/a	n/a
Acres	0.85		4796 US HIGHWAY 1N	Total Land Value	\$59,500				
			SAINT AUGUSTINE FL 32095-5706	Just Value	\$59,500				
				Total	\$42,838				
				Deferred					
				Assessed Value	\$16,662				
				Total Exemptions	\$16,662				
				Taxable Value	N/A				

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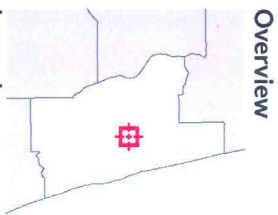
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# St. Johns County, FL



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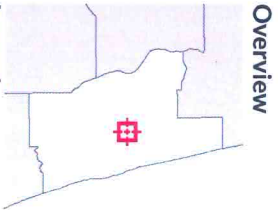
Parcel ID	0817710080	Physical Address	360 NORTH BLVD	Building	N/A	Last 2 Sales	
Property	8600 - County Owned	Mailing Address	SAINT AUGUSTINE	Value		Date	
Class			ST AUG-ST JOHNS CO	Extra	N/A	11/1/1991	\$52500
Taxing District	South Ponte Vedra & US 1 North Area	Address	AIRPORT AUTHORITY	Feature		n/a	0
Acres	1.14		4796 US HIGHWAY 1 N	Value			
			SAINT AUGUSTINE FL 32095-5706	Total Land	\$79,800		
				Value			
				Just Value	\$79,800		
				Total	\$57,454		
				Deferred			
				Assessed	\$22,346		
				Value			
				Total	\$22,346		
				Exemptions			
				Taxable	N/A		
				Value			

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Parcel ID	0817710030	Physical Address	360 NORTH BLVD	Building Value	N/A	Last 2 Sales	
Property Class	8600 - County Owned	Mailing Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price
Taxing District	South Ponte Vedra & US 1 North Area	Address	ST AUG-ST JOHNS CO AIRPORT AUTHORITY	Value	n/a	0	n/a
Acres	0.8		4796 US HIGHWAY 1 N	Total Land	\$56,000	n/a	n/a
			SAINT AUGUSTINE FL 32095-5706	Value			
				Just Value	\$56,000		
				Total	\$40,318		
				Deferred			
				Assessed	\$15,682		
				Value			
				Total	\$15,682		
				Exemptions			
				Taxable Value	N/A		

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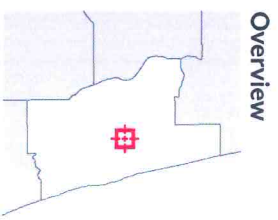
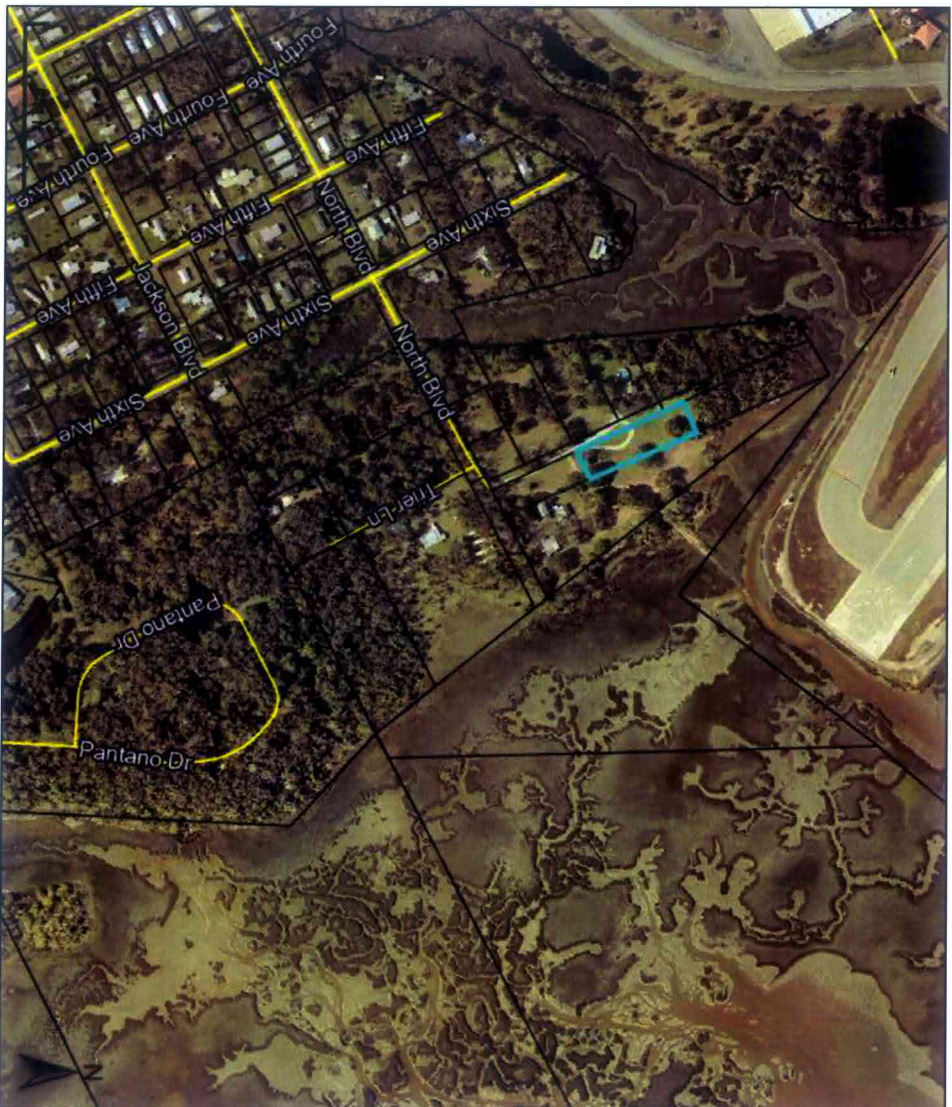
Parcel ID	0817710050	Physical Address	360 NORTH BLVD	Building Value	N/A	Last 2 Sales	
Property Class	8600 - County Owned	Mailing Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price
Taxing District	South Ponte Vedra & US 1 North Area	Address	ST AUG-ST JOHNS CO AIRPORT AUTHORITY	Value		0	n/a
Acres	0.3		4796 US HIGHWAY 1 N	Total Land	\$21,000	0	n/a
			SAINT AUGUSTINE FL 32095-5706	Value			n/a
				Just Value	\$21,000		
				Total	\$9,239		
				Deferred			
				Assessed	\$11,761		
				Value			
				Total	\$11,761		
				Exemptions			
				Taxable Value	N/A		

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Parcel ID	0817710000	Physical Address	370 NORTH BLVD SAINT AUGUSTINE	Building Value	N/A	Last 2 Sales Date	2/9/1995	Price	\$33000	Reason	01	Qual	n/a
Property Class	8600 - County Owned	Mailing Address	ST AUG-ST JOHNS CO AIRPORT AUTHORITY	Extra Feature Value	N/A								
Taxing District	South Ponte Vedra & US 1 North Area	Address	4796 US HIGHWAY 1N SAINT AUGUSTINE FL 32095-5706	Total Land Value	\$48,000								
Acres	0.8			Just Value	\$48,000								
				Total	\$24,478								
				Deferred									
				Assessed Value	\$23,522								
				Total	\$23,522								
				Exemptions									
				Taxable Value	N/A								

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