

CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE

A G E N D A

THURSDAY, FEBRUARY 2, 2023 - 2:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Design Review
 - a) HP2023-0001 Marquis Latimer + Halback, Inc. - Applicant
XK8 Properties LLC - Owner
100 S Ponce de Leon Boulevard
For site plan review of proposed commercial development on a vacant lot along the King Street Entry Corridor.
6. Other Business
7. Next Scheduled Meeting Date
 - a) Thursday, March 2, 2023 at 2:00 p.m. (If applications are received)
8. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE

Corridor Review Committee Meeting January 5, 2023

The Corridor Review Committee met in formal session at 2:00 P.M., Thursday, January 5, 2023 in the Alcazar Room at City Hall, St. Augustine, Florida. Michael Dixon, Chair, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Michael Dixon, Chair
Vaughn Cochran, Vice-Chair
Lorna McDonald

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Ms. MacDonald MOVED to APPROVE the July 7, 2022, meeting minutes as presented. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

Heard after item 7

MOTION

Mr. Cochran MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Ms. MacDonald and APPROVED BY UNANIMOUS VOICE VOTE.

5. New Business

5. (a) HP2022-0089– Matthews Design Group, LLC – Applicant
Deacon Transportation, INC– Owner
32 San Marco Avenue

For design review to develop an approximately 0.52 acre commercial parcel along the San Marco Entry Corridor into a parking lot with associated modifications including but not limited to eliminating drive aisle access from the secondary street (Grove Avenue), and retaining and widening one existing non-conforming driveway apron from San Marco Avenue to greater than twenty-four (24) feet as needed for turn radius.

Ms. Seymour read the staff report and said based on a review of the San Marco Avenue Design Standards for Entry Corridors and without evidence to the contrary the CRC may APPROVE the proposed design and modifications if the CRC can make the following finding under the review criteria in section 4.7.5:

Criteria 1: Strict application of the Standards is not warranted and granting a modification will fulfill the intent of the standards. Staff is not clear on the expectations for justifying this Criteria and seeks the direction of the CRC. Staff has found the following criteria to be justified with extra conditions proposed in Criteria 4.

Criteria 2: The Modification is not a prohibited type of modification listed in Section 4.7.4.

Criteria 3: The Modification is consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and the Standards.

Criteria 4: The Modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification. See additional mitigation proposed in a in the preceding section. All findings must be proven by the applicant and accepted by the CRC in order to grant a modification. In doing so, the CRC recognizes that the approval is unique to this property and its conditions and does not establish any precedent. If these findings cannot be made based upon this application and any additional testimony the Design Approval and Modifications can be continued to allow time for resubmittal of a new design based upon CRC feedback; or, denied and the applicant may seek an appeal before the City Commission.

Alex Acree Matthews Design Group, Edwin Swift IV, and Jon Benoit reviewed the application.

Board discussion:

- Agreed with the color for the parking sign and thought the blue was appropriate
- Unsure of which color was an issue for staff the blue or the brown

Ms. Seymour advised that the issue was with both colors and the sign did not indicate it was not a private parking lot. She said it could be misinterpreted as City parking which was free on holidays and Sundays.

Ms. Lopez said the sign code prohibited any private party from having a standardized

traffic control device in order to not confuse the public. She said the Board could not authorize this since it was in the code and state law. She said the concern was standardized signage for highways, roads and parking facilities. She felt the design could be altered to not mimic a standard sign in the traffic manual.

Board discussion:

- Guest should be aware the lot was private and not a City parking lot
- Paid parking could be added to the sign under the blue
- Asked if the blue symbol was trademarked

Ms. Lopez replied she thought it was in the manual and wanted to discuss the sign design more with the applicant and the Public Works department. She said it was a standardized design and was unsure if it was exact. She suggested deferring the sign in order for everyone to come to a conclusion.

Board discussion:

- Felt the confusion was who owned the lot and not that the sign was a traffic control device
- Sign could have the name of the owner to clarify it was not a City lot

Ms. Lopez stated traffic control devices or government signs were in the City's purview and they limited the use of similar ones. She said they could not force people to have specific content, colors, textures, or sizes; however, if the applicant clarified it was a private lot, the issue might be resolved.

Mr. Cochran asked if "paid parking" were added would that satisfy the concern.

Ms. Lopez advised parking even City parking was "paid parking" and they did not want to dictate content on the sign; however, if the applicant felt that would

help, it could be added or they could try and work more with staff for a resolution.

Applicant response:

- Circle "P" with the blue background was the universal sign for parking and used by private individuals
- Would add paid parking lot on the base
- Would change the background color to a lighter brown to avoid it resembling a municipal sign
- Wanted to keep the Blue circle with "P" as it was known when searching for parking

Mr. Swift said they had tried to make the sign colors softer for the location and they were willing to change it to "downtown parking" and keep the universal circle "P".

Ms. Lopez the changes were an improvement and the City did not own the phrase "historic district"; however, government signage was controlled by code and it could not be mimicked.

Mr. Swift said the original sign color choices were not an approved color. He said they wanted to keep the blue coloring but was willing to use Peristyle Brass, an approved bronze color.

Ms. Lopez clarified the sign would be the approved bronze color, keeping the blue "P", replacing historic parking with downtown parking, and adding private paid parking on the base.

Mr. Swift asked if instead of private paid parking could the phrase be public paid parking. He said private parking indicated it was open for the public to park.

Ms. Lopez suggested using paid parking instead of adding public or private, to avoid any confusion.

Mr. Swift agreed with the suggestions.

Ms. Seymour noted if the Board wanted to not have the brown coloring, there were other alternatives.

Mr. Swift said the bronze would help the writing be more legible.

Board discussion:

- In favor of using the phrase downtown parking instead of historic parking
- Questioned if the handicapped parking had been addressed; per Florida Code the applicant would need two but had only one
- Asked if the parking had changed on the new plan
- Concerned about pedestrian access to cross the street
- Unsure if the road were a state or city road which would determine the crosswalk situation

Ms. Seymour said the parking concern would be reviewed by the Building Official.

Mr. Acree said they had many meetings with Florida Department of Transportation (FDOT) regarding the crosswalks, and they were against a midblock crossing with blinking lights. He said they had looked at adding another crosswalk to the south by Ripley's Believe it or Not; however, there were issues where one could not be installed as there was insufficient right-of-way.

Mr. Dixon was satisfied with the plans but was concerned with those two issues. He said if the handicapped parking was not met, he wanted to bring it their attention.

Mr. Cochran noted the lighting selected was not historic.

Mr. Dixon was concerned about the height of the lighting and asked for clarification.

Mr. Benoit said the idea was to have the fixture height at twelve feet. He said the

fixture was a flathead was a down light. He said the light temperature would be the same in the downtown area at 3000k.

Mr. Cochran asked if there was anything that resembled the downtown area and did not look as modern. He asked if there were other options available.

Mr. Benoit said the fixture could be lowered but then more would need to be added. He said by being higher it would cover the parking lot better. He said the guidelines recommended for parking lots were fixtures without visible bulbs and the color would be a dark bronze to blend.

Mr. Dixon asked for the height as there were different fixtures on the plan.

Mr. Benoit replied there was up lighting for the sign and landscaping. He said the S2 fixture was slightly different but was at the same height as the S2 at twelve feet and the S1B were the smaller ones at four feet. He noted it was the same fixture only different heights.

Mr. Dixon felt the fixtures were minimal and would not glow, and the color would blend in.

Public hearing was open.

Charles Pappas spoke in favor of the application and thought the blue coloring for the sign was universal; however, a lot of the complaints were people parking in private lots and receiving a ticket. He said it should be clearly marked that the lot was a private lot. He said the name was not a big issue, but most referred to the parking garage as downtown parking. He suggested using a different name as tourist used those as points of reference.

Public hearing was closed.

Ex Parte Communication:

(None)

Ms. MacDonald said the downtown parking name could possibly be confusing and suggested using Old City parking.

MOTION

Ms. MacDonald MOVED to APPROVE the plan as drawn with the changes to the signage as discussed. The motion was SECONDED by Mr. Cochran.

VOTE ON MOTION:

AYES: MacDonald, Cochran, Dixon

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Other Business

Ms. Seymour said there was a schedule for the remaining meetings. She said they needed Board consensus regarding the dates.

There was Board consensus the meeting schedule would work for the remaining of the year.

7. Next Scheduled Meeting Date

7(a). Thursday, February 2, 2023 (if needed)

Heard after item 3

8. Adjournment

There being no further business, the meeting was adjourned at 2:49 P.M.¹

¹ Transcribed by Elyse Wiemann



**CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE
STAFF REPORT AND RECOMMENDATION
Prepared for February 2, 2023 Meeting**



Application HP2023-0001 Address: 100 S Ponce de Leon Boulevard

XK8 Properties LLC– Owner Marquis Latimer + Halback, Inc. – Applicant

Project description: For site plan review of proposed commercial development on a vacant lot along the King Street Entry Corridor.

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	N/A
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	1185700000	Typology:	Commercial
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This vacant commercial property is located on the southwest corner of US Highway 1 (US1) and West King Street along the King Street Entry Corridor.
2. The applicant is requesting preliminary site plan review for a one to two-story commercial development with associated parking lot. Additional review and approval of the complete design package by the Corridor Review Committee will be required under a new application for the full project scope.
3. Items submitted by the applicant for review include:
 - a. Site Location and Zoning Maps
 - b. Aerial Views of surrounding area and proposed development (wide and narrow views)
 - c. Existing site survey
 - d. Site plan diagram showing building footprint, hardscape and landscape areas
 - e. Hardscape Plan
 - f. Landscape Plan
4. Most aspects of the proposed site plan appear to meet the King Street Design Standards for Entry Corridors (DSEC). The following items require additional clarification from the applicant and/or specific approval by the CRC:
 - a. Confirmation that the driveway access width on Everette Street will be no greater than 24' in width per section 4.5.2 of the DSEC because width is not marked in drawings provided.
 - b. Proof that visibility triangle requirements are being met on all street corners and that proposed landscaping at W. King and Everette Street Driveways allows for visibility in accordance with section 5.10 of the DSEC.
 - c. While not clearly delineated, it does not appear, based on the submitted plans, that an entrance to the proposed structure is being provided along W. King Street. This is inconsistent with the DSEC which requires an operable, clearly defined, and highly visible main entrance oriented to the corridor (sec. 4.4.7). A modification approval at this, or a future meeting, would be required to retain the lack of a main entrance along King Street. Entrances on secondary elevations, which cater to multi-modal forms of travel, are encouraged in the DSEC only in addition to a main entrance along King Street.
5. The northeast corner of the building footprint closest to US1 is shown with a 0' setback where the property line begins to curve towards W. King Street. This building corner will require a variance approval by the Planning and Zoning Board or a design change to meet the required minimum 10' setback along US1.
6. All proposed landscape materials are listed on the pre-approved plants list or are native to Florida.
7. Use of the existing oak tree canopy to meet required W. King Street frontage is allowed per the DSEC with proof that the tree canopy is and will not be significantly altered (sec. 4.2 (3))
8. The street wall as proposed along the W. King elevation of the building is an appropriate use of the treatment though more details, including height and overall design, are required to make a full determination as to its consistency with the DSEC.
9. Other site requirements including stormwater maintenance which are addressed in the DSEC must also be reviewed and approved by other city departments prior to permit issuance. Staff has recommended that the applicant submit this proposed site plan to the Development Review Committee, also known as Friday Review, for additional comments from city staff.

STAFF RECOMMENDATION:

Based on a review of the King Street Design Standards for Entry Corridors, and without evidence to the contrary, the CRC may approve the proposed site plan if the CRC can make the following findings under the review criteria in section 3.3.2:

- Criteria 1:** The proposed project meets the intent of the King Street Design Standards as defined in Section 1;
- Criteria 2:** Approval of the proposal will not set an unintended precedent; Note: Unique qualities of the application will be identified to substantiate the approval and avoid a perceived assumption of precedence.
- Criteria 3:** Approval of the request will not be detrimental to the physical characteristics of the neighboring sites or the overlay district as a whole, with respect to the physical characteristics prescribed within the authority of this document.

All findings must be proven by the applicant and accepted by the CRC in order to grant an application approval.

*If these findings cannot be made based upon this application and any additional testimony the application can be **continued** to a future CRC meeting with the expectation of additional material or design changed in response to CRC feedback; or, **denied** and the applicant may seek an appeal before the City Commission.*

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a new one/two story commercial structure with associated parking lot and landscaping:

Interior layout, changes of use, zoning requirements such as parking standards, stormwater maintenance, and other such city requirements are not in the purview of the CRC unless such requirements alter or conflict with the design requirements addressed in the Standards.

CITY CODES/DESIGN GUIDELINES: RELEVANT EXCERPTED SECTIONS ONLY

CITY OF ST. AUGUSTINE CODE OF ORDINANCES

Sec. 28-209 – Commercial Medium-Two

(5) Maximum lot coverage of all buildings. Seventy-five (75) percent.

(6) Minimum yard requirements:

- a. Front, zero feet minimum, thirty (30) feet maximum, except for property abutting U.S. Highway No. 1 for which the front yard requirements shall be ten (10) feet minimum and no maximum. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.

- b. Side, five (5) feet.
- c. Rear, five (5) feet.

(7) Maximum height of structures: Thirty-five (35) feet.

Sec. 28-353. - Design standards for entry corridors.

The Design Standards for Entry Corridors, as originally prepared by Herbert-Halback, Inc., dated January 24, 2000, and subsequently amended by resolution from time to time ("DSEC standards"), are hereby adopted and incorporated herein by reference. All new construction and site development within the entry corridors, excluding work within right-of-way, shall conform to these standards unless a variance is granted pursuant to the criteria enumerated in the DSEC standards. Any change in the use of a parcel of property shall require that the site, excluding buildings and facilities, be developed to conform to these standards, unless technically infeasible. Each element or space of a building or facility that is altered shall comply with these standards, unless technically infeasible. When an alteration to a building or facility that incorporates exterior renovation constitutes fifty (50) percent or more of the assessed value of the building or facility, the entire building or facility shall be made to conform to these standards.

KING STREET DESIGN STANDARDS FOR ENTRY CORRIDORS

Section 1. Purpose & Intent

The purpose of the standards contained in this document is to:

- a. Promote the unique characteristics of the King Street overlay area that distinguish it from the other built environments of the City of St. Augustine.
- b. To facilitate the development of vacant land and the reimagination and repurposing of underutilized properties in this area into a high-quality, multi-modal, mixed-use environment.
- c. To provide standards and criteria by which proposed development in the area will be reviewed.

1.3 Two Districts: West and East

West King (F.E.C. Railroad Crossing to U.S. Route 1)

The West King area is a unique neighborhood from East King, marking the entrance to "New Augustine", as the area was once called, or "West Augustine," as many now refer to the area. Architecture includes traditional commercial structures, many of which engage with the street front, along with residential typologies further west. This portion of the corridor also includes the entrance into the Ravenswood neighborhood.

3.3.1 Activities Requiring Review

Any of the following items are a triggering event and requires further review by the CRC.

- a. Modification of standards between 10 and 30% of a dimensional requirement of this document and non-dimensional modifications (color, landscape, etc.). Changes over 30% cannot be approved by the CRC but may be processed through the variance process (Sec. 28-29).
- b. Limits of Construction that exceed one third (1/3) acre in size;
- c. Limits of Construction that exceed 2,500 square feet in gross floor area;
- d. New construction that includes structured parking;
- e. Use of neon or color lighting (non-white lighting, outside of 2700K-3000K range, requires review);
- f. Colors not pre-approved; (applies to East-King only)
- g. Appeals of Planning and Building Department of administrative official.

3.3.2 Review Criteria.

The CRC shall use the following criteria (in addition to the standards contained herein) when reviewing an application:

- a. The proposed project meets the intent of the King Street Design Standards as defined in Section 1;
- b. Approval of the proposal will not set an unintended precedent; Note: Unique qualities of the application will be identified to substantiate the approval and avoid a perceived assumption of precedence.
- c. Approval of the request will not be detrimental to the physical characteristics of the neighboring sites or the overlay district as a whole, with respect to the physical characteristics prescribed within the authority of this document.

SECTION 4. SITE & BUILDING DESIGN

The rhythm and pattern of buildings, combined with their relationship to the street expressed through setbacks and architecture, define the character of the public space. The location of a building on a site is critical to creating a vital and coherent public realm that is both welcoming and functional. This public realm shall also be determined by the location of the property along the corridor (and its surroundings) and meeting the following site and building design standards.

4.1 Building Placement

The setback standards prescribed in this section are intended to create a pedestrian-friendly public realm with buildings located close to the street (at varying degrees). The public realm typically includes all the elements within the right-of-way (sidewalks, travel lanes, on-street parking, landscape strips), but it also includes activities that occur within the front yard setbacks, which in a commercial area are considered to be the transition area between the public and the private spaces and needs to be inviting for the commercial corridor to be successful. That transitional zone in the public realm may also include expanded sidewalks, outdoor cafés, bicycle parking, art/sculptures, and outdoor retail spaces, among others. To encourage the creation of a successful public realm, the following building placement standards shall be met. All new buildings within the redevelopment site shall be required to meet the building setback provisions where legally applicable.

Entry Corridor Setbacks

King East:

Front Setback: PER ZONING min, 15' maximum.

Upper Floor Setback: 15'min, OVER 25'

Side Yard: 0'min

Rear Yard: PER ZONING

Setback adjacent to Single Family Zoning: 15' min

1. For those corner lots abutting a R.O.W. intersection, the visibility triangle must be kept free of visual obstacles. Visibility triangle regulations shall always prevail. See Section 5.10.
2. New developments adjacent to a development already using a 0-foot side yard setback shall provide a side yard setback of 0 feet.
3. Parking and drop off in the front yard shall be limited. See Section 4.5 for more information.
4. The maximum front yard setback may be expanded up to 20 feet for a maximum of 50% of the building frontage (as defined in 4.2) for use as a courtyard, landscape, or other non-parking purposes. At least one shade tree, no smaller than 4" in caliper and 15' in height, must be planted within this space. (see Figure 5).
5. The maximum front and street side building setbacks (if side street setbacks exist) shall only apply to the portion of the building meeting the building frontage requirement (see Figure 7). This provision will allow for L-shape buildings or step back setbacks, where a portion of the building is recessed more than what the setback allows.
6. The front and side setbacks may be used to expand the public sidewalk, for outdoor dining, or for landscaping
7. Balconies, bay windows, awnings, canopies, eaves and roof overhangs used in conjunction with a commercial structure may encroach into the setback zones, but not into the public right-of-way.
8. New developments or additions abutting or from a single-family residential zoning district shall provide a fifteen (15) foot setback along the portion of the site abutting or from the single-family zoned property. Porches, however, can encroach upon this setback up to eight (8) feet. Landscaped buffers shall be provided as required in Section 5 of this document.
9. Primary building facades facing a right-of-way shall be built parallel to the property line along that street

4.2 Building Frontage

The purpose of the following building frontage requirements is to ensure façade continuity along King Street and to avoid large voids between buildings. The building frontage standards are stated as a proportion of the building width within the required building setback relative to the width of the development site measured at the site frontage line. Portions of the building façade outside the required front/street building setback do not count as building frontage (see Figure 7).

1. The building frontage (a+b) shall be a minimum of 70% of the site frontage (C).
2. Sites with frontages on multiple streets shall be required to meet the minimum primary frontage along King Street.
3. The canopy width of a Significant Tree along the site frontage may be counted towards the building frontage requirement as "building frontage" if tree canopy is not significantly altered.

4.5 Site Access and Parking

4.5.1 Pedestrian Access and Circulation

Pedestrian walkways, ramps or steps (or a combination of these) shall link the public sidewalk to the front door entry.

4.5.2 Vehicular Access

The intent of the Standards is to improve pedestrian connectivity by reducing vehicular connections to a maximum of one (1) per site direct to King Street (or, when applicable, Malaga Street) and two (2) total per site. Site modifications shall adhere to the following:

a. Number of driveway connections:

- i. Each site may have a total of two (2) driveway connections, with a maximum of one (1) from King Street (or, when applicable, Malaga Street). Only if required by the Fire Marshal for safety, additional driveway(s) may be permissible.
- ii. Sites with existing connections to King Street (Malaga Street) may keep a maximum of one (1) connection, which may be shifted along the street frontage, as long as engineering and site distance requirements are adhered to.
- iii. Multiple existing connections from King Street (Malaga Street) shall be reduced to one (1) per site.
- iv. No new or additional connections to King Street (Malaga Street) shall be allowed unless direct access from a secondary street is not available.

b. Driveway design standards

- i. A one way ingress and one way egress shall equal one driveway.
- ii. One-way drives shall not exceed 13 feet in width.
- iii. Two-way driveways shall not exceed 24 feet in width.
- iv. Turning radii of driveways along King Street shall be determined by the applicable authority in the right of way.
- v. Turning radii of driveways along all other streets shall not exceed 20 feet.

4.5.5 Bicycle Parking

In conjunction with new construction and substantial redevelopment (as defined in Section 3), the applicant may provide bicycle parking facilities on the site at a suggested minimum rate of one bike rack space per 20 required vehicle spaces. The rack may be placed within the street setback area, but not within the public right-of-way, and it shall count towards the required front or side yard buffer (2' of width per bicycle space, not to exceed 6') or as an offset to required trees at a rate of one tree per three spaces (not to exceed two (2) trees).

SECTION 5. LANDSCAPE & SCREENING

5.1 Landscape Introduction

This section contains the detailed landscaping standards for properties along King Street. The quality, installation, mitigation, and maintenance requirements of the City Code shall apply (see Section 25-53 of the Code).

5.1.1 Plant Materials

In general, site landscaping shall consist of native or naturalized plants that thrive in the St. Augustine climate and environment (see plant list in Appendix C). Plants shall be relatively drought tolerant to encourage the conservation of water.

5.1.2 Protection of Existing Landscape

Effort shall be made to minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources. Construction plans shall indicate areas of protection and shall have applicable notes regarding minimal disturbance of landscape elements to be preserved.

Along the corridor, existing oaks in good health shall be protected when possible. Oaks over 12" dbh to be removed shall have an additional 25% deficit applied to current tree mitigation calculations.

- Note: A Protected Tree along the site frontage can be included in the building frontage calculation.

5.2 Landscape Requirements

5.2.1 Introduction

The commercial structures along the corridor are characterized by limited landscape in the front yard. Landscape is often in raised planters and narrow strips when provided. The following landscape regulations follow the existing zoning landscape requirements for CM-2, CL-2, and CL-1.

5.6 Vehicular Use Areas

Vehicular use areas (VUAs) shall meet the following requirements in addition to the screening requirements set forth for the side and rear yards.

1. Within each parking area of five thousand (5,000) square feet or more, there shall be a minimum of five (5) percent of landscaped areas, which shall be reasonably distributed within each five thousand (5,000) square feet of parking area so as to be prorated to fulfill the objectives of this article.
2. Each separate planting area shall contain at least one (1) tree and a tree shall be planted for each one hundred (100) square feet of internal landscaping. All internal landscaping shall be protected from vehicular encroachment by curbing or wheel stops. All landscape areas shall be a minimum of one hundred (100) square feet, with the least dimension being five (5) feet.
3. The VUA perimeter landscape (shrub planting material) shall provide screening of vehicles, particularly on the rear and side yards. Reference Appendix C for hedge material recommended for parking screening.

5.7.2 Street Walls

- a. In the absence of a building façade along any part of the King Street site frontage line, a street wall shall be built in line with (co-planar with) the façade. Breaks are permitted in the street wall to provide vehicular and pedestrian access to the site, for plazas and gathering spaces, and for the purpose of tree protection. Street walls shall have openings no larger than necessary to allow automobile and pedestrian access.
- b. Street walls are the only types of fences/walls allowed facing streets (see Figure 30). Privacy fences and walls are not allowed between adjacent uses along King Street.
- c. Street walls shall be located within the front setback, and may have landscaping or hard surface between the wall and the public sidewalk.
- d. Street walls shall be a minimum of 3 feet in height and shall not exceed a 5-foot maximum, as measured from the lower elevation of the public sidewalk or final elevation of adjacent interior development. However, the portion of the wall above 3 feet shall be no more than 50% solid.
- e. Street walls shall be constructed of brick or masonry. Fencing, as per 5.7.1, may be included.
- f. The area in front of a street wall may include landscaping or hardscape if used to expand the sidewalk.
- g. When landscaping is provided between the wall and the sidewalk, the landscaping strip shall be a minimum of two (2) feet wide.
- h. A three (3) foot wide landscape strip, as measured from the wall, shall also be provided on the interior side of the street wall.

5.10 Visibility Triangle

All landscaping within the triangular areas described below shall provide unobstructed cross visibility at a level between three (3) and eight (8) feet above the ground. Trees having limbs and foliage extending into this cross visibility area shall be allowed, provided that they are so located so as not to create a traffic hazard. Landscaping, except grass and ground cover, shall not be located closer than three (3) feet from the edge of any accessway pavement. The triangular areas are:

1. The areas of property on both sides of an accessway formed by the intersection of each side of the accessway, i.e. driveway, and the public right-of-way pavement line with two (2) sides of each triangle being ten (10) feet in length from the point of intersection and the third side being a line connecting the ends of the other sides.
2. The area of property located at a corner formed by the intersection of two (2) or more public rights-of-way with two (2) sides of the triangular areas being measured thirty (30) feet in length along the abutting edges of pavement, from their point of intersection, and the third being a line connecting the ends of the other two (2) lines.

Link to full Comprehensive Plan

https://www.citystaug.com/DocumentCenter/View/2976/2040_Comp_Plan_Update?bidId=

Link to full Land Development Code

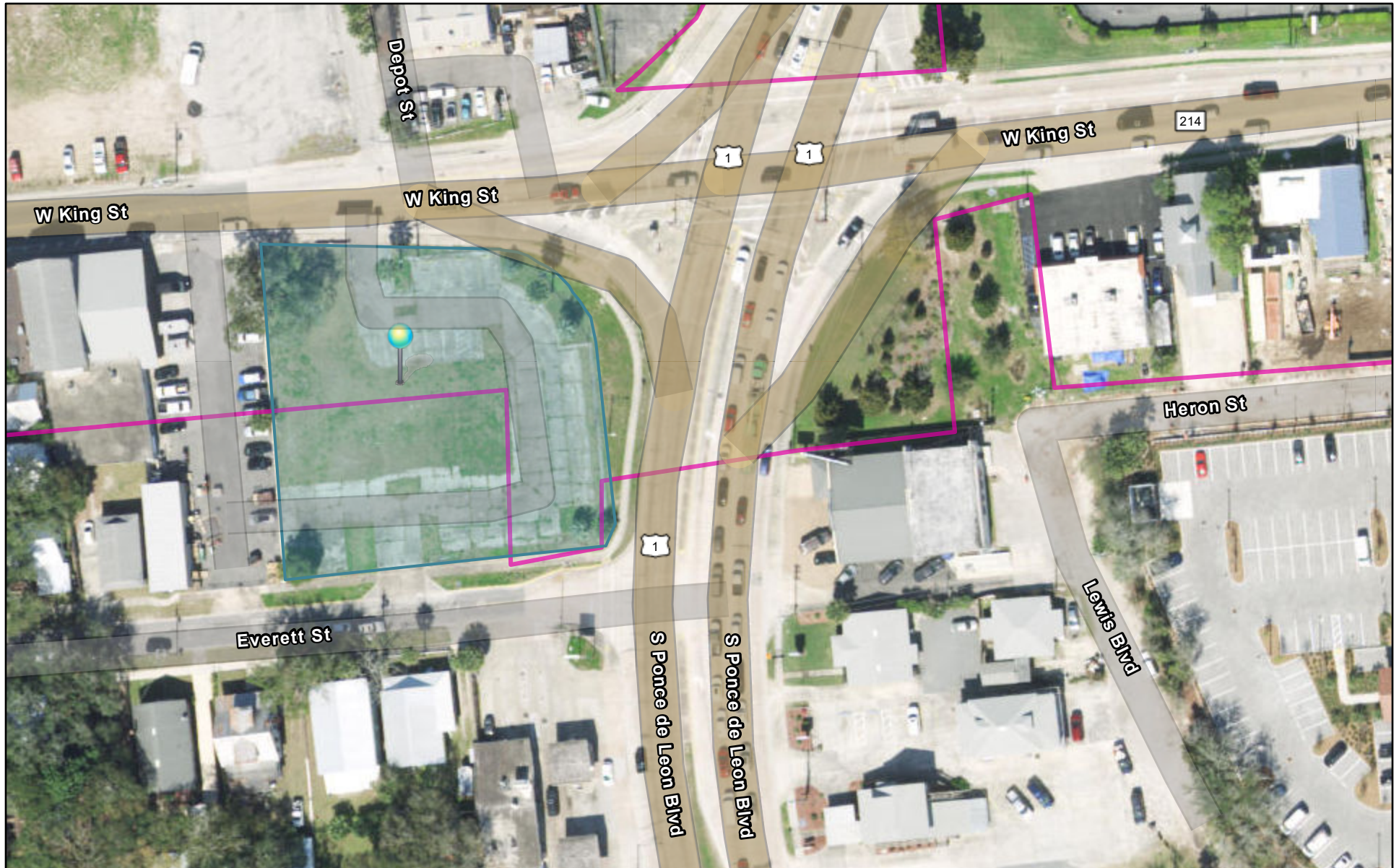
https://library.municode.com/fl/st._augustine/codes/code_of_ordinances?nodeId=PTIICOOR_CH28ZO

DSEC HP2023-0001
100 S Ponce de Leon Boulevard
February 2, 2023

LIST OF ATTACHMENTS:

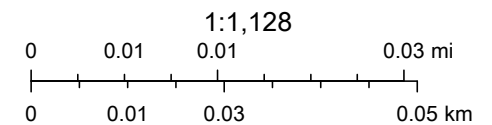
1. Location Map (GIS)
2. Staff photographs

100 S Ponce de Leon Boulevard



1/24/2023, 11:49:44 AM

 EntryCorridors



St Johns County, Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

CSeymour using ArcGIS Web AppBuilder
Staff Report no. 9

STREETVIEW PHOTOGRAPHS

100 S Ponce de Leon Boulevard



View facing west from US1

STREETVIEW PHOTOGRAPHS

100 S Ponce de Leon Boulevard



View facing northeast from Everett Street

STREETVIEW PHOTOGRAPHS

100 S Ponce de Leon Boulevard



View facing northwest from US1

STREETVIEW PHOTOGRAPHS
100 S Ponce de Leon Boulevard



View facing west from US1

STREETVIEW PHOTOGRAPHS

100 S Ponce de Leon Boulevard



View facing southwest from US1/W. King Street Intersection

STREETVIEW PHOTOGRAPHS

100 S Ponce de Leon Boulevard



View facing south from W. King Street

STREETVIEW PHOTOGRAPHS
100 S Ponce de Leon Boulevard



Existing tree to remain, canopy width to be used to offset King Street building frontage

CITY OF ST. AUGUSTINE
CORRIDOR REVIEW COMMITTEE



☒ DESIGN APPROVAL

☐ MODIFICATION TO THE STANDARDS

Application Fee: \$ 350

BDAC Project No. HP2023-0001

Receipt No. 2549810

Meeting February 2, 2023

Date: Advertising Costs \$

Paid on

Receipt No.

1. NAME OF APPLICANT Jeremy Marquis, RLA
Business (if applicable) Marquis Latimer + Halback, Inc.
Address 34 Cordova Street, Suite A
City St. Augustine State FL Zip Code 32084
Daytime telephone 904.825.6747 Other phone/email jeremy@halback.com
2. NAME OF PROPERTY OWNER Virginia Whetstone
Business (if applicable) XK8 Properties, LLC
Address 1 Dolphin Drive
City St. Augustine State FL Zip Code 32080
Daytime telephone (required) 904.347.3170 Other phone yaw297@me.com
3. PROJECT STREET ADDRESS ~~195 W King Street~~ 100 S Ponce de Leon Blvd
4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel 1185700000
5. EXISTING USE Vacant (formerly Hardee's) PROPOSED USE Light Manufacturing + Retail
6. ENTRY CORRIDOR: ☐ ANASTASIA ☒ KING ☐ SAN MARCO
7. TYPOLOGY: ☐ RESIDENTIAL ☐ INSTITUTIONAL ☒ TRADITIONAL COMMERCIAL ☐ MIXED
8. PROPOSED PROJECT WORK:

A. DEMOLITION: Buildings and architectural features that are 50 years old or older, listed on the Florida Master Site File, or which have been designated as an historical landmark require a Certificate of Demolition application to be filed separately.

☐ Yes ☒ No

B. ☒ New construction on a vacant or redeveloped site

☐ New construction on an existing site

☐ New construction that includes parking structures

☐ All other, describe fully below

C. PROJECT DESCRIPTION:

The Whetstone family is looking to redevelop the SE corner of W. King Street and US-1, the property commonly known as the "Hardee's lot", as it formerly was the location of this fast food restaurant. The property owner is looking to develop a 2-story traditional commercial building that fronts along both King Street and US-1. A review of the site plan is requested by the CRC board.

Complete #9 only if seeking a modification

9. Modification of the Design Standards :

A. Section(s) of the Design Standards applicable to the Modification(s): _____

B. DESCRIBE THE MODIFICATION AND WHY IT IS NECESSARY:

C. DESCRIBE HOW THE MODIFICATION IS CONSISTENT WITH THE INTENT OF THE DESIGN STANDARDS AND THE CHARACTER OF THE CORRIDOR:

Note that the applicant is responsible for presenting evidence sufficient to satisfy the applicable criteria

10. AGREEMENT

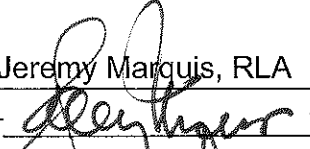
If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

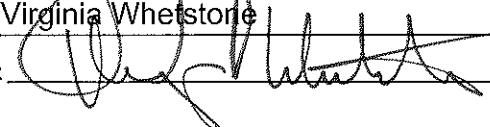
Once the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Jeremy Marquis, RLA

SIGNATURE OF APPLICANT 

DATE 12.8.2022

PRINT OWNER'S NAME Virginia Whetstone

SIGNATURE OF OWNER 

DATE _____

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

CRC APPLICATION FEE SCHEDULE

Corridor Review Committee fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Modification of the standards, neon or color lighting, review of non-preapproved colors, etc.	\$100.00 + ads
Preliminary Design Approval for development exceeding size in acres/gross floor area, and new construction that includes structured parking	\$350.00 + ads
Appeal of staff determination	\$200.00 + ads

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

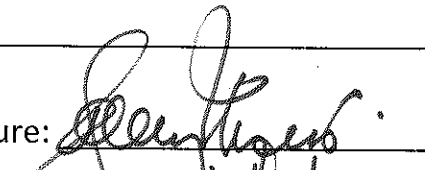
The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

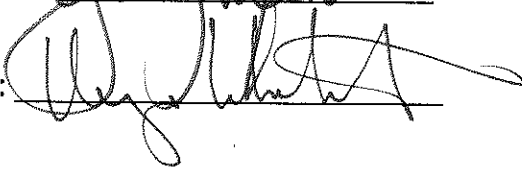
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Planning and Building Department Staff.

Project Address: 195 W King Street

Applicant's Name: Jeremy Marquis Applicant's Signature: 

Owner's Name: Virginia Whetstone Owner's Signature: 

FILED

Mar 03, 2022
Secretary of State
3631387049CC

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L06000043114

Entity Name: XK8 PROPERTIES LLC

Current Principal Place of Business:

1 DOLPHIN DRIVE
ST. AUGUSTINE, FL 32080

Current Mailing Address:

1 DOLPHIN DRIVE
ST. AUGUSTINE, FL 32080

FEI Number: 20-5236826

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

WHETSTONE, VIRGINIA A
1 DOLPHIN DRIVE
ST. AUGUSTINE, FL 32080 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name WHETSTONE, VIRGINIA A
Address 1 DOLPHIN DRIVE
City-State-Zip: ST. AUGUSTINE FL 32080

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: VIRGINIA WHETSTONE

MANAGER

03/03/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

Parcel ID: 1185700000
Location Address: 100 SPONCE DELEON BLVD
SAINT AUGUSTINE 32084-4000
Neighborhood: W King from St John River to Palmer St (COM) (2287.03)
Tax Description: 1-133 WILLOWOOD PARK LOTS 7 THRU 14 (EX ROW OF US LINDS 250/PA 6 DB 249/358) BLK A OR 5553/1712
Property Use Code: The description above is not to be used on legal documents
Subdivision: Vacant Commercial (U000)
Section/Block: Willowood Park, Map Of
District: City of St. Augustine (District 432)
Millage Rate: 18.9763
Average: 0.820
Home/Lead: N

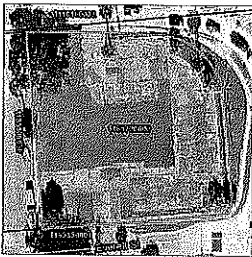
[Click here to view the parcel's location on a map.](#)

No Image Available

Owner Information

Owner Name: M & J Properties LLC 100%
Mailing Address: 1 DOLPHIN DR
SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

Building Value	\$0	2023
Extra Features Value	\$0	
Total Land Value	\$534,720	
Agricultural (Assessed) Value	\$0	
Agricultural (Market) Value	\$0	
Just (Market) Value	\$534,720	
Total Deferred	\$0	
Assessed Value	\$534,720	
Total Exemptions	\$0	
Taxable Value	\$534,720	

Values listed are from our working file 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
2022	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$534,720	\$60,245	\$474,475
2021	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$438,241	\$103,379	\$434,861
2020	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$392,128	\$142,592	\$392,128
2019	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$356,480	\$0	\$356,480
2018	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$356,480	\$0	\$356,480
2017	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$356,480	\$0	\$356,480
2016	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$356,480	\$0	\$356,480
2015	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$356,480	\$0	\$356,480
2014	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$356,480	\$0	\$356,480
2013	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$356,480	\$0	\$356,480
2012	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$356,480	\$0	\$356,480
2011	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$356,480	\$0	\$356,480
2010	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$356,480	\$0	\$356,480

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	35648	57	\$534,720

Sale Information

Recording Date	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/22/2022	6/22/2022	\$700,000.00	WARRANTY DEED	5541	223	U		WHITESTONE HENRY M REV LIVING TRUST	JOE PROPERTIES LLC
12/26/2004	12/26/2004	\$100,000.00	WARRANTY DEED	4334	1028	U		WHITESTONE HENRY M & ESTHER S	WHITESTONE HENRY M REV LIVING TRUST
11/10/2004	11/10/2004	\$0.00	OTHER INSTRUMENT	223	223	U		DE CAPITAL FRANCHISE FINANCE CORPORATION	WHITESTONE HENRY M & ESTHER S
12/31/1994	12/31/1994	\$307,700.00	WARRANTY DEED	223	223	U		FFCA ACQUISITION CORPORATION (JERGER)	DE CAPITAL FRANCHISE FINANCE CORPORATION
								NET REALTY HOLDING TRST	FFCA ACQUISITION CORPORATION

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

The St. Johns County Property Appraiser's Office is a public agency and is subject to the provisions of the Florida Freedom of Information Act. Any request for records should be directed to the Property Appraiser's Office, 100 S. Ponce de Leon Blvd., Suite 100, St. Johns County, FL 32080-0000.

Map Date: 12/28/2022, 1:36:30 AM



Version 2.0.1.0

HP2023-0001 - 100 S Ponce de Leon Blvd

COMPLETENESS REVIEW CHECKLIST

A Design Approval and/or a Modification application and related plans shall be submitted as required for review and approval by the Corridor Review Committee for exterior alterations and new construction associated with any property in a designated entry corridor area (Anastasia Boulevard, King Street, San Marco Avenue). All proposed work items shall be reviewed for consistency and compliance with the Design Standards for Anastasia Boulevard, King Street, or San Marco Avenue as applicable. Please consult our website for digital versions of these documents or visit the Planning and Building Department to view a hardcopy during business hours. Relevant information necessary for this application shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section of the Design Standards. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and the CRC will determine if additional materials may be presented at the meeting.

JRM

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. To be completed by planning staff

OK	Need	N/A	
☐	☒	☐	PHOTOGRAPHS OF ANY EXISTING CONDITIONS (SITE, BUILDING, FEATURES)
☐	☐	☒	ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)
☐	☐	☒	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☒	Scaled drawing of existing and proposed conditions
☐	☐	☒	EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)
☐	☐	☒	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☒	Scaled drawing of existing and proposed conditions
☐	☐	☒	PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)
☐	☐	☒	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☒	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☒	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☒	AWNING/CANOPY
☐	☐	☒	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☒	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy
☐	☐	☒	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☒	EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)
☐	☐	☒	Scaled elevation(s) showing the building façade and existing or proposed door
☐	☐	☒	For new openings and new construction include a scaled wall section
☐	☐	☒	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, hardware
☐	☐	☒	WINDOWS (windows, shutters, and other associated features)
☐	☐	☒	For new openings and new construction include a scaled wall section with proposed window
☐	☐	☒	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☐	☒	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☐	☒	FOUNDATION (replacement, infill, alteration including elevation)
☐	☐	☒	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☒	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details

CONTINUED

The below is a list of requirements based upon the scope of work. (To be completed by planning staff)

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

- | OK | Need | N/A | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| ☒ | ☐ | ☒ | Photocopy, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| ☐ | ☐ | ☒ | For new equipment, scaled drawing showing proposed project with context site and/or building |

FENCES/WALLS/GATES

- | OK | Need | N/A | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| ☒ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) |
| ☐ | ☐ | ☒ | Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section |

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| ☐ | ☐ | ☒ | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing |
| ☐ | ☒ | ☐ | Plant material list with identification, quantity, size at planting and maturity, spacing |
| ☐ | ☒ | ☐ | Irrigation plan |
- Need if you want landscape considered as well.

NEW CONSTRUCTION

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| ☒ | ☒ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line and proposed construction |
| ☒ | ☒ | ☐ | Scaled landscape plan |
| ☒ | ☐ | ☐ | Scaled elevation drawings showing existing building(s) and major site features |
| ☒ | ☐ | ☐ | Scaled elevation drawings showing proposed building(s) and major site features |
| ☒ | ☐ | ☐ | Wall sections |
| ☒ | ☐ | ☐ | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| ☒ | ☐ | ☐ | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape |
| ☒ | ☒ | ☐ | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |

Need view with wider range.

❖ Other details necessary for review:

All building dimensions and drive-aisle dimensions are needed for a complete site plan review.

Project number: HP2023-0001 Project Address: 100 S Ponce de Leon Blvd

Reviewed by: Candice Seymour Date: 01/17/2023

HP2023-0001 - 100 S Ponce de Leon Blvd

COMPLETENESS REVIEW CHECKLIST

responses from
Jeremy Marquis /
01.20.2023

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☐	☐	☒	FOUNDATION (replacement, infill, alteration including elevation)
☐	☐	☒	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☒	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details

CONTINUED

The below is a list of requirements based upon the scope of work. (To be completed by planning staff)

OK	Need	N/A	
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☐	☐	☐	☐ Photocopy, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☒	☐ For new equipment, scaled drawing showing proposed project with context site and/or building
☒	☐	☐	FENCES/WALLS/GATES
☐	☐	☐	☐ Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☐	☒	☐ Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section
☒	☐	☐	PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)
☐	☐	☐	☐ Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☐	☒	☐ Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☒	☐	☐ Plant material list with identification, quantity, size at planting and maturity, spacing
☐	☒	☐	☐ Irrigation plan
			Need if you want landscape considered as well.
			Planting plan includes this information. We'd prefer to submit the irrigation plan with the permit set.
☒	☒	☐	NEW CONSTRUCTION
☒	☐	☐	☐ Photographs of existing site area within view of proposed construction with context area
☒	☐	☐	☐ Scaled site plan showing the property line and existing site features like buildings, sidewalks
☒	☐	☐	☐ Scaled site plan showing the property line and proposed construction
☒	☐	☐	☐ Scaled landscape plan
☒	☐	☐	☐ Scaled elevation drawings showing existing building(s) and major site features
☒	☐	☐	☐ Scaled elevation drawings showing proposed building(s) and major site features
☒	☐	☐	☐ Wall sections
☒	☐	☐	☐ Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☒	☐	☐	☐ Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☒	☐	☐	☐ Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
			Need view with wider range.

We included an aerial context plan at two scales. Additionally, we showed all of the curblines and surrounding sidewalks.

❖ Other details necessary for review:

All building dimensions and drive-aisle dimensions are needed for a complete site plan review.

Project number: HP2023-0001 Project Address: 100 S Ponce de Leon Blvd
Reviewed by: Candice Seymour Date: 01/17/2023



Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084

Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

DRAWN BY: CS/JRM

PONCE & KING COMMERCIAL

100 SOUTH PONCE DE LEON BOULEVARD, ST. AUGUSTINE, FLORIDA

COVER

CRC APPLICATION 01/20/23

SYM DESCRIPTION DATE

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #:

DRAWING NO.:

COVER

PONCE & KING COMMERCIAL

CRC SITE PLAN REVIEW SUBMITTAL UPDATED JANUARY 20, 2023



Marquis Latimer + Halback, Inc.
Project Management + Landscape Architecture
Project Manager: Jeremy Marquis | jeremy@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
Florida LA6667110

Prepared For

Virginia Whetstone

Project Manager

Jeremy Marquis, RLA

Site Location

100 SOUTH PONCE DE LEON BOULEVARD, ST. AUGUSTINE, FLORIDA

Zoning District

CM - 2

Jurisdictional Review

City of Saint Augustine

Site Plan Review

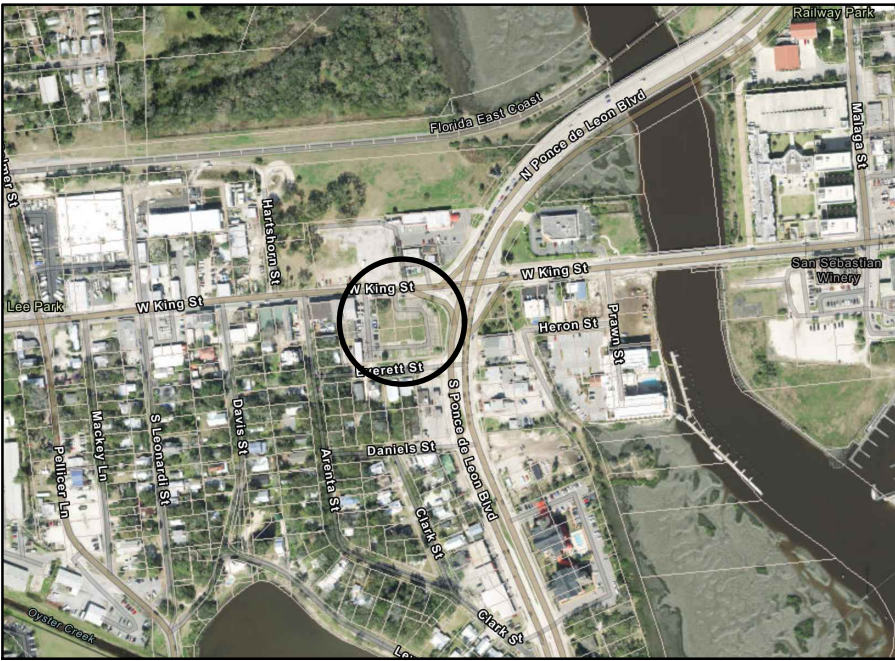
COSA Corridor Review Committee

Public Review Board

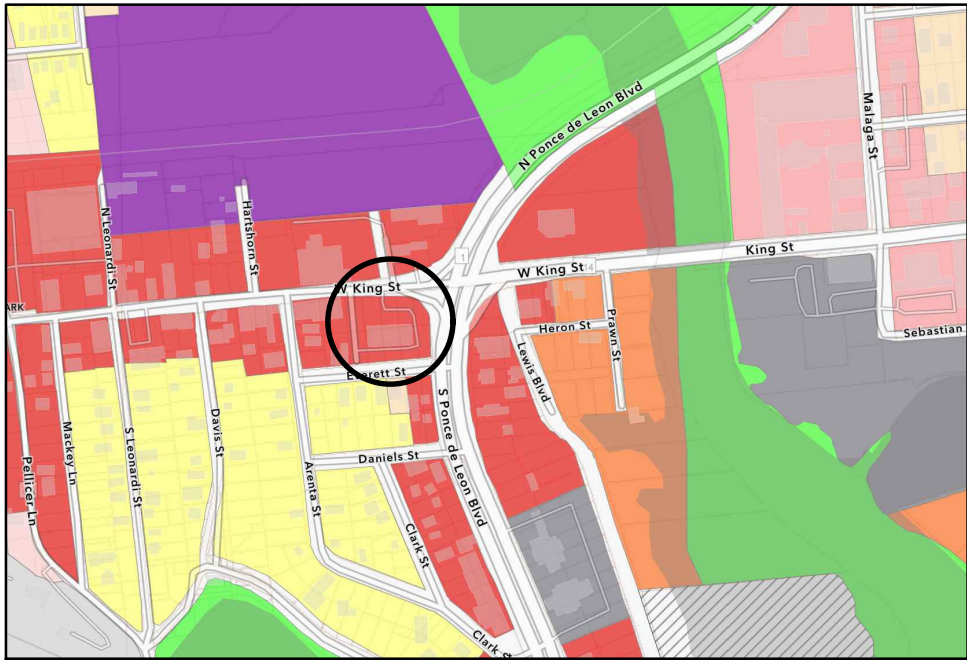
Sheet List Table

Sheet Number	Sheet Title
COVER	COVER
L-1.1	CONTEXT PLAN A
L-1.2	CONTEXT PLAN B
L-1.3	SURVEY
L-1.4	ENTRY CORRIDOR SUMMARY
L-1.5	ENTRY CORRIDOR DIAGRAM
L-2.1	HARDSCAPE PLAN
L-3.1	LANDSCAPE PLAN
L-3.2	LANDSCAPE SCHEDULE & NOTES
L-3.3	LANDSCAPE DETAILS

SITE LOCATION



ZONING



Know what's below.
Call 811 before you dig.



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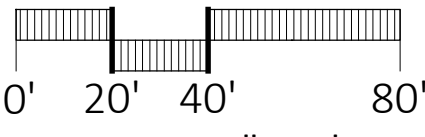
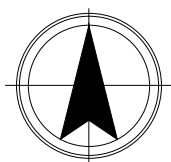
CONTEXT PLAN A

	CRC APPLICATION	01/20
M	DESCRIPTION	DATE

SIZE:	ANSI D
PRIME PROJECT #:	
ML+H PROJECT #:	20.12.02

DRAWING NO.:

L-1.1



SCALE: 1"=40'



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100 SOUTH PONCE DE LEON BOULEVARD, ST. AUGUSTINE, FLORIDA

CONTEXT PLAN B

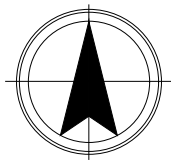
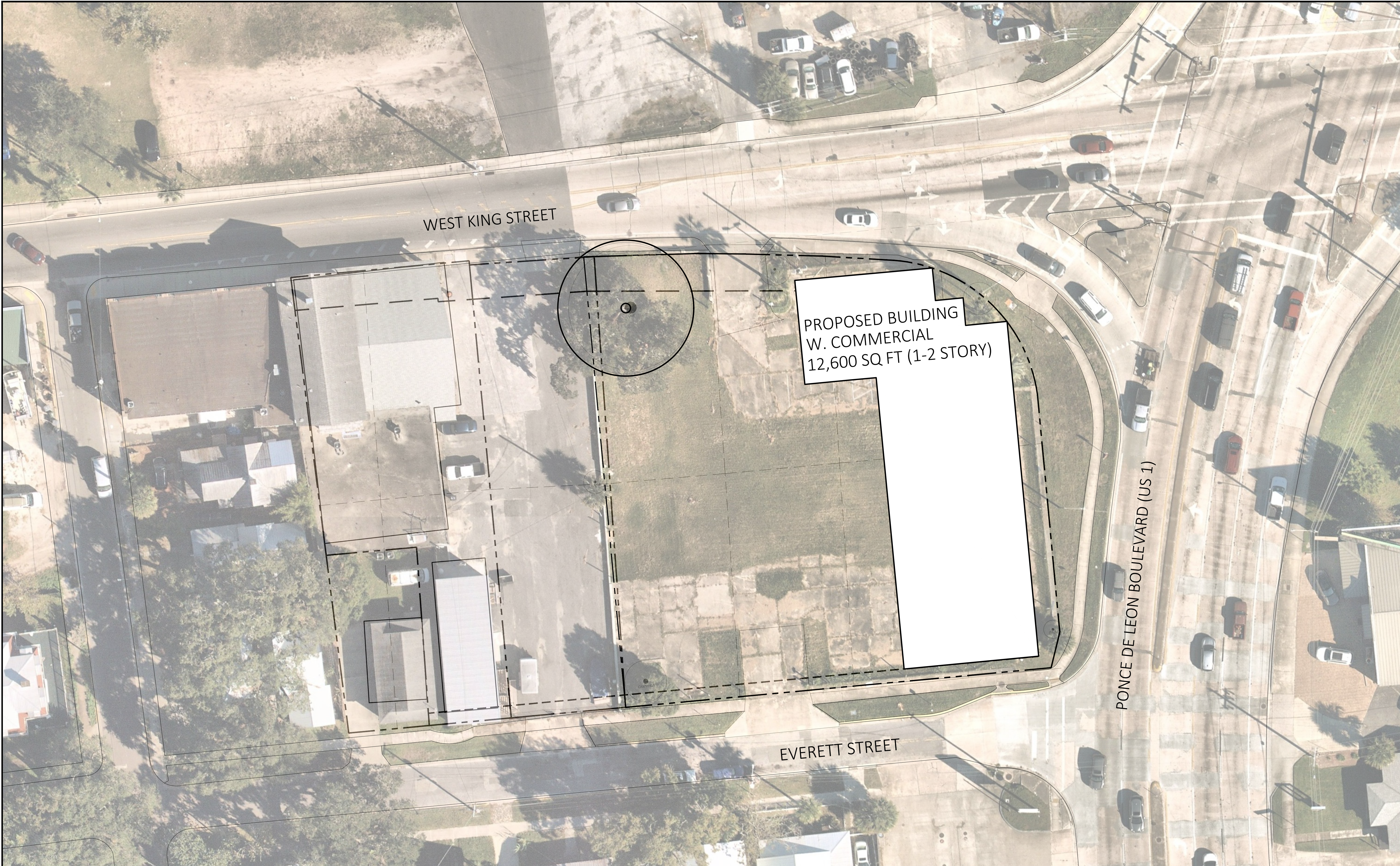
CRC APPLICATION 01/20/23

SYM DESCRIPTION DATE

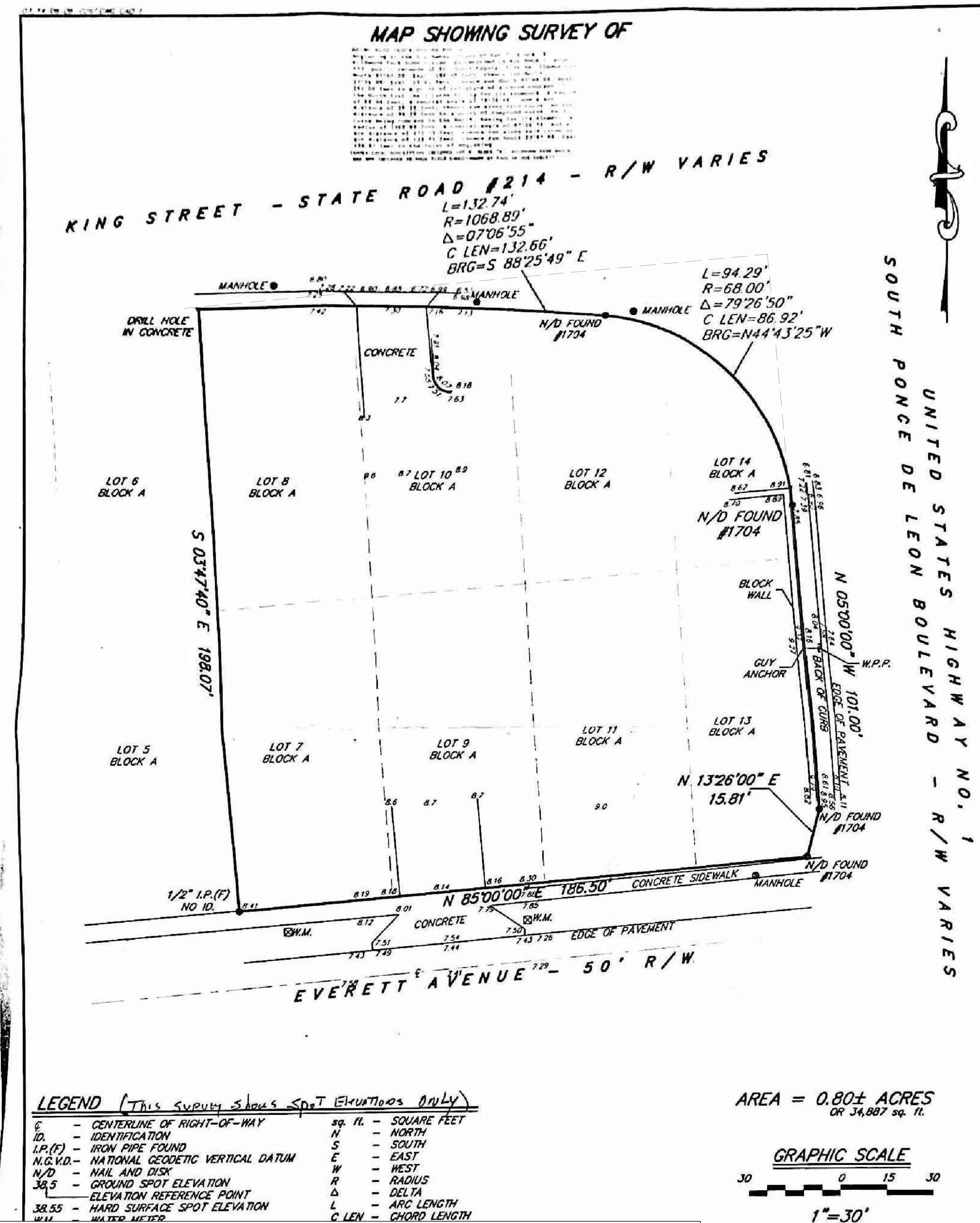
SIZE: ANSI D
PRIME PROJECT #: 20.12.02
ML+H PROJECT #:

DRAWING NO.:

L-1.2



0' 10' 20' 40'
SCALE: 1"=20'





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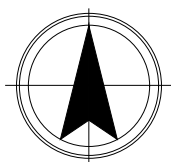
100 SOUTH PONCE DE LEON BOULEVARD, ST. AUGUSTINE, FLORIDA

ENTRY CORRIDOR DIAGRAM

	CRC APPLICATION	01/20
M	DESCRIPTION	DATE

SIZE:	ANSI D
PRIME PROJECT #:	
ML+H PROJECT #:	20.12.02

DRAWING NO.: L-1.5



0' 10' 20' 40'
SCALE: 1"=20'

C:\Users\CarolinaSchultz\Marquis Latimer + Halback, Inc\ML+H Projects - Folders\00 Projects\20\20.12.2 Whetstone King Street Hourly\05 CAD\MLH201202_HARDSCAPE.dwg
Friday, January 20, 2023



Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084

Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

DRAWN BY: C. Schmitz

PONCE & KING COMMERCIAL

100 SOUTH PONCE DE LEON BOULEVARD, ST. AUGUSTINE, FLORIDA

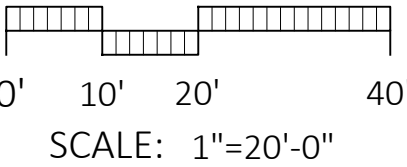
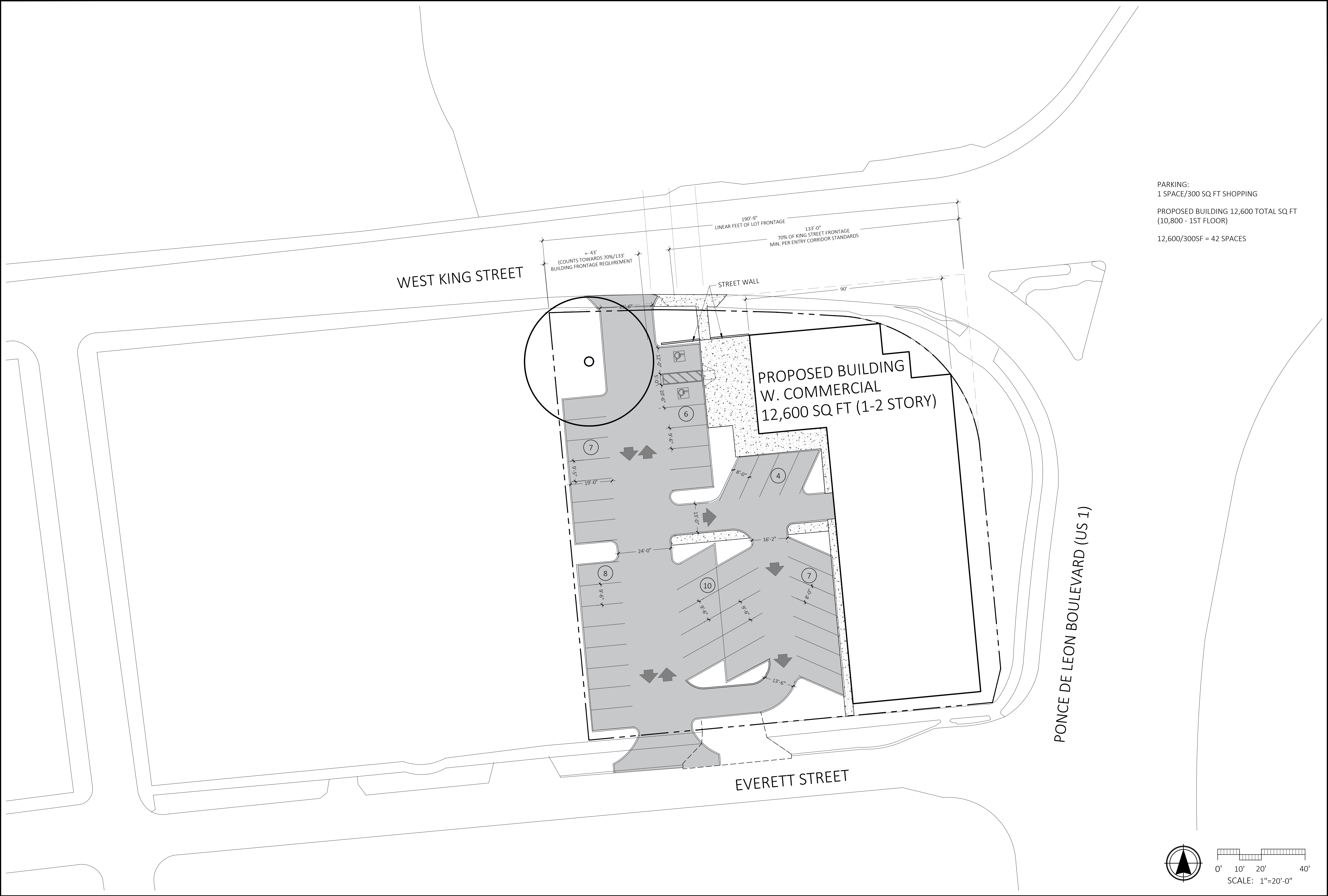
HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
	CRC APPLICATION	01/20/23

PRIME PROJECT #:	SIZE: ANSI D
ML+H PROJECT #:	20.12.02

DRAWING NO.:

L-2.1



RAWN BY: CS/

PONCE & KING COMMERCIAL

1100 SOUTH PONCE DE LEON BOULEVARD, ST. AUGUSTINE, FLORIDA

LANDSCAPE PLAN

	CRC APPLICATION	01/20
M	DESCRIPTION	DATA

PRIME PROJECT #:	SIZE: ANS
ML+H PROJECT #:	20.12

RAWING NO.: L-3.





Rec: \$18.50 Doc: \$4900.00
(\$700,000.00)

In, Return and Prepared by:

Carol Lagasse

ESTATE TITLE OF ST. AUGUSTINE, INC.

71 CARRERA STREET

ST AUGUSTINE, FL 32084

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

118570-0000

File No.: 64228

WARRANTY DEED

This Warranty Deed, Made the 22nd day of June, 2022, by **HENRY M. WHETSTONE AND ESTHER S. WHETSTONE, HUSBAND AND WIFE AND AS TRUSTEES OF THE HENRY M. WHETSTONE REVOCABLE LIVING TRUST DATED DECEMBER 8, 2009**, whose post office address is:

282 ST George ST ST Augustine FL 32084,
hereinafter called the "Grantor", to

XK8 PROPERTIES LLC, a Florida Limited Liability Company, whose post office address is:

1 Dolphin Dr. ST Augustine FL 32080,
hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

LOTS 7 THROUGH 14, BLOCK A, WILDWOOD PARK, AS RECORDED IN MAP BOOK 1, PAGE 133
(EXCEPT RIGHT OF WAY OF US1 IN DEED BOOK 250, PAGE 94 AND DEED BOOK 249, PAGE 358)
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2021, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Carol A Lagasse

Printed Name: Carol A Lagasse

THE HENRY M. WHETSTONE REVOCABLE
LIVING TRUST DATED DECEMBER 8, 2009

Henry M. Whetstone
Henry M. Whetstone, Trustee and as to his
individual interest

Witness Signature: Esther S. Whetstone

Printed Name: Esther S. Whetstone

Esther S. Whetstone
Esther S. Whetstone, Trustee and as to her
individual interest

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of June, 2022 by HENRY M. WHETSTONE AND ESTHER S. WHETSTONE, HUSBAND AND WIFE AND AS TRUSTEES OF THE HENRY M. WHETSTONE REVOCABLE LIVING TRUST DATED DECEMBER 8, 2009. He/She/They is/are ☐ Personally Known OR ☒ Produced drivers license(s) as Identification.

Notary Public Signature: Carol A Lagasse

(SEAL)

Printed Name: Carol Lagasse

My Commission Expires: _____

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



Carol A. Lagasse
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG976125
Expires 7/21/2024

Apply for Exemptions

Sales Questionnaire Form

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

2022 TRIM Notice

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID	1185700000
Location Address	100 S PONCE DE LEON BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	W King from St Seb River to Palmer St (COM) (2287.03)
Tax Description*	1-133 WILDWOOD PARK LOTS 7 THRU 14 (EX R/W OF US1 IN DB250/94 & DB249/358) BLK A OR5583/1713 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	Wildwood Park, Map Of
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.820
Homestead	N

Owner Information

Owner Name	Xk8 Properties LLC, 100%
Mailing Address	1 DOLPHIN DR SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$534,720
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$534,720
Total Deferred	\$0
Assessed Value	\$534,720
Total Exemptions	\$0
Taxable Value	\$534,720

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
2022	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$474,475	\$60,245	\$474,475
2021	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$431,341	\$103,379	\$431,341
2020	\$0	\$0	\$534,720	\$0	\$0	\$534,720	\$392,128	\$142,592	\$392,128
2019	\$0	\$0	\$356,480	\$0	\$0	\$356,480	\$356,480	\$0	\$356,480
2018	\$0	\$0	\$356,480	\$0	\$0	\$356,480	\$356,480	\$0	\$356,480
2017	\$0	\$0	\$356,480	\$0	\$0	\$356,480	\$355,857	\$623	\$355,857
2016	\$0	\$0	\$356,480	\$0	\$0	\$356,480	\$323,506	\$32,974	\$323,506
2015	\$0	\$0	\$356,480	\$0	\$0	\$356,480	\$294,096	\$62,384	\$294,096
2014	\$0	\$0	\$267,360	\$0	\$0	\$267,360	\$267,360	\$0	\$267,360
2013	\$0	\$0	\$267,360	\$0	\$0	\$267,360	\$267,360	\$0	\$267,360
2012	\$0	\$0	\$267,360	\$0	\$0	\$267,360	\$267,360	\$0	\$267,360
2011	\$0	\$0	\$303,008	\$0	\$0	\$303,008	\$303,008	\$0	\$303,008
2010	\$0	\$0	\$338,656	\$0	\$0	\$338,656	\$338,656	\$0	\$338,656

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	35648	SF	\$534,720

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/22/2022	6/22/2022	\$700,000.00	WARRANTY DEED	5583	1713	U	V	WHETSTONE HENRY M REV LIVING TRUST	XK8 PROPERTIES LLC
	8/3/2010	\$0.00	OTHER INSTRUMENT	3344	737	U	V	WHETSTONE HENRY M & ESTHER S	WHETSTONE HENRY M REV LIVING TRUST
	12/30/2004	\$700,000.00	WARRANTY DEED	2352	1705	U	I	GE CAPITAL FRANCHISE FINANCE CORPORATION	WHETSTONE HENRY M & ESTHER S
	11/10/2004	\$0.00	OTHER INSTRUMENT	2327	908	U	I	FFCA ACQUISITION CORPORATION (MERGER)	GE CAPITAL FRANCHISE FINANCE CORPORATION
	12/31/1996	\$307,700.00	WARRANTY DEED	1216	1370	U	I	NET REALTY HOLDING TRST	FFCA ACQUISITION CORPORATION

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

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Detail by Entity Name

Florida Limited Liability Company
XK8 PROPERTIES LLC

Filing Information

Document Number	L06000043114
FEI/EIN Number	20-5236826
Date Filed	04/25/2006
Effective Date	04/25/2006
State	FL
Status	ACTIVE

Principal Address

1 DOLPHIN DRIVE
ST. AUGUSTINE, FL 32080

Mailing Address

1 DOLPHIN DRIVE
ST. AUGUSTINE, FL 32080

Registered Agent Name & Address

WHETSTONE, VIRGINIA A
1 DOLPHIN DRIVE
ST. AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title MGR

WHETSTONE, VIRGINIA A
1 DOLPHIN DRIVE
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2020	03/16/2020
2021	04/06/2021
2022	03/03/2022

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04/25/2006 -- Florida Limited Liability	View image in PDF format