



AGENDA

Planning and Zoning Board
City of St. Augustine,
Florida

Thursday, March 7, 2019 at 1:00 PM

**Alcazar Room, City
Hall 75 King Street**

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Rezoning

(a) 2019-0013

Hytner Family Trust – Applicant & Owner

[33 Dolphin Drive](#)

To approve a rezoning from Residential Single Family 1 (RS-1) to Residential Single Family 2 (RS-2).

4. Conservation Overlay Zone Development

(a) 2019-0018

Kyle Newton – Applicant

C/o Miner's Marine Construction

Pierre D Thompson Rev. Trust Etal, & Thompson
Brothers Realty Inc. – Owner

[PIN#:1585600000](#)

(Approved dock connected to **[2 Luwanna Circle](#)**)

To approve the construction of an extended dock platform in Conservation Overlay Zone 1.

5. Variance

(a) 2019-0015

Don Crichlow – Applicant

Michael & Daria Boles – Owners

[32 Cincinnati Avenue](#)

To approve variances to decrease the minimum side and rear setbacks and increase the maximum lot coverage by building for a proposed addition and new guest home.

(b) 2019-0016

Joel and Heidi Nagler – Applicants & Owners

[115 DeHaven Street](#)

To approve variances to decrease the minimum side setbacks and increase the maximum lot coverage by building for a proposed addition.

(c) 2019-0003

Casey Carcaba & Paria Monazzri – Applicant
Montazzri Properties – Owner

[172 San Marco Avenue](#)

To approve a variance to decrease the required parking spaces for a new restaurant.

6. Use by Exception & Variance

(a) 2019-0010

David Schmildli – Applicant

First City Curtin-Calls Inc. – Owner

[121 King Street](#)

To approve an exception in order to allow for off-premise parking and loading zone within 400 feet of the premises and allow for the sale of only beer and wine on the premises & to approve a variance to the side and rear setbacks for a new building addition.

7. Potential Business Items

- (a) Discussion and recommendation regarding changes to the King Street Corridor Guidelines.

8. Adjournment

Notices: In accordance with Florida Statute 286.0105: “If any person decides to appeal any decision made by the Planning and Zoning 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; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2018

RE: **REZONING - #2019-0013**

AGENDA ITEM 3(a)

APPLICANT Hytner Family Trust

OWNER Robert Hytner

LOCATION 33 Dolphin Drive

REQUEST To approve a rezoning from Residential Single Family–Two (RS-1) to Residential Single Family–One (RS-1).

APPLICABLE CODES/ORDINANCES FOR REZONING

Sec. 28-30. - Comprehensive plan amendments, rezoning's and amendment of chapter.

(c) Nature and requirements of board report. The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:

(1) The need and justification for the change.

(2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.

(3) Consistency with the comprehensive plan.

(d) *Board report to commission.* If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission.

The report and recommendation of the board shall be advisory only and shall not be construed to be binding upon the city commission. If the board recommends denial of the amendment or rezoning, the property owner or other person aggrieved may proceed with an appeal to the city commission pursuant to section 28-29(g) of the City Code.

Sec. 28-161. - Residential, single-family-one: RS-1.

Intent. This district is intended to apply to those neighborhoods designated for single-family dwellings and uses compatible with low density single-family uses, so as to create and maintain a stable low intensity residential character.

(1) *Permitted uses and structures.* Single-family dwelling; home office, private.

(2) *Permitted accessory uses and structures.* See section 28-348.

(3) *Permissible uses by exception.* See section 28-347.

(4) *Minimum lot requirements (width and area):*

a. Minimum lot width, seventy-five (75) feet.

- b. Minimum lot area, one-quarter acre (10,890 square feet).
- (5) *Maximum lot coverage by all buildings and structures.* Twenty-five (25) percent.
- (6) *Minimum yard requirements:*
 - a. Front, twenty (20) feet minimum.
 - b. Side, fifteen (15) feet minimum.
 - c. Rear, twenty (20) feet minimum.
- (7) *Maximum height of structures.* Thirty-five (35) feet.

Sec. 28-162. - Residential, single-family-two: RS-2.

Intent. This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses, so as to create and maintain a low intensity residential character.

- (1) *Permitted uses and structures.* Single-family dwellings; home office, private.
- (2) *Permitted accessory uses and structures.* See section 28-348.
- (3) *Permissible uses by exception.* See section 28-347; housing for the elderly; neighborhood recreation facility.
- (4) *Minimum lot requirements (width and area) :*
 - a. Minimum lot width, fifty (50) feet.
 - b. Minimum lot area, one-eighth acre (5,450 square feet).
- (5) *Maximum lot coverage by all buildings:*
 - a. Thirty (30) percent.
- (6) *Minimum yard requirements.* All permitted or permissible uses and structures:
 - a. Front, fifteen (15) feet.
 - b. Side, ten (10) feet.
 - c. Rear, ten (10) feet.
- (7) *Maximum height of structures:*
 - a. Thirty-five (35) feet.

Sec. 28-2. - Definitions.

Lot means a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required, provided that certain nonconforming lots of record ("non-conforming lots of record"), at the effective date of this chapter (April 29, 1975), or any amendment to the zoning atlas of the city increasing the dimensional requirements of lots within the zoning district in which the lots are located, are exempted from certain of its provisions under the terms of this chapter (see section 28-119). Such lot shall have frontage on a public or private street and may consist of a single lot of record; a portion of a lot of record; a combination of complete lots of record, or complete lots of record and portions of

lots of record, or of portions of lots of record; or a parcel of land described by metes and bounds; provided, that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this chapter. As of the effective date of this article, any two or more nonconforming lots of record located in single-family residential districts RS-1 and RS-2 on which a residential or commercial structure exists, excluding accessory structures as defined by section 28-348 of this Code, are considered combined and may not thereafter be divided into nonconforming lots by the removal or destruction of the structure or any portion thereof by any means whatsoever. Such lots, however, may be replatted so long as the replatted lots conform to the requirements of this chapter.

STAFF SUMMARY & ANALYSIS OF REZONING

The applicant has requested rezoning from RS-1 to RS-2 on 0.37 acres of land. This lot is currently vacant with single family homes surrounding the site. The land use consists of Residential Low Density and is not changing with this proposal. Based on the information provided by the applicant it appears they desire to rezone the land in order to reduce the minimum lot width and area to subdivide the lot from one (1) to two (2) lots. Our Code allows for this provided the new lots meet the minimum density standards in Residential Low Density, minimum lot width, and minimum lot area. All three (3) items would be met if rezoned to RS-2. These two (2) lots existed through the original plat and dividing these lots would be exempt from the subdivision standards in Chapter 23, City Code. Once a rezoning is approved they would seek the division through the County Property Appraiser's Office.

With this rezoning none of the uses would be changing, however items such as the maximum lot coverage, setbacks, maximum lot width, and maximum lot area would be changing.

RS-1 (existing)	RS-2 (proposed)
Single-family dwelling	Single-family dwelling
Home office, private.	Home office, private.
Accessory uses per Sec. 28-348	Accessory uses per Sec. 28-348
Uses by exception under Sec. 28-347	Uses by exception under Sec. 28-347

	RS-1 (existing)	RS-2 (proposed)
Maximum Lot Coverage by Building	25%	30%
Front Setback	20 feet	15 feet
Side Setback	15 feet	10 feet
Rear Setback	20 feet	10 feet
Maximum Height	35 feet*	35 feet*
Maximum Lot Width	75 feet	50 feet
Maximum Lot Area	10,890 sq. ft. (0.25 acres)	5,450 sq. ft. (0.125 acres)

Blue text – Denotes change in requested zoning category versus present zoning category.

* Up to 55 feet maximum for spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, elevator shafts (excluding parapets) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy (Sec 28-332, City Code)

Staff has concerns that allowing the rezoning could amount to a spot zoning since this zoning category does not exist within the area (see attachment 5). This is generally looked upon unfavorably since it encourages zoning in an area that did not originally have that zoning category. Also, this rezoning would allow for a reduction in the minimum lot area and width which would allow for the potential for another home at the location. This additional home potentially increases the number of people on the island to evacuate in an emergency.

Rezoning Findings of Fact (Section 28-230.c, City Code) *Staff interpretation in italics*

- (c) *Nature and requirements of board report.* The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:
- (1) The need and justification for the change. *Based on the information provided by the applicant, they desire the rezoning to split the lot and place a home on each lot. Since the current zoning of RS-1 allows for a home at the site, it seems unnecessary to rezone the land to allow for additional housing since it allows a single family home by right.*
 - (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission. *The proposed RS-2 zoning does not exist anywhere within the area. This would be a new base zone into the area and may constitute spot zoning.*
 - (3) Consistency with the comprehensive plan. *This application does not require a land use amendment. This rezoning would allow for the lot to be split and a potential new home placed on the second lot, along with a potential new home on the first lot.*

STAFF RECOMMENDATION

Staff does not make a recommendation on any rezoning, the findings of fact have been provided below for reference:

If the Board **CAN** find there is a need & justification for the rezoning & it finds that the rezoning **DOES** support the general planning program & Comp Plan then the Board **CAN** approve the rezoning.

If the Board **CANNOT** find there is a need & justification for the rezoning & it finds that the rezoning **DOES NOT** support the general planning program & Comp Plan then the Board **CANNOT** approve the rezoning.

SUPPLIMENTS

- Attachment 1 – Application.
- Attachment 2 – Location Map.
- Attachment 3 – Property Appraiser Info.
- Attachment 4 – Proposed Property Division.
- Attachment 5 - Staff Maps.

David Harrell, AICP
Senior Development Review Planner
Planning and Building Department

Attachment 1
Application

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FEB 20 2019



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Planning/Building Dept.

X

Application Fee _____ (plus advertising costs) Project Number: _____

Receipt Number _____ Meeting Date: _____

Advertising Costs _____ Field On _____ Receipt Number: _____

1. NAME OF APPLICANT: Hytner Family Trust Contact Number: 540-272-9285

Business (if applicable): _____

Address: 3924 Cobbler Mtn. Rd. City: Delaplane State: VA Zip: 20144

2. NAME OF PROPERTY OWNER: Hytner Family Trust Contact Number: 540-272-9285

Business (if applicable): _____

Address: 3924 Cobbler Mtn. Rd. City: Delaplane State: VA Zip: 20144

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

LOTS 51 + 52

Block: 46

Subdivision: DAVIS SHORES

Parcel Number: 220050-0000

4. PROJECT STREET ADDRESS: 33 DOLPHIN DRIVE

5. SPECIAL PROPOSED USE: REZONE TO RS-2 to subdivide to 2 lots

6. JUSTIFICATION REQUESTED:

☐ General Zoning Ordinance

☐ Appeal of staff Recommendation

☐ Exception

☐ Land Use Ordinance Amendment

☐ Other: _____

☒ Rezoning

Requester: _____

7. DESCRIPTION OF ACTION REQUESTED:

WOULD LIKE TO BE REZONED FROM RS-7 TO RS-2 IN ORDER TO SUBDIVIDE PARCEL INTO 2 SELLABLE LOTS.

8. JUSTIFICATION FOR ACTION REQUESTED:

TRYING TO SELL AND BUYER WANTS A BUILDABLE LOT

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FEB 20 2019

Planning/Building Dept.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING.

- (a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: _____
- (b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully: _____
- (c) Can you establish that this disadvantage prevents reasonable use of the property?
Please explain fully: _____
- (d) If granted, will the variance adversely affect other property in the area?
Please explain fully: _____
- (e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: _____

10. PREVIOUS APPLICATIONS.

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

1. Yes ☒ No ☐ If yes, please give date and final disposition below:

11. ACKNOWLEDGMENT.

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

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in presence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 236.0106 states that a person appealing any decision by this board at any meeting regarding this application may request a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request for the second day hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to act, must be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents is incomplete, even in the meeting date of need the effects of the code.

Robert [Signature] / James [Signature]
Signature of Applicant

1-24-19
Date

Robert [Signature] / James [Signature]
Signature of Property Owner

1-24-19
Date



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FEB 20 2019
Planning/Building Dept.

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Ch. 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after final review and approval the applicant elects to proceed with final approval or appeal proceedings, the applicant must request, so in writing to the City

Robert Hytner / Jane Hytner
Print name of applicant

Robert Hytner / Jane Hytner
Signature of applicant

1-24-19

Date

14 February 2019

Robert Hytner/Joanne Hytner
3924 Cobbler Mountain Road
Delaplane, VA 20144
540-272-9285

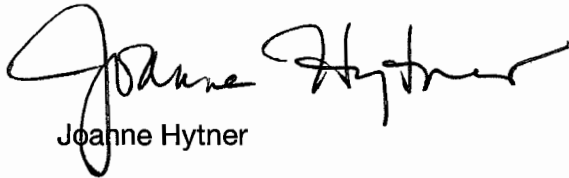
To Whom it May Concern,

The purpose of this letter is to provide notice that Mr. Dan Cava and Ms. Dawn Gould are empowered to act on our behalf before the Saint Augustine Planning Board for matters related to the property at 33 Dolphin Drive. The property is held in the Hytner Family Trust, and we are the authorized trust managers.

Respectfully,



Robert Hytner



Joanne Hytner

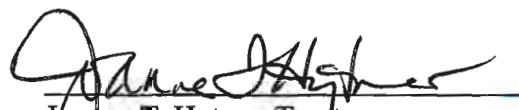
Certification of Trust

1. The Following Living Trust is the subject of this Certification of Trust:

The Hytner Family Trust dated April 11, 2011.
2. The Settlor or Grantors are Robert F. Hytner and Joanne T. Hytner.
3. The Trustees currently serving are: Robert F. Hytner and Joanne T. Hytner.
4. The Trust is Revocable and is currently in full force and effect. Only the Settlor or Grantor named above has the power to revoke or amend the Trust.
5. The powers of the trustees are plenary and contained in Article X of the Trust. Furthermore the Trust incorporates all those powers set forth in the Virginia Statutes and the Code of the State of Virginia.
6. Title to trust property may be taken in the name of the Trustees of the Trust or any successor thereto currently acting in a fiduciary capacity for such Trust or in any other manner that makes it manifest an intent to title property in the name of the Trust.
7. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect.
8. The undersigned certify that the statements in this Certificate of Trust are true and correct.
9. You may use either social security number below as the tax identification of the Trust.



Robert F. Hytner, Trustee
SSN: 041-50-5192



Joanne T. Hytner, Trustee
SSN: 230 845971

Attachment 2
Location Map

Google Maps 33 Dolphin Dr



Imagery ©2019 Google, Map data ©2019 Google 50 ft

**33 Dolphin Dr**

St. Augustine, FL 32080



VMRW+6M St. Augustine, Florida

Photos

Attachment 3
Property Appraiser Info



St. Johns County, FL

Quick Links

[My Tax Bill](#)
[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 2200500000
Location Address 33 DOLPHIN DR
 SAINT AUGUSTINE 32080-0000
Neighborhood Davis Shores (ICWFR) (590.05)
Tax Description* 3-99 DAVIS SHORES LOTS 51 & 52 BLK 46 OR3578/1488
**The Description above is not to be used on legal documents.*
Property Use Code Vacant Residential (0000)
Subdivision Davis Shores Ocean View Section
Sec/Twp/Rng 17-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acres 0.370
Homestead N

View Map

Owner

Owner Name Hytner Family Trust 100%
 Hytner Robert F Trustee 0%
 Hytner Joanne T Trustee 0%
Mailing Address 25 CENTRAL PARK W APT 15J
 NEW YORK, NY 10023-7209

Valuation

	2019
Building Value	\$0
Extra Features Value	\$10,551
Total Land Value	\$668,360
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$678,911
Total Deferred	\$0
Assessed Value	\$678,911
Total Exemptions	\$0
Taxable Value	\$678,911

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$0	\$10,551	\$668,360	\$0	\$0	\$678,911	\$678,911	\$0	\$678,911
2017	\$0	\$10,551	\$668,360	\$0	\$0	\$678,911	\$678,911	\$0	\$678,911
2016	\$0	\$12,033	\$668,360	\$0	\$0	\$680,393	\$680,393	\$0	\$680,393
2015	\$0	\$12,033	\$668,360	\$0	\$0	\$680,393	\$680,393	\$0	\$680,393
2014	\$0	\$12,033	\$668,360	\$0	\$0	\$680,393	\$680,393	\$0	\$680,393
2013	\$0	\$12,033	\$668,360	\$0	\$0	\$680,393	\$680,393	\$0	\$680,393
2012	\$0	\$12,033	\$512,050	\$0	\$0	\$524,083	\$524,083	\$0	\$524,083
2011	\$0	\$12,033	\$499,653	\$0	\$0	\$511,686	\$511,686	\$0	\$511,686
2010	\$0	\$12,033	\$555,170	\$0	\$0	\$567,203	\$567,203	\$0	\$567,203

Extra Features

Code Description	BLD	Length	Width	Height	Units
Bulkhead (Average)	0	0	0	0	880
Boat Dock (Average)	0	0	0	0	325
Concrete Paving	0	0	0	0	2058

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	110	150	110	FF	\$668,360

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/26/2012	4/23/2012	\$100.00	WD	3578	1488	U	V	HYTNER ROBERT F & JOANNE T	HYTNER FAMILY TRUST
	7/25/2003	\$1,100,000.00	TR	2021	1343	U	I	COOPER GUY L III (SUCCESSOR TRUSTEE)	HYTNER ROBERT F & JOANNE T
	1/3/1995	\$100.00	WD	1091	75	U	I	COOPER EVELYN M,(GUY L JR HER HUSB)	COOPER EVELYN M TRUSTEE
	2/1/1982	\$212,500.00		526	48	U	I		COOPER EVELYN M,(GUY L JR HER HUSB)
	11/1/1981	\$0.00		517	31	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court[Clerk of Court](#)**Tax Collector**[My Tax Bill](#)**Tax Estimator**[Tax Estimator](#)**Map**

No data available for the following modules: Exemptions, Building Information, Sketches.

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

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Developed by
 **Schneider**
 GEOSPATIAL



Overview



Legend

- Parcels
- Cities

Parcel ID	2200500000	Physical Address	33 DOLPHIN DR	Building Value	N/A	Last 2 Sales			
Property Class	0000 - Vacant	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$10,551	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	HYTNER FAMILY TRUST	Total Land Value	\$668,360	7/25/2003	\$1100000	11	U
Acres	0.37		25 CENTRAL PARK W	Just Value	\$678,911	2/1/1982	\$212500	11	U
			APT 15J	Total Deferred	N/A				
			NEW YORK NY 10023-7209	Assessed Value	\$678,911				
				Total	N/A				
				Exemptions					
				Taxable Value	\$678,911				

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Developed by  **Schneider**
GEOSPATIAL

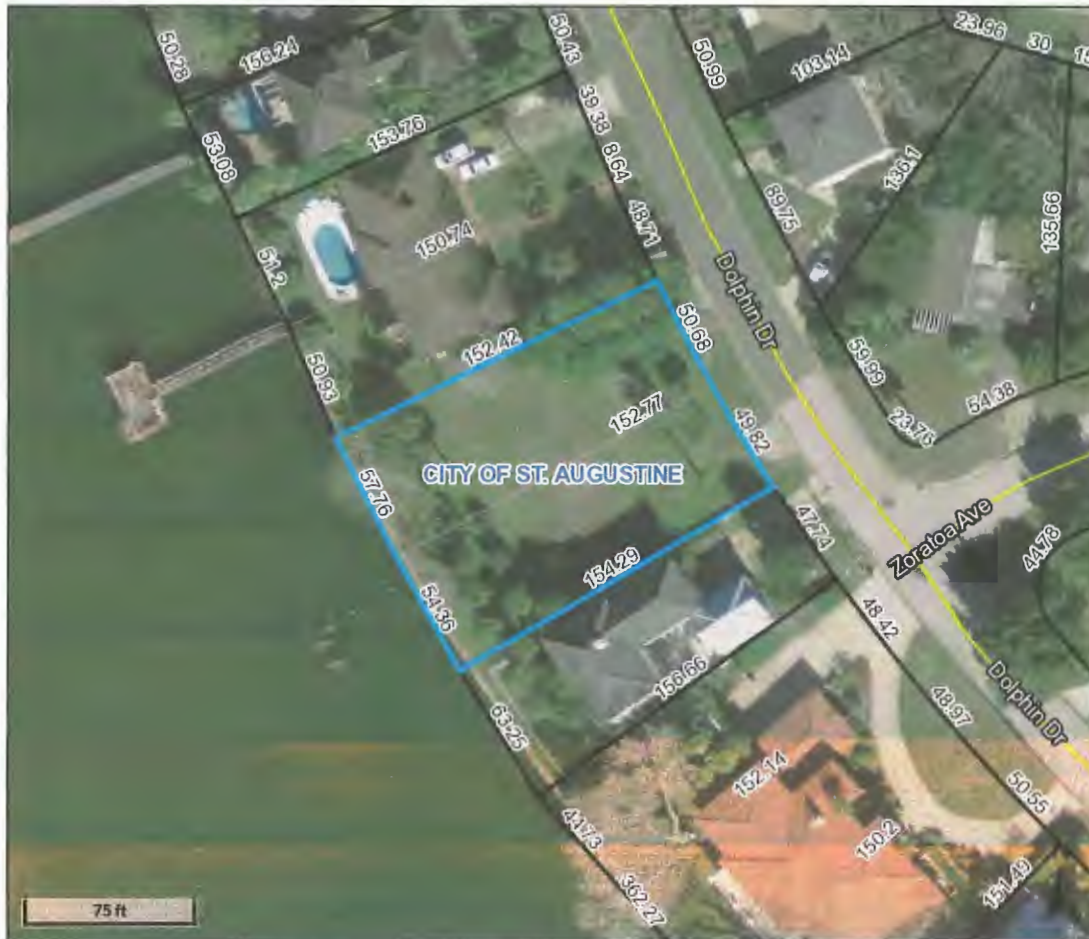
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FEB 06 2019

Planning/Building Dept.



St. Johns County, FL



Overview



Legend

- ☐ Parcels
- ☒ Cities

Parcel ID	2200500000	Physical Address	33 DOLPHIN DR	Building Value	N/A	Last 2 Sales			
Property Class	0000 - Vacant	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$10,551	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	HYTNER FAMILY TRUST	Total Land Value	\$668,360	7/25/2003	\$1100000	11	U
Acres	0.37		25 CENTRAL PARK W APT 15J	Just Value	\$678,911	2/1/1982	\$212500	11	U
			NEW YORK NY 10023-7209	Total Deferred	N/A				
				Assessed Value	\$678,911				
				Total	N/A				
				Exemptions					
				Taxable Value	\$678,911				

Date created: 11/29/2018
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Developed by Schneider GEOSPATIAL

David Harrell

RS-1
75' frontage
10890 St.

Attachment 4
Proposed Property Division

MAP SHOWING SURVEY OF

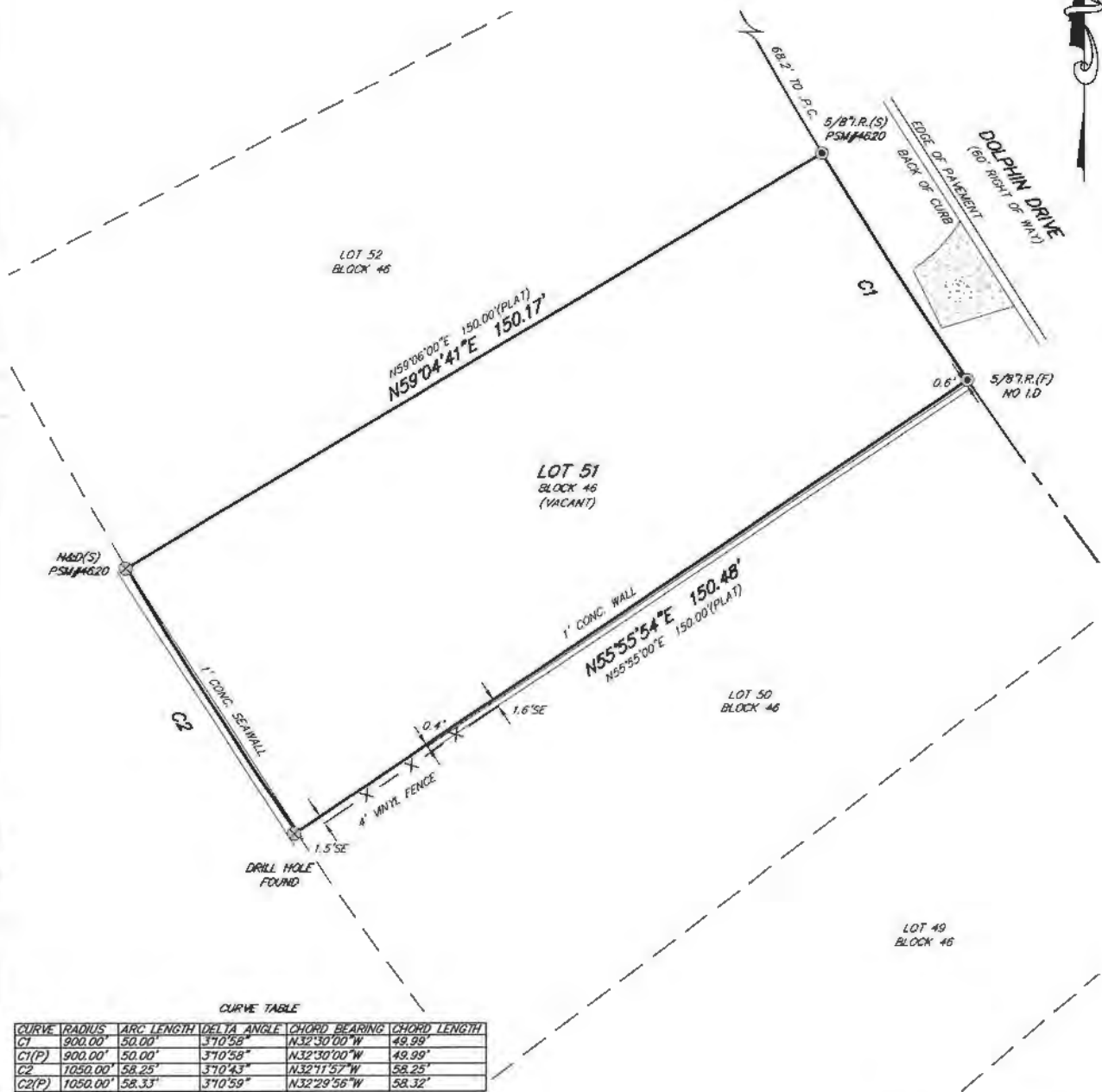
LOT 51, BLOCK 46, DAVIS SHORES ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 89, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

CERTIFIED TO
ROBERT HYTHNER

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FEB 06 2019

Planning/Building Dept.

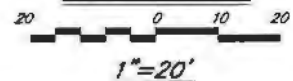


LEGEND

A/C	- AIR CONDITIONER PAD	sq. ft.	- SQUARE FEET
I.D.	- IDENTIFICATION	R	- RADIUS
N.A.V.D.	- NORTH AMERICAN VERTICAL DATUM	Δ	- DELTA
I.R.(F)	- IRON ROD FOUND	L	- ARC LENGTH
I.P.(F)	- IRON PIPE FOUND	T	- TANGENT
(S)	- 5/8" IRON ROD SET (PSM# 4620)	CD	- CHORD DISTANCE
P.O.	- POINT OF CURVATURE	CB	- CHORD BEARING
P.T.	- POINT OF TANGENCY	EXPOSED CONCRETE	
W	- WELL	COVERED AREA	
		WATER METER	

AREA = 0.19 ± ACRES
OR 8,125 ± sq. ft.

GRAPHIC SCALE



GENERAL NOTES:

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. Nothing herein shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes hereunder shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Dead or pin measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown herein are only those above ground, visible objects observed by the surveyor.

- This survey is certified to the best field data.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- The surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

According to the Federal Emergency Management Agency FIRM Map No. 12545-0318/ effective date 12/07/2018, the property described herein appears to lie in Zone AE X.

- Basis of bearing structure: REFER TO SURVEY

- Scale of elevations: N.A.V.D. 88

DATE	DATE	DATE	DATE	DATE	DATE
19-01-20	01/30/19	1" = 20'	739/28	N.H.T.	R.J.B.

DATE: BOUNDARY

COPYRIGHT 2019, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original record set of a Florida licensed surveyor and sealer. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

Nicholas H. Franklin
NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

MAP SHOWING SURVEY OF

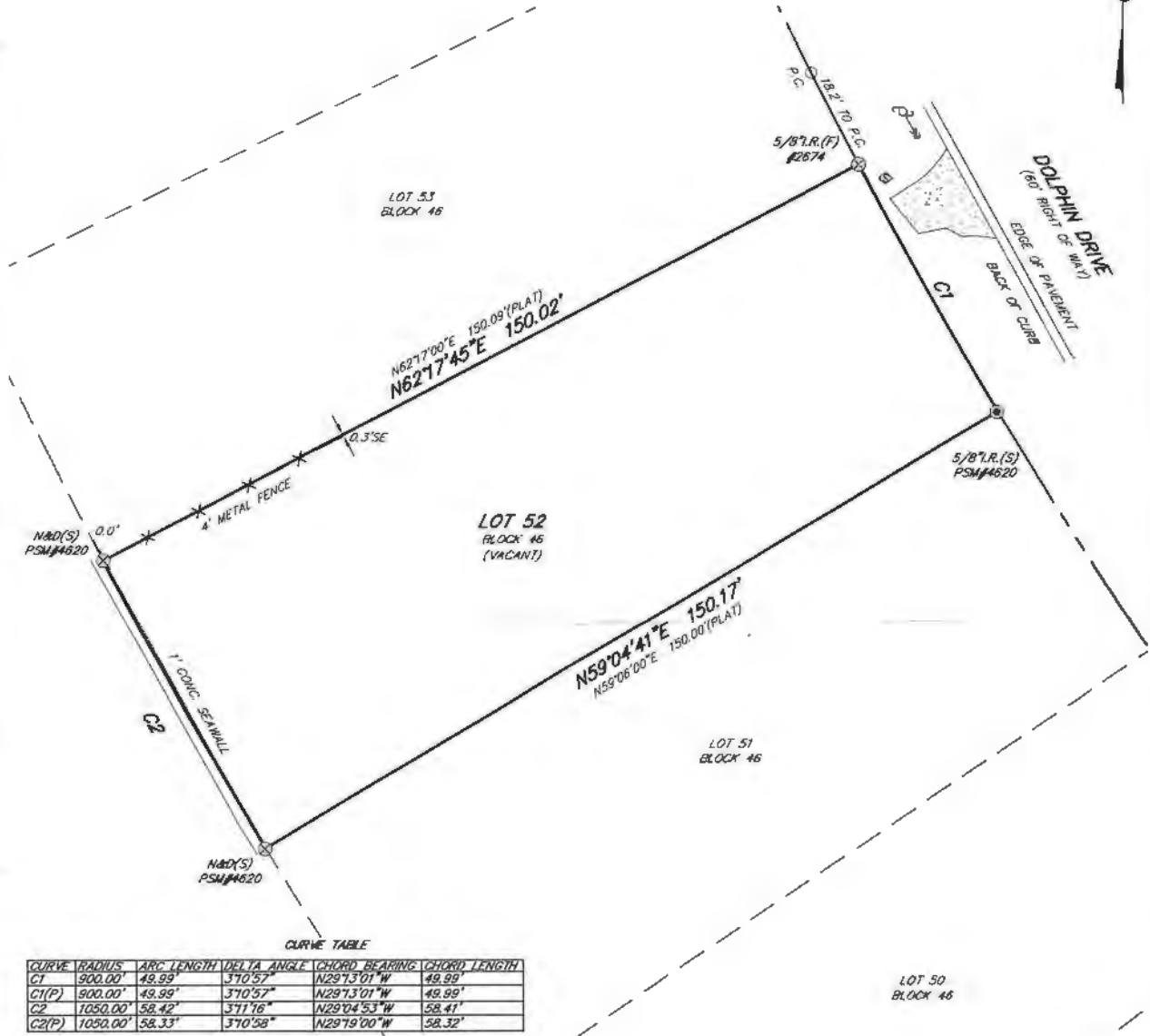
LOT 52, BLOCK 46, DAVIS SHORES ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 99, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

RECEIVED

FEB 06 2019

Planning/Building Dept.

CERTIFIED TO:
ROBERT HYNTER

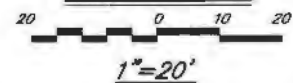


LEGEND

A/C	AIR CONDITIONER PAD	sq. ft.	SQUARE FEET
I.D.	IDENTIFICATION	R	RADIUS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	Δ	DELTA
I.R.(F)	IRON ROD FOUND	L	ARC LENGTH
(F)	IRON PIPE FOUND	T	TANGENT
(S)	5/8" IRON ROD SET (PSM# 4620)	CD	CHORD DISTANCE
P.C.	POINT OF CURVATURE	CB	CHORD BEARING
P.T.	POINT OF TANGENCY	EXPOSED CONCRETE	
W	WELL	COVERED AREA	
		WATER METER	

AREA = 0.19 ± ACRES
OR 8,126 ± sq. ft.

GRAPHIC SCALE



GENERAL NOTES:

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes hereunder shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county code enforcement office.
- All distances, bearings or angles are as field measured. Deed or plot measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown herein are only those above ground, visible objects observed by the surveyor.

- This survey is certified to the last field data.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency Flood Map No. 125145-0216, effective date 12/07/2016, this property described herein appears to lie in Zone "AE 8".
- Date of bearing structure: REFER TO SURVEY

DATE	DATE	SCALE	IN/INCH	DATE	DATE
19-01-00	01/05/19	1"= 30'	230/38	N.H.F.	R.J.B.

TYPE: BOUNDARY
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NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

That value without the signature and the original record shall of a Florida licensed surveyor and mapper. Addition or deletion to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.
NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

Attachment 5

Staff Maps



DISCLAIMER:
 (1) This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.
 (2) Recently approved changes may not be reflected in the current dataset.
 (3) Classifications depicted are for convenience only and should be confirmed by the governing department of the City of St. Augustine prior to legal use. For departmental contact information, please visit www.staugustinegovernment.com.

NOTE: Information from the St. Johns County Geographic Information System is provided for general reference purposes only and is not to be construed as a survey or legal document. Errors from non-coincidence of features from different sources may be present. The St. Johns County Geographic Information System makes every reasonable effort to ensure that the information provided herein is current and accurate. However, St. Johns County provides no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any particular use or purpose. St. Johns County assumes no liability whatsoever associated with the use or misuse of such data.

City of St. Augustine

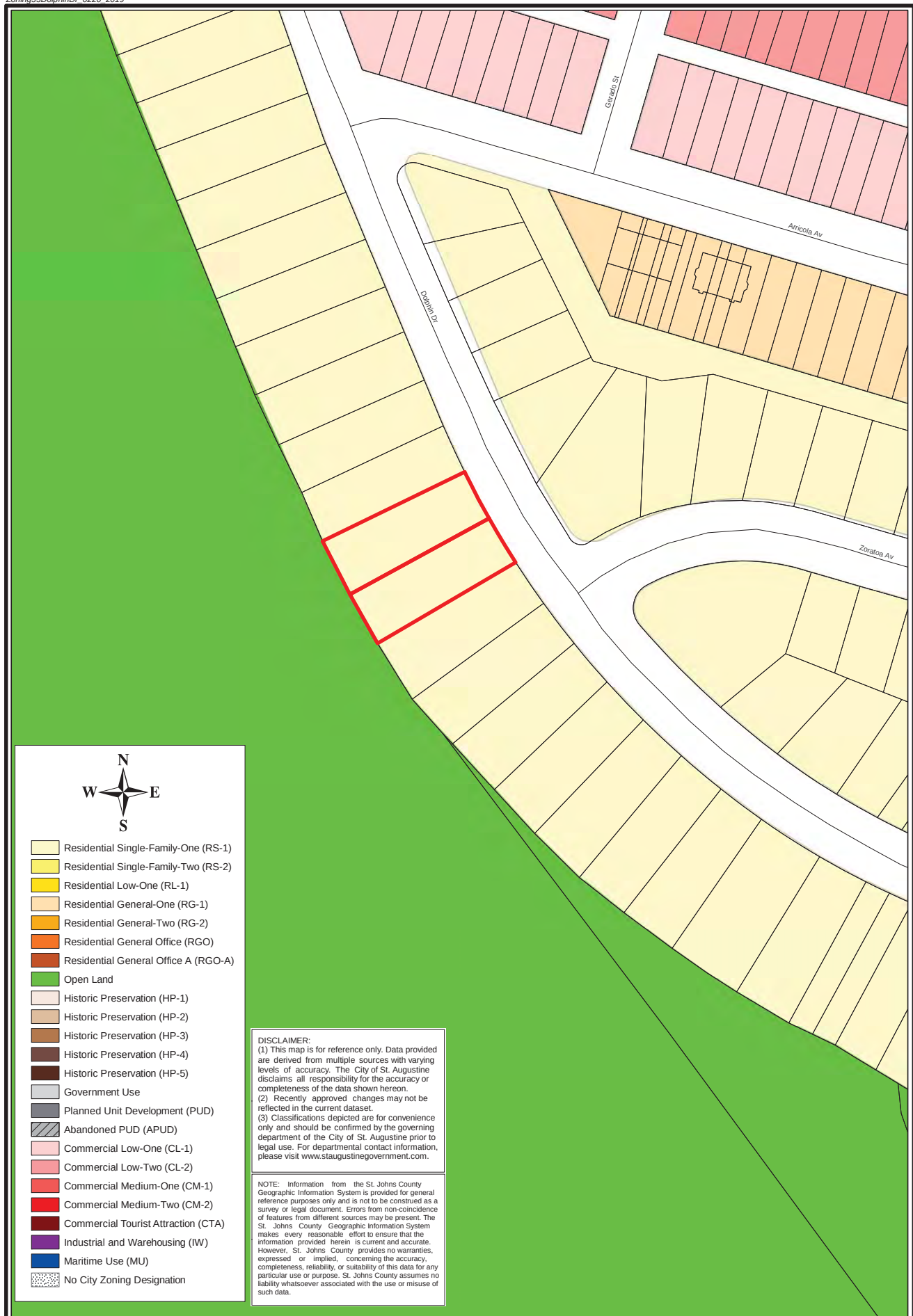
PLANNING AND BUILDING DEPARTMENT
 P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

AERIAL MAP
 33 Dolphin Drive

SHEET
 1 of 1

	COMMERCIAL LOW INTENSITY
	COMMERCIAL MEDIUM INTENSITY
	HISTORIC PRESERVATION
	INDUSTRIAL
	MARINE INDUSTRIAL DISTRICT
	NO VALUE
	OPEN LAND
	PUBLIC / SEMI-PUBLIC
	RECREATION / OPEN SPACE
	RESIDENTIAL LOW DENSITY
	RESIDENTIAL LOW DENSITY / MIXED USE
	RESIDENTIAL MEDIUM DENSITY
	RESIDENTIAL MEDIUM DENSITY / MIXED USE

NOTE: Information from the St. Johns County Geographic Information System is provided for general reference purposes only and is not to be construed as a survey or legal document. Errors from non-coincidence of features from different sources may be present. The St. Johns County Geographic Information System makes every reasonable effort to ensure that the information provided herein is current and accurate. However, St. Johns County provides no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any particular use or purpose. St. Johns County assumes no liability whatsoever associated with the use or misuse of such data.



CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2019

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2019-0018**

AGENDA ITEM 4(a)

APPLICANT Kyle Newton c/o Miners Marine Construction

OWNER Pierre D Thompson Rev. Trust Etal, & Thompson Brothers Realty Inc.

LOCATION PIN#:1585600000

REQUEST To approve the construction of an extended dock platform in Conservation Overlay Zone 1

PLANS DATED February 15, 2019

LAND USE Residential Low Density
ZONING Residential Single Family One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources.

CCM Objective 7

Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special

concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Sec. 11-26. - Purpose and intent.

The purpose of this article is to establish criteria for the review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3 following the goals, objectives and policies contained in the conservation and coastal management element of the comprehensive plan. Further, this article shall serve to preserve and protect environmentally sensitive areas within the city; to promote an understanding of the importance of these areas through passive or scenic recreational opportunities; to protect and conserve endangered, threatened or unique plant and animal life; and to minimize the dangers of natural disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-28. Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

STAFF SUMMARY AND ANALYSIS

The Board approved a dock for the site at their January meeting with the condition the length is reduced from 170 feet to 150 feet. Initially the total area for the dock and platform was 1,000 square feet; this reduced it to 920 square feet. This proposal would add four (4) feet to the end of dock making it 24 feet instead of 20 feet and increasing the total square footage back to 1,000 square feet. Staff believes the new dock will be a benefit to the public through construction related activities. Also, the new dock would enhance the vistas and scenic opportunities by being similar in layout and design as the neighboring docks.

1. Conservation Overlay Zone Development *(Staff analysis in italics)*

- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions: *Site will consist of approved dock and platform on the property, with other neighboring docks and platforms in the area.*
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones. *Other neighboring sites have docks straight into the water with platforms on the end.*
- (3) Natural and proposed drainage patterns. *Patterns aren't expected to change since improvements are over the water.*
- (4) Effect of point and nonpoint discharge in the marine environment. *N/A*
- (5) Proposed soil stabilization and erosion control methods. *N/A*
- (6) Impact on floodplain. *N/A*
- (7) Impact of development on vegetative and animal communities. *It would be a minimal impact in relation to the other docks near at the site and the previously approved dock.*
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. *N/A*
- (9) Effect of shade on vegetation and shellfish. *It should be minimal in nature given the size of the approved dock.*
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. *No additional effect since this proposal is similar to other residential docks in the area. Shoreline erosion isn't applicable in this situation.*
- (11) Impact of development on shoreline by linear feet and percent of site. *N/A*
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. *Minimal, if any, due to previously approved dock.*
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. *N/A*
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. *Minimal, if any, due to the existing similar docks in the area.*
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.) *N/A*
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. *Minimal, if any, due to the existing similar docks in the area.*

- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck. *Appears to meet all standards.*

The applicant has provided a narrative associated with the application which has been included in attachment 1. Staff is in agreement with this narrative and their interpretation.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of an extended dock platform in Conservation Overlay Zone 1 located at PIN: 1585600000.

SUPPLIMENTS

Attachment 1 – Application & Narrative
Attachment 2 – Property Appraiser Information
Attachment 3 – Location Maps
Attachment 4 – Platform Information

David Harrell, AICP
Senior Development Review Planner
Planning & Building Department

Attachment 1
Application & Narrative



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED
FEB 13 2019

Planning/Building Dept.

Application Fee: _____ (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Kyle Newton Contact Number: 386-325-0881

Business (if applicable): Miner's Marine Construction

Address: 134 Poole Blvd. City: St Augustine State: FL Zip: 32095

Pierre D Thompson Rev Trust Etal,

2. NAME OF PROPERTY OWNER: Thompson Brothers Realty Inc Contact Number: 825-1754

Business (if applicable): _____

Address: 601-B South Ponce De Leon Blvd City: St Augustine State: FL Zip: 32085

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: lot 7 (Water Body) Block: _____

Subdivision: Davis Shores Parcel Number: 2214700060

4. PROJECT STREET ADDRESS: 2 Luwanna Circle

5. SPECIFIC PROPOSED USE: Dock - Personal Use

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Expand width of terminal platform by 4 ft or 24 ft wide X 20 ft long to add the 80 ft sq to the platform that was removed from length of walkway by zoning board. Dock will remain a total of 150 ft in length as approved by zoning on 2/5/19. Only requesting a change in the width of platform.

8. JUSTIFICATION FOR ACTION REQUESTED: Trying to provide owner with their originally desired square footage dock.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING: N/A

(a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: NO

(b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully: _____

(c) Can you establish that this disadvantage prevents reasonable use of the property?
Please explain fully: _____

(d) If granted, will the variance adversely affect other property in the area?
Please explain fully: _____

(e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: _____

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☒ Yes ☐ No If yes, please give date and final disposition below.

Dock construction approved on 2/5/19 - Requesting a change to footprint.

11. AGREEMENT:

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

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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.

IMPORTANT NOTICE: "When 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. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code."

Kyle Norton
Signature of Applicant

2/6/19
Date

[Signature]
Signature of Property Owner

2/6/19
Date



**CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER**

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Ch. 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Kyle Newton

Print name of applicant

Kyle Newton

Signature of applicant

2/6/19

Date

SINCE 1925



THOMPSON

Realty & Development, Inc.

January 18, 2019

RE: Wetland Crossing for dock/2 Luwanna Circle

To Whom It May Concern:

The owners of the property located at 2 Luwanna Circle have permission to cross the wetlands we currently own for their single family dock as shown in the attachment.

The Permittee must secure and maintain any other permits required, for the duration of the docks existence.

The Permittee must maintain and repair the dock as the need arises.

Sincerely,

Paul J. Thompson

President- Thompson Bros. Realty, Inc.

CO-Trustee: Pierre D. Thompson Revocable Trust

Attachment 2
Property Appraiser Information



St. Johns County, FL

Quick Links

[My Tax Bill](#)
[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1585600000
 Location Address ANASTASIA BLVD
 SAINT AUGUSTINE 32080-0000
 Neighborhood M&B(s)f E & S Intercoastal- W Ocean - N Cnty Line (2650)
 Tax Description* 1 ALL OF LOT 1 LYING S OF ESCOLATA CREEK (EX PT IN OR3387/1778) (EX PT IN OR4267/1837) OR593/299 & 604/150&3326/1425
**The Description above is not to be used on legal documents.*
 Property Use Code Marshes, Wetlands, Waste Lands (9600)
 Subdivision N/A
 Sec/Twp/Rng 20-7-30
 District City of St Augustine (District 452)
 Millage Rate 20.2171
 Acreage 22.160
 Homestead N

View Map

Owner

Owner Name Thompson Pierre D Rev Trust Etal 50%
 Thompson Brothers Realty Inc 50%
 Thompson Pierre D 0%
 Thompson Paul J 0%
 Mailing Address PO BOX 70
 SAINT AUGUSTINE, FL 32085-0070

Valuation

	2019
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$11,080
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$11,080
Total Deferred	\$0
Assessed Value	\$11,080
Total Exemptions	\$0
Taxable Value	\$11,080

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$0	\$0	\$11,080	\$0	\$0	\$11,080	\$11,080	\$0	\$11,080
2017	\$0	\$0	\$11,080	\$0	\$0	\$11,080	\$11,080	\$0	\$11,080
2016	\$0	\$0	\$11,105	\$0	\$0	\$11,105	\$11,105	\$0	\$11,105
2015	\$0	\$0	\$11,105	\$0	\$0	\$11,105	\$11,105	\$0	\$11,105
2014	\$0	\$0	\$11,105	\$0	\$0	\$11,105	\$11,105	\$0	\$11,105
2013	\$0	\$0	\$11,105	\$0	\$0	\$11,105	\$11,105	\$0	\$11,105
2012	\$0	\$0	\$11,105	\$0	\$0	\$11,105	\$11,105	\$0	\$11,105
2011	\$0	\$0	\$11,105	\$0	\$0	\$11,105	\$11,105	\$0	\$11,105
2010	\$0	\$0	\$11,135	\$0	\$0	\$11,135	\$11,135	\$0	\$11,135

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	0	0	22.16	AC	\$11,080

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/22/2010	\$100.00	WD	3326	1425	U	V	THOMPSON PIERRE D(HIS 1/2 INT)	THOMPSON PIERRE D REV TRUST

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

Tax Estimator

Tax Estimator

Map



No data available for the following modules: Exemptions, Building Information, Extra Features, Sketches.

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.

Last Data Upload: 2/14/2019 11:28:28 PM

Version 2.2.1



Attachment 3
Location Maps

Marker shows 2 Luwanna Cir, Saint Augustine, Florida, 32080



December 26, 2018

Cadastral 2017 (Property Appraiser Parcels) - Public View

Environmental Resource Program-Compliance & Enforcement Facilities (ERPce)

Environmental Resource Permits (ERP) from PA

Environmental Resource Permits (Historic)

Environmental Resource Permits (2007-present)

Pending

Currently Permitted

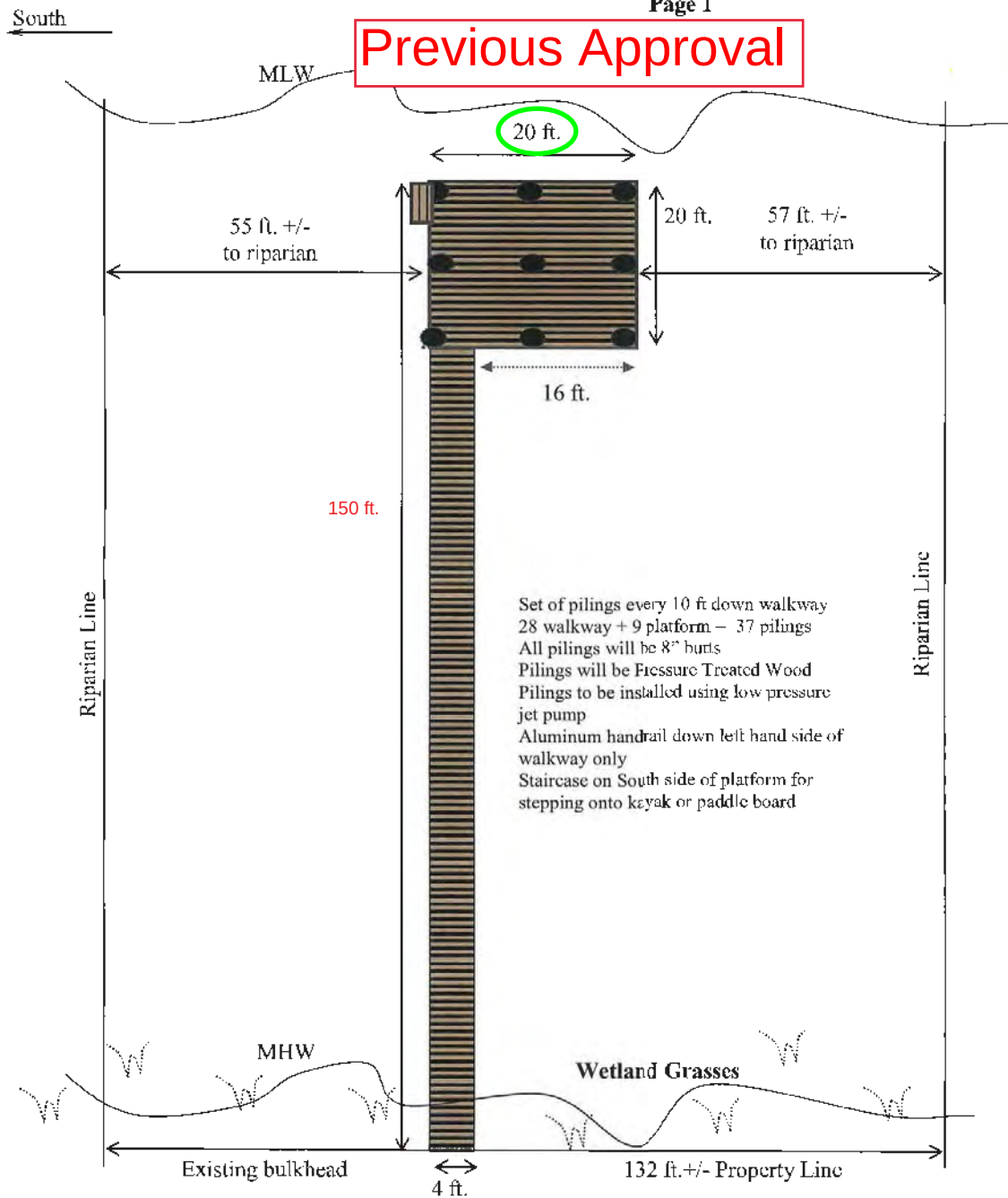
Florida Department of Environmental Protection makes no warranty expressed or implied or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product, or process disclosed or represents that its use would not infringe privately owned rights.

Attachment 4

Platform Information

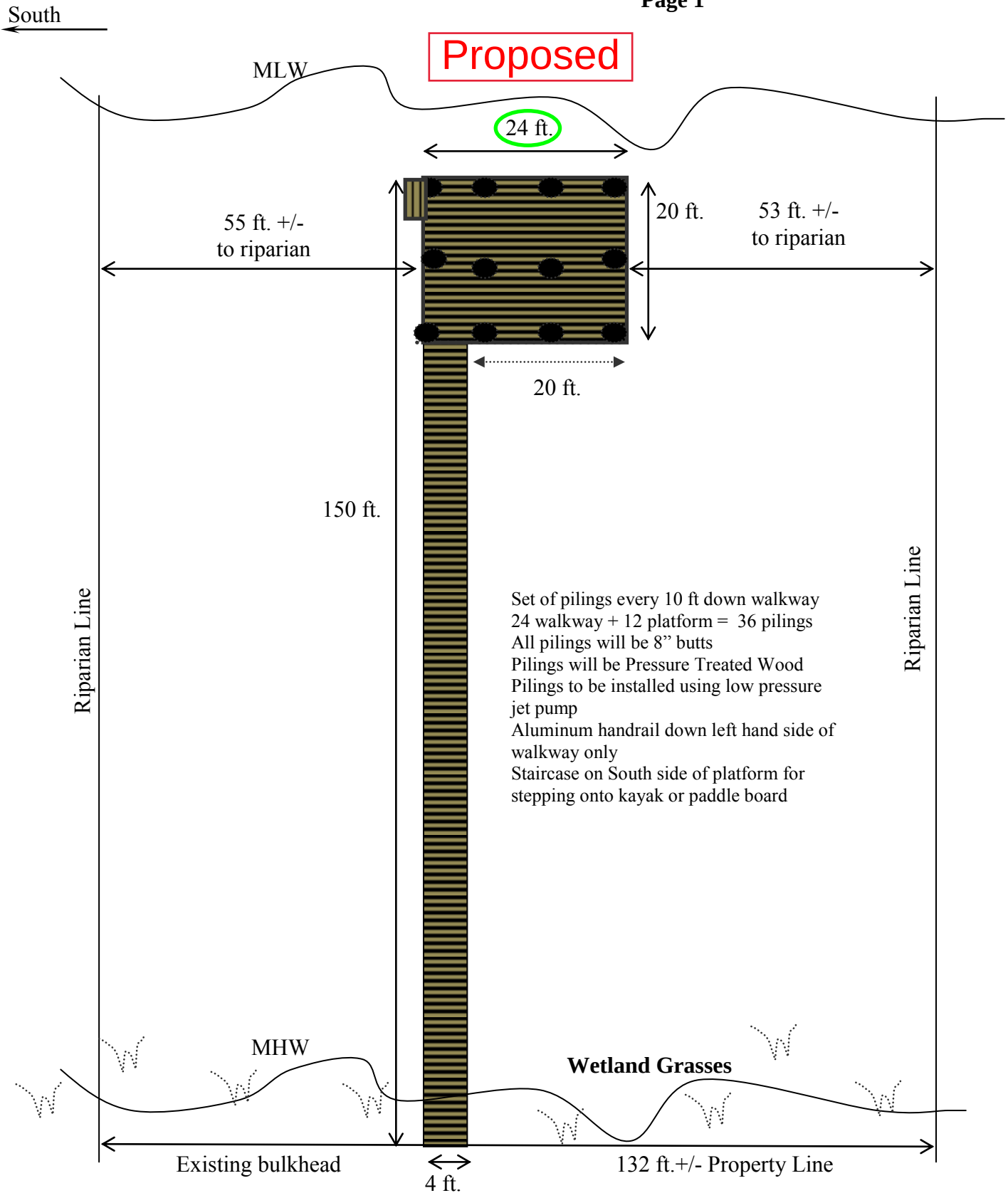
Approximately 1,000 sq.ft.
400 platform (20'x20')
600 access walkway(4'x150')

**Plan View of Proposed Dock
Mantanzas River-Quarry Creek
Thomas Mcknew
2 Luwanna Circle
St. Augustine, FL 32080
Page 1**



Approximately 1,000 sq.ft.
480 platform (24'x20')
520 access walkway(4'x130')

**Plan View of Proposed Dock
Mantanzas River-Quarry Creek
Thomas Mcknew
2 Luwanna Circle
St. Augustine, FL 32080
Page 1**



CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2019

RE: **VARIANCE #2019-0015**

AGENDA ITEM 5(a)

APPLICANT Don Crichlow

OWNER Michael & Daria Boles

LOCATION 32 Cincinnati Avenue

REQUEST To approve variances to decrease the minimum side and rear setbacks and increase the maximum lot coverage by building for a proposed addition and new guest home.

PLANS DATED February 19, 2019

LAND USE Residential Low Density

ZONING Residential Single Family 2 (RS-2)

APPLICABLE CODES/ORDINANCES

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

Sec. 28-29. Zoning exceptions, variances and appeals.

(b) Variances:

(1) Requirements for grant of variance. The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained for school, church and governmental agency uses. No variance shall be granted unless the applicant shall show and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and

- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

In passing upon a request for variance, the Board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this Chapter.

Sec. 28-162. - Residential, single-family-two: RS-2.

- (5) *Maximum lot coverage by all buildings:*
 - a. Thirty (30) percent.
- (6) *Minimum yard requirements.* All permitted or permissible uses and structures:
 - a. Front, fifteen (15) feet.
 - b. Side, ten (10) feet.
 - c. Rear, ten (10) feet.

STAFF SUMMARY AND ANALYSIS

An applicant summary of the events leading up to the variance request is located in attachment 1. A brief summary has been included below:

The applicant has indicated a demolition permit was acquired in October 2015 to remove original buildings at the location. A Sanborn Fire Insurance map has been provided by the applicant showing an accessory building on the property, although the applicant has indicated it is shown in the wrong location (see attachment 4) and the survey (see attachment 4) indicates it at the correct location. When the Certificate of Demolition was filed the Historic Preservation Officer they approved the permit with the understanding, from the applicant, they would construct a similar building. Construction was delayed in 2016 & 2017 due to hurricane damage to the home. It was indicated by the applicant that further delay happened in 2017 due to potential changes to flood mapping and inability to hire contractors. Further delays due to the health of the owners are cited for 2017-2018. When the owner's health improved and they moved permanently to the area earlier this year, plans were brought forward to reestablish the building. This new building will be placed back in the same location as the previous one and will be larger in size than the original building (see attachment 4).

Initially this item was advertised as a proposed addition along with a guest home. It has been determined after notice that the proposed addition is no longer applicable to the request. The applicant requests two (2) variances to address the addition of only a new guest home. The first variance involves decreasing the setbacks since the guest home will project over it. In particular, the applicant is proposing relief from the following standards:

The second
involves

Request	Min. Limit	Proposed
Side setbacks	10 feet	1.6 feet
Rear setback	10 feet	3 feet

variance
increasing the

lot coverage by building since adding the guest home will increase this percentage. In particular, the applicant is proposing relief from the following standards:

Request	Limit	Existing	Proposed
Maximum lot coverage by building	30%	32.2%	38.2%

Staff interpretation of findings of fact in italics.

1. Variances to decrease the minimum side and rear setbacks and increase the maximum lot coverage by building for a proposed addition and new guest home.

No variance shall be granted unless the applicant shall show and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;
Staff believes there is a singular disadvantage in this situation. In particular the applicant is in a physical condition where replacement of a historic building is not allowed due to setbacks and maximum building lot coverage. Even if the building was staying in the original footprint it would still need these variances because it would be beyond a year to rebuild in the same footprint.
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; *Because of the zoning standards with the setbacks and maximum lot coverage by building, the applicant cannot place the building back in its historic footprint because it would be beyond a year to rebuild in the same footprint.*
- c. This disadvantage does not exist because of conditions created by the owner or applicant; *Neither person created the associated setbacks and building coverages associated with the zoning category and thereby did not create the disadvantage.*
- d. Granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
Granting of the variance would not be contrary to the public interest or affect neighboring properties due to the nature of the request as a guest home (accessory building). The development pattern for the neighborhood has numerous buildings along the backside of the property (see attachment 2). The spirit, intent, and purpose is for the building of a home and its accessory related uses therefore this is in harmony, intent, and purpose of this Section.

STAFF RECOMMENDATION

Based on a review of Section 28-29, if the Board **CAN** find there is a need & justification for the variance then the Board **CAN** approve of the variance.

Based on a review of Section 28-29, if the Board **CANNOT** find there is a need & justification for the variance then the Board **CAN** deny of the variance.

SUPPLIMENTS

Attachment 1 – Application & Applicant Information.

Attachment 2 – Location Maps / Property Appraiser Info.

Attachment 3 – Applicant Pictures

Attachment 4 – Site Plans & Elevations

David Harrell, AICP

Senior Development Review Planner

Planning and Building Department

Attachment 1

Application & Applicant Information



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: _____ (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: MARCH 7, 2019

Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Don Crichlow Contact Number: 904 377-0913

Business (if applicable): Don Crichlow & Associates

Address: 302 St. George St. City: St. Augustine State: FL Zip: 32084

2. NAME OF PROPERTY OWNER: MICHAEL & DARIA BOLES Contact Number: 434 906-0379

Business (if applicable): _____

Address: 32 Cincinnati Ave. City: St. Augustine State: FL Zip: 32084

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 5 Block: 9

Subdivision: COSA Parcel Number: _____

4. PROJECT STREET ADDRESS: 32 Cincinnati Ave

5. SPECIFIC PROPOSED USE: Residential

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: To reconstruct previously demolished structure to a slightly larger footprint (see attached narrative). Requesting lot coverage variance (32.2 % existing to 38.2 % proposed) and to construct within the allowable setbacks (side yard from 10'0" to 1'6" and rear yard from 10'0" to 1'0").

8. JUSTIFICATION FOR ACTION REQUESTED: Most properties in the neighborhood were constructed in the 1920's and almost all exceeded the current allowable lot coverage and setbacks. There was an understanding between the owner and the City's Historic Preservation Officer (Jenny Wolfe) that the demolition of the old structure would be allowed if the new structure would be constructed on the same site as the demolished building. This location requires that the allowable setbacks be exceeded. Although the Sanborn map shows, in error, that the previous structure was in the N.W. corner of the property, it was actually in the N.E. corner, however it clearly shows that the previous structure is within 1'0" to 2'0" of the property line. The owner therefore is requesting to construct the new building at the original historic location.

RECEIVED

FEB 25 2019

Planning/Building Dept.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING:

- (a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: The proposed location of the new structure is consistent with adjacent properties in the neighborhood. The previous structure was severely damaged by the recent storms and had to be demolished.
- (b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully: The previous structure was severely damaged by the recent hurricanes.
- (c) Can you establish that this disadvantage prevents reasonable use of the property?
Please explain fully: The proposed location is required to maintain the historic site plan location.
- (d) If granted, will the variance adversely affect other property in the area:
Please explain fully: No. The adjacent properties exceed setbacks and lot coverages.
- (e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: The proposed location is consistent with other properties and establishes a consistent, historical pattern of development in the neighborhood.

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

11. AGREEMENT:

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

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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.

IMPORTANT NOTICE: "When 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. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code."

Donald C. Cruchman
Signature of Applicant

2/25/19
Date

D.F.B. / J.M.H.W.B.
Signature of Property Owner

2/25/19
Date

In October 2015 a demolition permit was applied for to remove a detached kitchen, outhouse and other trash and debris located in the Uptown District of St. Augustine. The street address is 32 Cincinnati Ave and the detached kitchen was located 32 feet from the main dwelling in the North East corner of the property.

Historic site specialist reviewed the application and determined an on site inspection was necessary. Upon inspection of the buildings, Historic Preservation Officer Jenny Wolfe was hesitant to grant a permit to destroy the kitchen due to its unique architectural features and the role the detached kitchen played in the history of the home. In an effort to secure the permit the applicant offered to rebuild the kitchen at its present location, using the same architectural features thereby restoring the historical integrity of the site. She enthusiastically accepted this offer and granted the permit to remove the kitchen and the outhouse.

At the time of the destruction, the detached kitchen had been piped with natural gas, had running water, sewer and electric wiring. A porcelain clad cast iron sink with drain board were located on the South wall with an electric stove and an old Frigidaire on the wall facing east. Cabinets containing old canned goods, paint and cleaning products were on the wall to the west. The floor foundation consisted of coquina tabby with exposed sewer piping which were left after demolition.

The Rhode subdivision, where the site is located, was developed starting in the 1880's. The main house appears to have been built around 1904. The detached kitchen and outhouse appear on the 1924 survey and are recorded on every survey up to 2015. It is not known if the kitchen and outhouse were built when the main house was constructed or were added some years later. There is historic evidence that this property was used as a boarding house for a period of time with a man named Bogart W Authur and his family actually living in the kitchen during the depression.

During the summer and fall of 2016, it was planned to replace the kitchen during the main house restoration. Hurricane Mathew (October 2016) caused extensive damage to Cincinnati Ave and delayed all construction plans.

The project was resumed in February 2017 with a preliminary discussion with building officials. It was suggested the applicant delay the project for a few months for two reasons. The first was the city was considering new elevation standards for areas affected by Hurricane Mathew. If new standards were adopted, the applicant may not be able to rebuild the kitchen "on grade" using the old foundation. The second reason was every contractor was swamped repairing hurricane damage. The likelihood of getting a contractor scheduled, for a reasonable price, would be better toward the summer months.

In June 2017 it had been determined there were no new elevation standards in effect and we could move forward with the project. Construction plans began to be formulated when Hurricane Irma (August 2017) hit St. Augustine. Due to heavy

flooding, the coquina tabby foundation was undermined and collapsed. Portions of the service alley running parallel to Cincinnati Ave likewise eroded exposing the city sewer "tie in" and created a sunken area in the alley and extending into the property. Contractors hired by the city fixed our portion of the alley and used the rubble from the foundation to fill the hole and regrade the alley. The sewer "tie in" protruding from the ground is all that remains of the original kitchen site.

During October 2017 the applicant's wife was diagnosed with squamous cell carcinoma, one of the many forms of severe cancer. 2018 brought extended stays at the University of Virginia Hospital, multiple surgeries and the devastating side effects of chemo and radiation therapy, all in an effort to battle this horrible disease. Doctors reported in January 2019 that the applicant's wife's cancer was in remission.

The applicants are now full time residents of Florida and want to complete the restoration of 32 Cincinnati Ave. This includes honoring the promise made to Jenny Wolfe. The applicants want to rebuild the detached kitchen that was originally on the property. It is my understanding the applicants need special permission to do so because they did not rebuild the structure within one year of the demolition. The applicants respectfully request permission to move forward with this project.

Attachment 2
Location Map(s) /
Property Appraiser Info.



St. Johns County, FL

Quick Links

[My Tax Bill](#)
[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1935200000
Location Address 32 CINCINNATI AVE
 SAINT AUGUSTINE 32084-0000
Neighborhood Rhode's Addition (603)
Tax Description* 1-159 ROHDE ADDN LOT 5 BLK 9 OR4070/165
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Rhode's Addition to St. Augustine
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.150
Homestead Y

View Map

Owner

Owner Name Boles Michael, Daria 100%
 Boles Daria 100%
Mailing Address 9721 NORWOOD RD
 NORWOOD, VA 24581-0000

Valuation

	2019
Building Value	\$152,866
Extra Features Value	\$0
Total Land Value	\$123,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$276,466
Total Deferred	\$0
Assessed Value	\$276,466
Total Exemptions	\$50,000
Taxable Value	\$226,466

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$154,708	\$0	\$123,600	\$0	\$0	\$278,308	\$218,229	\$60,079	\$218,229
2017	\$156,549	\$2,202	\$123,600	\$0	\$0	\$282,351	\$198,390	\$83,961	\$198,390
2016	\$55,700	\$284	\$108,150	\$0	\$0	\$164,134	\$164,134	\$0	\$164,134
2015	\$59,446	\$421	\$97,850	\$0	\$0	\$157,717	\$157,717	\$0	\$157,717
2014	\$51,671	\$421	\$88,838	\$0	\$0	\$140,930	\$140,930	\$0	\$140,930
2013	\$53,780	\$421	\$88,838	\$0	\$0	\$143,039	\$143,039	\$0	\$143,039
2012	\$50,008	\$421	\$74,044	\$0	\$0	\$124,473	\$124,473	\$0	\$124,473
2011	\$51,895	\$421	\$82,271	\$0	\$0	\$134,587	\$134,587	\$0	\$134,587
2010	\$53,782	\$421	\$91,412	\$0	\$0	\$145,615	\$145,615	\$0	\$145,615

Exemptions

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$25,000

Building Information

Building	1	Roof Structure	Gable Hip, Flat
Actual Area	2178	Roof Cover	Composite Shingle, Roll Composite
Conditioned Area	1647	Interior Flooring	Hardwood
Actual Year Built	1900	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct

Style
Class
Exterior Wall

01
N
Wood

Heating Fuel
Air Conditioning
Baths

Central
2

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	60%
Roofing Structure	Flat	40%
Roofing Cover	Composite Shingle	60%
Roofing Cover	Roll Composite	40%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1542	1542
FRAME ADDITION	105	105
FINISHED DECK	0	60
FINISHED OPEN PORCH	0	252
FRAME UTILITY	0	72
FINISHED OPEN PORCH	0	147
Total SqFt	1647	2178

Extra Features

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	239

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	131	50	EF	\$123,600

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/11/2015	8/11/2015	\$175,000.00	WD	4070	165	U	I	POLAK SHEILAH TRUST	BOLES MICHAEL,DARIA
8/11/2015	9/18/2014	\$0.00	DC	4070	160	U	I	POLAK SHEILAH ***	POLAK SHEILAH TRUST
	10/19/1999	\$100.00	LE	1453	460	U	I	POLAK SHEILAH	POLAK SHEILAH ***
	1/1/1979	\$33,500.00		417	766	U	I		POLAK SHEILAH
	1/1/1978	\$28,500.00		381	167	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

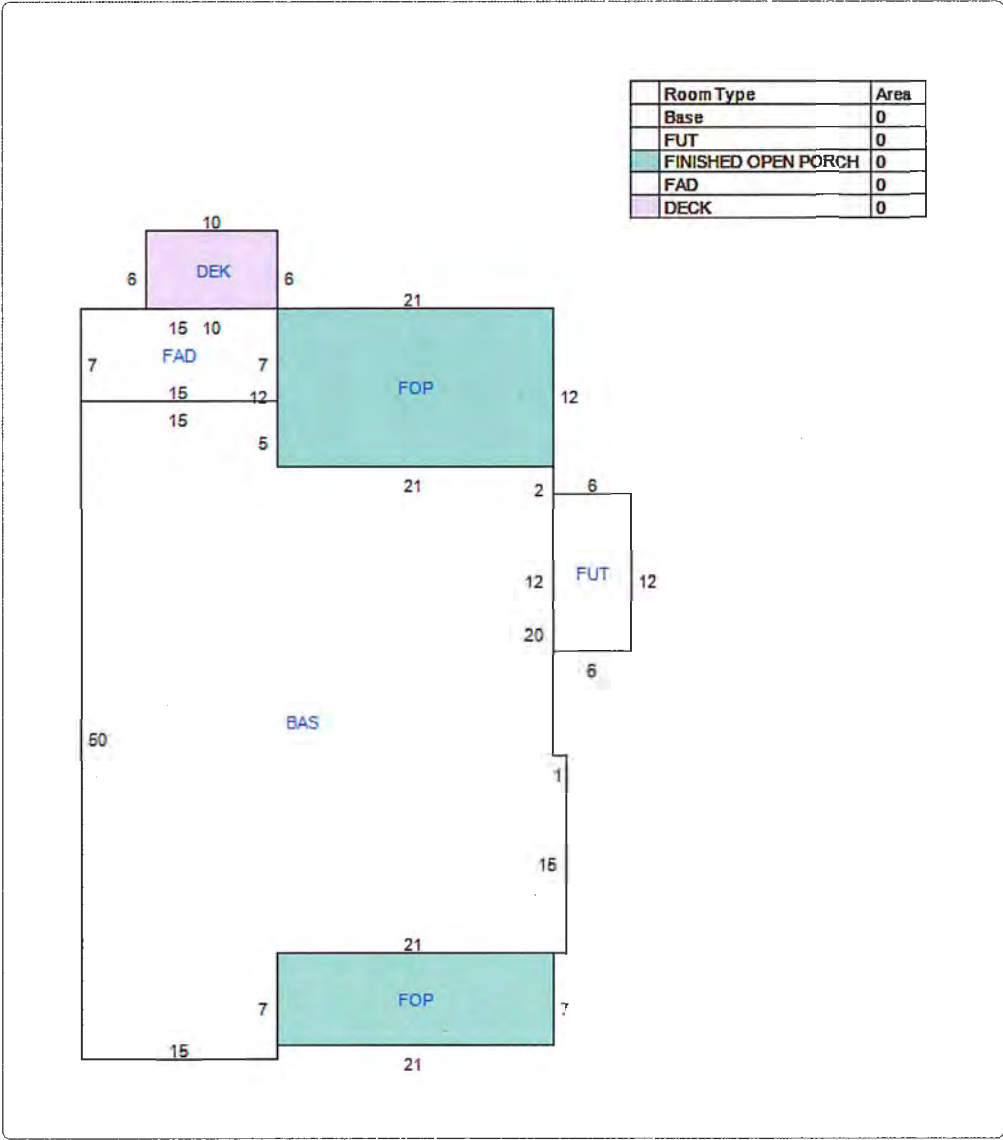
Tax Estimator

[Tax Estimator](#)

Map



Sketches

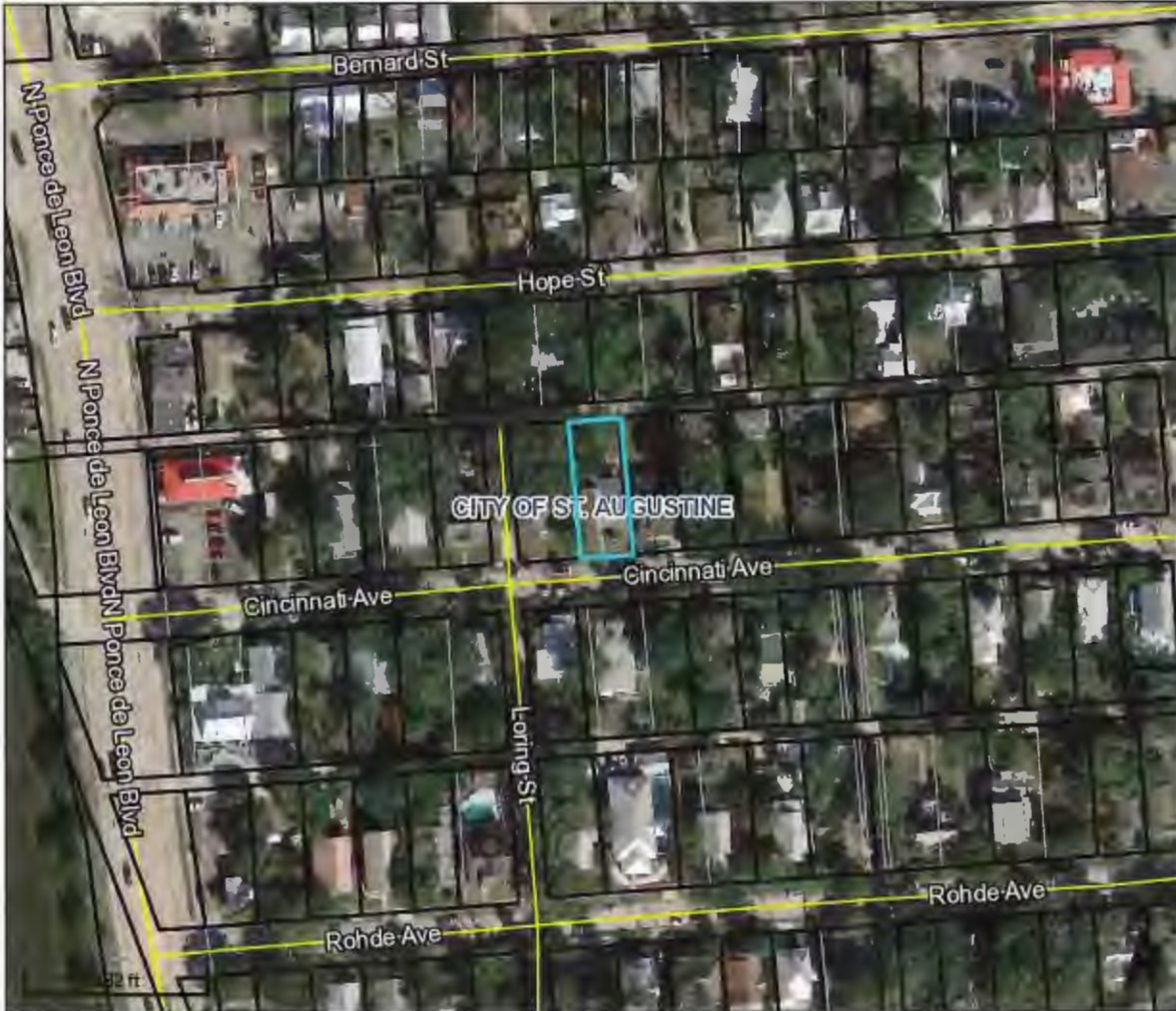


The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Last Data Upload: 2/8/2019, 10:51:22 PM

Version 2.2.0





Overview



Legend

- Parcels
- Cities

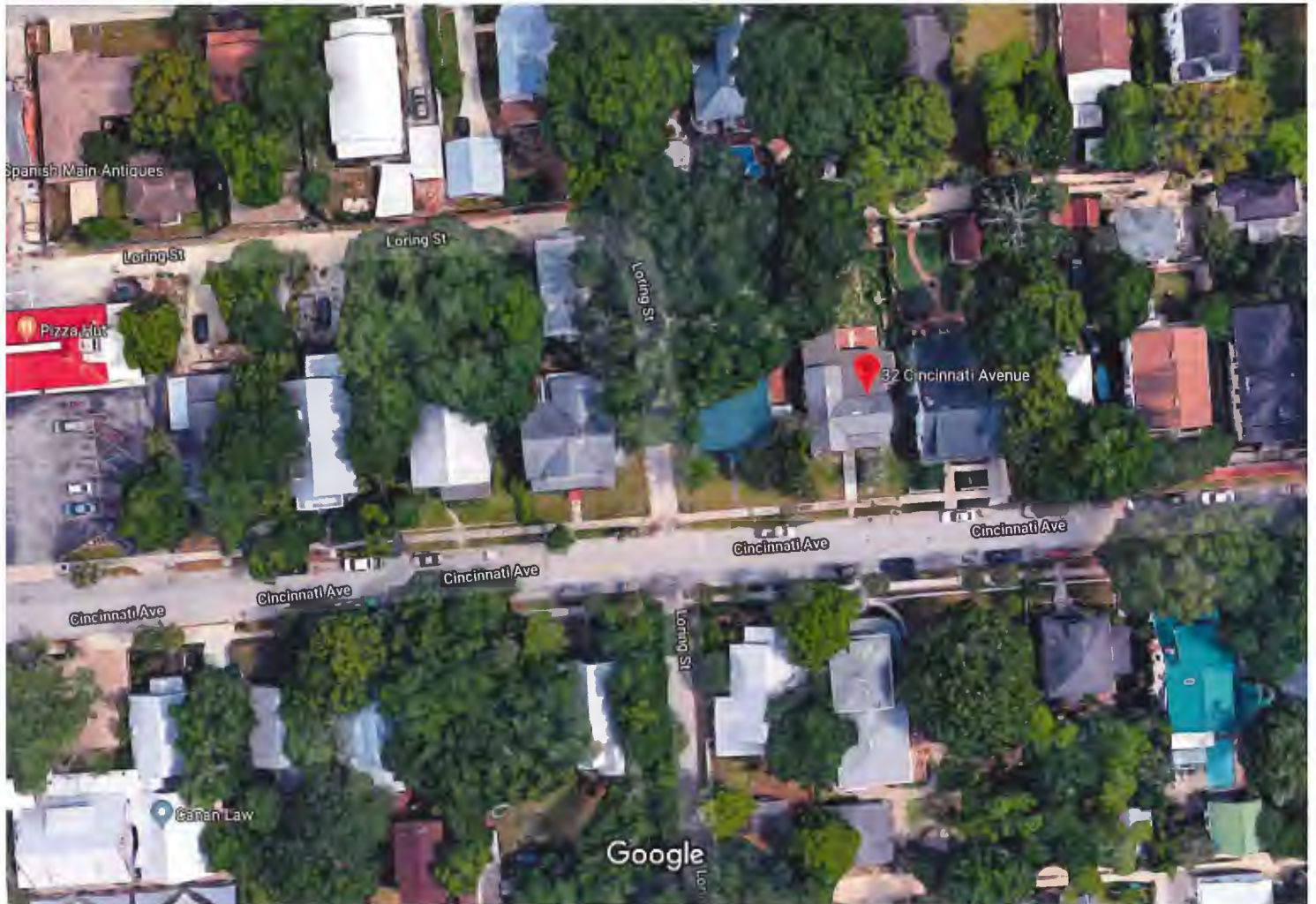
Parcel ID	1935200000	Physical Address	32 CINCINNATI AVE	Building Value	\$152,866	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	BOLES MICHAEL,DARIA	Total Land Value	\$123,600	8/11/2015	\$175000	30	U
Acres	0.15		9721 NORWOOD RD	Just Value	\$276,466	1/1/1979	\$33500	11	U
			NORWOOD VA 24581-0000	Total Deferred	N/A				
				Assessed Value	\$276,466				
				Total Exemptions	\$50,000				
				Taxable Value	\$226,466				

Date created: 2/11/2019

Last Data Uploaded: 2/8/2019 10:51:22 PM

Developed by  **Schneider**
GEOSPATIAL

Google Maps 32 Cincinnati Ave



Imagery ©2019 Google, Map data ©2019 Google 50 ft



32 Cincinnati Ave
St. Augustine, FL 32084

Photos



Attachment 3
Applicant Pictures



PREVIOUS STRUCTURE



PREVIOUS STRUCTURE



REAR OF STRUCTURE





ALLEY VIEW (LOOKING EAST)



ALLEY VIEW (LOOKING WEST)



ALLEY VIEW (LOOKING EAST)



ALLEY VIEW (LOOKING EAST)



ALLEY VIEW (LOOKING EAST)

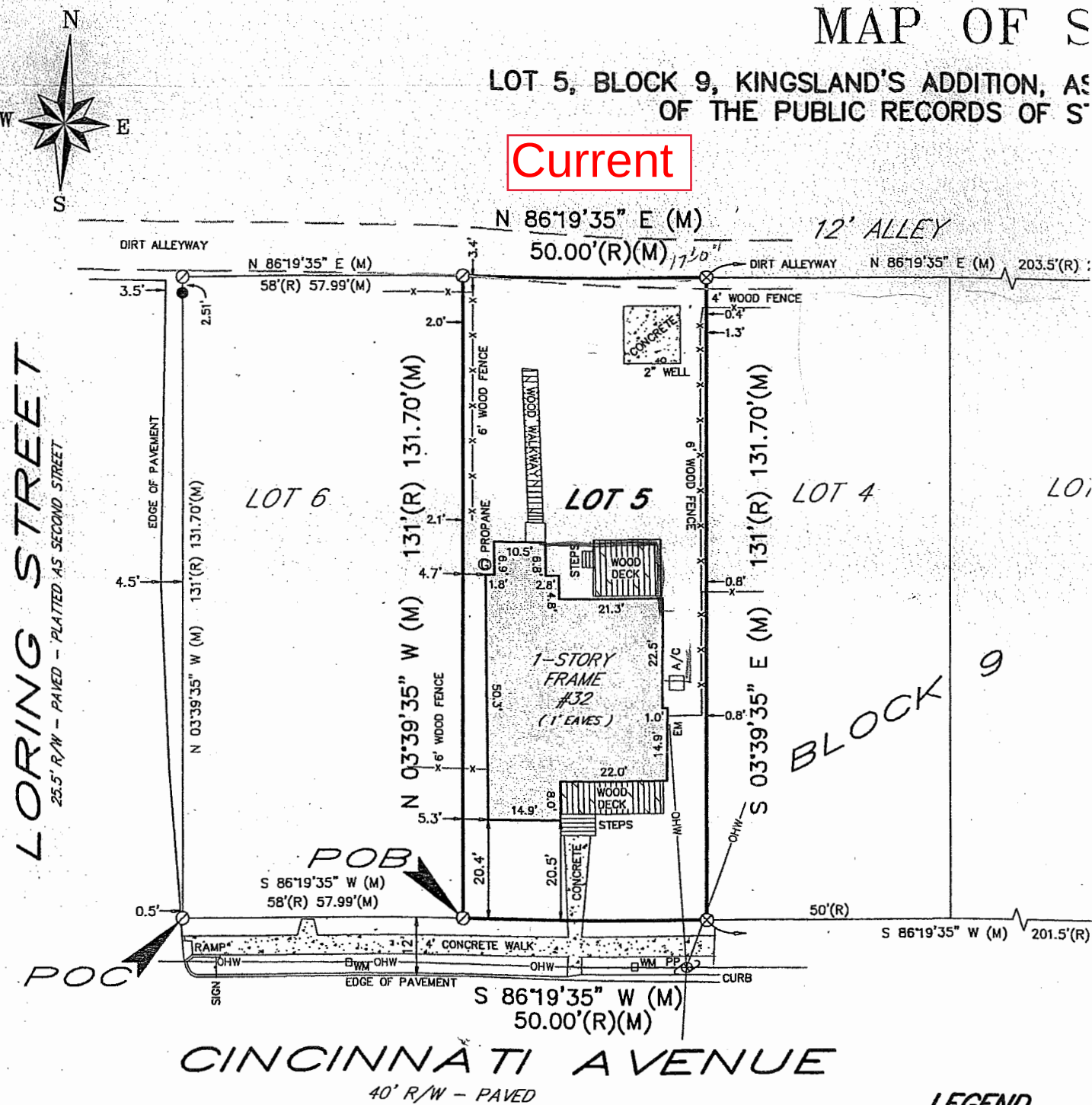


AWAY VIEW (LOOKING WEST)

Attachment 4
Site Plans & Elevations

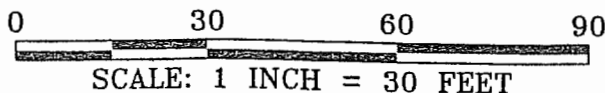
LOT 5, BLOCK 9, KINGSLAND'S ADDITION, AS
OF THE PUBLIC RECORDS OF S

Current

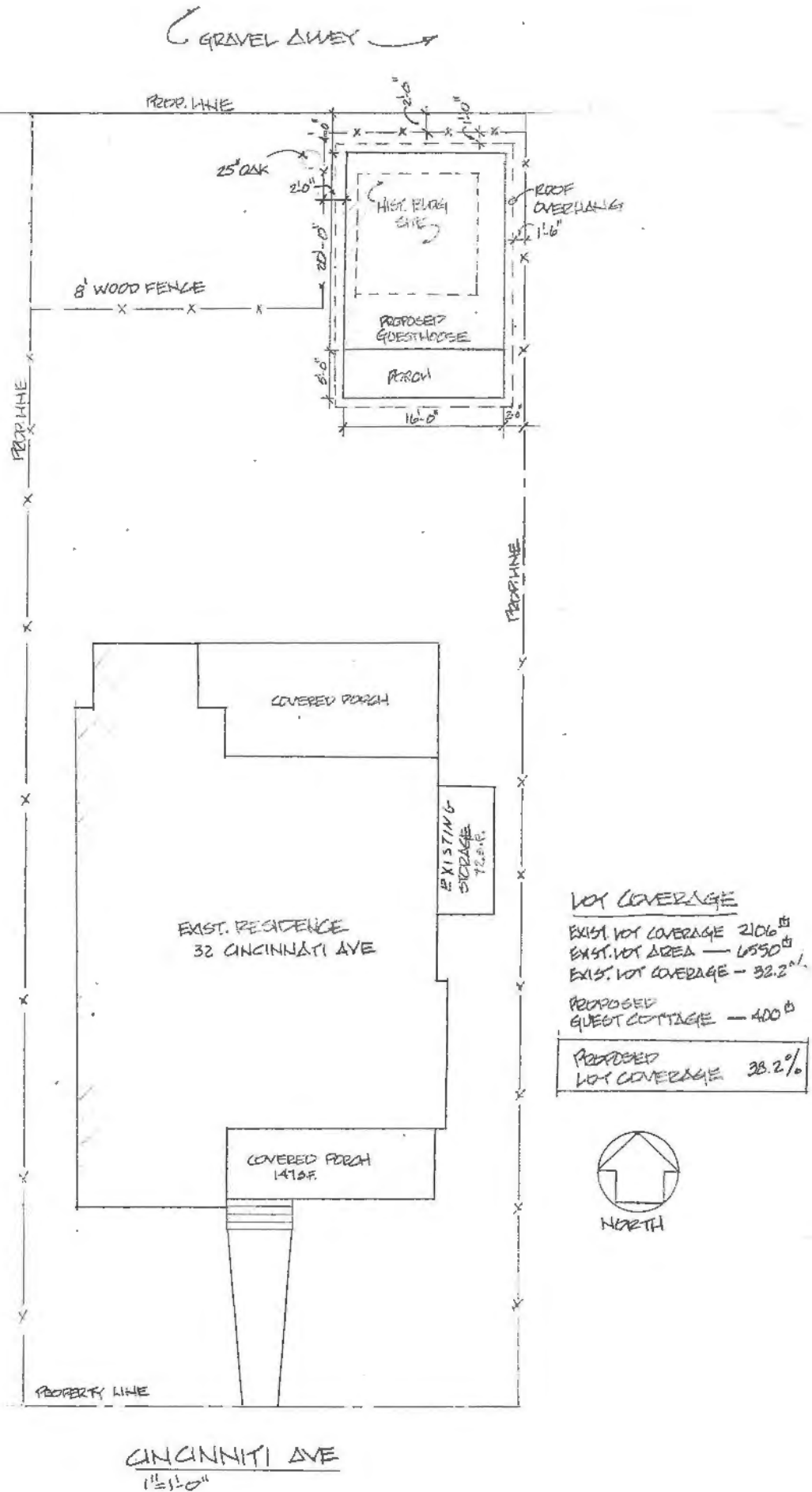


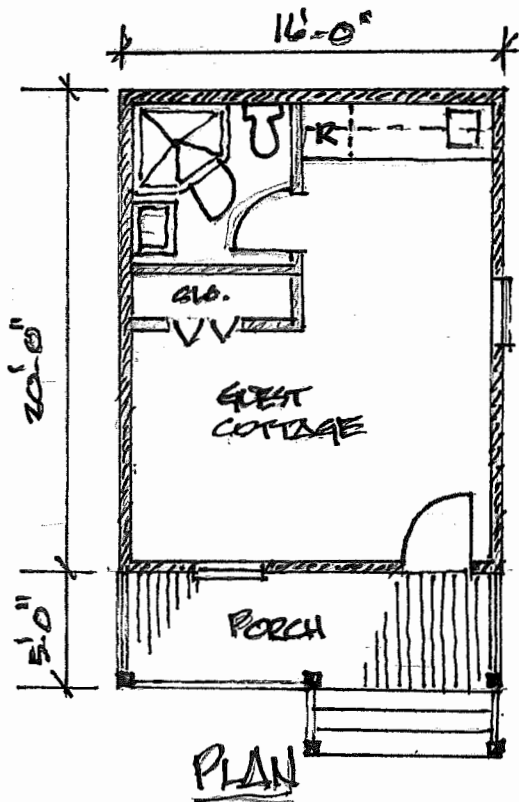
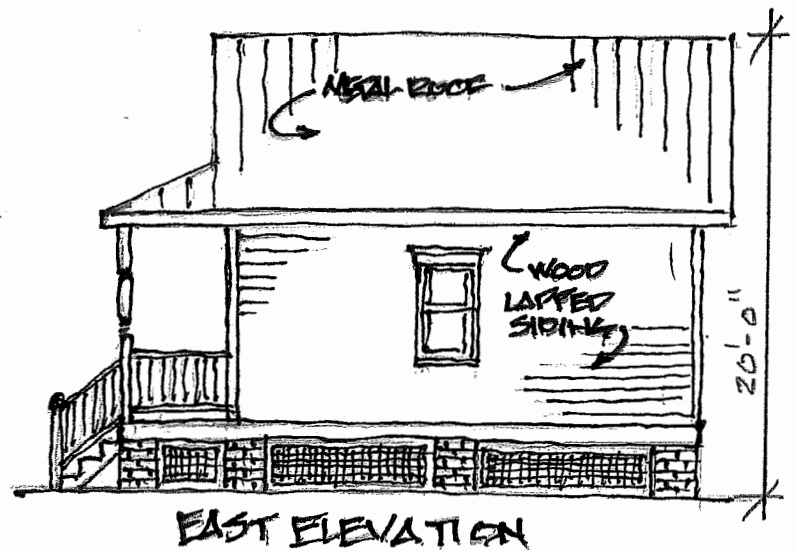
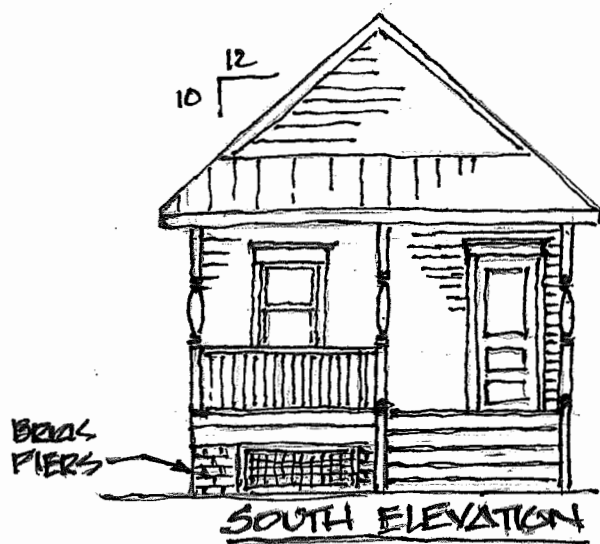
LEGEND

- R/W = RIGHT O
LB = LICENSE
(R) = RECORD
(M) = MEASURE
OHW = OVERHEAD
WM = WATER
EM = ELECTRIC
PP = POWER
POC = POINT O
POB = POINT O
⊗ = SET 5/8
⊙ = FOUND 1
○ = FOUND 1
⊖ = FOUND 5



Proposed





PROPOSED GUEST COTTAGE
32 CINCINNATI AVE

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2019

RE: **VARIANCE #2019-0016**

AGENDA ITEM 5(b)

APPLICANT & OWNER Joel and Heidi Nagler

LOCATION 115 DeHaven Street

REQUEST To approve variances to decrease the minimum side setbacks and increase the maximum lot coverage by building for a proposed addition.

PLANS DATED February 22, 2019

LAND USE Residential Low Density

ZONING Residential Single Family 2 (RS-2)

APPLICABLE CODES/ORDINANCES

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

Sec. 28-29. Zoning exceptions, variances and appeals.

(b) Variances:

(1) Requirements for grant of variance. The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained for school, church and governmental agency uses. No variance shall be granted unless the applicant shall show and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and

- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

In passing upon a request for variance, the Board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this Chapter.

Sec. 28-119. - Nonconforming lots of record.

- (6) a. No side yard shall be less than ten (10) percent of the width of the lot, provided such side yard is not less than four (4) feet.

Sec. 28-160. - Height restrictions and maximum lot coverage on non-conforming lots of record in single-family residential districts (RS-1 and RS-2).

For the proposed structures subject to this provision, the maximum lot coverage shall be thirty-five (35) percent in RS-2.

STAFF SUMMARY AND ANALYSIS

The applicant is desiring to add onto the rear of the building in order to extend the first floor and add a second floor, including new covered decks at the rear. In order to make the addition they are proposing to extend the existing side walls in order to square off the building (see attachment 3). Since the existing side walls of the building is within the side setbacks this would require a variance to place the new side walls. In particular, the applicant is proposing relief from the following side yard standards:

Request	Code	Existing	Proposed
(Min) Side Yard (West)	4 feet	2.24 feet	2.24 feet
•(Min) Side Yard (East)	4 feet	3 feet	3 feet

With the addition this will increase the maximum lot coverage by building beyond the Code maximums and this requires another variance to this standard. In particular, the applicant is proposing relief from the following standards:

Request	Code	Existing	Proposed
(Max) Lot Coverage by Building	35%	32%	48%

Staff interpretation of findings of fact in *italics*.

1. **Variances** to decrease the minimum side setbacks and increase the maximum lot coverage by building for a proposed addition.

No variance shall be granted unless the applicant shall show and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;
Staff believes there is a singular disadvantage in this situation. The physical location of the home within smaller lot makes it difficult to add onto the home. If the applicant were to add onto the home within the setbacks this would result in a building envelope of twenty-two (22) feet wide which results in a twenty (20) foot wide home. This would need to be larger to accommodate proper room sizes and increase the homes functionality.

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property;
The larger homes present location and design on the lot makes it challenging to develop the site.
- c. This disadvantage does not exist because of conditions created by the owner or applicant;
The applicant did not originally construct the home or subdivide the lot and thereby did not create the disadvantage.
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.
Granting of the variance would not be contrary to the public interest or affect neighboring properties due to the nature of the request and the homes location on the lot. The spirit, intent, and purpose is for the building of a home and therefore this is in harmony, intent, and purpose of this Section.

STAFF RECOMMENDATION

Based on a review of Section 28-29, if the Board **CAN** find there is a need & justification for the variance then the Board **CAN** approve of the variance.

Based on a review of Section 28-29, if the Board **CANNOT** find there is a need & justification for the variance then the Board **CAN** deny of the variance.

SUPPLIMENTS

Attachment 1 – Application & Applicant Information.
Attachment 2 – Location Maps / Property Appraiser Info.
Attachment 3 – Site Plan/Floor plan.

David Harrell, AICP
Senior Development Review Planner
Planning and Building Department

Attachment 1

Application & Applicant Information



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: _____ (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Joel and Heidi Nagler Contact Number: 904-826-9547

Business (if applicable): _____

Address: 5156 City Street #111 City: Orlando State: FL Zip: 32839

2. NAME OF PROPERTY OWNER: Joel and Heidi Nagler Contact Number: 904-826-9547

Business (if applicable): _____

Address: 5156 City Street #111 City: Orlando State: FL Zip: 32839

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: W 1/2 of Lot 7 and E 1/2 of Lot 8

Block: A

Subdivision: Atwood Tract

Parcel Number: _____

4. PROJECT STREET ADDRESS: 115 DeHaven Street

5. SPECIFIC PROPOSED USE: Single Family Residence

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: _____

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Planning/Building Dept.

7. DESCRIPTION OF ACTION REQUESTED: Requesting variance for side setback, 4ft. from eaves, and a variance to exceed the 35% maximum lot coverage by building.

8. JUSTIFICATION FOR ACTION REQUESTED: Current conditions, due to size, shape, or other physical conditions, prevent improvement of the property in a manner which is reasonable, customary and consistent with other properties in the vicinity. The owner is unable to make reasonable use of the property.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING:

- (a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: Due to the size, shape, topography, or other physical conditions, this property suffers singular disadvantage that does not apply to other properties in the vicinity.
- (b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully: This disadvantage does not exist due to conditions created by the owner or applicant.
- (c) Can you establish that this disadvantage prevents reasonable use of the property?
Please explain fully: This disadvantage is not contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship.
- (d) If granted, will the variance adversely affect other property in the area?
Please explain fully: Granting of the variance will not be contrary to the public interest. Granting will not adversely affect other property in the vicinity.
- (e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: Variances will keep in spirit, harmony and intent of this code. It will not alter the essential character of the neighborhood.

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Planning/Building Dept.

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

11. AGREEMENT:

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

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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.

IMPORTANT NOTICE: "When 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. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code."

Signature of Applicant

2-5-19

Date

2/19/19

Signature of Property Owner

Date

2/19/19



**CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER**

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FEB 22 2019

The applicant acknowledges and agrees to waive the limitation of three ~~Planning/Building Dept.~~ requests for additional information by the City of St. Augustine, pursuant to Ch. 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Heidi Nagler

Print name of applicant

JOEL M. NAGLER

[Signature]

Signature of applicant

[Signature]

2-5-19

Date

2/19/19

Attachment 2
Location Map(s) /
Property Appraiser Info.



St. Johns County, FL

Quick Links

[My Tax Bill](#)
[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 2083600000
Location Address 115 DE HAVEN ST
 SAINT AUGUSTINE 32084-0000
Neighborhood Atwood Tract (626)
Tax Description* 1-86 ATWOOD TR CITY W1/2 OF LOT 7 & E1/2 OF LOT 8 BLK A OR3860/959 &3944/198 &199(C/D'S)
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Atwood Tract, Buenaesperanza A Diagram O
Sec/Twp/Rng 19-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.060
Homestead N

View Map

Owner

Owner Name Nagler Joel Markland, Heidi Carol 100%
 Nagler Heidi Carol 100%
Mailing Address 5156 CITY ST APT 111
 ORLANDO, FL 32839-4507

Valuation

	2019
Building Value	\$53,252
Extra Features Value	\$0
Total Land Value	\$60,480
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$113,732
Total Deferred	\$0
Assessed Value	\$113,732
Total Exemptions	\$0
Taxable Value	\$113,732

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$54,794	\$0	\$60,480	\$0	\$0	\$115,274	\$115,274	\$0	\$115,274
2017	\$55,566	\$99	\$54,432	\$0	\$0	\$110,097	\$110,097	\$0	\$110,097
2016	\$57,110	\$110	\$47,250	\$0	\$0	\$104,470	\$104,470	\$0	\$104,470
2015	\$57,882	\$121	\$37,800	\$0	\$0	\$95,803	\$95,803	\$0	\$95,803
2014	\$42,212	\$99	\$30,240	\$0	\$0	\$72,551	\$69,581	\$27,970	\$44,581
2013	\$42,806	\$110	\$23,436	\$0	\$0	\$66,352	\$65,990	\$25,362	\$40,990
2012	\$43,996	\$121	\$20,412	\$0	\$0	\$64,529	\$64,529	\$39,529	\$25,000
2011	\$47,331	\$0	\$22,680	\$0	\$0	\$70,011	\$70,011	\$45,011	\$25,000
2010	\$41,278	\$0	\$25,200	\$0	\$0	\$66,478	\$62,266	\$4,212	\$62,266

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1148	Roof Cover	Metal
Conditioned Area	729	Interior Flooring	Pine Wood, Sheet Vinyl
Actual Year Built	1900	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood Shingle, Concrete Siding	Baths	1

Category	Type	Pct
Exterior Wall	Concrete Siding	90%

Category	Type	Pct
Exterior Wall	Wood Shingle	10%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	687	687
FRAME UTILITY	0	21
FINISHED DECK	0	313
FRAME ADDITION	42	42
FINISHED OPEN PORCH	0	85
Total SqFt	729	1148

Extra Features

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	30

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	30	84	30	EF	\$60,480

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/20/2014	10/2/2014	\$0.00	CD	3944	199	U	I	DE LONG JANET NADINE	NAGLER JOEL MARKLAND, HEIDI CAROL
10/20/2014	10/2/2014	\$0.00	CD	3944	198	U	I	REBER WALTER GEORGE	NAGLER JOEL MARKLAND, HEIDI CAROL
3/26/2014	3/18/2014	\$125,000.00	WD	3860	959	Q	I	REBER WALTER G ETAL	NAGLER JOEL MARKLAND, HEIDI CAROL
3/12/2012	3/8/2012	\$0.00	FJ	3534	1800	U	I	REBER WALTER, JANET	REBER WALTER G ETAL
	1/13/2010	\$95,000.00	WD	3279	1110	Q	I	BURKE CECILIA M	REBER WALTER, JANET
	10/19/2005	\$100.00	QC	2563	1853	U	I	MC BRIDE MICHAEL T	BURKE CECILIA M
	5/7/2001	\$34,500.00	WD	1599	620	Q	I	VONASEK JOHN & BROWN JANICE TRUSTEES	MC BRIDE MICHAEL T
	4/30/2001	\$100.00	WD	1597	619	U	I	VONASEK JOHN	VONASEK JOHN & BROWN JANICE TRUSTEES
	4/26/2001	\$15,000.00	WD	1597	618	U	I	TAYLOR HARRIET W	VONASEK JOHN
	7/1/1984	\$0.00		651	2053	U	I		TAYLOR HARRIET W

Area Sales Report

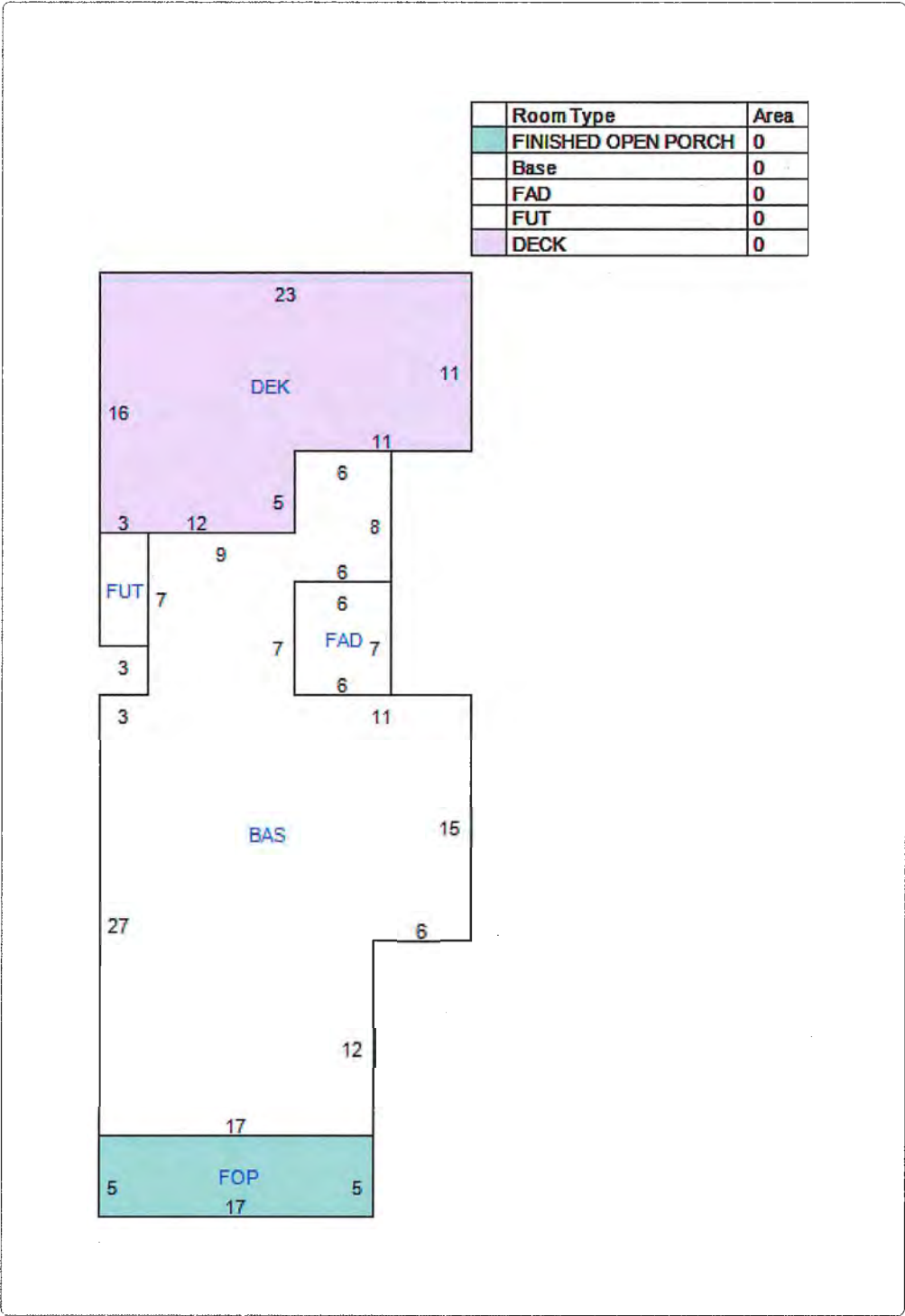
Recent Sales in Area

Clerk of Court[Clerk of Court](#)**Tax Collector**[My Tax Bill](#)**Tax Estimator**[Tax Estimator](#)

Map



Sketches



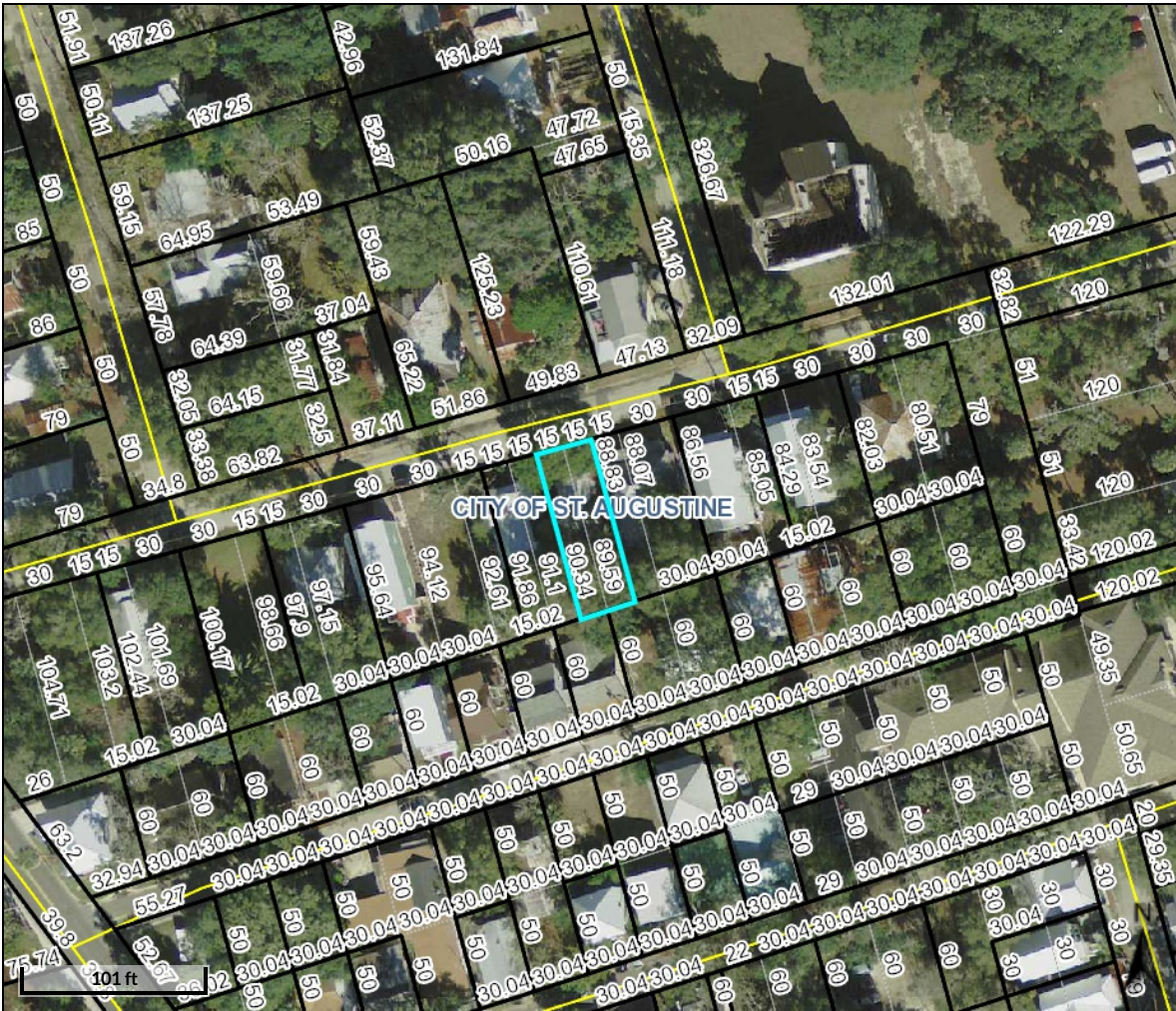
No data available for the following modules: Exemptions.

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.

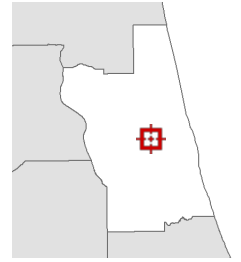
Last Data Upload: 2/8/2019, 10:51:22 PM

Version 2.2.0





Overview



Legend

- Parcels
- Cities

Parcel ID	2083600000	Physical Address	115 DE HAVEN ST	Building Value	\$54,794	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	NAGLER JOEL MARKLAND, HEIDI CAROL	Total Land Value	\$60,480	3/18/2014	\$125000	01	Q
Acres	0.06		5156 CITY ST APT 111	Just Value	\$115,274	1/13/2010	\$95000	01	Q
			ORLANDO FL 32839-4507	Total Deferred	N/A				
				Assessed Value	\$115,274				
				Total	N/A				
				Exemptions					
				Taxable Value	\$115,274				

Date created: 2/23/2019
Last Data Uploaded: 2/22/2019 10:59:46 PM

Developed by  **Schneider**
GEOSPATIAL

Google Maps 115 De Haven St



Imagery ©2019 Google, Map data ©2019 Google 100 ft



115 De Haven St
St. Augustine, FL 32084

Photos

Attachment 3
Site Plan/Floor plan

Existing

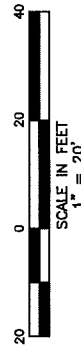
ISR = 76%
LOT = 2,686 SF
LOT = .06 ACRE
BUILDING COVERAGE = 1981 SF
BUILDING COVERAGE = 74%
DRIVEWAY AND WALKWAY COVERAGE = 60 SF
DRIVEWAY AND WALKWAY COVERAGE = 02%
SILT FENCE WILL BE INSTALLED AROUND PROPERTY
SETBACKS ARE MEASURED TO THE FURTHEST PROJECTION
THIS LOT DOES NOT REQUIRE SIDEWALKS IN THE RIGHT OF WAY
PUBLIC UTILITY WILL BE USED FOR WATER
A/C PADS WILL BE AT A MINIMUM OF 9' BFE
A/C PADS WILL BE A MIN. OF 5' FROM PROPERTY LINE
MAXIMUM OF 100 YARDS OF LIKE FILL WILL BE BROUGHT IN
A MINIMUM OF 1% SLOPE SHALL BE PROVIDED PER SECTION
6.04.06 OF THE LAND DEVELOPMENT CODE
A MINIMUM OF 8" OF TREE CALIPER MUST BE ON THE LOT
LOT WILL HAVE ROUGHLY 7" OF TREE CALIPER

NOTE: TREE

TREE CREDIT TABLE - 40" PER ACRE
LOT HAS BEEN CLEAR - TREES HAVE BEEN SAVED
LOT S.F. (LESS ESMTS. & WETLANDS) 2,686 SQ.FT.
% OF ACRE (DIV. BY 43,560 SQ.FT.) 0.06 ACRE
ACRE % X 40" PER ACRE .024
OF INCHES REQ'D TREES 1
OF INCHES EXISTING TREES 5
OF INCHES NEEDED (MINUS EXIST) 0

70% OF TREES TO BE CANOPY TYPE WITH NO MORE
THAN 50% OF ONE SPECIES AND 50% MUST BE NATIVE.
LAND DEVELOPMENT CODE 4.01.05.E1.

TRESS TO BE PLANTED



CONTRACTOR:

WEST TO EAST BUILDERS

COMMERCIAL*RESIDENTIAL*NEW CONSTRUCTION*REMODEL

(949) 395-8178

DRAWN BY: KEB
DATE: 2-6-19

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FEB 22 2019

Planning/Building Dept.

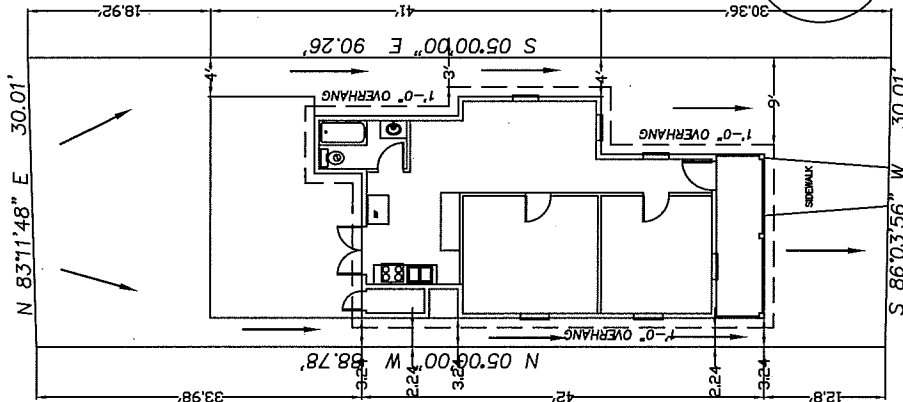
NOTE: FILL
NEW ELEVATION ON THE LOT WILL BE:
REAR OF LOT +-15.0 ADD FILL +-0.0 FOOT
FRONT OF LOT +-14.6 ADD FILL +-0.0 FOOT
PROPOSED SLOPE

NOTE: CULVERT
DRIVEWAY CULVERT WILL MEET THE
REQUIREMENTS OF THE LPC,
SECTION 6.04.07.L.3 OR SWALE WILL
BE PROVIDED IN COORDINATION WITH
ST. JOHNS COUNTY ROAD & BRIDGE.

NOTE: DRAINAGE
THE APPLICANT/OWNER/CONTRACTOR SHALL
IMMEDIATELY CONTACT ST. JOHNS COUNTY
LOT GRADING STAFF SHOULD MODIFICATIONS
TO THE DRAINAGE PLAN BE REQUIRED DURING
SITE DEVELOPMENT BASED ON ACTUAL
FIELD CONDITIONS.

NOTE: 1988 DATUM
ELEVATIONS SHOWN HEREON REFER TO NORTH
AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
AND ARE BASED ON ST. JOHNS COUNTY
SURVEY BENCHMARK 1155, ELEVATION 20.2,
U.S. SURVEY FEET

EXISTING HOUSE HAS
A 1'-0" OVERHANG
AND THE PROPOSED
ADDITION WILL MATCH
EXISTING.



DEHAVEN STREET
(40' R/W)

Proposed

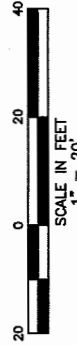
ISR = 76%
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ACRE % X 40" PER ACRE .024
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70% OF TREES TO BE CANOPY TYPE WITH NO MORE
THAN 50% OF ONE SPECIES AND 50% MUST BE NATIVE.
LAND DEVELOPMENT CODE 4.01.05.E1.

TRESS TO BE PLANTED

Proposed



RECEIVED

FEB 22 2019

Planning/Building Dept.

CONTRACTOR:

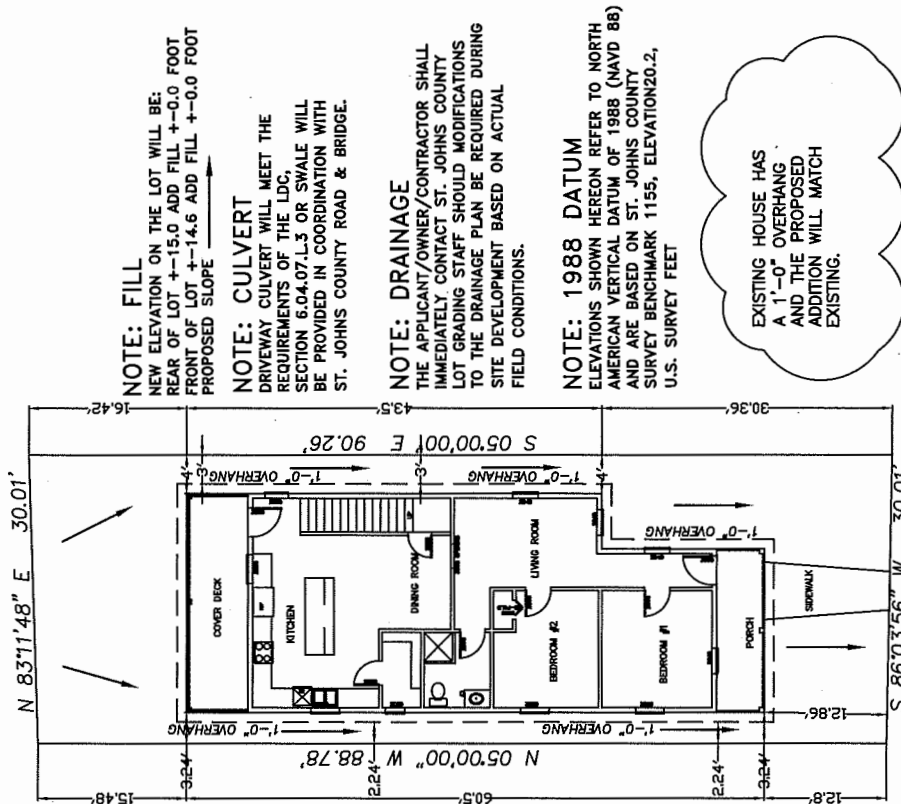
WEST TO EAST BUILDERS

COMMERCIAL*RESIDENTIAL*NEW CONSTRUCTION*REMODEL

(949) 395-8178

DATE: 2-6-19

DRAWN BY: KEB



NOTE: FILL
NEW ELEVATION ON THE LOT WILL BE:
REAR OF LOT $\pm$ -15.0 ADD FILL $\pm$ -0.0 FOOT
FRONT OF LOT $\pm$ -14.6 ADD FILL $\pm$ -0.0 FOOT
PROPOSED SLOPE

NOTE: CULVERT
DRIVEWAY CULVERT WILL MEET THE
REQUIREMENTS OF THE LDC.
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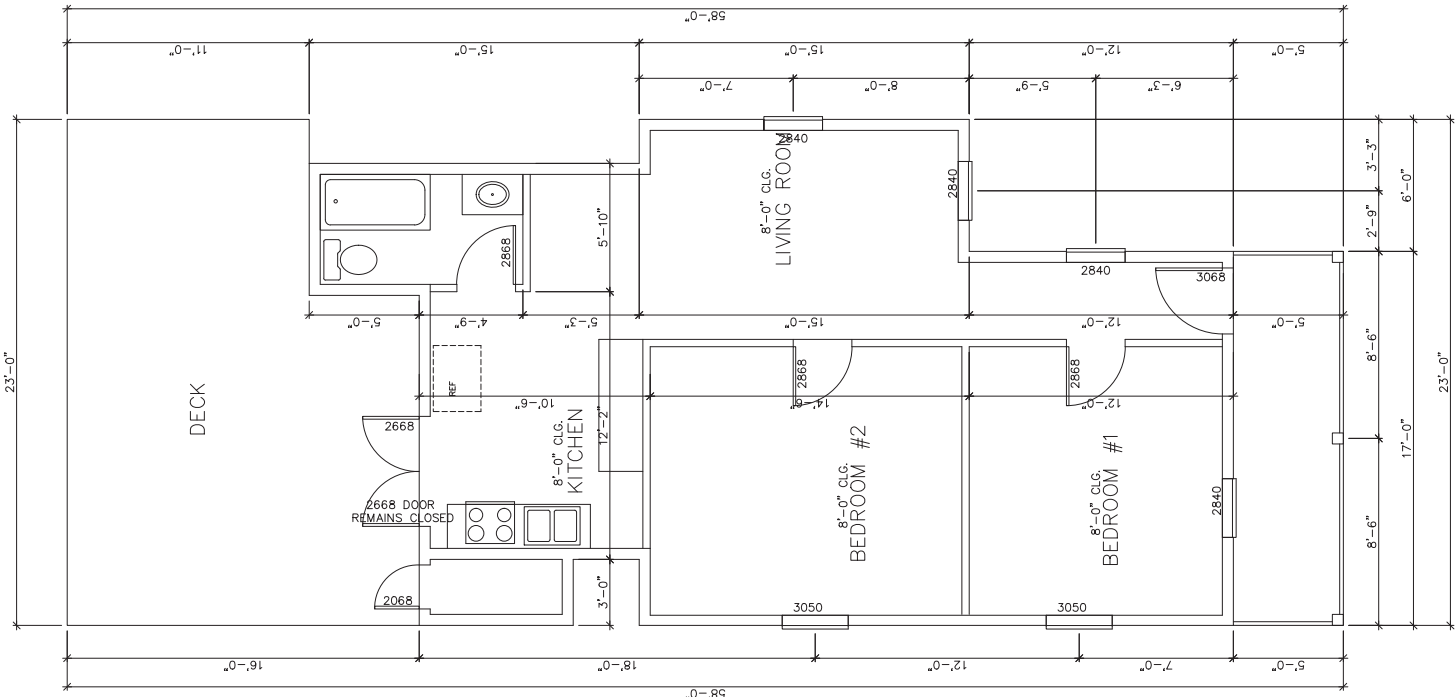
NOTE: 1988 DATUM
ELEVATIONS SHOWN HEREON REFER TO NORTH
AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
AND ARE BASED ON ST. JOHNS COUNTY
SURVEY BENCHMARK 1155, ELEVATION 20.2,
U.S. SURVEY FEET

EXISTING HOUSE HAS
A 1'-0" OVERHANG
AND THE PROPOSED
ADDITION WILL MATCH
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DEHAVEN STREET
(40' R/W)

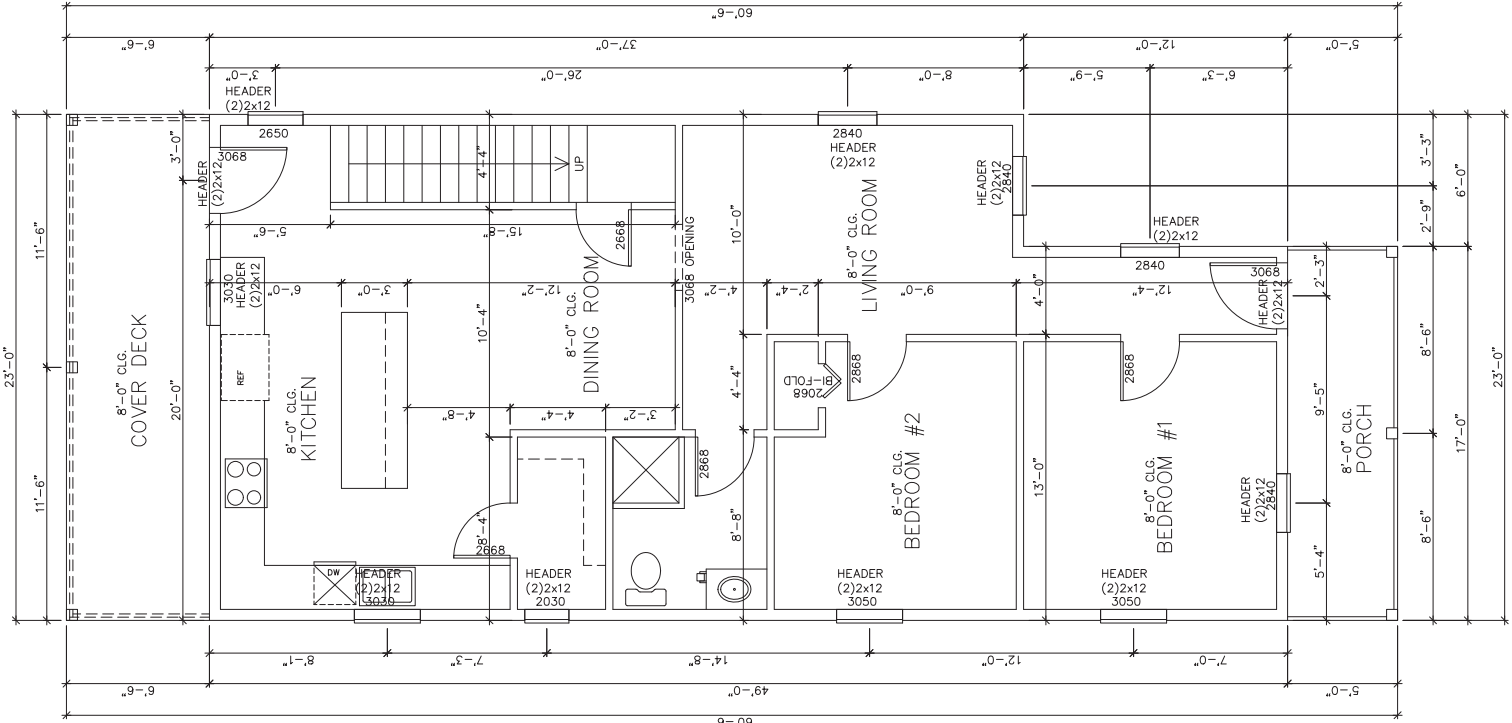
NORTH

SQUARE FOOTAGE TABULATION	
EXISTING TOTAL LIVING	780
EXISTING PORCH	86
EXISTING DECK	328
TOTAL	1194

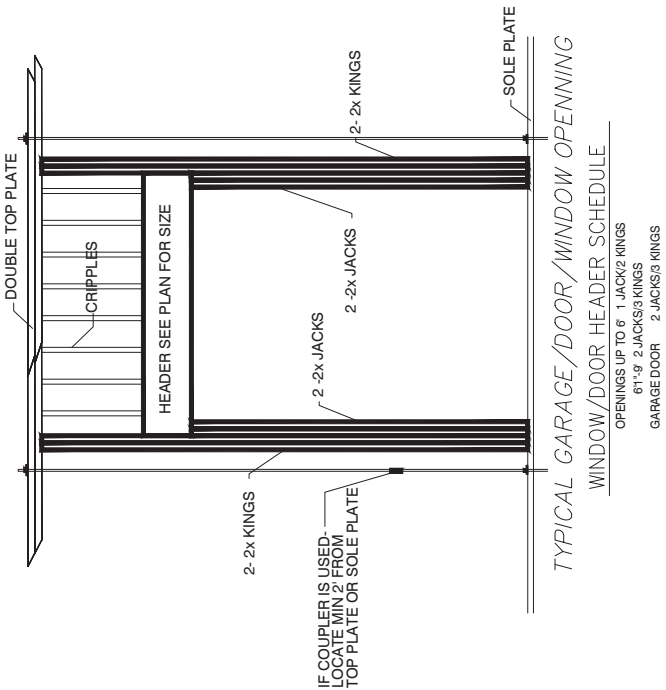


EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE TABULATION	
1ST FLOOR LIVING	1,055
1ST FLOOR PORCH	86
1ST FLOOR COVER DECK	150
2ND FLOOR LIVING	506
2ND FLOOR DECK	184
TOTAL	1,981
TOTAL LIVING	1,561



PROPOSED 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

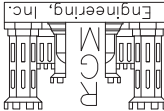


SIGNED (DESIGNER)

NEW ADDITION PLANS
FOR 115 DE HAVEN STREET
ST. JOHNS COUNTY

DRAWN BY K.L.B.	DATE 12-20-18	SCALE 1/4"=1'-0"	CHECKED BY R.C.M.	PLAN NO.	SHEET NO 2 OF 6
--------------------	------------------	---------------------	----------------------	----------	--------------------

ROBERT G. MORGAN JR., P.E.
#58118
1928 RIVER LAGOON TRACE
ST. AUGUSTINE, FLORIDA 32092
904-814-7633
C.A. #30799



CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2019

RE: **VARIANCE #2019-0003**

AGENDA ITEM	5(c)
APPLICANT	Casey Carcaba & Paria Monazzri
OWNER	Montazzri Properties
LOCATION	172 San Marco
REQUEST	To approve a variance to decrease the required parking spaces for a new restaurant.
PLANS DATED	February 18, 2019
LAND USE	Commercial Medium Intensity
ZONING	Commercial Medium 2 (CM-2)

APPLICABLE CODES/ORDINANCES

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

Sec. 28-29. Zoning exceptions, variances and appeals.

(b) Variances:

(1) Requirements for grant of variance. The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained for school, church and governmental agency uses. No variance shall be granted unless the applicant shall show and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and

- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

In passing upon a request for variance, the Board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this Chapter.

Sec. 28-373. - Required off-street parking.

- (d) *Minimum spaces required:*

Use	1 Space Per Gross Floor Area (Sq. Ft.)	1 Space Per Rates Patron Capacity	Special Requirements
Restaurant	75 patron area (non-fixed seating)	or 4 patrons (fixed seating)	and 1 per 200 sq. ft. non-patron area

STAFF SUMMARY AND ANALYSIS

The applicant requests a variance to decrease the required parking spaces from twenty-five (25) spaces to thirteen (13) spaces for a new restaurant. This reduction will accommodate the kitchen (non-patron area) and forty-two (42) seats located in the front (see attachment 5) which requires an additional twelve (12) spaces. Presently the restaurant has a business license for the back areas that uses all of the thirteen (13) spaces ($13 + 12 = 25$). Originally a variance was granted for this site back in 1993 to reduce parking from twenty (20) spaces to thirteen (13) spaces for a restaurant.

Staff interpretation of findings of fact in italics.

1. Variance to decrease the required parking spaces for a new restaurant.

No variance shall be granted unless the applicant shall show and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;
Staff believes there are singular disadvantages in this situation due to the size of the buildings on the lot in relation to the overall parking. The existing buildings are larger in size than most other buildings within the area and the parking field is smaller in size than most others within the area. This makes it difficult for businesses to utilize the full building space and have enough parking on the site.
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property;
The size of the buildings in relation to the parking field make it difficult to open a restaurant at the location. This limits the affective use of the property which is allowed under the CM-2 zoning.
- c. This disadvantage does not exist because of conditions created by the owner or applicant;
The applicant did not originally construct the buildings or design the lot and thereby did not create the disadvantage.

- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

Granting of the variance would not be contrary to the public interest since the previous use at the site was a restaurant and a previous variance was granted to reduce the parking for that restaurant. Other properties should not be affected any more adversely than when the proposed restaurant was under the previous variance. The spirit, intent, and purpose of the zoning code is to facilitate proper usage of the site, in which a restaurant would be a proper use within the CM-2 zoning category,

STAFF RECOMMENDATION

Based on a review of Section 28-29, if the Board **CAN** find there is a need & justification for the variance then the Board **CAN** approve of the variance.

Based on a review of Section 28-29, if the Board **CANNOT** find there is a need & justification for the variance then the Board **CAN** deny of the variance.

SUPPLIMENTS

- Attachment 1 – Application & Applicant Information.
- Attachment 2 – Location Maps / Property Appraiser Information.
- Attachment 3 – Site Plan(s).
- Attachment 4 – Previous Variance Approval.
- Attachment 5 – Staff Map Additions.

David Harrell, AICP
Senior Development Review Planner
Planning and Building Department

Attachment 1

Application & Applicant Information



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

paria21@mac.com
caseyc2187@aol.com

Application Fee: \$100.⁰⁰ (plus advertising costs) Project Number: 2019-003

Receipt Number: _____

Meeting Date: 3-5-2019

Advertising Costs: \$ _____

Paid On: _____

Receipt Number: _____

1. NAME OF APPLICANT: CASEY CARCARBA + PARIA MONARZI 904-669-6146
Contact Number: 904-495-8236
Business (if applicable): ~~THE~~ The Cheese Wheel & Sandwich Board Too
Address: 172 SAN MARCO AVE City: ST. AUGUSTINE State: FL Zip: 32084

2. NAME OF PROPERTY OWNER: MONARZI PROPERTIES Contact Number: 904-669-6146
Business (if applicable): _____
Address: 1913 VISTA COVE RD City: ST. AUGUSTINE State: FL Zip: 32084

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____

Block: _____

Subdivision: _____

Parcel Number: 1896300000

4. PROJECT STREET ADDRESS: 172 SAN MARCO AVE

5. SPECIFIC PROPOSED USE: Restaurant

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: VARIANCE FROM PARKING STANDARDS.
DUE TO PROPERTY SIZE AND PRIOR USE, NO OTHER BUSINESS CAN
SUCCEED THERE. AS OWNERS WE NEED TO OPEN THIS BUSINESS IN FULL
SO THIS PROPERTY IS NOT LEFT TO ROT ON SUCH A VITAL PIECE
OF PROPERTY IN DOWNTOWN ST AUGUSTINE.

8. JUSTIFICATION FOR ACTION REQUESTED: WE HAVE DONE RESEARCH AND OBSERVATION
AS WELL AS SPOKEN TO BUSINESS OWNERS AROUND US THAT AGREE
OUR MAJORITY OF CUSTOMERS WILL COME BY FOOT-TRAFFIC.
THIS INCLUDES THE THOUSANDS LET OFF OF TROLLEY + RER TRAIN
NEXT DOOR + ACROSS THE STREET. THIS INCLUDES THE OLD JAIL.
WE HAVE FOOT TRAFFIC FROM SCHOOL OF D + B AS WELL AS LOCAL
HOTELS. THERE IS ALSO A CITY PARKING LOT ACROSS THE STREET
AS WELL AS 20+ SPOTS FOR PUBLIC USE ALONG US1 WITHIN 400 FT OF
THE PROPERTY. WE HAVE 14 SPOTS IN ON-SITE PARKING
BUT NEED THE BOARD TO SEE AND UNDERSTAND FOOT TRAFFIC IS THE MOST
VALID AND LOGICAL ANSWER TO THE ISSUE OF ADDITIONAL PARKING REQUIRED.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING:

- (a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: YES, THIS PROPERTY IS HISTORIC AND COVERS OVER 12,000 SQFT
ITS USE IN THE LAST DECADE + HAS BEEN BAR + RESTAURANT.
NO OTHER BUSINESS CAN GO HERE BECAUSE PARKING WILL BE AN ISSUE.
- (b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully: THIS COLLECTION OF 3 BUILDINGS ON THE PROPERTY
WAS PURCHASED AS IS WITH A RESTAURANT + BAR. NO CHANGES HAVE BEEN
MADE.
- (c) Can you establish that this disadvantage prevents reasonable use of the property?
Please explain fully: YES. THIS PROPERTY CANNOT BE LEASED OR SOLD BECAUSE
OF PARKING CONDITIONS. WITHOUT THIS VARIANCE THE OWNER WILL
CONTINUE TO LET THE BUILDING REMAIN UNUSED
- (d) If granted, will the variance adversely affect other property in the area?
Please explain fully: YES, IN A POSITIVE WAY. SURROUNDING BUSINESS EXPRESS THE
CONVENIENCE OF PARKING CUSTOMERS NEXT DOOR OR ACROSS THE STREET
FOR FOOD + DRINK.
- (e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: YES, DUE TO A LACK OF CITY PARKING IN THE VICINITY
AS WELL AS MAJORITY OF PATRONS COMING IN AS FOOT TRAFFIC, THIS
VARIANCE WILL CAUSE ZERO DISRUPTIONS WITH CODE.

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

11. AGREEMENT:

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

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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.

IMPORTANT NOTICE: "When 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. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code."

Signature of Applicant

Date

Signature of Property Owner

Date

10/31/17



**CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER**

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Ch. 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

CASEY CARCASH + PATRICK MONTEZEMO

Print name of applicant

N/A - ON PAS FORM + [Signature]

Signature of applicant

1-24-2019

Date



This document prepared by/return to:
Julie Ickes, Esq.
Jackson Law Group
1301 Plantation Island Drive, Suite 304
St. Augustine, FL 32080
Prepared without opinion of title

E-RECORDED simplifile®
ID: 2017025428
County: ST JOHNS
Date: 4/12/17 Time: 10:07AM

Parcel Identification Number: 1896300000

WARRANTY DEED

THIS INDENTURE, made this 12th day of April, 2017 by and between **Montazeri Properties, Inc., a Florida corporation**, whose address is 1913 Vista Cove Road, Saint Augustine, Florida 32084, Grantor, and **Montazeri Properties, LLC, a Florida limited liability company**, whose address is 1913 Vista Cove Road, Saint Augustine, Florida 32084, Grantee.

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, the receipt of which is hereby acknowledged, does hereby grant, remise, transfer, and convey unto Grantee, its successors, heirs, and assigns, forever, the following described land, situate, lying, and being in the County of St. Johns, State of Florida, to wit:

Parcel One: Beginning in the West line of San Marco Avenue, 49 feet Southerly from its intersection with an unnamed street at the Northerly limits of the City of St. Augustine, thence run Westerly 168 feet 6 inches to a stake; thence run Southerly 45 feet; thence run Easterly 187 feet 6 inches to the West line of San Marco Avenue; thence run Northerly in the West line of San Marco Avenue, 49 feet to the Place of Beginning. The above described lands are more fully described as follows, to wit: Beginning in the West line of San Marco Avenue at its intersection with the South line of Hopkins Street, which point is the Northeast corner of the land now or formerly of Corrine Jourdin; thence run Southerly along and with the West line of San Marco Avenue, the same being the East line of the land now or formerly of Corrine Jourdin, 49 feet to the Southeast corner of said land now or formerly of Corrine Jourdin and the Point of Beginning of the survey; thence run Westerly along and with the South line of land now or formerly of Corrine Jourdin, 168 feet 6 inches to the Southwest corner of said land now or formerly of Corrine Jourdin; thence run Southerly along and with the land now or formerly of the Estate of N.B. Sanborn, deceased, 45 feet to the Northwest corner of the land now or formerly of Catherine H. Pfannenbecker, thence run Easterly along and with the North line of the land now or formerly of Catherine H. Pfannenbecker, 187 feet 6 inches to a point in the West line of San Marco Avenue, which point is the Northeast corner of the land now or formerly of the said Catherine H. Pfannenbecker; thence run Northerly along and with the West line of San Marco Avenue, 49 feet to the Place of Beginning, the above described land are also sometimes described as Lot 3 of the Sanchez Tract of the City of St. Augustine, Florida; according to the Official Map of the said City dated June 12, 1923.

Parcel Two: Lot 4 of the Sanchez Tract, beginning on the West line of San Marco Avenue at the intersection of Hopkins Street; run thence Westerly on the South line of Hopkins Street, 150 feet; thence Southerly, 48 feet and 10 inches to land conveyed to Mrs. Russell; thence Easterly along the North line of Russell's land, 168 feet 6 inches to the West line of San Marco Avenue, 49 feet to Place of Beginning, said measurements being more or less.

SUBJECT TO taxes for the current year, covenants, restrictions, and easements of record, if any.

AND Grantor does hereby fully warrant the title to said land and will defend the same against the lawful

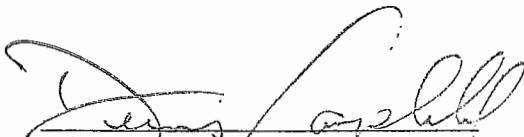
claims of all person whomsoever.

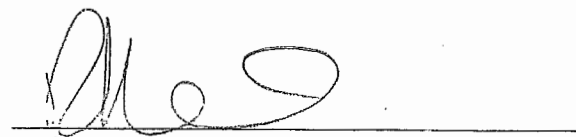
TO HAVE AND TO HOLD together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining in fee simple, forever.

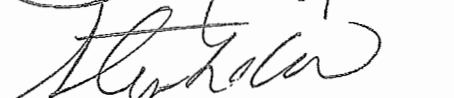
IN WITNESS WHEREOF, Grantor has set her hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

Montazeri Properties, Inc.


Witness 1: Dennis Campbell


Paria Montazeri, President


Witness 2: Stephanie Carr-Williams

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me on April 12, 2017 by Paria Montazeri, President of Montazeri Properties, Inc., a Florida corporation, who has produced her driver's license as identification.



RHONDA R. MILLER
MY COMMISSION # FF 993465
EXPIRES: June 26, 2020
Bonded Thru Budget Notary Services


Notary Public, State of Florida
(Stamp Name, Commission #, and Expiration below)

State of Florida

Department of State

I certify from the records of this office that MONTAZERI PROPERTIES, LLC is a limited liability company organized under the laws of the State of Florida, filed on March 28, 2017, effective March 28, 2017.

The document number of this limited liability company is L17000070630.

I further certify that said limited liability company has paid all fees due this office through December 31, 2018, that its most recent annual report was filed on May 1, 2018, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Third day of May, 2018*



Ken DeFina
Secretary of State

Tracking Number: CU7496432223

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Attachment 2
Location Map(s) /
Property Appraiser Info.



St. Johns County, FL

Quick Links

[My Tax Bill](#)
[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1896300000
Location Address 172 SAN MARCO AVE
 SAINT AUGUSTINE 32084-0000
Neighborhood Restaraunt San Marco North (COM) (602.54)
Tax Description* SANCHEZ TRACT CITY LOTS 3 & 4 OR4358/333
**The Description above is not to be used on legal documents.*
Property Use Code Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision Sanchez Tract
Sec/Twp/Rng 47-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.390
Homestead N

View Map

Owner

Owner Name Montazeri Properties LLC 100%
Mailing Address 1913 VISTA COVE RD
 SAINT AUGUSTINE, FL 32084-0000

Valuation

	2019
Building Value	\$226,442
Extra Features Value	\$14,761
Total Land Value	\$342,400
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$583,603
Total Deferred	\$0
Assessed Value	\$583,603
Total Exemptions	\$0
Taxable Value	\$583,603

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$237,839	\$15,090	\$342,400	\$0	\$0	\$595,329	\$595,329	\$0	\$595,329
2017	\$247,919	\$13,164	\$256,800	\$0	\$0	\$517,883	\$517,883	\$0	\$517,883
2016	\$257,332	\$13,493	\$256,800	\$0	\$0	\$527,625	\$527,625	\$0	\$527,625
2015	\$266,744	\$13,821	\$256,800	\$0	\$0	\$537,365	\$537,365	\$0	\$537,365
2014	\$290,064	\$14,150	\$224,272	\$0	\$0	\$528,486	\$528,486	\$0	\$528,486
2013	\$248,585	\$8,190	\$164,448	\$0	\$0	\$421,223	\$421,223	\$0	\$421,223
2012	\$257,429	\$8,552	\$164,448	\$0	\$0	\$430,429	\$430,429	\$0	\$430,429
2011	\$281,245	\$8,914	\$183,172	\$0	\$0	\$473,331	\$473,331	\$0	\$473,331
2010	\$289,146	\$9,274	\$260,512	\$0	\$0	\$558,932	\$558,932	\$0	\$558,932

Building Information

Building	1	Roof Structure	Rigid Frame
Actual Area	2165	Roof Cover	Built Up
Conditioned Area	1588	Interior Flooring	Hardwood
Actual Year Built	1920	Interior Wall	Drywall
Use	Restaurants & Cafeterias	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Rigid Frame	100%

Category	Type	Pct
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1588	1588
CANOPY	0	201
CANOPY	0	349
UNFINISHED STORAGE	0	27
Total SqFt	1588	2165

Building 2
 Actual Area 3100
 Conditioned Area 2802
 Actual Year Built 1920
 Use Restaurants & Cafeterias
 Style 04
 Class N
 Exterior Wall Wood

Roof Structure Wood Truss
 Roof Cover Modular Metal
 Interior Flooring Hardwood, Ceramic Tile
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	80%
Interior Flooring	Ceramic Tile	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	11 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Insulation	2" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	218
BASE AREA	2802	2802
FINISHED OPEN PORCH	0	40
UNFINISHED STORAGE	0	20
UNFINISHED STORAGE	0	20
POINTER	0	0
Total SqFt	2802	3100

Building 3
 Actual Area 876
 Conditioned Area 876
 Actual Year Built 1950
 Use Office Buildings
 Style 04
 Class N
 Exterior Wall Wood

Roof Structure Rigid Frame
 Roof Cover Composite Shingle, Modular Metal
 Interior Flooring Sheet Vinyl
 Interior Wall Drywall
 Heating Type Forced Air
 Heating Fuel
 Air Conditioning Window
 Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Composite Shingle	50%
Roofing Cover	Modular Metal	50%
Interior Walls	Drywall	100%
Interior Flooring	Sheet Vinyl	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Masonry	100%
Plumbing	4 Fixtures	100%

Category	Type	Pct
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Fair	100%

Description	Conditioned Area	Actual Area
BASE AREA	876	876
Total SqFt	876	876

Extra Features

Code Description	BLD	Length	Width	Height	Units
Asphalt Paving	0	0	0	0	4128
Wood Fence	0	0	0	0	80
Masonry Wall	0	0	0	0	228
Brick Pavers (501-1000)	0	0	0	0	1126
Handicap Ramp	0	0	0	0	236

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Owner Occupied Restaurants & Cafeterias	0	0	17120	SF	\$342,400

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/12/2017	4/12/2017	\$100.00	WD	4358	333	U	I	MONTAZERI PROPERTIES INC	MONTAZERI PROPERTIES LLC
10/23/2013	10/22/2013	\$928,000.00	WD	3805	1059	U	I	NORTHEAST FLORIDA MORTGAGE INVESTMENTS LLC	MONTAZERI PROPERTIES INC
9/12/2012	9/10/2012	\$0.00	CT	3613	1887	U	I	CORTABELLA INC	NORTHEAST FLORIDA MORTGAGE INVESTMENTS LLC
1/11/2012	1/10/2012	\$100.00	CT	3514	1212	U	I	CORTABELLA INC	NORTHEAST FLORIDA MORTGAGE INVESTMENTS LLC
	10/2/2009	\$0.00	LP	3246	1882	U	I	HAVEN TRUST BANK FLORIDA	CORTABELLA INC
	7/1/2003	\$700,000.00	WD	1995	423	Q	I	JONES GREGORY W & BARBARA L	CORTABELLA INC
	9/1/1986	\$115,000.00		717	1422	Q	I		JONES GREGORY W, BARBARA L

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

Tax Estimator

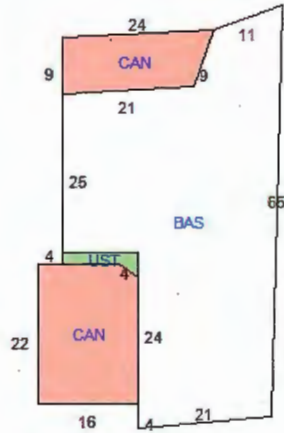
[Tax Estimator](#)

Map

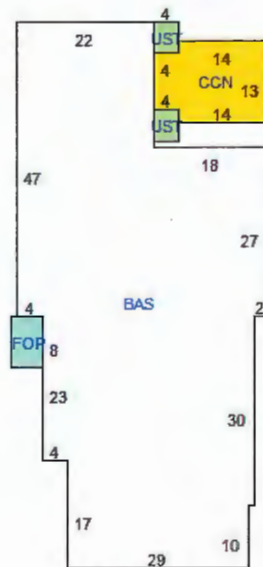


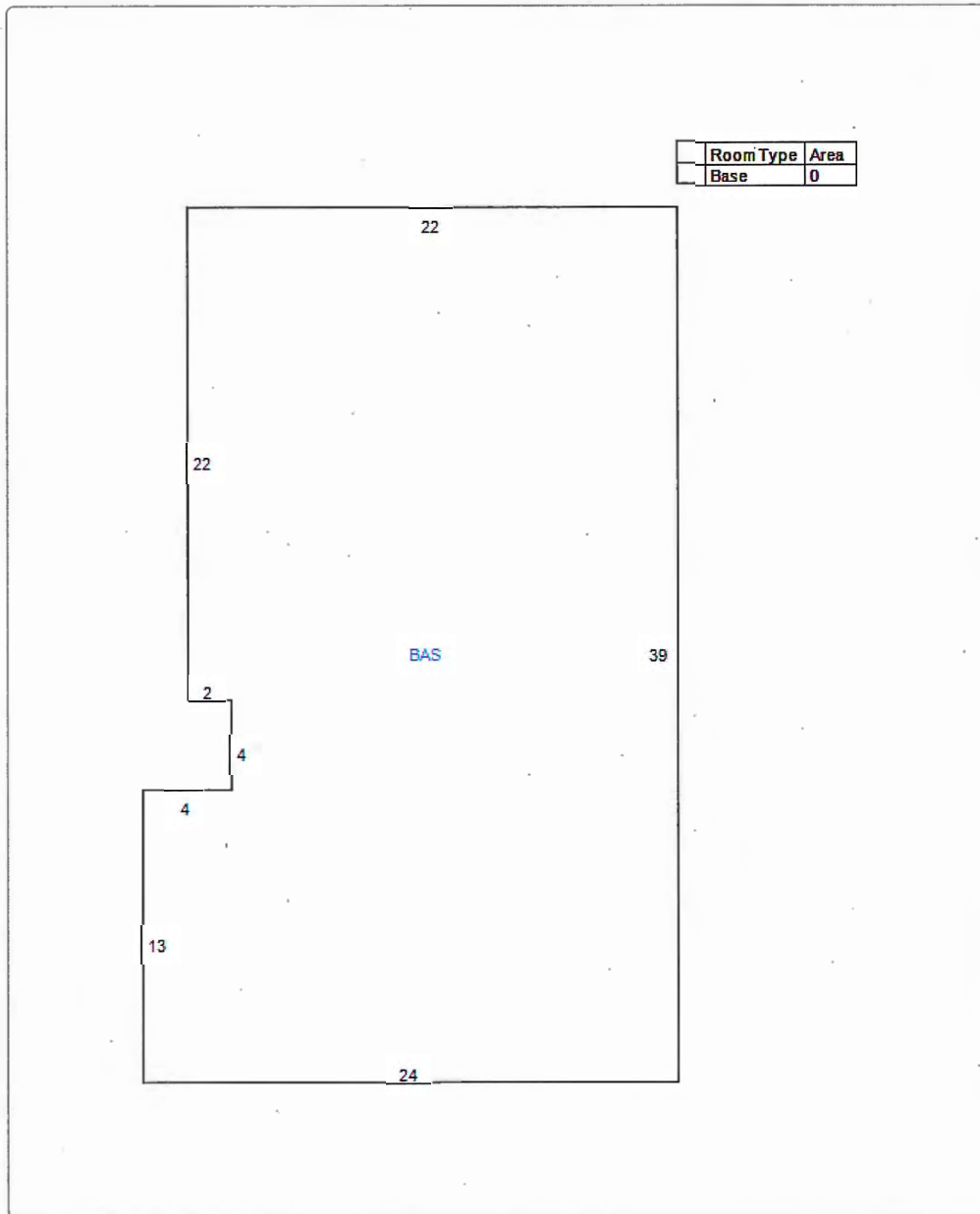
Sketches

Room Type	Area
UNFINISHED STORAGE	0
CANOPY	0
Base	0



Room Type	Area
UNFINISHED STORAGE	0
FINISHED OPEN PORCH	0
Base	0
CCN	0



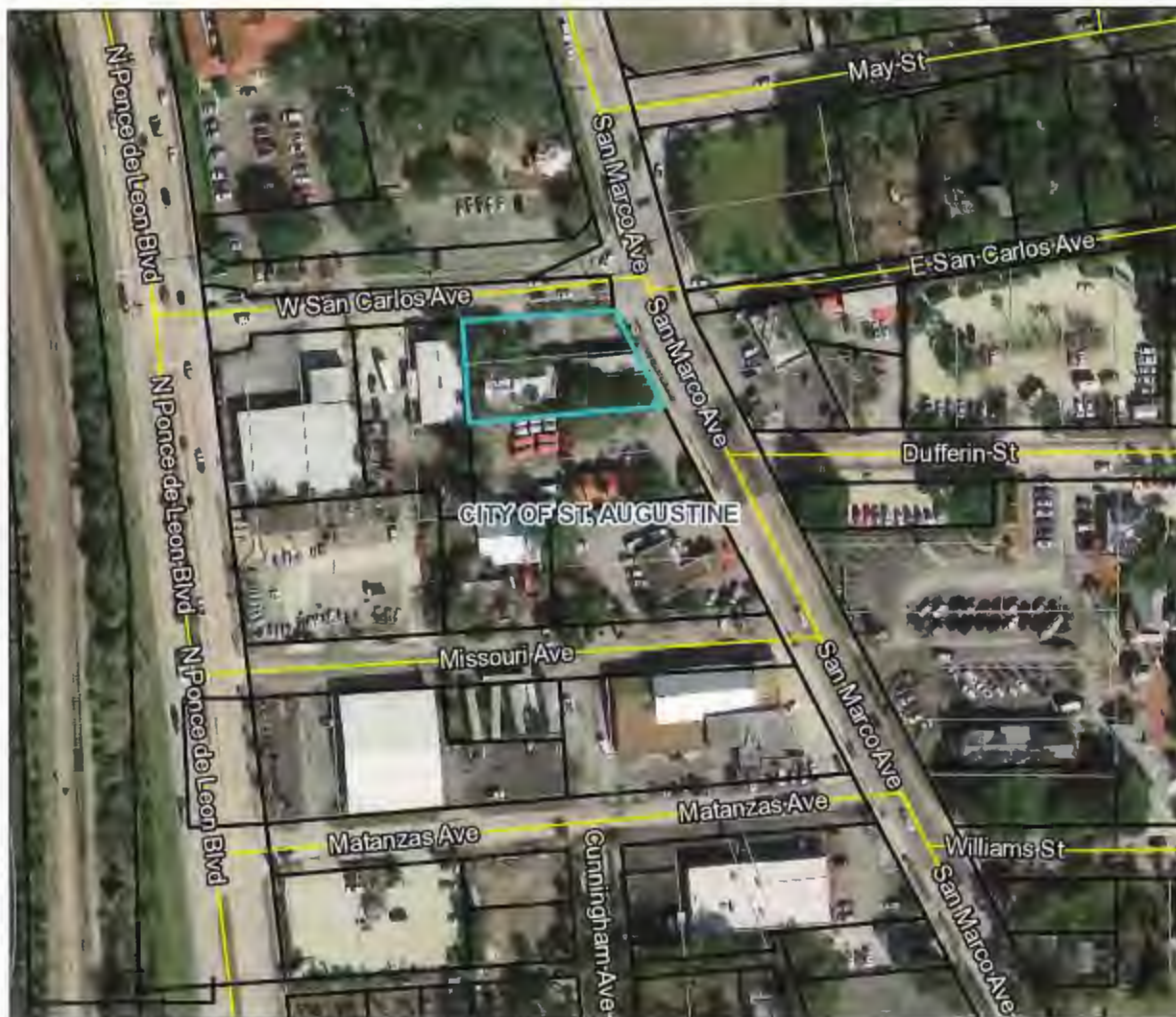


No data available for the following modules: Exemptions.

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.

Last Data Upload: 1/11/2019, 12:17:25 AM

Developed by
 **Schneider**
GEOSPATIAL



Overview



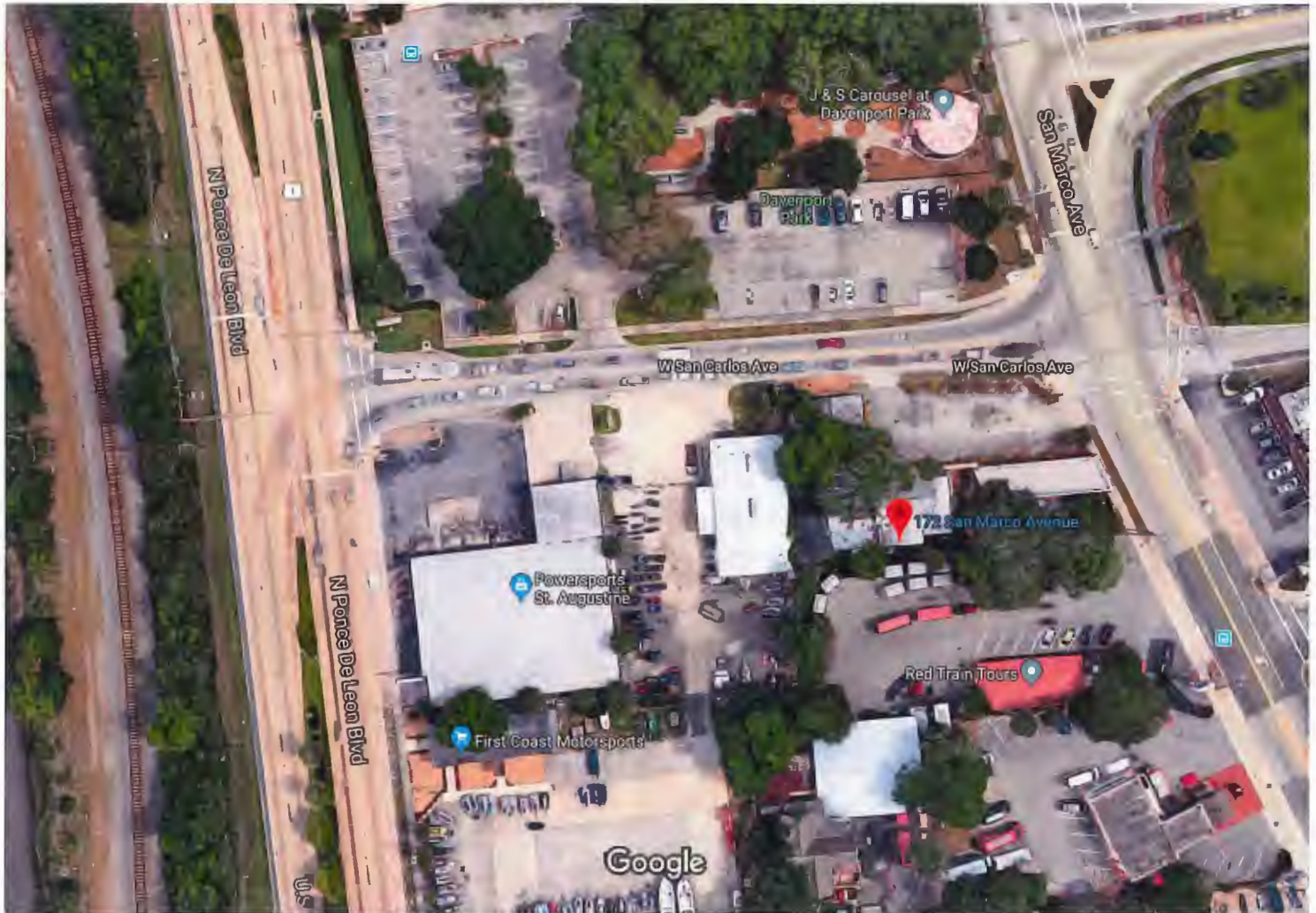
Legend

- Parcels
- Cities

Parcel ID	1896300000	Physical Address	172 SAN MARCO AVE	Building Value	\$226,442	Last 2 Sales			
Property Class	2105 - Owner Occupied	Address	SAINT AUGUSTINE	Extra Value	\$14,761	Date	10/22/2013	Price	\$928000
Taxing District	City of St Augustine	Mailing Address	MONTAZERI PROPERTIES LLC	Feature Value			7/1/2003		\$700000
Acres	0.39	Address	1913 VISTA COVERD	Total Land Value	\$342,400	Reason	12	Qual	U
			SAINT AUGUSTINE FL	Just Value	\$583,603				
			32084-0000	Total	N/A				
				Deferred Assessed Value	\$583,603				
				Total	N/A				
				Exemptions					
				Taxable Value	\$583,603				

Date created: 1/11/2019
Last Data Uploaded: 1/11/2019 12:17:25 AM

Google Maps 172 San Marco Ave



Imagery ©2019 Google, Map data ©2019 Google 50 ft



172 San Marco Ave

St. Augustine, FL 32084



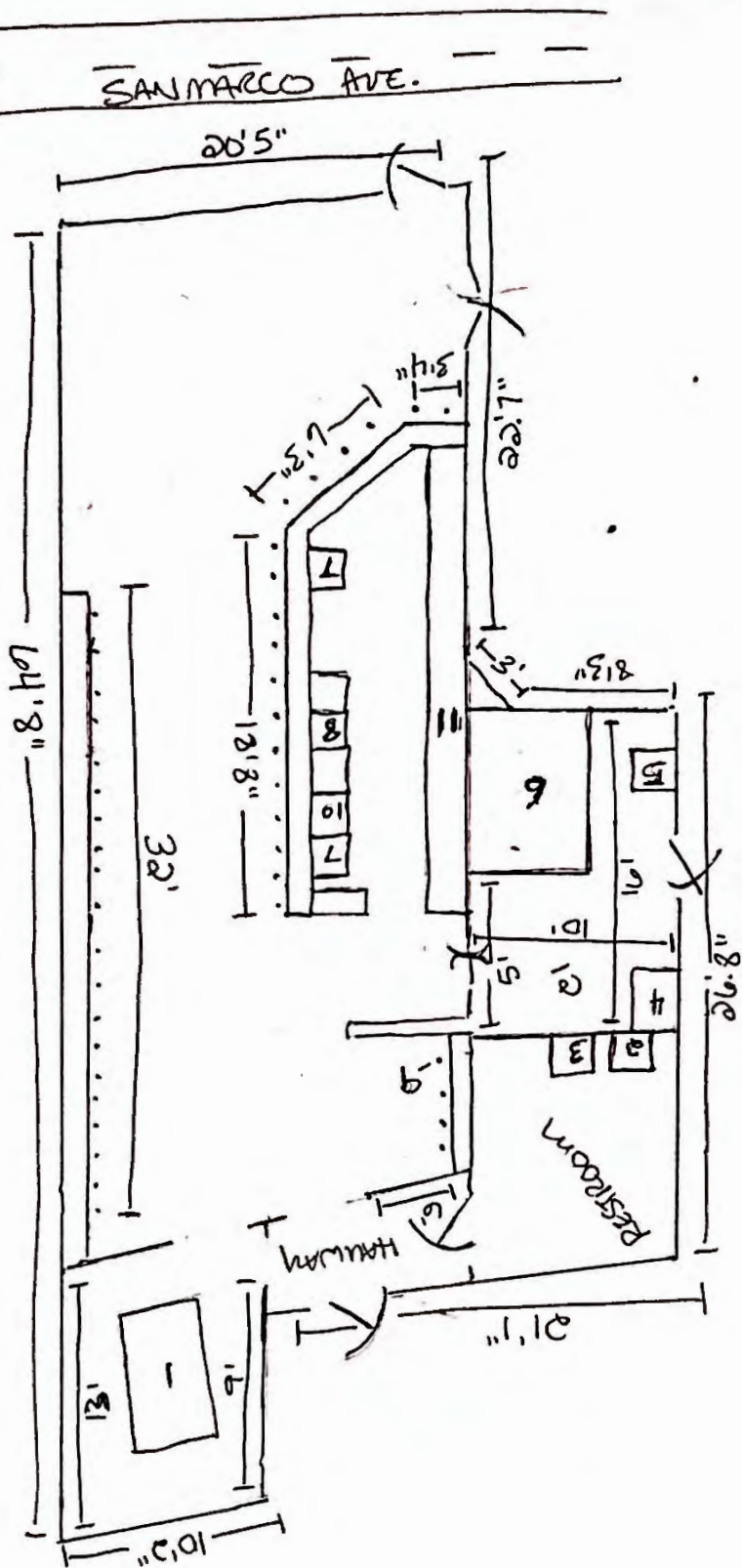
Attachment 3

Site Plan(s)

1. POOL TABLE
2. TOILET
3. SINK
4. ICE MACHINE
5. CO2
6. BEER COOLER

7. SODA MACHINE
8. THREE COMPARTMENT SINK
9. BAR STools
10. HANDSINK
11. LIQUOR SHELVES
12. STORAGE

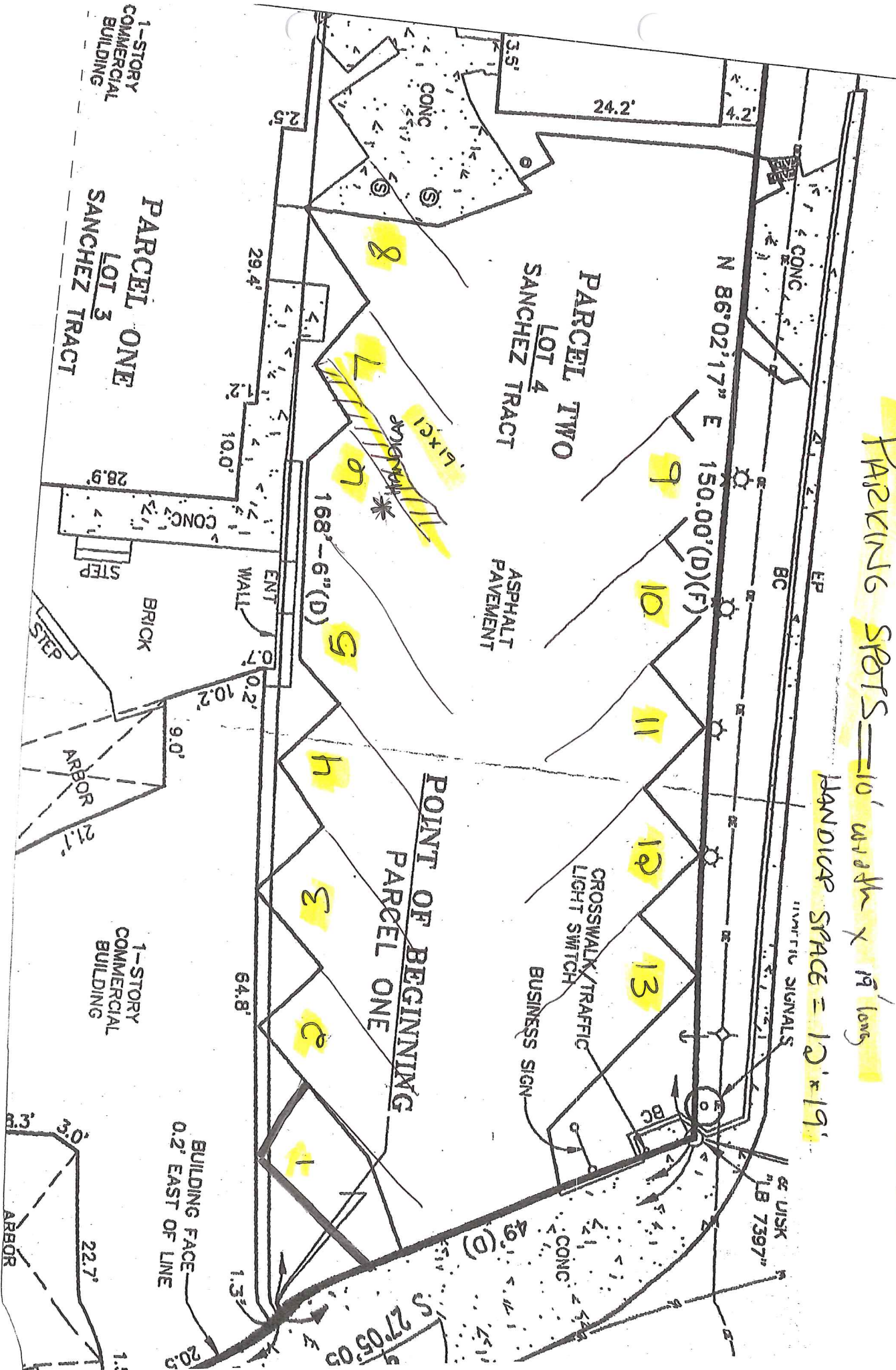
TOTAL SqFT = 1,420
 TOTAL STORAGE = 110 SqFT
 TOTAL SEATS = 42
 SEATING AREA = 1,150 SqFT



172 SAN MARCO AVE

Parking spots = 10' width x 19' long

Handicap Space = $12' \times 19'$



Attachment 4
Previous Variance Approval

CITY OF ST. AUGUSTINE

The regularly scheduled meeting of the Planning and Zoning Board was held at 3:00 p.m. on Tuesday, November 2, 1993, in the City Commission Meeting Room, City Hall. The meeting was called to order at 3:00 p.m. by Chairman Len Weeks.

1. ROLL CALL

Members Present: Roy Barnes, Jr.
Jerry Dixon (arrived at 3:30 p.m.)
Joseph Gordy
Steve Schuyler
Brent Woolbright
Len Weeks, Chairman

Members Absent: James Colbert (EXCUSED)

Others Present: Michael Griffin, CBO, Planning and Building
Manager, Planning and Building Division
Amy McClure, Senior Planner, Planning and
Building Division
Jean Carver, Citizen Boards Technician,
Planning and Building Division
Geoff Dobson, City Attorney (arrived at 3:10
p.m.)

2. APPROVAL OF MINUTES

Mr. Schuyler MOVED to Approve the minutes of the October 5, 1993, meeting as submitted. Mr. Woolbright SECONDED. THE MOTION WAS UNANIMOUSLY APPROVED.

3. ZONING VARIANCE/EXCEPTION

Item 3(a) 93-0361 Rick Smith 172 San Marco Avenue
To reduce the minimum parking requirement or to allow an off-site parking facility as a use by exception

Rick Smith appeared before the Board and was sworn as a witness. He stated that he would like to obtain a variance to reduce the number of parking spaces required. He said he needs 20 spaces but currently has 13 spaces. He stated that most of his business, approximately 75 percent, is done after 5 p.m. when there are more spaces available in the parking lot he shares with surrounding businesses. He said the other businesses close at 5

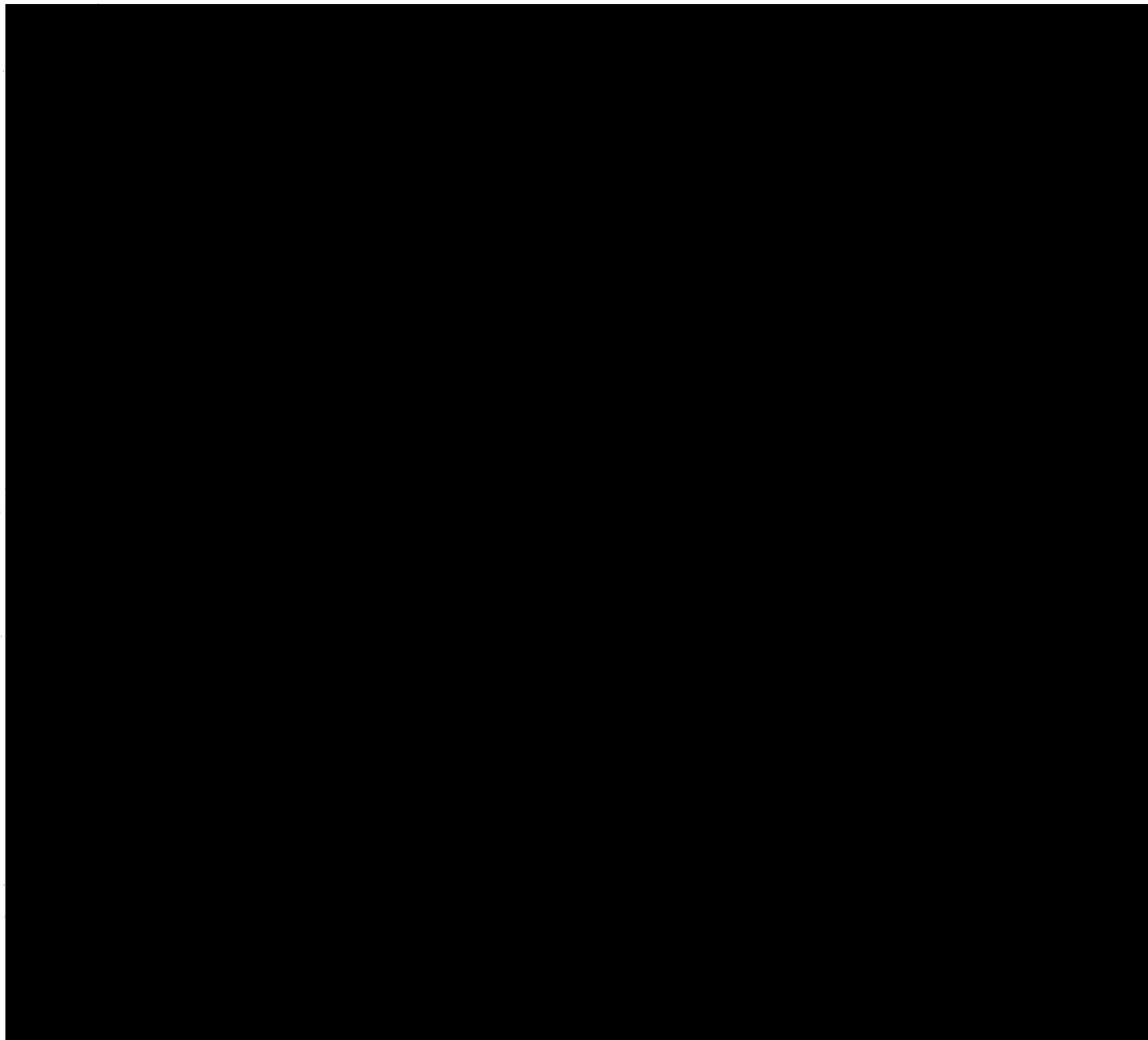
Planning and Zoning Board
Minutes of Meeting/November 2, 1993
Page 2

p.m. He said it is not economically feasible to reduce the seating inside his restaurant to reduce the parking requirement.

Chairman Weeks opened the meeting to a public hearing. Seeing no one coming forward to speak, he declared the Public Hearing closed.

Mr. Schuyler asked what had triggered this application. Chairman Weeks said he believes the applicant built an outdoor seating area which required additional seating. He added that the subject business is across the street from a public parking lot.

Mr. Schuyler MOVED to approve a variance to reduce the parking requirement to the 13 spaces which are currently available to the business. Mr. Woolbright SECONDED. THE MOTION WAS UNANIMOUSLY APPROVED.





City of St. Augustine



St. Augustine, Florida

Planning/Building

November 4, 1993

Rick Smith
Blarney Stone Irish Pub & Deli
172 San Marco Avenue
St. Augustine, Florida 32084

RE: Zoning Variance 93-0361
172 San Marco Avenue

Dear Mr. Smith:

On Tuesday, November 2, 1993, the Planning and Zoning Board (PZB) met and discussed your application to reduce the minimum parking requirements at 172 San Marco Avenue.

Specifically, the PZB approved your application to reduce the parking requirements from 20 spaces to 13 spaces. A zoning variance is valid for one (1) year. If at the end of one (1) year a new Use Permit/Certificate of Occupancy has not been issued, a new application must be submitted to the Planning and Building Division.

A review of your file indicates that an Application for Use Permit/Certificate of Occupancy must be submitted to include the expanded seating resulting from the deck addition and staff must review and approve the application before a new Use Permit/Certificate of Occupancy may be issued by the Planning and Building Division. No use of the deck seating may take place prior to the approval of the Use Permit/Certificate of Occupancy and issuance of a revised Occupational License by the Finance Department.

Further review of your file indicates you must submit an Application for Determination of Availability of Utilities related to the seating expansion. The application must be reviewed by the Public Works Department and any required fees must be paid before a Use Permit/Certificate of Occupancy and revised Occupational License may be issued.

Rick Smith

RE: Zoning Variance 93-0361

November 4, 1993

Page 2

Should you have questions regarding this matter, please contact the Planning and Building Division at 825-1060.

Sincerely,



Jean Carver
Citizen Boards Technician

jc

cc: Joseph Pomar, Jr., City Manager
Michael Griffin, CBO, Planning and Building Manager
BDAC File 93-0361

CITY OF ST. AUGUSTINE
A3 - APPLICATION TO PLANNING AND ZONING BOARD

1. THIS APPLICATION AS SUBMITTED IS ☒ Approved ☐ Denied

2. COMMENTS P3B approved variance to
parking requirements from 20 to 13
spaces. @

3. Paul Weeks
CHAIRMAN, PLANNING AND ZONING BOARD

11/2/93
DATE

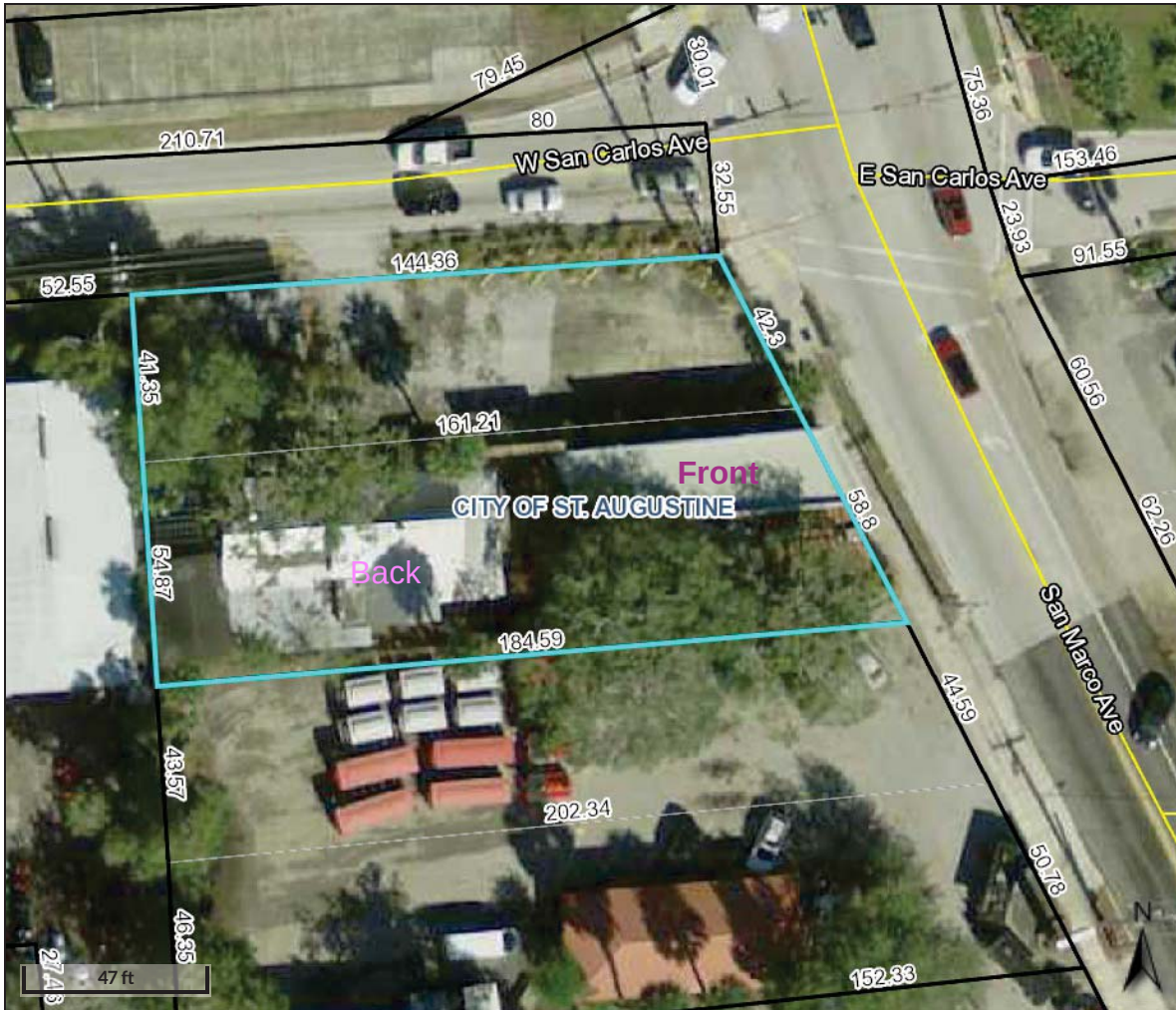
4. THIS APPLICATION IS ☐ Tabled Until _____

5. REASON _____

6. _____
CHAIRMAN, PLANNING AND ZONING BOARD

DATE

Attachment 5
Staff Map Additions



Overview



Legend

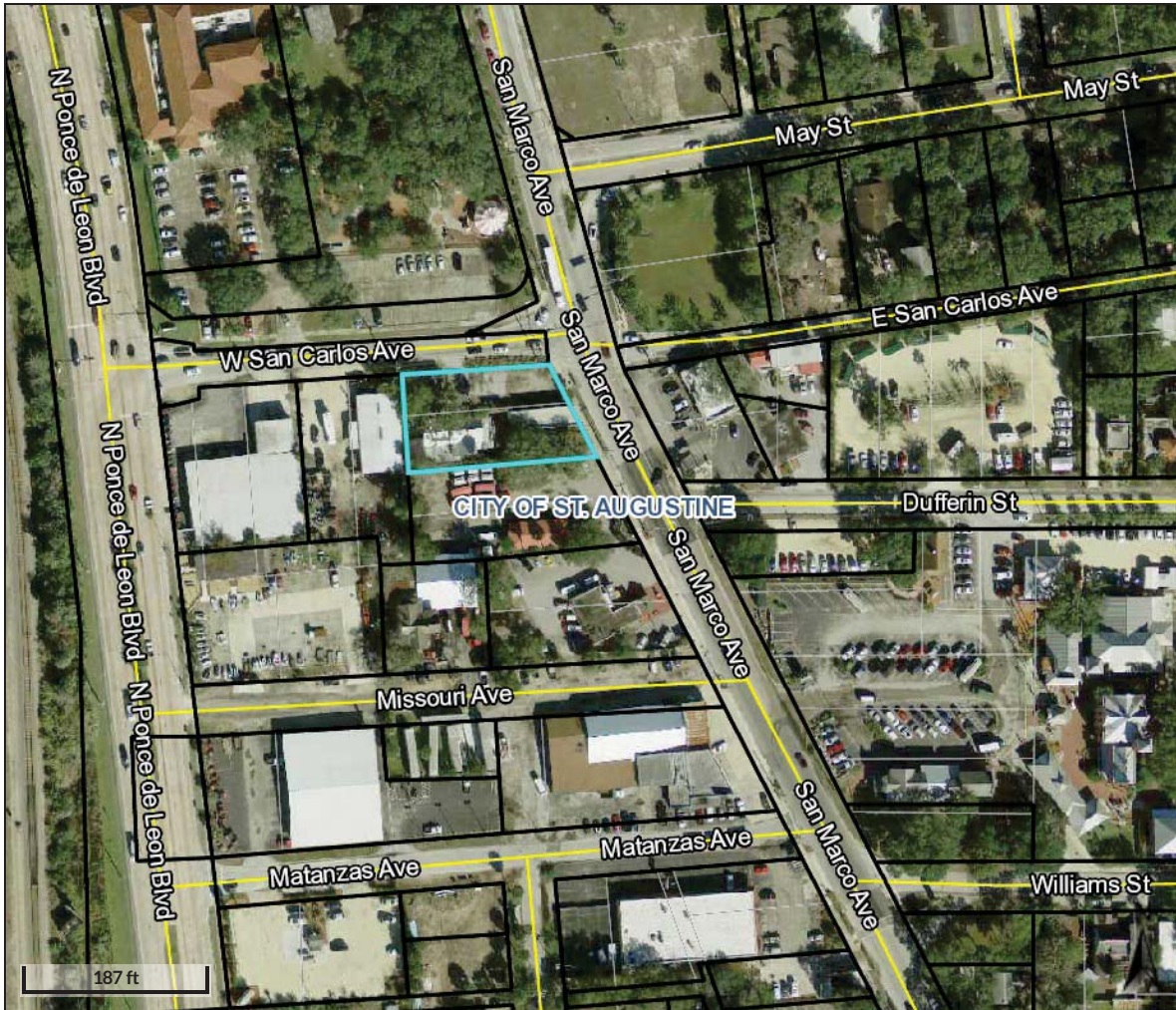
- Parcels
- Cities

Parcel ID	1896300000	Physical Address	172 SAN MARCO AVE	Building Value	\$226,442	Last 2 Sales			
Property Class	2105 - Owner Occupied	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$14,761	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	MONTAZERI PROPERTIES LLC			10/22/2013	\$928000	12	U
Acres	0.39		1913 VISTA COVERD	Total Land Value	\$342,400	7/1/2003	\$700000	01	Q
			SAINT AUGUSTINE FL	Just Value	\$583,603				
			32084-0000	Total	N/A				
				Deferred Assessed Value	\$583,603				
				Total	N/A				
				Exemptions Taxable Value	\$583,603				

Date created: 2/20/2019

Last Data Uploaded: 2/19/2019 11:07:44 PM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Cities

Parcel ID	1896300000	Physical Address	172 SAN MARCO AVE	Building Value	\$226,442	Last 2 Sales			
Property Class	2105 - Owner Occupied	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$14,761	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	MONTAZERI PROPERTIES LLC			10/22/2013	\$928000	12	U
Acres	0.39		1913 VISTA COVERD	Total Land Value	\$342,400	7/1/2003	\$700000	01	Q
			SAINT AUGUSTINE FL	Just Value	\$583,603				
			32084-0000	Total	N/A				
				Deferred Assessed Value	\$583,603				
				Total	N/A				
				Exemptions Taxable Value	\$583,603				

Date created: 2/20/2019

Last Data Uploaded: 2/20/2019 12:33:28 PM

Developed by  **Schneider**
GEOSPATIAL

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2019

RE: **VARIANCE #2019-0010**

AGENDA ITEM 6(a)

APPLICANT David Schmildli

OWNER First City Curtin-Calls In

LOCATION 121 King Street

REQUEST To approve an exception in order to allow for off-premise parking and loading zone within 400 feet of the premises and allow for the sale of only beer and wine on the premises & to approve a variance to the side and rear setbacks for a new building addition.

PLANS DATED February 22, 2019

LAND USE Commercial Low Intensity

ZONING Commercial Low One (CL-1)

APPLICABLE CODES/ORDINANCES

Exception means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning district as exceptions, if specific provision for such exception is made in the district regulations of this chapter.

Sec. 28-29. Zoning exceptions, variances and appeals.

(a) Zoning exceptions:

(1) In general. In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).

Sec. 28-347. - Supplementary regulations for certain uses.

(3) *Parking lots.* Off-street parking lots shall be a permissible use by exception in all districts where such lots are within four hundred (400) feet of premises requiring off-street parking;

Sec. 28-373. - Required off-street parking.

(d) *Minimum spaces required:*

Use	1 Space Per Gross Floor Area (Sq. Ft.)	1 Space Per Rates Patron Capacity	Special Requirements
Restaurant	75 patron area (non-fixed seating)	or 4 patrons (fixed seating)	and 1 per 200 sq. ft. non-patron area

STAFF SUMMARY FOR VARIANCE

Initially the agenda was advertised as needing variances for the side and rear setbacks; this is no longer part of the request. In consultation with the creator of the site plan, these plans are measured to the eaves and are within the current setbacks.

STAFF SUMMARY FOR EXCEPTION

With the addition the number of seats within the restaurant will be one-hundred (100). There will also be 1,500 square foot kitchen area with another 1,000 square feet ancillary space, making the total additional space 2,500 square feet in size. Under the restaurant use, the fixed seating will require twenty-five (25) parking ($100/4 = 25$) spaces and the non-patron areas of the kitchen and ancillary space will require thirteen (13) parking spaces ($2500/200 = 12.5$ [13]). This will be a total of thirty-eight (38) minimum parking spaces.

Since there no space to place parking on the site, the applicant has requested these spaces be placed across the street at the First United Methodist Church though an exception. The applicant has proposed a joint use parking agreement to lease forty (40) spaces of the existing ninety (96) spaces. With a joint use parking agreement the restaurant will be able to use the spaces when the church is not using the spaces and vice versa. A letter of intent has been included (see attachment 3) which specifies the restaurant cannot use the parking as noted below:

1. Every Sunday until 1:00 (PM).
2. During pumpkin unloading (usually last Wednesday in Sept or first Wednesday in Oct) from 4:00 PM – 8:00 PM.
3. During Trunk or Treat (Wednesday before Halloween) from 4:30 (PM) – 7:30 (PM).
4. Christmas Eve Services from 4:30 PM – 8:30 PM.
5. Good Friday (Friday before Easter) from 6:00 PM – 8:00 PM.
6. Capernaum (1st and 3rd Tuesday of each month) from 6:00 – 8:45 PM.

Also, there will be a loading zone on-sight with the revised plan. Initially the agenda was advertised as having the loading zone off-site; this is no longer part of the request. Although this loading zone is twelve (12) by twenty (20) feet on the plans and the Code states it must be twelve (12) by twenty-five (25) feet.

The final exception involves serving of only beer and wine on the premises. An alcohol license would be allowed, if approved by the Board, for restaurants that derive fifty (50) or more percent of its total gross revenues from the sale of food. The applicant has not provided in additional information regarding location of sales or hours of sales.

STAFF ANALYSIS FOR EXCEPTION

The church has an abundance of parking to accommodate the proposed restaurant uses parking (see attachment 3). It also has sidewalks with pedestrian signals located at the intersection of Iberia Street and King Street for pedestrians to safely cross and sidewalks on either side of King Street. Therefore Staff believes the public are not placed in jeopardy in granting this approval. Also, if the alcohol use is kept within the building itself and is not allowed outside on the premises then Staff does not anticipate anything that would be a detriment to the public. Based on the evidence provided, Staff believes there is no detriment to the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare by granting the exceptions with the proposed staff conditions.

The Board has the authority to place conditions on the approval of a use by exception in order to safeguard surrounding properties and the neighborhood.

STAFF RECOMMENDATION

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board may **APPROVE** an exception in order to allow for off-premise parking within 400 feet of the premises and allow for the sale of only beer and wine on the premises with the following conditions:

1. Alcohol sales can only occur within the building and alcohol must stay within the building.
2. Revise the Letter of Intent to include “P.M.” on the conditions where this is missing.
3. On the future civil plans the loading zone shall meet Code minimum of twelve (12) feet by twenty (25) feet.

SUPPLIMENTS

Attachment 1 – Application & Applicant Information.
Attachment 2 – Location Maps / Property Appraiser Info.
Attachment 3 – Letter of Intent for Off-site Parking
Attachment 4 - Site Plans.

David Harrell, AICP
Senior Development Review Planner
Planning and Building Department

Attachment 1

Application & Applicant Information

schmidli11@yahoo.com



**CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD RECEIVED**

FEB 08 2019

Planning/Building Dept.

Application Fee: _____ (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: DAVID SCHMIDLI Contact Number: 361-628-8238
Business (if applicable): RESTAURANT - T&B
Address: 100 SOUTH PARK BLVD City: ST AUG. State: FL Zip: 32086

2. NAME OF PROPERTY OWNER: First City Lumber Co LLC Contact Number: 904-377-8161
Business (if applicable): Gypsy Cat
Address: 121 King St City: St Augustine State: FL Zip: 32084

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 48 EAST 25th St Lot 5 Block: 46-6
Subdivision: Hudson Parcel Number: 20217-0000

4. PROJECT STREET ADDRESS: 121 King St

5. SPECIFIC PROPOSED USE: RESTAURANT

6. ACTION REQUESTED:

- | | |
|--|--|
| ☐ Conservation Zone Development | ☐ Appeal of Staff Determination |
| ☒ Exception | ☐ Land Use Plan Amendment |
| ☐ Variance | ☐ Rezoning |
| ☐ Other: _____ | |

7. DESCRIPTION OF ACTION REQUESTED:

REQUEST OFF STREET / OFF SITE PARKING & LOADING ZONE
REQUEST BEER & WINE (up to 14%) SERVICE

8. JUSTIFICATION FOR ACTION REQUESTED:

The property is only 75' wide x 150' DEEP
once the building is placed within the setbacks there
is only room for two-three parking spaces
the building seats 100 people which requires 25
parking spaces plus 6 additional spaces for employees
The lot is not big enough to fit building AND 31 spaces.
Additionally, Restaurant will serve beer & wine.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING:

- (a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: _____
- (b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully: _____
- (c) Can you establish that this disadvantage prevents reasonable use of the property?
Please explain fully: _____
- (d) If granted, will the variance adversely affect other property in the area?
Please explain fully: _____
- (e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: _____

RECEIVED

FEB 08 2019

Planning/Building Dept.

10. PREVIOUS APPPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☒ Yes ☐ No If yes, please give date and final disposition below

September 2018 Rezoning

11. AGREEMENT:

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

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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.

IMPORTANT NOTICE: "When 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. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code."

David Schmidli

dotloop verified
02/06/19 9:22 AM CST
VBNO-HP4X-IZII-CZBD

02/06/2019

Signature of Applicant

Date

Heather Call

dotloop verified
02/06/19 9:57 AM EST
ARM9-DA9X-9GZL-EF9C

Signature of Property Owner

Date

David,

Please find the requested updated documents for 121 King Street. We have worked hard this week to put together everything you requested, as well as working with the church to revise our agreement to better fit the needs of a restaurant. There is a revised LOI from the church (attached) where they revised hours and times to better suit a restaurant needs. The Church has been very supportive of working with us to make our endeavor successful.

A1 is another concept of now 2500 sf of seating but still maintaining 100 seats by means of fixed seating. Staying within the limits of the setbacks this is one way of achieving the goals of the square footage. Because we have to achieve the front setback of 15' max I think we need to eliminate the 2 handicapped parking spots and move them to the church - this will make for a better facade view and approach. Also save on costs for construction of a new driveway.

A2 is the parking layout to help describe the availability of parking spaces. I think an aerial view might be obscured by trees. The church has 298 seats requiring 75 spaces at max capacity attendance. The number of parking spaces on site is 96.

The narrative letter is also attached.

Please confirm receipt and let me know if you need anything else.

Regards,

John

Provide a narrative indicating how the granting of the alcohol uses (beer-wine) & off-site parking and loading zone promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare (Sec. 28-2, City Code).

121 King St, St Augustine, FL 32084

The proposed use for 121 King St is a high-end restaurant providing a truly fine dining experience in St Augustine. With fine dining, an exceptional wine list is expected, that provides a variety of wines and styles to be paired with food to enhance the dining experience. In the same light, beer is also used as a pairing partner with food, to elevate a dining experience, thus adding to the prosperity of the community creating jobs and opportunities.

It should also be noted that within a 2-block radius of 121 King there is alcohol being served at the Ice Plant, Sebastian Winery, & 123 Burgers.

The restaurant would deliver a much-needed change to the entry corridor, replacing the current business, "The Giggling Gator" with a new look and a new destination for visitors to our City. The visual change will hopefully spark further investment interests in the entry to continue improving the look and atmosphere.

The Methodist Church is working with us to provide parking and is fully in support of the "change of business" and has not provided any objections to alcohol being served. They see the value in a high-end restaurant to the entry corridor and the impact of such a business to the future of the entry corridor.

In order to provide a high-end restaurant experience and to have the seats to successfully run and be profitable, the building size does not allow for on-site parking. The lot size just does not allow space. Off-site parking is the only option available. Within the entry corridor the Methodist Church is the only option available for parking, all other lots are currently leased out to Flagler College. Any business coming into the entry corridor has the same parking limitations to open a new business, with parking being a limiting factor on new business expansion.

The off-site parking directly across the street allows for easy access, a safe off-street lot with ingress/egress for easy maneuverability.

The King Street Entry Corridor Guidelines, along with the San Marco Corridor, and Anastasia Corridor are part of a broader City project to enhance the City's ambiance. A high-end restaurant would significantly upgrade the entryway on King and perhaps start a chain reaction to uplift the entryway. We want to work with the guidelines department to ensure we provide a model for future endeavors.



**CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER**

RECEIVED
FEB 08 2019
Planning/Building Dept.

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Ch. 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

David Schmidli

Print name of applicant

David Schmidli

dotloop verified
02/06/19 9:22 AM CST
1VJQ-MLKB-VZV2-6UMG

Signature of applicant

02/06/2019

Date

2018 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P96000052389

Entity Name: FIRST CITY CURTIN-CALLS INC.

Current Principal Place of Business:

121 KING STREET
ST. AUGUSTINE, FL 32084

Current Mailing Address:

121 KING STREET
ST. AUGUSTINE, FL 32084

FEI Number: 59-3397242

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GIGGLING GATOR PUB & GRUB
121 KING STREET
ST. AUGUSTINE, FL 32084 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

Officer/Director Detail :

Title P
Name CALL, HEATHER E
Address 76 COQUINA
City-State-Zip: SAINT AUGUSTINE FL 32080

Title VP
Name CALL, FRED J
Address 76 COQUINA AVE
City-State-Zip: SAINT AUGUSTINE FL 32080

Title TRES
Name LOZINSKI, TONY
Address 121 KING STREET
City-State-Zip: ST AUGUSTINE FL 32084

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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: HEATHER CALL

PRESIDENT

01/12/2018

Electronic Signature of Signing Officer/Director Detail

Date

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: FIRST CITY CURTIN-CALLS INC

DOCUMENT NUMBER: P 960000 52 389

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

HEATHER CALL

Name of Contact Person

THE GIBBLING GATOR PUB

Firm/ Company

121 KING STREET

Address

ST. AUGUSTINE, FLORIDA 32084

City/ State and Zip Code

gibblinggator121@yahoo.com

~~E-mail address: (to be used for future annual report notification)~~

For further information concerning this matter, please call:

HEATHER CALL

Name of Contact Person

at (904) 377-8161

Area Code & Daytime Telephone Number

Enclosed is a check for the following amount made payable to the Florida Department of State:

☐ \$35 Filing Fee

☐ \$43.75 Filing Fee &
Certificate of Status

☐ \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed)

☒ \$52.50 Filing Fee
Certificate of Status
Certified Copy
(Additional Copy
is enclosed)

Mailing Address

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301



FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 24, 2018

HEATHER CALL
THE GIGGLING GATOR PUB
121 KING STREET
ST. AUGUSTINE, FL 32084

SUBJECT: FIRST CITY CURTIN-CALLS INC.
Ref. Number: P96000052389

We have received your document for FIRST CITY CURTIN-CALLS INC. and your check(s) totaling \$52.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please verify that the signature in part (d) represents a new registered agent to be listed, if so please list the name and location in the space provided.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Irene Albritton
Regulatory Specialist II

Letter Number: 818A00019886

RECEIVED
SEP 24 11:12:05
TALLAHASSEE, FL

Articles of Amendment
to
Articles of Incorporation
of

FIRST CITY CURTAIN - CALLS INC

(Name of Corporation as currently filed with the Florida Dept. of State)

P 96000052389

(Document Number of Corporation (if known))

Pursuant to the provisions of section 607.1006, Florida Statutes, this *Florida Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

The new name must be distinguishable and contain the word "corporation," "company," or "incorporated" or the abbreviation "Corp.," "Inc.," or "Co.," or the designation "Corp.," "Inc.," or "Co.". A professional corporation name must contain the word "chartered," "professional association," or the abbreviation "P.A."

B. Enter new principal office address, if applicable:
(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:
(Mailing address MAY BE A POST OFFICE BOX)

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent _____

(Florida street address)

New Registered Office Address: _____, Florida _____
(City) (Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

Signature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V = Vice President; T = Treasurer; S = Secretary; D = Director; TR = Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

☒ Change PT John Doe

☒ Remove V Mike Jones

☒ Add SV Sally Smith

Type of Action (Check One)	Title	Name	Address
1) ☐ Change ☐ Add ☒ Remove	<u>VP</u>	<u>DON CURTIN</u>	<u>452 ARRICOLA AVE</u> <u>ST. AUGUSTINE, FL</u> <u>32080</u>
2) ☐ Change ☐ Add ☒ Remove	<u>T</u>	<u>TONY LOZINSKI</u>	<u>121 KING ST</u> <u>ST AUGUSTINE, FL</u> <u>32084</u>
3) ☒ Change ☐ Add ☐ Remove	<u>P/S</u>	<u>HEATHER CALL</u>	<u>76 COQUINA AVE</u> <u>ST AUGUSTINE, FL</u> <u>32080</u>
4) ☒ Change ☐ Add ☐ Remove	<u>VP/T</u>	<u>FRED J CALL JR</u>	<u>76 COQUINA AVE</u> <u>ST AUGUSTINE, FL</u> <u>32080</u>
5) ☐ Change ☐ Add ☐ Remove			
6) ☐ Change ☐ Add ☐ Remove			

E. If amending or adding additional Articles, enter change(s) here:
(Attach additional sheets, if necessary). (Be specific)

JUST MAKING CORRECT FINAL
CHANGES

HEATHER CALL PRESIDENT / SECRETARY
FRED CALL JR VP / TREASURER

F. If an amendment provides for an exchange, reclassification, or cancellation of issued shares,
provisions for implementing the amendment if not contained in the amendment itself:
(if not applicable, indicate N/A)

The date of each amendment(s) adoption: _____, if other than the date this document was signed.

Effective date if applicable:

SEPT. 19, 2018

(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s)

(CHECK ONE)

☒ The amendment(s) was/were adopted by the shareholders. The number of votes cast for the amendment(s) by the shareholders was/were sufficient for approval.

☐ The amendment(s) was/were approved by the shareholders through voting groups. The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):

"The number of votes cast for the amendment(s) was/were sufficient for approval

by _____"

(voting group)

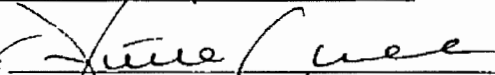
☐ The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.

☐ The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

Dated

SEPT. 19, 2018

Signature



(By a director, president or other officer - if directors or officers have not been selected by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

HEATHER CALL

(Typed or printed name of person signing)

PRESIDENT

(Title of person signing)

Attachment 2
Location Map(s) /
Property Appraiser Info.



St. Johns County, FL

Quick Links

[My Tax Bill](#)
[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 2021700000
Location Address 121 KING ST
 SAINT AUGUSTINE 32084-0000
Neighborhood City of St Augustine (King St) (610.19)
Tax Description* HOPKINS SUB CITY PART OF BLK 46-C LOT 4 & E25FT OF LOT 5 OR1670/341
**The Description above is not to be used on legal documents.*
Property Use Code Nightclubs, Cocktail Lounges & Bars (3300)
Subdivision Hopkins Subdivision
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.230
Homestead N

View Map

Owner

Owner Name First City Curtin-Calls Inc 100%
Mailing Address 121 KING ST
 SAINT AUGUSTINE, FL 32084-4320

Valuation

	2019
Building Value	\$98,201
Extra Features Value	\$7,940
Total Land Value	\$248,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$354,641
Total Deferred	\$14,188
Assessed Value	\$340,453
Total Exemptions	\$0
Taxable Value	\$340,453

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$101,319	\$7,940	\$248,500	\$0	\$0	\$357,759	\$309,503	\$48,256	\$309,503
2017	\$79,971	\$4,903	\$298,200	\$0	\$0	\$383,074	\$281,366	\$101,708	\$281,366
2016	\$81,450	\$4,904	\$298,200	\$0	\$0	\$384,554	\$255,787	\$128,767	\$255,787
2015	\$85,892	\$4,985	\$298,200	\$0	\$0	\$389,077	\$232,534	\$156,543	\$232,534
2014	\$52,259	\$5,066	\$154,070	\$0	\$0	\$211,395	\$211,395	\$0	\$211,395
2013	\$54,872	\$5,147	\$154,070	\$0	\$0	\$214,089	\$214,089	\$0	\$214,089
2012	\$56,614	\$5,228	\$154,070	\$0	\$0	\$215,912	\$215,912	\$0	\$215,912
2011	\$58,356	\$5,309	\$171,465	\$0	\$0	\$235,130	\$235,130	\$0	\$235,130
2010	\$60,215	\$7,766	\$191,345	\$0	\$0	\$259,326	\$259,326	\$0	\$259,326

Building Information

Building 1
Actual Area 2381
Conditioned Area 2253
Actual Year Built 1986
Use Nightclubs, Cocktail Lounges & Bars
Style 04
Class N
Exterior Wall Concrete Stucco, Concrete Block

Roof Structure Wood Truss
Roof Cover Clay Tile, Modular Metal
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	60%
Exterior Wall	Concrete Block	40%

Category	Type	Pct
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	50%
Roofing Cover	Modular Metal	50%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	60%
Interior Flooring	Ceramic Tile	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1714	1714
MASONRY ADDITION	539	539
FINISHED DECK	0	128
Total SqFt	2253	2381

Extra Features

Code Description	BLD	Length	Width	Height	Units
Deck (Unattached)	0	16	9	0	144
Concrete Paving	0	0	0	0	4275
Asphalt Paving	0	0	0	0	1435

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Nightclubs, Cocktail Lounges & Bars	71	140	9940	SF	\$248,500

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/31/2012	1/30/2012	\$0.00	EM	3520	425	U	I	FIRST CITY CURTIN-CALLS INC	FLORIDA POWER & LIGHT CO
1/10/2012	10/10/2011	\$0.00	OI	3514	605	U	I	CITY OF ST AUGUSTINE	
	10/31/2001	\$299,000.00	WD	1670	341	Q	I	LEDUC HENRY N	FIRST CITY CURTIN-CALLS INC
	7/1/1990	\$0.00		864	1854	U	I		LEDUC HENRY N
	3/1/1986	\$65,000.00		699	461	Q	V		
	11/1/1982	\$47,500.00		563	384	U	I		

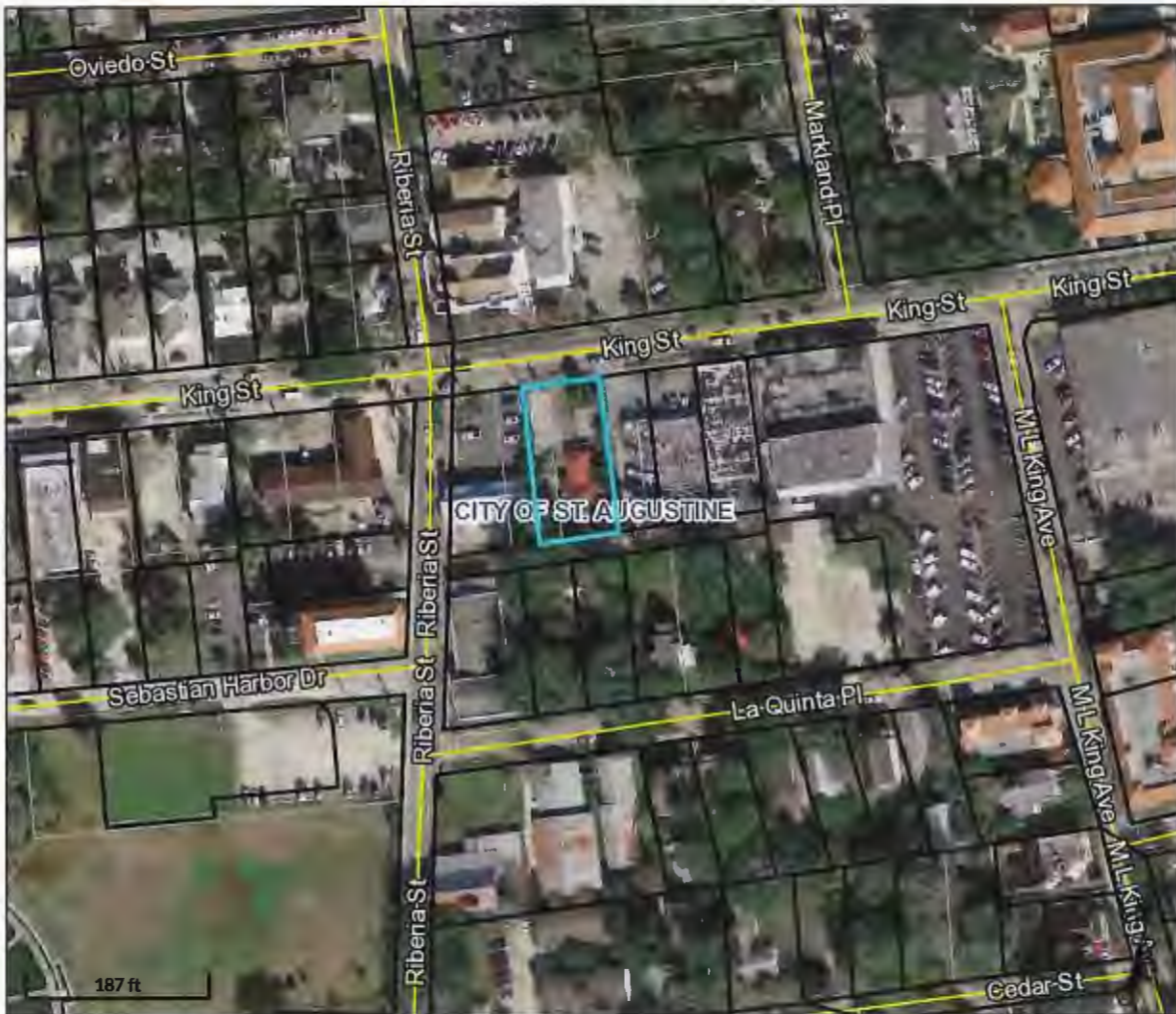
Area Sales Report
[Recent Sales in Area](#)
Clerk of Court
[Clerk of Court](#)
Tax Collector
[My Tax Bill](#)
Tax Estimator
[Tax Estimator](#)

Room Type	Area
DECK	0
MAD	0
Base	0

The diagram shows a floor plan with the following dimensions and labels:

- BAS Room:**
 - Top horizontal boundary: 40
 - Right vertical boundary (top section): 17
 - Right vertical boundary (bottom section): 18
 - Bottom horizontal boundary (left section): 11
 - Bottom horizontal boundary (middle section): 14
 - Bottom horizontal boundary (right section): 7
 - Right vertical boundary (small protrusion): 4
 - Right vertical boundary (small protrusion): 6
 - Left vertical boundary: 43
- DEK Area (Purple shaded):**
 - Top horizontal boundary: 8
 - Right vertical boundary: 16
 - Bottom horizontal boundary: 8
 - Left vertical boundary: 16
- MAD Room:**
 - Top horizontal boundary (left section): 14
 - Top horizontal boundary (middle section): 2
 - Top horizontal boundary (right section): 7
 - Right vertical boundary: 27
 - Bottom horizontal boundary: 21
 - Left vertical boundary: 25

<https://qpublic.schneidercorp.com/Application.aspx?AppID=960&LayerID=21179&PageTypeID=4&PageID=9059&Q=1293823212&KeyValue=202170...> 3/4



Overview



Legend

- Parcels
- Cities

Parcel ID	2021700000	Physical Address	121 KING ST	Building Value	\$98,201	Last 2 Sales			
Property Class	3300- Nightclubs, Cocktail Lounges & Bars	Mailing Address	SAINT AUGUSTINE	Extra	\$7,940	Date	10/31/2001	Price	\$299000
Taxing District	City of St Augustine	Address	FIRST CITY CURTIN-CALLS INC	Feature Value		3/1/1986	\$65000	Reason	01
Acres	0.23		121 KING ST	Total Land Value	\$248,500			Qual	Q
			SAINT AUGUSTINE FL	Just Value	\$354,641				
			32084-4320	Total	\$14,188				
				Deferred Assessed Value	\$340,453				
				Total	N/A				
				Exemptions					
				Taxable Value	\$340,453				

Date created: 1/31/2019
Last Data Uploaded: 1/30/2019 11:05:25 PM

Google Maps 121 King St



Imagery ©2019 Google, Map data ©2019 Google 200 ft



121 King St
St. Augustine, FL 32084

Attachment 3

Letter of Intent for Off-site Parking



Keller Williams Realty Atlantic Partners St Augustine
100 Southpark Blvd 201
St Augustine, FL 32086
Agent: John W Whitesell
Lessee:
Eclipse First Coast Investments II, LLC Series 1

RE: Letter of Intent: Parking Lot Lease

To Whom it May Concern:

Please consider this letter to be our Letter of Intent ("Letter of Intent") summarizing the basic terms and conditions for Eclipse First Coast Investments II, LLC Series 1 hereby referred to as "Lessee", to lease forty (40) parking spaces (hereby referred to as the "Subject Property") from First United Methodist Church of St. Augustine, hereby referred to as "Lessor" upon the terms and conditions contained herein.

- 1) Rent: The sum of \$2000 per month beginning on the date that Lessee becomes the owner of the real estate located at 121 King Street, St. Augustine, FL, and increasing by 3% for each year of the term of the lease until the lease is terminated by the parties or by its terms.
- 2) Terms: Upon execution of an agreed-upon form of lease, the Lessee will have the right to use the Subject Property during the ^{DINER TIME HOURS} times specified in the lease only, which shall specifically exclude ~~those~~ times listed on the attached Exhibit A.
- 3) Seller and Purchasers agree to keep terms of and existence of this Letter of Intent strictly confidential and shall not disclose any its terms to a third-party, other than to their brokers, attorneys, consultants, accountants, and lenders, and them only as reasonably required.
- 4) The last signature date below shall be deemed the effective date of this agreement.

Except for Sections 3 and 4, which shall be binding and enforceable provisions, this Letter of Intent is non-binding. It is the intent of both parties to negotiate and execute within fifteen (15) days of the full execution of this Letter of Intent, a binding lease agreement along the above lines and with other terms and conditions as customary for this type of transaction and acceptable to both parties. The terms of this Letter of Intent shall be incorporated into the lease. If the general terms as outlined above are acceptable, please indicate by signing one copy of this Letter of Intent and returning to the purchasers' broker.

Cordially,

Signature Page:

Exhibit A

* It is specifically agreed that the lease will NOT allow the Lessee access to the Subject Property at the following times:

- * Every Sunday until 1:00
 - o ~~Monday through Friday, between 7:00 am and 6:00 pm until May 15, 2019.~~
 - o ~~Easter Extravaganza: Wednesday before Easter from 4:30 to 7:30.~~
- * Pumpkin Unloading: Usually last Wednesday in September or first Wednesday in October from 4:00 to 8:00 p.m.
- * Trunk or Treat: Wednesday before Halloween, from 4:30 to 7:30.
 - o ~~Holiday Fair: The Saturday before Thanksgiving, from 7:00 a.m. to 5:00 p.m.~~
- * Christmas Eve Services: From 4:30 p.m. to 8:30 p.m.
 - o ~~Lenten Lunch: First Wednesday in Lent, from 11:30 a.m. to 1:30 p.m.~~
 - o ~~Maundy Thursday: The Thursday before Easter, from 5:30 to 7:30 p.m.~~
- * Good Friday: The Friday before Easter, from 6:00 to 8:00 p.m.
 - o ~~Mc Walk: A Saturday, typically in April, from 3:00 to 7:30.~~
 - o ~~Talent Show/Potluck: First Wednesday in May, from 5:00 to 7:30.~~
 - o ~~Spring Fling Luncheon: Saturday before Mother's Day, from 10:00 to 2:00.~~
 - o ~~Rummage Sale: First Saturday in May, from 8:30 to 4:30.~~
 - o ~~Vacation Bible School: First week in June, every other year, from 8:30 to 12:30.~~
- * Capernaum: 6:00 – 8:45 p.m. on the first and third Tuesday each month.

* * It is agreed that access to the subject property may be limited to the south Lot. ~~on~~ on these days.

It is further understood that there could be an occasional wedding held for which attendees would have priority for parking Lot use.

Attachment 4

Site Plans

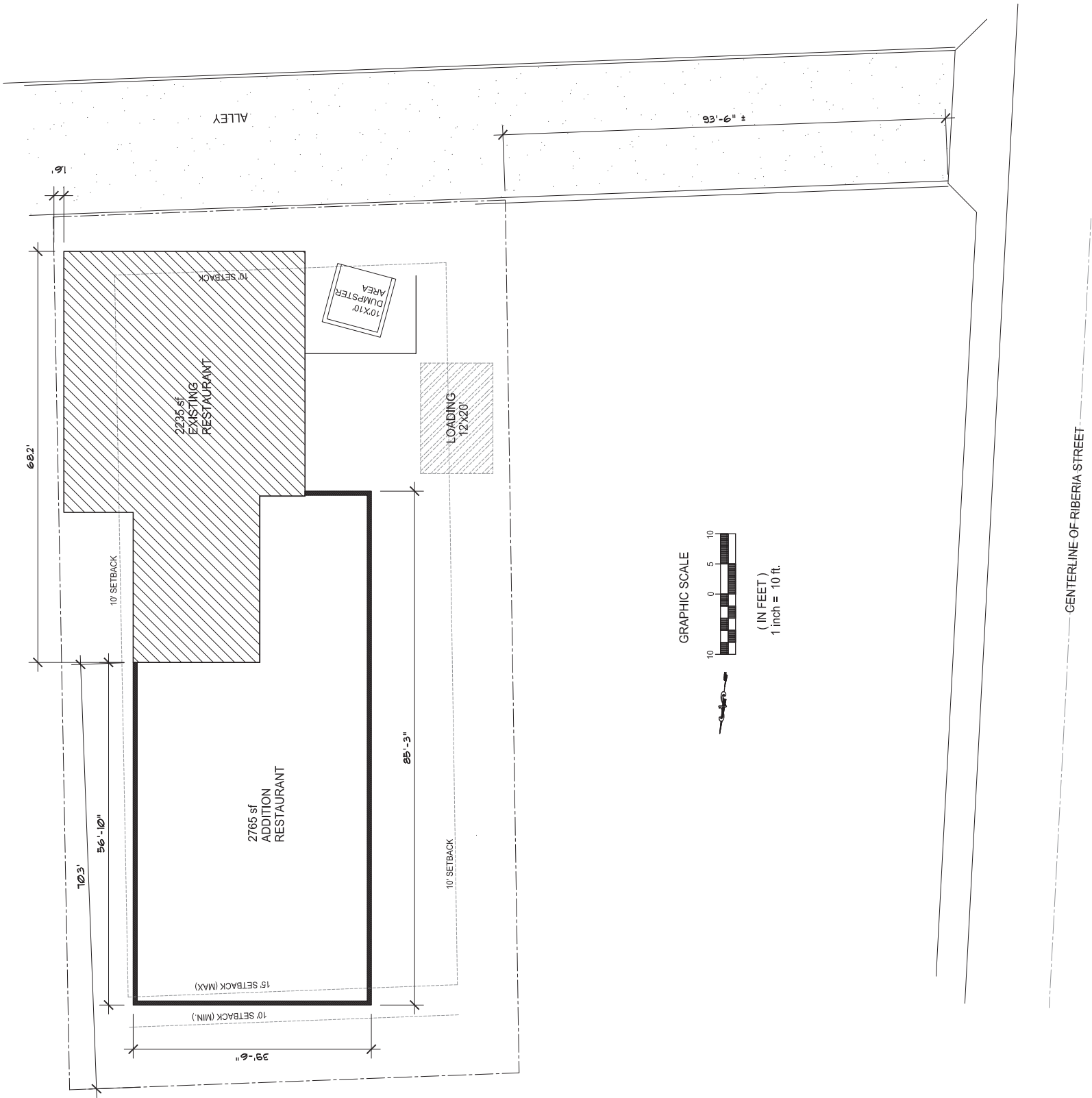
SITE DATA

ZONING: CL-1
LAND USE: RESTAURANT
SETBACKS:
FRONT 10' FEET MIN. 15 FEET MAX.
REAR 10'-0"
SIDES 10'-0"
MAX BLDG. HEIGHT: 35 FEET
MAX. LOT COVERAGE: 50%
FLOOD ZONE ZONE AE-7
FINISH FLOOR ELEVATION: ELEV. 8.00' NAVD88
PROPERTY ID: 078500-0000
OWNER: FIRST CITY CURTIN CALLS INC.
911 ADDRESS: 121 KING STREET
ST. AUGUSTINE, FL. 32084
CONTACT PERSON: WILLIAM FREEMAN (386) 965-0644
PARKING REQUIRED:
FOR RESTAURANT USES,
1 SPACE PER 4 PATRONS - FIXED SEATING
1 SPACE PER 200 SF - NON PATRON AREA

PLANNING ESTIMATES

SEATS - 100
100 SEATS (FIXED SEATING - BOOTHS) 2,500 SF
KITCHEN ESTIMATE 1500 SF
ANCILLARY 1000 SF
TOTAL 5000 SF
PARKING
1 PER 4 PATRONS = 100 / 4
1 PER 200 SF NON PATRON
TOTAL = 25 SPACES
= 13 SPACES
38 SPACES
HANDICAP - 1 PER 25 2 HANDICAP SPACES
2 SPACES ON SITE
NEED 38 (- 2 ON SITE) 36 OFF SITE PARKING
OWNER SEEKING LEASE AGREEMENT W/ FIRST
UNITED METHODIST CHURCH ACROSS KING STREET

LOT COVERAGE
LOT SIZE 10,834 sf
BUILDING FOOTPRINT 5,000 sf
(EXISTING BLDG) (2235 sf)
(NEW ADDITION) (2765 sf)
LOT COVERAGE 46.15%



121 KING STREET RESTAURANT

P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00008701

DRAWN BY
N.P.S.
DATE
2/07/19

APPROVED
W.H.F.

REVISIONS

SHEET
OF

A1

PROJECT NO.
18.0008

SITE DATA

RESTAURANT

RESTAURANT SEATS -

100

100 SEATS (FIXED SEATING - BOOTHS)

2,500 SF

KITCHEN ESTIMATE

1500 SF

ANCILLARY

1000 SF

TOTAL

4000 SF

PARKING

1 PER 4 PATRONS = 100 / 4

= 25 SPACES

1 PER 200 SF NON PATRON

= 13 SPACES

TOTAL

38 SPACES

HANDICAP - 1 PER 25

2 HANDICAP SPACES

2 SPACES REQUIRED

NEED 38 OFF SITE PARKING
OWNER SEEKING LEASE AGREEMENT W/ FIRST
UNITED METHODIST CHURCH ACROSS KING STREET
FOR 40 SPACES

CHURCH

CHURCH SEATS - 298

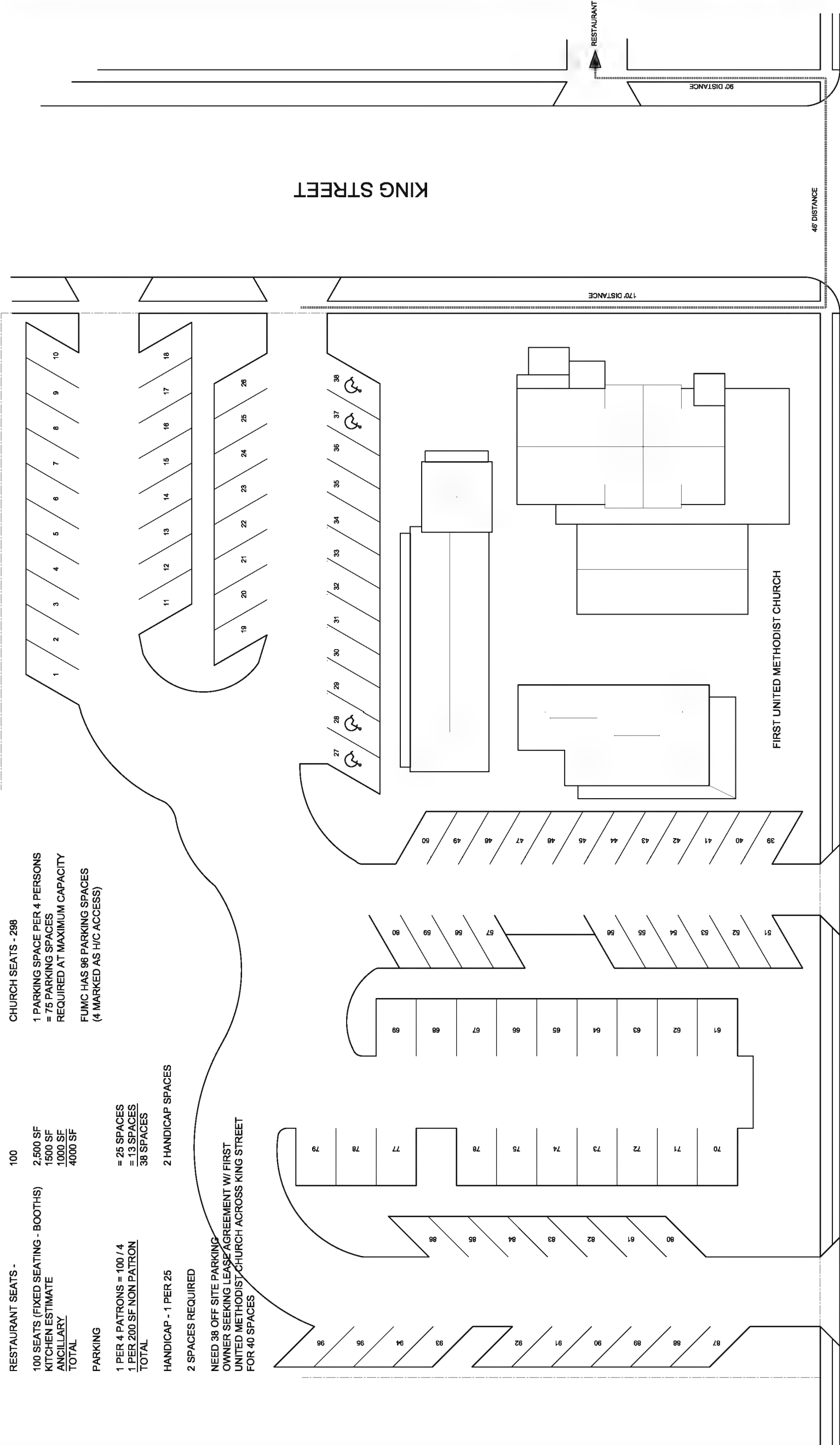
1 PARKING SPACE PER 4 PERSONS

= 75 PARKING SPACES

REQUIRED AT MAXIMUM CAPACITY

FUMC HAS 96 PARKING SPACES

(4 MARKED AS H/C ACCESS)



PARKING PLAN
1/16"=1'-0"
NORTH

A2

PROJECT NO.
18.C008

REVISIONS

DATE
2/27/19

W.H.F.

W.H.F.

P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A.# 00008701

121 KING STREET RESTAURANT

P.E. #56001

would be incentive to draw families in as well as change the streetscape in a positive way. Most of the playgrounds for kids in the city limits are quite small (Lincolnton, Davenport) and old. (the swing park is falling apart and overrun with homeless people) Something eclectic and fun could really work to draw families into an area that they most likely would never usually visit and it could cause a domino effect for the surrounding areas.

Thanks for your time,
[REDACTED]

- Happy new year!
Glad to know things are moving in a positive direction in regard to our city's beautification. I hope to add some ideas to the vision of the King Street entry corridor:

Perhaps a good way to deal with some flooding issues there is to raise the street and add some berms where possible to direct water flow away from largely traveled streets.

With this in mind electrical poles need to be eliminated or reduced to open the site lines and reduce visual clutter and lastly to allow shade trees to be planted and grow strong and healthy. If they are planted and then trimmed to allow the electrical lines to flow through them they should be placed there to begin with. It is unsightly and detrimental to both the trees and the community.

Notes and restrictions for landscaping in corners where cars etc. turn need to be specific so they do not impede the view as cars turn.

Good luck
[REDACTED]

- I'm a license general contractor from Miami I moved here 20 years ago the last time the city tried to beautify king st they planted palm trees RIGHT UNDER THE POWER LINES not a great idea I want to start the new project by placing the lines under ground.

We need to get fpl ,Comcast and att to donate labor and materials as a tax right off or what ever it takes to get involved in this project

Then you can rebuild the sidewalk and resurface the road

I would not shrink the roads down like you are doing on South St big mistake roads should be wider and share the road with bicyclists there are very few bicyclists that use this road
First step get rid of the power lines.

<CG>

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: March 7, 2019

RE: Other Business **Item Number 7a**
Discussion and Public Comment Related to the King Street Design Standards Update

The City is working through a public process with the help of a consultant to update the design standards for the three (3) entryways into the City. The design standards currently apply to private properties abutting San Marco Avenue, King Street, including West King Street to the intersection with Palmer Street and Pellicer Lane, and Anastasia Boulevard. This process is an attempt to clarify, reorganize, and update the design standards for the entry corridors. The first two (2) areas are complete, which include Anastasia Boulevard and San Marco Avenue. King Street is the final area to be updated.

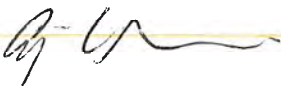
The City has hired consultant Marquis Latimer + Halback, a Landscape Architecture and Planning firm, and their team to assist the City. Currently, the City has planners on staff, and the Historic Architectural Review Board (HARB) as an advisory Board to administer the standards.

Since September the consultant initiated data collection, including a survey, and continued the assessment of the existing conditions of private properties on King Street. A joint meeting with the HARB was held in January, and the HARB subsequently made a positive recommendation to update the standards at their regular meeting on Thursday, January 17, 2019.

The recommended King Street update extends the design standards west to the City limits, and recognizes different area characteristics along the length of King Street. Attached for your information are final Public Review Comments.

The consultant, and Staff are looking for a recommendation to the City Commission regarding the updated design standards for King Street. The final draft update document is attached.

If you have any questions, please let me know at (904) 209-4320, or askinner@citystaug.com or contact David Birchim at our office or dbirchim@citystaug.com.



Amy McClure Skinner
Deputy Director

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: HARB Members

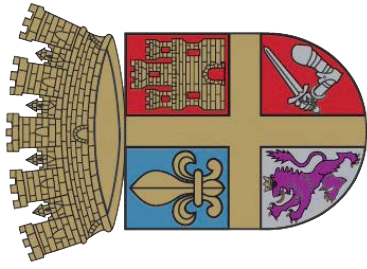
DATE: January 17, 2019

RE: **Agenda item 9a, Discussion and recommendation regarding the King Street Entry Corridor Design Standards**

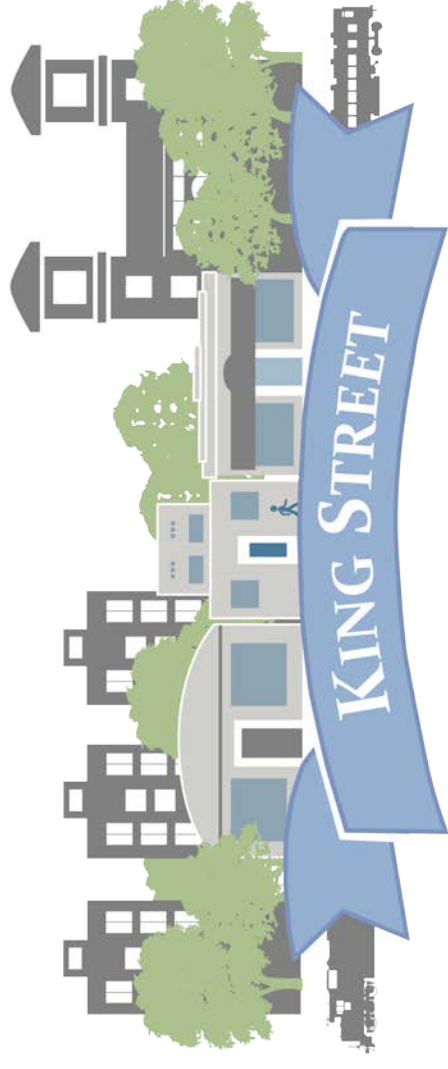
During the joint HARB and PZB meeting January 9, 2019 the boards heard a presentation by the consultant team for the King Street Design Standards for Entry Corridors regarding the current draft document. No new information is prepared in advance of the HARB meeting, however; the below statements summarize the issues that were discussed. HARB can continue discussion of these issues or other identified issues as needed with the consultants at the meeting. Additionally, staff is preparing more information on the 'legacy structures' previously identified and will be prepared to provide this to the board. Summary of issues raised during joint board meeting:

- 1) Incorporate flexibility with respect to the rails-to-trails project in terms of access, additional or alternate frontages, and building setback
- 2) Identify options for flexibility to parking requirements and alternative design patterns that accommodate parking needs
- 3) Coordinate with parallel city project that may result in future changes to the right-of-way areas
- 4) Provide visual tools such as street sections to identify different characteristics along King Street for building location and right-of-way proximities
- 5) Setback/step back for maximum building height may create repetitive building forms and may not be necessary with the variation of topography across King Street
- 6) Style should not be prescriptive and prominent high styles should not be allowed to be built as new in-fill so that the authentic historic building styles remain prominent features
- 7) Flexibility in architectural form is more applicable in the "City Limit" and some "West King" areas while the "Central" and "East" portions have significant viewsapes around natural and historic areas that should be considered with infill development
- 8) Consider alternative format(s) of application requirements that may allow for concept phase review, final design review, and/or staff review of minor project details
- 9) Review processes for other applications (ex. tree removal) may need to be re-evaluated
- 10) Provide justification for identified 'legacy' structures, determine the impacts to development, and identify the implications of review for these buildings

Jenny Wolfe
Historic Preservation Officer



CITY OF
ST. AUGUSTINE[™]
— EST. 1565 —



King Street: Entry Corridor Guidelines Update

PZB SESSION | 03.07.19

 **Marquis Latimer + Halback**
LANDSCAPE ARCHITECTURE · PLANNING



1.) Incorporate flexibility with respect to the rails-to-trails project in terms of access, additional or alternate frontages, and building setback

Rails to Trails

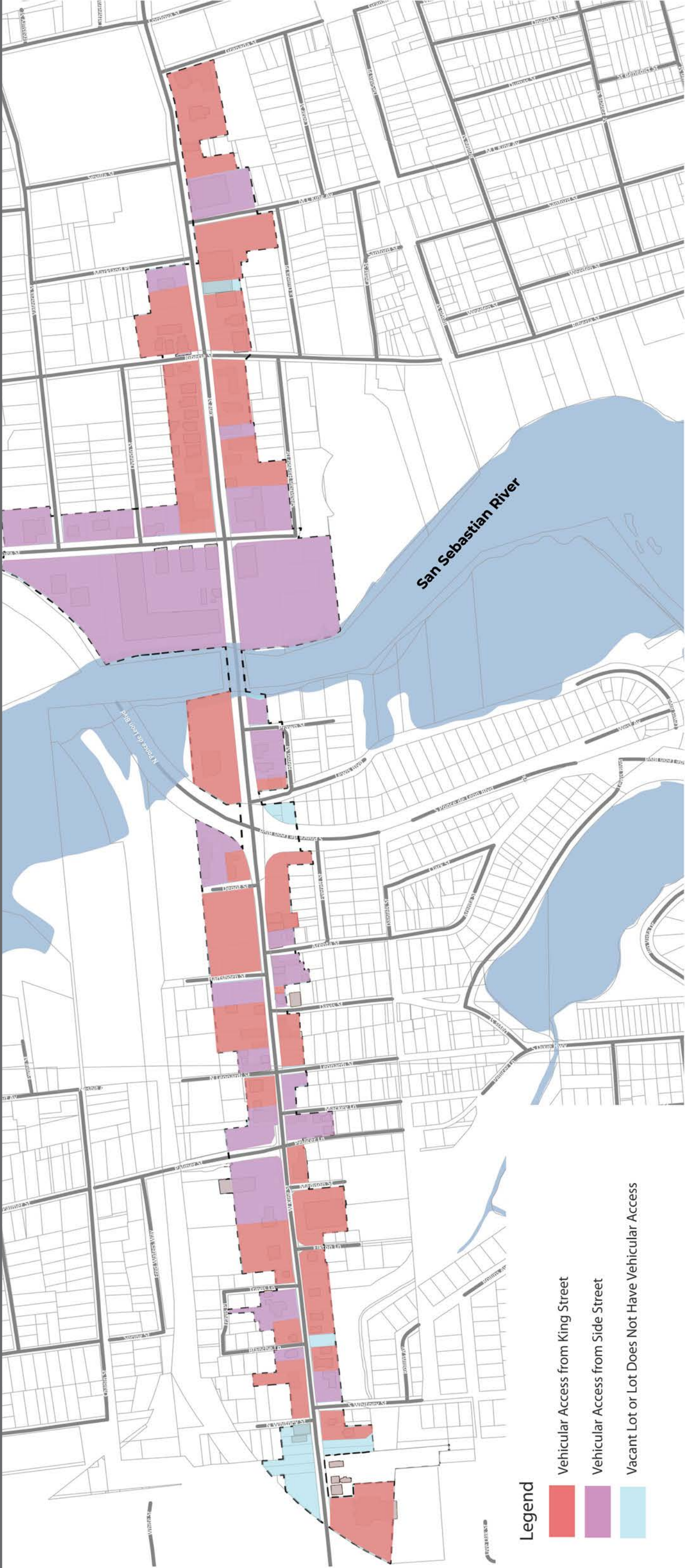
5.4.6. Building Entrances

1. The main entrance of all buildings shall be oriented toward the King Street corridor. The design of the façade shall reinforce presence of main entrance. A secondary pedestrian entrance to the building may be provided from the rear parking area. **When applicable the primary or secondary main entry shall also front the River to Sea multi-use trail.**
2. The front entrance (facing King Street) shall be operable, clearly-defined and highly-visible. In order to emphasize entrances, they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy or similar feature.
3. Doors may be solid or glazed. The acceptable door materials include wood, painted steel, and painted aluminum.
4. Pedestrian connections from the public sidewalk and parking areas to the building entrance shall be provided. Buildings with entrances at a higher elevation than the public sidewalk shall create a transition within the setback (see Figure 19).



2.) Identify options for flexibility to parking requirements and alternative design patterns that accommodate parking needs

Vehicular Access



Vehicular Access



2.) Identify options for flexibility to parking requirements and alternative design patterns that accommodate parking needs

Standards

5.5.2. Vehicular Access

Parking areas shall be accessed from a secondary street, or from an adjacent property (shared use agreement necessary), if any of these are available or proposed as part of the development. Driveway connections to King Street shall be allowed as a last resort and shall require the applicant to provide evidence to this fact. The following standards shall apply to all driveways:

- a. Only one driveway (ingress and egress) shall be allowed per site. A one way ingress and one way egress shall equal one driveway. Only if required by the Fire Marshal for safety, additional driveway(s) may be permissible.
- b. One-way drives shall not exceed 13 feet in width.
- c. Two-way driveways shall not exceed 24 feet in width.
- d. Turning radii along King Street will be determined by the applicable authority in the right of way.
- e. Turning radii along all other streets shall not exceed 20 feet.



3.) Coordinate with parallel city project that may result in future changes to the right-of-way areas

Standards

Section 3. When the King Street Entry Corridor Design Standards Apply

The standards herein are based on the *existing conditions* of the public right-of-way on the date of adoption. In the event that the public right-of-way changes, standards shall still be applicable unless technically infeasible, as presented by the Applicant and determined by the CRC.

The standards are in addition to the requirements of the City’s comprehensive plan, zoning, and land development regulations found in the City’s code of ordinances. **These standards apply to parcels fronting the King Street corridor. The public right of way (ROW) is not included in these standards.**



4.) Provide visual tools such as street sections to identify different characteristics along King Street for building location and right-of-way proximities

4

Right of Way Widths



Right of Way Widths

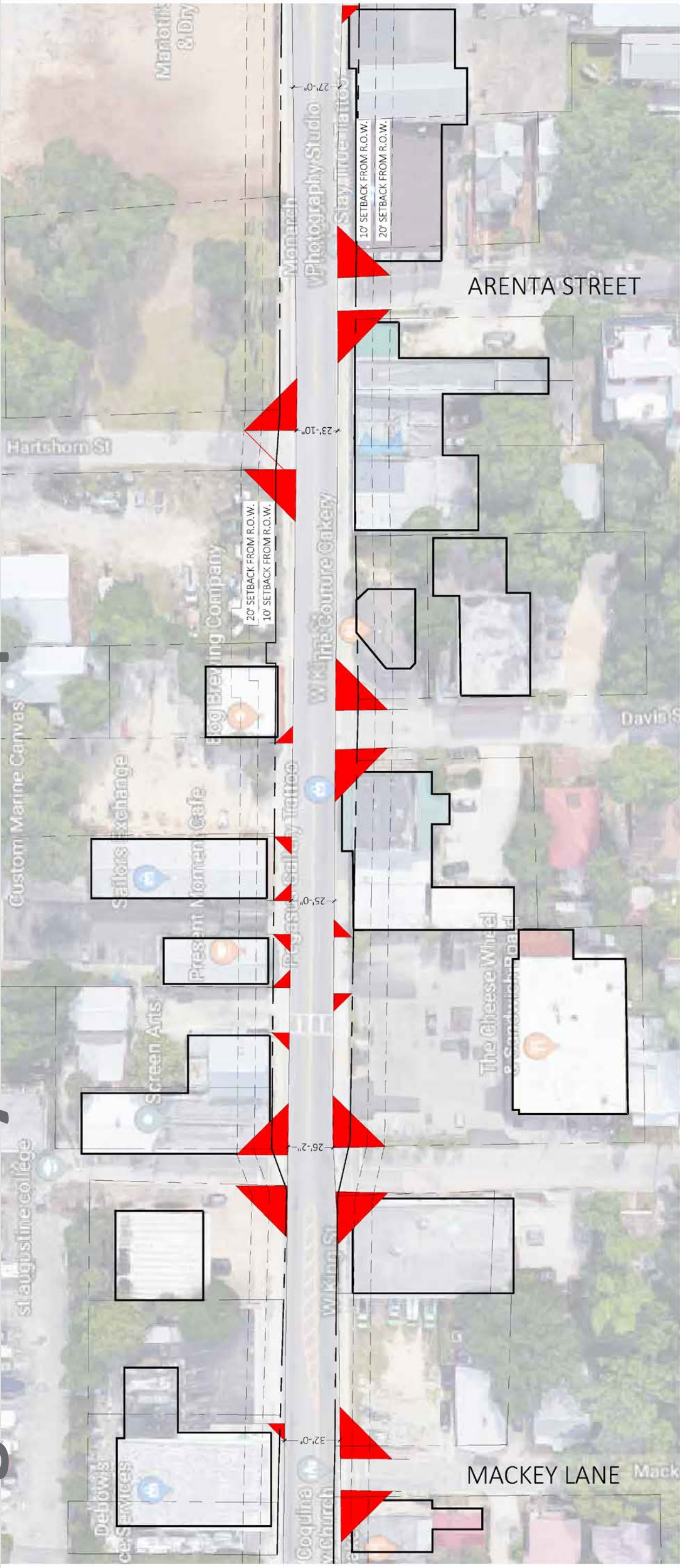


Table 1. Building Setbacks

	City Limit	West King	Central	East
Front Yard Setback	0 ft. min., 10 ft. max.* (CM-2 allows 30 ft. max.)	0 ft. min., 10 ft. max.* (CM-2 allows 30 ft. max.)	5 ft. min., 10 ft. max.* (CL-2 allows 0 ft. min.)	5 ft. min., 10 ft. max.* (Follows CL-1 zoning)
Street Side Yard Setback	0 ft. min., 10 ft. max.	5 ft. min.	5 ft. min., 10 ft. max.	10 ft. min.
Interior Side Yard Setback	5 ft. min.	5 ft. min.	0 ft. min.	10 ft. min.
Rear Yard Setback	5 ft. min.	5 ft. min.	5 ft. min.	10 ft. min.
Setback adjacent to single family zoning	15 ft.	15 ft.	15 ft.	15 ft.



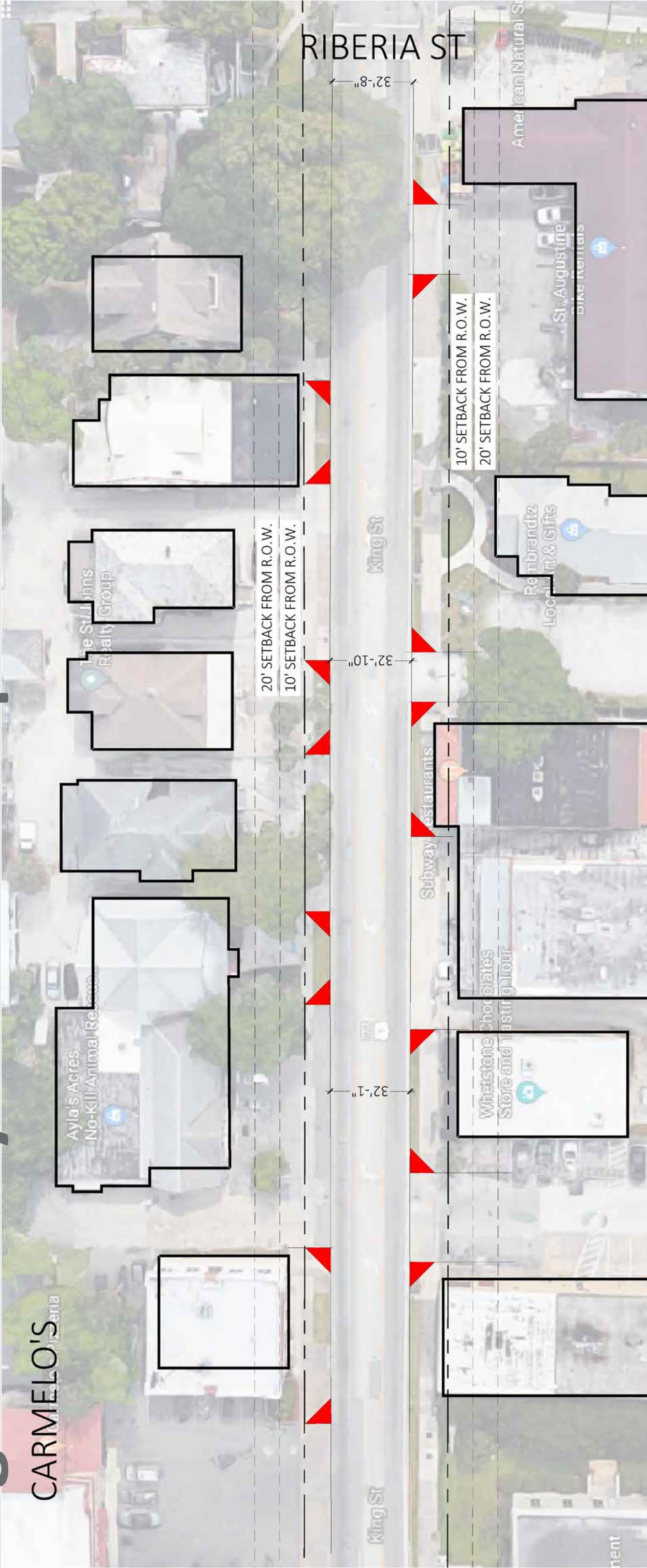
Right of Way + Setbacks | West



- Right of Way Visibility Triangle
- Driveway Visibility Triangle



Right of Way + Setbacks | East



Right of Way Visibility Triangle



Driveway Visibility Triangle



5.) Setback/step back for maximum building height may create repetitive building forms and may not be necessary with the variation of topography across King Street

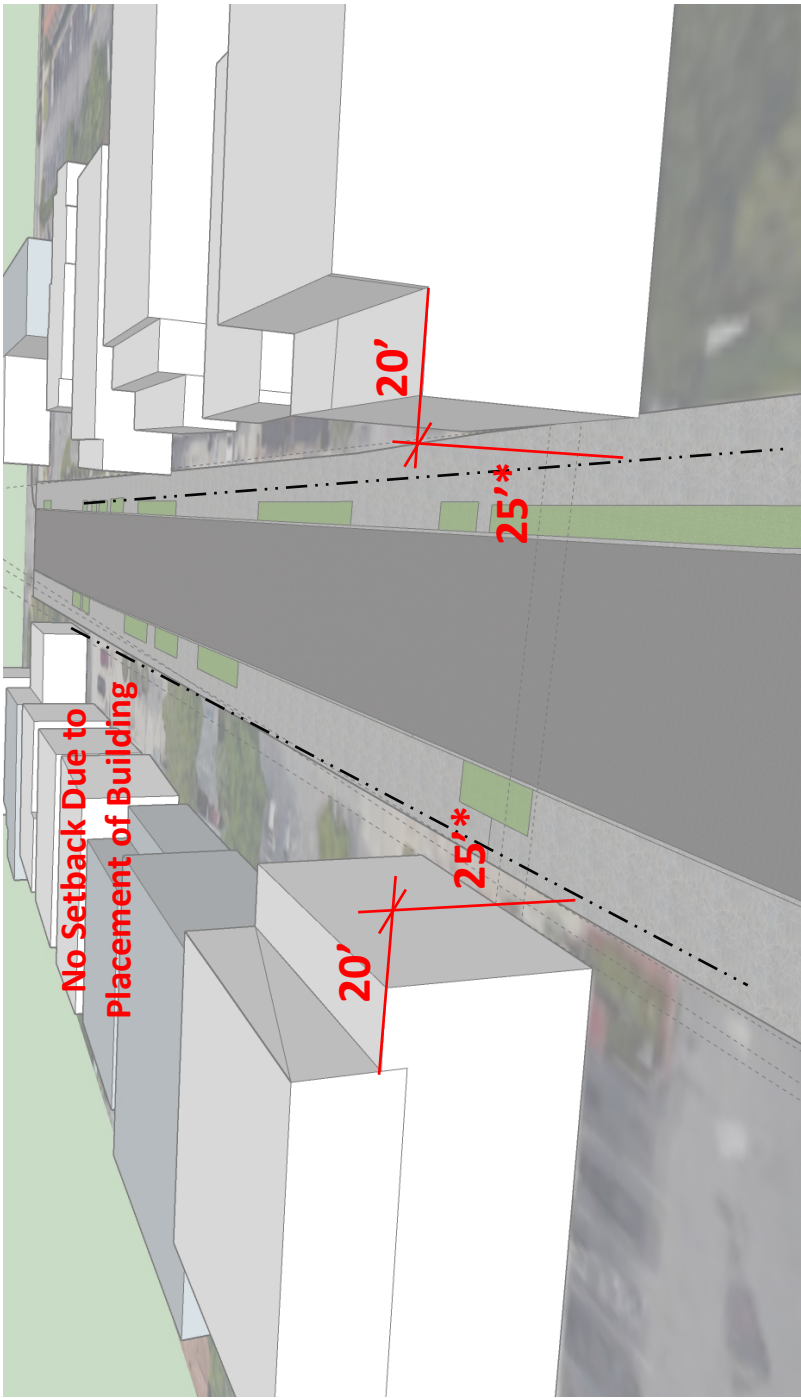
King Street Entry Corridor Elevations



KING STREET

5

Upper Floor Setback



- 6.) Style should not be prescriptive and prominent high styles should not be allowed to be built as new in-fill so that the authentic historic building styles remain prominent features
- 7.) Flexibility in architectural form is more applicable in the “City Limit” and some “West King” areas while the “Central” and “East” portions have significant viewscapes around natural and historic areas that should be considered with infill development

Architectural Forms

5.4. Building Design

The King Street corridor contains a diversity of architectural styles and building typologies. Most buildings currently feature styles such as Frame and Masonry Vernacular, but there are also a few Mid-Century Modern, Bungalow and Spanish influenced styles.

The typology along the corridor also varies. There are single family homes still used for that purpose, and there are also single-family homes that have been converted to non-residential use. Some residential buildings have been enlarged and modified to the point that the residential appearance is not evident from the street. Although there are some traditional commercial buildings in the eastern portion of the district, the western portion of the district contains a more consistent pattern of traditional commercial storefronts. These buildings are situated very close to the street and have some parking in the rear. The commercial establishments east of the San Sebastian River have adopted a suburban character, with deeper setbacks and parking in the front, adjacent to the street.



8.) Consider alternative format(s) of application requirements that may allow for concept phase review, final design review, and/or staff review of minor project details

8

Application Materials

4.6. Submittal Requirements.

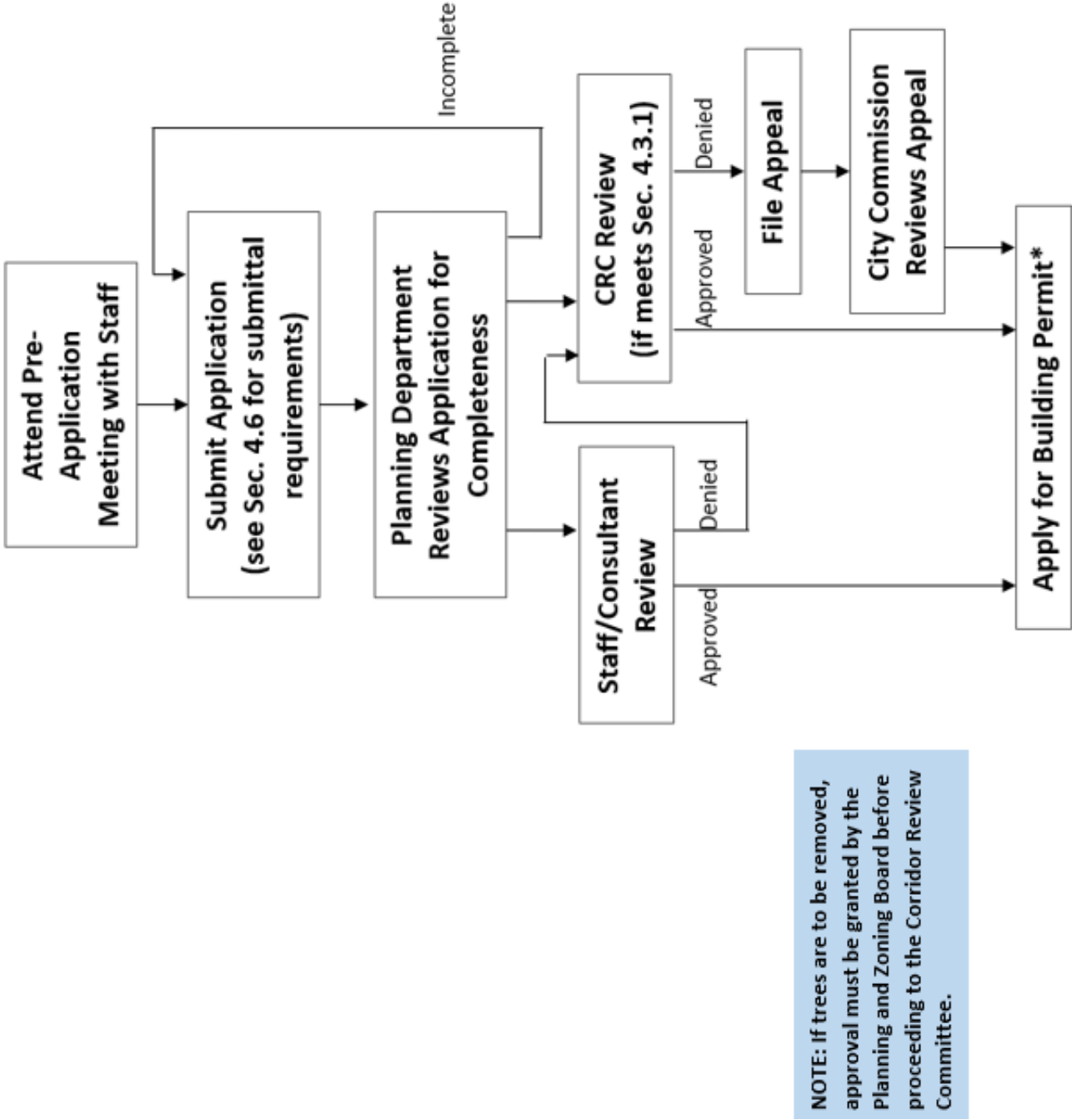
For signage and painting, submittals shall be provided by a professional and/or the owner. For building modifications requiring building permits, all plans shall be prepared by appropriate registered professionals including but not limited to; architects, landscape architects and engineers. Plans submitted must be neat, legible, drawn to scale and dimensioned. Failure to submit complete plans will result in the plans being returned as incomplete. The plans shall contain the following at a minimum:

- A complete site plan of the property to be developed, showing the location of all structures and buildings, required yards, required parking, surface drive areas, loading spaces, stacking spaces, landscaping areas (both perimeter and interior), the location of all trees three (3) inches or larger dbh, by species and dbh (both to be removed and to be retained), dumpsters, exterior mechanical equipment, storm drainage retention areas, etc. (scale preferred: 1 inch = 20 feet).
 - Landscape planting plan at a minimum scale of 1 inch=20 feet including hardscape, plant materials, sizes and location.
 - A list of any requested modifications of standards.
 - A clear and detailed description of all proposed construction.
 - Elevations of all proposed construction (scale preferred: 1/8 inches = 1 foot).
 - Wall sections (scale preferred: 3/4 inches = 1 foot).
 - Northerly and easterly sections through the site focusing on the proposed building(s), existing building(s), and sidewalks. All abutting roadways should be shown. Preferred scale: 1/8 inches = 1 foot.
 - Images presenting the structure's mass and form in relation to its surrounding structures must be included for all new construction. A minimum of two drawings, must include parcel surroundings plus cross street adjacencies. (Tools such as SketchUp, which is free and readily available, is recommended).
 - Paint colors and locations (including paint chips or samples).
 - Photographs of the existing structure (pre-construction) and all adjacent structures.
 - Details indicating the following (scale preferred: 1-1/2 inches = 1 foot) windows, shutters and shutter hardware
 - Doors, hinges and hardware
 - Light fixtures and photometric plan for site lighting over 8' in mounting height
 - Gutters and downspouts
 - Exterior surfaces, materials and textures
- Chimneys
 - Roofing materials and design
 - Air conditioning equipment and above ground fuel tanks
 - Electric meters and service risers
 - Satellite dish antennas or other similar equipment, location and dimensions
 - Exterior porches, landings, stairs, ramps, railings and banisters
 - Fences and walls (height, materials and colors)
 - Walks and drive surface materials
 - Patios and decks
 - Other miscellaneous ornamentation
 - Renderings, optional (mandatory for new construction)

9.) Review processes for other applications (ex. tree removal) may need to be re-evaluated

Application Process

Figure 3. Review Flow Chart

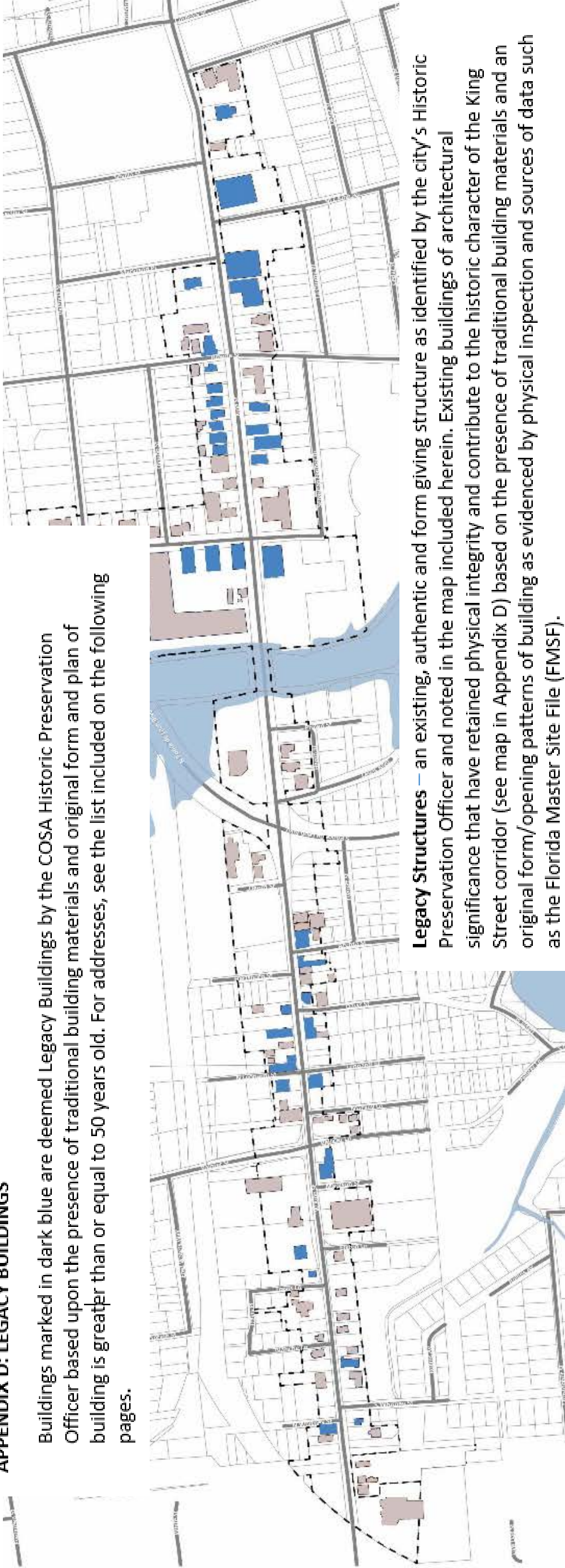


10.) Provide justification for identified ‘legacy’ structures, determine the impacts to development, and identify the implications of review for these buildings

Legacy Structures

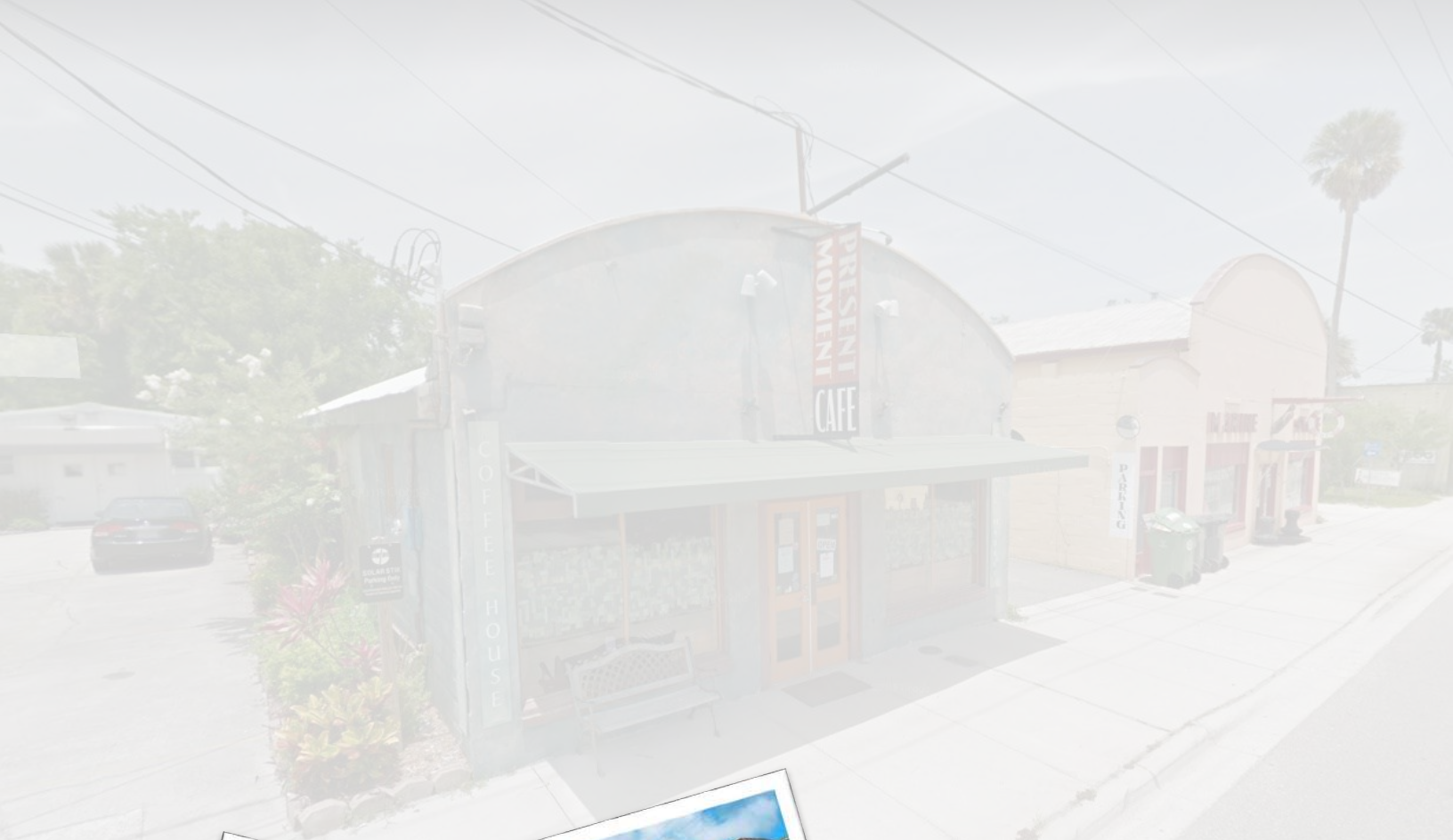
APPENDIX D: LEGACY BUILDINGS

Buildings marked in dark blue are deemed Legacy Buildings by the COSA Historic Preservation Officer based upon the presence of traditional building materials and original form and plan of building is greater than or equal to 50 years old. For addresses, see the list included on the following pages.



Legacy Structures – an existing, authentic and form giving structure as identified by the city’s Historic Preservation Officer and noted in the map included herein. Existing buildings of architectural significance that have retained physical integrity and contribute to the historic character of the King Street corridor (see map in Appendix D) based on the presence of traditional building materials and an original form/opening patterns of building as evidenced by physical inspection and sources of data such as the Florida Master Site File (FMSF).





King Street

Design Standards for Entry Corridors

Draft v5



CITY OF
ST. AUGUSTINE
EST. 1605

DRAFT

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CITY OF
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Section 1. Purpose and Intent

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

- Promote the unique characteristics of the King Street overlay area that distinguish it from the other built environments of the City of St. Augustine;
- 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;
- To provide standards and criteria by which proposed development in the area will be reviewed.

1.1. Historic Background

The King Street Entry Corridor stretches from the Florida East Coast Railroad crossing at the western terminus of the City and ends at Granada Street, due west of City Hall. The corridor was developed, in part, due to the construction of two F.E.C railway depots, located near the San Sebastian River. The West Augustine neighborhood was also the home to the Florida Normal and Industrial Memorial College, a historic black college whose students participated in numerous sit-ins and demonstrations throughout the Civil Rights Movement in St. Augustine.

The mission of the Design Standards is to honor the history of the area and its connections to Downtown St. Augustine as well as to provide and plan for the future evolution of King Street.

1.2. Neighborhood Context

King Street bisects numerous neighborhoods and residential areas. The western portion of the corridor, West King, also serves as a local commercial hub serving the neighborhoods surrounding it (Ravenswood to the north, and the Pellicer area to the south). The eastern portions of the corridor, located in close proximity to the St. Augustine historic district, serve as a commercial corridor and the home of numerous attractions.

1.3. Introduction to Districts

Major districts within the corridor have emerged, loosely delineated by the intersection of major roads along the street.

Each of the districts contain various defining elements and structures:

Figure 1. Scenes from King Street





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City Limits (City Limits to Palmer Street)

The area due east of the city limits is home to the Boys and Girls Club, a church, and numerous residential structures that have been converted to commercial businesses.

West King (Palmer Street to Arenta Street)

The West King area is home to numerous galleries, a brewery, restaurants, and two shared parking lots. This portion of the corridor also includes the entrance into the Ravenswood neighborhood.

Central (Arenta Street to Malaga Street)

Central King Street stretches from Arenta Street through the US 1 intersection, across the San Sebastian River, to Malaga Street. This area contains numerous views towards the water and is home to numerous attractions, an academic institution and numerous other businesses. This area serves as a major threshold into the downtown area of St. Augustine.

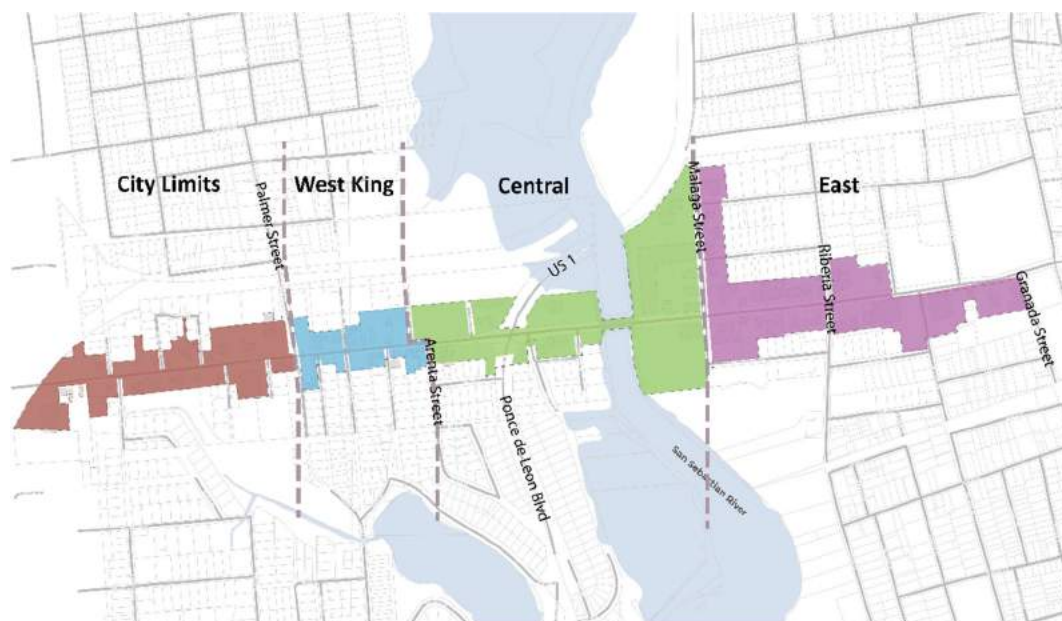
East (Malaga Street to Granada Street)

The east district is home to numerous local and chain businesses. This area presents many of the more exotic architectural stylings along the corridor. The terminus of this district also transitions into the historic core of downtown St. Augustine.

The standards contained herein do not address the public right-of-way, but engagement with the pedestrian sidewalks is a critical element that is addressed



*Figure 2. Scenes from King Street
(Images by Others)*





Section 2. Definitions

Awning - a rectangular or curved shelter extending from a building and supported entirely from the exterior wall of a building and composed of non-rigid materials except for supporting framework.

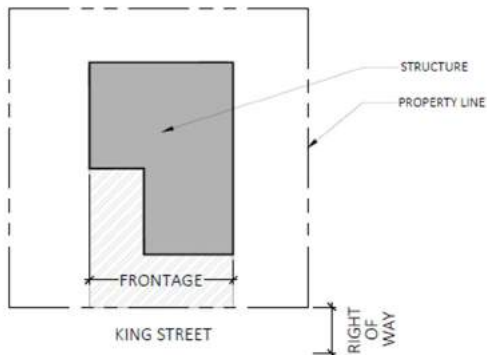


Canopy - a structure constructed of rigid materials including, but not limited to metal, wood, concrete, plastic or glass, which is attached to and supported by a building or by columns, poles or braces extended to the ground.



Corridor Review Committee - development review board as designated by the City Commission

Frontage - the facade of a building, specifically abutting King Street.



Full Cut Off - a lighting fixture from which none of its lamp's intensity is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than ten percent of the lamp's intensity is emitted between eighty (80) degrees and that horizontal plane.



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Land Development Regulations - the land development and zoning codes contained in The Code of the City of St. Augustine.

Legacy Structures – an existing, authentic and form giving structure as identified by the city’s Historic Preservation Officer and noted in the map included herein. Existing buildings of architectural significance that have retained physical integrity and contribute to the historic character of the King Street corridor (see map in Appendix D) based on the presence of traditional building materials and an original form/opening patterns of building as evidenced by physical inspection and sources of data such as the Florida Master Site File (FMSF).

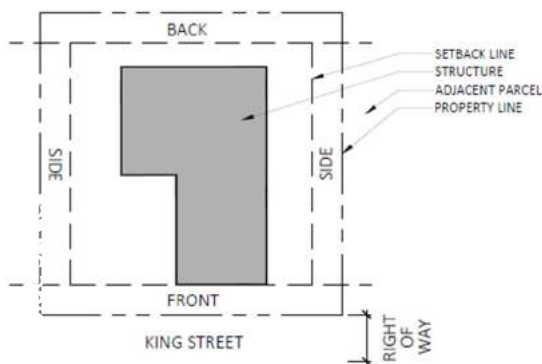
Photometric – a plan showing the simulated lighting coverage of a proposed development, helping designers assess if a plan will be sufficient in lighting a space while not creating a lighting disturbance to the surrounding properties

Porte-Cochere - a covered entrance large enough for vehicles to pass through

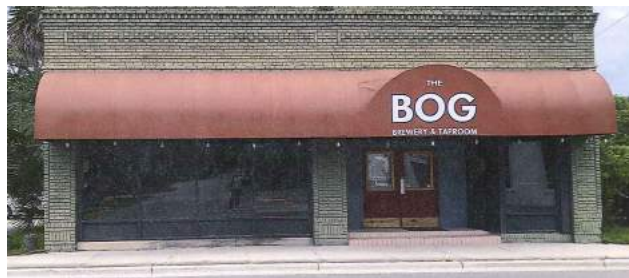
Rendering – a graphic (developed by a licensed professional) depicting a proposed structure in an existing context

Right of Way (R.O.W.) – publicly owned lands, typically with roadway, sidewalks, etc., which is often immediately adjacent to a property line.

Setback - the horizontal distance between the face of a building (excluding steps and overhangs) and the property line.



Sign, Awning – a sign that is painted, silk-screened, stitched on, imprinted on, or otherwise applied directly onto the fabric of the awning.





Sign, Canopy - a sign which is suspended from, attached to, supported from or forms a part of a canopy.



Sign, Freestanding - a sign supported by a sign structure secured in the ground and which is wholly independent of any building, fence, vehicle or object other than the sign structure for support. This sign type is prohibited on King Street (see Pedestrian Pole Sign for residential typology).

Sign, Hanging - a sign that is placed under a canopy, awning or arcade, perpendicular to the building façade, and not intended to be seen by motorists.



Sign, Pedestrian Pole Sign – a sign supported by one or two poles in the ground fully independent of any building, fence, vehicle, or object, not to exceed the dimensions included in the King Street Design Standards. This is only for the residential typology.

Sign, Projecting – a sign which is affixed and displayed perpendicular to any building wall or structure with a bracket



Sign, Wall – a sign that is attached flat to a building wall.





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Sign, Window – a permanent sign affixed to, or painted on either face of a window or glass door that leads to the exterior of the building. Signs suspended within three (3) feet behind the glass are also deemed window signs.





Section 3. When the King Street Entry Corridor Design Standards Apply

The King Street Design Standards shall apply to new development and redevelopment on sites abutting King Street between the Florida East Coast Railway crossing and the Granada Street (see Appendix A). The following subsections specify the level of compliance required based on the development activity proposed.

The standards herein are based on the *existing conditions* of the public right-of-way on the date of adoption. In the event that the public right-of-way changes, standards shall still be applicable unless technically infeasible, as presented by the Applicant and determined by the CRC.

The standards are in addition to the requirements of the City's comprehensive plan, zoning, and land development regulations found in the City's code of ordinances. **These standards apply to parcels fronting the King Street corridor. The public right of way (ROW) is not included in these standards.**

While building massing and position on the site may shift due to these standards, the general building mass allowed is per the City's comprehensive plan, land development code, and ordinances. The intention of this document and all regulations set forth herein is for no net loss of buildable square footage on any site along the King Street Entry Corridor.

- a. **New Construction.** All new development along the King Street corridor, including new buildings or structures on vacant or already developed sites, shall comply with all the regulations contained in this document.
- b. **Substantial Expansion or Redevelopment of Existing Buildings.**
 - 1) Full compliance. An entire development shall be brought into *full* compliance with this section if the redevelopment constitutes a substantial improvement as required by city code.
 - 2) Exceptions. The following shall be the only exceptions to full code compliance for substantial expansion or redevelopment:
 - i. Building setback. Existing buildings will not be required to be moved or expanded to meet the setback requirements. However, building additions shall meet the required setback. All *new* buildings within the redevelopment site shall be required to meet the building setback provisions.
 - ii. Building frontage. Existing buildings shall not be required to meet the minimum building frontage requirement. However, new buildings and additions shall be required to comply with the frontage requirements.
 - iii. Driveways and Parking. See Section 6.6 for allowed exceptions to existing driveways and parking facilities.
 - 3) Other LDC Provisions. Compliance with parking, landscaping, screening and all other regulations stated in the city's land development regulations and not addressed in this document shall be addressed as required by the City's land development regulations.
- c. **Non-Substantial Additions or Redevelopment of Existing Buildings:** For proposed building additions or redevelopment not meeting the criteria of Subsection b.1, above, only the new



City of St. Augustine
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additions or exterior building modifications shall comply with the regulations contained in this document. The remainder of the building and the site shall not be required to meet the standards.

- d. **Cumulative Improvements.** Cumulative improvement shall be addressed per City code.
- e. **Change in Use.** Changes in use (to any other permitted use in the zoning district) without any physical improvements to the site are not subject to the King Street Design Standards.
- f. **Non-Conforming Uses:** Any changes to non-conforming uses shall be conducted per the requirements of the City's land development regulations (Chapter 28, Division 4, Nonconforming Lots, Uses and Structures).
- g. **Ancillary Uses and Structures:** Accessory uses and structures, included but not limited to parking on adjacent or nearby sites, shall be subject to the King Street Design Standards.
- h. **Interior Changes:** Interior changes shall not be subject to the requirements of this document.
- i. **Corporate Architecture:** All national and international corporate commercial buildings shall abide by the King Street Design Standards, as applicable by law. See Section 4.7.2.
- j. If a provision of these Standards is or becomes illegal, invalid or unenforceable, that shall not affect the validity or enforceability of any other provision of these Standards.



Section 4. King Street Design Standard Application Review Process

The zoning and building codes regulate land uses, construction and signs. Developers must obtain a permit from the planning and building department prior to commencing work or installing signs. Projects involving land disturbance may require investigation by the city archaeologist prior to work.

4.1. Application Process

Application forms and instructions may be obtained from the planning and building department. Applications must be signed by the property owner. An application fee is required. Supporting documentation, such as plans, elevations, sketches, photographs, samples of materials and specifications shall be submitted with the application.

4.2. Plan Review

Staff from the planning and building department shall be responsible for reviewing development plans to determine compliance with the King Street Design Standards. The city may decide to contract with a design consultant to perform architectural reviews and determine consistency with the provisions of this document.

4.3. Corridor Review Committee

4.3.1. Activities Requiring Review.

- 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. Development sites that exceed one third (1/3) acre in size;
- c. Developments that exceed 2,500 square feet in gross floor area;
- d. New construction that includes parking structures;
- e. Use of neon or color LED;
- f. Colors not pre-approved.
- g. Appeals.

4.3.2. 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 that no review decision creates assumption of precedent)
- 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.



4.4. Effect of Approval.

If the plans are approved by the planning and building department staff (or designated entity), the applicant may proceed to apply for a building permit. Project plans will be considered approved with the issuance of a building permit. If the proposed use requires a zoning exception or variance, the applicant shall submit to the Planning and Zoning Board for additional approval(s).

4.5. Appeals

Staff determinations may be appealed to the CRC. CRC determinations may be appealed to the City Commission.

Applicant appeals must be made in writing within two weeks after a staff denial, or thirty days after a CRC denial. Appeal should state item number, address, action and justification for reversal or modification. Affected parties, other than applicant, shall have 30 days for both staff and CRC decisions to be appealed.

4.6. Submittal Requirements.

For signage and painting, submittals shall be provided by a professional and/or the owner.

For building modifications requiring building permits, all plans shall be prepared by appropriate registered professionals including but not limited to; architects, landscape architects and engineers.

Plans submitted must be neat, legible, drawn to scale and dimensioned. Failure to submit complete plans will result in the plans being returned as incomplete. The plans shall contain documentation for the scope of work and may contain the following::

All Submittals shall include:

- A list of any requested modifications of standards.
- A clear and detailed description of all proposed construction.
- Photographs of the existing structure (pre-construction) and all adjacent structures.

Basic Submittals (submit items from “All Submittals” and applicable items from below):

- Paint colors and locations (including paint chips or samples).
- Light fixtures and photometric plan for site lighting over 8' in mounting height
- Satellite dish antennas or other similar equipment, location and dimensions
- Fences and walls (height, materials and colors)
-

Advanced Submittals (submit items from “All Submittals”, applicable items from “Basic Submittals,” and applicable items from below:

- A complete site plan of the property to be developed, showing the location of all structures and buildings, required yards, required parking, surface drive areas, loading spaces, stacking spaces, landscaping areas (both perimeter and interior), the location of all trees three (3) inches or larger dbh, by species and dbh (both to be removed and to be retained), dumpsters, exterior mechanical equipment, storm drainage retention areas, etc. (scale preferred: 1 inch = 20 feet).
- Landscape planting plan at a minimum scale of 1 inch=20 feet including hardscape, plant materials, sizes and location.
- Elevations of all proposed construction (scale preferred: 1/8 inches = 1 foot).
- Wall sections (scale preferred: 3/4 inches = 1 foot).



- Northerly and easterly sections through the site focusing on the proposed building(s), existing building(s), and sidewalks. All abutting roadways should be shown. Preferred scale: 1/8 inches = 1 foot.
Images presenting the structure's mass and form in relation to its surrounding structures must be included for all new construction. A minimum of two drawings, must include parcel surroundings plus cross street adjacencies. (Tools such as SketchUp, which is free and readily available, is recommended).
- Details indicating the following (scale preferred: 1-1/2 inches = 1 foot) windows, shutters and shutter hardware
- Doors, hinges and hardware
- Gutters and downspouts
- Exterior surfaces, materials and textures
- Chimneys
- Roofing materials and design
- Air conditioning equipment and above ground fuel tanks
- Electric meters and service risers
- Exterior porches, landings, stairs, ramps, railings and banisters
- Walks and drive surface materials
- Patios and decks
- Other miscellaneous ornamentation
- Renderings, optional (mandatory for new construction)

4.7. Modification of Standards

Due to the individual unique characteristics or circumstances of any given development along King Street, flexibility in the application of design standards may be warranted in certain situations. Modifications from the standards may be requested by an applicant as part of the development review process. If an applicant requests multiple modifications, each modification shall be evaluated independently.

4.7.1. Application.

All requests for modifications shall be noted on the site plan. The request shall be approved or denied during development plan review and, if granted, shall be noted on the final development plan.

4.7.2. Administrative Modifications.

The Planning and Building Department Director or designee shall have the authority to grant limited modifications, as set forth below, where it is determined that the proposed development meets the intent of the zoning district, the requested modification is the minimum necessary to allow reasonable development of the site and the requested modification is not injurious to the public health, safety and welfare. Administrative modifications are limited to ten (10) percent of the dimensional requirements established in this document. An applicant that meets the statutory criteria of Section 553.79(20)(a), Florida Statutes, must clearly identify in the application materials the specific elements of the proposed project that apply to the statute. Once identified, these statutory design elements will be approved administratively.

4.7.3. CRC Modifications.

The CRC shall review the following modification of standards:



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- Modifications of more than ten (10) percent but no more than thirty (30) percent of a dimensional requirement,
- Modifications of ten (10) percent or less previously denied or referred to the Corridor Review Committee by staff, and
- Modifications to the non-dimensional requirements contained in this document.

4.7.4. Prohibited Modifications.

No modification shall be granted under this section for the following:

- a. Use of property as defined in Land Development Regulations.
- b. Maximum levels of density or intensity allowed in comprehensive plan.
- c. Encroachments into the public right-of-way.
- d. A reduction of a setback to less than 5 feet adjacent to a single family residential district.

4.7.5. Review Criteria.

A modification of standards may be granted by the approving authority if it finds that strict application of the standards is not warranted and that granting a modification will fulfill the intent of the standards. The approving authority shall apply all the following criteria, when applicable, to determine if the applicant has justified a request for a modification:

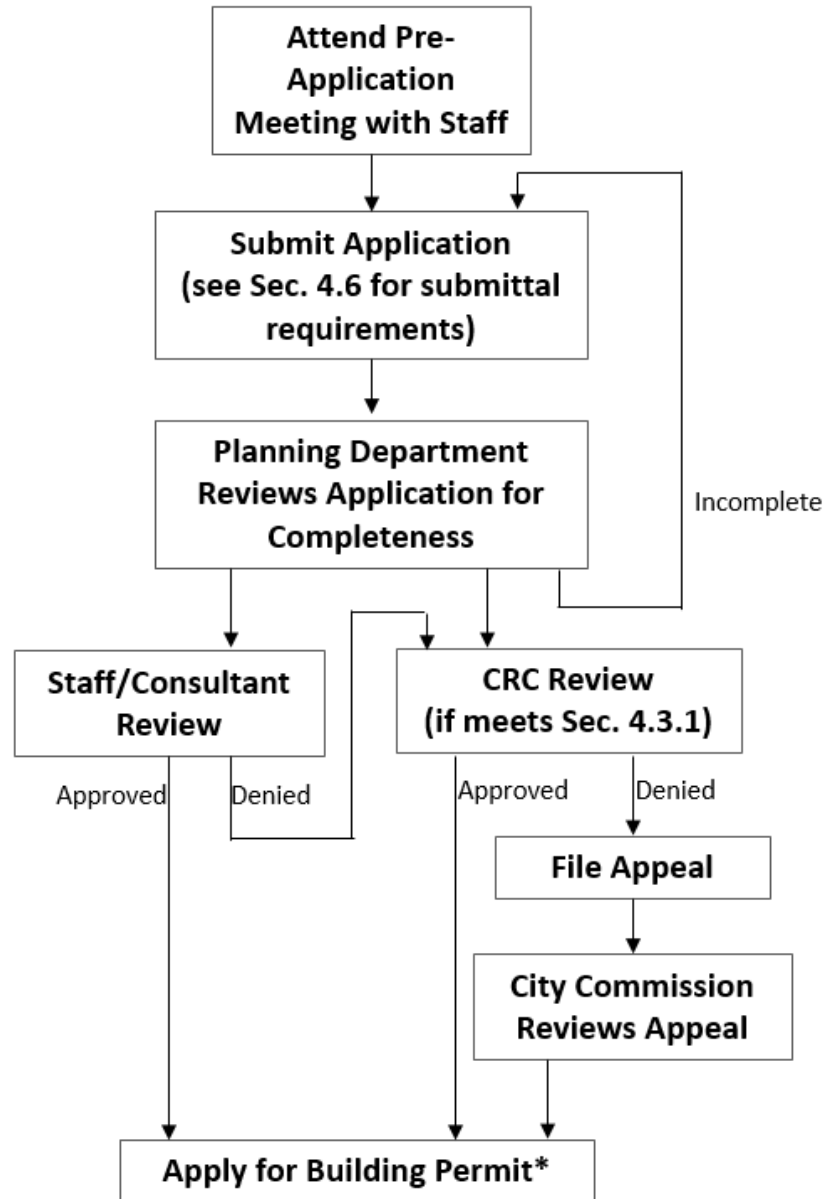
- a. The request is within the parameters listed above.
- b. The request is consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and this document.
- c. The proposed modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.
- d. Compliance with the requirement is technically infeasible based on site conditions.

4.7.6. Additional Requirements.

- a. The burden of presenting evidence sufficient to satisfy the applicable criteria remains with the applicant seeking the modification.
- b. The applicant may propose conditions to ensure that the use of the property to which the modification applies will be reasonably compatible with the surrounding properties, including visual screening.
- c. A granted modification and any conditions attached to it shall be entered on the face of or attached to the development order or permit and development plan.
- d. A proposed change to an approved modification shall be added to the approved modification and considered in the aggregate. The total modification (approved modification plus proposed change) shall determine the approving authority per subsections 4.7.2 and 4.7.3, above.



Figure 3. Review Flow Chart



NOTE: If trees are to be removed, approval must be granted by the Planning and Zoning Board before proceeding to the Corridor Review Committee.

* Not including other reviews such as zoning exception or variance. If those are required, they occur after the CRC review.



City of St. Augustine
King Street Design Standards

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Section 5. Site and 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.

5.1. 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.

Table 1. Building Setbacks

	City Limit	West King	Central	East
Front Yard Setback	0 ft. min., 10 ft. max.*	0 ft. min., 10 ft. max.*	5 ft. min., 10 ft. max.*	5 ft. min., 10 ft. max.*
Street Side Yard Setback	0 ft. min., 10 ft. max. 5' min.*	5 ft. min. 0' min.*	5 ft. min., 10 ft. max. 0' min.*	10 ft. min. 5' min.*
Interior Side Yard Setback	5 ft. min. (see note A)	5 ft. min. (see note A)	0 ft. min. 5' min. (see note A)	10 ft. min. 5' min. (see note A)
Rear Yard Setback	5 ft. min.	5 ft. min.	5 ft. min.	10 ft. min. 5' min.
Setback adjacent to single family zoning (RS-1, RS-2)	15 ft.	15 ft.	15 ft.	15 ft.

* 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 6.7.

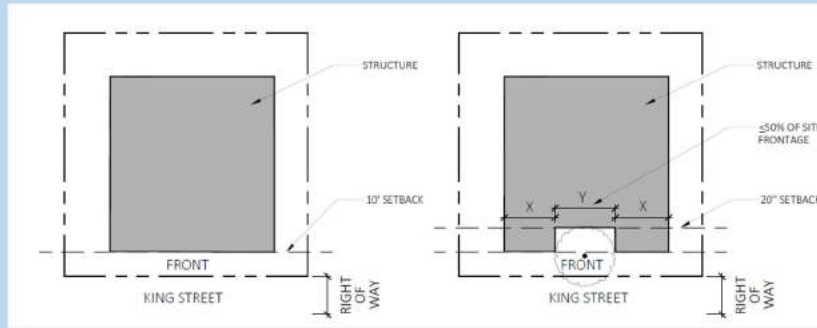
- New developments adjacent to a development already using a 0-foot side yard setback shall provide a side yard setback of 0 feet.
- There shall be no parking or drop off areas in the front yard of any structures unless no access to rear of site is possible. See Section 6.5 for more information.



City of St. Augustine King Street Design Standards

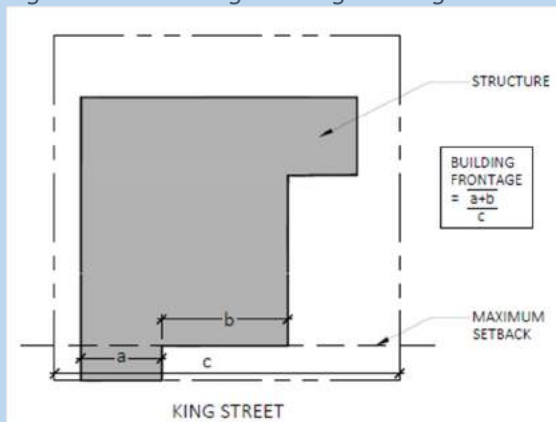
- c. The maximum front yard setback may be expanded up to 20 feet for a maximum of 50% of the building frontage (as defined in 6.2 a) for use as a public courtyard, landscape, or other non-parking purposes. At least one shade tree, no smaller than 4" in caliper and 15' in height, must be planted within this space. (see Figure 4).

Figure 4. Expanded Front Yard Setback for Courtyard



- d. 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 5). 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.

Figure 5. Measuring Building Frontage



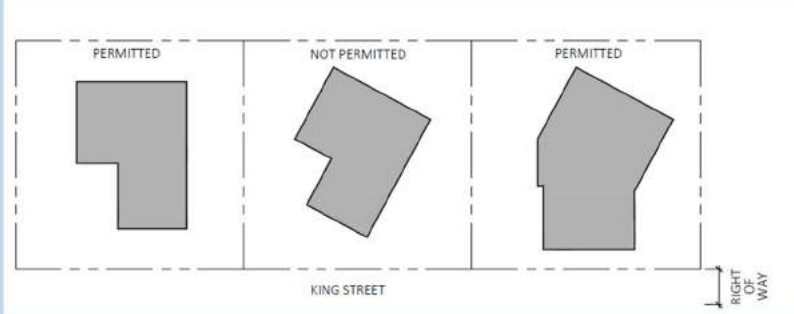
Only the "a" and "b" facades are required to meet the maximum building setback, assuming that a + b meet the frontage requirement of Section 6.1 (Building Frontage).

- e. The front and side street-setbacks may be used to expand the public sidewalk, for outdoor dining, or for landscaping (see Section 6).
- f. 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.
- g. 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 7 of this document.



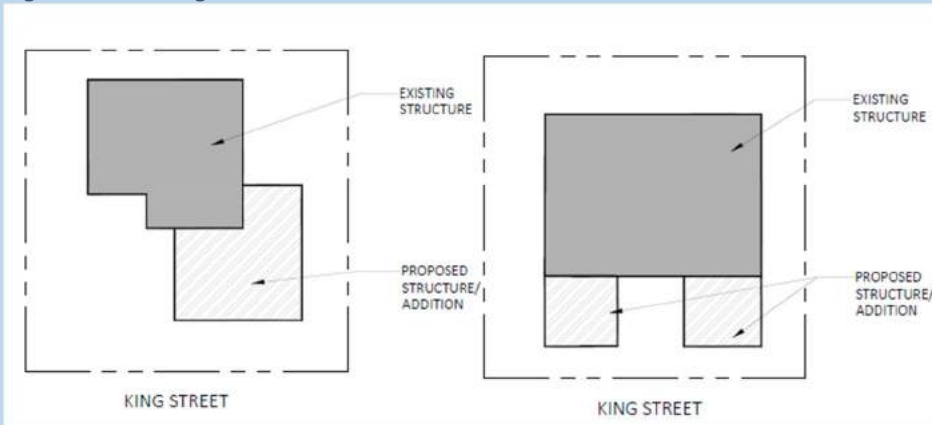
- h. Primary building facades facing a right-of-way shall be built parallel to the property line along that street (see Figure 6).

Figure 6. Building and Street Alignment



- i. Existing buildings on a site subject to redevelopment will not be required to meet the setback standards listed above. However, if technically feasible and not detrimental to the architecture of the existing building, any additions to the building shall serve to bring the building closer into compliance (see Figure 7).

Figure 7. Building Additions



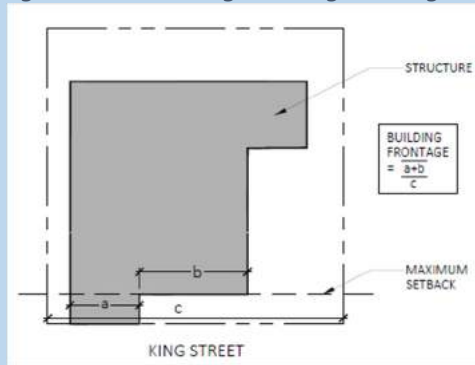
Examples of building additions bringing the building closer to the street

5.2. 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 8).



Figure 8. Measuring Building Frontage



Only “a” and “b” are counted toward the minimum building frontage requirement. The other two frontages don’t count as they are located behind the maximum front yard setback. The example at left shows approximately 70% frontage within the maximum setback zone.

- The building frontage (a+b) shall be a minimum of 70% of the site frontage (C).
- Sites with frontages on multiple streets shall be required to meet the minimum primary frontage along King Street.

5.3. Building Height

- The maximum building height shall be thirty-five (35) feet (fifty foot (50) buildings are permissible within the RGO zones area within the central district).
- For Central and East districts, (not applicable in City Limits and West King districts): Within the first 20’, measured from the front property line, the maximum height shall be 25’ measured from 1’ above base flood elevation. This portion may be utilized for a roof top deck, but any awnings or coverings used on the deck level shall be a minimum of 10’ from the front façade. Note that a rooftop deck shall not be placed above 27’ anywhere on the building, and an 8’ minimum solid sound barrier shall be placed on the rear face to block sound from moving toward adjacent residential areas.
- There shall be a minimum height of thirteen (13) feet for all buildings. This height will allow the provision of adequate size windows, awnings or canopies, signage and a decorative parapet to hide roof-top mechanical equipment (see Figure 9b).

Figure 9: Building Heights





Prohibited



Permitted

- d. Unoccupied accessory towers, spires and cupolas may exceed the maximum height by a maximum of fifteen (15) feet. These features shall be in character with the architecture of the building and not designed solely as sign features for attention-getting purposes.
- e. Commercial buildings shall have an interior first floor vertical clearance of at least twelve (12) feet to allow adequate exterior street level scale and adequate room for overhead retail utilities in ground floor spaces.

5.4. Building Design

The King Street corridor contains a diversity of architectural styles and building typologies. Most buildings currently feature styles such as Frame and Masonry Vernacular, but there are also a few Mid-Century Modern, Bungalow and Spanish influenced styles.

The typology along the corridor also varies. There are single family homes still used for that purpose, and there are also single-family homes that have been converted to non-residential use. Some residential buildings have been enlarged and modified to the point that the residential appearance is not evident from the street. Although there are some traditional commercial buildings in the eastern portion of the district, the western portion of the district contains a more consistent pattern of traditional commercial storefronts. These buildings are situated very close to the street and have some parking in the rear. The commercial establishments east of the San Sebastian River have adopted a suburban character, with deeper setbacks and parking in the front, adjacent to the street.





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The standards contained in this document are intended to protect the diverse architectural character of the area and guide new development and redevelopment toward the creation of a pedestrian-scaled environment, with uses easily accessible by foot and by car. The safety of pedestrians along this stretch is particularly important considering the amount of traffic that circulates along the eastern segment of the district.

5.4.1. Architecture

While the Spanish Colonial architectural styles are typically associated with the City of St. Augustine, these styles shall not be replicated for new construction or redevelopment along the King Street corridor. New construction and renovations shall adopt a traditional commercial typology and may adopt an architectural style that reinforces the predominant styles currently found in the district, such as Frame and Masonry Vernacular. Contemporary architectural design, not to be confused with prefabricated/mass produced architecture, will also be permitted, as long as the design respects the scale and character of the district.

Existing Institutional developments shall preserve their current architectural style on any future additions and modifications on the site. Appendix B lists the elements characteristic of the architecture found in the corridor, which should be preserved or used as inspiration when designing new buildings or renovations.

a. New Construction:

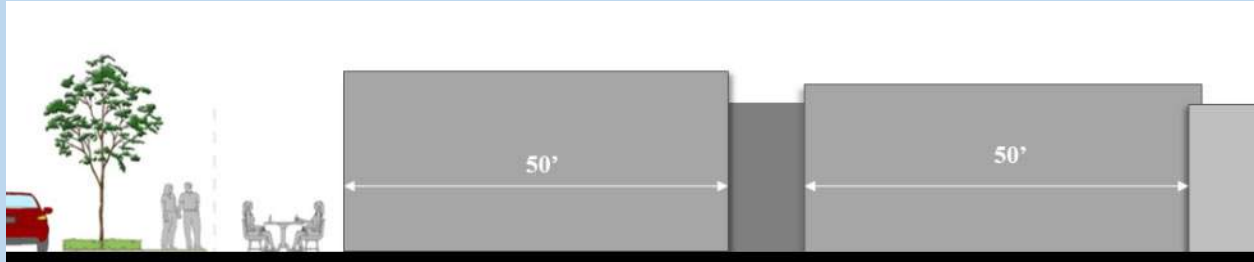
The following section contains additional building design standards that are applicable to all development regardless of the architectural style selected.

1. All structures on a site shall be of the same architectural character.
2. Architectural details and materials shall remain consistent on all elevations but may be simplified on the interior side and rear facades.



3. Upper floor windows shall have a vertical orientation and may be single or double hung. Paned windows are encouraged but not required.
4. Frosted or patterned glass is not permitted on windows facing the street. Stained glass, however, is permitted.
5. Shutters, if used, shall be one half the width of the window and shall be (or appear to be) operable.
6. Large building volumes shall be divided to appear as smaller volumes grouped together. Volume breaks may be achieved by building wall projections and recesses, and varying heights and roof lines. Therefore, building facades shall not exceed fifty (50) feet along a street frontage without providing a substantial volume break such as a recess, or an architecturally prominent public entrance (Figure 10). The recesses and projections shall have a minimum depth of two (2) feet.

Figure 10. Building Massing Example



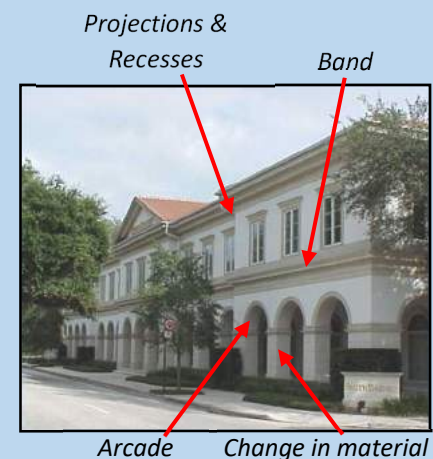
7. Façades shall not exceed twenty (20) horizontal feet and ten (10) vertical feet without including at least one (1) of the following elements (see Figure 11):
 - (a) A window or door
 - (b) Awning, canopy or marquee.
 - (c) An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six (6) inches.
 - (d) Arcade, gallery or stoop.
 - (e) Complementary changes in materials or texture.
8. Architectural treatments on the façade, such as parapets, cornices or expression lines, shall be continued around the sides of the building.

b. Renovations and Additions

Existing buildings proposed for renovation or expansion shall meet the following standards:

1. Buildings that already feature a particular style or present some of the characteristics of a style shall be carefully restored to preserve such features. Otherwise, they should be redesigned to improve compatibility with the context of King Street. Where a building exists that is considered a legacy building (Appendix D), redevelopment shall maintain the character features of the

Figure 11: Façade Elements





building and site arrangement. Primary features such as window shapes and sizes, opening patterns and entry doors, roof shapes and material pattern, siding patterns and finishes, porch and stair elements, foundations, and storefronts may be repaired and altered to the extent that the overall character of these elements is maintained.

2. Additions shall be designed so that there is the least possible loss or obstruction of character-defining features. The dominant features and facades of the existing building shall continue to be the prominent visual feature of the streetscape such that the new addition will not block or dwarf the existing building.
3. Residential conversions shall preserve the character of the building. Therefore, they shall follow the guidelines for the residential conversion contained in Appendix B and must meet the following:
 - a. The roof and window types and shapes shall be preserved;
 - b. Additions to the front of the building shall not be allowed;
 - c. Parking shall also be prohibited in front of the building.
4. For rehabilitations of existing buildings, historic features used for architectural detail shall be preserved, restored, or reconstructed unless technically or economically infeasible and the removal is approved by the CRC. Removal (or partial removal) will only be permissible if deemed necessary by the CRC. The Applicant shall note the historic and architecturally significant elements on the building elevations submitted, along with a statement noting if the element will be retained, removed, or repurposed.

5.4.2. Building Color

- a. A minimum combination of three (3) colors shall be required per building: one for the main body, another for the trim and the third one for doors or other architectural features. Natural materials such as brick, aluminum, stone, count as one of the three colors. See Appendix E for color palette.
- b. Bands of color around the building are not allowed, unless they are consistent with the pre-approved colors and highlight an architectural feature.
- c. An applicant that meets the statutory criteria of Section 553.79(20)(a), Florida Statutes, must clearly identify in the application materials the specific elements of the proposed project that apply to the statute. Once identified, these statutory design elements will be approved administratively.
- d. If an applicant wishes to use a non-pre-approved building color, the applicant may submit the color(s) for review and approval by the CRC. Approved colors shall apply to all future projects and shall amend the approved colors noted in Appendix E.
- e. Building elevations (secondary/interior side façades) shall have the same color and materials as the façade facing the street.



Figure 12. Examples of Color Highlighting Architectural Features



Allowed – Left: Brick counts as one of the three colors; Window trims and door provide accent colors



Prohibited – Monochromatic schemes are not allowed.

5.4.3. Building Materials

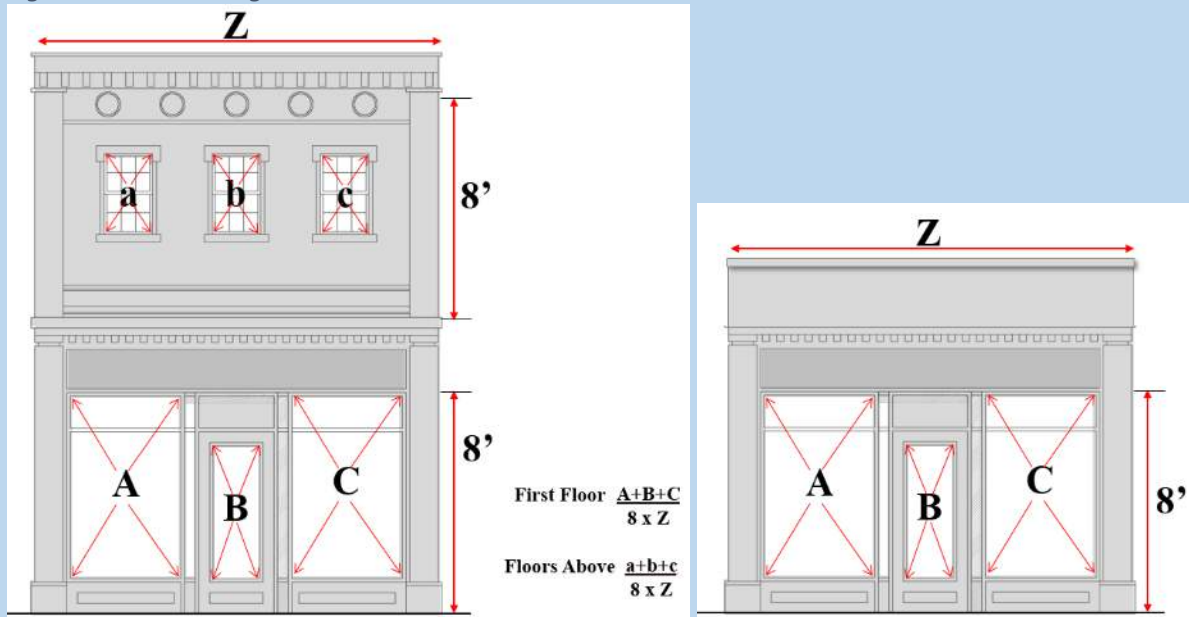
Allowable exterior finishes shall be selected based on the architectural style (see Appendix B). Exposed pre-engineered metal buildings, metal siding that is found on pre-engineered metal buildings, plastic panels, and other veneers are not allowed, unless a Modification of Standard is approved by the CRC. Unpainted wood siding is not allowed; however, natural siding (cedar, cypress, ipe, and natural hardwoods) may be left unpainted.

5.4.4. Fenestration and Glazing

Fenestration refers to the proportion of glass to the solid surface of a façade. *Glazing* refers to the transparency and reflectance of the glass. Fenestration shall be calculated as the total area of glass (windows and glass doors), or openings in the case of open porches, divided by the façade area measured from ground to eight (8) feet above ground in the case of the first story, and from the floor of the upper story to eight (8) feet above that line for upper stories (see Figure 13). If the façade includes several planes, they all count toward the calculation as long as the façade planes are within the required building setback.



Figure 13. Calculating Fenestration



1. The percent of fenestration shall be 30% minimum and 65% maximum of the ground floor facade facing the street. The percent of fenestration on upper floors facing the street shall be 20% minimum and 40% maximum. Renovations will not be required to meet this standard; however, additions are subject to meeting the percentages.

Figure 14. Commercial Typology - Examples of Fenestration



Prohibited - Do not meet the minimum



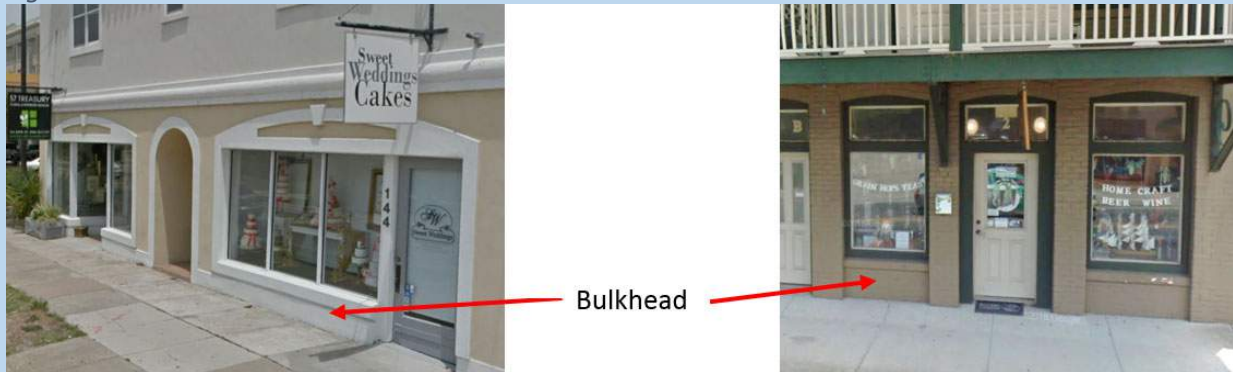
Allowed - Meet the glazing rules





2. The size and orientation of windows shall reflect the architectural style of the building (see Appendix B).
3. Glass shall be clear float (thin, smooth, clear glass surface), gray light, or solar glazing with 80% minimum transmittance. Reflective glass or film is not allowed.
4. Glass panes shall not exceed a maximum size of 6 feet by 8 feet.
5. Windows shall not be obscured or visually blocked by paint, shelves or attachments, but blinds and curtains are allowed to achieve privacy.
6. Bulkheads shall extend a minimum of 12 inches and a maximum of 30 inches above the finished floor (see Figure 15). Bay doors reused as windows are exempt from meeting this requirement. Buildings that are required to be elevated due to floodplain regulations may measure these distances from the interior finished floor.

Figure 15. Bulkheads



5.4.5. Awnings and Canopies

- a. Awnings or canopies (see Figures 16, 17 & 18), if installed, shall be placed between the first and second stories to provide protection from the weather and to delineate the transition between ground and upper floors.
- b. Awnings and canopies shall not obscure prominent architectural features, such as cornice lines, parapets, decorative window trim, etc. Stretched awnings on curved aluminum frames are not allowed.



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Figure 16. Example of Awning



Figure 17. Example of Canopies



- c. Awnings shall be placed in a way to accentuate the architectural features of the building. Therefore, awnings shall not be installed to extend over multiple windows and doors. Figure 18 shows two examples, one where the awning was placed entirely across the façade (prohibited), while the other example shows the awnings used to accentuate the windows (allowed).

Figure 18. Awning Placement



Prohibited (across several windows)



Allowed (individual awnings for each window)



5.4.6. Building Entrances

1. The main entrance of all buildings shall be oriented toward the King Street corridor. The design of the façade shall reinforce presence of main entrance. A secondary pedestrian entrance to the building may be provided from the rear parking area. **When applicable the primary of secondary main entry shall also front the River to Sea multi-use trail.**
2. The front entrance (facing King Street) shall be operable, clearly-defined and highly-visible. In order to emphasize entrances, they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy or similar feature.
3. Doors may be solid or glazed. The acceptable door materials include wood, painted steel, and painted aluminum.
4. Pedestrian connections from the public sidewalk and parking areas to the building entrance shall be provided. Buildings with entrances at a higher elevation than the public sidewalk shall create a transition within the setback (see Figure 19).

Figure 19. Pedestrian Transition



5.4.7. Building Roof

- a. Buildings with flat roofs shall have a cornice treatment or a parapet. The cornice shall be at least eighteen (18) inches in height. Parapet shall be a minimum of two (2) feet in height measured from the exterior horizontal roof surface.
- b. The vertical dimension of a hip roof shall not exceed the height of the supporting walls (see right; Y shall not be larger than X).
- c. In the case of flat roofs, roof materials shall be light-colored or a planted surface (green roof).
- d. Mansard roofs shall be prohibited (see Figure 20).

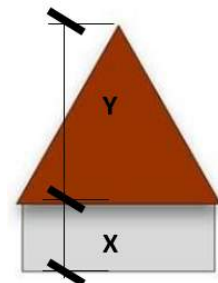




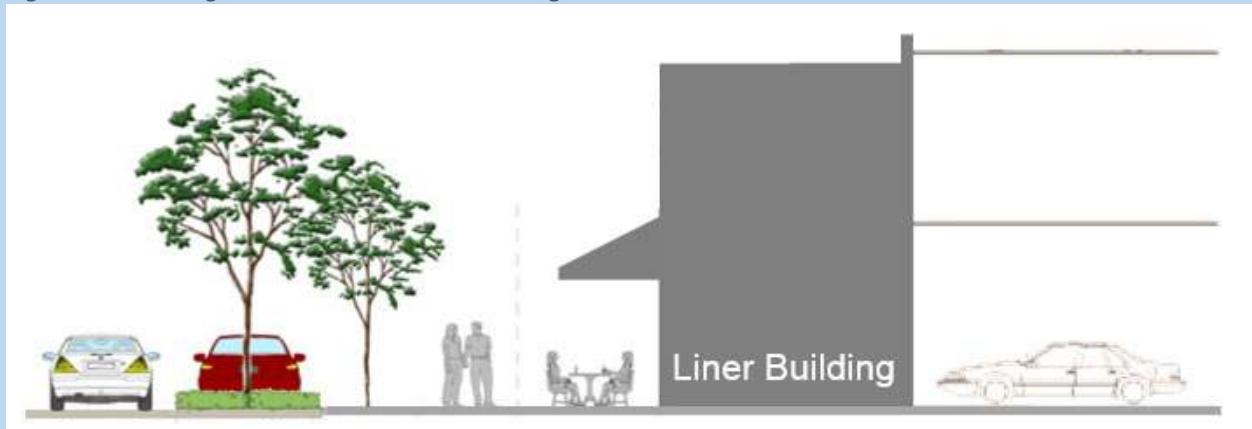
Figure 20. Examples of Mansard Roofs



5.4.8. Parking Structure Design

- Stand-alone parking garages, where allowed by the zoning district, shall require approval by the CRC.
- Parking structures accessory to a principal use are required to be placed behind a liner building that houses active uses (e.g. commercial, office, residential). The liner building, which may be attached or detached from the parking structure, may be one story but shall extend for a minimum of seventy-five (75) percent of the length of the parking structure, and shall have a minimum depth of thirty (30) feet (see Figure 21).

Figure 21. Parking Structure with Liner Building



- Any portion of the parking structure that is not concealed behind a building shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited.
- The portion of the parking garage not concealed behind the liner building shall provide a landscaping strip along the façade. The landscaping strip shall have a minimum depth of 5 feet.



- e. The exterior facades of the parking garage shall be designed to achieve architectural unity with the principal structure.
- f. Parking structures shall meet setback, height, façade articulation, fenestration and glazing standards contained in this section.
- g. Ventilation openings shall resemble typical fenestration found within a particular area.

5.5. Site Access and Parking

5.5.1. Pedestrian Access and Circulation

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

5.5.2. Vehicular Access

Parking areas shall be accessed from a secondary street, or from an adjacent property (shared use agreement necessary), if any of these are available or proposed as part of the development. Driveway connections to King Street shall be allowed as a last resort and shall require the applicant to provide evidence to this fact. Access diagram is provided on Figure 22a The following standards shall apply to all driveways:

- a. Only one driveway (ingress and egress) shall be allowed per site. A one way ingress and one way egress shall equal one driveway. Only if required by the Fire Marshal for safety, additional driveway(s) may be permissible.
- b. One-way drives shall not exceed 13 feet in width.
- c. Two-way driveways shall not exceed 24 feet in width.
- d. Turning radii along King Street will be determined by the applicable authority in the right of way.
- e. Turning radii along all other streets shall not exceed 20 feet.

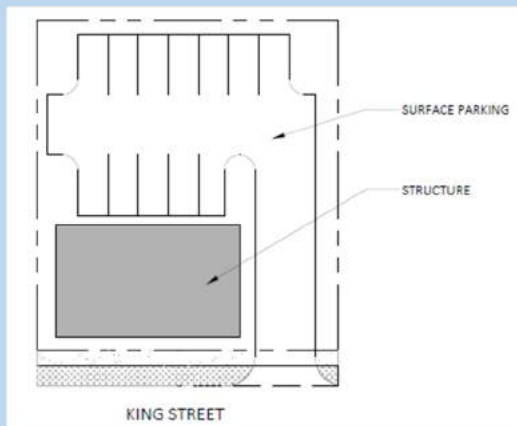
5.5.3. Parking Placement.

Surface parking lots shall be located behind the building (see Figure 22b). However, the following parking placement alternatives are also allowed:

- a. Where a site is too shallow to provide parking behind the building, the placement of parking facilities is permitted on the side of the proposed building only if the building setback and building frontage requirements are met. A street wall, in addition to landscaping, will be required to screen the parking facility.
- b. The placement of parking facilities in front of a building is only permitted for the portion of the building that is not used to meet the building setback and building frontage requirements. A street wall, in addition to landscaping, will be required to screen the parking facility.



Figure 22. Parking Location and Access – Allowed



5.5.4. Existing Non-Conforming Parking Facilities

There are several sites in the district with parking spaces that do not meet current code standards in terms of access, location or size.

- a. *Parking in Front of the Building.* In conjunction with the redevelopment of a site, parking facilities that are already located in front of a building that is not being moved or demolished (see Figure 23) may remain.
- b. *Parking Spaces Accessed from Street.* In conjunction with the redevelopment of a site, existing parking spaces that are accessed directly from the street (as opposed to a parking lane) may remain as long as there is no option to provide the minimum parking requirements elsewhere on the site.
- c. *Non-Conforming Curb Cuts and Driveways.* Will only be required to meet the standards of this section if there is substantial redevelopment on the site.

Figure 23: Examples of Existing Non-Conforming Parking Facilities





5.5.5. 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 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).

5.6. Site and Building Lighting

Acceptable lighting on the site may include lights on the exterior of a building, up or down lighting shining on buildings or trees, and parking lot pole lighting.

- a. Lighting fixtures on the building shall be compatible with the architecture of the building.
- b. Full cut-off lighting fixtures shall be used for all exterior lighting. No lights are to glare directly at the right-of-way or the sky and no source of illumination shall be visible from a residential district.
- c. Permanent accent lighting designed to accentuate building details is encouraged.
- d. Exposed interior and exterior fluorescent or incandescent bulbs that are visible from the public right-of-way are not allowed. Only product information sheets shall be required for submittal.
- e. Color LED and/or neon may be used as architectural lighting to accentuate building frame, profiles or details, with Corridor Review Committee approval.
- f. Lighting poles may not surpass 20' in height as measured to the point of light output (see Figure 24).
- g. LED dimming technology shall be incorporated that reduces lighting level to minimum safe illumination after business closing hours, if possible. Refer to Illuminating Engineering Society guidelines. Minimum for a private parking lot is 0.13 footcandles. Lighting professional shall confirm minimum lighting level.

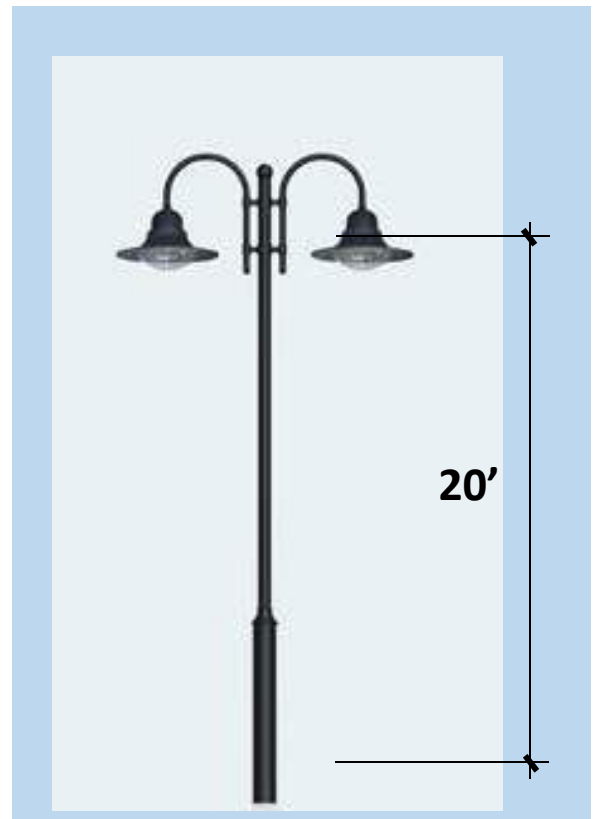


Figure 24. Examples of Lighting Heights



5.7. Stormwater Facilities

Stormwater retention facilities, where required, shall not be located within the front or street side setbacks and shall be incorporated into the overall design of the project as amenities.

Projects shall include at least two of the following low impact design concepts: rain water harvesting, green roofs, bio-swales, rain gardens, parking lot water capture and pervious pavement (pervious concrete, pervious pavers, and/or other pervious pavements recognized by the United States Green Building Council). The goal of encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities.

Figure 25. Examples of Stormwater Facility Design

Sources: The Urban Report; Green and Sustainable Services, LLC.





Section 6. Landscaping and Screening

6.1. Landscaping 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).

6.1.1. 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.

6.1.2. 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.

6.2. Landscape Requirements

6.2.1. 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.

6.2.2. Front Yard Landscape

a. Landscape Bufferyard Special Conditions

For commercial properties, up to 50% of required landscape may be shifted to adjacent side yard.

b. Landscape Bufferyard Classification

CM-2 zoned front yards, fronting King Street, shall have bufferyard classification 'G' according to City code. Specifically:



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Trees	Shrubs
5 trees per 100' of frontage	25 shrubs per 100' of frontage

CL-2 zoned front yards, fronting King Street, shall have bufferyard classification 'F' according to City code. Specifically:

Trees	Shrubs
4 trees per 100' of frontage	20 shrubs per 100' of frontage

CL-1 zoned front yards, fronting King Street, shall have bufferyard classification 'E' according to City code. Specifically:

Trees	Shrubs
4 trees per 100' of frontage	12 shrubs per 100' of frontage

c. Percentage of landscape

A minimum of 25% of the bufferyard length, not including drives, mechanical equipment, etc., shall be landscape. Raised planters are encouraged and shall count toward the bufferyard length; however, movable (potted) plants do not count toward a landscape bufferyard.

Figure 27. Landscape Percentage

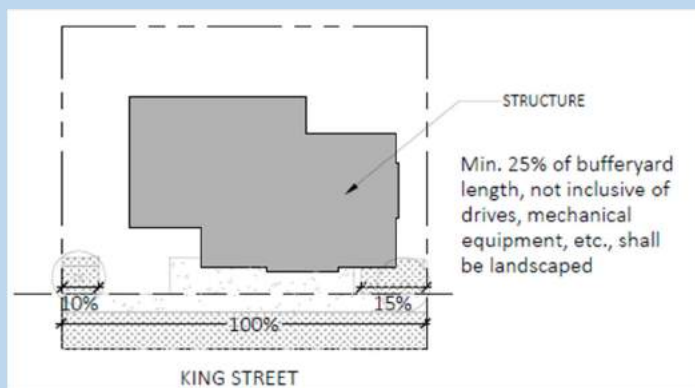


Figure 28. Examples of Planters





6.2.3. Side Yard Landscape

Landscape Bufferyard Classification

- a. Screening buffers shall not be required between adjacent non-residential sites along King Street. This shall apply to all properties, no matter the zoning classification. [Note: current code 'E']
- b. When side yard setback is adjacent to a residential site:
 - i. Side yards (no matter the zoning classification) shall have bufferyard classification 'E' according to City code. [Note: current code 'E'] All Specifically:

Trees	Shrubs
4 trees per 100' of frontage	12 shrubs per 100' of frontage

- ii. When side yard setback is adjacent to a roadway: the side yard shall have bufferyard classification 'F' according to City code. [Note: current code 'E'] Specifically:

Trees	Shrubs
4 trees per 100' of frontage	20 shrubs per 100' of frontage

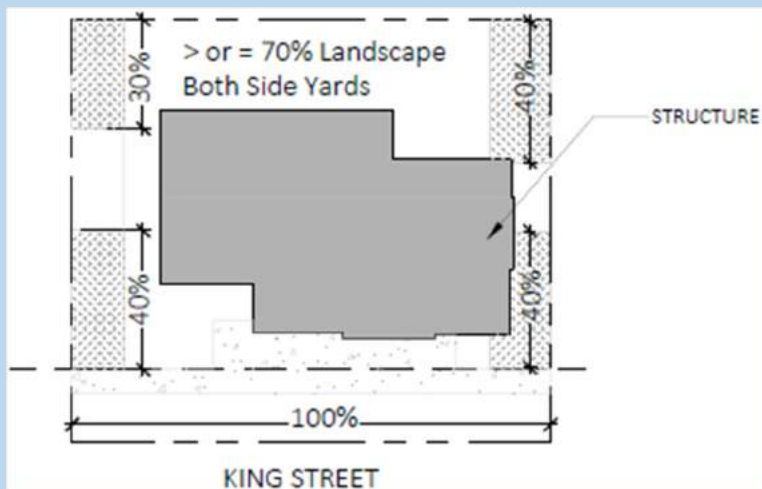
- iii. Up to 50% of required landscape may be shifted to a front, rear, or other side yard buffer.
- c. Screening buffers shall not be required between adjacent non-residential sites along King Street.
- d. Vehicular Use Areas: Vehicular areas shall meet the following requirements in addition to the screening requirements set forth for the side and rear yards.
 - i. 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.
 - ii. 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.



6.2.4. Percentage of landscape

A minimum of 70% of the bufferyard length, not including drives, mechanical equipment, etc., shall be landscape. Modification may be allowed if technically unfeasible.

Figure 29. Side Yard Percentage



6.3. Rear Landscape and Alleyway Bufferyard

6.3.1. Landscape Bufferyard Classification

- a. Rear yard shall have bufferyard classification 'E' according to City code for commercial properties. [Note: current code 'D'] Specifically:

Trees	Shrubs
4 trees per 100' of frontage	12 shrubs per 100' of frontage

- i. When the rear yard setback is adjacent to a residential site: in addition to the 15 foot setback required in Section 6 and the landscaping required in Section 7, a 6-foot minimum (8-foot maximum) finished masonry wall (stucco, decorative segmental wall, brick) shall be constructed within the rear buffer yard of the site. The adjacent residential property owner(s) may request directly from the applicant a wooden fence or landscape-only buffer and such agreement shall be filed with the building permit application with a notarized letter(s).
- ii. If the site use changes, the adjacent residents shall be contacted by the property owner to inquire if a wall is desired by the residents (if a wall was not already constructed).



- b. When any setback is adjacent to an alleyway with commercial zoning on both sides: the setback shall be bufferyard classification 'D' according to City code. [Note: current code 'F' for front yard / 'D' for rear yard] Specifically:

Trees	Shrubs
3 trees per 100' of frontage	6 shrubs per 100' of frontage

6.3.2. Landscape Percentage

A minimum of 70% of the bufferyard length, not including drives, mechanical equipment, etc., shall be landscape.

6.4. Fences and Walls

While fences are typically used to achieve privacy on a site, street walls are used to continue the building frontage along a street, to screen vehicular areas such as parking lots, and to frame public zones such as courtyards and outdoor dining areas. Street walls and fences shall meet the following standards:

- In the absence of a building façade along any part of the King Street site frontage line, a street wall may 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.
- Street walls are the only types of fences/walls allowed facing streets (see Figure 30 and 31). Privacy fences and walls are not allowed between adjacent uses along King Street.
- Street walls shall be located within the front setback, and may have landscaping or hard surface between the wall and the public sidewalk.
- 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.
- Street walls shall be constructed of wood, brick, masonry, powder-coated aluminum or stone matching or complementing the finishes on the building. Wrought iron or similar material may be incorporated into the design of the masonry street wall. Chain link, wire, and PVC fencing shall be prohibited from use as a street wall material.
- The area in front of a street wall may include landscaping or hardscape if used to expand the sidewalk.
- When landscaping is provided between the wall and the sidewalk, the landscaping strip shall be a minimum of two (2) feet wide.
- A three (3) foot wide landscape strip, as measured from the wall, shall also be provided on the interior side of the street wall.

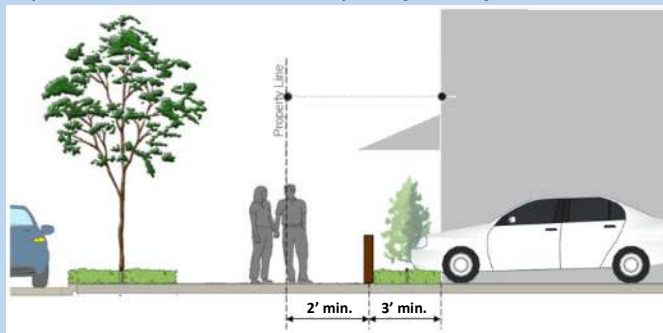


Figure 30. Examples of Street Walls

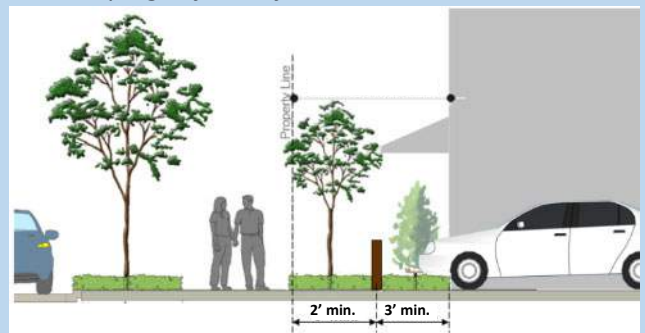


Figure 31. Street Walls and Landscaping

Expanded Sidewalk/Hardscape in front of Street Wall



Landscaping in front of Street Wall





6.5. Mechanical Equipment.

For the purpose of this section, mechanical equipment shall include, but is not limited to, a heating, ventilation, or air conditioning unit placed outside of a building, in addition to any utility-related equipment such as pumps, meters, transformers and similar equipment required to be installed on a development site. Mechanical equipment shall be located so that noise and visual impacts upon abutting residential property are minimized.

- a. Mechanical equipment shall not be permitted within any required building setback unless the utility company determines this to be the only possible location.
- b. Mechanical equipment shall not be located between the building and the street, unless technically infeasible. On corner lots, the location of mechanical equipment along a secondary street may be permitted through the modification of standards process (see Section 4.7) subject to the screening requirements stated below.
- c. Screening (by wall, solid fence or vegetative matter) that exceeds the height of the equipment shall be required if the equipment is visible from the street or adjacent properties. Certain equipment, such as, but not limited to rain barrels or cisterns, shall not require screening provided they are designed to blend with the building and are constructed with the same materials and colors.
- d. Air conditioning units and elevator shafts are permitted to go above the standard building height limit but shall be visually screened from all public rights-of-way as shown in Figure 32. This restriction may limit the number of stories that can be built within the 35 foot maximum building height.

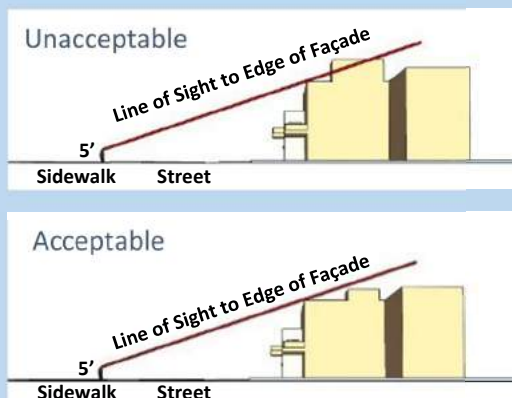


Figure 32. Equipment Screening

Screening rooftop equipment measured from furthest edge of right of way (Top Left: Unacceptable, Bottom Left: Acceptable).

6.6. Solid Waste Disposal Facilities

- a. Solid waste disposal facilities, solid waste, recycling, yard trash containers, and grease containers must be located to the side or rear of the building and shall be concealed from view from all sides by a wall or fence of up to 7 feet in height. The enclosure shall be made of wood, masonry or vinyl and shall be fitted with an opaque sliding or hinged door and working latch. Gates shall be able to be secured in the open position. No chain link fence is allowed for solid waste enclosures.



- b. On corner or double-frontage lots, the disposal facilities shall be accessed from the secondary frontage.
- c. Enclosure shall adhere to City Solid Waste requirements.
 - i. Width of 10-12 feet minimum.
 - ii. Depth of 10-12 feet minimum.
 - iii. Height of 7 feet minimum.
 - iv. Overhead clearance over and in front of dumpster shall be clear of obstructions 20' in height.
 - v. Bumper posts: two (2) steel, 4" diameter set in concrete. Placement 12" from back wall of enclosure.

6.7. Visibility Triangle

All landscaping within the triangular areas described below shall provide unobstructed cross visibility at a level between two (2) and six (6) 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:

- a. 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 or the other sides.
- b. 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.



Figure 33. Visibility Triangle





Section 7. Signs

Each development shall be allowed up to two (2) *building signs* per **business** with frontage along the King Street corridor. Developments utilizing the Residential conversion are eligible to also erect a freestanding sign in addition to the building signs. Existing signs not meeting the requirements of this section are subject to the non-conforming provisions of the Code of Ordinances (see Section 3-23(k)).

7.1. Number and Types of Signs Allowed

- a. Two (2) business identification signs attached to the building shall be allowed per business frontage on a public street. The types of signs allowed are as follows (see Section 2, Definitions):
 - Wall Sign
 - Canopy Sign
 - Awning Sign
 - Projecting Sign
 - Hanging Sign
 - Window Sign
 - Freestanding (only for residential conversions)
- b. The use of portable signs, streamers and pennants shall follow existing sign code.
- c. Blinking lights, bulbs facing the road, and electronic message signs are not permitted.

7.2. Building Sign Size

The total allowable size of all building signs combined shall be as follows, and may be distributed among the various building signs allowed. The maximum size of any building sign, however, shall be no more than one hundred twenty (120) square feet.

Building/Business Frontage	Maximum Combined Sign Size
0-49 feet	120 sq. ft.
50-99 feet	170 sq. ft.
100-199	220 sq. ft.
200 feet and over	250 sq. ft.

7.3. Sign Illumination

- a. Interior-illuminated cabinet or channel letter signs are not allowed. Signs may only be illuminated from an exterior light fixture or backlit to accentuate raised lettering or images.
- b. There shall be no illuminated signs facing a single family residence.



Figure 34. Permitted Sign Illumination



Figure 35. Prohibited Sign Illumination



7.4. Building Signs

- a. Wall signs shall be either a panel or individual letters applied to the wall, shall not project from the wall by more than 12 inches, shall not extend above the top of the wall where it is located, and in the case of two story buildings, it shall be placed between the first and second floor windows. Signs painted directly onto the façade are not allowed.
- b. Projecting signs may be read horizontally or vertically, may extend into the building setback zone, but not over the public right-of-way. They shall have a clearance of 8 feet from the ground and shall not exceed the height of the building wall where installed.
- c. Canopy signs may be applied to the face of the canopy and shall not exceed 50 percent of the width of the canopy. They are allowed to be placed fully or partially above or below the edge of the canopy, provided the sign consists of individual letters (as opposed to a panel). Canopy signs are also allowed to hang from the bottom of the canopy facing the street. An 8 foot clearance shall be provided.



Figure 36. Canopy Signs



- d. Awning signs shall not cover more than 30% of the vertical face (or near vertical part) of the awning.

Figure 37. Awning Signs



- e. Window signs (silk screen, vinyl letters, gold leaf, hand painted or neon) shall not occupy more than 25% of the glass window or door, and may be allowed for first and second story businesses.
- f. Hanging signs shall not count toward the maximum sign area allowed, provided it is placed under the awning or canopy, perpendicular to the building, and near the front door of the business. Such signs shall have an 8 foot minimum vertical clearance as measured from grade to the bottom of the sign, and a maximum height of 2 feet. While hanging signs do not count towards the maximum sign area, they do count toward the maximum allowed signs per business.
- g. Signs shall not obscure architectural details such as windows, cornice, decorative brickwork and storefronts.
- h. "Signs using neon lighting shall only be permissible within the City Limit and West King districts. Neon shall be prohibited within the remainder of the corridor."

7.5. Free Standing Signs

The need for freestanding signs is based on the placement of the building away from the street. When buildings cannot be seen by passing motorists, they need a larger sign by the street to indicate the location of the business. As future traditional commercial development in the King Street corridor is expected to bring the buildings closer to the street, it will not be necessary to utilize freestanding signs to locate the businesses. The building itself, and the signs on the building, will be visible to the passing motorists.



City of St. Augustine King Street Design Standards

The existing residential conversion structures, on the other hand, contain buildings at a certain distance from the street. As an incentive for preserving this form of development, freestanding *pedestrian pole signs* will be allowed provided they meet the following standards:

- The sign shall not exceed a height of fifteen (15) feet measured from the adjacent sidewalk and shall provide a clearance of 8 feet from the ground if it overhangs a pedestrian or vehicular circulation area.
- Pedestrian pole signs may be supported by one or two poles, or may be suspended from the structure as shown in Figure 40. The supporting poles may not exceed a width of 6 inches (each).
- The sign shall not be placed within 5 feet from any portion of the building.
- The sign may be placed up to the front property line, but shall not extend over the public sidewalk (far right below).

Figure 38. Examples of Pedestrian Pole Signs (Note that all new signs shall not extend over the public sidewalk)



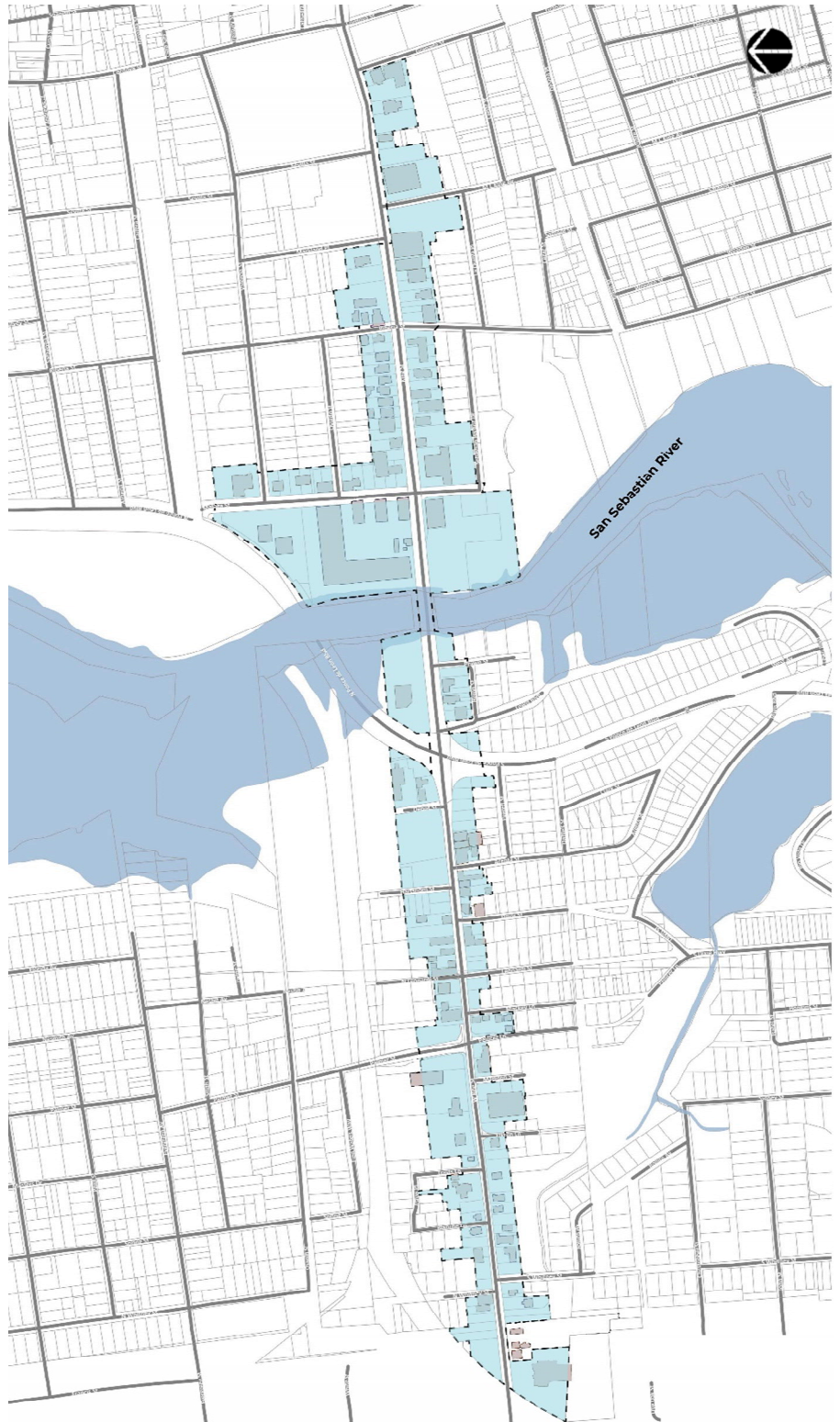


APPENDIX A: ENTRY CORRIDOR SITES

Criteria:

- 1.) Sites with frontage along King Street
- 2.) Accessory uses and structures, included but not limited to parking on adjacent or nearby sites, shall be subject to the King Street Design Standards.

The map of sites (at right) indicates in blue, parcels that fall under the Design Standards.





City of St. Augustine
King Street Design Standards

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APPENDIX B: ARCHITECTURAL CHARACTERISTICS

MASONRY VERNACULAR - RESIDENTIAL

BACKGROUND

Masonry Vernacular is the most dominant architectural style in the King Street district. The Masonry Vernacular buildings, like the Frame Vernacular buildings, do not follow a particular style. For residential structures, Frame and Masonry Vernacular are very similar in terms of massing and proportions. The main difference between the two is that the Masonry Vernacular uses masonry material (formed work or brick/block) as the main structural support and may have a stucco façade for the exterior fabric. In the early decades of the century, wood frame houses were sometimes disguised as masonry by applying stucco cladding over the wooden studs. Conversely, some masonry vernacular homes have recently been covered with wood or vinyl siding. The following are the characteristics seen mostly on residential examples of the Masonry Vernacular. While new Masonry Vernacular residential buildings are not expected or encouraged in the area, the following characteristics are provided to aid in the preservation of the existing vernacular homes.

BUILDING PLAN

- 1) Rectangular or L-shaped.
- 2) Garages and carports are secondary to the main building/facade. They are either recessed from main façade or detached and placed in the rear.
- 3) Normally one-car space only. Very few examples have a double car garage, and in those cases, there are two doors, instead of a double-wide door.

FOUNDATION

- 1) Brick or concrete footings.

FACADE

- 1) Vertically oriented.
- 2) Simple entrance.
- 3) Three-bay or five-bay pattern.

PORCHES

- 1) Wide front porches.
- 2) Full width, wrap around, or fill in between the “L”.
- 3) Commonly elevated 2’-6” to 3’-6” above grade.
- 4) Columns are typically narrow and made of wood with few details; usually spaced evenly across the façade.
- 5) If railings used, they were wooden with 1 ¼ inch square balustrades.

MATERIALS

- 1) Painted block; sometimes has a rough stucco finish.
- 2) Brick chimneys sometimes finished with stucco.

ROOF

- 1) Front, side and cross gable. Sometimes hip roof is used.
- 2) Main roofs are steeply pitched (8:12 to 12:12).
- 3) Porch roofs have a low pitch (2:12 to 4:12).
- 4) Rafter ends are exposed, unadorned, and extend beyond the face of the wall.



City of St. Augustine King Street Design Standards

- 5) Composition or metal shingles, V-crimp metal roof materials.
- 6) Brick or stucco chimneys, typically on the gable end walls.
- 7) Dormers were sometimes used on 1 ½ story homes.

DOORS

- 1) Transoms, fanlights are common.
- 2) French doors and simple balconies are used occasionally.
- 3) Door trim projects out from wall cladding, approximately ¾ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
- 4) Doors contain recessed wood panels.

WINDOWS

- 1) Windows are typically single, tall and narrow.
- 2) Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1). Awning and jalousie/louvered windows used in later construction (mid-century).
- 3) Transoms, fanlights and attic louvers are common.
- 4) Second floor windows align with first floor windows.
- 5) Windows are spaced evenly along all facades.
- 6) Window trim projects out from wall cladding, approximately ¾ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
- 7) Shutters are not typically used. When used, they should be paneled and should be either operable or proportioned to look operable.

COLORS

- 1) Colors range in the pastel family from light yellow and green to gray and brown.

ORNAMENTATION

- 1) Detailing is simple, usually consisting of cast concrete.

FENCES

- 1) Wooden fences are most common.
- 2) Picket fences with various level of ornamentation, consistent with the main building.

LOCAL EXAMPLES





MASONRY VERNACULAR - NON-RESIDENTIAL

BACKGROUND

Non-residential Masonry Vernacular buildings outnumber all other styles in the King Street district. As noted above, Masonry Vernacular buildings do not follow a particular style, but rather reflect local conditions and trends. The non-residential Masonry vernacular buildings in the district can be classified based on the type of use they serve.

The **one and two-story commercial masonry vernacular buildings** are encouraged in the King Street district. See style characteristics below. There are two examples of **multi-story masonry vernacular buildings** in the district. Neither one, however, has commercial use on the ground floor.

In more recent years, a different type of commercial vernacular has emerged – buildings housing auto-oriented uses. The **auto-oriented masonry vernacular buildings** typically have the customer parking area in front of the building. And even when the building is located close to the street, the entrance to the building faces the parking lot on the side of the building. The windows on this type of building are much smaller than the commercial buildings discussed above. There is one example in the district of a masonry vernacular building, with a large setback and porte cochere, that used to be a service station but today serves as a kart, scooter and bike rental. This type of building is not appropriate in the King Street Entry Corridor District.

The **institutional masonry vernacular buildings** in the King Street district date from different very periods of time, and do not represent a particular trend. The older examples do project a more monumental presence with their architectural detail and vertical orientation, and are oriented to the street.

Masonry vernacular buildings sometimes adopt architectural elements from other styles but not in such a strong manner as to classify it under that style. While it is acceptable to infuse a stylistic flare to the commercial buildings, the main character or typology of such buildings shall follow closely the description provided above for the one, two or multi-story masonry vernacular buildings.

BUILDING PLAN

- 1) The building is typically oriented to the street, placed close to the sidewalk;
- 2) The ground floor is used for retail or restaurant use and the second floor may house apartment units or office space;
- 3) Parking is located in the rear of the site or, in some cases, to the side of the building.

FOUNDATION

- 1) Slab or continuous wall (concrete or masonry units)

FAÇADE/FRONTAGE ELEMENTS

- 1) The ground floor façade includes one or several store-fronts with glass display windows and doors and low bulkhead;
- 2) Awnings and canopies are commonly used in the one-story examples. Galleries and canopies (sometimes projecting over the sidewalk) are seen in the two-story examples.

COLORS

- 1) Colors range from pastels to earth colors;
- 2) Contrasting base and trim colors.

ROOF



City of St. Augustine King Street Design Standards

- 1) Flat, hip, or gable pitched roof;
- 2) Parapets are used to hide the main roof;

DOORS

- 1) Recessed storefront glass doors are common;
- 2) Wood or metal door frames.

WINDOWS

- 1) Fixed plate glass display windows and doors on the first floor.
- 2) Upper floor windows are typically single, tall and narrow; some may include arches or decorative brick work trim.
- 3) Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1).
- 4) Windows are spaced evenly along all facades.
- 5) Upper story window trim projects out from wall cladding, approximately $\frac{3}{4}$ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
- 6) Shutters are not typically used. When used, they should be paneled and should be either operable or proportioned to look operable.

MATERIALS

- 1) Exposed brick, painted block; sometimes has a rough stucco finish.

ORNAMENTATION

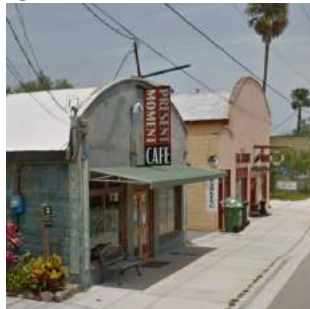
- 1) Detailing is simple, usually consisting of cast concrete.

SIGNS

- 1) Business signs typically include wall or projecting signs complementing the design of the façade;

LOCAL EXAMPLES

Commercial one-story (encouraged):





Commercial two-story (encouraged):



Commercial multi-story (encouraged where the building height is permitted by the zoning district):



Commercial auto-oriented (prohibited for new construction):





City of St. Augustine King Street Design Standards



Institutional (permitted subject to meeting building orientation standards):





Frame Vernacular

BACKGROUND

Frame Vernacular is one of the most dominant architectural styles in the King Street area. Vernacular architecture refers to a regional or “folk” architecture, built with local materials and local labor, without formal plans, and for the most economical price at the time. Vernacular, while considered a style, does not belong to any particular formal architectural style, rather its design reflects a trend toward simplicity. Some Frame Vernacular buildings have one story, others have two; while some have front gable roofs, others may have side-gable or cross gable roofs. Most Frame Vernacular buildings in the district are residential homes; however, the style is often used on non-residential buildings as well.

BUILDING PLAN

- 1) Rectangular or L-shaped.
- 2) Garages and carports are secondary to the main building/facade. They are either recessed from main façade or detached and placed in the rear. Sites that have been converted to commercial or office use have demolished the garage (if one was present in the rear) and replaced it with surface parking.

FOUNDATION

- 3) Brick, tabby or concrete block piers.
- 4) Spaces between piers left open.
- 5) Lattice infill between piers is common.

FACADES

- 1) Vertically oriented.
- 6) Three-bay or five-bay pattern.
- 7) Simple entrance.

COLORS

- 1) Colors range in the pastel family from light yellows and grays to light pastel colors.

PORCHES

- 1) Wide front porches.
- 2) Full width, wrap around, or fill in between the “L”.
- 3) Commonly elevated 2’-6” to 3’-6” above grade.
- 4) Columns are typically narrow and made of wood with few details; usually spaced evenly across the façade.
- 5) If railings used, they were wooden with 1 ¼ inch square balustrades.

ROOF

- 1) Front, side and cross gable.
- 2) Main roofs are steeply pitched (8:12 to 12:12).
- 3) Porch roofs have a low pitch (2:12 to 4:12).
- 4) Rafter ends are exposed, unadorned, and extend beyond the face of the wall.



City of St. Augustine King Street Design Standards

- 5) Asbestos, composition or metal shingles, V-crimp metal.
- 6) Brick or stucco chimneys, typically on the gable end walls.
- 7) Dormers sometimes used on 1 ½ story homes.

DOORS

- 1) Transoms, fanlights are common.
- 2) Door trim projects out from wall cladding, approximately ¾ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
- 3) Doors contain recessed wood panels.

WINDOWS

- 1) Windows are single, tall and narrow.
- 2) Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1). Jalousie used in later construction (mid-century).
- 3) Transoms, fanlights and attic louvers are common.
- 4) Second floor windows align with first floor windows.
- 5) Houses built in the early 1900s had wood windows. Aluminum and vinyl windows have been used more recently.
- 6) Windows are spaced evenly along all facades.
- 7) Window trim projects out from wall cladding, approximately ¾ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
- 8) Shutters are not typically used. When used, they should be paneled and should be either operable or proportioned to look operable.

MATERIALS

- 1) Horizontal wood siding; less common are wood shingles and board and batten. Vinyl and fiber cement siding used more recently.

ORNAMENTATION

- 1) Sparse, limited to ornamental woodwork.

FENCES

- 1) Wooden fences are most common.
- 2) Picket fences with various level of ornamentation, consistent with the main building.

LOCAL EXAMPLES





Mid-Century Modern

BACKGROUND

The Mid-Century style buildings typically have open floor plans with large windows and exposed structural elements. The following are some of the elements characteristic of the mid-century architecture, which may be used as inspiration when designing new buildings:

BUILDING PLAN/FORM

- 1) Horizontal emphasis.
- 2) Reflects the influence of the automobile
- 3) Volumes are relatively small and horizontal/rectangular in form. However, some include **geometrical shapes** that contrast with the simplicity of the building.

FOUNDATION

FAÇADE

- 1) Brick, stone, stucco, and wood;
- 2) Simple, minimal facade expression.
- 3) •Asymmetrical façades.

COLORS

- 1) Bright or subdued colors; typically with darker trim colors or bright metals to offset

FRONTAGE ELEMENTS

- 1) Cantilever canopies and awnings;
- 2) Porte cocheres;
- 3) Covered walkways/breezeways;

ROOF

- 1) Roofs are varied (flat, gable, hip), but with a predominance of flat roofs with small ledge (coping) at roofline.
- 2) Some buildings have deep overhangs. Other types of roofs in the area include shed roofs and mansard roofs.

DOORS & WINDOWS

- 1) Fenestration is often irregular and asymmetrical. Some buildings display large plate glass windows;
- 2) Casement, corner, picture or ribbon windows arranged horizontally;

MATERIALS

- 1) Expressive building structure (exposed steel frame, architectural block).
- 2) Smooth, rounded wall surfaces, often stucco;
- 3) Horizontal grooves or lines in walls (sometimes fluted or pressed metal);
- 4) Reinforced concrete, steel, glass, storefront.
- 5) Metal balustrades;



City of St. Augustine King Street Design Standards

- 6) Angled supports and railings;

ORNAMENTATION

- 1) Very little ornamentation;
- 2) Decorative concrete block screens. The use of stone and wood provides an interesting contrast on the façades.
- 3) Geometrical shapes and strong angles contrasting with the simple design

SIGNS

- 1) Integral part of the building architecture.

LOCAL EXAMPLES





Other Styles Present

Bungalow



Commercial with Moorish Influence



Spanish Colonial Revival



Mediterranean Revival



Spanish Colonial Influence



Moorish Revival





City of St. Augustine
King Street Design Standards

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APPENDIX C: LANDSCAPE PLANTS

<i>Botanical Name</i>	<i>Common Name</i>
-----------------------	--------------------

Street Trees

<i>Quercus laurifolia</i>	Laurel Oak
<i>Quercus virginiana</i>	Live Oak
<i>Quercus shumardii</i>	Shumard Oak
<i>Plantanus occidentalis</i>	Sycamore
<i>Taxodium distichum</i>	Bald Cypress
<i>Ulmus parrifolia</i>	Drake Elm

Street Palms

<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phoenix dactalifera</i>	Date Palm
<i>Phoenix sylvestris</i>	Sylvestris Date Palm
<i>Sabal palmetto</i>	Sabal Palm
<i>Washingtonia robusta</i>	Washington Palm

Accent Trees and Palms

<i>Acer rubrum</i>	Red Maple
<i>Bambusa spp.</i>	Bamboo (clumping)
<i>Butia capitata</i>	Pindo Palm
<i>Cercis cananadensis</i>	Redbud
<i>Ilex cassine</i>	Dahoon Holly
<i>Ilex opaca</i>	American Holly
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Juniperus silicicola</i>	Southern Red Cedar
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Ligustrum spp.</i>	Ligustrum
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Livistonia chinensis</i>	Chinese Fan Palm
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Myrica cerifera (Morella cerifera)</i>	Wax Myrtle
<i>Phoenix reclinata</i>	Senegal Date Palm
<i>Prunus agustifolia</i>	Chickasaw Plum
<i>Prunus calleryana</i>	Bradford Pear
<i>Prunus caroliniana</i>	Cherry Laurel
<i>Trachycarpus fortunei</i>	Windmill Plum

<i>Botanical Name</i>	<i>Common Name</i>
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Hedges*, Shrubs*, Cycads and Palms

(*To be used as hedge or screen for parking lots.)

<i>Abelia grandiflora*</i>	Abelia
<i>Camellia japonica</i>	Camellia



City of St. Augustine King Street Design Standards

<i>Camellia sasanqua</i>	Sasanqua Camellia
<i>Cassia spp.</i>	Cassia
<i>Cortaderia selloana</i>	Pampas Grass
<i>Crinum spp.</i>	Crinum Lily
<i>Eleagnus pungens*</i>	Silverthorn
<i>Eragrostis spectabilis</i>	Purple Lovegrass
<i>Feijoa sellowiana*</i>	Feijoa
<i>Galphimia (or Thryallis) glauca</i>	Thryallis
<i>Gardenia jasminoides</i>	Gardenia
<i>Hibiscus spp.</i>	Hibiscus
<i>Ilex cassine</i>	Dahoon Holly
<i>Ilex cornuta*</i>	Chinese Holly
<i>Ilex cornuta* "Burfordi"</i>	Burford Holly
<i>Ilex crenata</i>	Japanese Holly
<i>Ilex vomitoria "nana"</i>	Dwarf Yaupon Holly
<i>Illicium anisatum*</i>	Star Anise
<i>Illicium parviflorum*</i>	Yellow Anise
<i>Juniperus chinensis*</i>	Chinese Juniper
<i>Juniperus spp.</i>	Junipers
<i>Lantana camara</i>	Lantana
<i>Ligustrum japonicum*</i>	Japanese Privet
<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Magnolia
<i>Muhlenbergia capillaris</i>	Muhly Grass
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Nerium oleander</i>	Oleander
<i>Philodendron selloum</i>	Split Leaf Philodendron
<i>Photinia fraseri</i>	Fraser's Photinia
<i>Pittosporum tobira*</i>	Pittosporum
<i>Plumbago auriculata</i>	Plumbago
<i>Podocarpus macrophyllus*</i>	Podocarpus
<i>Pyracantha coccinea</i>	Firethorn Pyracantha
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Rhaphidophyllum hystrix</i>	Needle Palm
<i>Rhododendron indica*</i>	Indica Azaleas
<i>Rhododendron obtusum</i>	Dwarf Azaleas
<i>Rhododendron kurume</i>	Kurume Azaleas
<i>Serenoa repens</i>	Saw Palmetto
<i>Spartina spp.</i>	Cordgrass
<i>Thuja occidentalis</i>	American Arborvitae
<i>Viburnum odoratissimum*</i>	Sweet Viburnum
<i>Viburnum suspensum*</i>	Sandankwa Viburnum
<i>Viburnum Tinus</i>	Laurustikus Viburnum
<i>Yucca elephantipes</i>	Spineless Yucca
<i>Yucca smalliana</i>	Bear Grass
<i>Zamia floridana</i>	Coontie
<i>Zamia furfuracea</i>	Cardboard Plant

Groundcovers

<i>Aspidistra elatior</i>	Cast Iron Plant	<i>Catharanthus roseus</i>	Periwinkle,
<i>Vinca Cyrtomium falcatum</i>	Holly Fern		
<i>Dietes iridioides</i>	African Iris		
<i>Ficus pumila</i>	Creeping Fig		
<i>Gaillardia pulchella</i>	Gaillardia		
<i>Gelsemi sempervirens</i>	Carolina Jessamine		
<i>Gerbera jamesonii</i>	Gerbera Daisy		
<i>Hedera canariensis</i>	Algerian Ivy		
<i>Hedera helix</i>	English Ivy		



<i>Hemerocallis</i> spp.	Day Lilly
<i>Helianthus debilis</i>	Beach Sunflower
<i>Ipomoea stolonifera</i>	Beach Morning Glory
<i>Iris virginica</i>	Blue Flag
<i>Lantana depressa</i>	Yellow Pineland Lantana
<i>Lantana montevidensis</i>	Weeping Lantana
<i>Liriope</i> spp.	Lilly Turf
<i>Lonicera japonica</i> “Halliana”	Hall’s Honeysuckle
<i>Nandina domestica</i> “nana”	Dwarf Heavenly
<i>Nephrolepis exaltata</i>	Sword or Boston Fern
<i>Ophiopogon japonicus</i>	Mondo Grass
<i>Pittosporum tobira</i> “nana”	Dwarf Pittosporum
<i>Rudbeckia hirta</i>	Black Eyed Susan
<i>Trachelospermum asiaticum</i>	Confederate Jasmine
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Tulbaghia violacea</i>	Society Garlic
<i>Vinca major</i>	Bigleaf Periwinkle
<i>Zamia floridana</i>	Coontie

Botanical Name

Common Name

Vines

<i>Clematis dioscoreifolia</i>	Japanese Clematis
<i>Clematis virginiana</i>	Sweet Autumn Clematis
<i>Glesmium sempervirens</i>	Carolina Jasmine
<i>Hedera canariensis</i>	Algerian Ivy
<i>Hedera helix</i>	English Ivy
<i>Ipomoea stolonifera</i>	Beach Morning Glory
<i>Jasminum multiflorum</i>	Downy Jasmine
<i>Jasminum sambac</i>	Arbian Jasmine
<i>Lonicera japonica</i> “halliana”	Hall’s Honeysuckle
<i>Lonicera sempervirens</i>	Coral Honeysuckle
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Trachelospermum asiaticum</i>	Confederate Jasmine
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Wisteria sinensis</i>	Chinese Wisteria

Turfgrass

Bahia Grass Bermuda Grass Centipede Grass
St. Augustine Grass
Zoysia Grass

Plants Not Listed

All native plantings as defined by UF/IFAS or USDA to northeast Florida may be used in addition to this list.

All plantings defined as “Florida Friendly” and suited to northeast Florida’s climate by UF/IFAS may also be used.

Refer to the Florida-Friendly Landscape website for more assistance: <http://fyn.ifas.ufl.edu/>



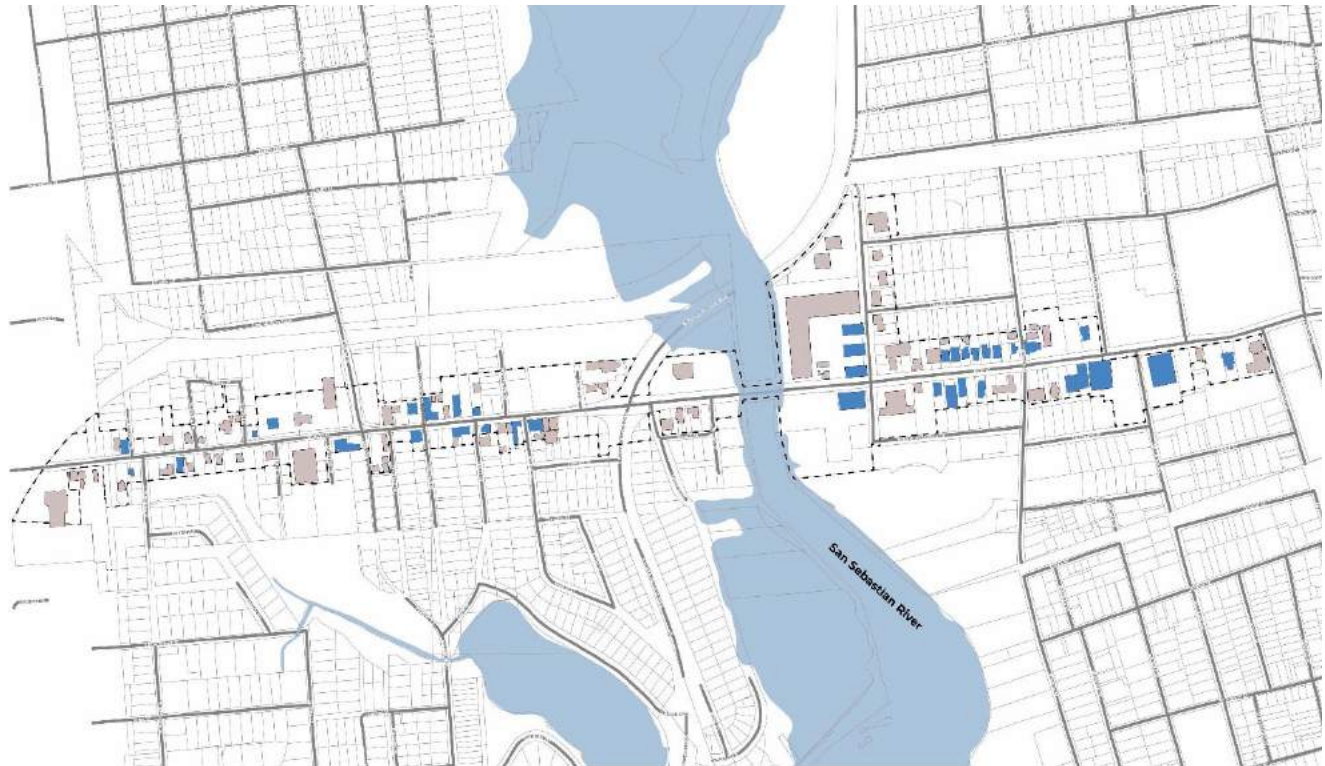
City of St. Augustine
King Street Design Standards

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APPENDIX D: LEGACY BUILDINGS

Buildings marked in dark blue are deemed Legacy Buildings by the COSA Historic Preservation Officer based upon the presence of traditional building materials and original form and plan of building is greater than or equal to 50 years old. For addresses, see the list included on the following pages.





City of St. Augustine King Street Design Standards

Address

SOUTHSIDE

**281 W.
King Street**



Building is at least 50 years old and may have historic significance of recent past for West Augustine. Architecture is characteristic of the time period to include the shed roof form and canted windows with walk-up windows. Maintains overall visual integrity.

**271 W.
King Street**



Historically significant and retains enough visual integrity for it to convey design. See marker for association with Civil Rights Movement. Note: First site file record (from 20 years ago) did not include Civil Rights Association and was recorded when the building was 44 yo, it is now 64 years old.

**230 W.
King Street**



Building is at least 50 years old and retains original form and materials. Broad, low awning and decorative art brick facade and storefront are character features.

**83 King
Street**



Building already recognized with architectural and historic significance in the National Register of Historic Places.



113 King Street



Building is at least 50 years old and retains original form and materials. Minimalist architecture with flat roof design, narrow continuous flat canopy, and decorative stone facade are character features.

107 King Street



Building is at least 50 years old and retains original form and materials, the alterations to the corner and mansard roof can be removed to restore even more architectural integrity. Narrow poles, flat canopy, flat roof, austere design, and storefront window patterns are character features for the Mid-Century period.

95 King Street



Building is at least 50 years old. Classic Mid-Century Modern/Post-Modern building. Large geometric arches, recessed brick facade, flat roof, banded concrete are character features.



City of St. Augustine King Street Design Standards

87 King Street



Building is at least 50 years old. Historically the building was a motel and much original form and enough materials remain for the building to convey its style and place in time. Low sloped hip roof, decorative posts and open breezeway, and masonry detailed finish are character features.

111 King Street



Building is at least 50 years old. Historically the building was Hamblen Hardware and the original form and materials remain for the building to convey its style and place in time. Flat roof with minimalist coping detail and projecting flat canopy, stucco and storefront openings are character features.

131 King Street



Building is over 50 years old and is an example of a residential bungalow converted to commercial use while maintaining overall form and materials. Low sloped gable roof with projecting gable roof and traces of the open porch, stucco finish, and bungalow type windows are character features.

135 King Street



Building is over 50 years old, was once owned by FEC and overall form of the vernacular style is retained with compatible alterations.



137 King Street



Building is over 50 years old, was once owned by FEC and 'Butterfield's Garage' and overall form of the vernacular style is retained with compatible alterations.

157 King Street



This building was the FEC Railway Record Filing Building, ca. 1923. There have been changes to the building however the bones of the building have distinct historic significance and the original element of the building is still visible.

139 King Street



Building is ca. 1930 and retains materials, form, and visual integrity associated with that time period.

199 W King Street



Building dates to the early development of "New Augustine" as it was first called. Exterior changes have been made but would not be complex changes to improve the buildings' visual integrity. Otherwise, the masonry construction, recessed storefront entries, and parapets are character features of commercial development for the period.



City of St. Augustine
King Street Design Standards

**213 W.
King Street**



Building dates to the early development of "New Augustine" as it was first called and this particular building was an auto-oriented use. A projecting canopy was removed but the form, finishes, and opening patterns remain as well as its orientation on the lot for convenience to automobile service.

**205 W.
King Street**



Building was a grocery store originally which supported the expanding residential development of the area in the post-WWII era. The austere building facade, recessed entry, flat canopy, and opening patterns are characteristic of the period.

**239 W.
King Street**



Building has distinct roof form typical of the style and has visual character of the time period including the partial brick-textured facade, flat eave overhang, and auto-oriented siting. Building is 50 years old or older.

**215 W.
King Street**



Building dates to the early development of "New Augustine" as it was then called, associated with the Colee family. Original form, materials, and opening patterns remain.



**225 W.
King Street**



Building is 50 years old or older characteristic of Mid-Century period with austere facade, angled entry, and regular storefront window facade. At one point the building was Peele's Furniture Store.

Northside

**124 King
Street**



Significance of this building is already identified as a contributing building to the Model Land Company National Register Historic District. Visual integrity remains in the materials, features, and building form as well as its setting.

**118 King
Street**



Significance of this building is already identified as a contributing building to the Model Land Company National Register Historic District. Visual integrity remains to a high degree.



City of St. Augustine King Street Design Standards

**80
Markland
Place**



Significance of this building is already identified as a contributing building to the Model Land Company National Register Historic District. Visual integrity remains in the materials, features, and building form as well as its setting.

**134 King
Street**



Significance of this building is already identified as a contributing building to the Model Land Company National Register Historic District. Visual integrity remains in the materials, features, and building form as well as its setting.

**132 King
Street**



Significance of this building is already identified as a contributing building to the Model Land Company National Register Historic District. Visual integrity remains in the materials, features, and building form as well as its setting.

**130 King
Street**



Proximity to the Model Land Company National Register Historic District although non-contributing. The original house would be contributing otherwise as a high degree of integrity remains. Note the modern addition, if removed, would return the original integrity of the building although this type of storefront development is typical to the Mid- Century period.



128 King Street



Significance of this building is already identified as a contributing building to the Model Land Company National Register Historic District. Visual integrity remains in the materials, features, and building form as well as its setting.

138 King Street



Significance of this building is already identified as a contributing building to the Model Land Company National Register Historic District. Visual integrity remains in the materials, features, and building form as well as its setting.

136 King Street



Significance of this building is already identified as a contributing building to the Model Land Company National Register Historic District. Visual integrity remains in the materials, features, and building form as well as its setting.

262 W. King Street



Building is significant to the African American community as Leo Chase Funeral Home. Associated with local Civil Rights Movement activities, Chase Family also recognized with marker across the street from one of the sons who was first local fatality in Vietnam War. Overall feeling of historic character remains.



City of St. Augustine
King Street Design Standards

**1 Malaga
Street**



Significance of this building is already identified as a contributing building to the Model Land Company National Register Historic District. Visual integrity remains to a high degree.

**260 W.
King Street**



Recognized as one of the older homes in West Augustine, built just prior to 1900 and retains a high degree of integrity due to materials, form, opening patterns, and setting.

**218 W.
King Street**



Building dates to the early development of "New Augustine" as it was then called and this building was originally two retail stores, a drug store and auto supply store for a long period. Original material, opening patterns, finish details remain to a high degree of integrity.



**226 W.
King Street**



Building dates to the early development of "New Augustine" as it was then called representing commercial business. Original materials, forms, and features remain.

Building dates to the early development of "New Augustine" as it was then called (226 W King, 224 historically) Unique parapet roof with metal gable roof beyond, storefront windows, and masonry finishes are character features.

**222 W.
King Street**



Building dates to the mid-century development boom and was a movie theater at an early point. Unique parapet roof and storefront windows, metal gable roof, and masonry finishes are character features.

**228 W.
King Street**



Building dates to the early development of "New Augustine" as it was then called, used for an early time as a grocery market. Unique masonry coping lines and finishes, parapet, form, and windows are character features.



City of St. Augustine
King Street Design Standards

**245 W.
King Street**



Building represents city planning and development as an institutional masonry building constructed during the midcentury time period.



APPENDIX E: COLORS



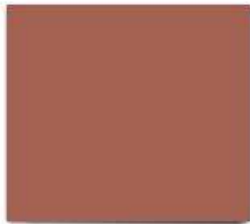
SW 0036
Buckram Binding
Interior



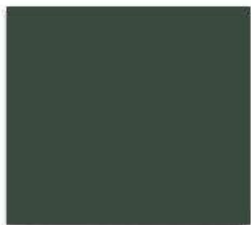
SW 0035
Indian White
Interior / Exterior



SW 0037
Morris Room Grey
Interior / Exterior



SW 0040
Roycroft Adobe
Interior / Exterior



SW 0041
Dard Hunter Green
Interior / Exterior



SW 0043
Peristyle Brass
Interior / Exterior



SW 0048
Bunglehouse Blue
Interior / Exterior

NOTE: Colors may be increased or decreased in saturation 10% from color sample.



SW 0065
Vogue Green
Interior / Exterior



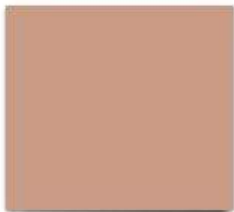
SW 0066
Cascade Green
Interior / Exterior



SW 0067
Belvedere Cream
Interior / Exterior



SW 0068
Copen Blue
Interior / Exterior



SW 0069
Rose Tan
Interior / Exterior



SW 0070
Pink Shadow
Interior / Exterior



SW 0071
Orchid
Interior / Exterior



SW 0072
Deep Maroon
Interior



City of St. Augustine
King Street Design Standards



SW 6316
Rosy Outlook
Interior / Exterior



SW 6771
Bathe Blue
Interior / Exterior



SW 6464
Aloe
Interior / Exterior



SW 6815
Awesome Violet
Interior / Exterior



SW 0074
Radiant Lilac
Interior / Exterior



SW 0025
Rosedust
Interior / Exterior



SW 6035
Gauzy White
Interior / Exterior



SW 7083
Darkroom
Interior / Exterior



SW 6401
Independent Gold
Interior / Exterior



SW 6556
Obi Lilac
Interior / Exterior

NOTE: Colors
may be
increased or
decreased in
saturation 10%
from color
sample.

City of St. Augustine
King Street Design Standards



Draft v5

Prepared by



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PUBLIC COMMENTS

Project: 18.23.0 King Street Entry Corridor Design Standards

Re: **Draft Public Review Comments**

Date: February 22, 2019

Introduction

A public review period of the King Street Entry Corridor Draft took place during December 2018 through January 2019. The following pages detail the comments submitted by the public to the Project Design Team throughout that period. All text is identical to the submitted comment, with contact and addresses redacted.

Comments

- My name is [REDACTED]. I live in the Ravenswood area and drive King Street every day. My wife was born and raised in the neighborhood. We have both been hoping for improvement in that corridor, along with Palmer Street and Pellicer Lane. I believe that you have done a great job on your Guidelines, although I just discovered them today. I read through them twice and the only question I have is that I see nothing about the eyesore on King and US 1 called King Auto. It is an entrance property and tarnishes the appearance of everything west of it. I am curious why there are pictures of nearly every other King Street site, but not that one? Can anything be done about that?

Thanks for the good work.

- I have read the draft Design Guidelines. They are well written and understandable, but I have a few comments. Forgive me if you have hashed them out before, or if I mistook your game plan, or they are not under your purview.

When public projects undertaken by outside agencies occur on King Street, will COSA be at the table and provide them with the guidelines in order to have continuity of design? I know it's just a street to some, but it is the string that holds the pearl necklace together.

For instance, I would imagine you desire a flow and easy transitions when traveling between discrete areas. But I see a problem between the physical connectivity between the western part of the Central King District and the eastern end of Central King because Rt. 1 is an obstacle (and not included in your plan per Appendix A). COSA needs to sit at the table with FDOT in order to discuss what can be done for the pedestrians who cross Rt. 1 and how to draw the blue areas together. A person should not feel that crossing Rt. 1 is a daunting task. NJDOT as well as others have dealt with this issue by utilizing simple treatments which are not a construction and maintenance nightmare:

<https://www.state.nj.us/transportation/publicat/toolkitforhistoricroadways.pdf>

Pedestrians need to feel that they are safe -- 1) crosswalk treatment rather than just the ladder paint and 2) traffic light timing to give people a chance to cross more easily are simple methods to promote the walk-ability of a place.

As one continues along King Street towards the East (or West), there are opportunities to ease people into (or out of) the "historic" mode. For instance, interpretative signage on the King Street Bridge over the San Sebastian that depicts the historic waterfront. As you know, that viewscape has been severely impacted by new construction on Rt. 1 and eventually in town along the waterfront per Appendix A. The maritime history of St. Augustine is being obliterated as we speak and to many, it's not even a memory.

I saw no provisions for incorporating historic markers and signage into the streetscape. And, again, I may have missed them or I'm misinterpreting your goal or another branch of the City oversees that aspect. But not every one will be in a vehicle. The scale will be different for a pedestrian and a driver/passenger. There should be interest at both eye levels and speed. The more I look at the pictures, the more I appreciate St. Augustine for how eclectic it is. Is that the result of current regulations/guidelines or were current regulations/guidelines developed in response to that eclecticism. I don't know; that is something others must wrestle with.

- Hello, My name is [REDACTED]; I live at [REDACTED] just off West King st. I have been following your project and figured as a resident of this area I should chime in on what I feel is important for this area. I reviewed the information in your presentation and agreed with most everything brought forth. I feel like this area is ripe for a redesign and has large chunks of developable land and rehabilitable buildings that can be eventually used to vastly change the feel of the Western side of King street. I feel while your design standards should preserve our historic structures they shouldn't limit peoples ability to improve what is already there.

While it is easy to build and redevelop an area based on your guidelines I feel one big obstacle to overcome will be to change the stigma that surrounds the area. I have lived in St Augustine for the last 17 years and for as long as I can remember people have always referred to West King with great disdain and honestly most people fear the area. I own a beautiful restored 1920's home on nearly an acre of land but when I tell people where I live they are very quick to point out that I live in "the ghetto". I'm not sure how or if possible but I feel like changing peoples opinion of the area is almost as important as upgrading the design. I think more landscaping, lighting, events, parks, and greenspaces would go a long way helping the area out. Doing a better job of tying the west side of King to the East side would be a huge help in getting more people interested in the area and allow for hopefully more positive changes over time. Also this western stretch of King St. is a major bicycle route for many locals (some for recreation others as their sole mode of transportation) but it is extremely dangerous on bike. Most every intersection on the southern side is a blind crossing that leaves pedestrians vulnerable to getting hit by vehicles.

One last thing to consider about this area is that it seems to be the last affordable place to live within the city limits so I think appealing to young professionals and young families is very important. Keep whatever you do hip and progressive while at the same time paying homage to the historic roots (The Bog brewery and the Cupcake shop are great examples of this). The "West" Augustine area doesn't have a single city operated park or playground for young families to gather or for kids to play which is a big disappointment. It think putting something right on west king (212 West King St, where the Clark Worley house once majestically stood would be ideal)

would be incentive to draw families in as well as change the streetscape in a positive way. Most of the playgrounds for kids in the city limits are quite small (Lincolnton, Davenport) and old. (the swing park is falling apart and overrun with homeless people) Something eclectic and fun could really work to draw families into an area that they most likely would never usually visit and it could cause a domino effect for the surrounding areas.

Thanks for your time,
[REDACTED]

- Happy new year!
Glad to know things are moving in a positive direction in regard to our city's beautification. I hope to add some ideas to the vision of the King Street entry corridor:

Perhaps a good way to deal with some flooding issues there is to raise the street and add some berms where possible to direct water flow away from largely traveled streets.

With this in mind electrical poles need to be eliminated or reduced to open the site lines and reduce visual clutter and lastly to allow shade trees to be planted and grow strong and healthy. If they are planted and then trimmed to allow the electrical lines to flow through them they should be placed there to begin with. It is unsightly and detrimental to both the trees and the community.

Notes and restrictions for landscaping in corners where cars etc. turn need to be specific so they do not impede the view as cars turn.

Good luck
[REDACTED]

- I'm a license general contractor from Miami I moved here 20 years ago the last time the city tried to beautify king st they planted palm trees RIGHT UNDER THE POWER LINES not a great idea I want to start the new project by placing the lines under ground.

We need to get fpl ,Comcast and att to donate labor and materials as a tax right off or what ever it takes to get involved in this project

Then you can rebuild the sidewalk and resurface the road

I would not shrink the roads down like you are doing on South St big mistake roads should be wider and share the road with bicyclists there are very few bicyclists that use this road
First step get rid of the power lines.

<CG>

PZB WRITTEN RESPONSE FORM

Meeting Date: March 7, 2019

Item on Agenda: 3 (a)

Property Address: 33 Dolphin Drive

Applicant's Name: Hytner Family Trust

BDAC File Number: 2019-0013

Total Number Sent: 12

0 In Favor

3 Opposed

3 Had Comments



RECEIVED
FEB 22 2019
Planning & Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

"IMPORTANT NOTICE: Now that 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. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. **If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present,** and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code."

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE PLANNING AND ZONING BOARD OF THE CITY OF ST. AUGUSTINE, TO BE HELD **THURSDAY MARCH 7, 2019**. THE MEETING BEGINS AT **1:00 P.M. IN THE ALCAZAR ROOM, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA**, AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

REZONING

TO APPROVE A REZONING FROM RESIDENTIAL SINGLE FAMILY 1 (RS-1) TO RESIDENTIAL SINGLE FAMILY 2 (RS-2) LOCATED AT 33 DOLPHIN DRIVE AND DESCRIBED BY LEGAL DESCRIPTION AS 3-99 DAVIS SHORES LOTS 51 & 52 BLK 46 OR3578/1488 PIN 2200500000.

APPLICANT'S NAME: HYTNER FAMILY TRUST
APPLICATION NUMBER: 2019-0013

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application 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; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

____ IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS: I would hope the long standing integrity of Dolphin Dr. would not be destroyed. This is not a new modern sub-division. (Example: The new house around the corner at 104 Zorator was built on a postage stamp lot.) They pull on the street.

SIGNATURE: Ed Acebal
ADDRESS: 40 Dolphin Dr.

PRINT NAME: ED ACEBAL

Case: 2019-0013

TWO HOMES ON THAT LOT WILL ALSO GENERATE MORE ON STREET PARKING.



RECEIVED

MAR 04 2019

LEGAL NOTICE OF PUBLIC HEARING

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REZONING

TO APPROVE A REZONING FROM RESIDENTIAL SINGLE FAMILY 1 (RS-1) TO RESIDENTIAL SINGLE FAMILY 2 (RS-2) LOCATED AT 33 DOLPHIN DRIVE AND DESCRIBED BY LEGAL DESCRIPTION AS 3-99 DAVIS SHORES LOTS 51 & 52 BLK 46 OR3578/1488 PIN 2200500000.

APPLICANT'S NAME: HYTNER FAMILY TRUST
APPLICATION NUMBER: 2019-0013

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**

____ IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS: I SEE NO BENEFIT TO THE NEIGHBORHOOD
TO REZONE THIS PROPERTY

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0013



RECEIVED

MAR 01 2019

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**

____ IN FAVOR OF APPLICATION



____ OPPOSED TO APPLICATION

COMMENTS: We live across from Parcel. When we purchased we were aware that it could be sold as single lot for one house, which we accepted. Construction of 2 single homes would be a negative negative for the neighborhood and to our property. It would take away from the established look of the street. Also from intercoastal view. It would be out of place with the look from Down Town

SIGNATURE

PRINT NAME

CHRISTINE SIMONS

ADDRESS

32 Dolphin Dr
Saint Augustine

Case: 2019-0013

PZB WRITTEN RESPONSE FORM

Meeting Date: March 7, 2019

Item on Agenda: 4 (a)

Property Address: 2 Luwanna Circle and PID # 1585600000

Applicant's Name: Kyle Newton C/o Miner's Marine Construction

BDAC File Number: 2019-0018

Total Number Sent: 106

8 In Favor

4 Opposed

4 Had Comments



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APPLICANT'S NAME: KYLE NEWTON C/O MINERS MARINE CONSTRUCTION
APPLICATION NUMBER: 2019-0018

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____


 SIGNATURE
 101 MOQUINA AVE
 ADDRESS


 PRINT NAME

Case: 2019-0018

RECEIVED
FEB 25 2019
 Planning/Building Dept.



RECEIVED

FEB 28 2019

LEGAL NOTICE OF PUBLIC HEARING

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**
☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS:

Other Address: 911 Sane Lane
 St. Aug. Fla.
 32080

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0018

38 Solano Ave.

St. Aug. 32080



RECEIVED

FEB 28 2019

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

William H. Pruitt
 SIGNATURE

WILLIAM H. PRUITT
 PRINT NAME

1 LUWANNA CIRCLE
 ADDRESS
 St Augustine FL 32080

Case: 2019-0018



RECEIVED

FEB 28 2019

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Planning/Building Dept.

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

William A. Proett William A. Proett
 SIGNATURE PRINT NAME

1 LUWANNA CIRCLE
 ADDRESS
St. Augustine, FL 32080

Case: 2019-0018



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SURROUNDING PROPERTY OWNER

RESPONSE FORM



☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

Karla Pacetti
SIGNATURE
150 Menendez Rd.
ADDRESS
St. Aug., FL 32080

Karla Pacetti
PRINT NAME

Case: 2019-0018

RECEIVED
FEB 25 2019
Planning/Building Dept.



RECEIVED

MAR 01 2019

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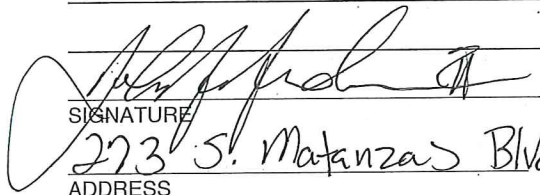
SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

 John A. Andrews II
SIGNATURE PRINT NAME
223 S. Matanzas Blvd
ADDRESS

Case: 2019-0018



RECEIVED

MAR 01 2019

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Planning/Building Dept.

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APPLICANT'S NAME: KYLE NEWTON C/O MINERS MARINE CONSTRUCTION
APPLICATION NUMBER: 2019-0018

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**
☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0018

Janet A. Craig
 264 S. MATANZAS Blvd.

St. Augustine, FL

32080-4551



LEGAL NOTICE OF PUBLIC HEARING

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RECEIVED

MAR 04 2019

Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

Lillian S. Ostrauski
 SIGNATURE

LILLIAN S. OSTRANSKI
 PRINT NAME

1524 ARRICOLA AVE
 ADDRESS

Case: 2019-0018



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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS: _____

Martha Andrew
 SIGNATURE

MARTHA ANDREW
 PRINT NAME

RECEIVED

FEB 25 2019

Planning/Building Dept.

244 S. Matanzas Blvd.
 ADDRESS
St. Augustine, Fla. 32080

Case: 2019-0018



RECEIVED

MAR 06 2019

LEGAL NOTICE OF PUBLIC HEARING

Planning/Building Dept.

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**☐ IN FAVOR OF APPLICATION☒ OPPOSED TO APPLICATION

COMMENTS: OPPOSED TO LENGTH OF DOCK ONLY
150 FT SEEMS EXCESSIVE - THE CREEK IS NOT
USEABLE FOR BOATS AT LOW TIDE - TO PUT A DOCK THAT
FAIR OUT IN THE CREEK WOULD NOT BE VERY USEFUL -
THE LOW TIDE DRAINAGE LINE IS NOT NAVIGABLE AT

X.L. Pellicer Jr
SIGNATURE

X.L. PELLICER JR LOW TIDE
PRINT NAME

201 COQUINA AVE
ADDRESS

Case: 2019-0018

LUWANNA DOCK

150 FT DOCK

- Legend**
-  2 Luwanna Cir
 -  Route





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SURROUNDING PROPERTY OWNER

RESPONSE FORM

IN FAVOR OF APPLICATION

OPPOSED TO APPLICATION

COMMENTS: If it will block the waterway in the least for those that live further down Coquina Ave. Several of us use row boats, canoes, paddle boards etc.... to access the bay. Some use small motorboats as well. I cannot make the meeting because of a previous doctors appt in Jax which cannot be changed or canceled.

Rosalie Santorelli
 SIGNATURE

Rosalie Santorelli
 PRINT NAME

229 Coquina Ave St Augustine, FL 32080
 ADDRESS

Case: 2019-0018

RECEIVED

MAR 04 2019

Planning/Building Dept.



RECEIVED

MAR 06 2019

LEGAL NOTICE OF PUBLIC HEARING

Planning/Building Dept.

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**

IN FAVOR OF APPLICATION

✓ OPPOSED TO APPLICATION

COMMENTS: I AM OPPOSED TO EXTENSION OF DOCK
BEYOND THE ORIGINAL DOCK PERMIT. GOING
OUT 150 FEET INTO THE CREEK WILL COMPROMISE
THE HABITAT, NAVIGATION, AND EXISTING PROPERTIES

Carol Katherine K. Burtin
 SIGNATURE

CAROL KATHERINE K. BURTIN
 PRINT NAME

285 S. MATANZAS BLVD
 ADDRESS

(rear of property

Case: 2019-0018

#3 LUWANNA CIR.)



RECEIVED
FEB 22 2019
Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

____ IN FAVOR OF APPLICATION

____ OPPOSED TO APPLICATION

COMMENTS:

We are not the Party It is too FAR From me

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0018

PZB WRITTEN RESPONSE FORM

Meeting Date: March 7, 2019

Item on Agenda: 5 (a)

Property Address: 32 Cincinnati Avenue

Applicant's Name: Don Crichlow

BDAC File Number: 2019-0015

Total Number Sent: 20

2 In Favor

0 Opposed

2 Had Comments



RECEIVED

FEB 28 2019

LEGAL NOTICE OF PUBLIC HEARING

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VARIANCE

TO APPROVE VARIANCES TO DECREASE THE MINIMUM SIDE AND REAR SETBACKS AND INCREASE THE MAXIMUM LOT COVERAGE BY BUILDING FOR A PROPOSED ADDITION AND NEW GUEST HOUSE LOCATED AT 32 CINCINNATI AVENUE AND DESCRIBED BY LEGAL DESCRIPTION AS 1-159 ROHDE ADDN LOT 5 BLK 9 OR4070/165 PIN 1935200000.

APPLICANT'S NAME: DON CRICHLLOW

APPLICATION NUMBER: 2019-0015

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**

IN FAVOR OF APPLICATION

____ OPPOSED TO APPLICATION

COMMENTS:

Anything to restore & improve the properties on Cincinnati Ave is good with me. The Boles have done a wonderful job restoring the main house @ 32 Cincinnati; I can only imagine how tasteful additional construction will be.

SIGNATURE

Kate Houston
31 Cincinnati Ave

ADDRESS

PRINT NAME

Kate Houston-owner

Case: 2019-0015



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**APPLICANT'S NAME: DON CRICHLLOW
APPLICATION NUMBER: 2019-0015**

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: THE REQUEST IS TO PUT BACK THE HISTORIC DETACHED KITCHEN THAT WAS ALREADY ON THE PROPERTY. IT HAD TO BE TORN DOWN DUE TO THE CONDITION OF THE STRUCTURE. WE DO INTEND TO USE IT AS A GUEST HOUSE NOT A KITCHEN.

Michael W Boles / Daria F Boles
SIGNATURE PRINT NAME

32 CINCINNATI AVE
ADDRESS

Case: 2019-0015

RECEIVED
FEB 25 2019
Planning/Building Dept.

PZB WRITTEN RESPONSE FORM

Meeting Date: March 7, 2019
Item on Agenda: 5 (b)
Property Address: 115 DeHaven Street
Applicant's Name: Joel and Heidi Nagler
BDAC File Number: 2019-0016

Total Number Sent: 35

3 In Favor

1 Opposed

2 Had Comments



RECEIVED
FEB 22 2019
Planning & Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

"IMPORTANT NOTICE: Now that the hearing date has been set and a legal notice has been published, ~~on posted~~, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. **If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present**, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code."

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE PLANNING AND ZONING BOARD OF THE CITY OF ST. AUGUSTINE, TO BE HELD **THURSDAY MARCH 7, 2019**. THE MEETING BEGINS AT **1:00 P.M. IN THE ALCAZAR ROOM**, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA, AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

VARIANCE

TO APPROVE VARIANCES TO DECREASE THE MINIMUM SIDE SETBACKS AND INCREASE THE MAXIMUM LOT COVERAGE BY BUILDING FOR A PROPOSED ADDITION LOCATED AT 115 DEHAVEN STREET AND DESCRIBED BY LEGAL DESCRIPTION AS 1-86 ATWOOD TR CITY W1/2 OF LOT 7 & E1/2 OF LOT 8 BLK A OR3860/959 &3944/198 &199(C/D'S) PIN 2083600000.

APPLICANT'S NAME: JOEL AND HEIDI NAGLER
APPLICATION NUMBER: 2019-0016

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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To obtain additional information regarding this application, contact the Planning and Building Department at 904-209-4331 or email धारrell@citystaug.com. Please mail or deliver this response form to the Planning and Building Department, City of St. Augustine, 75 King Street, P.O. Box 210, St. Augustine, FL 32085-0210, no later than Monday March 6, 2019.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS:

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0016

David P. Dockins
Pamela M. Dockins
c/o Estate of Renu Ayers
205 Sunset Point
St. Augustine FL 32080

Pamela M. Dockins
Harold L. Dockins



RECEIVED
FEB 22 2019
Planning/Building Dept

LEGAL NOTICE OF PUBLIC HEARING

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APPLICATION NUMBER: 2019-0016

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

X

IN FAVOR OF APPLICATION

OPPOSED TO APPLICATION

COMMENTS: - Keep the Expansion Appearance Consistent
With the Architecture of the Merge Door hood

MR Vanden
SIGNATURE

Mark Vanden
PRINT NAME

113 De Haven
ADDRESS

Case: 2019-0016

- Do not write 1 yr
of ISSUANCE

→ SIDES Same

→ ADDING TO REAR
ENLARGING
500 FT
→ ADD 2ND STORY



RECEIVED

FEB 26 2019

LEGAL NOTICE OF PUBLIC HEARING

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**☐ IN FAVOR OF APPLICATION☒ OPPOSED TO APPLICATION

COMMENTS: Is it responsible for the city to grant increased lot coverage while at the same time knowing (and stating at meetings) that increased lot coverage contributes to flooding in the city?

Andrew / Patricia Branaler
SIGNATURE PRINT NAME

126 MOORE ST. 32084
ADDRESS

Case: 2019-0016

Good Luck!

RECEIVED

FEB 22 2019

Planning/Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

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APPLICANT'S NAME: JOEL AND HEIDI NAGLER
APPLICATION NUMBER: 2019-0016

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

**SUNSTATE REALTY & VACATION TRAVEL AGENCY
DISCOUNT CRUISES
ST. AUGUSTINE BEACH VACATION RENTALS
WWW.SUNSTATEVACATION.COM
NORBERT TUSEO NOTARY PUBLIC**

X IN FAVOR OF APPLICATION

COMMENTS: _____

101 LA QUINTA PLACE (904) 825-1911 (DAYS)
(BEHIND POST OFFICE) (904) 466-0133
ST. AUGUSTINE FLA 32084 (EVES & WEEKENDS)
(904) 825 2322 FAX

Norbert Tuseo
SIGNATURE

NORBERT TUSEO
PRINT NAME

116 Main
126 Lincoln
87 Washington St
ADDRESS

Case: 2019-0016

PZB WRITTEN RESPONSE FORM

Meeting Date: March 7, 2019

Item on Agenda: 5 (c)

Property Address: 172 San Marco Avenue

Applicant's Name: Casey Carcaba & Paria Monazzri

BDAC File Number: 2019-0003

Total Number Sent: 9

1 In Favor

0 Opposed

0 Had Comments

Attached email response.



LEGAL NOTICE OF PUBLIC HEARING

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VARIANCE

TO APPROVE A VARIANCE TO DECREASE THE REQUIRED PARKING SPACES FOR A NEW RESTAURANT LOCATED AT 172 SAN MARCO AVENUE AND DESCRIBED BY LEGAL DESCRIPTION AS SANCHEZ TRACT CITY LOTS 3 & 4 OR4358/333 PIN 1896300000.

APPLICANT'S NAME: CASEY CARCABA & PARI MONAZZRI
APPLICATION NUMBER: 2019-0003

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0003

RECEIVED

FEB 25 2019

Planning/Building Dept.

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, March 05, 2019 8:40 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Cortesses Bistro Parking

From: David Lowther [mailto:dlowther@coordinatesolutions.com]
Sent: Tuesday, March 05, 2019 7:47 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Cortesses Bistro Parking

PZB Members,

Please allow the variance for parking requirements for Cortesses Bistro on San Marco. While I would not support reduced parking requirements for a new business, I do believe that a business that has been in place for some time ought to be able to reopen and operate without meeting all new requirements. Requiring more parking would require more parking LOTS and we sure have plenty of those. With the increased focus on using shuttles and folks parking on the outskirts of town I think it reasonable to allow a business to expect that at least some portion of their customers to come on foot.

Please support this request.

Thank you,

Dave Lowther
268 St. George St

PZB WRITTEN RESPONSE FORM

Meeting Date: March 7, 2019

Item on Agenda: 6 (a)

Property Address: 121 King Street

Applicant's Name: David Schmildli

BDAC File Number: 2019-0010

Total Number Sent: 14

0 In Favor

1 Opposed

1 Had Comments

Attached email response.



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USE BY EXCEPTION & VARIANCE

TO APPROVE AN EXCEPTION IN ORDER TO ALLOW FOR OFF-PREMISE PARKING AND LOADING ZONE WITHIN 400 FEET OF THE PREMISES AND ALLOW FOR THE SALE OF ONLY BEER AND WINE ON THE PREMISES & TO APPROVE A VARIANCE TO THE SIDE AND REAR SETBACKS FOR A NEW BUILDING ADDITION LOCATED AT 121 KING STREET AND DESCRIBED BY LEGAL DESCRIPTION AS HOPKINS SUB CITY PART OF BLK 46-C LOT 4 & E25FT OF LOT 5 OR1670/341 PIN 2021700000.

**APPLICANT'S NAME: DAVID SCHMILDLI
APPLICATION NUMBER: 2019-0010**

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

____ IN FAVOR OF APPLICATION

____ OPPOSED TO APPLICATION

COMMENTS: NO COMMENT

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0010

RECEIVED
FEB 25 2019
Planning/Building Dept

IN FAVOR OF APPLICATION

OPPOSED TO APPLICATION

COMMENTS:

RECEIVED
MAR 04 2019
Planning/Building Dept.

PRINT NAME

Case: 2019-0010

SIGNATURE

ADDRESS

Jane A. McCutcheon

125C King Street

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, March 05, 2019 8:41 AM
To: Grant Misterl you; Karen Zander; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Giggling Gator Parking Exception and Expansion

From: David Lowther [mailto:dlowther@coordinatesolutions.com]
Sent: Tuesday, March 05, 2019 7:49 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Giggling Gator Parking Exception and Expansion

PZB Members,

I am writing to express my concern about the expansion of the Giggling Gator. While I support the ability of the business to reframe into an upscale dining establishment and would support a variance for parking requirements for their current footprint, I would not support allowing for the expansion AND waiving the NEW parking requirements. Let them operate within their current scale, but do not allow for an expansion – especially while waiving further requirements of that expansion.

Please deny the request for the variance for the setbacks.
Please deny the request for variance for offsite parking.

Thank you,

Dave Lowther
268 St. George St



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REZONING

TO APPROVE A REZONING FROM RESIDENTIAL SINGLE FAMILY 1 (RS-1) TO RESIDENTIAL SINGLE FAMILY 2 (RS-2) LOCATED AT 33 DOLPHIN DRIVE AND DESCRIBED BY LEGAL DESCRIPTION AS 3-99 DAVIS SHORES LOTS 51 & 52 BLK 46 OR3578/1488 PIN 2200500000.

**APPLICANT'S NAME: HYTNER FAMILY TRUST
APPLICATION NUMBER: 2019-0013**

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS: _____

William and Judith Lennon

SIGNATURE PRINT NAME

27 Dolphin Drive

ADDRESS

St. Augustine, FL 32080

Case: 2019-0013

PZB WRITTEN RESPONSE FORM

Meeting Date: March 7, 2019

Item on Agenda: 6 (a)

Property Address: 121 King Street

Applicant's Name: David Schmildli

BDAC File Number: 2019-0010

Total Number Sent: 14

0 In Favor

1 Opposed

1 Had Comments

Attached email response.



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APPLICANT'S NAME: DAVID SCHMILDLI
APPLICATION NUMBER: 2019-0010

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

_____ OPPOSED TO APPLICATION

COMMENTS: NO COMMENT

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0010

RECEIVED
FEB 25 2019
 Planning/Building Dept.

IN FAVOR OF APPLICATION

OPPOSED TO APPLICATION

COMMENTS:

RECEIVED
MAR 04 2019
Planning/Building Dept.

PRINT NAME

Case: 2019-0010

SIGNATURE

ADDRESS

Jane A. McCutcheon

125C King Street

Tracey Mullins

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To: Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morisette; opsahl@theomlawfirm.com; sarah shipp ryan
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Dave Lowther
268 St. George St

PZB WRITTEN RESPONSE FORM

Meeting Date: March 7, 2019

Item on Agenda: 5 (a)

Property Address: 32 Cincinnati Avenue

Applicant's Name: Don Crichlow

BDAC File Number: 2019-0015

Total Number Sent: 20

2 In Favor

0 Opposed

2 Had Comments



RECEIVED

FEB 28 2019

LEGAL NOTICE OF PUBLIC HEARING

“IMPORTANT NOTICE: Now that the hearing date has been set and a legal notice has been published, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. **If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present,** and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code.”

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE PLANNING AND ZONING BOARD OF THE CITY OF ST. AUGUSTINE, TO BE HELD **THURSDAY MARCH 7, 2019**. THE MEETING BEGINS AT **1:00 P.M. IN THE ALCAZAR ROOM, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA,** AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

VARIANCE

TO APPROVE VARIANCES TO DECREASE THE MINIMUM SIDE AND REAR SETBACKS AND INCREASE THE MAXIMUM LOT COVERAGE BY BUILDING FOR A PROPOSED ADDITION AND NEW GUEST HOUSE LOCATED AT 32 CINCINNATI AVENUE AND DESCRIBED BY LEGAL DESCRIPTION AS 1-159 ROHDE ADDN LOT 5 BLK 9 OR4070/165 PIN 1935200000.

APPLICANT'S NAME: DON CRICHLLOW

APPLICATION NUMBER: 2019-0015

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: Anything to restore & improve the properties on Cincinnati Ave is good with me. The Boles have done a wonderful job restoring the main house @ 32 Cincinnati, I can only imagine how tasteful additional construction will be.

Kate Houston
SIGNATURE

Kate Houston-owner
PRINT NAME

31 Cincinnati Ave
ADDRESS

Case: 2019-0015



LEGAL NOTICE OF PUBLIC HEARING

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APPLICANT'S NAME: DON CRICHLLOW

APPLICATION NUMBER: 2019-0015

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: THE REQUEST IS TO PUT BACK THE HISTORIC DETACHED
KITCHEN THAT WAS ALREADY ON THE PROPERTY. IT HAD
TO BE TORN DOWN DUE TO THE CONDITION OF THE
STRUCTURE, WE DO INTEND TO USE IT AS A GUEST
HOUSE NOT A KITCHEN.

MW Boles / Darla F Boles MICHAEL W BOLES
SIGNATURE PRINT NAME

32 CINCINNATI AVE
ADDRESS

Case: 2019-0015

RECEIVED
FEB 25 2019
Planning/Building Dept.

PZB WRITTEN RESPONSE FORM

Meeting Date: March 7, 2019

Item on Agenda: 5 (c)

Property Address: 172 San Marco Avenue

Applicant's Name: Casey Carcaba & Paria Monazzri

BDAC File Number: 2019-0003

Total Number Sent: 9

1 In Favor

0 Opposed

0 Had Comments

Attached email response.



LEGAL NOTICE OF PUBLIC HEARING

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VARIANCE

TO APPROVE A VARIANCE TO DECREASE THE REQUIRED PARKING SPACES FOR A NEW RESTAURANT LOCATED AT 172 SAN MARCO AVENUE AND DESCRIBED BY LEGAL DESCRIPTION AS SANCHEZ TRACT CITY LOTS 3 & 4 OR4358/333 PIN 1896300000.

APPLICANT'S NAME: CASEY CARCABA & PARIA MONAZZRI
APPLICATION NUMBER: 2019-0003

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0003

RECEIVED
FEB 25 2019
Planning/Building Dept.

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, March 05, 2019 8:40 AM
To: Grant Misterl you; Karen Zander; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Cortesses Bistro Parking

From: David Lowther [mailto:dlowther@coordinatesolutions.com]
Sent: Tuesday, March 05, 2019 7:47 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Cortesses Bistro Parking

PZB Members,

Please allow the variance for parking requirements for Cortesses Bistro on San Marco. While I would not support reduced parking requirements for a new business, I do believe that a business that has been in place for some time ought to be able to reopen and operate without meeting al new requirements. Requiring more parking would require more parking LOTS and we sure have plenty of those. With the increased focus on using shuttles and folks paring on the outskirts of town I think it reasonable to allow a business to expect that at least some portion of their customers to come on foot.

Please support this request.

Thank you,

Dave Lowther
268 St. George St

PZB WRITTEN RESPONSE FORM

Meeting Date: March 7, 2019

Item on Agenda: 5 (b)

Property Address: 115 DeHaven Street

Applicant's Name: Joel and Heidi Nagler

BDAC File Number: 2019-0016

Total Number Sent: 35

3 In Favor

1 Opposed

2 Had Comments



RECEIVED
FEB 22 2019
Planning & Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

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APPLICANT'S NAME: JOEL AND HEIDI NAGLER
APPLICATION NUMBER: 2019-0016

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS:

SIGNATURE

ADDRESS

PRINT NAME

Case: 2019-0016



RECEIVED
FEB 22 2019
Planning/Building Dept

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

X

IN FAVOR OF APPLICATION

OPPOSED TO APPLICATION

COMMENTS:

- Keep the Expansion Appearance Consistent
with the Architecture of the Neighboring

MR Van Veen
SIGNATURE

MARK VAN VEEN
PRINT NAME

113 De Haven
ADDRESS

Case: 2019-0016

- Act with 1 yr
of ISSUANCE

→ SIDES Same
→ ADDING TO REAR
ENLARGING
50 FT



RECEIVED

FEB 26 2019

LEGAL NOTICE OF PUBLIC HEARING

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**☐ IN FAVOR OF APPLICATION☒ OPPOSED TO APPLICATION

COMMENTS: Is it responsible for the city to grant increased lot coverage while at the same time knowing (and stating at meetings) that increased lot coverage contributes to flooding in the city?

[Signature]
SIGNATURE

ANDREW/PATRICIA BRANALER
PRINT NAME

126 MOORE ST. 32084
ADDRESS

Case: 2019-0016



Good Luck!

RECEIVED

FEB 22 2019

Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

SUNSTATE REALTY & VACATION TRAVEL AGENCY
DISCOUNT CRUISES
ST. AUGUSTINE BEACH VACATION RENTALS
WWW.SUNSTATEVACATION.COM
NORBERT TUSEO NOTARY PUBLIC

☒ IN FAVOR OF APPLICATION

COMMENTS:

101 LA QUINTA PLACE (904) 825-1911 (DAYS)
(BEHIND POST OFFICE) (904) 466-0133
ST. AUGUSTINE FLA 32084 (EVES & WEEKENDS)
(904) 825 2322 FAX

Norbert Tuseo
SIGNATURE

NORBERT
PRINT NAME

105FO

116 Mima
ADDRESS

Case: 2019-0016

126 Lincoln
87 Washington St

PZB WRITTEN RESPONSE FORM

Meeting Date: March 7, 2019

Item on Agenda: 4 (a)

Property Address: 2 Luwanna Circle and PID # 1585600000

Applicant's Name: Kyle Newton C/o Miner's Marine Construction

BDAC File Number: 2019-0018

Total Number Sent: 106

8 In Favor

4 Opposed

4 Had Comments



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CONSERVATION OVERLAY ZONE DEVELOPMENT

TO APPROVE THE CONSTRUCTION OF AN EXTENDED DOCK PLATFORM IN CONSERVATION OVERLAY ZONE 1 LOCATED AT 2 LUWANNA CIRCLE & PIN#:1585600000 AND DESCRIBED BY LEGAL DESCRIPTION AS THE FOLLOWING: 8-71 LUWANNA SUBD OF DAVIS SHORES LOT 6 (EX S5FT & E 122.78FT) LOT 7 & RIP RIGHTS TO LOTS 6 & 7 OR4648/818 PIN 2214700060; & 1 ALL OF LOT 1 LYING S OF ESCOLATA CREEK (EX PT IN OR3387/1778) (EX PT IN OR4267/1837) OR593/299 & 604/150&3326/1425 PIN 1585600000.

APPLICANT'S NAME: KYLE NEWTON C/O MINERS MARINE CONSTRUCTION
APPLICATION NUMBER: 2019-0018

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____


 SIGNATURE

GISELLE THOMPSON
 PRINT NAME

101 COQUINA AVE
 ADDRESS

Case: 2019-0018

RECEIVED
 FEB 25 2019
 Planning/Building Dept.



RECEIVED

FEB 28 2019

LEGAL NOTICE OF PUBLIC HEARING

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APPLICANT'S NAME: KYLE NEWTON C/O MINERS MARINE CONSTRUCTION
APPLICATION NUMBER: 2019-0018

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS:

Other Address: 911 Sane Lane
 St. Aug. Fla.
 32080

SIGNATURE

38 Solano Ave.
 ADDRESS

St. Aug. 32080

PRINT NAME

Case: 2019-0018



RECEIVED

FEB 28 2019

LEGAL NOTICE OF PUBLIC HEARING

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TO APPROVE THE CONSTRUCTION OF AN EXTENDED DOCK PLATFORM IN CONSERVATION OVERLAY ZONE 1 LOCATED AT 2 LUWANNA CIRCLE & PIN#:1585600000 AND DESCRIBED BY LEGAL DESCRIPTION AS THE FOLLOWING: 8-71 LUWANNA SUBD OF DAVIS SHORES LOT 6 (EX S5FT & E 122.78FT) LOT 7 & RIP RIGHTS TO LOTS 6 & 7 OR4648/818 PIN 2214700060; & 1 ALL OF LOT 1 LYING S OF ESCOLATA CREEK (EX PT IN OR3387/1778) (EX PT IN OR4267/1837) OR593/299 & 604/150&3326/1425 PIN 1585600000.

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**☒

IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

William H Pruitt
 SIGNATURE

WILLIAM H PRUITT
 PRINT NAME

1 LUWANNA CIRCLE
 ADDRESS
 St Augustine FL 32080

Case: 2019-0018



RECEIVED

FEB 28 2019

LEGAL NOTICE OF PUBLIC HEARING

Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

William A. Pruitt **William A. Pruitt**
SIGNATURE PRINT NAME

160 LUWANNA CIRCLE
ADDRESS
ST. AUGUSTINE, FL 32080

Case: 2019-0018



LEGAL NOTICE OF PUBLIC HEARING

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SURROUNDING PROPERTY OWNER

RESPONSE FORM



☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

Karla Pacetti
 SIGNATURE
150 Menendez Rd.
 ADDRESS St. Aug., FL 32080

Karla Pacetti
 PRINT NAME

Case: 2019-0018

RECEIVED
FEB 25 2019
 Planning/Building Dept.



RECEIVED

MAR 01 2019

LEGAL NOTICE OF PUBLIC HEARING

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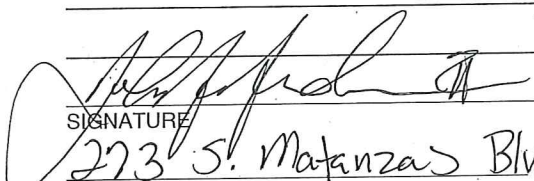
SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

 **John A. Andrews II**
SIGNATURE PRINT NAME
223 S. Matanzas Blvd
ADDRESS

Case: 2019-0018



RECEIVED

MAR 01 2019

LEGAL NOTICE OF PUBLIC HEARING

Planning/Building Dept.

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**
☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS:

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0018

Janet A. Cragg
 264 S. MATANZAS Blvd.

St. Augustine, FL

32080-4551



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SURROUNDING PROPERTY OWNER

RESPONSE FORM

RECEIVED

MAR 04 2019

Planning/Building Dept.

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

1524 ARRICOLA AVE
ADDRESS

LILLIAN S. OSTROWSKI
PRINT NAME

Case: 2019-0018



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____ IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

PRINT NAME

RECEIVED

ADDRESS

Case: 2019-0018

FEB 25 2019

Planning/Building Dept.

Martha Andrew
244 S. Matanzas Blv.
St. Augustine, Fla. 32080

MARTHA ANDREW



RECEIVED

MAR 06 2019

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**☐ IN FAVOR OF APPLICATION☒ OPPOSED TO APPLICATION

COMMENTS: OPPOSED TO LENGTH OF DOCK ONLY
150 FT SEEMS EXCESSIVE - THE CREEK IS NOT
USEABLE FOR BOATS AT LOW TIDE - TO PUT A DOCK THAT
RAP OUT IN THE CREEK WOULD NOT BE VERY USEFUL -
THE LOW TIDE DRAINAGE LINE IS NOT NAVIGABLE AT
X.L. PELLICER JR LOW TIDE
SIGNATURE X.L. PELLICER JR PRINT NAME
201 COQUINA AVE
ADDRESS

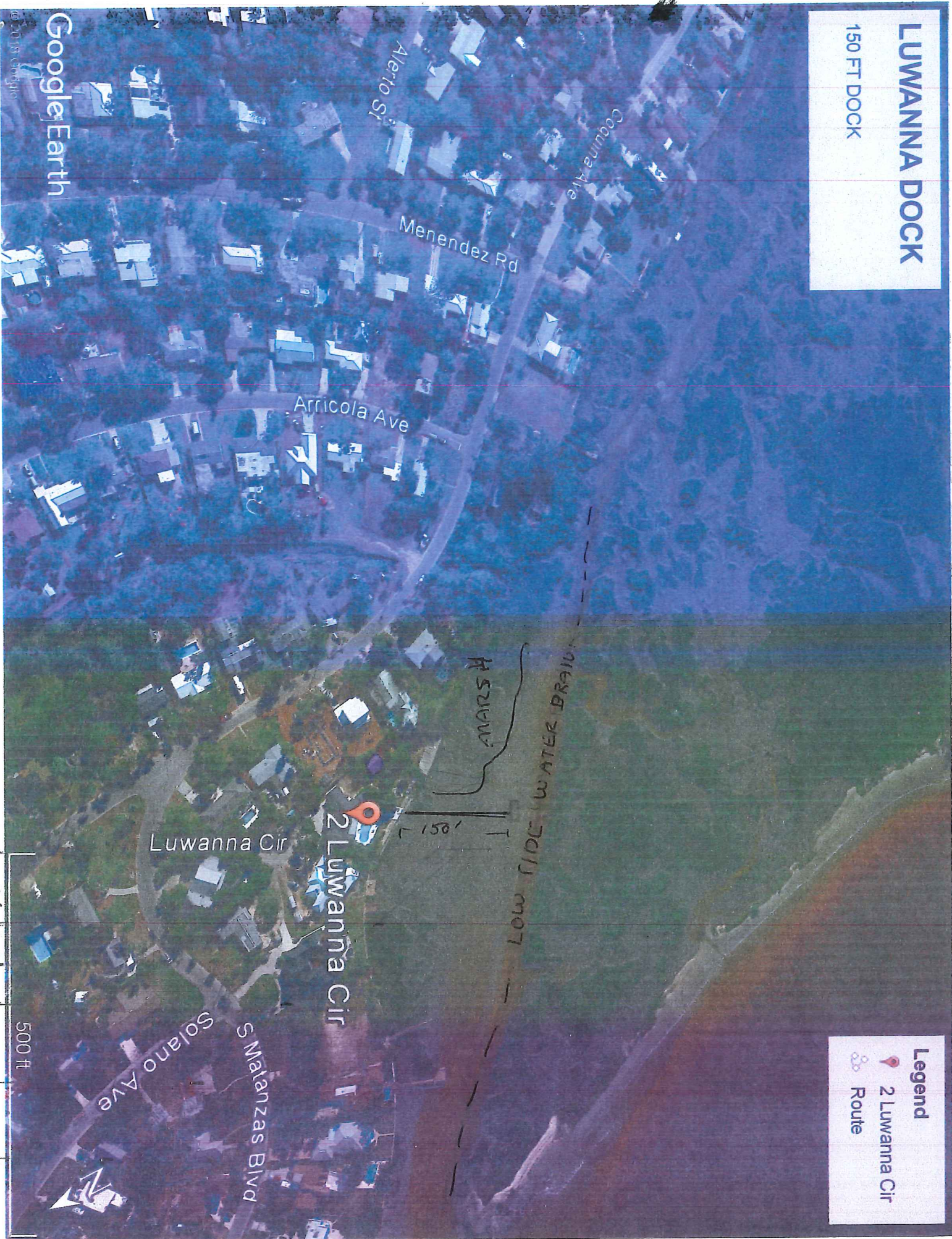
Case: 2019-0018

LUWANNA DOCK

150 FT DOCK

Legend

-  2 Luwanna Cir
-  Route



Google Earth

© 2018 Google



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NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE PLANNING AND ZONING BOARD OF THE CITY OF ST. AUGUSTINE, TO BE HELD **THURSDAY MARCH 7, 2019**. THE MEETING BEGINS AT **1:00 P.M. IN THE ALCAZAR ROOM, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA,** AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

CONSERVATION OVERLAY ZONE DEVELOPMENT

TO APPROVE THE CONSTRUCTION OF AN EXTENDED DOCK PLATFORM IN CONSERVATION OVERLAY ZONE 1 LOCATED AT 2 LUWANNA CIRCLE & PIN#:1585600000 AND DESCRIBED BY LEGAL DESCRIPTION AS THE FOLLOWING: 8-71 LUWANNA SUBD OF DAVIS SHORES LOT 6 (EX S5FT & E 122.78FT) LOT 7 & RIP RIGHTS TO LOTS 6 & 7 OR4648/818 PIN 2214700060; & 1 ALL OF LOT 1 LYING S OF ESCOLATA CREEK (EX PT IN OR3387/1778) (EX PT IN OR4267/1837) OR593/299 & 604/150&3326/1425 PIN 1585600000.

APPLICANT'S NAME: KYLE NEWTON C/O MINERS MARINE CONSTRUCTION
APPLICATION NUMBER: 2019-0018

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based."

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To obtain additional information regarding this application, contact the Planning and Building Department at 904-209-4331 or email dharell@citystaug.com. Please mail or deliver this response form to the Planning and Building Department, City of St. Augustine, 75 King Street, P.O. Box 210, St. Augustine, FL 32085-0210, no later than Monday March 6, 2019.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

IN FAVOR OF APPLICATION *not*

March 6th IS Wednesday NOT Monday
☒ OPPOSED TO APPLICATION

COMMENTS: *If it will block the waterway in the least for those that live further down Coquina Ave. Several of us use row boats, canoes, paddle boards etc... to access the bay. Some use small motorboats as well. I cannot make the meeting because of a previous doctors appt in Jax which cannot be changed or canceled.*

SIGNATURE

PRINT NAME

Rosalie Santorelli
 ADDRESS *229 Coquina Ave, St Augustine, FL 32080*

Case: 2019-0018

RECEIVED

MAR 04 2019

Planning/Building Dept.



RECEIVED

MAR 06 2019

LEGAL NOTICE OF PUBLIC HEARING

Planning/Building Dept.

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**

IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS:

I AM OPPOSED TO EXTENSION OF DOCK BEYOND THE ORIGINAL DOCK PERMIT. GOING OUT 150 FEET INTO THE CREEK WILL COMPROMISE THE HABITAT, NAVIGATION, AND EXISTING PROPERTIES

Carol Katherine K. Burtin
 SIGNATURE

CAROL KATHERINE K. BURTIN
 PRINT NAME

285 S. MATANZOS BLVD
 ADDRESS

(rear of property

Case: 2019-0018

#3 LUWANNA CIR.)



RECEIVED
FEB 22 2019
Planning/Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

_____ OPPOSED TO APPLICATION

COMMENTS:

We are not the Party it is too FAR From me

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0018

PZB WRITTEN RESPONSE FORM

Meeting Date: March 7, 2019

Item on Agenda: 3 (a)

Property Address: 33 Dolphin Drive

Applicant's Name: Hytner Family Trust

BDAC File Number: 2019-0013

Total Number Sent: 12

0 In Favor

3 Opposed

3 Had Comments

✓
<



RECEIVED
FEB 22 2019
 Planning & Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

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REZONING

TO APPROVE A REZONING FROM RESIDENTIAL SINGLE FAMILY 1 (RS-1) TO RESIDENTIAL SINGLE FAMILY 2 (RS-2) LOCATED AT 33 DOLPHIN DRIVE AND DESCRIBED BY LEGAL DESCRIPTION AS 3-99 DAVIS SHORES LOTS 51 & 52 BLK 46 OR3578/1488 PIN 2200500000.

APPLICANT'S NAME: HYTNER FAMILY TRUST
APPLICATION NUMBER: 2019-0013

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

____ IN FAVOR OF APPLICATION

☒ **OPPOSED TO APPLICATION**

COMMENTS: I would HOPE THE LONG STANDING INTEGRITY OF
Dolphin Dr. would NOT be DESTROYED. THIS IS NOT
A NEW MODERN SUB-DIVISION. (EXAMPLE - THE NEW
HOUSE AROUND THE CORNER AT 104 ZORATOR WAS
BUILT ON A POSTAGE STAMP LOT.) THEY PARK ON THE STREET.

Ed Acebal
 SIGNATURE
40 Dolphin Dr.
 ADDRESS

ED ACEBAL
 PRINT NAME

Case: 2019-0013

TWO HOMES ON
 THAT LOT WILL
 ALSO GENERATE
 MORE ON STREET
 PARKING.



RECEIVED

MAR 04 2019

LEGAL NOTICE OF PUBLIC HEARING

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APPLICANT'S NAME: HYTNER FAMILY TRUST
APPLICATION NUMBER: 2019-0013

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**

____ IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS:

I SEE NO BENEFIT to the NEIGHBORHOOD to REZONE THIS property

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0013



RECEIVED

MAR 01 2019

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**☐ IN FAVOR OF APPLICATION☒ OPPOSED TO APPLICATION

COMMENTS: We live across from Parcel. When we purchased we were aware that it could be sold as single lot for one house, which we accepted. Construction of 2 single homes would be a ~~negative~~ negative for the neighborhood and to our property. It would take away from the established look of the street. Also from intercoastal view it would be out of place with the look from Down Town

SIGNATURE

ADDRESS

32 Dolphin Dr
Saint Augustine

PRINT NAME

CHRISTINE SIMONS

Case: 2019-0013

①

P2B 3.7.19

BJ KALAI DI
8 NEWCOMB ST

4A - 2019-0018 - THE THOMPSONS OWN THE WETLANDS. THEY ALREADY GAVE MR. MCKNEW, WHO PURCHASED 2 LUWANNA CIRCLE #221470-0060 FROM THE BUSHELLS NOV. 30, 2018 FOR \$837K, PERMISSION TO BUILD THEIR DOCK OVER THE WETLANDS.

IT THIS SEEMS TO BE AN ATTEMPT TO GIVE THE NEW OWNERS THEIR ORIGINALLY DESIRED SQUARE FOOTAGE DOCK, WHICH THIS BOARD DENIED IN JANUARY 2019. SEE P. 3 OF STAFF REPORT - LENGTH IS REDUCED.

IF DENY THE CONSTRUCTION OF AN EXTENDED DOCK PLATFORM IN CONSERVATION OVERLAY ZONE 1.

5A 2019-0015 - 32 CINCINNATI AVE. ^{50% LARGER - WHY} LOT COVERAGE
BUILD A SMALLER GUEST HOUSE AKA VACATION RENTAL.

THE VARIANCE NOT NEEDED, DID THESE OWNERS CONSTRUCT THE ILLEGAL TOW AWAY SIGN IN THE R.O.W. IN FRONT OF 32 AND 34 CINCINNATI? THE R.O.W. IS OWNED BY THE COSA, OUR TAXES PAY FOR THE MAINTENANCE OF R.O.W. DENY THIS VARIANCE.

5B 2019-0016 - 115 DE HAVEN ST.

THIS PROPERTY WAS PURCHASED IN 2014. THE FAILURE OF NEW OWNERS TO REALIZE AN ADDITION ON THIS SMALL LOT MADE IT DIFFICULT TO ADD ON TO THE HOUSE IS NO REASON TO GRANT THE VARIANCE. A VARIANCE TO INCREASE LOT COVERAGE CAN CREATE FLOODING. REMEMBER, MR. BLOW'S LAWYER MS. AVERY-SMITH SPOKE WHEN PROPERTY OWNERS IN HIS NEIGHBORHOOD WERE BUILDING AND HIS CONCERN ABOUT RUN OFF WAS ADDRESSED.

(2)

P2B 3.7.19

BJ KALAI DI
8 NEWCOMB ST

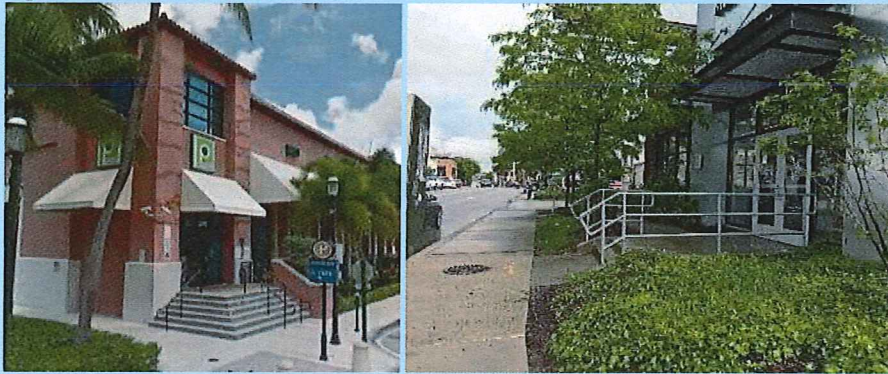
5-C 172 SAN MARCO AVE. - DENY VARIANCE TO
DECREASE REQUIRED PARKING SPACES FOR A RESTAURANT.
THIS PROPERTY AT THE INTERSECTION OF SAN MARCO AND
W. SAN CARLOS WAS PURCHASED IN 2013 FOR 928 K.
IF THE NEW OWNERS SHOULD HAVE KNOWN PARKING
AT THIS LOCATION HAS BEEN A PROBLEM, THIS WAS
DISCUSSED AT A FRIDAY REVIEW, IF MEMORY SERVES
ME. IF THE MERRY-GO-ROUND AND LIBRARY PARKING
ACROSS THE STREET HAS BEEN DECREASED AS
MAY STREET IS BEING CHANGED. PUBLIC PARKING
IS NOT FOR THE USE OF A RESTAURANT. ^{US1} THE
OWNERS CAN REDUCE THE SEATING INSIDE AND
OUTSIDE AND THIS VARIANCE IS NOT NECESSARY
ALSO THEIR APPLICATION DATED JAN. 24, 2019 STATES
MAJORITY OF CUSTOMERS WILL COME BY FOOT. ^{VIOLATED} SIGN CODE
6A-121 KING ST. - THE METHODIST CHURCH HAS NO
OBJECTION TO ALCOHOL BEING SERVED, AS THEY WILL
LEASE THEIR PARKING LOT FOR REVENUE. ANOTHER
HIGH END RESTAURANT WITH BEER AND WINE WILL
ADD TO NIGHTLIFE DOWNTOWN, IF THE POLICE AND
POLITICIANS CONTINUE TO DISCUSS THE NIGHT LIFE
PROBLEMS. IF IT'S MY OPINION AS A TAXPAYER THE
HEALTH, SAFETY AND WELFARE OF THE RESIDENTS
AND OVER BURDENED POLICE AND FIRE DEPARTMENTS
OF THE CITY WILL NOT BE SERVED BY THIS EXCEPTION.
IF REMEMBER A PATRON OF THIS BAR WAS RECENTLY
MURDERED. A NEW BUILDING ADDITION WILL CREATE
THE OFF PREMISES PARKING PROBLEM. DENY THE
VARIANCE AND EXCEPTION. ^{P2B} UNDER CONTRACT SO HAD 2ND MEETING
IN MARCH



5.4.6. Building Entrances

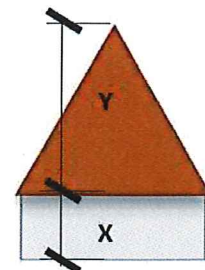
1. **The main entrance of all buildings shall be oriented toward the King Street corridor.** The design of the façade shall reinforce presence of main entrance. **In order to better address multi-modal mobility needs**, on lots with a possible secondary entrance, the applicant will design the secondary entrance in the context of serving the multi-modal community, including, but not limited to, scaling the secondary entrance to pedestrian needs, providing unimpeded pedestrian pathways or sidewalks through the site, connecting pathways or sidewalks to adjacent parcels or other pedestrian features on public or private land, providing for bicycle racks, etc.
2. The front entrance (facing King Street) shall be operable, clearly-defined and highly-visible. In order to emphasize entrances, they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy or similar feature.
3. Doors may be solid or glazed. The acceptable door materials include wood, painted steel, and painted aluminum.
4. Pedestrian connections from the public sidewalk and parking areas to the building entrance shall be provided. Buildings with entrances at a higher elevation than the public sidewalk shall create a transition within the setback (see Figure 19).

Figure 19. Pedestrian Transition



5.4.7. Building Roof

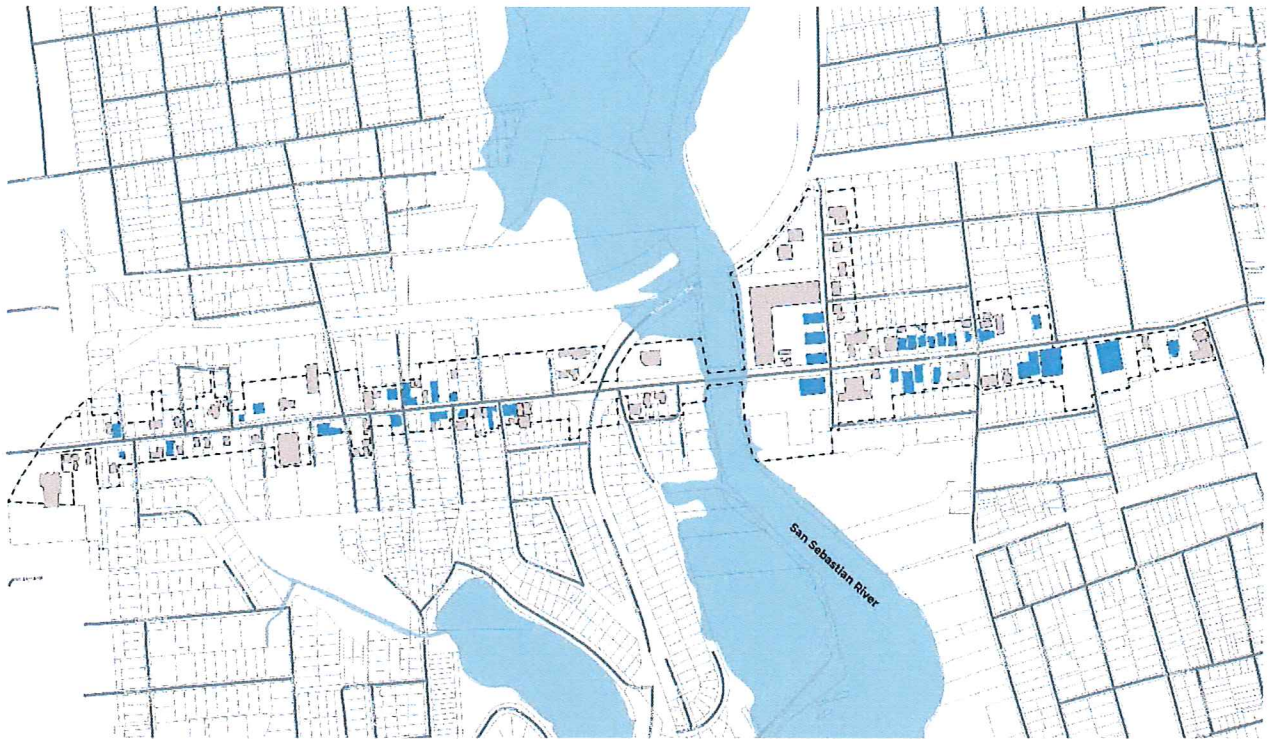
- a. Buildings with flat roofs shall have a cornice treatment or a parapet. The cornice shall be at least eighteen (18) inches in height. Parapet shall be a minimum of two (2) feet in height measured from the exterior horizontal roof surface.
- b. The vertical dimension of a hip roof shall not exceed the height of the supporting walls (see right; Y shall not be larger than X).
- c. In the case of flat roofs, roof materials shall be light-colored or a planted surface (green roof).
- d. Mansard roofs shall be prohibited (see Figure 20).





APPENDIX D: LEGACY BUILDINGS

Buildings marked in dark blue are deemed Legacy Buildings by the COSA Historic Preservation Officer based upon the presence of traditional building materials and original form and plan of building is greater than or equal to 50 years old. For addresses, see the list included on the following pages. **Legacy structures are indicated to guide renovations and additions (see 5.4.1b1).**



THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003145654-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **PZB- 33 Dolphin Drive** was published in said newspaper on **02/21/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of **FEB 21 2019**

by *Jamie Williams* who is personally known to me
or who has produced as identification

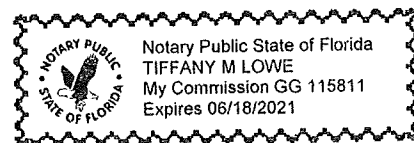
Tiffany M. Lowe
(Signature of Notary Public)



NOTICE OF PUBLIC
HEARING

Notice is hereby given of a public hearing by the Planning and Zoning Board to be held at 1:00 PM, Thursday, March 7, 2019, at The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

REZONING TO APPROVE A REZONING FROM RESIDENTIAL SINGLE FAMILY 1 (RS-1) TO RESIDENTIAL SINGLE FAMILY 2 (RS-2); 3-99 DAVIS SHORES LOTS 51 & 52 BLK 46 OR3578/1488; ALSO KNOWN AS 33 Dolphin Drive.
APPLICANT'S NAME: Hytner Family Trust
CITY CLERK'S OFFICE
0003145654 February 21, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003145657-01
PO#

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STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **PZB-PIN#:1585600000** was published in said newspaper on **02/21/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of **FEB 21 2019**

by *Jamie Williams* who is personally known to me
or who has produced as identification

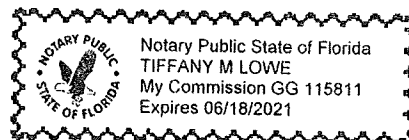
Tiffany M. Lowe
(Signature of Notary Public)



NOTICE OF PUBLIC
HEARING

Notice is hereby given of a public hearing by the Planning and Zoning Board to be held at **1:00 PM, Thursday, March 7, 2019, at The Alcazar Room at City Hall, St. Augustine, Florida**, at which time comments are invited on the following:

CONSERVATION OVERLAY ZONE DEVELOPMENT TO APPROVE THE CONSTRUCTION OF AN EXTENDED DOCK PLATFORM IN CONSERVATION OVERLAY ZONE 1; 1 ALL OF LOT 1 LYING S OF ESCOLATA CREEK (EX PT IN OR3387/1778) (EX PT IN OR4267/1837) OR593/299 & 604/150&3326/1425; ALSO KNOWN AS PIN#:1585600000 (Approved dock connected to 2 Luvanna Circle).
APPLICANT'S NAME: Kyle Newton,
Miner's Marine Construction
CITY CLERK'S OFFICE
0003145657 February 21, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003145663-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **PZB- 32 Cincinnati Avenue** was published in said newspaper on **02/21/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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or who has produced as identification

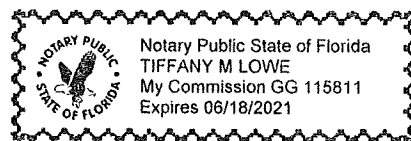
Tiffany M. Lowe
(Signature of Notary Public)



**NOTICE OF PUBLIC
HEARING**

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VARIANCE TO APPROVE VARIANCES TO DECREASE THE MINIMUM SIDE AND REAR SETBACKS AND INCREASE THE MAXIMUM LOT COVERAGE BY BUILDING FOR A PROPOSED ADDITION AND NEW GUEST HOME; 1-159 ROHDE ADDN LOT 5 BLK 9 OR4070/165; ALSO KNOWN AS 32 Cincinnati Avenue .
APPLICANT'S NAME: Don Crichtow
CITY CLERK'S OFFICE
0003145663 February 21, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003145668-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **PZB- 115 DeHaven Street** was published in said newspaper on **02/21/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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by Jamie Williams who is personally known to me
or who has produced as identification

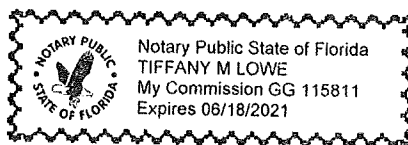
Tiffany M. Lowe
(Signature of Notary Public)



NOTICE OF PUBLIC
HEARING

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VARIANCE TO APPROVE VARIANCES TO DECREASE THE MINIMUM SIDE SETBACKS AND INCREASE THE MAXIMUM LOT COVERAGE BY BUILDING FOR A PROPOSED ADDITION; 1-86 ATWOOD TR CITY W1/2 OF LOT 7 & E1/2 OF LOT 8 BLK A OR 3860/959 & 3944/198 & 199(C/D'S); ALSO KNOWN AS 115 De Haven Street.
APPLICANT'S NAME: Joel and Heidi Nagler
CITY CLERK'S OFFICE
0003145668 February 21, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003145678-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **PZB 172 San Marco Avenue**, was published in said newspaper on **02/21/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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by *Jamie Williams* who is personally known to me
or who has produced as identification

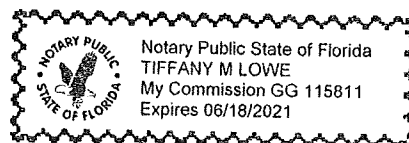
Tiffany M. Lowe
(Signature of Notary Public)



NOTICE OF PUBLIC
HEARING

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VARIANCE TO APPROVE A VARIANCE TO DECREASE THE REQUIRED PARKING SPACES FOR A NEW RESTAURANT; SANCHEZ TRACT CITY LOTS 3 & 4 OR4358/333; ALSO KNOWN AS 172 San Marco Avenue.
APPLICANT'S NAME: Casey Carcaba & Paria Monazzri
CITY CLERK'S OFFICE
0003145678 February 21, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003145683-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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by Jamie Williams who is personally known to me or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)



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HEARING

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USE BY EXCEPTION & VARIANCE TO APPROVE AN EXCEPTION IN ORDER TO ALLOW FOR OFF- PREMISE PARKING AND LOADING ZONE WITHIN 400 FEET OF THE PREMISES AND ALLOW FOR THE SALE OF ONLY BEER AND WINE ON THE PREMISES & TO APPROVE A VARIANCE TO THE SIDE AND REAR SETBACKS FOR A NEW BUILDING ADDITION; HOPKINS SUB CITY PART OF BLK 46-C LOT 4 & E25FT OF LOT 5 OR1670/341; ALSO KNOWN AS 121 King Street.
APPLICANT'S NAME: David Schmildi
CITY CLERK'S OFFICE
0003145683 February 21, 2019

