

CITY OF
ST. AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE

AGENDA

THURSDAY, JUNE 26, 2025 - 2:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. New Business
 - a) HP2025-0047 Sarah Ryan Architect, LLC - Applicant
City of St. Augustine - Owner
241 W. King Street
For preliminary design approval to construct a new City of St. Augustine institutional building to include community meeting space and archaeology center along West King Street, at the southeast corner of Madison Street.
6. Planning and Building Staff Communications
7. Other Business
8. Adjournment

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

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

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**CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE
STAFF REPORT AND RECOMMENDATION
Prepared for the June 26, 2025 Meeting**



Application: HP2025-0047

Address: 241 W. King Street

City of St. Augustine – Owner Sarah Ryan, Architect – Applicant

Project description: For Preliminary Design Approval to construct a new City of St. Augustine Institutional building to include community meeting space and archaeology center along West King Street, at the southeast corner of Madison Street.

Architectural Style: Masonry Vernacular (proposed)	Florida Master Site File:
National Register: N/A	Construction date: N/A
Archaeology Zone: N/A	Zoning District: CM-2 (current) GU (possible future zone)
Parcel number: 1115600010	Typology: Masonry Institutional
Agenda Item: 5(a)	Previous Action(s): PL2018-0162 – HARB demo approval of previous structure PZB2025-0046 – Rezoning, FLUM amendment, Parking Variance (still in review)

STAFF SUMMARY AND ANALYSIS:

1. The applicant is presenting a request for a Preliminary Design Review of a new two and three-story Masonry Institutional Structure on a vacant lot at the southwest corner of W. King and Madison Streets. The lot was once the site of a one-story Masonry Vernacular Commercial structure which was demolished in 2019.
2. Staff has identified specific project details that require CRC approval as a Modification to the Standards:
 - a. The metal paneling on the rear portion of the structure per Sec. 4.4.4 – Building Materials of the Design Standards for Entry Corridors (DSEC/Standards).
3. Additionally, Staff has determined that the following aspects of the project will require variance approval from the Planning and Zoning Board. The CRC may make comments regarding these elements of the application regarding how they affect the Entry Corridor but may not act on them.
 - a. Variance to the King Street Entry Corridor Design Standards to allow for less than the CRC approvable amount of glazing on the second floor W. King Street elevation. An increase in glazing of approximately 15sf would allow for CRC approval of the second story glazing as a Modification to the Standards (see glazing calculations attached).
4. Proposed architecture facing W. King Street is designed to match adjacent existing City owned institutional structures including the Fleet Maintenance Building at 253 W. King Street which was constructed in 2007. A red brick with cast stone architectural details is proposed for the front façade of the two-story portion of the building. All side and rear elevations of the three-story portion will be clad in a metal paneling with combined colors of Almond and Sierra Tan. Other metal colors and combinations are available for the proposed metal cladding. City-owned buildings to the west have a cream metal panel cladding on the side and rear elevations, while those to the north, across W. King Street, have red stucco combined with the similar red brick.
5. Current CM-2 zoning allows for 0' setbacks and up-to 15' per the DSEC. The current setback shown meets these requirements. This property is intended to be rezoned to GU (Government Use) and the proposed setback is consistent with those zone requirements as well.
6. Proposed frontage meets the 70% minimum requirement of the corridor.
7. The maximum building height proposed is 35' which meets zoning height requirements. No stepping back of building height is required in this portion of the corridor, though the front 20' of the building is only about 28' in height.
8. There are no color requirements in the W. King portion of the corridor, though colors appear to be consistent with the proposed architectural style and surrounding streetscape.
9. Ground floor fenestration along W. King Street meets DSEC glazing requirements with no need for modification approval. Window and glass door types are appropriate for the architectural style and the streetscape.
10. An aluminum canopy is proposed across the rear of the building to act as a porte-cochere for the rear entrance to the building.

11. Flat roof portions on the northern portion of the building appear to meet the two (2) foot minimum parapet requirement.
12. Parking placement towards the rear of the building with access off a secondary street is consistent with the Standards.
13. Proposed lighting fixtures appear to meet design requirements. Lighting temperature must be between 2700K and 3000K
14. Stormwater facilities are not addressed within this application. The applicant may want to clarify how the site meets at least two low-impact design concepts listed in section 4.7 of the standards.
15. The DSEC does not have front buffer yard requirements for GU zoning. Side and rear buffer yards appear to meet requirements. Additional zoning review will be required for landscape plans.
16. Mechanical equipment requirements are met in the proposed plans.

SUMMARY SCOPE OF WORK:

1. New construction of a two and three-story institutional building with approximately 70.5 feet of frontage along King Street, brick and masonry finishes, windows, and a pre-engineered metal addition and canopy off the rear (north) elevation.

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

STAFF DOES NOT MAKE RECOMMENDATIONS RELATED TO CITY PROJECTS. THE CRC MUST MAKE A DETERMINATION BASED UPON THE EVIDENCE PROVIDED AND ITS CONSISTENCY WITH THE REVIEW CRITERIA BELOW:

Criteria 1: Strict application of the Standards is not warranted and granting a modification will fulfill the intent of the standards.

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

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

Criteria 4: The Modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.

All findings must be proven by the applicant and accepted by the CRC in order to grant a modification. In doing so, the CRC recognizes that the approval is unique to this property and its conditions and does not establish any precedent.

*If these findings cannot be made based upon this application and any additional testimony the Modification can be **denied** and the applicant may seek an appeal before the City Commission.*

EXAMPLE MOTION(S):

TO APPROVE:

“I move to approve Preliminary Design Review application HP2025-0047 for new institutional development finding that the project overall is consistent with the intent of the Design Standards and the necessary

modifications including [list modifications being approved] meet the review criteria for approval with the conditions that... [state any staff recommended, or CRC applied conditions to be included in the motion].”

TO CONTINUE:

“I move to continue Preliminary Design Review application HP2025-0047 to the [state preferred meeting date] to allow the applicant time to modify and/or add to the application as recommended during discussion.”

TO DENY:

“I move to deny Design Review application HP2025-0047 because the proposed development does not meet the review criteria as detailed under 3.3.2 and 3.7.5 of the Design Standards.

CITY CODES/DESIGN GUIDELINES: RELEVANT EXCERPTED SECTIONS ONLY

CITY OF ST. AUGUSTINE CODE OF ORDINANCES

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

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

Sec. 25-54 - Specific Landscape Requirements

(3) Classification 6

(g) *Location of required bufferyards.* Bufferyards shall be located along the perimeter of the property being developed, abutting the property line. Bufferyards shall not be located on an existing or dedicated public right-of-way.

King Street Design Standards for Entry Corridors

Section 1. Purpose & Intent

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

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

3.7 Modifications 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.

3.7.3 CRC Modifications

The CRC shall review the following modification of standards:

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

3.7.4 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.

3.7.5 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.

3.7.6 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 3.7.2 and 3.7.3, above.

4.1 Building Placement

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

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

8. New developments or additions abutting or from a single-family residential zoning district shall provide a fifteen (15) foot setback along the portion of the site abutting or from the single-family zoned property. Porches, however, can encroach upon this setback up to eight (8) feet. Landscaped buffers shall be provided as required in Section 5 of this document.

9. Primary building facades facing a right-of-way shall be built parallel to the property line along that street

4.2 Building Frontage

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

1. The building frontage (a+b) shall be a minimum of 70% of the site frontage (C).

4.4 Architecture

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. When applicable, Residential Typologies may apply to renovations. Contemporary architectural design, not to be confused with prefabricated/mass produced architecture, will also be permitted, if the design respects the scale and character of the district.

New construction and renovations should focus on the predominant styles currently found in the corridor or on the subject building for redevelopment. Existing Institutional developments shall preserve their current architectural style on any future additions and modifications on the site.

Appendix A 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.

Appendix B: Masonry Vernacular – Non-Residential

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

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.

4.4.1 New Construction

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

- a. All structures on a site shall be of the same architectural character.
- b. Architectural details and materials shall remain consistent on all elevations but may be simplified on the interior side and rear facades.
- c. Upper floor windows shall have a vertical orientation and may be single or double hung. Paned windows are encouraged but not required.
- d. Frosted or patterned glass is not permitted on windows facing the street. Stained glass is permitted.
- e. Shutters, if used, shall be one half the width of the window and shall be (or appear to be) operable.
- f. Extensive building facades shall be subdivided 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.
- g. Façades shall not exceed twenty (20) horizontal feet and ten (10) vertical feet without including at least one (1) of the following elements:
 - i. A window or door
 - ii. Awning, canopy or marquee.
 - iii. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six (6) inches.
 - iv. Arcade, gallery or stoop.
 - v. Complementary changes in materials or texture.
 - h. Architectural treatments on the façade, such as parapets, cornices or expression lines, shall be continued around the sides of the building.

4.4.4 Building Materials

Allowable exterior finishes shall be selected based on the architectural style (see Appendix A). 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.

4.4.5 Fenestration and Glazing

Fenestration is the arrangement of windows and doors on a façade while glazing is the proportion of glass to the solid surface of a façade. 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 design flood elevation 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. If the façade includes several planes, they all count toward the calculation if the façade planes are within the required building setback.

- a. 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.
- b. The size and orientation of windows shall reflect the architectural style of the building (see Appendix A).
- c. 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.
- d. Glass panes shall not exceed a maximum size of 6 feet by 8 feet.
- e. Windows shall not be obscured or visually blocked by paint, shelves or attachments, but blinds and curtains are allowed to achieve privacy.
- f. Bulkheads shall extend a minimum of 12 inches and a maximum of 30 inches above the finished floor. Existing garage and 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.

4.4.6 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.
- 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).

4.4.7 Building Entrances

- a. The main entrance of all buildings shall be oriented toward the King Street corridor. The design of the façade shall reinforce the presence of the 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.
- b. The front entrance (facing King Street) shall be operable, clearly-defined and highly-visible. 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.
- c. Doors may be solid or glazed. The acceptable door materials include wood, painted steel, and painted aluminum.
- d. 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

4.4.8 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.
- 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.

4.5.1 Pedestrian Access and Circulation

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

4.5.3 Parking Placement

Surface parking lots shall be located behind the building. 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. This is allowed 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.

4.5.5 Bicycle Parking

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

4.6.1 Architectural Lighting

- a. Lighting fixtures on the building shall be compatible with the architecture of the building and measure between 2700-3000K.
- b. Permanent accent lighting, distinct from seasonal or holiday lighting, designed to accentuate building details is encouraged.
- c. Holiday lighting, such as for Nights of Lights, may be additionally regulated by the City Commission.
- d. Color and/or neon may be used as architectural lighting to accentuate building frame, profiles or details, with Corridor Review Committee approval.

4.6.2 Site + Parking Lighting

- a. For basic site lighting applications (such as parking lot, pathway, and area lighting), full cut-off lighting fixtures shall be used for all exterior lighting. Such lights shall not point directly at the right-of-way nor the sky. (see Figure 24) Source of illumination shall not be visible from a residential district.
- b. Exposed interior and exterior fluorescent or incandescent bulbs that are visible from the public right-of-way are not allowed.
- c. Lighting poles may not surpass 20' in height as measured to the point of light output (see Figure 24b).
- d. LED dimming technology shall be incorporated in all exterior lighting mounted higher than 10'-0" to reduce 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 foot-candles. A Lighting professional shall confirm minimum lighting level.

4.7 Stormwater Facilities

Traditional stormwater retention facilities (such as ponds), where required, shall not be located within the front setback. Stormwater is recommended to be incorporated into the overall design of the project as amenities (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). Minimum criteria are below.

Projects shall include **at least two of the following** low impact design concepts, which may be located anywhere on the project (including the front setback):

- Rain water harvesting (rain barrels, underground cisterns, and similar)
- Bio-swales
- Rain gardens
- Green roof (layer of vegetation planted over a waterproofing system that is installed on top of a flat or slightly-sloped roof)

- Pervious pavement (pervious concrete, pervious pavers, and/or other pervious pavements recognized by the United States Green Building Council). To be used for 10% minimum non-vehicular and vehicular parking for credit.

5.5.1 Plant Materials

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

5.6 Vehicular Use Areas

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

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

5.7.1 Fences

- a. Along the front property line and front setback, gates, railings, and fencing materials shall be painted wood, powder-coated aluminum, or wrought iron. Note that these elements are likely attached to the required site wall, as defined in section 5.7.2.
- b. Chain link, wire, and PVC fencing shall be prohibited in the front setback but may be used along side or rear areas.

5.7.2 Street Walls

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

5.8 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; vehicular/parking equipment (except for gate arms, if applicable); and 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.

1. Mechanical equipment shall not be permitted within any required building setback unless the utility company determines this to be the only possible location.

2. 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.

3. 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.

4. 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 31. This restriction may limit the number of stories that can be built within the 35 foot maximum building height.

5.9 Solid Waste Disposal Facilities

1. 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.

2. On corner or double-frontage lots, the disposal facilities shall be accessed from the secondary frontage.

3. Enclosure shall adhere to City Solid Waste requirements.

a. Width of 10-12 feet minimum.

b. Depth of 10-12 feet minimum.

c. Height of 7 feet minimum.

d. Overhead clearance over and in front of dumpster shall be clear of obstructions 20' in height.

e. Bumper posts: two (2) steel, 4" diameter set in concrete. Placement 12" from back wall of enclosure.

Link to full Comprehensive Plan

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

Link to full Land Development Code

https://library.municode.com/fl/st._augustine/codes/code_of_ordinances?nodId=THCOSTAUFL

LIST OF ATTACHMENTS:

1. Location Map (GIS)
2. Staff photographs

Staff Photographs 241 W. King Street



View looking East



Staff Report pg. 13

Staff Photographs 241 W. King Street



View looking West

Staff Photographs 241 W. King Street



View looking Southwest

Staff Photographs 241 W. King Street



View looking West

Staff Photographs 241 W. King Street



View looking East from SW corner

Staff Photographs 241 W. King Street



View looking Northeast from SW corner

Staff Photographs 241 W. King Street



View looking North from SW corner

Staff Photographs 241 W. King Street



View looking South across subject property

Staff Photographs 241 W. King Street



View looking East from NW corner

Staff Photographs 241 W. King Street



View of Subject Property from the North

Staff Photographs 241 W. King Street



View of property from the West

Staff Photographs 241 W. King Street



View of property from Northeast corner

Staff Photographs 241 W. King Street



View Privately owned building immediately adjacent to the east

Staff Photographs 241 W. King Street



View looking North toward City-owned buildings

Staff Photographs 241 W. King Street



View looking Northwest toward City-owned buildings

Staff Photographs 241 W. King Street



City-owned buildings

Staff Photographs 241 W. King Street



City-owned buildings



Staff Photographs 241 W. King Street



City-owned buildings



Staff Photographs 241 W. King Street



Staff Photographs 241 W. King Street



City-owned buildings




Staff Photographs 241 W. King Street





245 W King St

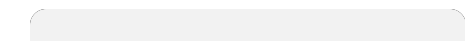
St. Augustine, Florida

 Google Street View

May 2024 [See more dates](#)




Image capture: May 2024 © 2025 Google





238 W King St

St. Augustine, Florida

 Google Street View

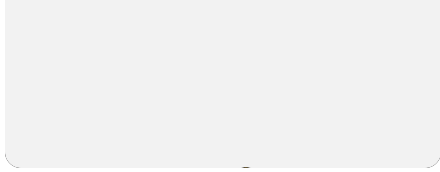
May 2024 [See more dates](#)



Google

Image capture: May 2024 © 2025 Google


Staff Report pg. 35





1 Palmer St

St. Augustine, Florida

 Google Street View

May 2024 [See more dates](#)

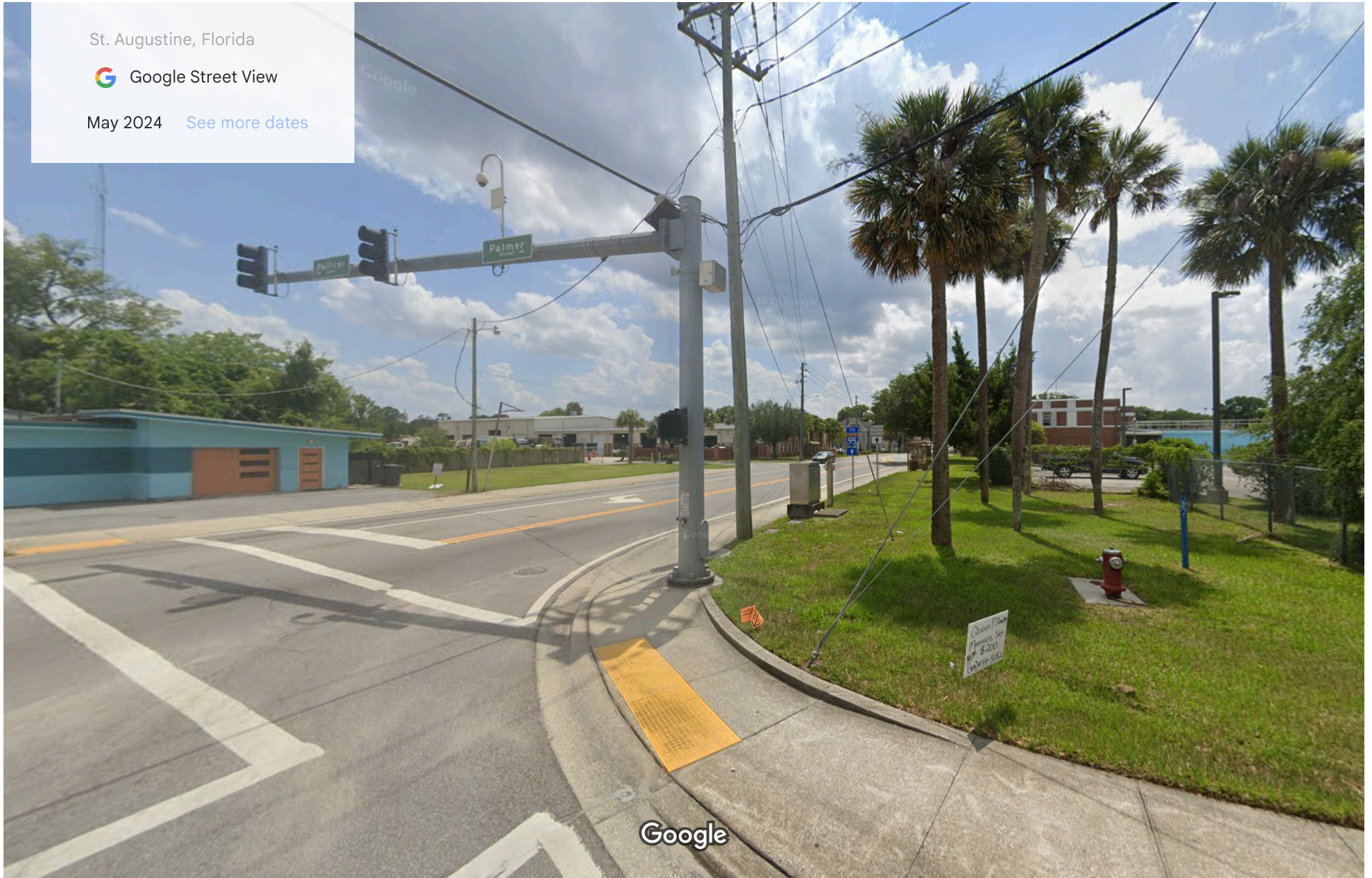
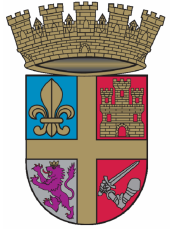


Image capture: May 2024 © 2025 Google



CITY OF ST. AUGUSTINE
CORRIDOR REVIEW COMMITTEE APPLICATION



Design Review

Case Number: HP2025-0047

Meeting Date: Thursday, June 26, 2025

1. NAME OF APPLICANT: Sarah Ryan
 Business (if applicable): _____
 Address: 201 Owens Ave
 City: St Augustine State: FL Zip Code: 32080
 Daytime Telephone: 904-547-9430 E-Mail Address: sr@sarahryanarchitect.com

2. NAME OF PROPERTY OWNER: City of St Augustine
 Business (if applicable): _____
 Address: PO Box 210
 City: St Augustine State: FL Zip Code: 32085
 Daytime Telephone: _____ E-Mail Address: askinner@citystaug.com

3. PROJECT LOCATION: 241 W KING ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: _____

5. SCOPE OF WORK:

For Preliminary Design Approval to construct a new City of St. Augustine Institutional building to include community meeting space and archaeology center along West King Street, at the southeast corner of Madison Street.
--

Information attached by applicant includes:

- Memo Scope of Work
- Material Details
- Site Plan
- Architectural Plans
- Landscape Plan

CRC APPLICATION AGREEMENT

In filling out this application:

- I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.
- I further understand that if this application is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.
- Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.
- I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed. Relevant information necessary for application review shall include but not be limited to the items referenced in section 3.6 – “Submittal Requirements” of the applicable Design Standards for Entry Corridors ([Anastasia Boulevard](#), [San Marco Avenue](#), or [King Street](#)), depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. [Contact Planning Staff](#) if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and the CRC will determine if additional materials may be presented at the meeting.

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An [Authorization Form](#) signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner’s signature.

Project Address: 241 W. King St. Augustine

Applicant’s Name: Sarah Ryan Applicant’s Signature: S Ryan
ARCHITECT

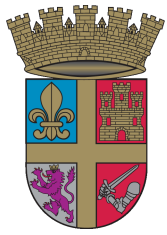
Owner’s Name: CITY OF ST. Augustine Owner’s Signature: [Signature]
Director Planning and Buildings Dep.

Owner’s Name: _____ Owner’s Signature: _____

Owner’s Name: _____ Owner’s Signature: _____

(Can add additional signature page if needed)

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.



<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	Please clarify the exterior finishes--I see brick, what looks like stucco/shell-dash or coquina, and it is unclear what the rear portion of the building will be. Pre-fab metal or concrete, perhaps?
AWNING/CANOPY - Scaled detail of existing or proposed	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details	Need	
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	
EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware	Need	
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	
FOUNDATION - Material sample, scaled detail drawing, and/or brochure	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details	Need	
EXTERIOR ELECTRICAL/MECHANICA L - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Examples of proposed lighting fixtures should be provided.
EXTERIOR ELECTRICAL/MECHANICA L - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	Locations of any proposed HVAC equipment should be indicated on the site plan and/or elevation drawings.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	While a plant schedule is provided. the Fortnight Lily and Adam's Needle plants proposed are not within the CRC pre-approved plant list or indicated as Native of Florida Friendly on the UF/IFAS Florida Friendly Plants site.
NEW CONSTRUCTION - Photographs of existing site area	Photographs of existing site area within view of proposed construction with context area	Need	Staff will take photographs of the site as well.

<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
NEW CONSTRUCTION - Scaled site plan showing the property line & proposed constr	Scaled site plan showing the property line and proposed construction	Need	Site plan should clearly show property lines and setback distances.
NEW CONSTRUCTION - Scaled elevation drawings showing proposed building(s)	Scaled elevation drawings showing proposed building(s) and major site features	Need	Measurements, particularly heights, should be included in the elevation drawings.
NEW CONSTRUCTION - Wall sections	Wall sections	Need	
NEW CONSTRUCTION - Scaled elevation drawing (line drawing with minimal detail)	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape	Need	A line drawing showing heights of adjacent structures should be provided to show how the building will compare to others along the streetscape.
NEW CONSTRUCTION - Written summary describing existing and proposed conditions	Written summary describing existing and proposed conditions and project's consistency with zoning code	Need	

Other Details Necessary for Review

N/A



26th June 2025

To: City of St. Augustine
King Street Corridor Design Committee

Dr. Sue A. Middleton Archaeology Center
241 West King Street

The new Sue A. Middleton Archaeology Center will house archives for the City archaeology department on West King Street. The facility design is a two story traditional brick facing the street and a three story metal clad facing the retention pond and City facilities campus. There is public space on the first floor with the remainder of the program for archival storage and small offices.

The drawings included in the submission are architecture, civil site plan and landscape planting plan and details.

Additional items in this memo include: window and door specifications, light fixture sample, exterior colors and materials (will also bring samples to meeting) and a scaled elevation drawing of the proposed streetscape. Renderings are included on the drawing covered sheet and included in this memo.

The current zoning is CM-2, and the property is in the process of rezoning to Government.

1. Aluminum Storefront doors at front / side / rear entry – see attached **Kawneer** brochure – anodized aluminum finish. 451 series that is 2” wide. The door is the 190 series – narrow style.
2. Fiberglass clad wood windows at front of building on each side of entry – **Marvin Elevate** series – see brochure attached. Stone White exterior.
3. Two decorative wall mounted light fixtures are located on each side of the front door. All other fixtures to be flush mounted above or below canopies.

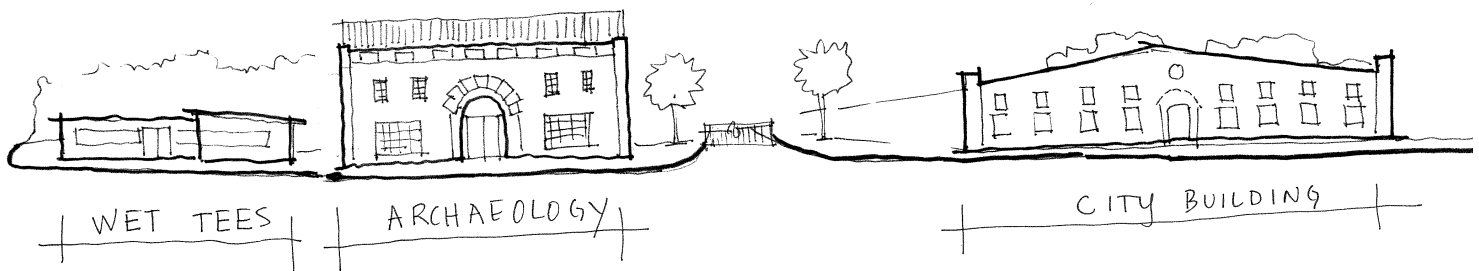


Option 4:	
Weight:	5.18lb
Size:	5.9" Width x 5.1" Depth x 15.7" Height
Electrical Box Size:	2.8" Width x 0.6" Depth x 8.3" Height

4. Exterior colors for the brick will complement and match the surrounding City owned properties. We will provide samples to the board at the meeting. The exterior metal clad colors are Almond and Sierra Tan, and samples will also be provided to the board. Spec sheets of the metal is attached. Brick example colors are below:



5. Scaled street Elevation:



Renderings



190, 350 AND 500 STANDARD ENTRANCES

Single-Source Packages Generate Versatile First Impressions



Curtis Culwell Center
Garland, Texas
ARCHITECT
HKS, Inc., Dallas, Texas
GLAZING CONTRACTOR
B & B Glass, Inc., Dallas, Texas
PHOTOGRAPHER
© Blake Marvin – HKS

Tough yet attractive, Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction as well as modern or traditional architecture, they are engineered, constructed and tested to make a good first impression while withstanding the rigors of constant use by occupants and visitors.

PERFORMANCE

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a limited lifetime warranty, good for the life of the door under normal use. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer door.



1. Thermoplastic elastomer weatherstrip in blade stop of frame jams, header or transom bar.
2. Integral polymeric fin attached to adjustable astragal, creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide continuous contact for bottom weatherstrip.
4. Standard 1/4" beveled glass stops to sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

ECONOMY

Kawneer's bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear- and temperature-resistant and replaces conventional weatherproofing. The bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

190 NARROW STILE ENTRANCE

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

350 MEDIUM STILE ENTRANCE

- Provides extra strength for applications such as schools, institutions and other high-traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

500 WIDE STILE ENTRANCE

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail measures 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

GENERAL

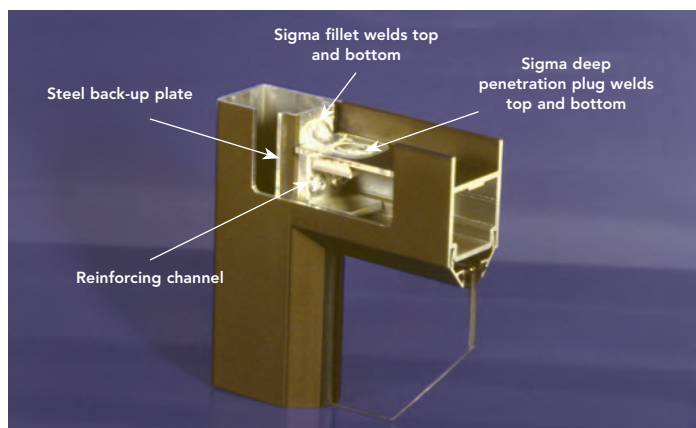
- Heights vary up to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single- or double-acting with maximum security locks or touch bar panics standard
- Architect's classic 1" round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from 1/4" to 1"

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.



PICTURE



Double Hung and Picture windows in painted White

PICTURE

- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Both in-sash and direct glaze Picture windows available with IZ3 hurricane rating.
- Direct glaze:
 - › Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
- In-sash:
 - › Designed to match profiles of operable windows in the Elevate collection.
 - › Casement Picture windows available in sizes up to 6 feet wide by 6 feet high.
 - › Double Hung Picture windows available in sizes up to 5 feet wide by 7 feet high.



INTERIOR



EXTERIOR



PICTURE WINDOW PROFILE SHOWN IN BARE PINE

Picture windows in painted White

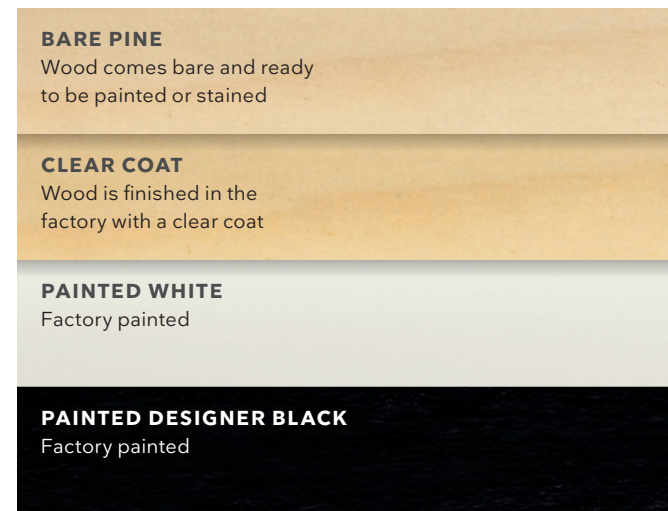


DESIGN OPTIONS

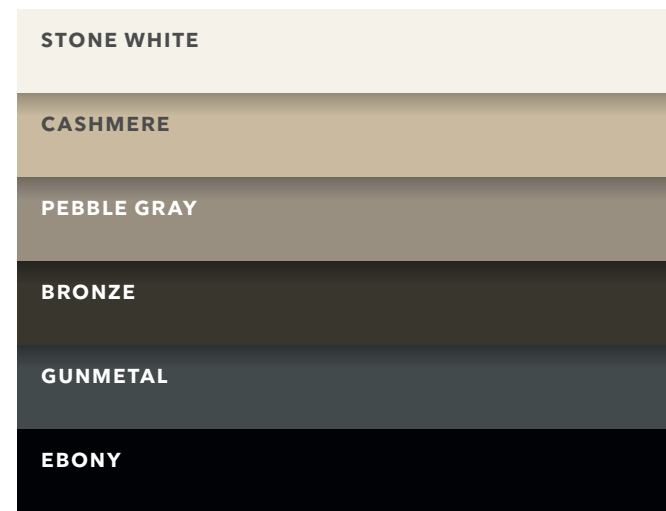
INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES



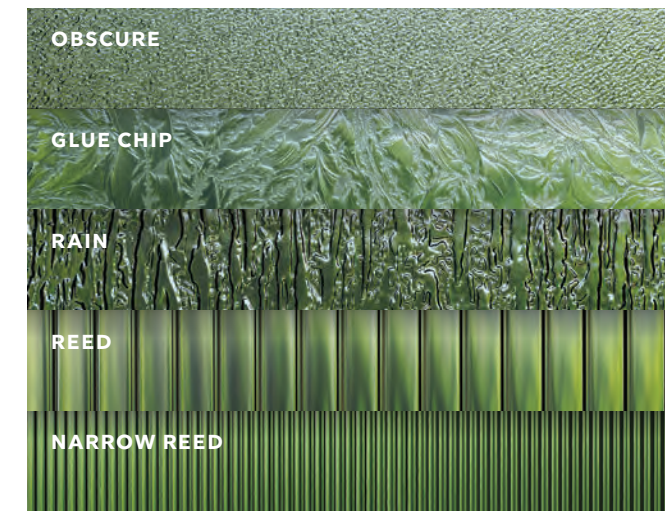
FIBERGLASS EXTERIOR COLORS



GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones. Laminated glass is also offered in products designed specifically for hurricane zones.

DECORATIVE GLASS



DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)

Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



GRILLES-BETWEEN-THE-GLASS



SIMULATED DIVIDED LITE

SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of 7/8" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 1/32" Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



* Not available in polygons except direct glaze rectangles.

* Argon gas not available in high elevations where capillary tubes are required.

PRECISION SERIES BOX RIB WALL PANELS

Precision Series Box Rib architectural wall panels provide design flexibility by combining bold visual effects with easy, cost-effective installation. Multiple profiles are available with a variety of rib patterns. Each profile is offered in a no-clip panel, or a clip-fastened panel to accommodate expansion and contraction.

The Box Rib profiles are 1-3/8" deep and a nominal 12" wide. All precision Series profiles, including Box Rib, Highline and HWP, can be intermixed to add visual intensity to a building's exterior. Precision Series wall panels can be installed horizontally or vertically. Consult Petersen rep for maximum length; minimum panel length is 4'.

Additionally, Precision Series wall panels can be specified as perforated but only in aluminum for use in equipment screen applications, over graphics or for architectural flair.

PRODUCT FEATURES

- ▶ No-clip panel, or clip installation for expansion/contraction
- ▶ Panel depth 1-3/8" nominal
- ▶ Panel width of 12" nominal
- ▶ Cost-effective installation
- ▶ Horizontal or vertical orientation
- ▶ Micro-seam corners available
- ▶ Panel length: 30' maximum for steel
- ▶ Panel length: 22' maximum for aluminum on the thru-fastened leg (no clip), longer lengths available on clip panels

TESTING

- ▶ ASTM E330 ▶ AAMA 501.1-05
- ▶ ASTM E283 ▶ ASTM 1592
- ▶ ASTM E331

MATERIALS

- ▶ 48 stocked colors (24 gauge steel)
- ▶ 17 stocked colors (22 gauge steel)
- ▶ 34 stocked colors (.032 aluminum)
- ▶ 26 stocked colors (.040 aluminum)
- ▶ 21 stocked colors (.050 aluminum)
- ▶ Galvalume Plus available



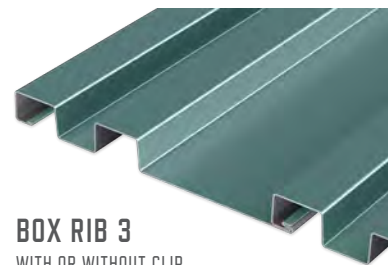
BOX RIB 1
WITH OR WITHOUT CLIP

MATERIALS

- .032 aluminum 24 gauge steel
- .040 aluminum 22 gauge steel
- .050 aluminum

SPECS

12" Wide 1-3/8" High
 Note: Minimum panel length is 4'



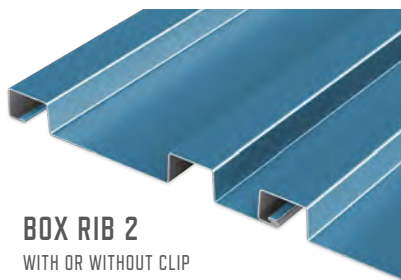
BOX RIB 3
WITH OR WITHOUT CLIP

MATERIALS

- .032 aluminum 24 gauge steel
- .040 aluminum 22 gauge steel
- .050 aluminum

SPECS

12" Wide 1-3/8" High
 Note: Minimum panel length is 4'



BOX RIB 2
WITH OR WITHOUT CLIP

MATERIALS

- .032 aluminum 24 gauge steel
- .040 aluminum 22 gauge steel
- .050 aluminum

SPECS

12" Wide 1-3/8" High
 Note: Minimum panel length is 4'



BOX RIB 4
WITH OR WITHOUT CLIP

MATERIALS

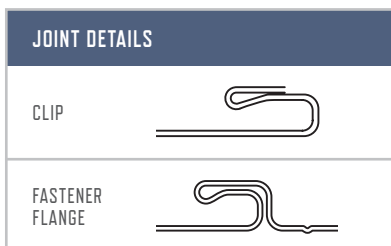
- .032 aluminum 24 gauge steel
- .040 aluminum 22 gauge steel
- .050 aluminum

SPECS

12" Wide 1-3/8" High
 Note: Minimum panel length is 4'

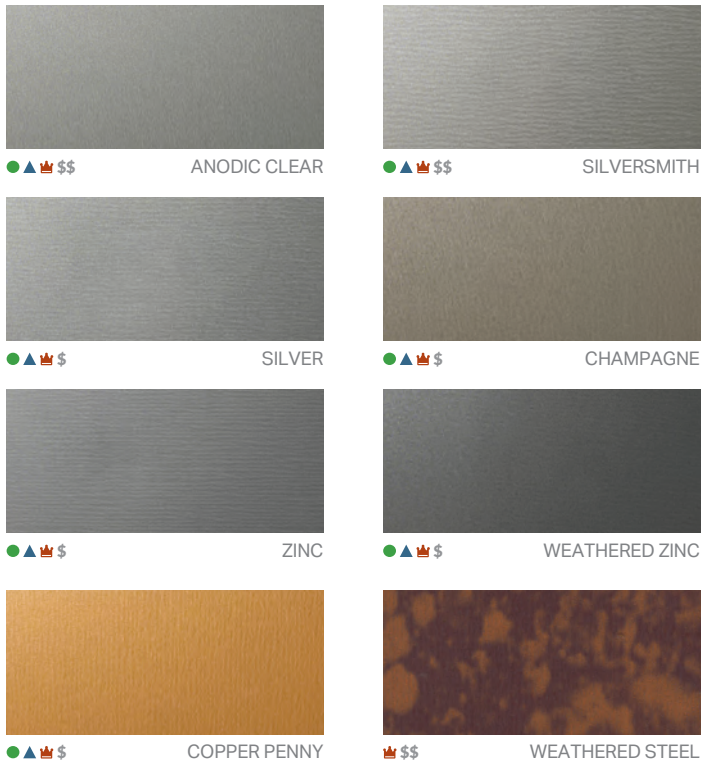


NOTE: Line drawings on this page are not to scale.
 NOTE: Oil canning is not a cause for rejection.



Box Rib panels should be installed in single-piece runs, either horizontally (male side down) or vertically. For aluminum panels more than 22' or steel panels more than 30' the clip version should be utilized. Contact PAC rep for longer length options. Box Rib panels are NOT designed to be field-lapped over one another.

Premium Colors



Timber Series Wood Grain

Available in 24 gauge steel and .032 aluminum.



70% polyvinylidene fluoride (PVDF) pre-finished steel and aluminum for all architectural cladding applications.

● Metallic Colors \$ Pricing ▲ Cool Colors 👑 Premium Colors

See back for color performance and availability chart.

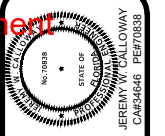
Standard Colors



Received June 16, 2025
Planning and Building Department



IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
 AZ: 833 750 1935 GA: 800 272 4482 WA: 833 750 1935



MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687



REVISIONS

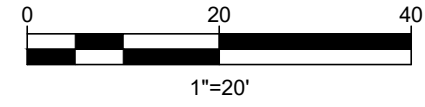
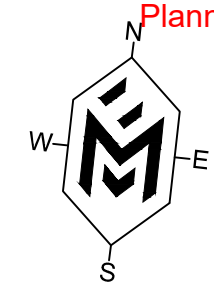
#	DATE	DESCRIPTION

DRAWING BY: MS
DESIGN BY: JWC
CHECKED BY: JWC
DATE: 04-25-2025
PROJECT #: 2481

CONCEPT PLAN
COSA ARCHEOLOGY OFFICE
ST. JOHNS COUNTY, FL
PREPARED FOR: CLIENT

WEST KING STREET

R/W VARIES - PAVED



LEGEND

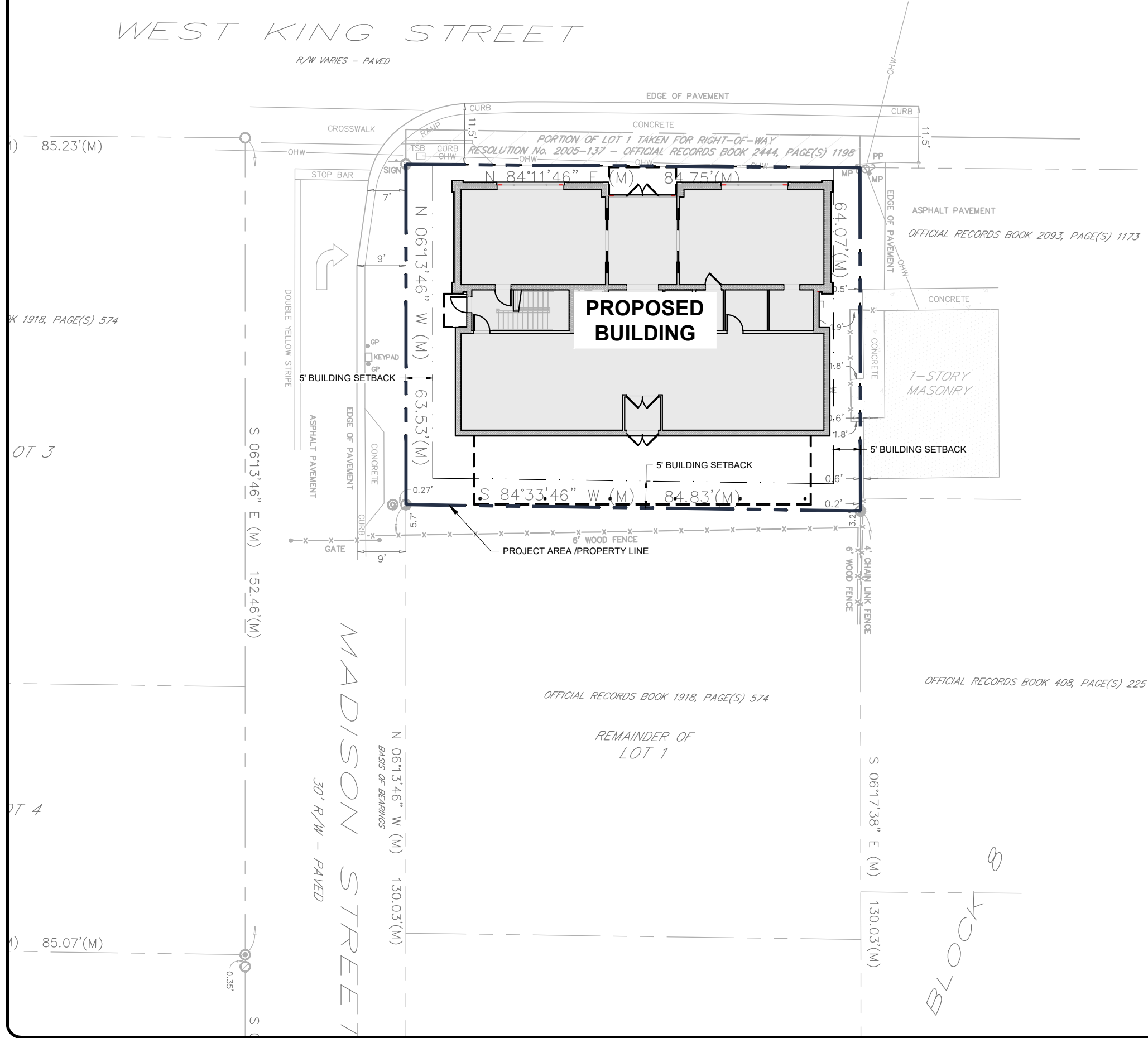
- PROPERTY BOUNDARY
- PROJECT AREA
- BUILDING SETBACK
- EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT

HATCH LEGEND

	CONCRETE
	BUILDING
	PAVEMENT

SITE DATA TABLE

TOTAL PROJECT AREA	5,409 SF	0.12 AC
PROPOSED BUILDING	3,270 SF	
PROPOSED PVMT & CONCRETE	0 SF	
TOTAL IMPERVIOUS AREA	3,270 SF	
TOTAL PERVIOUS AREA	2,139 SF	
TOTAL IMPERVIOUS %	60.45 %	
TOTAL PERVIOUS %	39.55 %	
OPEN SPACE	2,139 SF	
ZONING	CM-2	
FLOOR AREA RATION (FAR) MAX	75%	
MAXIMUM BUILDING HEIGHT	35'	
SETBACKS (S/F/R)	0'/5'/5'	
PARCEL NUMBER(S)	111560 0010	
911 ADDRESS	TBD	
FEMA PANEL NUMBER	12109C0314J	
FLOOD ZONE	X	





Architect:
 Sarah Ryan Architect, LLC
 201 Owens Ave
 St Augustine FL 32080
 904.547.9430

Owner:
 CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer
 SWANSON STRUCTURAL, INC.
 201 Owens Ave
 St Augustine FL 32080
 904-685-8806

MEP Engineer
 Powell & Hinkle Engineering
 1409 Kingsley Ave # 12A
 Orange Park FL 32073
 904.264.5570

DR. SUE A. MIDDLETON
 ARCHAEOLOGY CENTER
 241 WEST KING STREET
 ST. AUGUSTINE FL 32084

No.	Date	Description
1	06/19/24	SCHEMATIC DESIGN
2	04/25/25	FRIDAY REVIEW
3	06/26/25	CRC REVIEW

Scale AS NOTED

Sheet title

COVER

Sheet Number A100

NOT FOR CONSTRUCTION



**DR. SUE A MIDDLETON
 ARCHAEOLOGY CENTER**
 241 WEST KING STREET
 ST. AUGUSTINE, FL



SHEET LIST

SHEET NO. DRAWING

ARCHITECTURE	
A100	COVER
A101	FIRST FLOOR PLAN
A101	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	ROOF FLOOR PLAN
A201	NORTH AND WEST ELEVATIONS
A202	SOUTH AND EAST ELEVATIONS
A301	BUILDING SECTION
A302	WALL SECTIONS

CIVIL ENGINEERING	
C1	CONCEPT SITE PLAN

LANDSCAPE ARCHITECTURE	
C	COVER
L2.1	HARDSCAPE PLAN
L3.1	LANDSCAPE PLAN
L3.2	LANDSCAPE NOTES AND DETAILS



Architect:
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 904.547.9430

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 ST. AUGUSTINE FL 32084

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2	04/25/25	FRIDAY REVIEW
3	06/26/25	CRC REVIEW

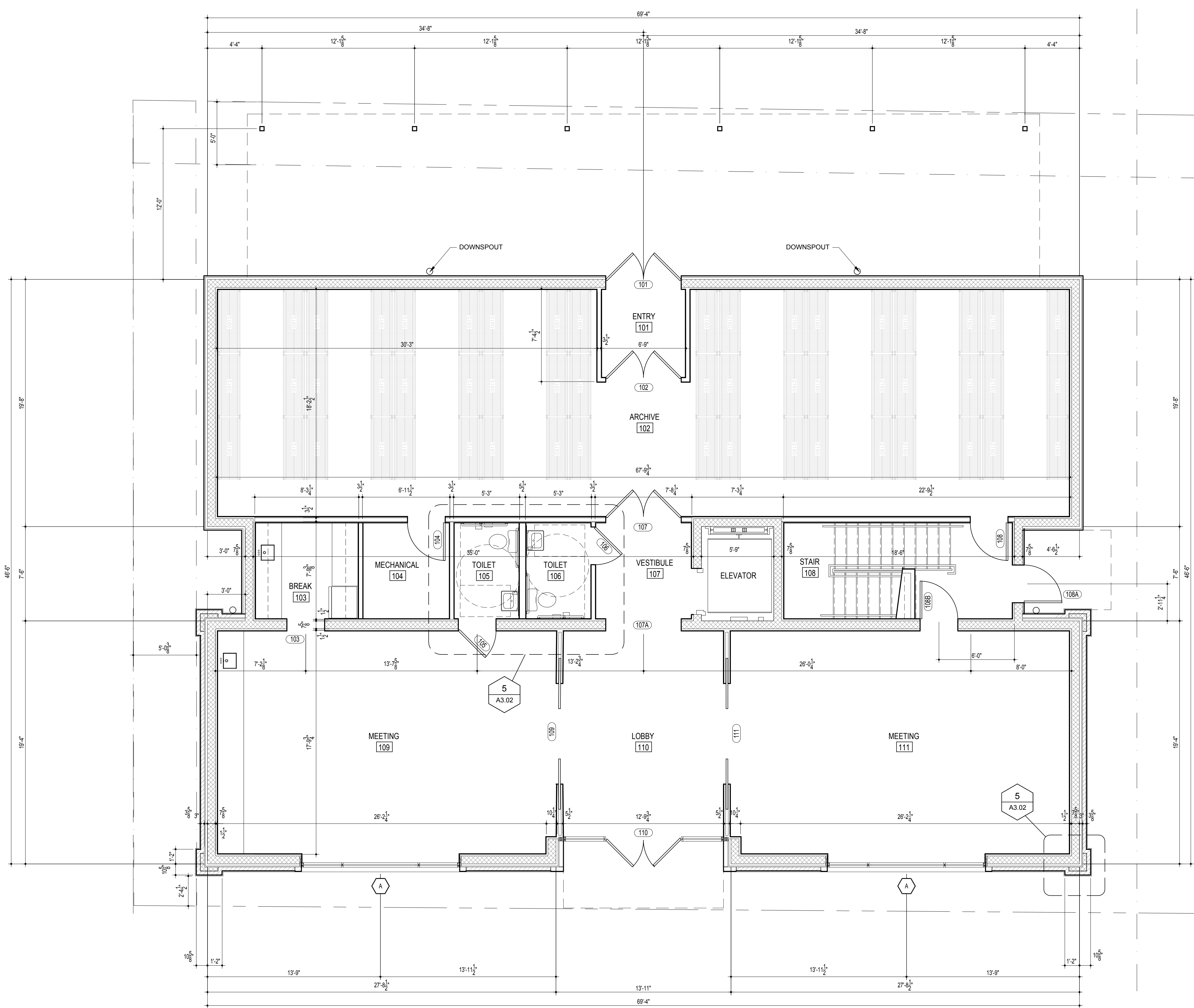
Scale AS NOTED

Sheet title

FIRST FLOOR PLAN

Sheet Number A101

NOT FOR CONSTRUCTION



FIRST FLOOR PLAN



Architect:
 Sarah Ryan Architect, LLC
 201 Owens Ave
 St Augustine FL 32080
 904.547.9430

Owner:
 CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer
 SWANSON STRUCTURAL, INC.
 201 Owens Ave
 St Augustine FL 32080
 904-685-8806

MEP Engineer
 Powell & Hinkle Engineering
 1409 Kingsley Ave # 12A
 Orange Park FL 32073
 904.264.5570

DR. SUE A. MIDDLETON
 ARCHEOLOGY CENTER
 241 WEST KING STREET
 ST. AUGUSTINE FL 32084

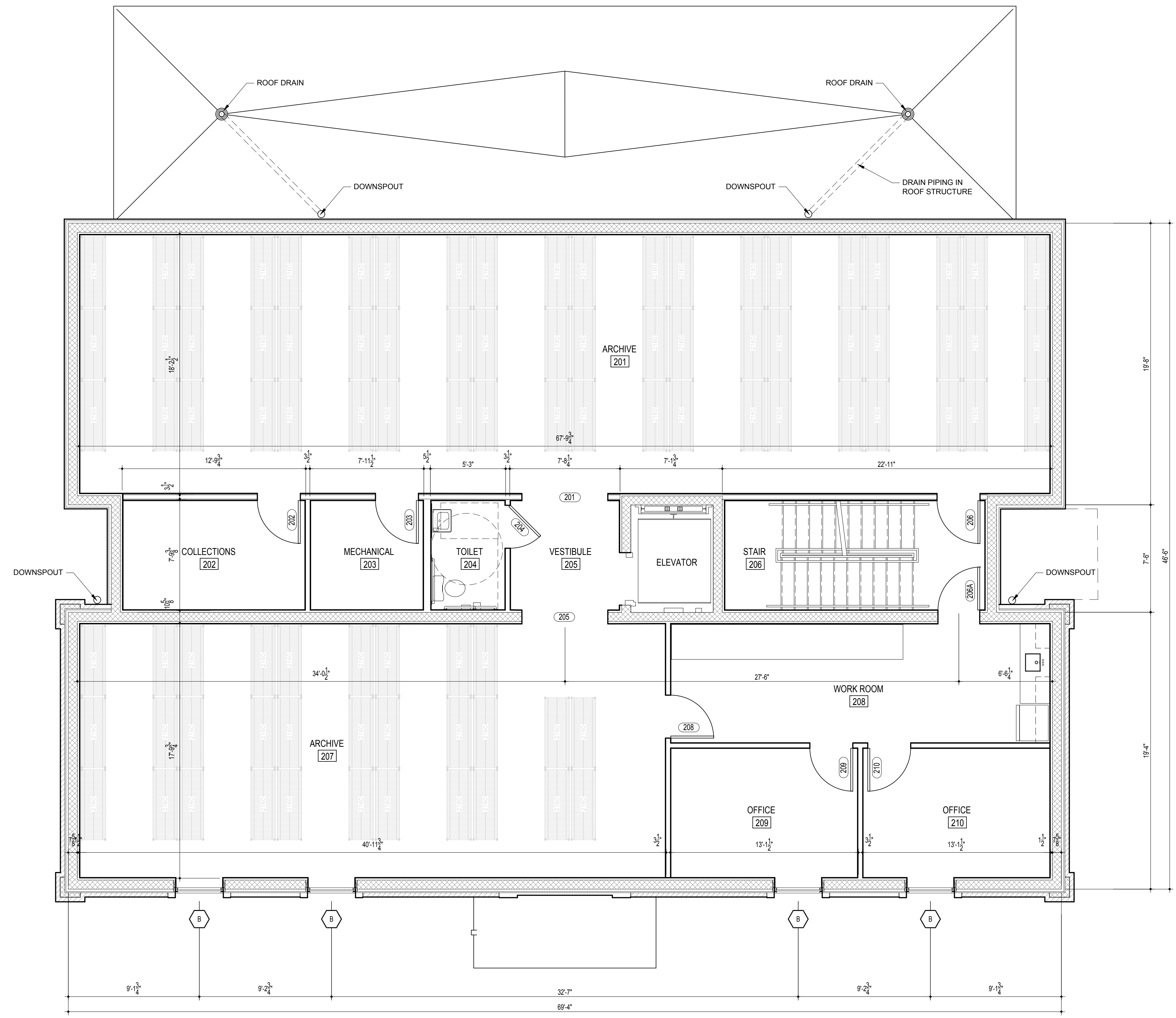
No.	Date	Description
1	06/19/24	SCHEMATIC DESIGN
2	04/25/25	FRIDAY REVIEW
3	06/26/25	CRC REVIEW

Scale AS NOTED

Sheet title
SECOND FLOOR PLAN

Sheet Number **A102**

NOT FOR CONSTRUCTION



SECOND FLOOR PLAN



Architect:
 Sarah Ryan Architect, LLC
 201 Owens Ave
 St Augustine FL 32080
 904.547.9430

Owner:
 CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer
 SWANSON STRUCTURAL, INC.
 201 Owens Ave
 St Augustine FL 32080
 904-685-8806

MEP Engineer
 Powell & Hinkle Engineering
 1409 Kingsley Ave # 12A
 Orange Park FL 32073
 904.264.5570

DR. SUE A. MIDDLETON
 ARCHEOLOGY CENTER
 241 WEST KING STREET
 ST. AUGUSTINE FL 32084

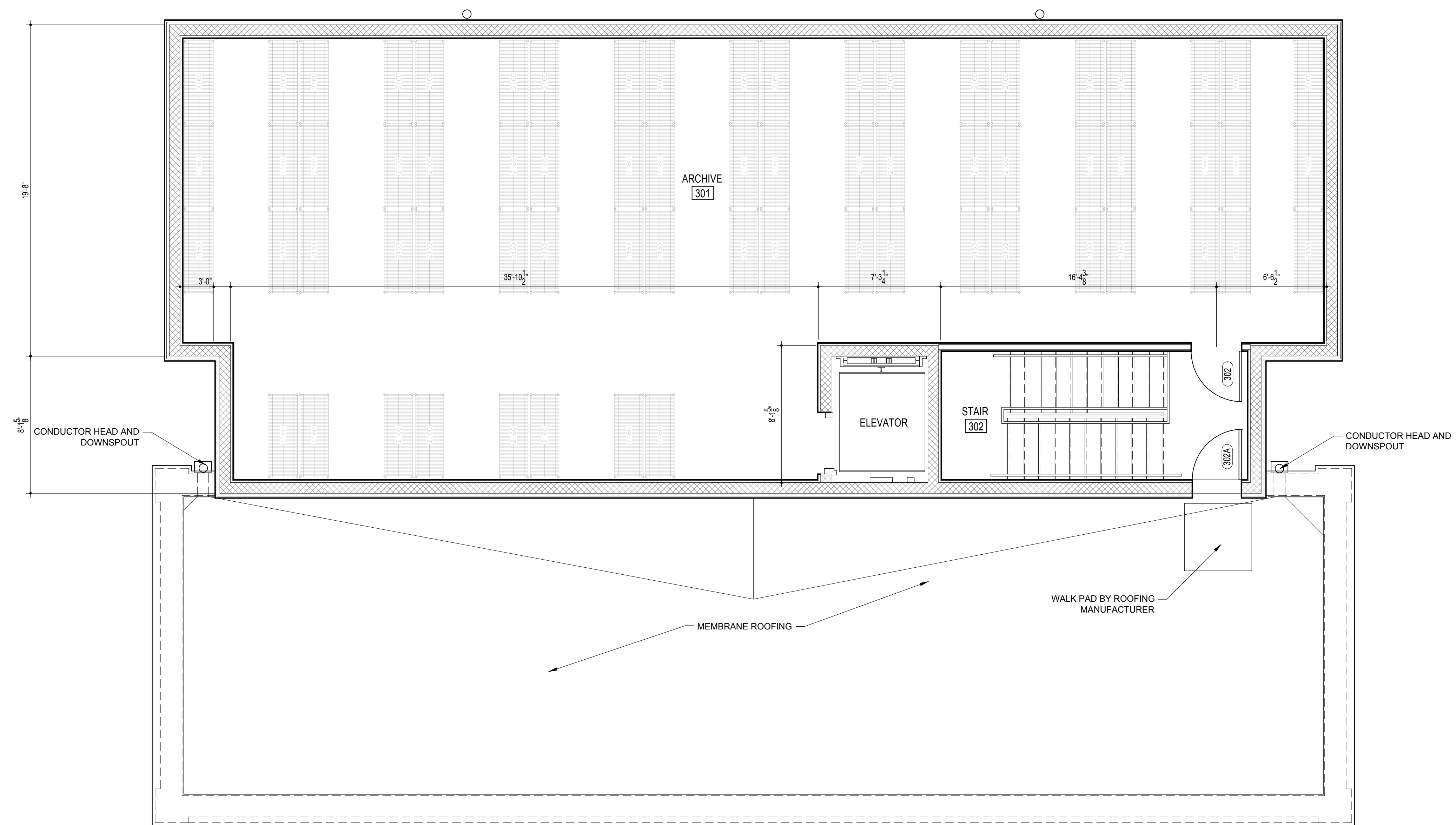
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2	04/25/25	FRIDAY REVIEW
3	06/26/25	CRC REVIEW

Scale AS NOTED

Sheet title
 THIRD FLOOR
 AND LOWER
 ROOF PLANS

Sheet Number A103

**NOT FOR
 CONSTRUCTION**



THIRD FLOOR PLAN



Architect:
 Sarah Ryan Architect, LLC
 201 Owens Ave
 St Augustine FL 32080
 904.547.9430

Owner:
 CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer
 SWANSON STRUCTURAL, INC.
 201 Owens Ave
 St Augustine FL 32080
 904-685-8806

MEP Engineer
 Powell & Hinkle Engineering
 1409 Kingsley Ave # 12A
 Orange Park FL 32073
 904.264.5570

DR. SUE A. MIDDLETON
 ARCHEOLOGY CENTER
 241 WEST KING STREET
 ST. AUGUSTINE FL 32084

No.	Date	Description
1	06/19/24	SCHEMATIC DESIGN
2	04/25/25	FRIDAY REVIEW
3	06/26/25	CRC REVIEW

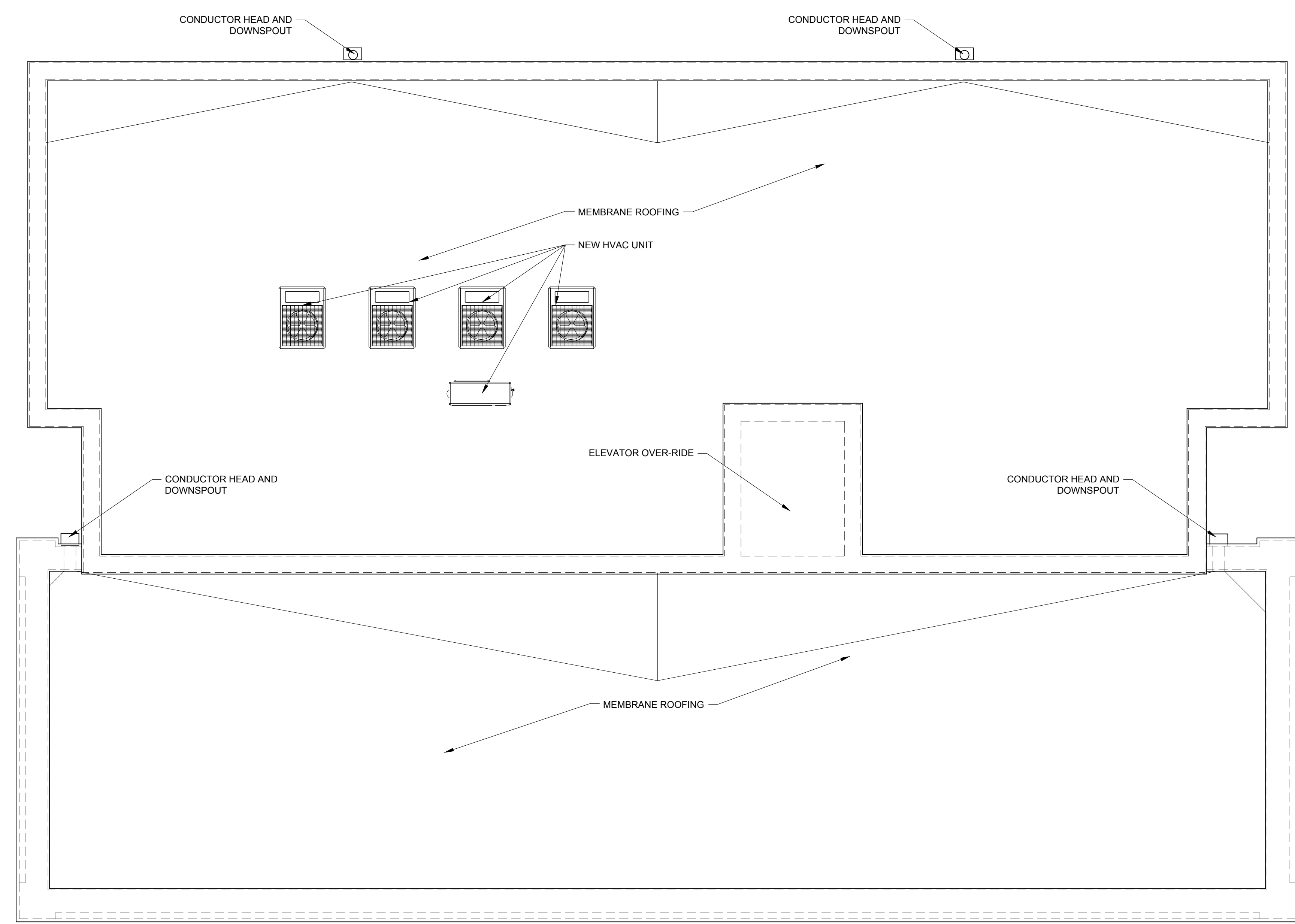
Scale AS NOTED

Sheet title

UPPER ROOF
 PLAN AND
 DETAILS

Sheet Number A104

**NOT FOR
 CONSTRUCTION**



UPPER ROOF PLAN



Architect:
 Sarah Ryan Architect, LLC
 201 Owens Ave
 St Augustine FL 32080
 904.547.9430

Owner:
 CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer
 SWANSON STRUCTURAL, INC.
 201 Owens Ave
 St Augustine FL 32080
 904-685-8806

MEP Engineer
 Powell & Hinkle Engineering
 1409 Kingsley Ave # 12A
 Orange Park FL 32073
 904.264.5570

DR. SUE A. MIDDLETON
 ARCHEOLOGY CENTER
 241 WEST KING STREET
 ST. AUGUSTINE FL 32084

No.	Date	Description
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3	06/26/25	CRC REVIEW

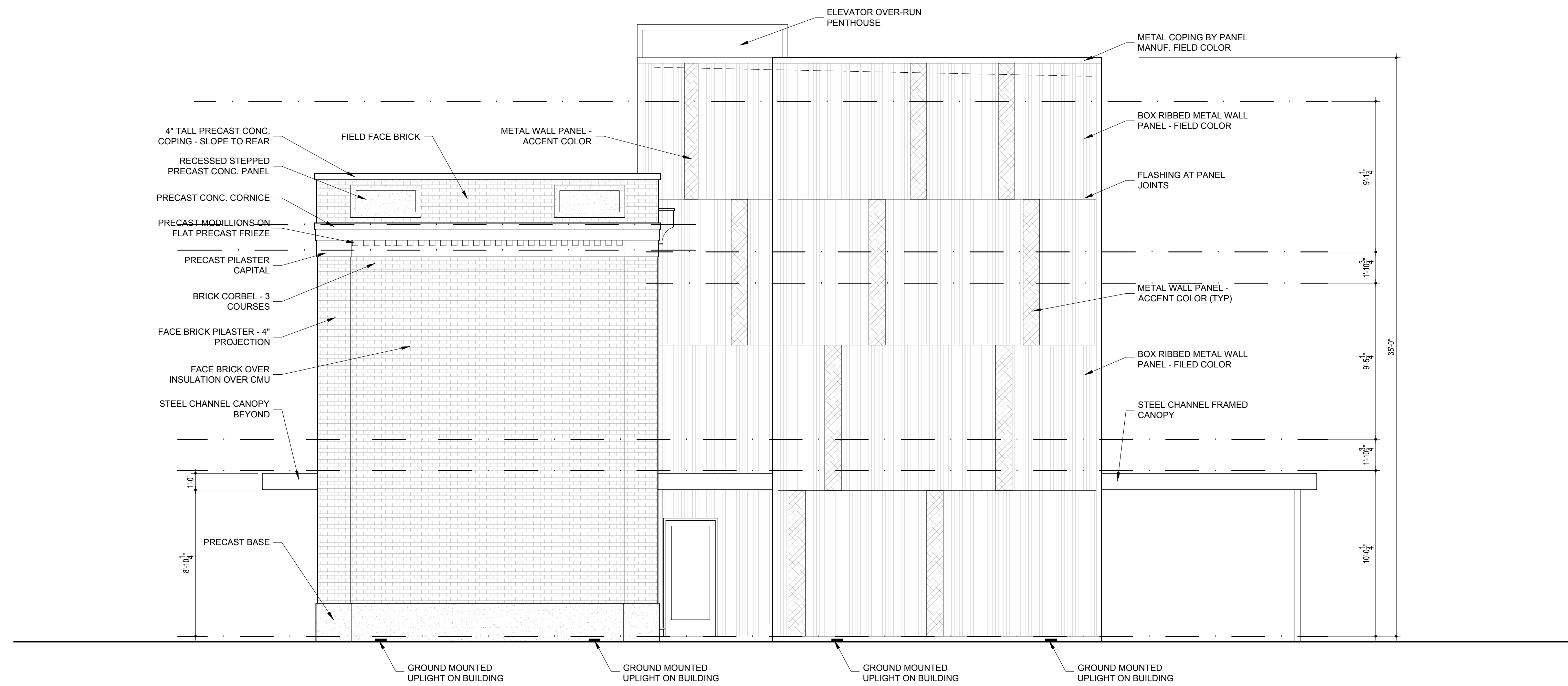
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NORTH AND WEST ELEVATIONS

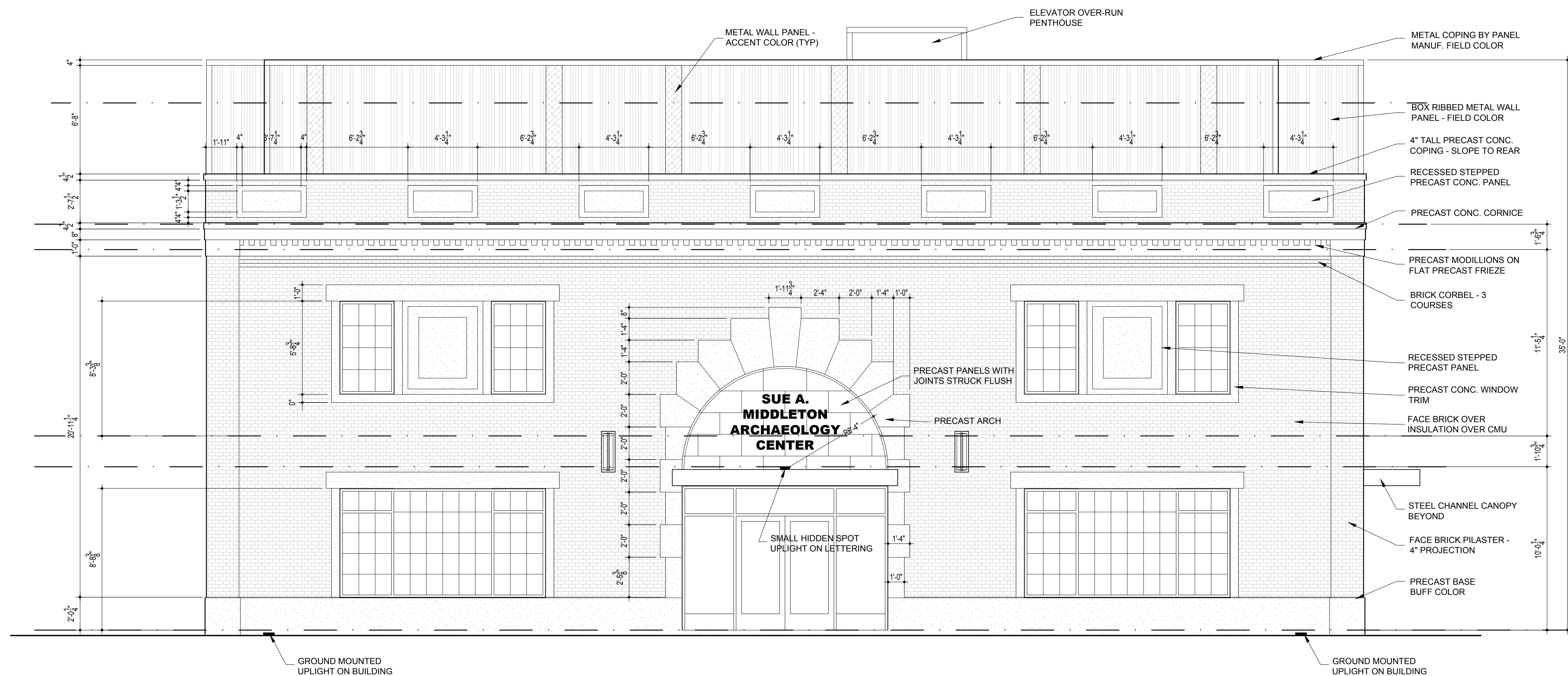
Sheet Number A201

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WEST (RIGHT SIDE) ELEVATION

1/4"=1'-0" 1



NORTH (FRONT) ELEVATION

1/4"=1'-0" 2



Architect:
 Sarah Ryan Architect, LLC
 201 Owens Ave
 St Augustine FL 32080
 904.547.9430

Owner:
 CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer
 SWANSON STRUCTURAL, INC.
 201 Owens Ave
 St Augustine FL 32080
 904-685-8806

MEP Engineer
 Powell & Hinkle Engineering
 1409 Kingsley Ave # 12A
 Orange Park FL 32073
 904.264.5570

DR. SUE A. MIDDLETON
 ARCHEOLOGY CENTER
 241 WEST KING STREET
 ST. AUGUSTINE FL 32084

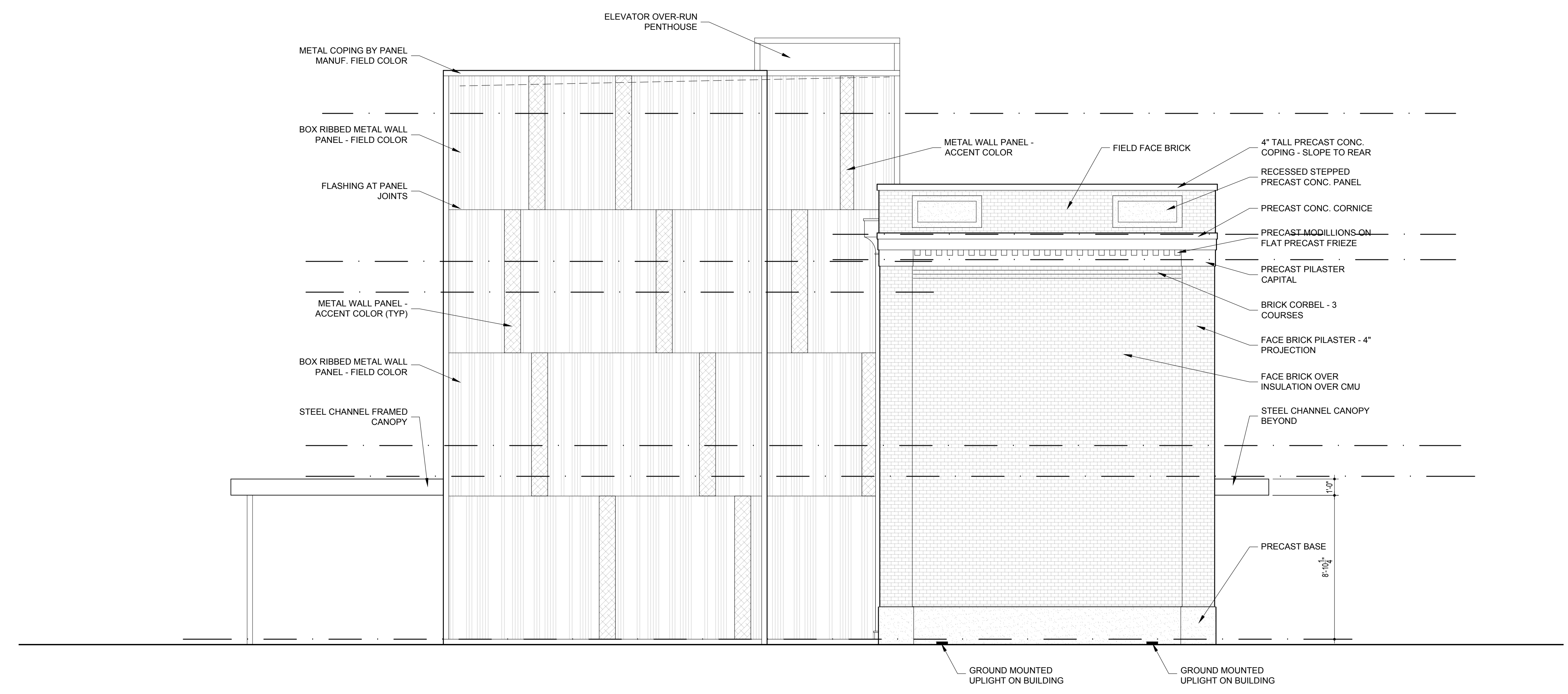
No.	Date	Description
1	06/19/24	SCHEMATIC DESIGN
2	04/25/25	FRIDAY REVIEW
3	06/26/25	CRC REVIEW

Scale AS NOTED

Sheet title
 SOUTH AND EAST ELEVATIONS

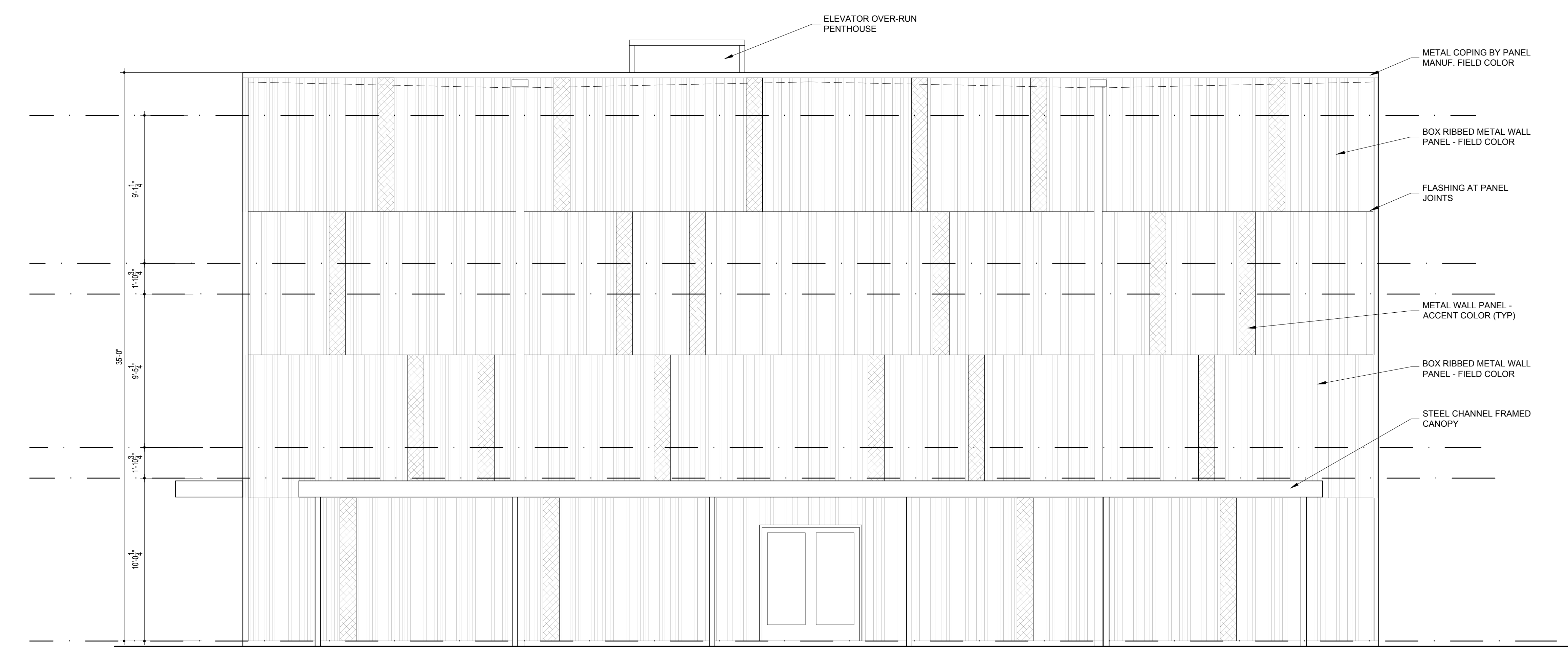
Sheet Number A202

NOT FOR CONSTRUCTION



EAST (LEFT SIDE) ELEVATION

1/4"=1'-0" 1



SOUTH (EAST) ELEVATION

1/4"=1'-0" 2



Architect:
 Sarah Ryan Architect, LLC
 201 Owens Ave
 St Augustine FL 32080
 904.547.9430

Owner:
 CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer
 SWANSON STRUCTURAL, INC.
 201 Owens Ave
 St Augustine FL 32080
 904-685-8806

MEP Engineer
 Powell & Hinkle Engineering
 1409 Kingsley Ave # 12A
 Orange Park FL 32073
 904.264.5570

DR. SUE A. MIDDLETON
 ARCHEOLOGY CENTER
 241 WEST KING STREET
 ST. AUGUSTINE FL 32084

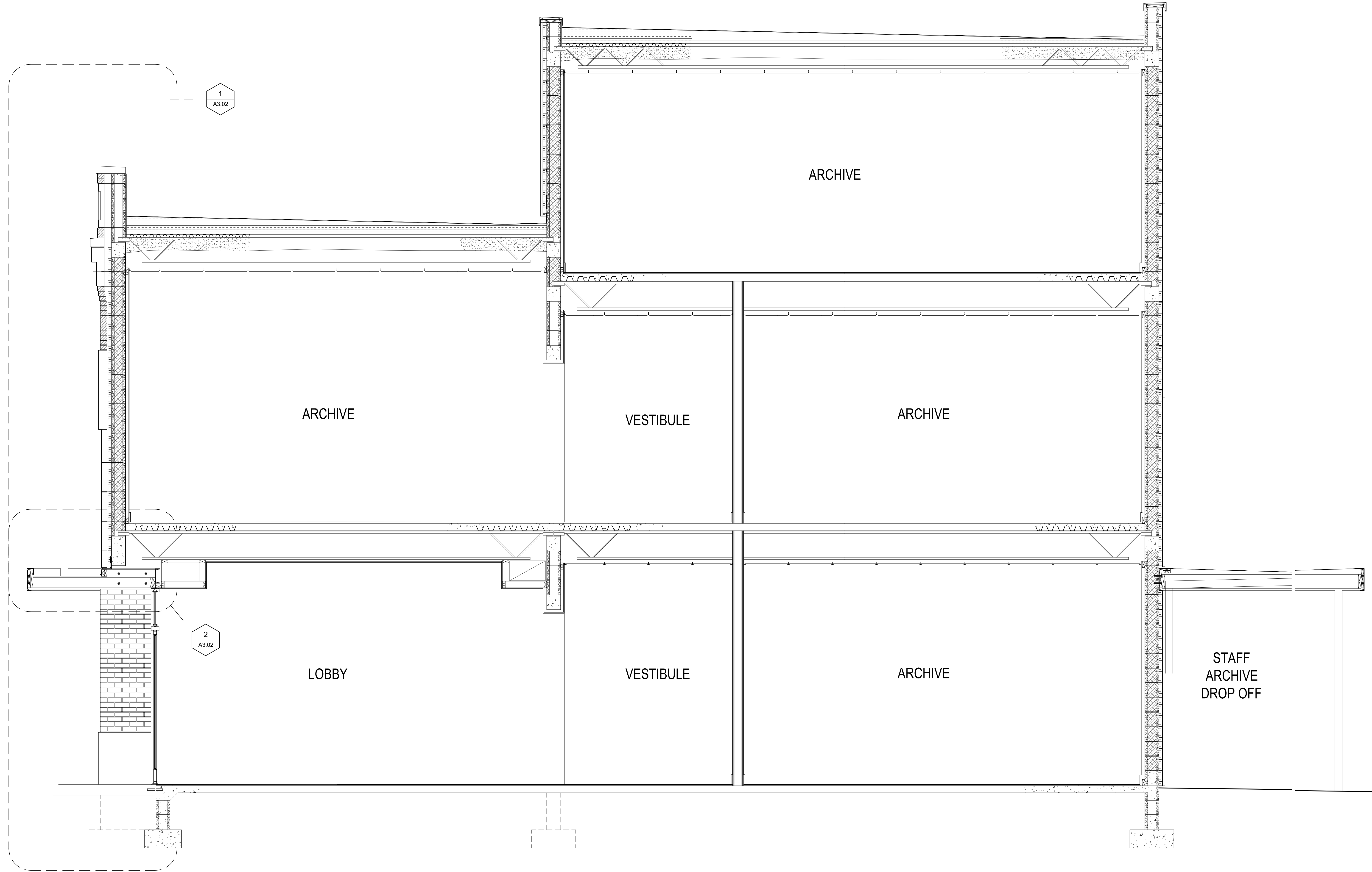
No.	Date	Description
1	06/19/24	SCHEMATIC DESIGN
2	04/25/25	FRIDAY REVIEW
3	06/26/25	CRC REVIEW

Scale AS NOTED

Sheet title
BUILDING SECTION

Sheet Number **A301**

NOT FOR CONSTRUCTION



BUILDING SECTION



Architect:
 Sarah Ryan Architect, LLC
 201 Owens Ave
 St Augustine FL 32080
 904.547.9430

Owner:
 CITY OF ST. AUGUSTINE

Contractor:

Structural Engineer
 SWANSON STRUCTURAL, INC.
 201 Owens Ave
 St Augustine FL 32080
 904-685-8806

MEP Engineer
 Powell & Hinkle Engineering
 1409 Kingsley Ave # 12A
 Orange Park FL 32073
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**DR. SUE A. MIDDLETON
 ARCHEOLOGY CENTER**
 241 WEST KING STREET
 ST. AUGUSTINE FL 32084

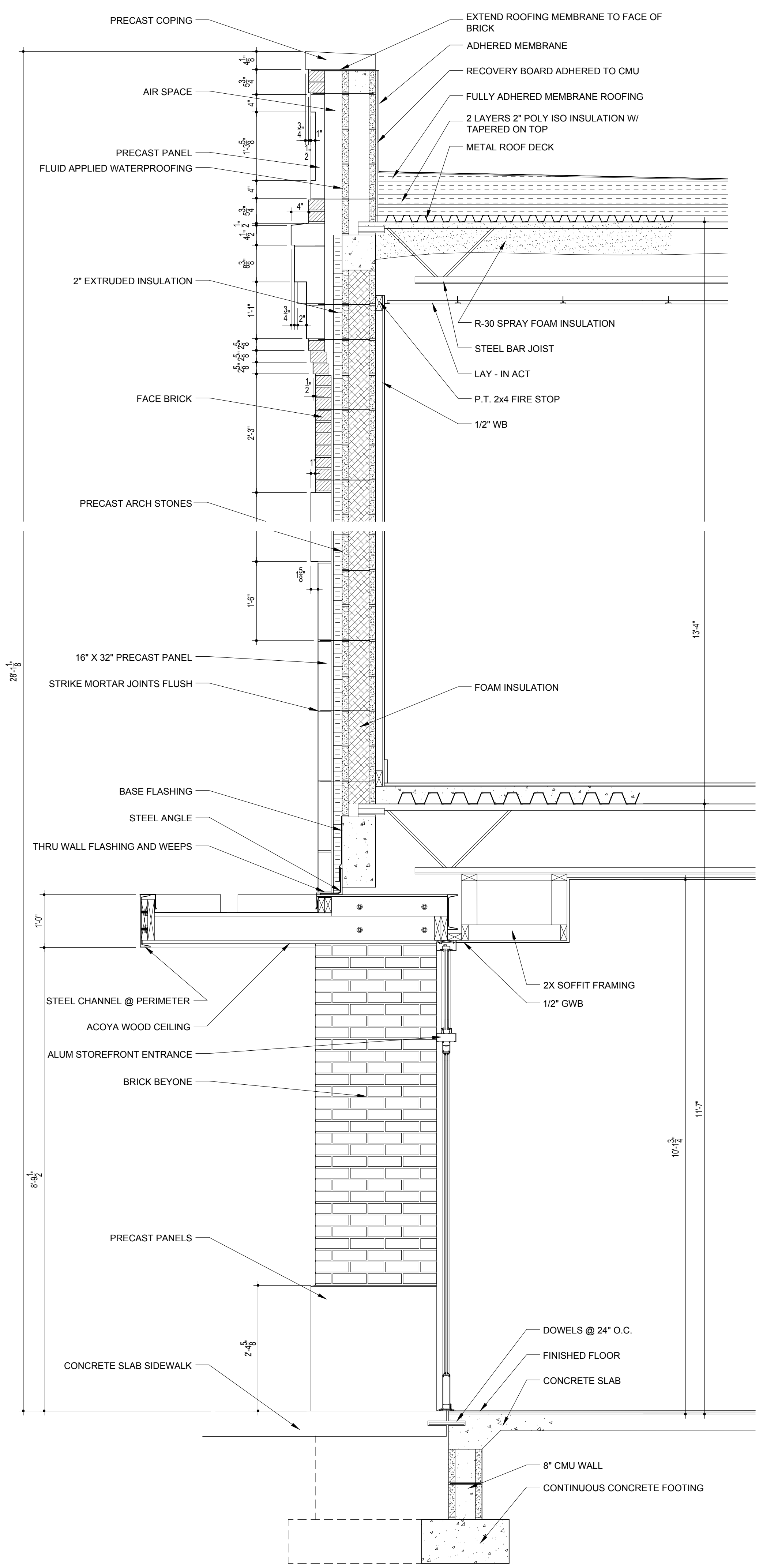
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1	06/19/24	SCHEMATIC DESIGN
2	04/25/25	FRIDAY REVIEW
3	06/26/25	CRC REVIEW

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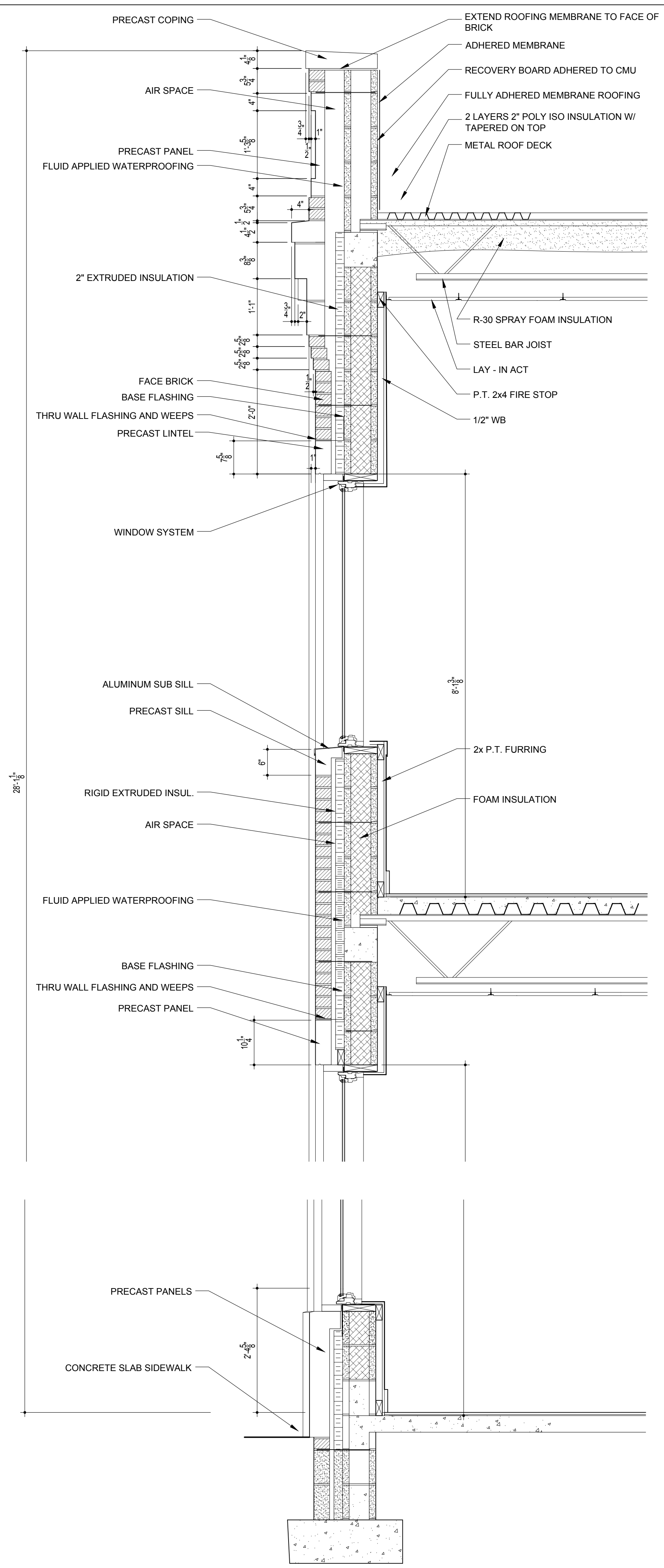
Sheet title
WALL SECTIONS

Sheet Number **A302**

**NOT FOR
 CONSTRUCTION**



WALL SECTION 2 - THRU CANOPY 3/4"=1'-0" 2



WALL SECTION 1 - NOT THRU CANOPY 3/4"=1'-0" 1



West King Studio

281 West King Street
St. Augustine, FL
32080

City of St. Augustine
75 King Street
St. Augustine, FL 32085

June 11, 2025

RE: Response to landscape comments for corridor review committee submittal.

PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	While a plant schedule is provided, the Fortnight Lily and Adam's Needle plants proposed are not within the CRC pre-approved plant list or indicated as Native of Florida Friendly on the UF/IFAS Florida Friendly Plants site.
--	---	------	---

Fortnight lily is commonly referred to as white african iris as well. See link to ifas native and florida friendly database. If preferable the landscape schedule can be updated to show Dietes vegeta 'white african iris" . That is the intended plant.

<https://ffl.ifas.ufl.edu/apps/plants/plant/130?name=African%20Iris&OtherName=Butterfly%20Iris>

Yucca filamentosa (adams needle) is a florida native.

<https://blogs.ifas.ufl.edu/stjohnsco/2018/02/08/adams-needle-yucca-filamentosa/>

Submitted by,
Elijah George
ISA Certified Arborist
RLA# : 666-7394



Prepared by:
Cindy Brown
Land Title of America, Inc.
100 Southpark Boulevard, Suite 100
Saint Augustine, FL 32086
File Number: 24-821-SGB

Parcel ID: 111560-0010

Warranty Deed

This Indenture made this 14th day of June, 2024 BETWEEN 241 W King Street LLC, a Florida Limited Liability Company, GRANTOR*, whose post office address is 142A King Street, Saint Augustine, FL 32084, and City of Saint Augustine, Florida, a Florida Municipal corporation, GRANTEE*, whose post office address is P. O. Box 210, Saint Augustine, FL 32085.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

The North 70 feet of Lot 1, Block 9, Dancy Tract, according to the Official Map of New Augustine, Florida, dated 1918, according to the map or plat thereof, on file in the Office of the Circuit Court of St. Johns County, Florida, Being a portion of those lands described in Deed Book 146, Page 209, of said Public Records. Less and excepting therefrom that portion of said lands taken for the right-of-way of King Street by Resolution No. 2005-137, as recorded in Official Records Book 2444, Page 1198 through 1203, of the Public Records of St. Johns County, Florida.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2024 and Subsequent Years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable, as context requires.

In Witness Whereof, **Grantor**, has hereunto set grantor's hand and seal this day and year first above written.

Louis J. Arbizzani
Louis J. Arbizzani, Manager
241 W King Street LLC, a Florida Limited Liability Company

WITNESSES

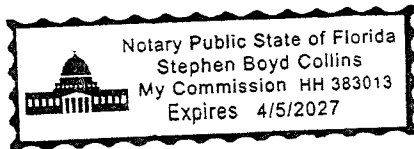
Samuel W. Hale
Witness Printed Name: Samuel W. Hale
Witness address as required by §695.26, F.S.
142 King Street Suite A
St. Augustine, FL 32084

Stephen B Collins
Witness Printed Name: Stephen B Collins
Witness address as required by §695.26, F.S.
100 Southpark Blvd Suite 100
St Augustine FL 32086

STATE OF FLORIDA
COUNTY OF SAINT JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization on **June 14, 2024** by **Louis J. Arbizzani, Manager of 241 W King Street LLC, a Florida Limited Liability Company** who is or are personally known to me or has or have produced _____ as identification: _____

[Seal]



Stephen Boyd Collins
Notary Public: Stephen Boyd Collins
My commission expires: _____

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 1115600010
 Location Address 241 W KING ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood West King St (COM) (487.01)
 Tax Description* DANCY TRACT N70FT OF LOT 1 BLK 9 OR5971/63
 *The Description above is not to be used on legal documents.
 Property Use Code Municipally Owned (8900)
 Subdivision Dancy Tract of New Augustine Subdivision
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.72
 Acreage 0.140
 Homestead N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name [City Of St Augustine](#) 100%
 Mailing Address PO BOX 210
 SAINT AUGUSTINE, FL 32085-0000

Exemption Information

Exemption Type	Status	Amount
City		\$113,400

Map



Valuation Information

Assessed Year	2025
Valuation Method	Market
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$113,400.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$113,400.00
Total Deferred	\$0.00
Assessed Value	\$113,400.00
Total Exemptions	\$113,400.00
Taxable Value	\$0.00

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

Historical Assessment Information

Year	Valuation Method	Building Value	Extra Feature Value	Total Land Value
2024	Market	\$0	\$0	\$113,400
2023	Market	\$0	\$0	\$94,500
2022	Market	\$0	\$0	\$69,300
2021	Market	\$0	\$0	\$69,300
2020	Market	\$0	\$0	\$50,400
2019	Market	\$34,184	\$0	\$31,500
2018	Market	\$27,154	\$0	\$23,625
2017	Market	\$24,905	\$0	\$23,625
2016	Market	\$32,554	\$0	\$23,625
2015	Market	\$32,554	\$0	\$23,625
2014	Market	\$30,639	\$0	\$23,625

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	90	70	6300	SF	\$113,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/19/2024	6/14/2024	\$140,000.00	WARRANTY DEED	5971	63	U	V	241 W KING ST LLC	CITY OF ST AUGUSTINE
9/9/2020	9/9/2020	\$85,000.00	WARRANTY DEED	5037	1537	Q	V	MORUCCI MICHAEL	241 W KING ST LLC
11/21/2018	11/21/2018	\$81,129.00	WARRANTY DEED	4644	258	Q	I	LINCOLNVILLE PROPERTIES LLC	MORUCCI MICHAEL
9/24/2018	9/24/2018	\$65,000.00	WARRANTY DEED	4615	1768	Q	I	PEEPLES WILLIAM & MALINDA	LINCOLNVILLE PROPERTIES LLC
	5/2/2002	\$60,000.00	WARRANTY DEED	1754	1260	Q	I	COLBERT JAMES L & DAISY S	PEEPLES WILLIAM & MALINDA

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

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