

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A

THURSDAY, OCTOBER 15, 2020 - 1:00 PM

ALCAZAR ROOM

***See attached Health and Safety Protocols for In-Person Public Meetings and Hearings**

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) Draft minutes from September 24, 2020 HARB CMT meeting
4. Modification and approval of Agenda
5. Continued Items from the previous HARB meetings
 - a) F2020-0097 St. Johns Law Group - Applicant
Certificate of Sea-Wall Motor Lodge Inc – Owner
Appropriateness 32 Avenida Menendez
To add a one-story covered entry within the courtyard.
 - b) F2020-0098 David Grande - Applicant
Certificate of J Prabhu, LLC – Owner
Appropriateness 120 Avenida Menendez
To cover existing deck with a roofed structure and to replace existing
metal railings and supports with wood railings and supports.
6. Planning and Building Staff Communications
 - a) Planning and Building Staff Approved Permits Report
7. Other Business
 - a) Discussion regarding implementation of partial demolition standards
 - b) Discussion regarding Resilient Heritage in the Nation's Oldest City publication

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 three business 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.

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

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



CITY OF ST. AUGUSTINE HEALTH AND SAFETY PROTOCOLS FOR IN-PERSON PUBLIC MEETINGS AND HEARINGS

Pursuant to Resolution 2020-21, the City Manager is designated and authorized to implement all Health and Safety Protocols deemed necessary or recommended under the authority granted in Resolution 2020-10.

Based upon the current CDC guidelines and the local conditions, the following Health and Safety Protocols will apply to all in-person public meetings and hearings. These Health and Safety Protocols will be published on the City's website and with all public meeting notices. All Health and Safety Protocols will be fully enforced.

1. All meeting rooms will be configured to maintain the 6-foot social distancing radius recommended by the CDC.
2. All meeting rooms will be sanitized by wiping all flat surfaces and chairs prior to each meeting.
3. All members of the public, City Commission, staff, and appointed boards or committees are required to wear a face covering over the nose and mouth at all times while in the meeting room. If necessary, a face covering may be lowered in order to be audible while actively speaking but must replace the face covering over nose and mouth immediately after speaking.
4. Face masks and hand sanitizer will be made available as needed prior to entry.
5. Face coverings include a uniform piece of material that securely covers a person's nose and mouth and remains affixed in place without the use of one's hands. Types of coverings include a face mask, homemade mask, or other covering, such as a scarf, bandana, handkerchief, or other similar cloth covering or full-face shields.
6. Participants requesting accommodation due to a disability which prevents the use of face coverings may use alternative face coverings. Alternative face coverings include scarves, other loose face covering, or full-face shield.
7. Participants unable to wear a face covering will be required to remain outside of the meeting hall where they may audibly observe the meeting or hearing. Participants will be allowed to participate in any public comment period and will be escorted to the podium and must exit the room after comment.
8. Capacity for physical attendance within the Alcazar Room will be reduced based on the 6-foot social distancing. Physical attendance will be prioritized as follows until maximum capacity is reached:
 - a. Commission Members
 - b. City Attorney
 - c. City Manager
 - d. City Clerk
 - e. Necessary staff
 - f. Applicants (one at a time)
 - g. Public participants
9. Applicants appearing before a board for hearing will be asked to queue outside the meeting room and enter with any witnesses or agents upon the calling of their application for hearing.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Communications Media Technology Meeting September 24, 2020

The Historic Architectural Review Board met via Communications Media Technology (CMT) at 1:00 P.M., Thursday, September 24, 2020, with limited capacity in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Barbara Wingo, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Gaere MacDonald

City Staff:

Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Isabelle Lopez, City Attorney
Maria Lopes, Office Assistant
Laura Morse, Recording Secretary
Candice Seymour, Recording Secretary

Ms. Wolfe reviewed the public participation instructions.

Ms. Wolfe asked that an additional discussion regarding the October meeting be added to Other Business.

2. General Public Comments for Items not on the Agenda

MOTION

(None)

Mr. Benoit MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Ms. Wingo.

3. Approval of Minutes

VOTE ON MOTION:

MOTION

Ms. Wingo MOVED to APPROVE the August 20, 2020 minutes as presented. The motion was SECONDED by Mr. Weaver.

AYES: Benoit, Wingo, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

VOTE ON MOTION:

AYES: Wingo, Weaver, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Duncan reviewed a small change to the agenda noting that the structure for item 7(a) was in the process of being recorded on the Florida Master Site File.

5. Public Comments related to Expedited Hearing items:

Public comment was opened.

B.J. Kalaidi spoke regarding item 5(c) and asked for clarification regarding the application including how long the ad valorem tax exemption would last and details regarding how the work done met the Secretary of the Interior Standards for the benefit of the public. She also asked how

many ad valorem tax exemptions for historic preservation had been granted.

Public comment was closed.

**5. (a) Certificate of Appropriateness
F2020-0099 – Sarah Ryan Architect –
Applicant
Baker Family Revocable Trust – Owner
132 St. George Street**

To alter the existing parapet wall with a proposed stepped down height and new metal coping.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds the board can **APPROVE** a Certificate of Appropriateness at **132 St. George Street** because it meets the Secretary of the Interior Standards 2, 5, and 6

Ms. Ryan waived her right to a presentation.

Ex Parte Communication:

(None)

MOTION

Mr. Weaver MOVED to APPROVE application F2020-0099 without any conditions. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

**AYES: Weaver, MacDonald, Benoit,
Wingo, Duncan**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**5. (b) Certificate of Appropriateness
F2020-0104 – Cathedral Basilica of Saint
Augustine – Applicant
Diocese of St. Augustine, Inc. – Owner
60 Cathedral Place**

To alter existing parking lot with proposed landscape and irrigation plan.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds the Board can **APPROVE** a Certificate of Appropriateness at **60 Cathedral Place** because it meets the Secretary of the Interior's Standards 8 and 9.

John Garofolo waived his right to a presentation.

Ex Parte Communication:

(None)

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0104 at 60 Cathedral Place to alter existing parking lot with proposed landscape and irrigation plan with the one condition that the applicant understand that if ground penetration exceeds 3 inches and is over 100 square feet that they must engage the archeology program. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

**AYES: Benoit, Wingo, MacDonald,
Weaver, Duncan**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**5. (c) Certificate of Appropriateness for a
Historic Preservation Ad Valorem Tax
Exemption F2020-0102 – Theresa and
Joseph Segal – Applicant and Owner
127 Oneida Street**

To certify the completion of rehabilitation work for an ad valorem tax exemption.

Ms. Courtney read the staff report and said based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can **APPROVE** a Certificate of Appropriateness for a full Historic Preservation Ad Valorem Tax Exemption at **127 Oneida Street** because the work

completed, including the work listed in the recent amendments, complies with the Secretary of the Interior's Standards.

Theresa and Joseph Segal waived their right to a presentation.

Ex Parte Communication:

(None)

The Board congratulated the applicants on completion of their restoration work.

MOTION

Mr. Weaver MOVED to APPROVE application F2020-0102, Certificate of Appropriateness to certify the completion of rehabilitation work for an ad valorem tax exemption. The motion was SECONDED by Ms. Wingo.

Mr. MacDonald clarified, for the benefit of the public, that the ad valorem tax exemption was based upon the value of the work done to the property, not the base value of the entire property, and the duration of the exemption was ten years.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificate of Appropriateness

6. (a) F2020-0097 – St. Johns Law Group – Applicant

Sea-Wall Motor Lodge Inc – Owner **32 Avenida Menendez**

To add a one-story covered entry within the courtyard and to enclose an open space behind an existing wall on the Charlotte Street elevation.

Ms. Courtney read the staff report and staff amended the recommendation from the staff report to remove concerns related to the lack of detail sufficient for a COA as the applicant submitted additional materials which were forwarded to the HARB on Tuesday. However, based on a review of the AGHP and w/out support of evidence to the contrary, concerns remain regarding the proposed covered entry to the existing building because of its scale in comparison with a traditional loggia so the staff recommendation remains as a continuance for the covered entry. She added that staff anticipates that the applicant will present these additional details to the HARB and discuss whether the design of the covered entry can be altered and therefore Staff finds the Charlotte Street addition/enclosure at **32 Avenida Menendez** can be **APPROVED** if the Board feels the additional details received are compatible with the AGHP.

James Whitehouse and Nico Stearley reviewed the application with additional information.¹

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi said the application should be continued as recommended by staff. She said the building should be kept authentic.

Public hearing was closed.

The Board discussed:

- Smooth stucco finish was appropriate
- Existing non-historic features on the structure would be compatible with proposed covered area design
- Concern for the scale with recommendation to bring the feature down to a single story

¹ Attached to original minutes

- Round arch was more appropriate
- Consider wood, picketed railing rather than stucco parapet
- Recommendations on how to limit connectivity of the buildings
- Archway was not meant for pedestrian connectivity from above and railings would not need to meet a height requirement
- Integrating details from the existing building

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0097 for the Charlotte Street additions because it has minimal impact to the building or the streetscape and CONTINUE application F2020-0097 for the covered entry on Avenida Menendez to give the applicant time to propose design solutions and add details compatible with the existing building. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**6. (b) F2020-0098 – David Grande – Applicant
J Prabhu, LLC – Owner
120 Avenida Menendez**

To cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds the proposed railings do not meet the Secretary of the Interior's Standards 2 and 6, that the roof structure as designed does not meet Standard 9, and that the Board can take the following actions on a Certificate of Appropriateness at **120 Avenida Menendez**:

1. Approve a COA if HARB determines that maintaining the Monterey character is not a significant architectural style for the district
2. Deny a COA for alterations to the railing and continue the request to add a covered deck so that it can be redesigned to be compatible with the current Monterey character of the building

David Grande and Mack Patel reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked that the Board continue the application to further review the application.

Public hearing was closed.

The Board discussed:

- History of the structure and the 1950s Monterey style
- Concerns with replacing the original railings as part of the original architecture
- Desire to see more details regarding the addition
- Reasons for changing the railing were that the railing did not currently meet code and the proposed wooden railings were of the Monterey style based upon applicant research
- The existing metal railings were a distinctive feature of the building and commercial Monterey style
- Wood railing was proposed to be consistent with rail on the existing deck

MOTION

Mr. MacDonald MOVED to CONTINUE application F2020-0098 to the October 15, 2020 HARB meeting. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) F2020-0101 – Marquis Latimer + Halback, Inc. – Applicant **Lightner Museum of Hobbies Inc. – Owner** **75 King Street**

To alter the existing garden on the south side of the building with the proposed addition of landscape and hardscape features, including walls, pavers, and lighting.

Ms. Courtney read the staff report and said based on the HARB discussion at the August 20, 2020 meeting, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **75 King Street**, because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 5, 9, and 10, with the following conditions:

1. That construction drawings be modified to reflect the removal of any modifications proposed for the sculpture peninsula or any area if they are deemed to be in City controlled space
2. That the wrought iron fencing around and on either side of the statue peninsula is redesigned with consistent characteristics found on the existing double gates under the gate houses
3. To find a more compatible and inconspicuous hanging light for the shade garden

Jeremy Marquis, Theresa Radzinski, Ray Eme, and Elijah George reviewed the application.

The Board provided their ex parte communications.

Public hearing was opened.

B.J. Kalaidi read her notes into the record and provided them to the Clerk.

Public hearing was closed.

The Board discussed:

- Existing memorial plaque on fountain would remain
- Seating area on terrace was not historically authentic to the area of the building and proposed furniture was not compatible
- Proposed light fixture did not look like a lantern that would hang from a tree and were not compatible with the design
- Applicant preference for permanent seating areas
- Recommendation of benches or deck chairs rather than tables
- Material proposed for inside the fountain
- Height of the parapet wall could be code issue

Jeremy Marquis said that they would re-visit the proposed lighting fixtures and consider a more appropriate style. He clarified that he would work with staff to choose appropriate outdoor furniture, as it was not included with the application. He added that a tile mosaic was intended but had not yet been designed and that he would return to the Board for approval once a design was complete. He addressed the concern for the railing height noting that the amount of work to be done would not trigger such code requirements.

Board comments continued regarding the following:

- Area historically used as a public gathering spot and outdoor recreational uses
- Rear doorway would not be used as an entrance to the museum for security reasons
- clarification that proposed gates would match the existing
- Up-lighting should be hidden

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Appropriateness application F2020-0101 for alterations to the existing garden on the south side of the building with the following conditions:

- **Eliminate the hanging lanterns in the tree and replace them with ambient hidden lighting fixtures to match the fixtures already submitted as landscape lighting**
- **The existing gates at the entre-point would remain and any new gates would be designed and constructed to match**
- **Any tables and chairs of a permanent nature would be submitted to staff at a future date for review of compatibility and, if necessary, come back before the Board at staff's discretion**
- **The fountain mosaic would require an additional submittal for approval by the Board**

The motion SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

7. Certificates Demolition and Partial Demolition

7. (a) F2020-0088 – Thomas McAteer – Applicant

Thomas McAteer and Lucille Petrizzo
McAteer – Owner
94 Smith Street

To demolish a building constructed c. 1935 (according to the SJCPA) that is not in a district but is in the process of being recorded on the Florida Master Site File.

Ms. Courtney read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Demolition at **94 Smith Street** because it is not a local landmark or otherwise designated as a historic building.

Thomas and Lucille McAteer were available for questions.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

20 notices were sent, 1 was returned in favor, 1 opposed, and 1 had comments.

The Board discussed the poor condition of the structure.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0088, 94 Smith Street, based on the staff report indicating it has no historic significance and the alterations to and condition of the building. The motion was SECONDED by Mr. Benoit.

² Brief recess from 3:31p.m. to 3:36p.m.

VOTE ON MOTION:

**AYES: Weaver, Benoit, MacDonald,
Wingo, Duncan**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**8. Certificate of Appropriateness – City
Owned Property**

**8. (a) F2020-0100 – Marquis Latimer +
Halback, Inc. – Applicant**
City of St. Augustine, Public Works –
Owner
LS #23 (Plaza de la Constitution) and LS
#24 (Seawall / St. Francis Street)

To upgrade lift stations with below-ground infrastructure, and with above-grade installation of control panels, electrical meters, antennas, and irrigation controls.

Ms. Courtney read the staff report and said staff does not provide recommendations for city projects and looks to HARB for review and comment on this proposed city project.

Dustin Felix, Derek Bieber, Stephen Slaughter, and Curtis Kunihiro reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked whether the antennae could be masked somehow.

Curtis Kunihiro clarified that the signals from the antennae could not be masked nor can the antennae be made telescopic. He added that the proposed poles may not need to reach the referenced 20 feet.

Public hearing was closed.

The Board discussed:

- Recommendations to mask and lower the panels
- Preference for masking to inhibit the public from getting near the lift stations
- Vegetation as presented was chosen to limit impact to scenic views and allow for safety of those working on the panels
- Lattice with a climbing plant as a possible form of screening but came with concern for potential storm damage
- Opinion of Appropriateness determination that informational panels were not appropriate screening
- Color recommendations to help minimize appearance

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0100 to upgrade two lift stations, #23 and #24 as designed with the condition that the city choose a paint color that would help mask the panel and be compatible with the downtown area. The motion was SECONDED by Mr. Weaver.

There was a discussion regarding painting the panels to mask them, with Mr. Slaughter recommending testing proposed colors on parts of the panel.

Ms. Wolfe recommended not painting the panels to limit the necessity for maintenance over time.

Mr. Kunihiro advised that black was a poor color choice because it could cause the encased technology to overheat.

Mr. Benoit AMENDED his motion to APPROVE the application as submitted, with maximum landscaping possible, and with no paint requirement. The motion was SECONDED Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald,
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

9. (a) Planning and Building Staff Approved Permits Report

(Provided for informational purposes)

10. Other Business

Ms. Wolfe advised the Board that next month's meeting would include the two continued items and was anticipated to be held in-person. She noted that configuration in the Alcazar Room had changed to encourage appropriate social distancing. She added that the upcoming meeting could include discussion items that had been delayed due to the virtual meeting format.

Ms. Lopez reviewed a project she was working on to expand allowable expertise categories for HARB members to include such professions as landscape architects, planners, realtors, attorneys, and historians. She also discussed possible language within the code that would allow alternate HARB members to not trigger ethics concerns unless they were actively serving at a meeting in which their application was being heard. She explained that this would allow an alternate to present items to the Board during meetings when they were not activated. There was Board support for Ms. Lopez's work moving forward.

10. (a) HARB Elections: Selection of Chair and Vice-Chair

Ms. Wingo nominated Ms. Duncan for chair.

Mr. Weaver nominated Ms. Wingo for Vice-chair.

There as discussion regarding codifying term limits for Chair and Vice-chair with a request to discuss at the next meeting.

There was Board consensus to that Ms. Duncan be Chair and Ms. Wingo be Vice-chair.

There was Board consensus to proceed with an in-person meeting in October.

11. Adjournment

There being no further business, the meeting was adjourned at 4:56 P.M.³

Catherine Duncan, Chairperson

³ Transcribed by Candice Seymour



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for October 15, 2020 Meeting**



Application F2020-0097 Address: 32 Avenida Menendez

Applicant: St. Johns Law Group

Property Owner: Sea-Wall Motor Lodge Inc

Project description: To add a one-story covered entry within the courtyard and to enclose an open space behind an existing wall on the Charlotte Street elevation. (CONTINUED FROM SEPTEMBER 24, 2020 HARB MEETING)

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan Historic District	Construction date:	2005
Archaeology Zone:	IA	Zoning District:	PUD
Parcel number:	1963200000		
Agenda Item:	5(a)	Previous Action(s):	COA 2013-0020; PZB 2020-0023

STAFF SUMMARY AND ANALYSIS:

- Please refer to the September 24, 2020 staff report for the previous staff summary and comments.
- Two proposed changes to the site were included with the original COA application. The HARB approved the Charlotte Street enclosure but continued the proposed covered entrance on the Avenida Menendez side at the September 24, 2020 meeting and requested new design solutions that would reduce the scale and be more compatible to the existing buildings that comprise the hotel complex.
- New drawings were submitted with two design options; both address the HARB's request to reduce the scale of the structure with a lower height:
 - Option 1 - with round arch: Overall height was decreased from 14'2" to approximately 12' high, with the thoroughfare for automobiles decreased to 9' high from the previous 10' height.
 - Option 2 – with flat arch and railings along top of parapet walls: Overall height to top of railing would be 13'10". Working to reflect the HARB suggestion to add an open railing instead of such a heavy stucco parapet, the design still maintains the parapet wall that is now 1' shorter. The flat arch works to help differentiate the car throughfare and the walkway for pedestrians under the round arch. Additionally, the railing is at the same height of the balconies of the adjacent buildings and works to tie into the existing architecture by doing that. However, there may be an issue of the hierarchy of elements being compromised by this additional secondary structure at the same height as elements from the primary structures as well as still appearing to be over one story high.
- HARB suggested a minimal approach with an open railing instead of the tall parapet. The applicant stated with the newly submitted drawings that the overall 12' height (which measures to the top of the parapet wall) is the lowest that the proposed structure can go due to the water displacement engineering required in the area behind the parapet, as is shown on the section provided, but helps the covered entrance to present as the one-story height that was requested by the HARB.
- While the reduction in height does help with the concern of the scale not being in proportion to the adjacent buildings and reducing the massive feel of the original design's taller stucco structure as noted by the HARB, the altered design for the covered entry remains largely unchanged, with the exception of being 4" to 2' shorter, depending on the design option. With the parapet wall still at 3' high for both options (from the original 4' height), and no reduction in the width of the overall structure, the scale remains out of proportion to a loggia concept. However, the option 1 round arch version has been the most minimized in scale as suggested by the HARB.

STAFF RECOMMENDATION:

Based on the previous HARB review, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 32 Avenida Menendez** for design option 1 because it meets the Secretary of the Interior's Standards for Rehabilitation 9, with the following condition:

1. That the structural elements of the new structure will not impact the salvaged steps and plaque exhibit from the Monson Motor Lodge.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

(Revised since September 24, 2020 HARB meeting)

PROPOSED COVERED ENTRY (Avenida Menendez side, between two of the buildings within the courtyard of the hotel complex):

1. To add a one-story covered entry about 28'-7" wide, 16'-9" deep, and 12' or 13'10" high, with cement stucco walls and coquina stone clad columns to match the existing, a flat roof, and parapet walls with pre-cast concrete wall caps and three scuppers across the south side to match existing scuppers elsewhere on building.
(The proposed structure will be added adjacent to the existing stairwell to the east and extend across the brick paver courtyard to the west, adjacent to the lobby entrance that is demarked by a second story covered porch and an extendable awning.)
2. The applicant has submitted two proposed design concepts, for the treatment to the top of the covered entrance, both with a larger thoroughfare for vehicles to pass through and a smaller rounded arched pedestrian pathway to the west, which aligns with the side arch of the existing entrance:
 - Option 1: With a 9' high rounded arched thoroughfare and a 12' overall structure height
 - Option 2: With a 9' high flat (squared) archway thoroughfare and for 1'10" high wood railings, to match existing elsewhere on buildings, to run on top of parapet walls above on north and south sides of covered entrance, and a 13'10" overall structure height
3. Under the covered entrance, to incorporate two 9' wide in /out drive aisles divided by a central 3'6" wide space demarked with lighter pavers lighter pavers to help delineate and visually separate circulation paths.

CITY CODES/DESIGN GUIDELINES: ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standards for Rehabilitation 2, 4, 5, 6, 9 and 10 apply.

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 4. Retention of Significant Later Alterations and Additions**
- 5. Sensitive Treatment of Distinctive Features and Craftsmanship**
- 6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
- 9. Compatible Contemporary Design for New Alterations and Additions**
- 10. Reversibility of New Alterations and Additions**

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.

Pre-1821

Primary and accessory buildings on the same lot may be connected. This connection is considered an accessory building. The connecting structure may be completely enclosed or may be an open sided gallery or loggia. The connecting structure may not be used for second story access or walkways, and should not cross lot lines.

Loggias and galleries are the distinctive feature of the St. Augustine Plan. They serve as outdoor rooms, and protect windows and doors from sun and rain. Loggias are inset into the facade and are enclosed by a colonnade. Loggias are not appropriate on the street facade of the building. The colonnade usually is in the same plane as the building wall. Floors for loggias and galleries may be either poured coquina concrete or tabby. Galleries project out from the facade, often with a distinctly separate roof. A gallery is also enclosed by a colonnade.

Colonnades are usually simple wood posts, but masonry columns may be appropriate. Masonry columns may be topped with arches. The appropriate proportion for arched colonnades is for the height to be approximately equal to the width or diameter of the arch. Posts and columns may be plain or have simple chamfers or moldings. Columns supporting an upper story wall are usually broad while those supporting only a roof should be lighter. All columns are square and may have a square base and capital.

Both loggias and galleries may be two story. Columns and arches on second floors should be shorter than those on the ground floor.

Chamfered wood posts are the most appropriate but masonry columns may be used. Posts or columns may support a second story wood porch or an extension of the main roof. Masonry columns may carry round arches which may support a second story wall, either of masonry or wood. Arches should be of appropriate proportion, with the height approximately equal to the width.

Additions

Do...

- Place functions and services required for a new use in non character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design additional stories, when required for a new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color.

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

Pre-1821

Additions to pre-1821 buildings must reproduce all elements of the St. Augustine Style.

COA F2020-0097
32 Avenida Menendez
October 15, 2020

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS

32 Avenida Menendez



STAFF PHOTOGRAPHS

32 Avenida Menendez : Covered Entry



Looking south: Covered entry will extend between these two buildings, south of entrance with second floor balcony and awning

STAFF PHOTOGRAPHS

32 Avenida Menendez : Covered Entry



Looking north: Covered entry will extend between these two buildings, south of entrance with second floor balcony and awning

STAFF PHOTOGRAPHS

32 Avenida Menendez : Covered Entry



Steps salvaged from demolished Monson Motor Lodge where Dr. Martin Luther King Jr. and sixteen Jewish Clergy were arrested in 1964

STAFF PHOTOGRAPHS

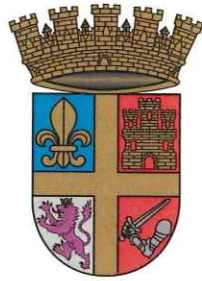
32 Avenida Menendez: Streetscape views



STAFF PHOTOGRAPHS

32 Avenida Menendez: Streetscape views





CITY OF
ST. AUGUSTINE
— EST. 1565 —
NATION'S OLDEST CITY

September 24, 2020

James G. Whitehouse
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

cc: Sea Wall Motor Lodge, Inc.

Re: Certificate of Appropriateness - 32 Avenida Menendez – 2020-0097

Dear Mr. Whitehouse:

On September 24, 2020, the Historic Architectural Review Board (HARB) met and discussed your application to add a one-story covered entry within the courtyard and to enclose an open space behind an existing wall on the Charlotte Street elevation for property located at 32 Avenida Menendez.

Specifically, based upon evidence presented, the HARB **APPROVED** the Charlotte Street addition portion of your application and **CONTINUED** the covered entry proposed on the Avenida Menendez side to the **October 15, 2020** meeting as described in the attached copy of the executed Order. Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by October 5th.

Please contact the Planning and Building Department for the proper permits, archaeology review, fees and requirements to proceed with your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Sincerely,

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- ☐ Appeal of Architectural Review Official
- ☒ Certificate of Appropriateness
- ☐ Certificate of Demolition
- ☐ Certificate of Relocation
- ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption

- ☐ Preliminary Design Approval for Entry Corridors
- ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- ☐ Opinion of Appropriateness
- ☐ Variance to Design Standard

IN THE MATTER OF:

Case No.: 2020-0097
Applicant: St. Johns Law Group
Owner: Sea-Wall Motor Lodge Inc
Address: 32 Avenida Menendez
Parcel Number: 1963200000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to add a one-story covered entry within the courtyard and to enclose an open space behind an existing wall on the Charlotte Street elevation.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 24, 2020 VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT), AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the September 24, 2020 Communications Media Technology (CMT) Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Planned Unit Development (PUD).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.
5. The applicant and agent and/or property owner signed an Acknowledgement and Waiver of Rights form for this meeting.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action (A.) MEETS / (B.) DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request to add a one-story covered entry within the courtyard and to enclose an open space behind an existing wall on the Charlotte Street elevation.

Subject to the following conditions:

- Two-Part Motions:*
- (A.) To APPROVE Charlotte Street addition because it will make a minimal impact to the building or the streetscape.
 - (B.) To CONTINUE the covered entry proposed on Avenida Menendez side to give applicant time to propose a couple design solutions that reduce the scale and are more compatible to the buildings.
 - (To be continued to October 15, 2020 HARB meeting).

DONE AND ORDERED, at a public hearing on the 24 day of September, A.D., 2020, via Communications Media Technology (CMT), with copy on file at 75 King Street, St. Augustine, Florida.

Case No. 2020-0097

REQUEST

PART A
APPROVED

PART B
DENIED

CONTINUES

Catherine Duncan
Sign Name

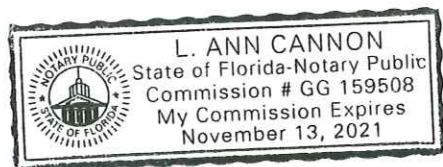
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments Catherine Duncan, by means of ☒ physical presence or ☐ online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 25 day of September, A.D., 2020.



L. Ann Cannon
Notary Public, State of Florida

FOR OCTOBER 15, 2020 HARB MEETING

2020-0097: 32 Avenida Menendez

Materials submitted by
St. Johns Law Group – Applicant

Julie Courtney

From: James Whitehouse <jameswhitehouse@sjlawgroup.com>
Sent: Monday, October 5, 2020 4:39 PM
To: Julie Courtney
Cc: James Whitehouse
Subject: RE: Additional materials needed by October 5th for Certificate of Appropriateness - 32 Avenida Menendez – 2020-0097
Attachments: Hillton HARB Revision-Lowering as requested 10-5.pdf; Hilton HARB Revision with railing - Not preferred.pdf; Old over 14' depiction.PNG

Julie.

Please see attached for the revised drawings and elevations for the covering, as requested by the HARB board. As you will see, we have lowered the height down to the approximate one story projection as discussed by a majority of the members. This lowering to 12ft, which includes to the top of the cap on the parapet, from over 14 feet, is the lowest that it can go down due to the water displacement engineering that has to be accomplished in the area behind the parapet, as you will see from the cut section provided. The removal of over 2 feet of height reduces the façade of the parapet and allows the covering to present at the single story height as depicted on the elevations and preferred by the members.

The materials are also listed as the same as what is currently used on the buildings and the current pillars.

Further, I am also including the depictions/elevations with the railing added, but as you will see this is not appropriate and actually makes the presentation of the covering seem higher and more involved, which is inappropriate.

I trust that these will help and if you have any comments or questions or seek any additional revisions per staff thoughts, please let me know and we will do so straight away.

Thank you again.

James



James G. Whitehouse, Esquire, Board Certified Expert*
St. Johns Law Group
www.sjlawgroup.com

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Monday, September 28, 2020 11:03 AM
To: James Whitehouse <jameswhitehouse@sjlawgroup.com>
Subject: Additional materials needed by October 5th for Certificate of Appropriateness - 32 Avenida Menendez – 2020-0097

Hello Mr. Whitehouse,

As you know, at the September 24 Historic Architectural Review Board (HARB) meeting, the application for the covered entry proposed on the Avenida Menendez side of 32 Avenida Menendez was **CONTINUED** to the **October 15, 2020** meeting. The order and order letter from will be mailed to you by this week which states the following, but because of the short timeframe until the next meeting, we wanted you to be aware that **all additional materials for the continued**

item must be submitted to the Planning and Building Department or by emailing to HARB@citystaug.com 10 days before the meeting, or by October 5, 2020.

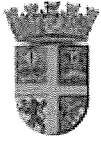
Thank you,

Julie Courtney

Historic Preservation Planner

Planning & Building Department

E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com



City of St. Augustine

P.O. Box 210

St. Augustine, FL 32085

ST AUGUSTINE
EST. 1565



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.



Historic Hilton Bayfront

32 Avenida Menendez

City of St. Augustine

Historic Architectural Review Board Presentation

October 2020

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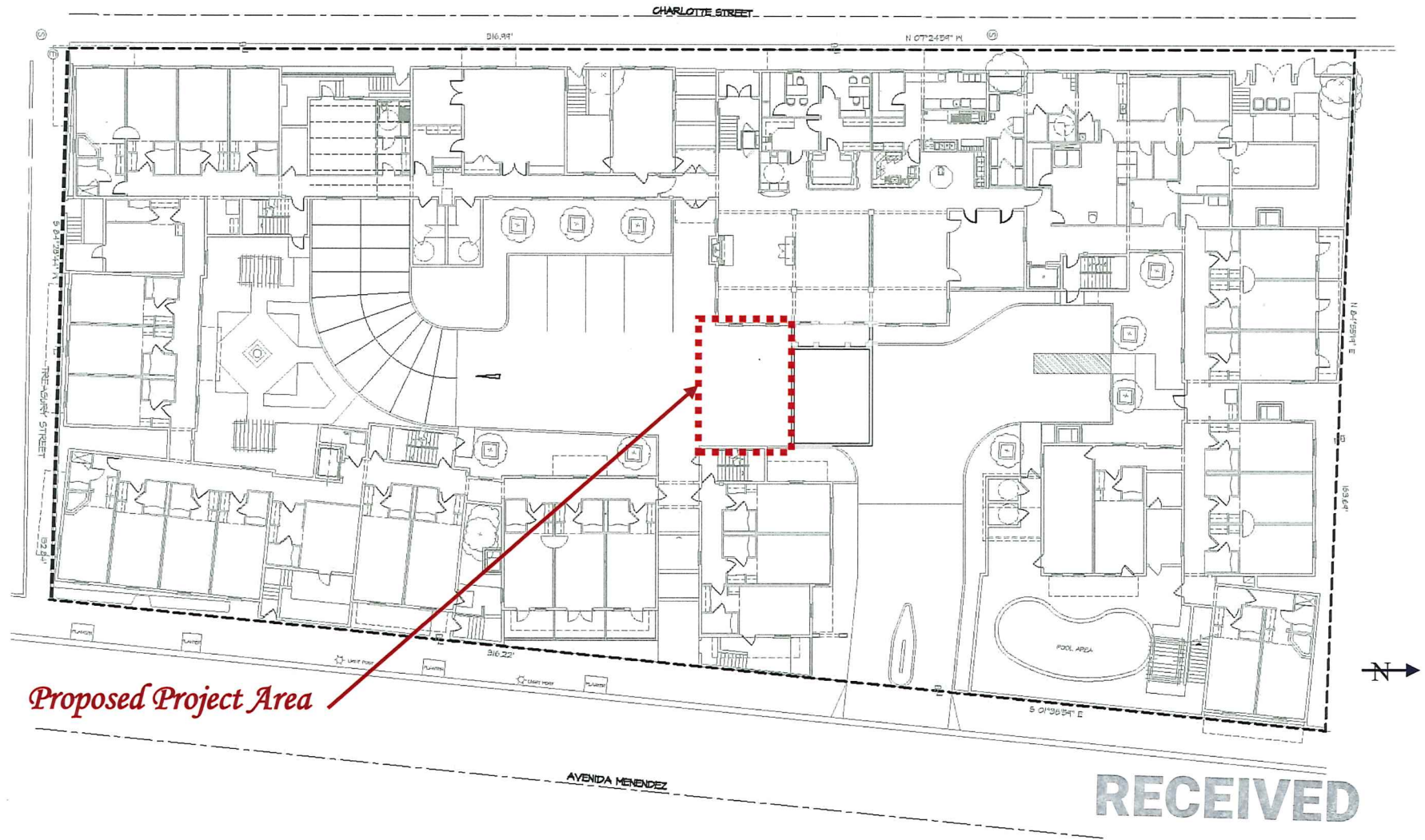
OCT 05 2020

Planning / Building Dept.



Current Covered Entry Overall Plan

Historic Hilton Bayfront



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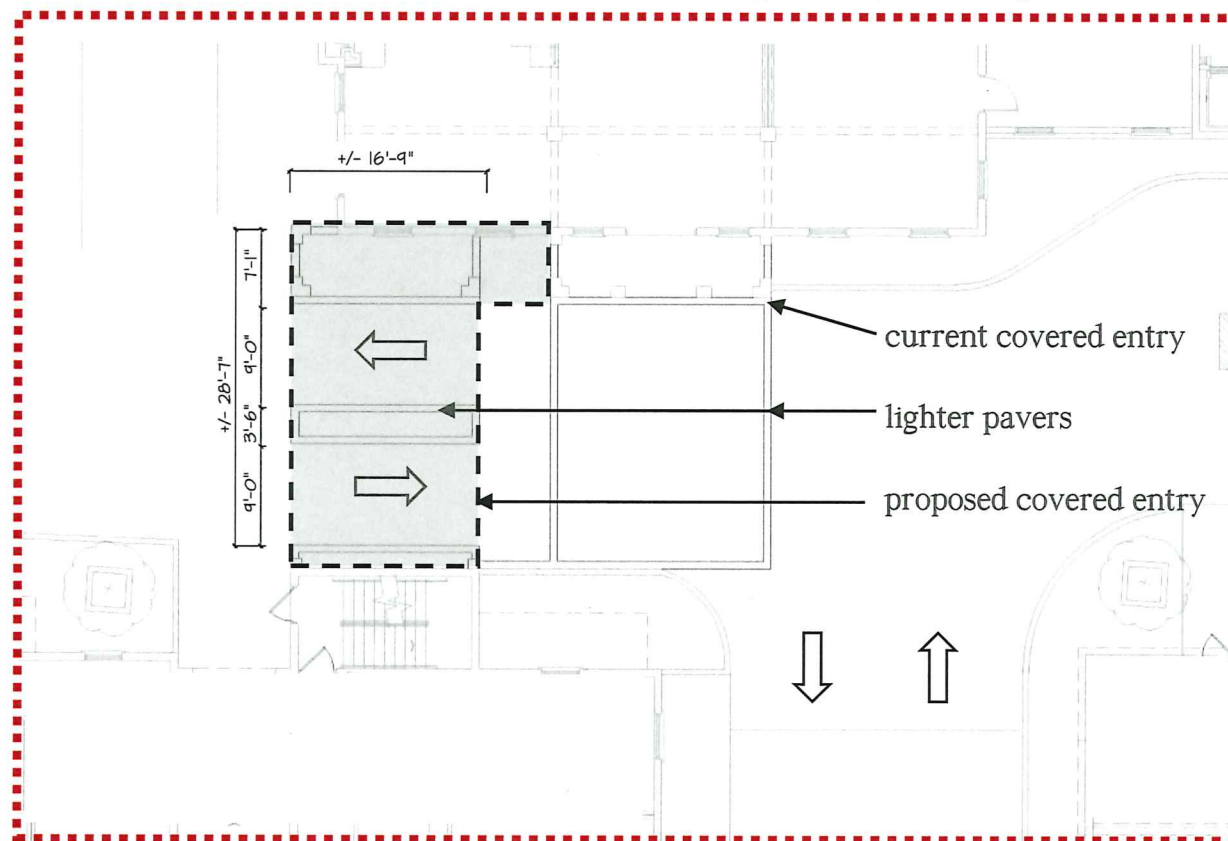
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Proposed Covered Entry Plan

Floor Plan Modifications:

- Add 543 sq.ft. Covered Entry adjacent to the existing stairwell
- Use of the lighter pavers to help delineate circulation paths
- Incorporate adjacent cement stucco arched pathway and coquina stone clad columns



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OCT 05 2020

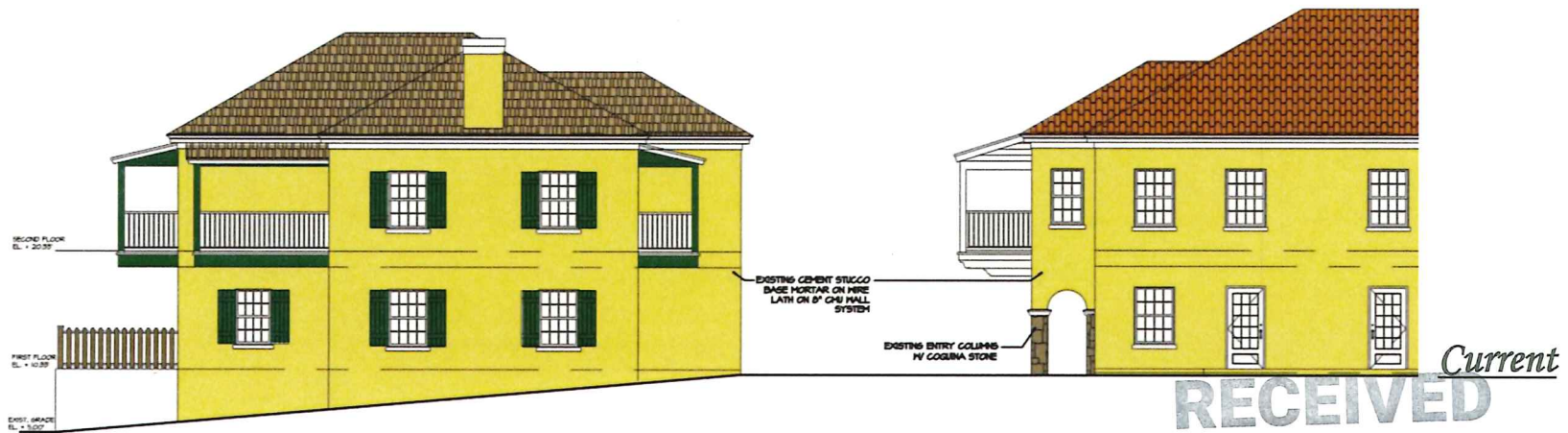
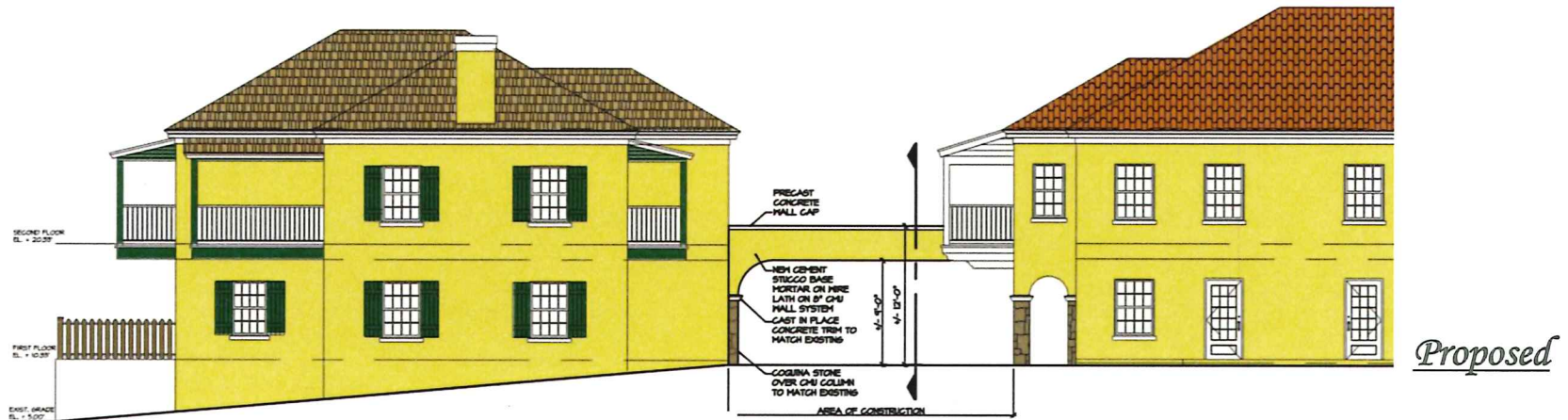
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Proposed Covered Entry North

Historic Hilton Bayfront



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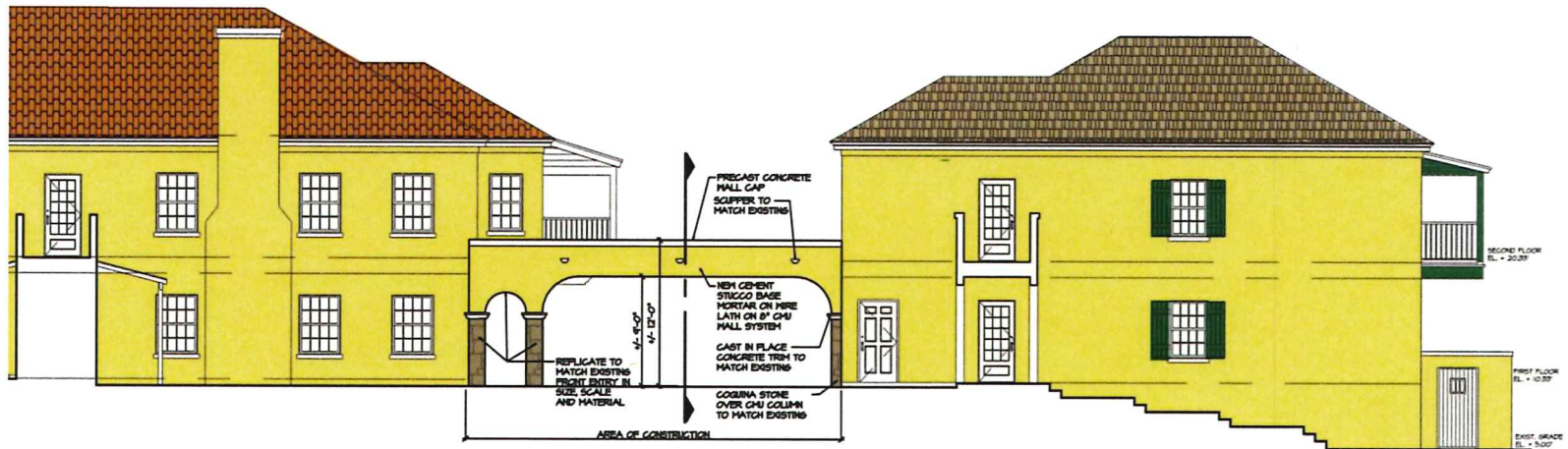
OCT 05 2020

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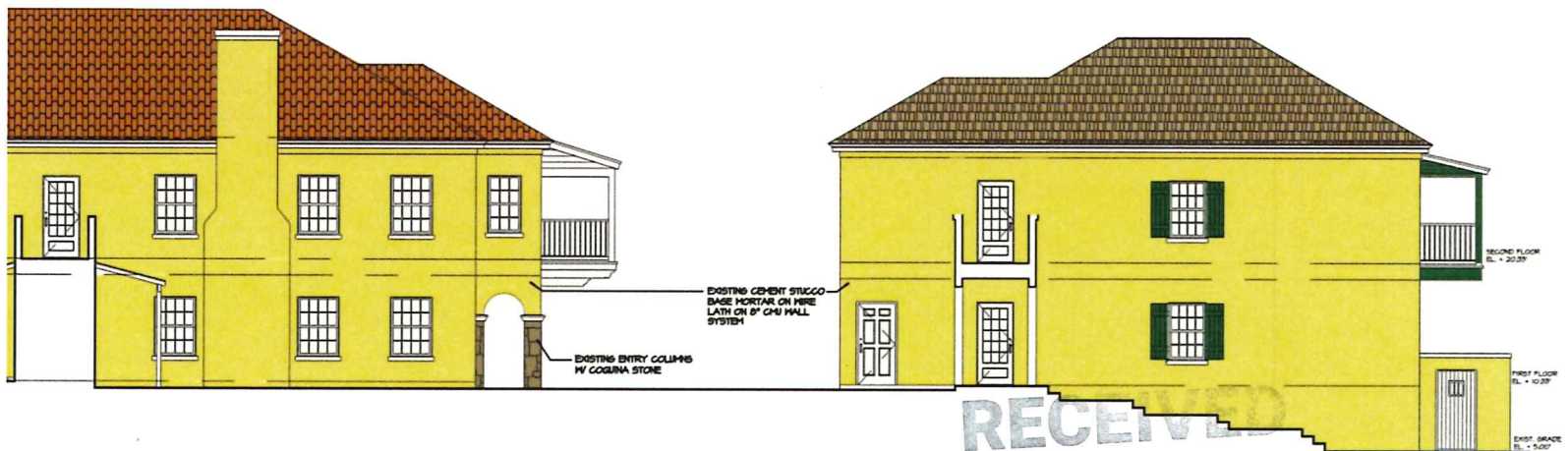


Proposed Covered Entry South

Historic Hilton Bayfront



Proposed



Current

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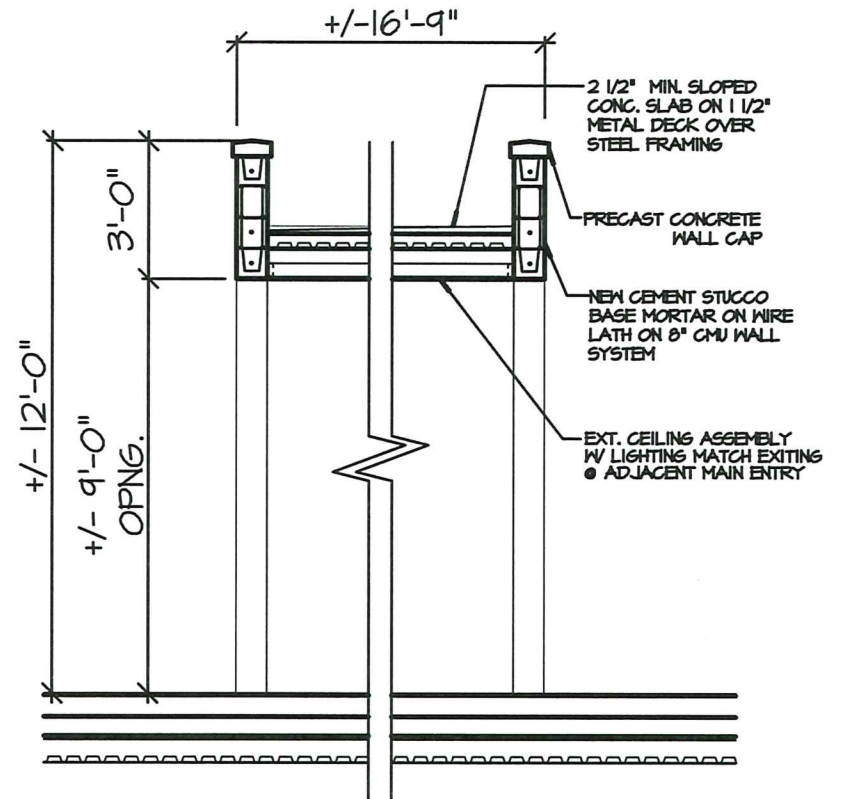
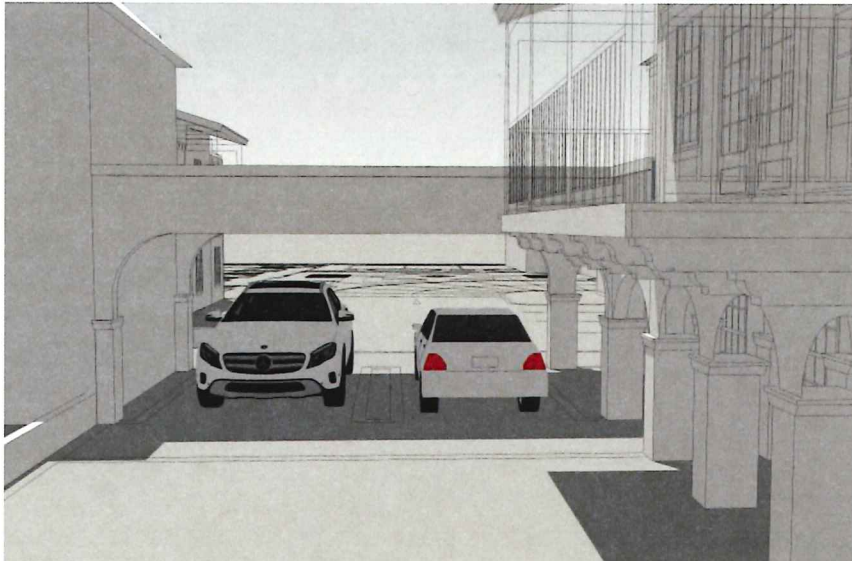
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Proposed Covered Entry Section

Historic Hilton Bayfront



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Proposed Covered Entry North

Historic Hilton Bayfront

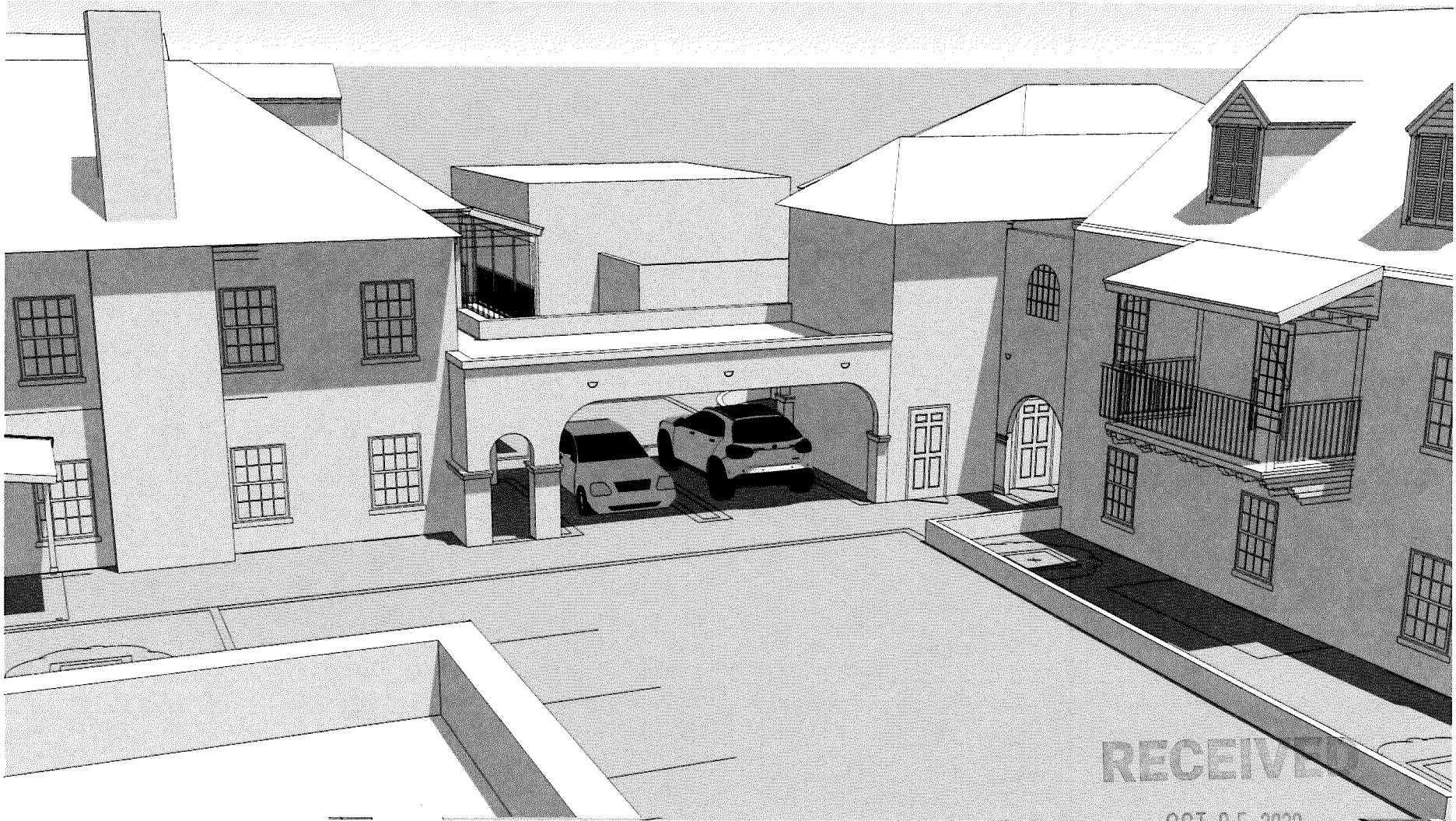


OCT 05 2020



Proposed Covered Entry South

Historic Hilton Bayfront





Historic Hilton Bayfront





Thank You

Contact:
Nico Stearley

Phone:
904.829.9277

Email:
nstearley@dixondg.com

Website:
<https://dixondg.com>

Address:
88 Riberia Street, Suite 430
St. Augustine, FL 32084

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Proposed Covered Entry North



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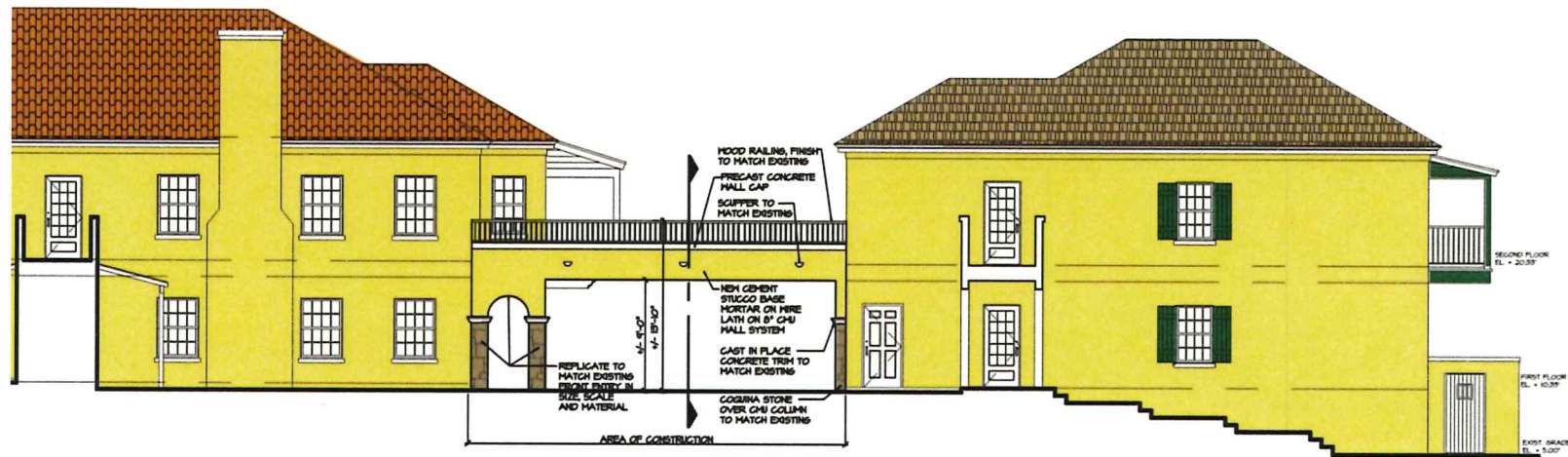
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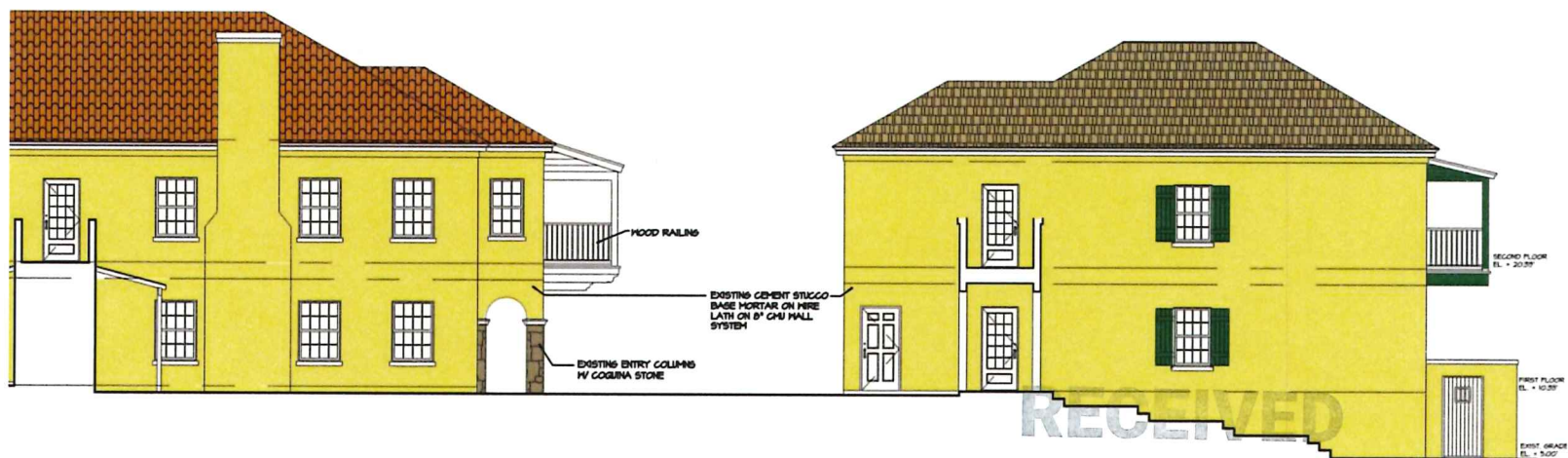


Proposed Covered Entry South

Historic Hilton Bayfront



Proposed



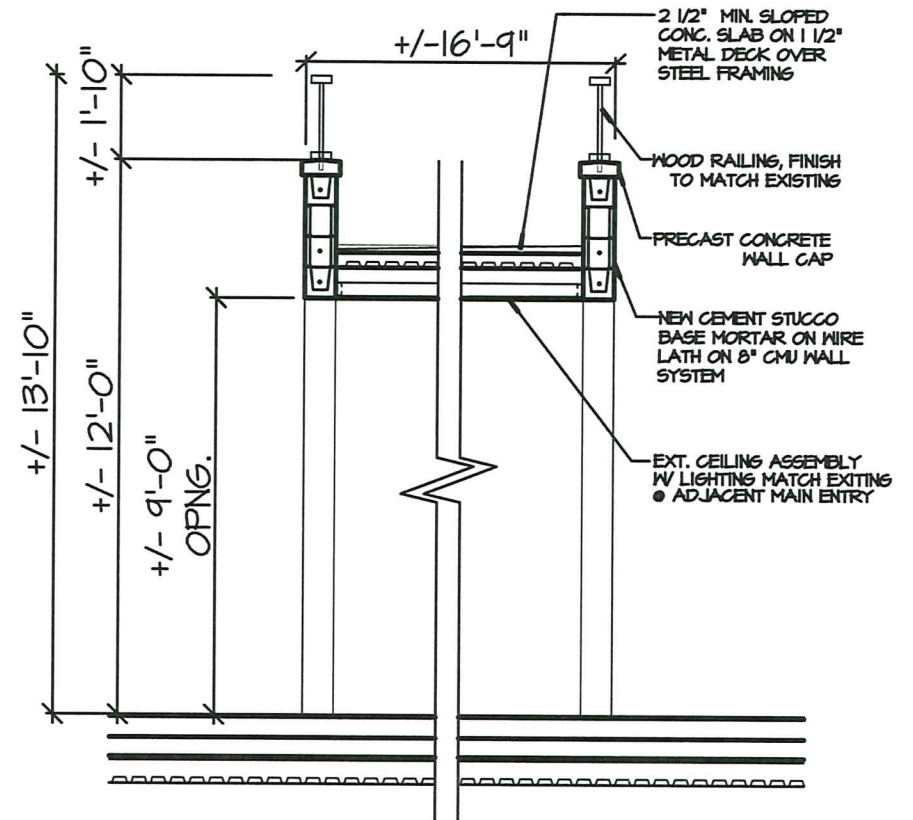
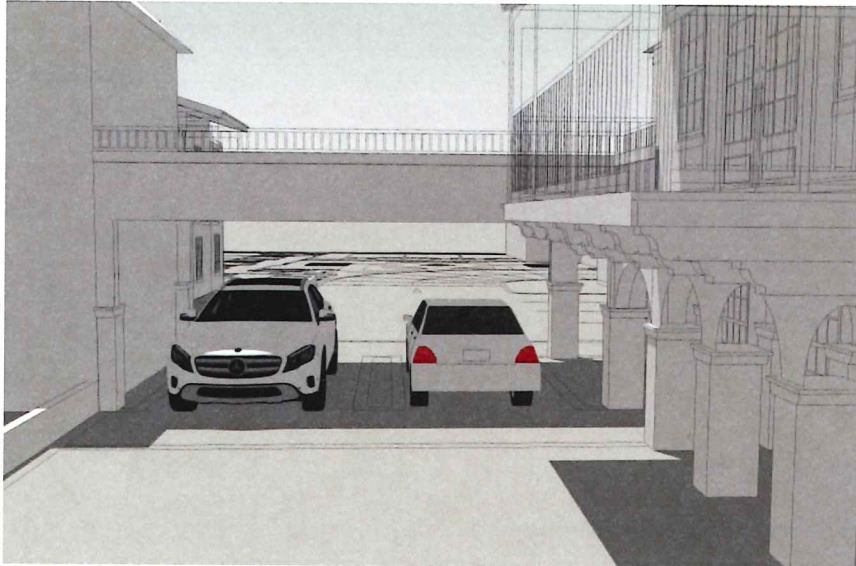
Current

OCT 05 2020



Proposed Covered Entry Section

Historic Hilton Bayfront



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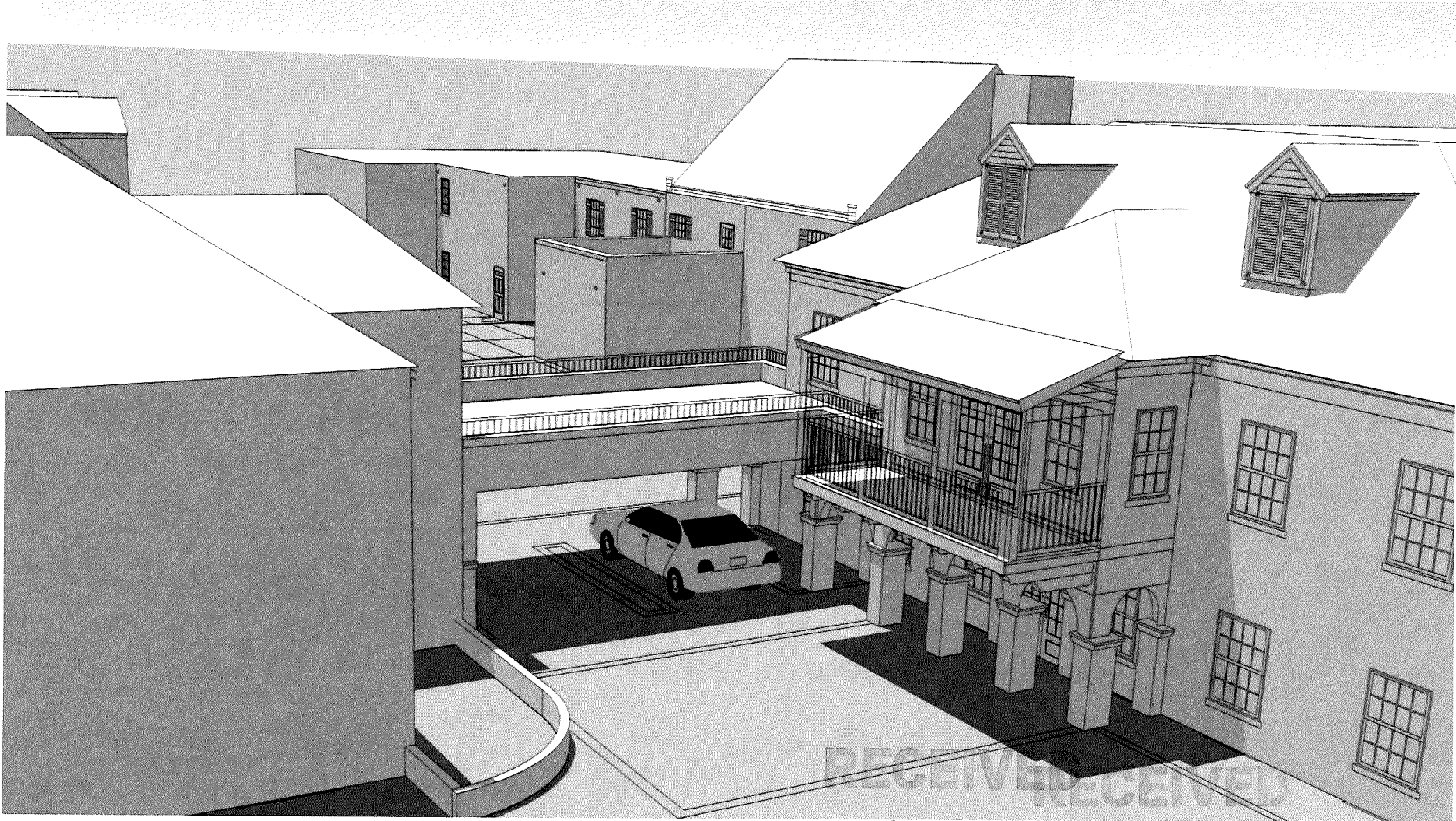
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Proposed Covered Entry North

Historic Hilton Bayfront



OCT 05 2020

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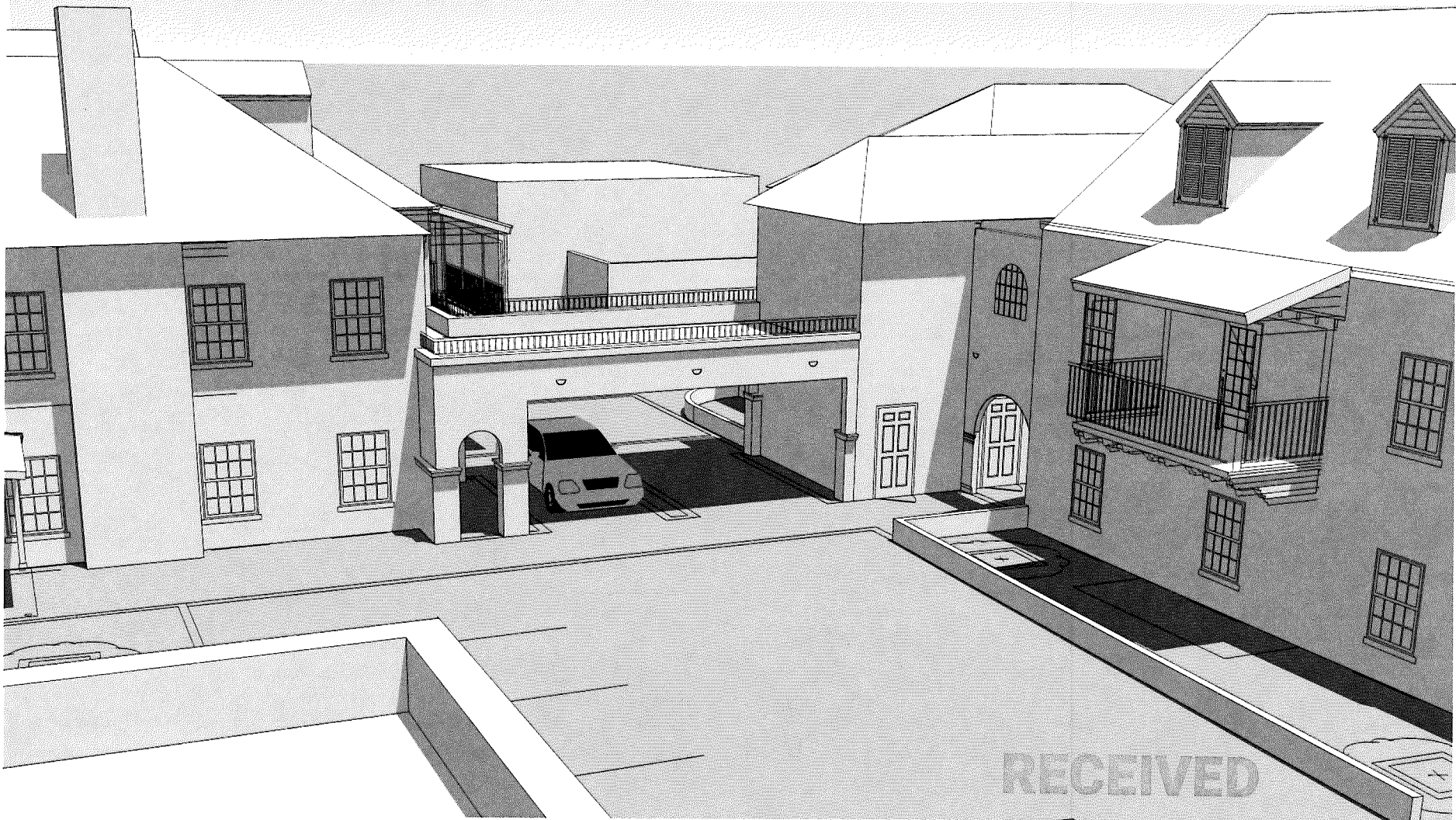
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Proposed Covered Entry South

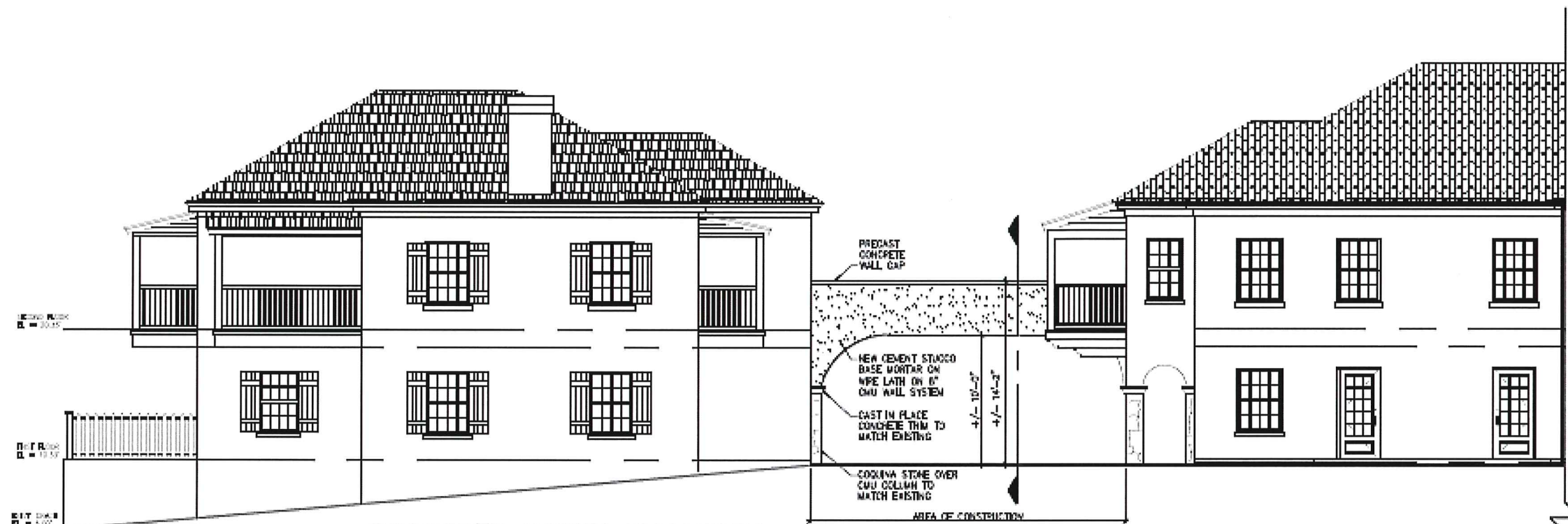
Historic Hilton Bayfront



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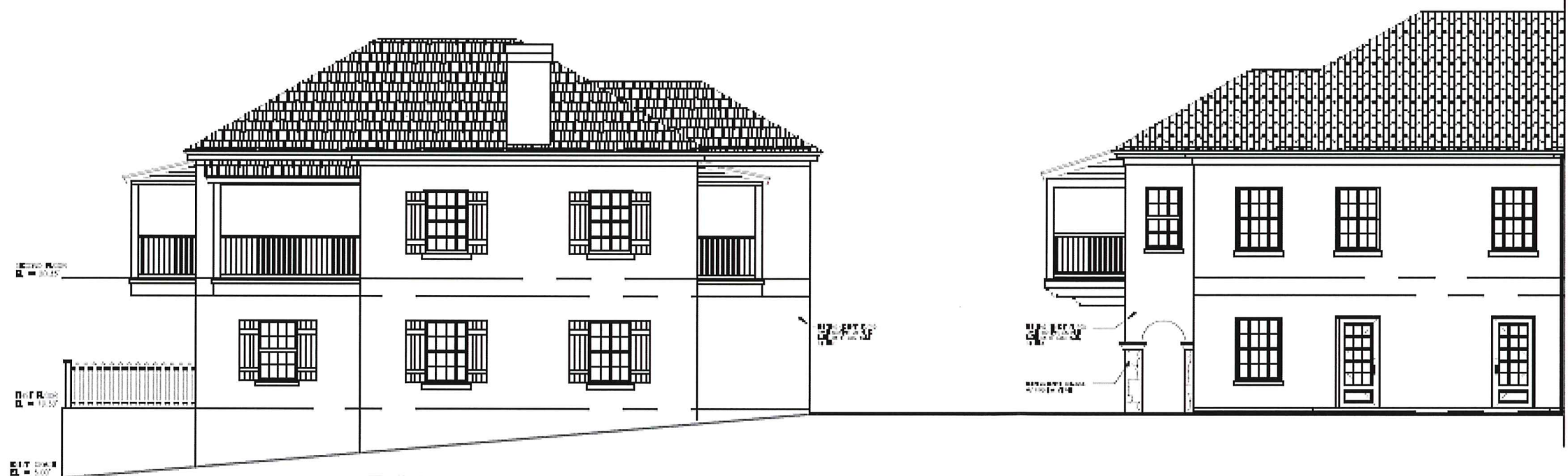
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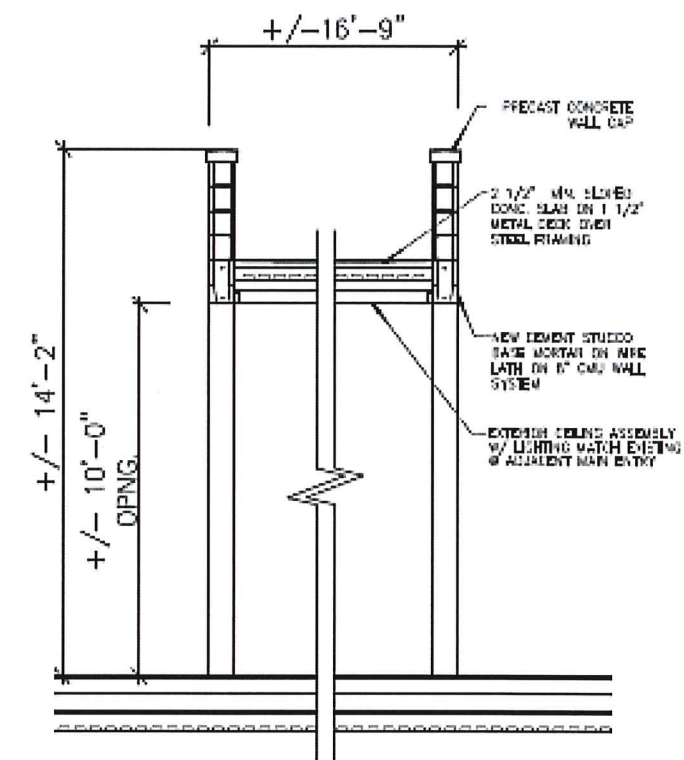
PROPOSED NORTH ELEVATION

SCALE: 3/32" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 3/32" = 1'-0"



PROPOSED SECTION

SCALE: 1/8" = 1'-0"

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OCT 05 2020

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JUL 20 2020

Planning/Building Dept.

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION


☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS


\$50.00	Alterations to single family home, site work, and site feature
<u>\$150.00</u>	Construction of new single family home, major alterations, ad valorem tax exemption
\$100.00	Alterations to all other buildings, site work, or features except single family home
\$200.00	New construction except single family home

BDAC Project No. 2020-0097Receipt No. 1927330Meeting Date: September 24, 2020

Advertising Costs \$

Postage \$

Paid on

Receipt No.

1. NAME OF APPLICANT James G. Whitehouse, Esq.Business (if applicable) St. Johns Law GroupAddress 104 Sea Grove Main StreetCity St. AugustineState FLZip Code 32080Daytime telephone 904-495-0400

Other phone/email

*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER Sea Wall Motor Lodge, Inc.

Business (if applicable)

Address 32 Avenida MenendezCity St. AugustineState FLZip Code 32084

Daytime telephone (required)

Other phone

3. PROJECT STREET ADDRESS 32 Avenida Menendez4. LEGAL DESCRIPTION: Lot Block Subdivision Parcel 196320 00005. EXISTING USE Hilton Bayfront Inn PUD PROPOSED USE Same

6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NOB. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR

REPLACE

☐☐

Roof

☐☐

Roof structures (dormers, chimneys, etc.)

☐☐

Exterior finishes (stucco, masonry, siding)

☐☐

Porch/Deck/Balcony

☐☐

Awning/Canopy

☐☐

Exterior Doors

☐☐

Windows

☐☐

Shutters

☐☐

Foundation (including infill)

☐☐

Exterior lighting & other appurtenances

☐☐

Existing fences, walls & gates

☐☐

Existing parking, walkways & other site features

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building_____
- ☒ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

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JUL 20 2020

Planning/Building Dept.

D. PAINT COLORS (check one)

- ☒ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

- SEE ATTACHED -

8. AGREEMENT

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

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

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it 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, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME James G. Whitehouse, Esq.

SIGNATURE OF APPLICANT _____

DATE 7/17/2020

PRINT OWNER'S NAME - See Attached Owner's Authorization -

SIGNATURE OF OWNER _____

DATE _____

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

RECEIVED

JUL 20 2020

2020-0097

Planning/Building Dept.

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | Photographs of existing roof and affected features |
| ☐ | ☐ | ☐ | Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture |
| ☐ | ☐ | ☐ | Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |
| ☐ | ☐ | ☐ | Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only) |

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | Photographs of existing surface or feature including close-up and full building perspective |
| ☐ | ☐ | ☐ | Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable |
| ☐ | ☐ | ☐ | Documentation of justification for changing the siding, finish, or feature and the extent of the affected area |
| ☐ | ☐ | ☐ | Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture |

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony |
| ☐ | ☐ | ☐ | Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable |
| ☐ | ☐ | ☐ | Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony |
| ☐ | ☐ | ☐ | Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

AWNING/CANOPY

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing awning/canopy or location of proposed awning/canopy |
| ☐ | ☐ | ☐ | Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable |
| ☐ | ☐ | ☐ | Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade |
| ☐ | ☐ | ☐ | 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 |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing awning/canopy and the extent of the affected area |

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing door(s) or location of proposed new door opening(s) |
| ☐ | ☐ | ☐ | Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening) |
| ☐ | ☐ | ☐ | For new openings, a scaled wall section |
| ☐ | ☐ | ☐ | Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing door(s) and the extent of the affected area. |

JUL 20 2020

Planning/Building Dept.

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of affected window(s) or location(s) of proposed new window opening(s) |
| ☐ | ☐ | ☐ | For new openings, a scaled wall section with proposed window |
| ☐ | ☐ | ☐ | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware |
| ☐ | ☐ | ☐ | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location |
| ☐ | ☐ | ☐ | For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (ralls, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

FOUNDATION (replacement, infill, alteration including elevation)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of affected foundation in detail and in context of whole building and adjacent buildings |
| ☐ | ☐ | ☐ | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill |
| ☐ | ☐ | ☐ | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

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

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing details and context of affected site area within view of the proposed project |
| ☐ | ☐ | ☐ | Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| ☐ | ☐ | ☐ | For new equipment, scaled drawing showing proposed project with context site and/or building |

FENCES/WALLS/GATES

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

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

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

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

- | OK | Need | N/A | |
|-------------------------------------|--------------------------|--------------------------|---|
| ☒ | ☐ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways (Not legible) |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line and proposed construction (Not legible) |
| ☒ | ☐ | ☐ | Scaled landscape plan |
| ☒ | ☐ | ☐ | Scaled elevation drawings showing existing building(s) and major site features (Need for all proposed design) |
| ☒ | ☐ | ☐ | Scaled elevation drawings showing proposed building(s) and major site features |
| ☒ | ☐ | ☐ | Wall sections (Need for both covered entry proposals) |
| ☒ | ☐ | ☐ | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| ☒ | ☐ | ☐ | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape (Not for covered entry) |
| ☒ | ☐ | ☐ | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| ☒ | ☐ | ☐ | Written summary describing existing and proposed conditions and project's consistency with zoning code |
- Need: \$ for new proposals

❖ Other details necessary for review:

- Overall Plans submitted are very hard to read w/ poor readability of image
- Measurements and scale on drawing would be helpful
- Need elevations + sections for both covered entry proposals + justification why each is architecturally compatible

Project number: 2020-0097 Project Address: 32 Avenida Tenandez

Reviewed by: Julie Courtney Date: 8.31.2020

From: [James Whitehouse](#)
To: [Julie Courtney](#)
Cc: [James Whitehouse](#); [Jennifer Wolfe](#)
Subject: HARB application for Bayfront Hilton PUD amendments
Date: Monday, July 20, 2020 4:19:25 PM
Attachments: [image002.png](#)
[HARB application.pdf](#)

Please see attached for HARB application. This will be the first of three emails due to size of attachments.

Please confirm receipt.

Thanks.

James



James G. Whitehouse, Esquire, Board Certified Expert*

Attorney

St. Johns Law Group

www.sjlawgroup.com

104 Sea Grove Main Street

St. Augustine, Florida 32080

(904) 495-0400 office

(904) 639-6766 facsimile

(888) 588-2599 toll free

*Certification is The Florida Bar's **highest level of evaluation** of the competency and experience of attorneys approved by the Supreme Court of Florida.

Established in 1982 by the Florida Supreme Court, board certification **helps consumers identify specialists and experts in areas of the law.**

Board certified Florida Bar members are the only Florida attorneys allowed to identify themselves as "**Board Certified**"

"**Specialist**" "**Expert**" or to use the letters "**B.C.S.**" for Board Certified Specialist.

Mr. Whitehouse is a Board Certified Expert and Specialist in City, County and Local Government Law



Residential and Commercial Real Estate Closings | Real Estate | Government | Development | Litigation | Business
| Corporate | Construction | Estate Planning

TAX ADVICE DISCLOSURE: Pursuant to the requirements of Internal Revenue Service Circular 230, we advise you that any federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of: (1) avoiding penalties that may be imposed under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any transaction or matter addressed in this communication.

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Planning/Building Dept.



Owner's Authorization For Agent

ST. JOHNS LAW GROUP / JAMES G. WHITEHOUSE, ESQ./ ANISH PATEL, ESQ. is hereby authorized TO ACT ON BEHALF OF Kanti Patel and/or Sea Wall Motor Lodge, Inc., the owner of those lands described within the attached application and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine, for an application related to a MODIFICATION TO THE HILTON BAYFRONT HOTEL PUD, and any other matter related to properties located at 32 Avenida Menendez, St. Augustine, FL, and including the following Parcel No.: 196320 0000.

BY: 
Signature of Owner
Kanti Patel, Sea Wall Motor Lodge, Inc.
Print Name of Owner
904-829-2627
Telephone Number

State of Florida

County of St. Johns

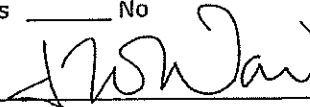
Signed and sworn before me on this 28th day of August, 2019

By Kanti Patel

Identification verified:

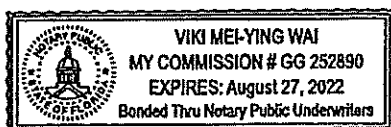
Oath sworn: ☒ Yes ☐ No

Notary Signature:



My Commission expires:

Aug 27, 2022





CITY OF
ST. AUGUSTINE
EST. 1565

July 7, 2020

James Whitehouse
c/o St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

Re: Rezoning – 32 Avenida Menendez – Case Number 2020-0023

Dear Applicant:

On Tuesday, July 7, 2020, the Planning and Zoning Board (PZB) met and discussed your application to amend the Hilton Bayfront Inn PUD (Ord 2009-02) to increase the maximum lot coverage.

Specifically, based upon evidence presented, the PZB **recommended approval** to the City Commission as described in the attached copy of the executed Order.

Please contact the Planning and Building Department at 904-825-1065 for questions you may have regarding this matter.

Sincerely,

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

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JUL 20 2020

Planning/Building Dept.

75 King Street, St. Augustine, Florida 32084 ~ Office 904-825-1065~Fax 904-209-4335

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|--|--|
| ☐ Appeal | ☐ Preliminary Subdivision Plat Approval |
| ☐ Conservation Overlay Zone Development | ☐ PUD Modification/Amendment |
| One/Two/Three | ☒ Rezoning |
| ☐ Use by Exception | ☐ Variance |
| ☐ Final Development Plan | ☐ Other Click here to enter text. |
| ☐ Land Use Plan Amendment | |

IN THE MATTER OF:

Case No.: 2020-0023
Applicant: James Whitehouse
Owner: Sea-wall Motor Lodge, Inc.
Address: 32 Avenida Menendez
Parcel Number: 1963200000

RE: Rezoning, pursuant to Section 28-30, City of St. Augustine Code, to amend the Hilton Bayfront Inn PUD (Ord 2009-02) to increase the maximum lot coverage.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 7, 2020, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the July 7, 2020 Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a land use designation of Historic Preservation and a zoning classification of Planned Unit Development.
4. The above-described Rezoning is subject to Section 28-30 of the Code of the City of St. Augustine.

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JUL 20 2020

Planning/Building Dept.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-30, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request to amend the Hilton Bayfront Inn PUD (Ord 2009-02) to increase the maximum lot coverage.

Subject to the following conditions:

- RECOMMEND APPROVAL
- WAIVE THE SECOND PZB HEARING
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 7 day of JULY, A.D., 2020, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2020 - 0023

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

JON DEPRETER

Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Jon Depreter, by means of ☒ physical presence or ☐ online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 9 day of July, A.D., 2020.



L. Ann Cannon
Notary Public, State of Florida

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JUL 20 2020

EXHIBIT

H

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JUL 20 2020

Planning/Building Dept.



Historic Hilton Bayfront

32 Avenida Menendez

City of St. Augustine

Historic Architectural Review Board Presentation

December 2019

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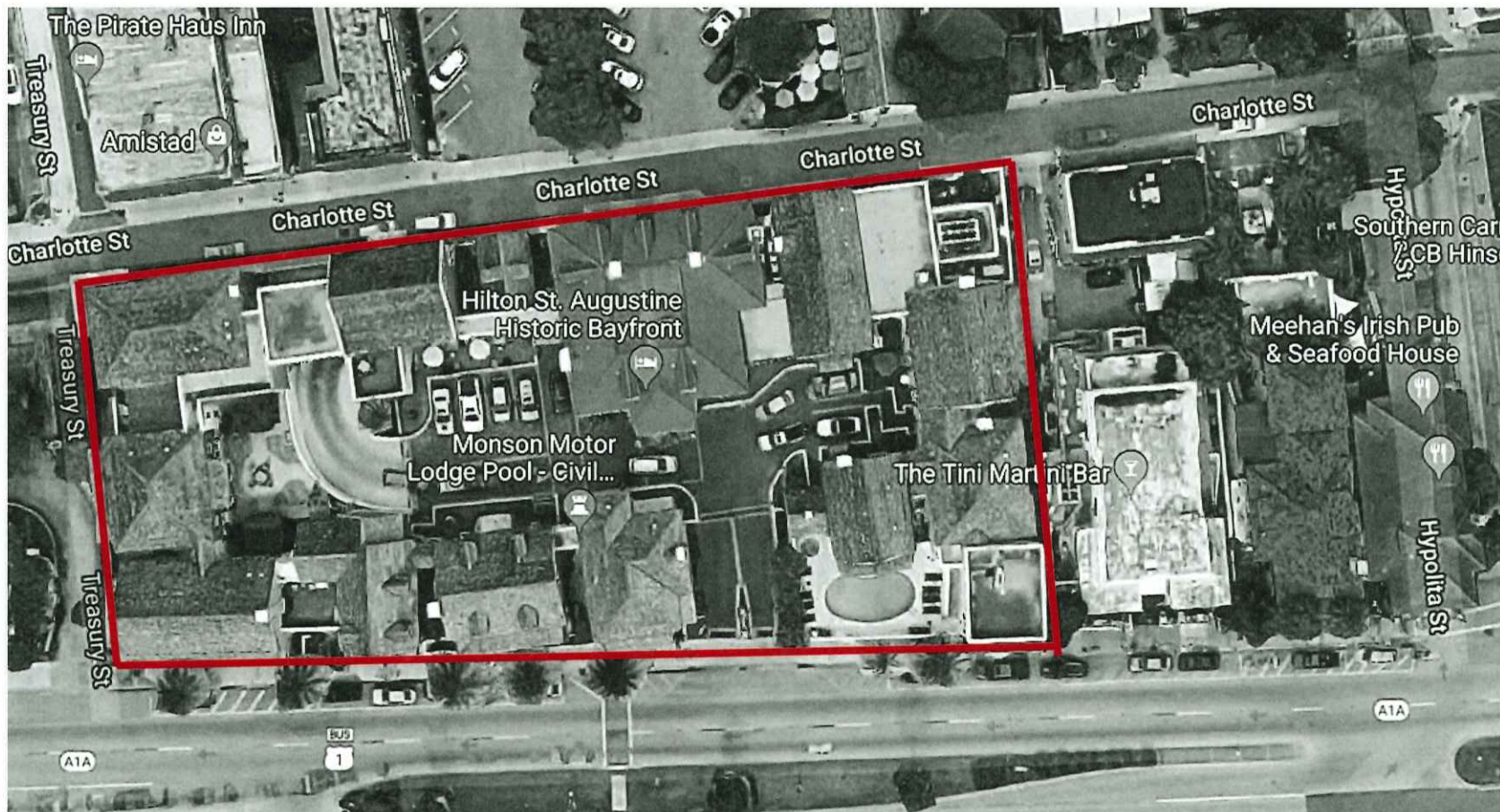
SEP 11 2020

Planning/Building Dept.

Location

The Monson House was a 19th-century boarding house on the water's edge at Bay Street (now Avenida Menendez), between the Plaza and Fort Marion. The property is now the site of the Historic Hilton Bayfront with boundaries reaching to Treasury Street to the south and Charlotte Street to the west.

Historic Hilton Bayfront



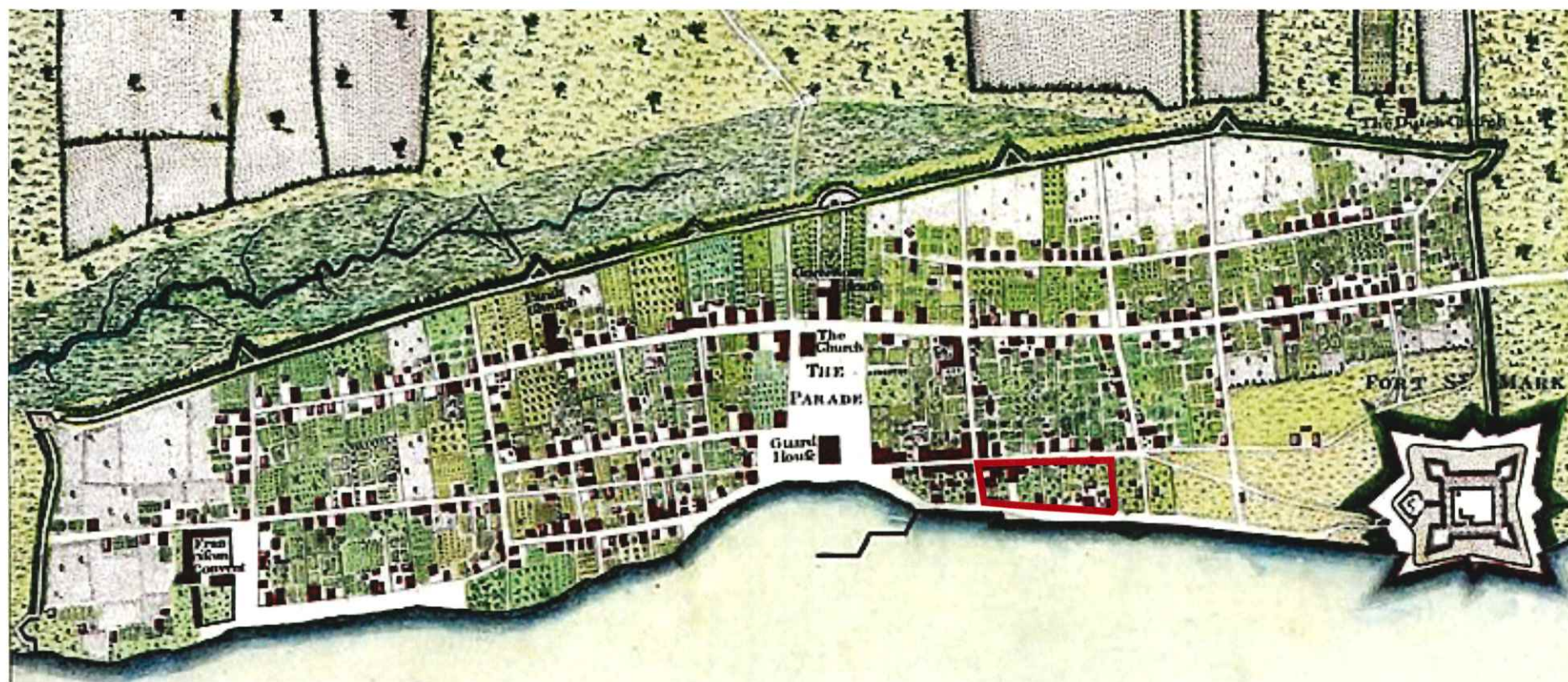
SEP 11 2020

Planning/Building Dept.



Historic Hilton Bayfront

History The original hotel was established by Captain Anthony Vincent "Bossy" Monson in the 1880s, just before the Flagler hotels made the city a luxury destination. In 1895 this house burned and was later rebuilt and expanded. The final wooden hotel fell victim to the April 1914 fire that destroyed entire blocks from St. George Street to the bay.



SEP 11 2020

Planning/Building Dept.



Historic Hilton Bayfront

History The rebuilt hotel remained on the bay front until 1960, when it was demolished and replaced by the Monson Motor Lodge. That structure was eventually razed as well, and in 2003 reopened as the Historic Hilton Bayfront Hotel. Today a plaque commemorates the arrest of MLK Jr. on the steps of the Monson Motor Lodge restaurant on June 11, 1964.



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Planning/Building Dept.



Design

The quaint boutique style hotel is reminiscent of the Spanish Colonial period and remains under Hilton's management today, with 72 rooms spread over 19 small buildings. During excavations prior to construction of the Hilton's underground parking garage, archeologists found evidence of colonial foundations from Saint Augustine's British Period (1763 -1784).

Historic Hilton Bayfront



SEP 11 2020

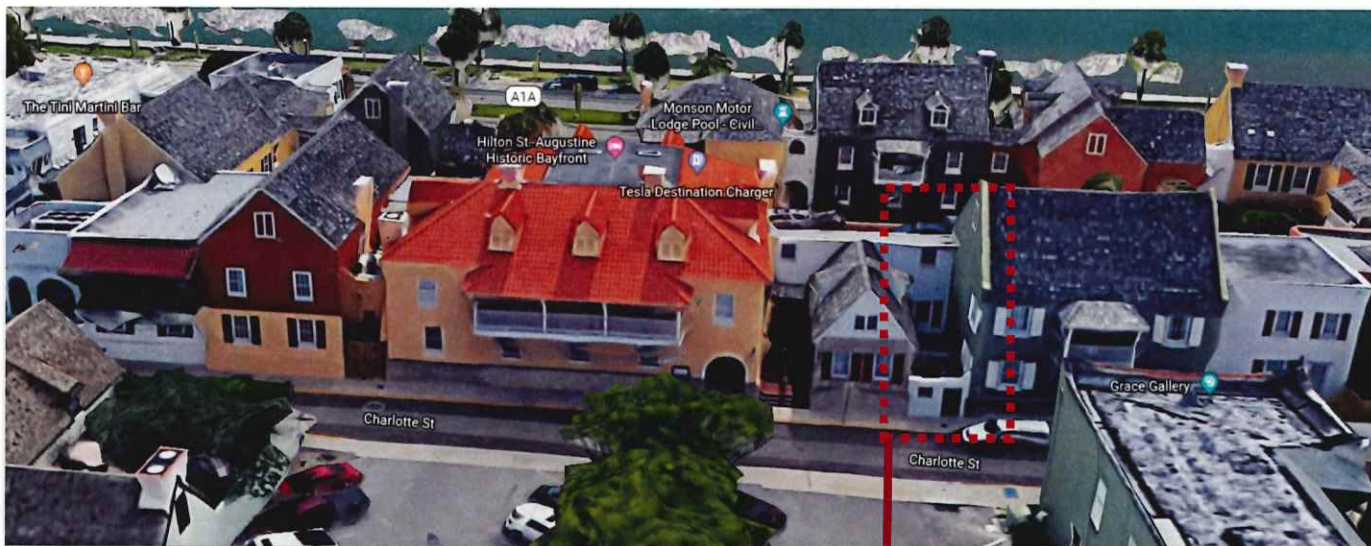
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Current Design

The Charlotte Street elevation shows a passage to the hotel entry to the north and a smaller accessible storage area to the south.

Historic Hilton Bayfront



Proposed Project Area



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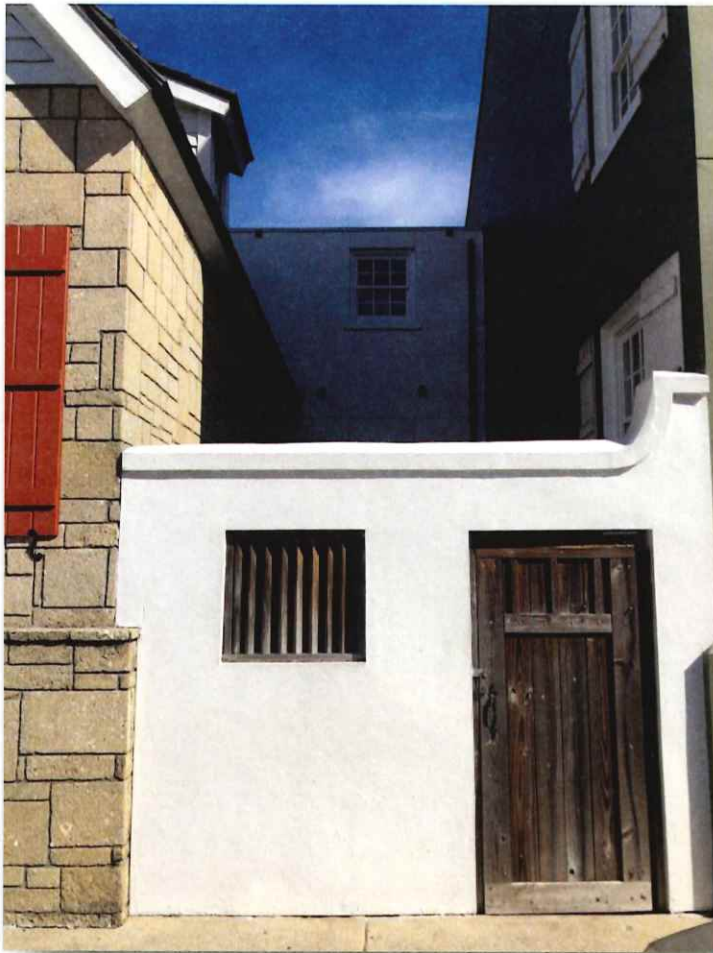
SEP 11 2020

Planning/Building Dept.

Current Design

Behind the wooden door the exterior area provides open storage. The small raised area in the back is proposed to become a maids storage room accessible from the hotel.

Historic Hilton Bayfront



Proposed Project Area



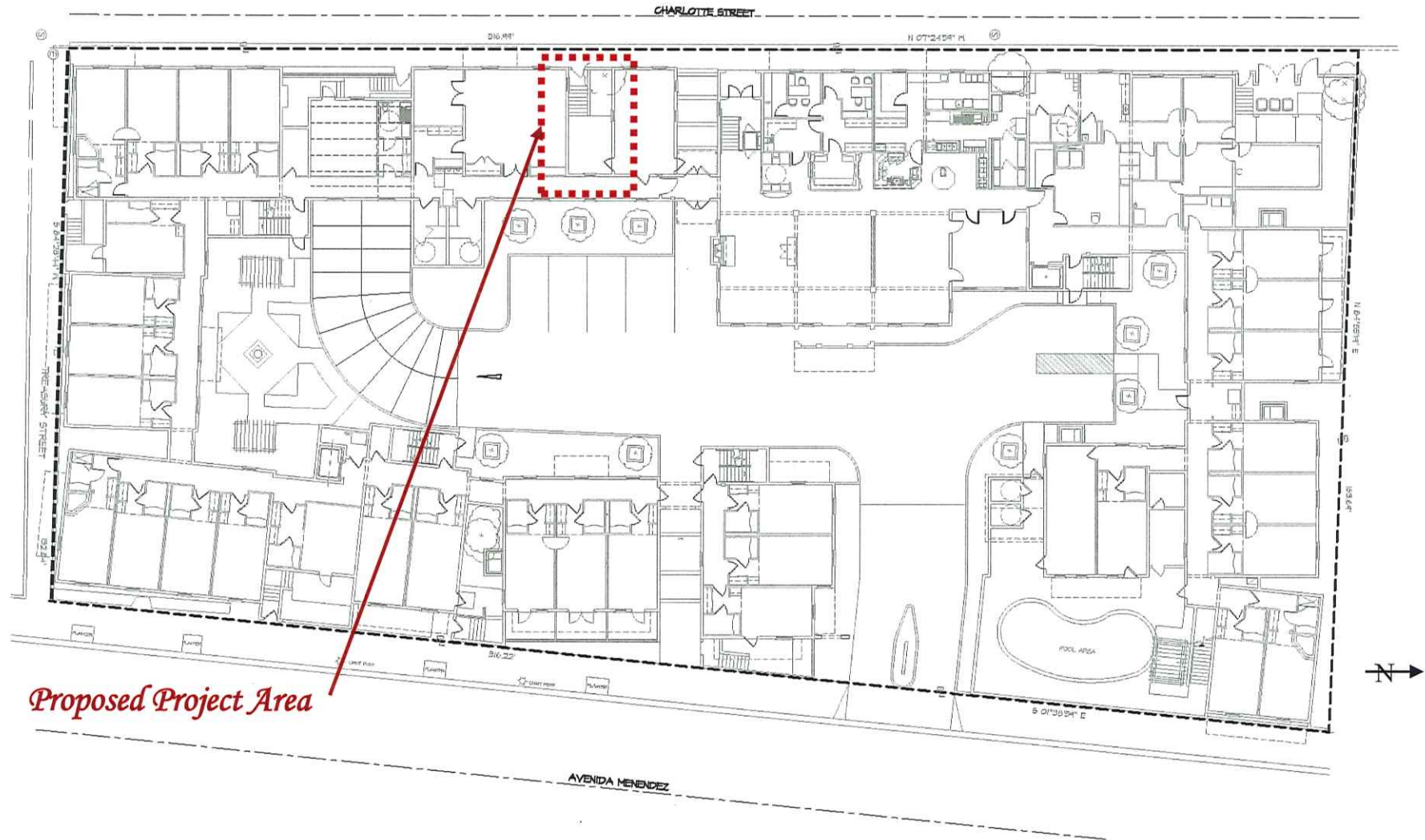
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Planning/Building Dept.

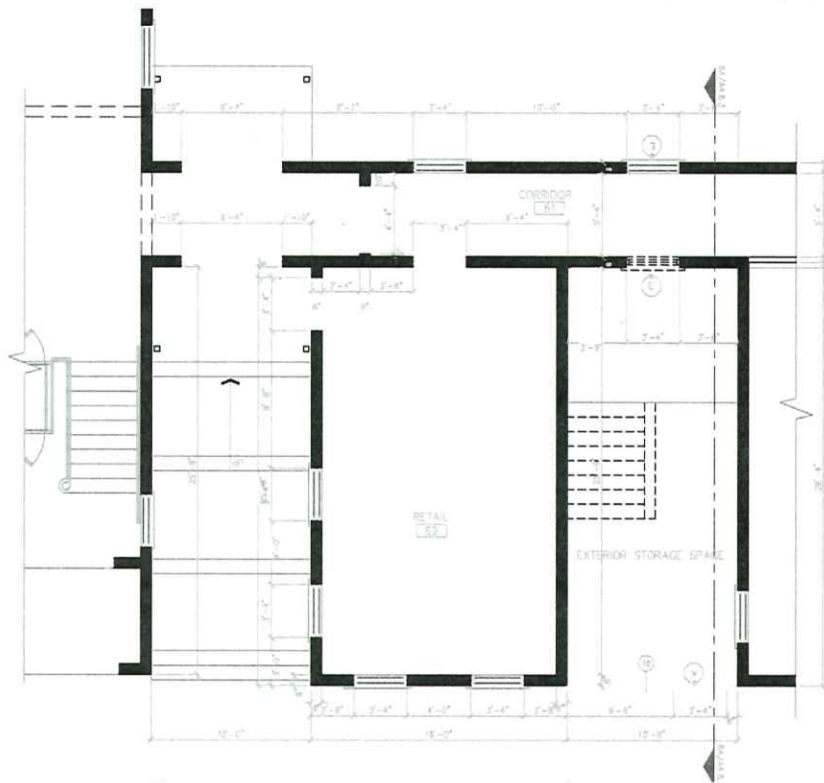
Current Design Overall Plan

Historic Hilton Bayfront

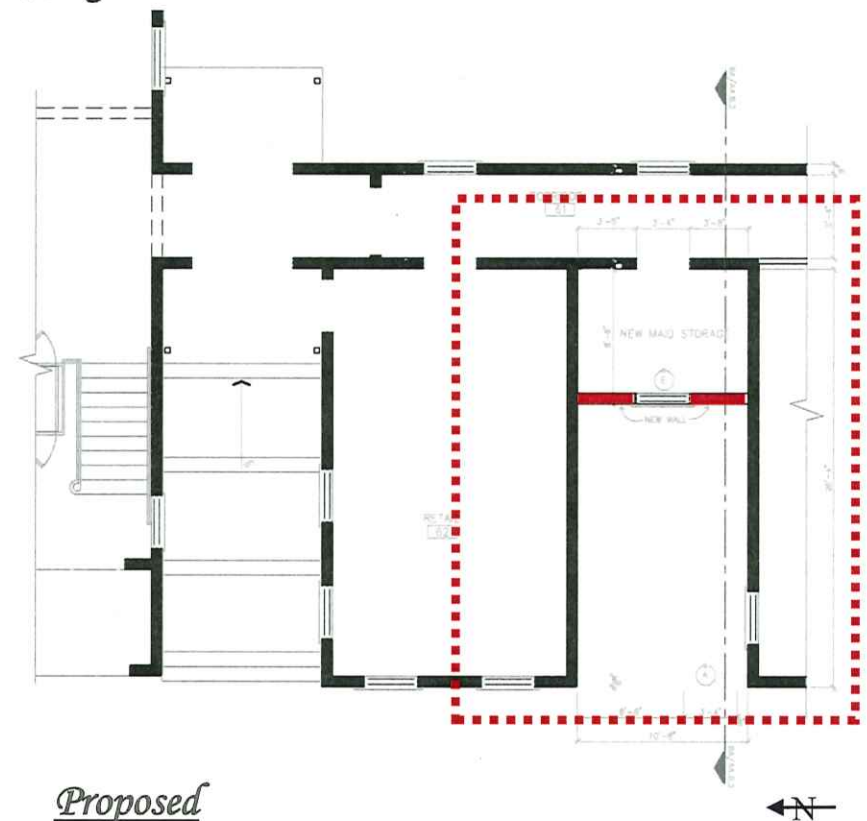


Proposed Design

- Add a block wall the stucco cement finish to match existing
- Include window and shutters to match existing



Current



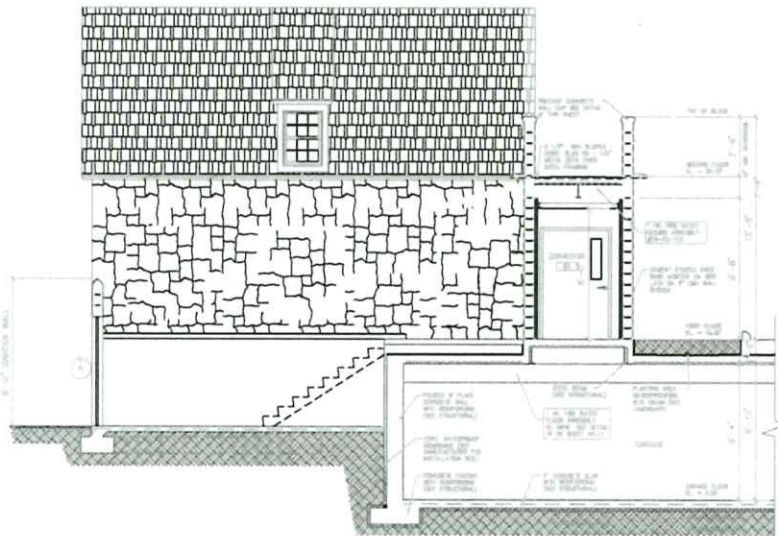
Proposed



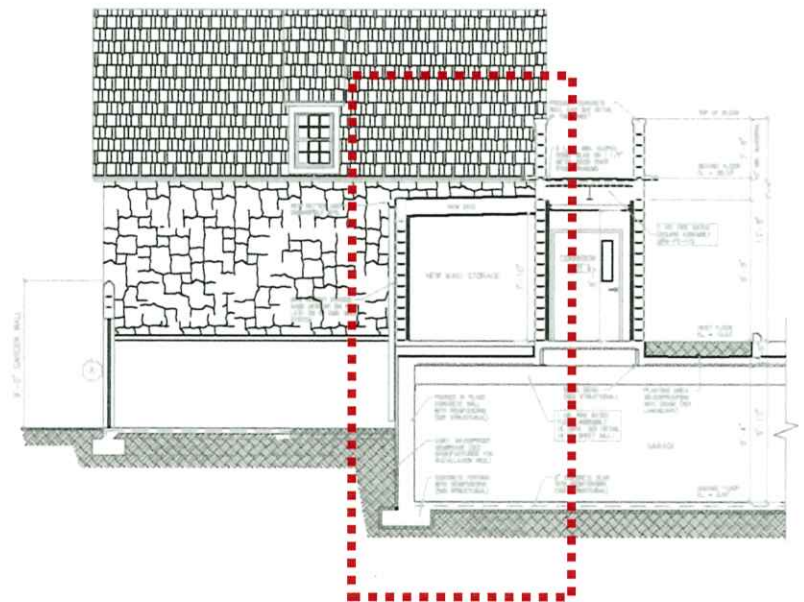
Proposed Design

Section Modifications:

- The design incorporates a flat roof
- The new maids storage room will be accessed from the hotel interior



Current



Proposed

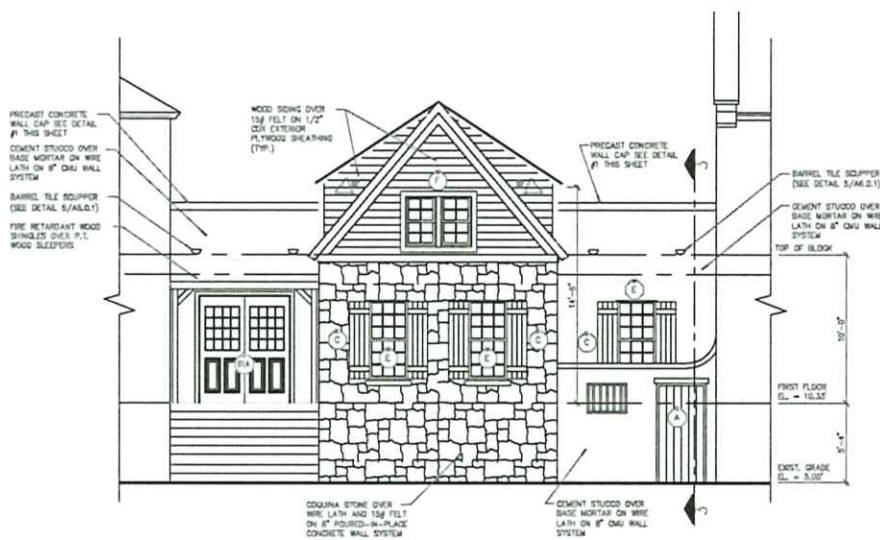


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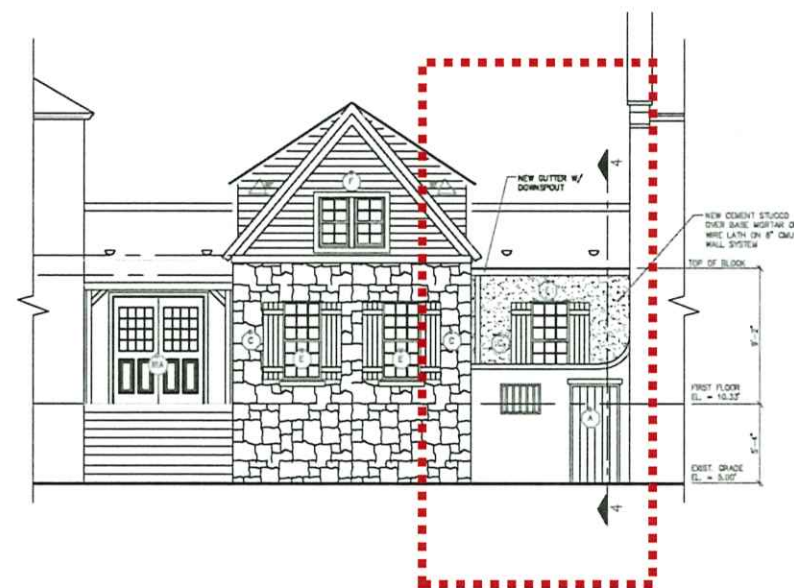
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Planning/Building Dept.

- Add wall with cement stucco and flat roof to enclose 90 sq.ft maid storage room. A window will be included to match the existing elevation



Current



Proposed



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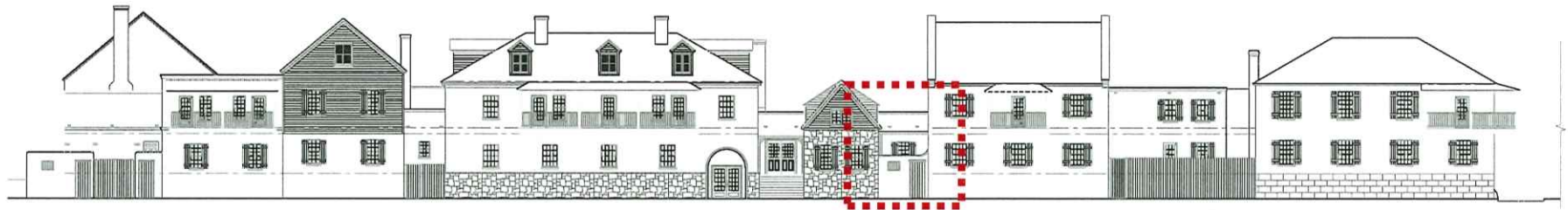
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Proposed Design Charlotte Street Elevation

Elevation Modifications:

- Minimal impact to the overall street elevation



Proposed



Current

Historic Hilton Bayfront



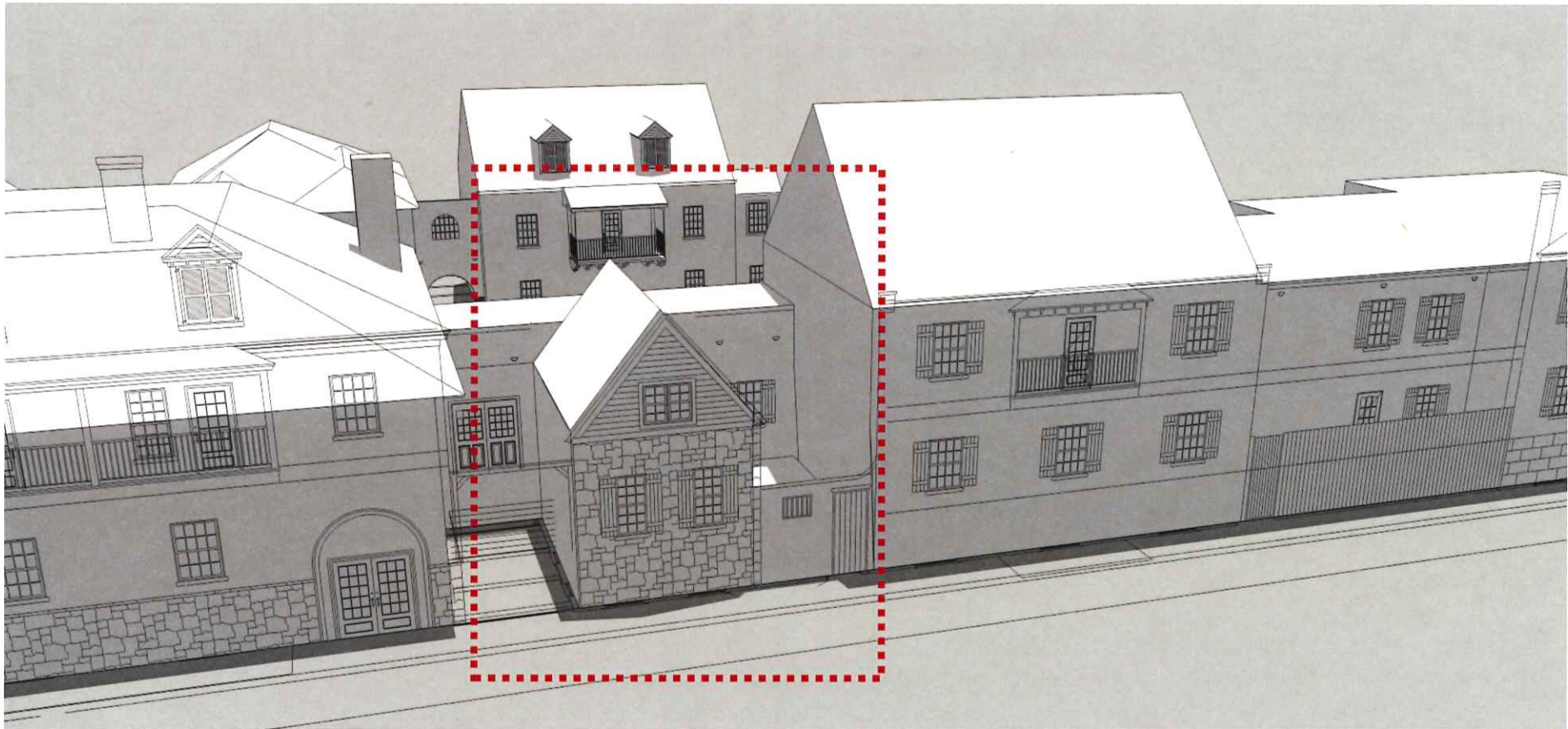
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Current Design Perspective view

Historic Hilton Bayfront



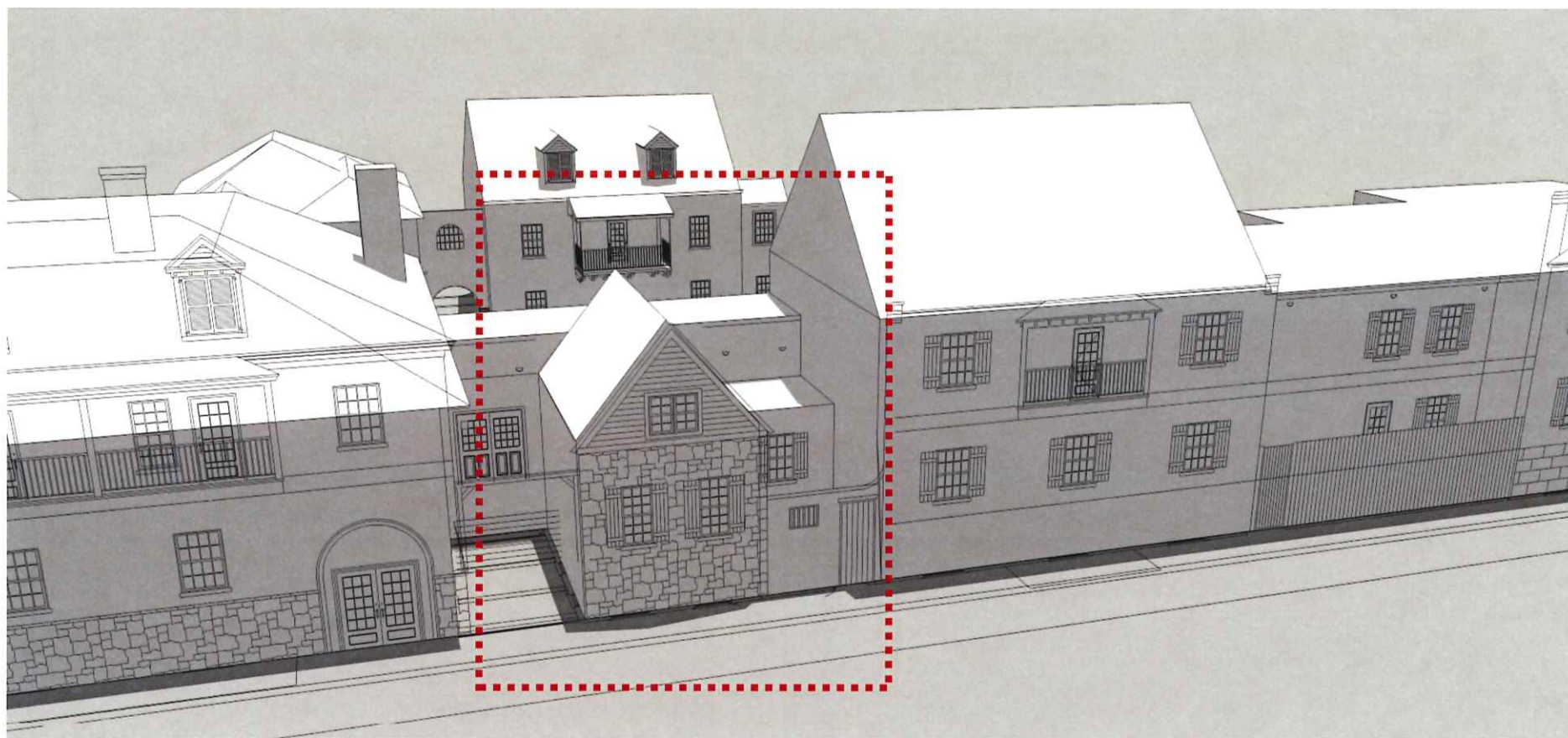
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Proposed Design Perspective view

Historic Hilton Bayfront





Historic Hilton Bayfront

Thank You

Contact:
Nico Stearley

Phone:
904.829.9277

Email:
nstearley@dixondg.com

Website:
<https://dixondg.com>

Address:
88 Riberia Street, Suite 430
St. Augustine, FL 32084

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Historic Hilton Bayfront

32 Avenida Menendez

City of St. Augustine

Historic Architectural Review Board Presentation

September 2020

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SEP 11 2020

Planning/Building Dept.

SEP 11 2020

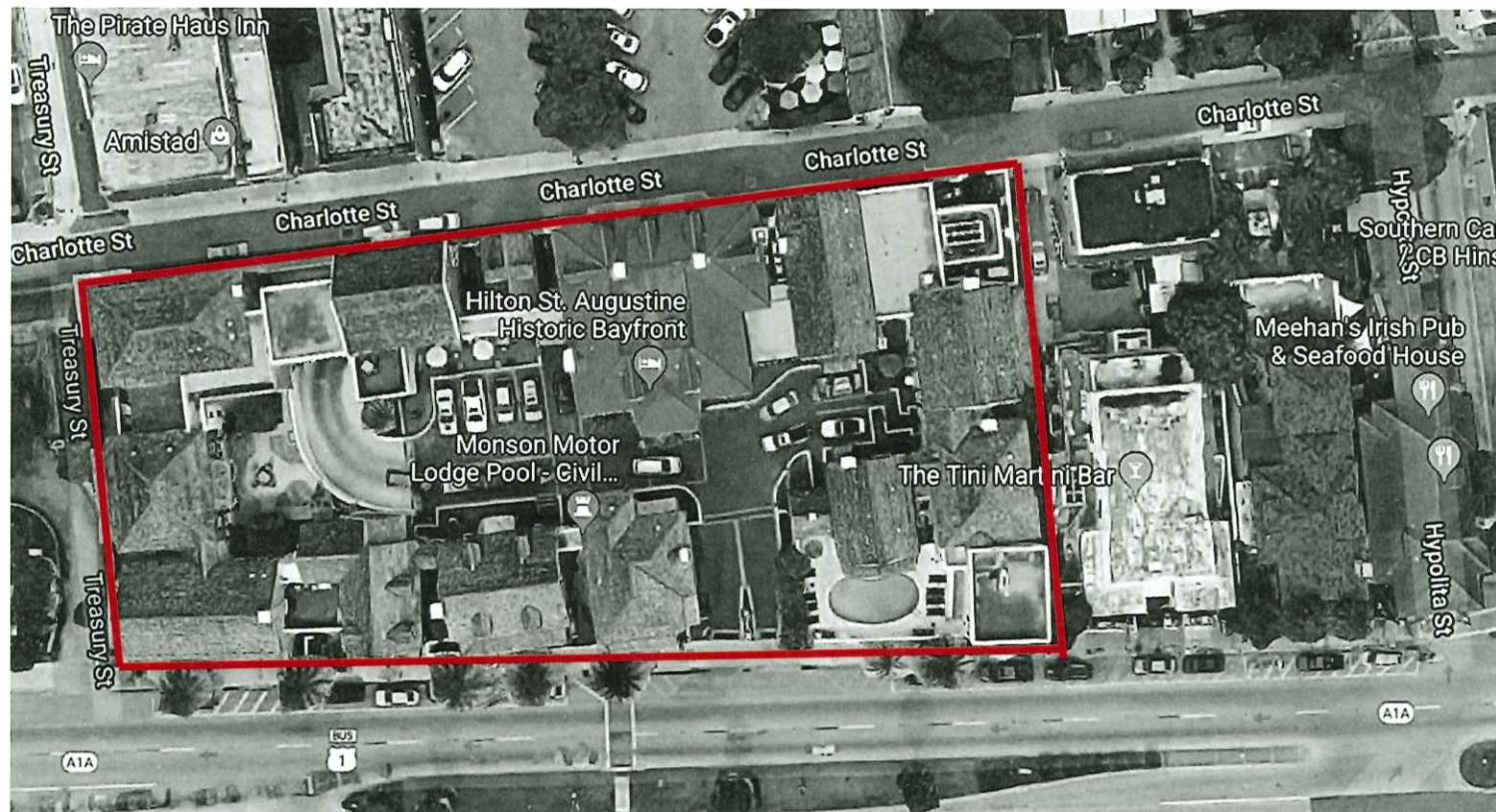
Planning/Building Dept.



Location

The Monson House was a 19th-century boarding house on the water's edge at Bay Street (now Avenida Menendez), between the Plaza and Fort Marion. The property is now the site of the Historic Hilton Bayfront with boundaries reaching to Treasury Street to the south and Charlotte Street to the west.

Historic Hilton Bayfront



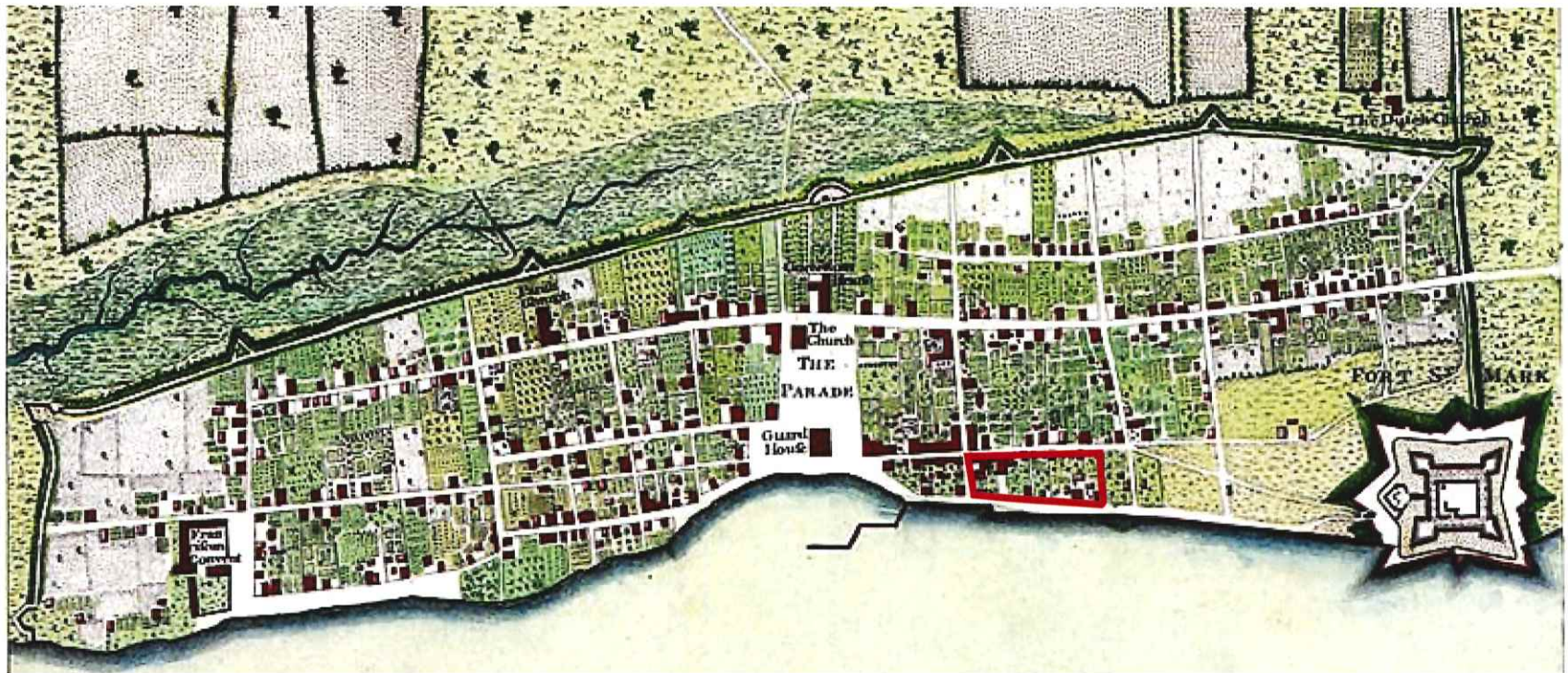
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History The original hotel was established by Captain Anthony Vincent "Bossy" Monson in the 1880s, just before the Flagler hotels made the city a luxury destination. In 1895 this house burned and was later rebuilt and expanded. The final wooden hotel fell victim to the April 1914 fire that destroyed entire blocks from St. George Street to the bay.

Historic Hilton Bayfront



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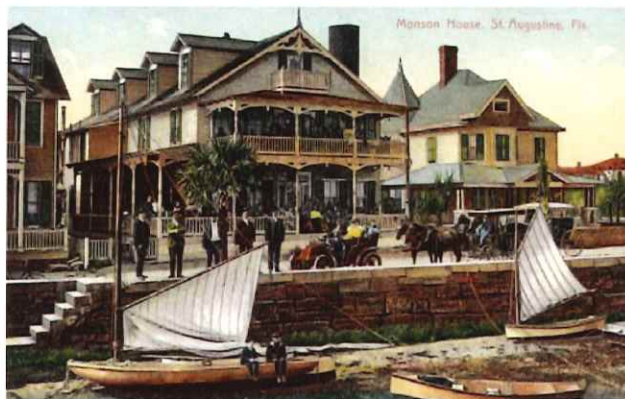
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History

The rebuilt hotel remained on the bay front until 1960, when it was demolished and replaced by the Monson Motor Lodge. That structure was eventually razed as well, and in 2003 reopened as the Historic Hilton Bayfront Hotel. Today a plaque commemorates the arrest of MLK Jr. on the steps of the Monson Motor Lodge restaurant on June 11, 1964.

Historic Hilton Bayfront



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Design The quaint boutique style hotel is reminiscent of the Spanish Colonial period and remains under Hilton's management today, with 72 rooms spread over 19 small buildings. During excavations prior to construction of the Hilton's underground parking garage, archeologists found evidence of colonial foundations from Saint Augustine's British Period (1763 -1784).

Historic Hilton Bayfront



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Current Covered Entry Existing Site Photos

Historic Hilton Bayfront



- The current covered entry provides minimal weather protection for loading and unloading the guests and their belongings.
- A retractable awning was installed to mitigate the issue, however the water pools on the top and requires constant maintenance and attention by the valet and hotel staff.
- The pedestrian and vehicular circulation at the current covered entry can become chaotic during inclement weather as the natural tendency is to rush and stay dry.

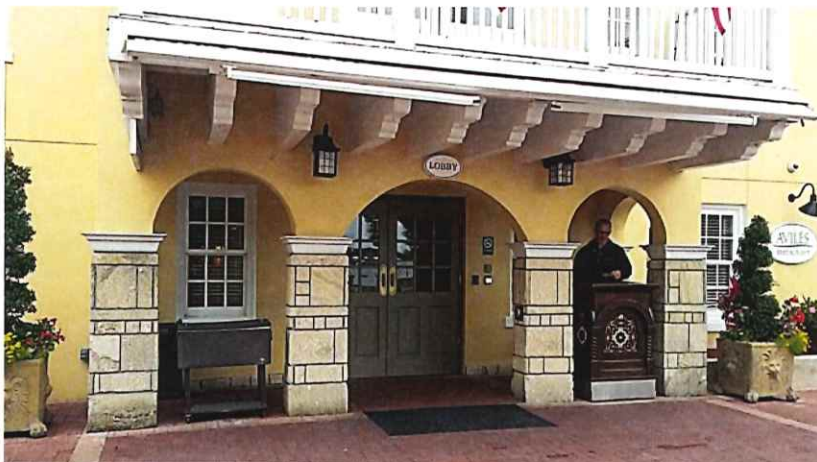
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Current Covered Entry Existing Site Photos

Historic Hilton Bayfront



- The current design can accommodate the proposed entry adjacent to the stairwell on the exterior blank wall, directly across the current drop off area.
- The proposed covered entry will maintain the hotel's characteristics by incorporating the cement stucco arched pathways and the coquina stone clad columns.
- The proposed design will use the lighter pavers to assist and direct the circulation of guests and vehicles.
- The design will provide a safe and dry place to load and unload guests and their belongings.

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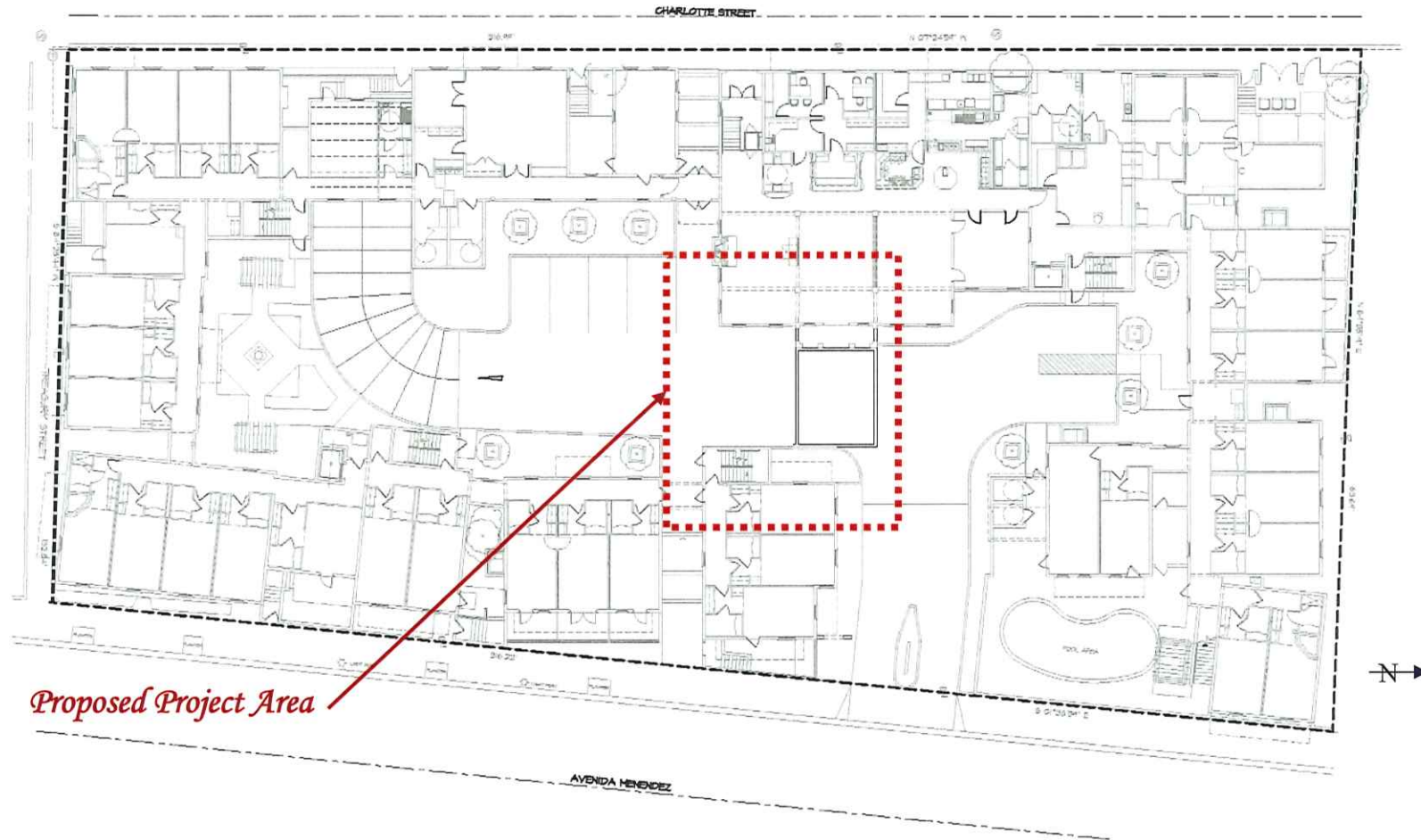
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Current Covered Entry Overall Plan

Historic Hilton Bayfront



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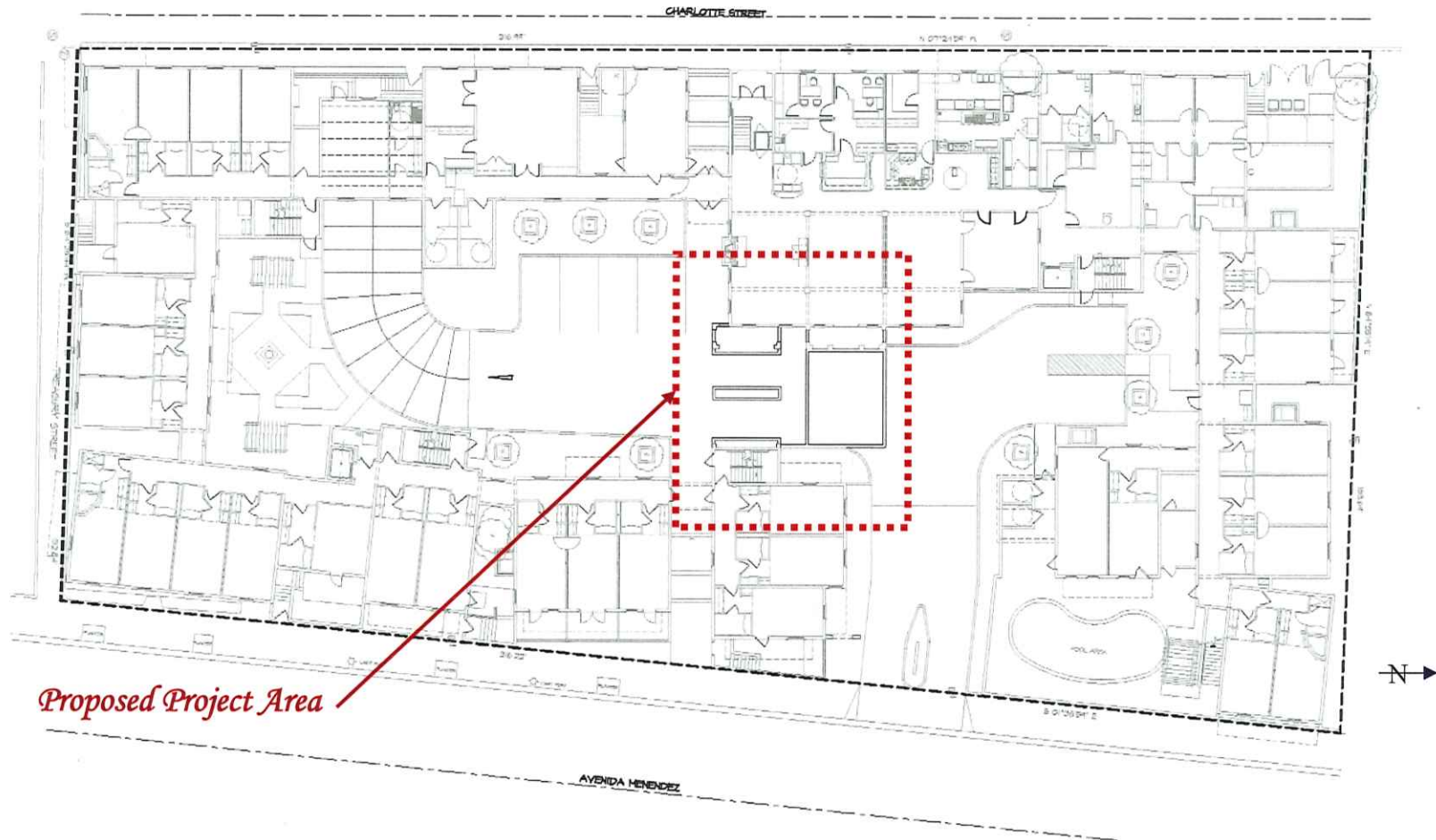
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Proposed Covered Entry Overall Plan

Historic Hilton Bayfront



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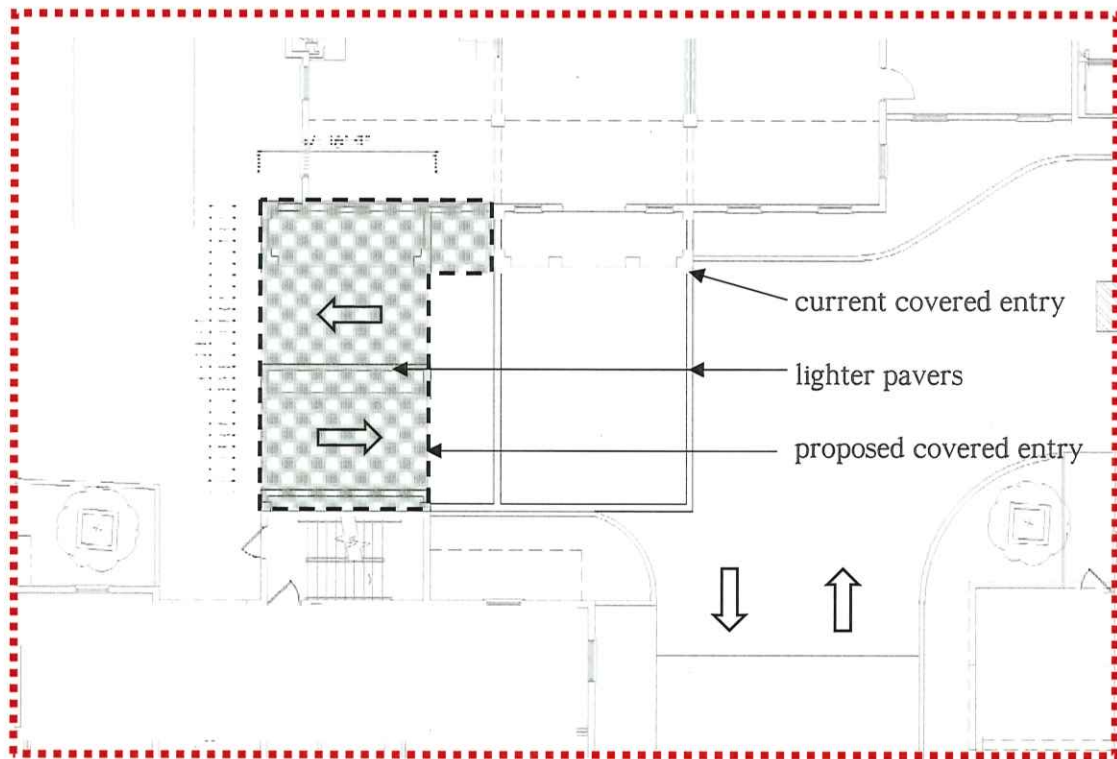
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Proposed Covered Entry Enlarged Plan

Floor Plan Modifications:

- Add 543 sq.ft. Covered Entry adjacent to the existing stairwell
- Use of the lighter pavers to help delineate circulation paths
- Incorporate adjacent cement stucco arched pathway and coquina stone clad columns



Historic Hilton Bayfront



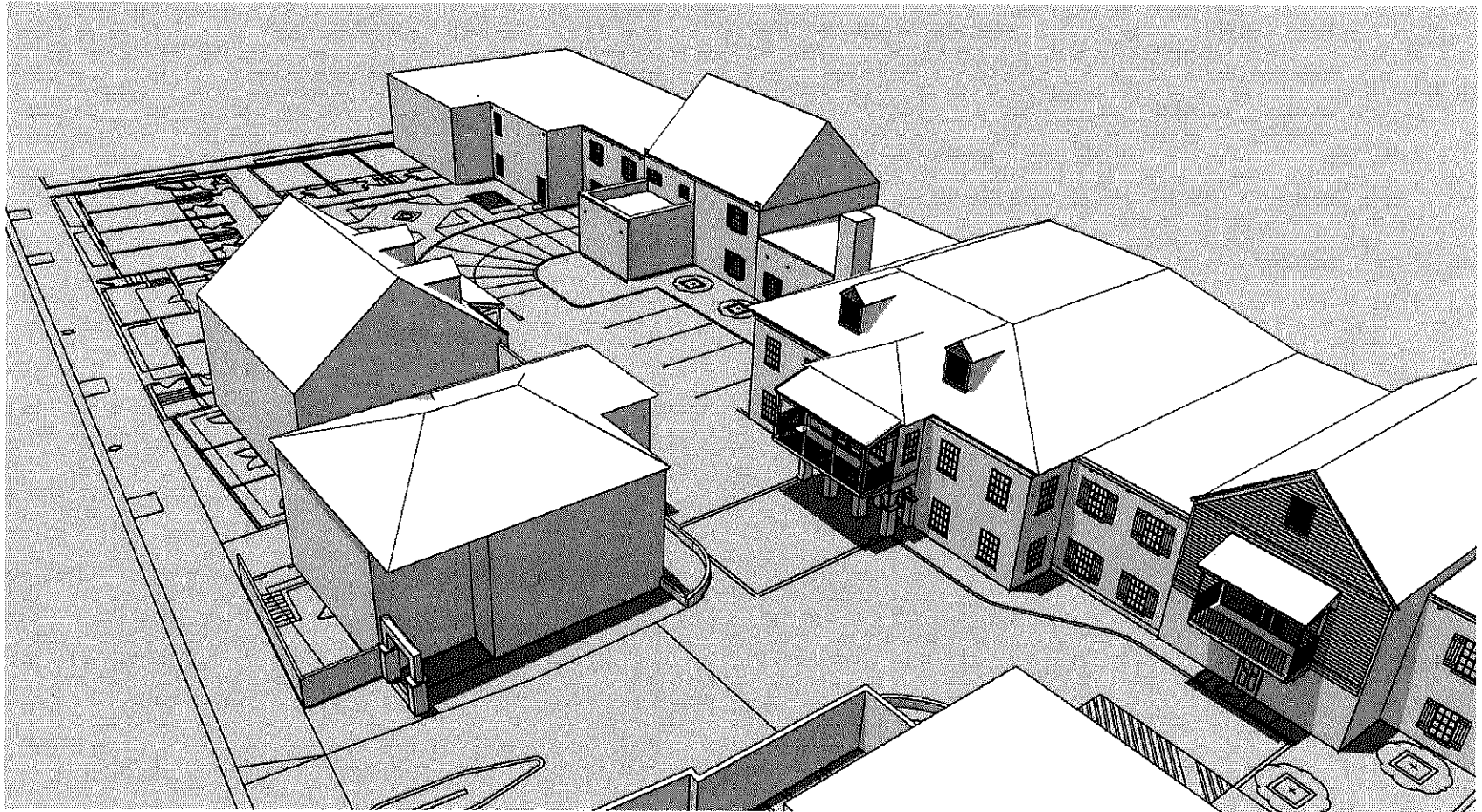
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Current Covered Entry Overall View

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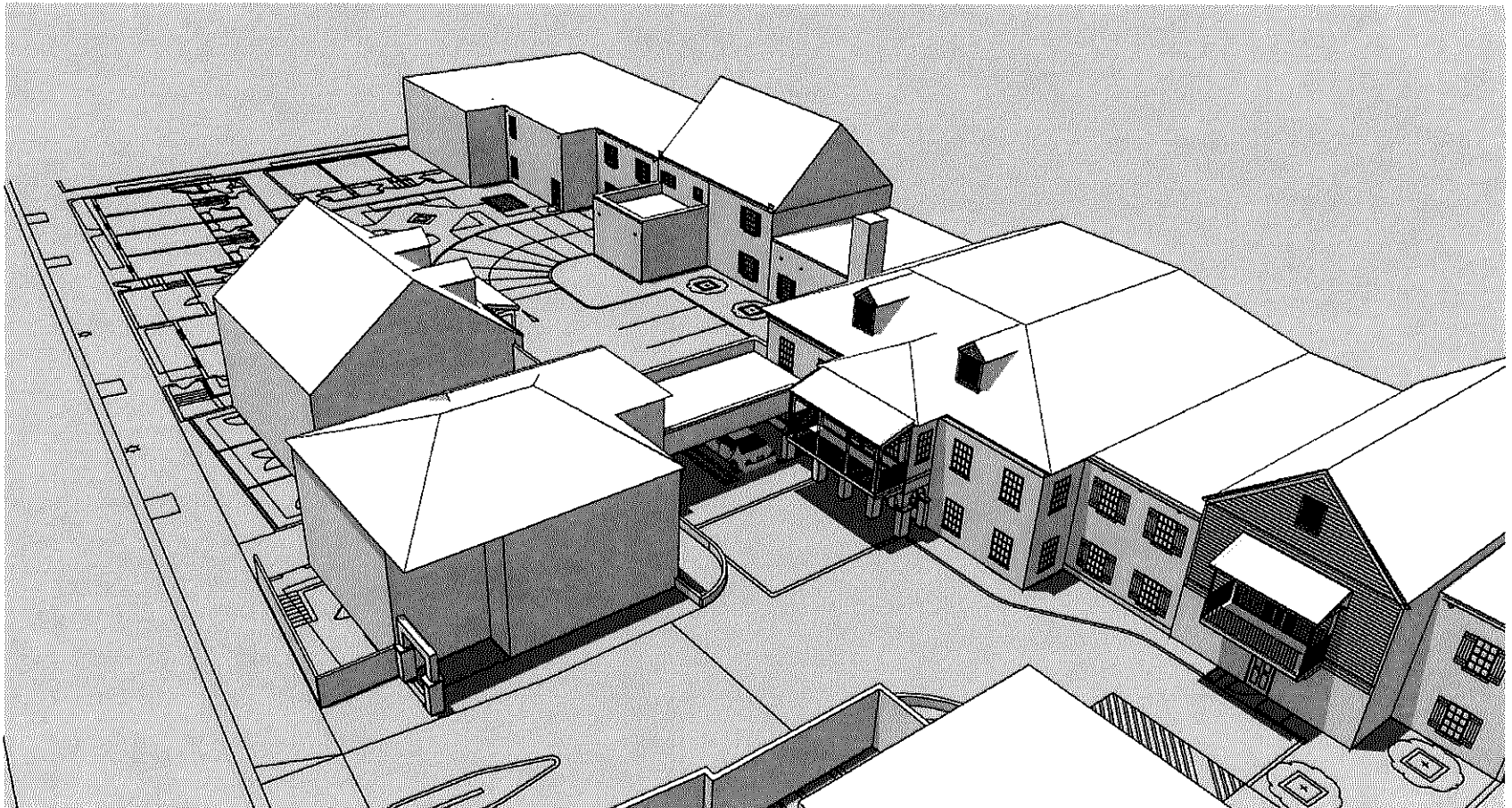
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Proposed Covered Entry Overall View

Historic Hilton Bayfront



12 City of St. Augustine | Historic Architecture Review Board Presentation

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Proposed Covered Entry

Examples: Option A - Arched



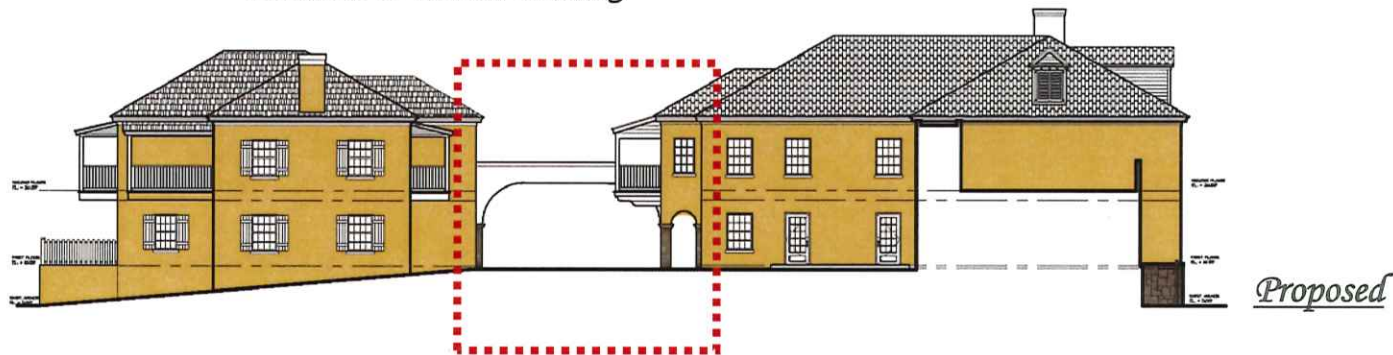
Historic Hilton Bayfront



Proposed Covered Entry North - Option A

Elevation Modifications:

- Add arched covered entry with cement stucco arched pathway and coquina stone clad columns to match existing



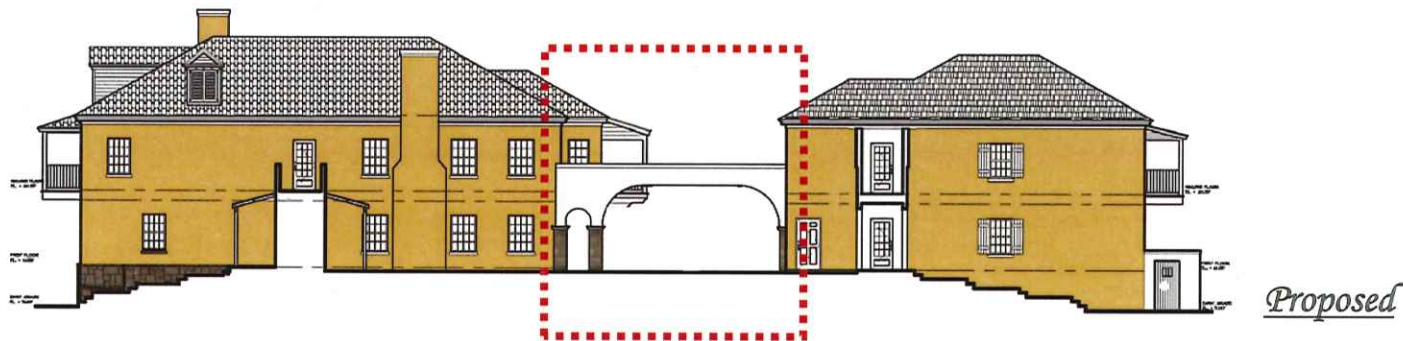
Historic Hilton Bayfront



Proposed Covered Entry South - Option A

Elevation Modifications:

- Add arched covered entry with cement stucco arched pathway and coquina stone clad columns to match existing



Historic Hilton Bayfront

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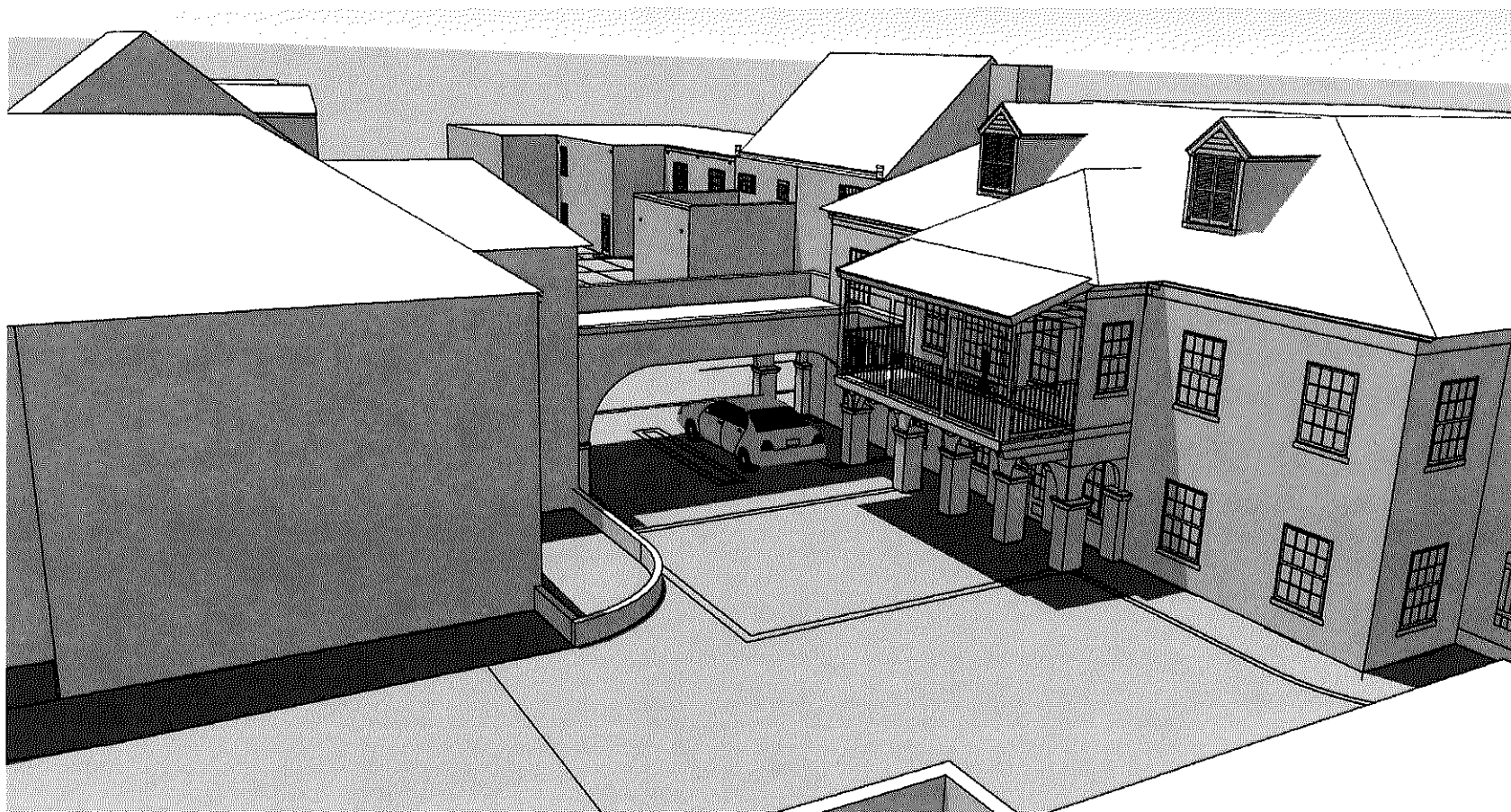
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Proposed Covered Entry North - Option A

Historic Hilton Bayfront



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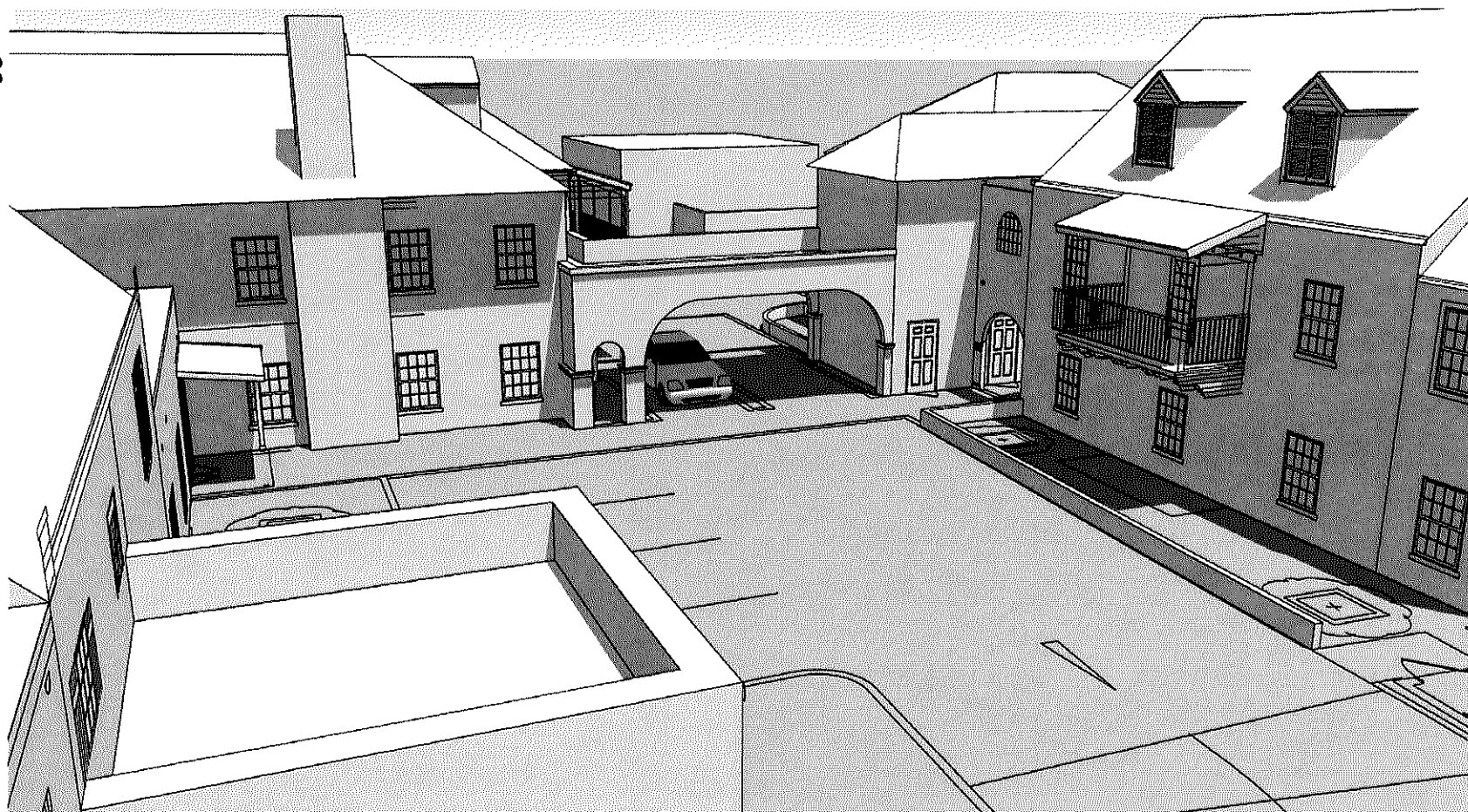
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Proposed Covered Entry South - Option A

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Proposed Covered Entry

Examples Option B: Rectangular

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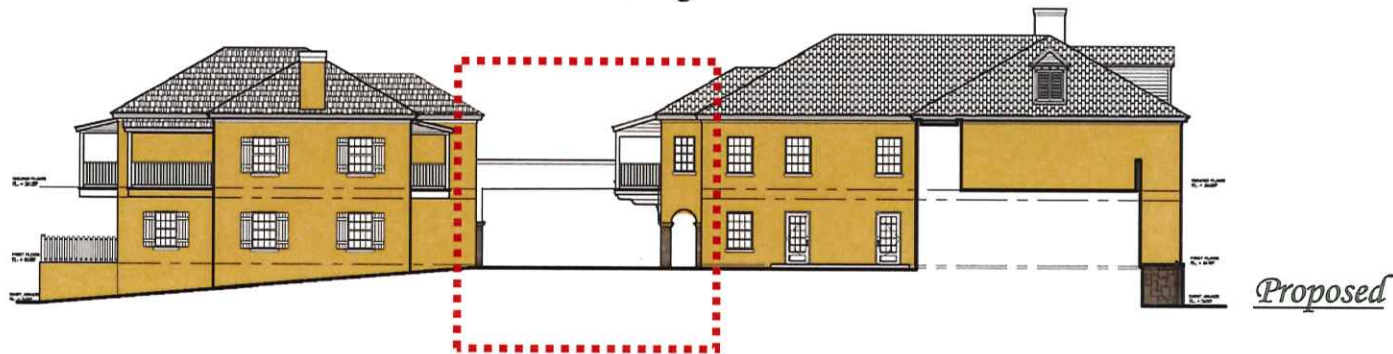
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Proposed Covered Entry Option B - North

Elevation Modifications:

- Add rectangular covered entry with cement stucco arched pathway and coquina stone clad columns to match existing



Historic Hilton Bayfront

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Proposed Covered Entry Option B - South

Elevation Modifications:

- Add rectangular covered entry with cement stucco arched pathway and coquina stone clad columns to match existing



Historic Hilton Bayfront



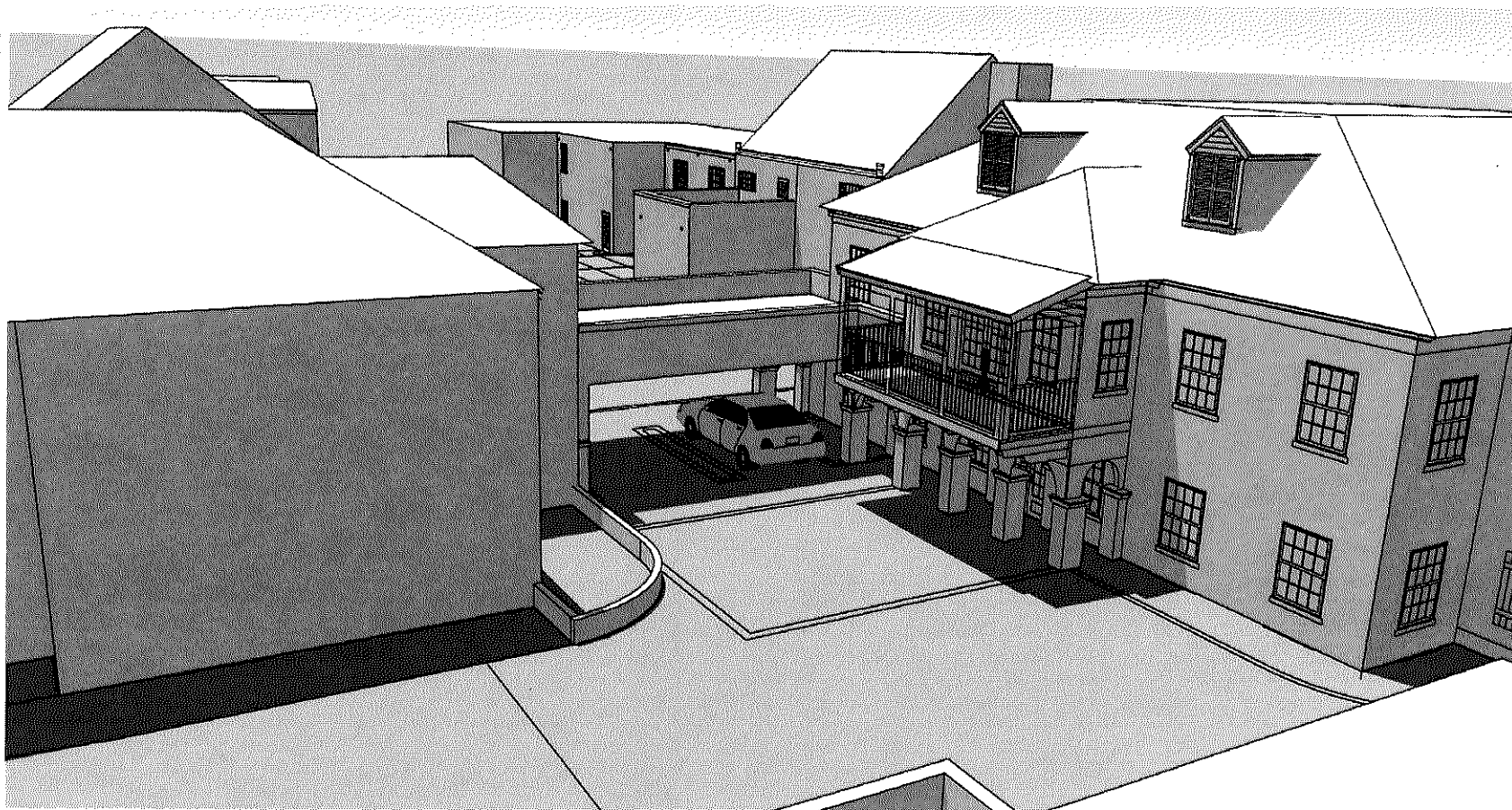
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Proposed Covered Entry Option B - North

Historic Hilton Bayfront



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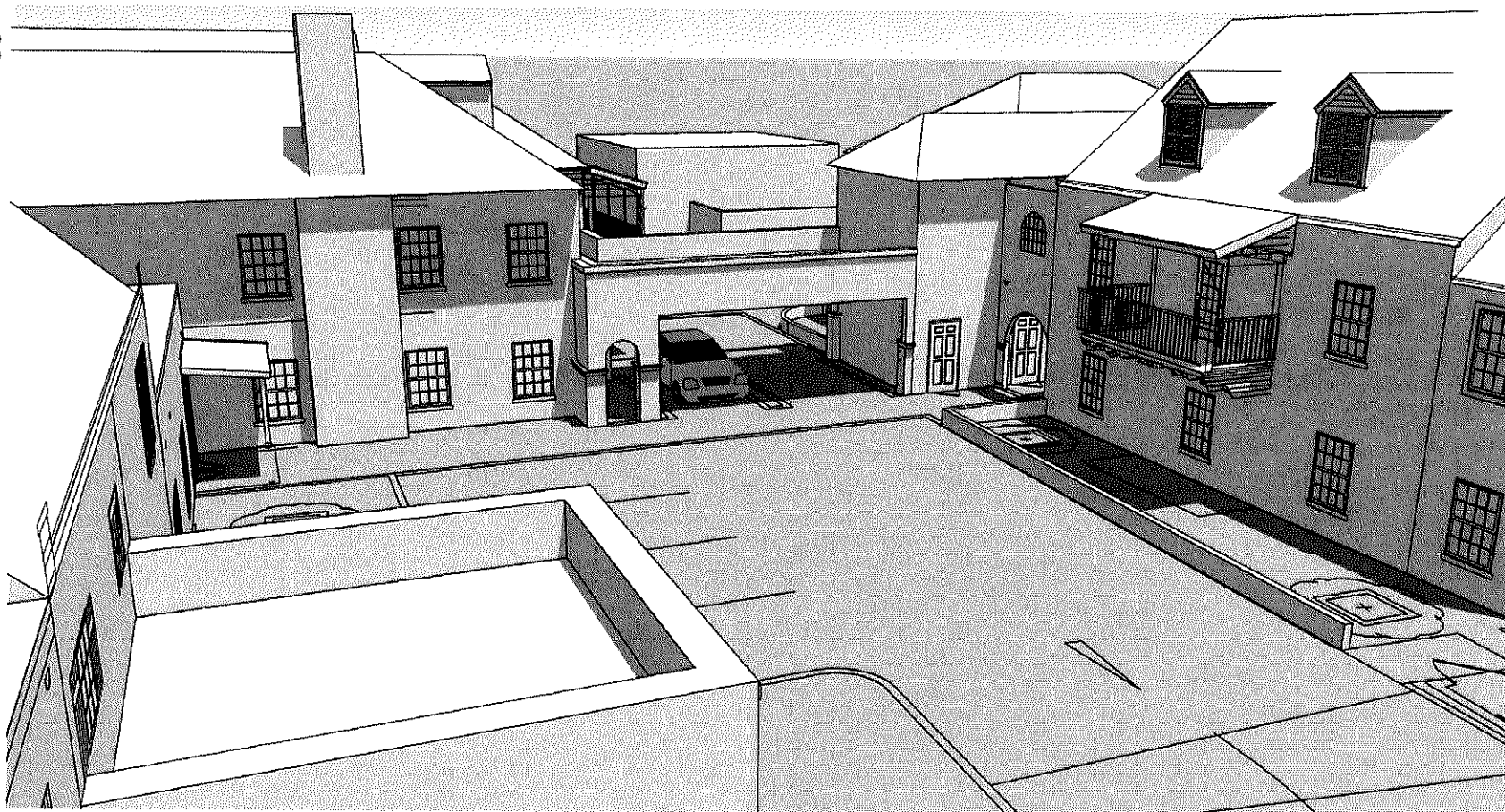
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Proposed Covered Entry Option B - South

Historic Hilton Bayfront





Historic Hilton Bayfront

Thank You

Contact:
Nico Stearley

Phone:
904.829.9277

Email:
nstearley@dixondg.com

Website:
<https://dixondg.com>

Address:
88 Riberia Street, Suite 430
St. Augustine, FL 32084

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THE HILTON BAYFRONT INN

Amendment to Planned Unit Development Text (Approved at Ord. 2009-02)

Submittal Date:

February 7, 2020

February 20, 2020 (Amended per Staff Request for Clarification)

Request:

Amendment to the previously approved Planned Unit Development (PUD), to add a small covered walkway area to the existing hotel, over a small part of the interior courtyard/drive area, to allow for covered pedestrian travel from the main building to the building facing the bayfront. Additionally, to enclose a very small maid storage area off the back of the hotel in an area currently utilized for enclosed outdoor storage; this area is barely visible on the Charlotte street elevation and is set back in an open indentation that currently exists. These very minor additions have been designed to mesh seamlessly into the current buildings and will meet all HARB-approved architecture/features. Accordingly, these minor additions are proposed to meet all city codes. These minor modifications will allow the applicant to provide for covered pedestrian travel that is currently lacking, and for a very small additional maid storage area, both as depicted in the diagrams provided. The site is approximately 48,239 gsf and the approved building coverage is 24,736 sf (approx. 52 %). The proposed covered walkway and enclosure will add approximately 543 sf; thus, the applicant requests the lot coverage be amended to reflect approval for 53% lot coverage to accommodate for these minor improvements.

Applicant/Owner:

Sea Wall Motor Lodge, Inc. / Kanti M. Patel
32 Avenida Menendez
St. Augustine, FL 32084

Authorized Agent for the Applicant:

James G. Whitehouse, Esq. / Anish Patel, Esq.
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

Exhibits:

Exhibit A	Application
Exhibit B	Legal Description
Exhibit C	Development Plan Narrative
Exhibit D	Location Map/Aerial
Exhibit E	Proof of Ownership/Deed
Exhibit F	Authorizations
Exhibit G	Master Site Plan
Exhibit H	Diagrams/Renderings of Minor Additions

Parcel Identification Numbers:

196320 0000

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Exhibit "C"

DEVELOPMENT PLAN NARRATIVE
THE HILTON BAYFRONT INN
PLANNED UNIT DEVELOPMENT

SECTION I- INTRODUCTION AND REQUEST

This is an application for amendment to the previously approved Planned Unit Development (PUD). Included is the request to add a small covered walkway area to the existing hotel, over a small part of the interior courtyard/drive area, to allow for covered pedestrian travel from the main building to the building facing the bayfront, and to enclose a very small maid storage area off the back of the hotel in an area currently utilized for enclosed outdoor storage, as well as all accompanying documents as required by the City of St. Augustine Zoning Code ("Zoning Code"). This Application is filed on behalf of the Applicant, Sea Wall Motor Lodge, Inc. The Applicant is requesting an amendment to the previously-approved PUD in accordance with the City of St. Augustine Zoning Code, which includes a small addition to the interior of the courtyard/driveway area, for the addition of a covered walkway to allow for covered pedestrian travel from the main building to the buildings facing the Bayfront, and to allow for the enclosure of a very small maid storage area off the back of the hotel in an area currently utilized for enclosed outdoor storage, to protect this storage from the weather and elements. The current PUD has been in place since the parcel containing the Hilton Bayfront Inn was rezoned from HP-3 to PUD for the continued operation of this exquisite hotel. The PUD was approved in 2009 (Ord. 2009-02).

The current configuration of the interior courtyard and drive area leaves the area uncovered at all times, which has become cumbersome during inclement weather. As the hotel continues to strive to provide appropriate facilities to its guests, and to meet all ADA requirements, the need for this covered walkway area has become essential to the continued feasibility of the hotel's current configuration. This very small addition to the interior of the courtyard area will allow for the covered walkway for covered pedestrian travel to the other buildings facing the bayfront as well as for vehicle loading and unloading, which in turn will promote quicker mobility services in the hotel's interior driveway areas. Further, the enclosure of the very small storage area will allow for access from the interior of the hotel and for additional needed maid storage space. The applicant had already engaged the services of the late city architect, Mr. Dixon, and his office and is prepared to move forward with these minor additions in a manner that will, first and foremost, meet all of the all HARB requirements, including all approved architecture/features, as well as meeting all of the other city codes. Moreover, these modifications will allow the applicant to continue to provide off street disembarking of visitors to the hotel during check-in and check-out and for the enclosure of the very small storage area. Through the guidance and advice of Mr. Dixon, before his passing, and now through his office, these minor additions for the arched covered walkway and small enclosed storage area will simply be seamlessly added to the hotel in the interior of the courtyard area between the main building and the buildings facing the Bayfront and on the rear in an already indented area, and these minor additions will not be apparent to the general view of the building as a whole. Further, as aforementioned, these very minor additions will meet all of the HARB requirements and will blend seamlessly into the overall design of the hotel, as depicted in the elevations, pictures and site plan provided. Applicant herein seeks these modifications, including the rezoning, as presented.

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The objective of the PUD as modified is to continue the operation of the Hilton Bayfront Inn on this site. The current establishment was constructed in 2005 on this site as a 24,344 square foot, 72-unit hotel, contained within 22 buildings, and then slightly modified in 2009 during the establishment of this PUD, to allow for the enclosure of an additional 392 square foot dining area, which had been used as an outdoor seating area.

A. Location/Surrounding Areas: The property within the PUD currently consists of approximately 1.08 acres, described by the Legal Description as included in the Proof of Ownership documents, attached. The property is located on the city's bayfront, along Avenida Menendez.

B. Ownership/Agreement: The Property is owned by Sea Wall Motor Lodge, Inc., as shown by the Proof of Ownership documents in the Application materials, who has authorized St. Johns Law Group to represent it. Evidence of authorization is contained within the Application materials, as well.

Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with PUD Ordinance as adopted by the City of St. Augustine City Commission with the amendments as outlined. The Applicant also agrees to comply with all conditions and safeguards established by the Planning & Building Department and the Planning & Zoning Board (PZB), Historic Architectural Review Board (HARB) and the City of St. Augustine City Commission. The Applicant understands that any architectural site changes to any property in the PUD must be in compliance with the AGHP and is subject to HARB approval.

SECTION II- APPLICATION

A. Permitted Uses: The development will be constructed in an orderly manner. The property currently contains the afore-mentioned hotel, a restaurant, with associated bar and lounge serving alcohol beverages, some conference room areas and a parking garage area. This current mix of uses will continue to be allowed along with any other uses as allowed in the HP-3 zoning district. This PUD shall not relieve the Applicant, its successors and assigns, of their obligations from complying with all Federal, State and local applicable laws and does not otherwise limit, nor expand, the authority of the City of St. Augustine to enforce such laws nor limit, nor expand, defenses available to the property owner.

Uses by exception shall be provided for and any changes to the uses described herein by an amendment to the PUD.

B. Development Standards for NEW Structures within the PUD: The attached Site Plan depicts the current site plan and layout of the current structures and parking area, as well as the very minor additions to the main structure for the proposed arched covered walkway located in the interior of the courtyard/drive area and the small enclosed area on the rear. The only difference from that which was approved previously is the inclusion of this arched covered walkway to the area between the main building and the buildings facing the Bayfront and the enclosure of the small storage area. No material departures from the Site Plan are permitted without authorization of the PZB. In addition, the following specific criteria shall apply.

- 1. Maximum lot coverage:** Fifty-three percent (53%)

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2. Maximum building height: Maximum thirty-five (35) feet, measured from a ten foot finished floor elevation.

3. Parking: Parking spaces are provided in conformance with the City of St. Augustine Zoning Code and constructed in accordance with all City requirements and receipt of appropriate permits.

4. Signage: Size and construction of all signs within the property will be in conformance with the City of St. Augustine Sign Ordinance requirements. Any and all signs currently in use shall continue to be allowed and may be maintained and repaired in their current form. These signs conform to the City of St. Augustine Sign Ordinance requirements, may be incorporated into a wall and may be lighted (lights are not directed towards traffic) and do not obstruct visibility

5. Stormwater: Stormwater is retained on site within the retention areas. The drainage structures and facilities have been designed and constructed in compliance with the regulations of the City of St. Augustine and conform with the permit requirements established by the St. Johns River Water Management District.

6. Access: Vehicular and pedestrian access to the property will be provided.

7. Fencing: All existing fencing on the Property is either masonry (fronting Avenida Menendez) or wooden (along Charlotte Street). No additional fencing is proposed or required as a result of the proposed enclosure.

8. Utilities: All electrical and telephone lines are installed underground on the site: Electrical power is provided by Florida Power and Light Company or other franchised utility provider. Security lighting may be provided as needed.

9. Potable Water: Potable water will be provided by the City of St. Augustine via existing connections.

10. Fire Protection/Assessment: Fire protection will be afforded by fire hydrants in accordance with City standards. Applicant will comply with the non-ad valorem assessment for fire services adopted by the City through Ordinance Number 97-25 and Resolution Number 97-04. This will include the re-adoption or continuance on an annual basis of such assessment, by Resolution of the City Commission.

11. Sanitary Sewer: The development is served by central sewer collection from the City of St. Augustine. Any extensions or new connections shall be in accordance with City requirements and construction shall conform to current permit standards.

12. Sidewalks: Sidewalks are in place along Avenida Menendez and Charlotte Street. There is no opportunity for sidewalks along Treasury Street or on the north side of the existing Hotel.

13. Design: The design of the existing hotel and 392-square foot enclosure addition were reviewed by the Historic Architectural Review Board ("HARB") to assure

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that the Hotel reflects a high standard of construction and consistent with modern construction methods and materials and the site constraints. HARB granted its approval for the existing Hotel in 2005 and approved the proposed 392-square foot enclosure on September 11, 2008. The design of the minor additions shall be submitted to and reviewed by the Historic Architectural Review Board to assure that it reflects a high standard of construction and consistent with modern construction methods and materials and the site constraints. These amendments do not change the design or architectural elements.

SECTION III- MAINTENANCE

This Planned Unit Development will be owned and operated by the Applicant and/or its assigns. The Applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to the City of St. Augustine. The Applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, providing maintenance agreement(s) between any property owner or owners has been established, which would provide for all maintenance and other requirements as stipulated herein.

SECTION IV- PUD ORDINANCE CRITERIA

Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future land Use Map category for the property.

Response: The Hilton Bayfront Inn PUD as proposed is consistent with the goals, policies and objectives of the Comprehensive Plan, including:

FUTURE LAND USE ELEMENT

FLU Objective 1

The future land use map and subsequent amendments to it shall be adopted and implemented in a manner consistent with topography, soil conditions, and the availability of facilities and services to support such development. This is implemented by FLU Policies 1.1, 1.7, 1.8, 3.2, 6.1, 11.1, and A. The measurable targets for this objective are: (1) the number of development proposals reviewed by compliance with the Future Land Use Plan as implemented by the City's development regulations contained in the City Code; and (2) approval of large scale comprehensive plan amendments by DCA, and adoption of small scale comprehensive plan amendments by the City according to the requirements contained in the Rules and Florida Statutes, and consistent with the adopted Comprehensive Plan.

The subject property does not have any constraints related to topography or soil conditions. Water and wastewater lines are already connected to the site.

FLU Objective 11

The City will act to discourage the proliferation or urban sprawl. This objective is implemented by FLU Policies 1.1, 1.2, 1.8, 3.2, 7.2, 7.3, 8.1, 11.1, 11.2, 11.3, and CI Policies 4.1 and 4.2

FLU Policy 1.1: The City shall continue to implement the adopted comprehensive

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plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to land development regulations relating to: zoning and on-site parking; environmental protection and conservation overlay zones; concurrency management and on-site storm drainage; signs; landscaping; subdivisions; building code and coastal construction code; utilities – potable water, sanitary sewer, solid waste and city storm sewer; archaeology; and flood control. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards. Ordinances amending the City Code shall be codified at least annually. They City Code shall be on display for the public in the City Clerk's office. This policy implements FLU Objectives 1, 9 and 11.

The location of the subject property is within the city limits. The provisions of the PUD regarding parking and utilities are fully consistent with these policies.

FLU Objective 4

Encourage the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments, and other mixed land use development techniques, infill development, redevelopment, wastewater reuse and solid waste recycling. The measurable target for this objective is the continued presence of innovate land development regulations in the City Code.

The original approval of PUD Ordinance 2009-02 for this site and this Application's goal of seeking the same conditions contained within the originally-approved PUD Ordinance, will result in the continued operation of an existing property, using existing services and facilities, as intended by this Objective.

INFRASTRUCTURE ELEMENT

SANITARY SEWER SUB-ELEMENT

SS Objective 1.3

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing wastewater facilities. The measurable target for this objective is the area served by the City wastewater system.

The subject property is in the area served by the City wastewater system and will employ the existing connections to the City's sanitary sewer system and comply with the adopted level of service.

POTABLE WATER SUB-ELEMENT

PW Goal

Water facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

PW Objective 1.4

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing potable water facilities. This objective is implemented by PW Policies 1 and 4. The measurable target for this objective is the area served by the City potable water system.

The subject property will employ the existing connections to the City's potable water system. The Property is within the City's service area and will comply with the adopted level of service.

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INFRASTRUCTURE IMPACT ANALYSIS

An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns and infrastructure of the city.

The infrastructure impact analysis shall include site specific design improvements related to traffic circulation and the movement of pedestrians, bicycles and vehicles on and off-site.

As depicted in the site plans attached, submitted and presented, by way of this modification, this minor addition to the interior of the courtyard area will allow for the covered walkway for covered pedestrian travel to the other building facing the bay front as well as for vehicle loading and unloading, which in turn will promote quicker mobility services in the hotel's interior driveway areas. The applicant had already engaged the services of the late city architect, Mr. Dixon, and his office and is prepared to move forward with this minor addition in a manner that will, first and foremost, meet all of the all HARB requirements, including all approved architecture/features, as well as meeting all of the other city codes. Moreover, this modification will allow the applicant to continue to provide off street disembarking of visitors to the hotel during check-in and check-out. Through the guidance and advice of Mr. Dixon, before his passing, and now through his office, this minor addition for the arched covered walkway will simply be seamlessly added to the main structure in the interior of the courtyard area between the main building and the building facing the Bayfront and the minor addition will not be apparent to the general view of the building as a whole. Further, as aforementioned, the very minor addition will meet all of the HARB requirements and should blend seamlessly into the overall design of the building, as depicted in the elevations, pictures and site plan provided. As stated, though applicant is required to re-write the PUD text to include this minor addition for the arched covered walkway, the applicant fully intends to continue to utilize the property as currently configured and operating. In fact, the minor addition will not have any impact on the current motor vehicle and pedestrian traffic to the property. Notably, the applicant will continue to provide parking for their guests and patrons. This addition will not affect that provision at all. Further, this site's location in the downtown core will continue to encourage pedestrian, bicycle and other modal use and applicant will continue to make the site accessible to visitors so as to encourage movement by foot or bicycle or by way of one of the many other less intense transportation means. The applicant has worked with the city on many occasions regarding this objective in regards to their provision of parking as well as pedestrian access to their site.

To further the objectives of the city, as well as the hotel/restaurant, during their patronage at our site, the guests will be informed of the many other attractions as well as the many, less-intense transportation options, and the many other sites that are easily accessible by foot.

In sum, the only change from the former PUD is the minor addition for the arched covered walkway and the enclosed maid area and these minor additions have no impact upon the traffic circulation patterns of the city. Further, since this PUD property continues to provide the same parking as well as off street stacking and loading and unloading, the PUD as a whole does not in fact unreasonably affect the current traffic patterns and flow in this area of the city.

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HISTORIC PRESERVATION ELEMENT

HP Goal

Maintain and enhance the historic integrity and ambiance within the City of St. Augustine while encouraging economic growth and the identification, Preservation, continued use and adaptive reuse of existing historic structures.

The proposed minor additions will maintain and enhance the historic integrity and ambiance of the City of St. Augustine and will be designed in a manner to match the current architectural design of the building and it will not affect any architecture of the structure in place.

1. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.

Response: This property is currently a PUD, this is merely a modification to the same.

2. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.

Response: The Development Plan Narrative, attached above, contains the required development conditions sought by Applicant.

3. Compliance with the intent and criteria in section 28-286.

Section 28-286 provides: The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district regulations. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish planned unit developments (PUD) in which development is in harmony with the general purpose and intent of the city's general planning program and comprehensive plan. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial or industrial developments, or combinations thereof, which are in keeping with overall land use density and intensity standards,

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and open space objectives. The intent of a PUD is to permit flexibility from the strict application of setback, lot size, and other zoning district requirements, and provide performance criteria which:

- (1) Permit a creative approach to the development of land; and
- (2) Accomplish a more desirable environment than would be possible through the strict application of minimum zoning district requirements; and
- (3) Provide for an efficient use of land; and
- (4) Improve the appearance of the area through the preservation and enhancement of natural features, recreation areas, and open space; and
- (5) Provide an environment of stable character compatible with surrounding areas; and
- (6) Retain property values over the years.

Response: The Development Plan Narrative, attached above, demonstrates this proposed PUD's compliance with Section 28-286.

4. Compliance with section 28-288 and justification for any zoning uses.

Response: Section 28-288 provides "Any use which is permitted by the comprehensive plan may be included and approved in a PUD." The property is currently zoned PUD under the City of St. Augustine's 2030 Comprehensive Plan ("Comp. Plan"), but it was previously located within the HP-3 Historic Preservation category and that was the reason for rezoning to PUD in 2009. Further, it is surrounded by HP-3 zoning. Thus, since Policy 1.3 of the Comp. Plan provides that historic preservation districts permit compatible nonresidential uses that will encourage the restoration and reproduction of historic structures, this PUD and the minor additions are appropriate to allow the continued existing use of the property that has been such for many years.

5. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB,

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building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance, or other related permit.

Response: *The project is a currently existing PUD and the very minor additions for the covered walkway and small storage area are planned to be commenced as a single phase, within a reasonable time of the approval of the Ordinance approving the PUD, and completed within a reasonable time thereafter.*

6. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.

Response: *No such areas exist on the Property.*

7. A termination date after which all or part of a PUD that has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

Response: *It is the landowner's understanding and intent that should this Application be denied, the existing zoning approvals remain unchanged.*

8. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.

Response: *Any reversion to a pre-PUD zoning district would not render the existing uses inconsistent with the Comprehensive Plan.*

9. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their

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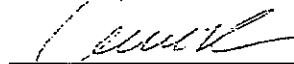
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application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

Response:

The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

OWNER/APPLICANT:



Kanti M. Patel
As Authorized Signer for
Sea Wall Motor Lodge, Inc.

SECTION V - SUMMARY AND CONCLUSIONS

Approval of this Planned Unit Development as amended, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, is justified in that:

1. The project will not adversely affect the orderly development of the City of St. Augustine as embodied by the City Zoning Ordinance and the respective Comprehensive Plan of the City, as the proposal is in conformance with the Plan and its goals and objectives, and the use, as included in the Narrative, is compatible with the surrounding zoning. The project allows control over the size and intensity over development and assurance of compatibility with surrounding residential uses.

2. The project will not adversely affect the orderly development of the City of St. Augustine and will not adversely affect the health, safety and welfare of the residents or visitors to the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application.

3. The project will accomplish the objective, standards and criteria set forth within the Zoning Ordinance and provides for strict regulation and maintenance of the project to provide the City with the assurance of an attractive and beneficial asset.

4. When developed in accordance with the conditions stipulated in the PUD application and imposed by this Ordinance, the proposed PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

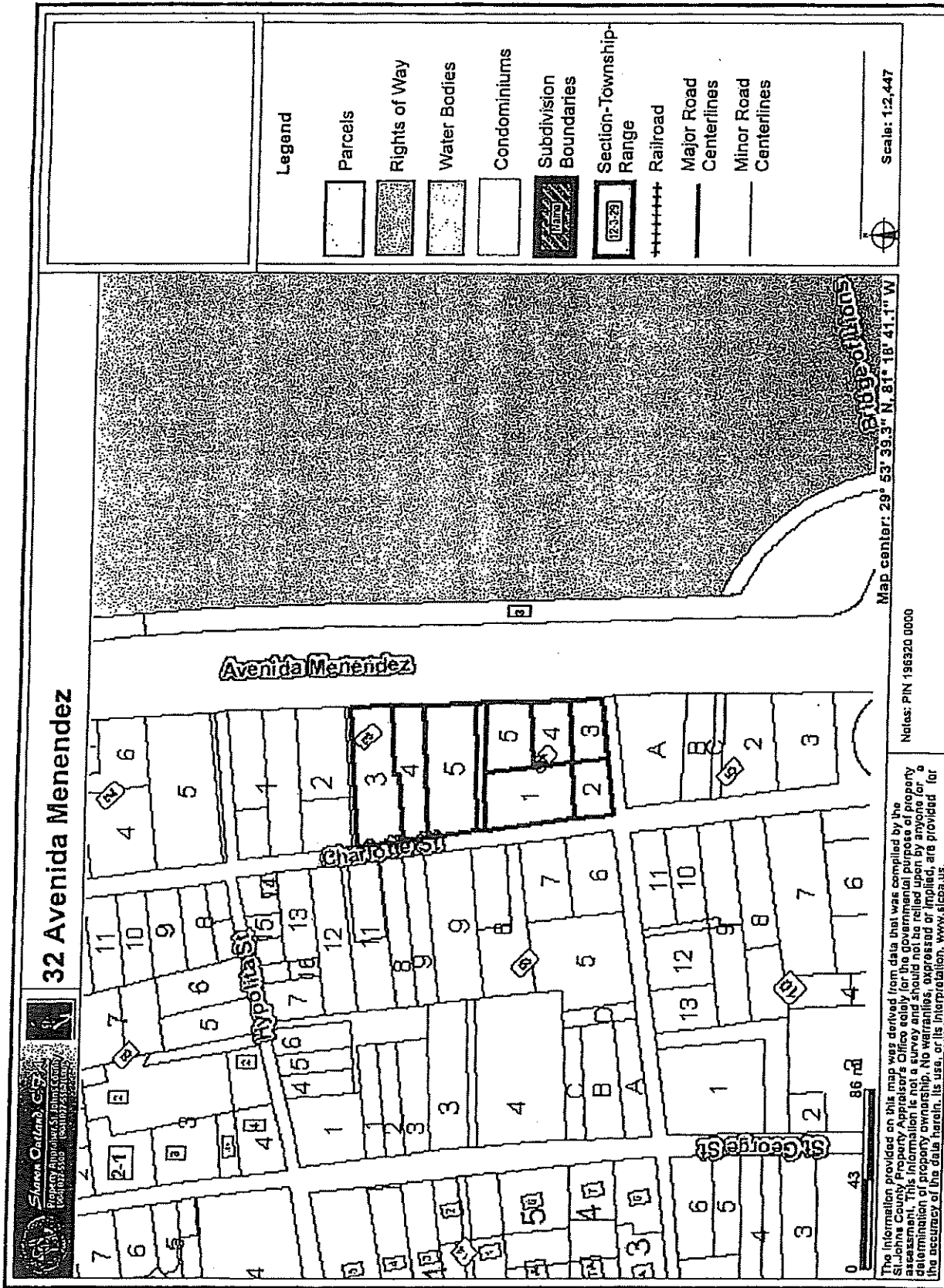
THEREFORE, This Planned Unit Development request meets all of the above listed City requirements, including the Comprehensive Plan requirements, does not conflict with any of the elements of the Comp. Plan and is consistent with the Comp. Plan. and City Code.

Exhibit "D"

Aerial Location Map

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Exhibit "E"
Proof of Ownership

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WARRANTY DEED

THIS INDENTURE, Made this 28th day of August, 1960

between WILLIAM W. FAW joined by his wife, LUBA FAW, of the County of St. Johns and State of Florida, parties of the first part, and SEA-WALL MOTOR LODGE, INC., a corporation organized and existing under the Laws of the State of Florida, having its principal place of business in St. Johns County, Florida and its mailing address at 32 Bay Street, St. Augustine, Florida, party of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of \$10.00, and other good and valuable considerations, to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said party of the second part all those certain parcels of land lying and being in the County of St. Johns and State of Florida, more particularly described as follows:

All of Lot 3 of Block 3, according to the official map of the City of St. Augustine, saving and excepting therefrom a strip or parcel of land along the north line of said Lot 3, Block 3, City of St. Augustine, Florida, 9 feet in width extending from Charlotte Street on the west to Bay Street on the east and bounded on the north by the south line of Lot 2, Block 3, City of St. Augustine, Florida. The above mentioned Lot 2, Block 3, being the property now or formerly of Hattie R. Butler; together with enough property at the Charlotte Street and Bay Street ends lying south of the south line of the above described strip or parcel of land to provide an eight (8) foot turning radius measured from the west curb line on Bay Street and the east curb line on Charlotte to the south line of the above described property to permit vehicles to turn from said Bay Street and Charlotte Street into the above described strip or parcel of land.



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ALSO: All of Lots 4 and 5 of said Block 3; and all of Block 4, according to the official map of the City of St. Augustine, Florida.

ALSO: That certain strip or parcel of land formerly known as Baya Lane, extending from Charlotte Street on the west to Bay Street on the east and bounded on the north by the south property line of Block or Square No. 3, and on the south by the north property line of Block or Square No. 4, City of St. Augustine, Florida, as shown on the official plat of the City of St. Augustine, Florida, dated June 12, 1923, subject to that certain right of way or easement in favor of the City of St. Augustine, Florida, for maintaining, repairing, inspecting and/or removing storm sewer and water pipes under said Baya Lane.

TOGETHER with all fixtures, furnishings, furniture, utensils, tools, equipment and all other personal property used or useful in connection with operation of hotel and motel situate on the above described land.

SUBJECT to mortgage of record.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement there- to belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free from all incumbrances except

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OFF REC 4 PAGE 285

as above stated; and that they have good right and lawful authority to sell the same; and the said parties of the first part do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

William W. Faw (SEAL)

Luba Faw (SEAL)

Signed, sealed and delivered
in the presence of:

E. W. Lacy

Mary B. Lacy

As to William W. Faw

Luba Faw

As to Luba Faw

STATE OF FLORIDA
ST. JOHNS COUNTY:

I HEREBY CERTIFY that on this day before me, the undersigned officer, personally appeared WILLIAM W. FAW to me well known and known to me to be one of the persons described in and who executed the foregoing instrument; and he acknowledged that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 8th day of August, 1960.



Mary B. Lacy
Notary Public of the State of Florida
at Large

My commission expires September 12, 1961

STATE OF TENNESSEE
COUNTY OF WASHINGTON

I HEREBY CERTIFY that on this day before me, the undersigned

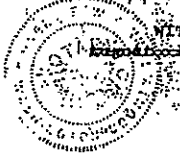
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OFF REC 4 PAGE 284

officer, personally appeared LUBA FAW, to me well known and known to me to be the wife of the said WILLIAM W. FAW and one of the persons described in and who executed the foregoing instrument; and she acknowledged to and before me separate and apart from her said husband that she executed the foregoing instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.



WITNESS my hand and official seal this 6th day of MARCH, 1961.

[Signature]
Notary Public, State of TENNESSEE
My commission expires APRIL 20TH, 1964

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

MAR 11 11 34 AM '61

[Signature]
CLERK CIRCUIT COURT
ST. JOHNS COUNTY, FLA.

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OFF REC 4 PAGE 285

91295

THIS MORTGAGE DEED, Executed the 7th day of March, A. D., 1961
by RAY S. ETTTEL, joined by his wife, DOROTHY V. ETTTEL,

hereinafter called the Mortgagee, which term shall include the heirs, legal representatives, successors and assigns
of the said Mortgagee wherever the context so requires or admits,
to MOI M. MONROE, SR., of Waycross, Georgia

hereinafter called the Mortgagee, which term shall include the heirs, legal representatives, successors and assigns
of the said Mortgagee wherever the context so requires or admits.

WITNESSES: That for divers good and valuable considerations, and also in consideration of the aggregate
sum named in the promissory note of even date herewith hereinafter described, the said Mortgagee has
hereby grant, bargain, sell, alien, release, convey and confirm unto the said Mortgagee his
heirs, successors and assigns, all the certain piece, parcel, or tract of land, of which the said Mortgagee is
now seized and possessed and in actual possession, situate in the County of St. Johns
and State of Florida, described as follows:

Lots 3 to 8 inclusive, and Lots 13 to 18 inclusive, of Block 21,
Jackson Park Subdivision, according to plat thereof recorded in
Plat Book 3, page 51 of the public records of St. Johns County,
Florida, (said property adjoins the Casper Alligator Farm
on the South and was formerly known as Snug Harbor Motel).

Received \$ 30.00 in payment of taxes due on class
"C" Intangible Personal Property pursuant to Chapter 20124,
Laws of Florida, Acts of 1941.

R. D. H. C.

Tax Collector, St. Johns County, Florida

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and ap-
purtenances thereto belonging or in anywise appertaining and the reversions and reversions, remainder and re-
mains, rents, issues and profits thereof and also all the estate, right, title, interest, property, possession, claim
and demand whatsoever as well in law as in equity of the said Mortgagee is and to the same and every part
and parcel thereof unto the said Mortgagee, and his heirs, successors and assigns, in fee simple.

And said Mortgagee for themselves and their heirs, legal representatives, successors and
assigns, hereby covenant with said Mortgagee, his heirs, legal representatives, successors and assigns,
that said Mortgagee has indefeasibly seized of said land in fee simple; that the said Mortgagee has
have full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for
said Mortgagee, his heirs, legal representatives, successors and assigns, at all times peaceably and
quietly to enter upon, hold, occupy and enjoy said land and every part thereof; that said land is free from all
incumbrances; that said Mortgagee, their heirs, legal representatives, successors and assigns, will make
such further assurances to perfect the fee simple title to said land in said Mortgagee, his heirs, legal
representatives, successors and assigns, as may reasonably be required; and that said Mortgagee do here-
by fully warrant the title in said land and every part thereof and will defend the same against the lawful claims
of all persons whomsoever.

PROVIDED ALWAYS, That if said Mortgagee shall pay unto the said Mortgagee the certain promi-
ssory note, of which the following in words and figures is true copy, to-wit:

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This Indenture.

Whereas said parties, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto; the use of the plural number shall include the singular and the singular the plural; the use of any gender shall include all genders; and, if used, the term "and" shall include all the other words described if none shall say

Made this 5th day of March A. D. 19 62
Between WILLIAM W. FAW joined by his wife, LUBA A. FAW

of the County of Washington and State of Tennessee
party of the first part, and SEA-WALL MOTOR LOGGS, INC., a corporation exist-
ing under the Laws of the State of Florida, with its principal place
of business in St. Johns County, Florida and its mailing address at:
32 Bay Street, St. Augustine, Florida
of the County of _____ and State of _____
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of
the sum of \$10.00 and other good and valuable considerations Dollars, to
him in hand paid, the receipt whereof is hereby acknowledged, has granted, bargain-
ed, sold and transferred, and by these presents does grant, bargain, sell and transfer
unto the said party of the second part all that certain parcel of land lying and being
in the County of St. Johns and State of Florida, more particularly
described as follows:

The South 4½ feet of the North 9 feet of Lot 3, Block 3,
according to the official map of the City of St. Augustine, Flo-
rida.



Together with all the tenements, hereditaments and appurtenances, with
every privilege, right, title, interest and estate, dower and right of dower, reversion,
remainder and easement thereto belonging or in anywise appertaining:

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

And the said party of the first part does covenant with the said party of the second
part that he is lawfully seized of the said premises, that they are free from all incum-
brances and that he has good right and lawful authority to sell the same; and the
said party of the first part does hereby fully warrant the title to said land, and will
defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his
hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Kathryn C. Koch
Peggy Phillips

William W. Faw
Margaret A. Faw

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Exhibit "F"
Authorizations

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Owner's Authorization For Agent

ST. JOHNS LAW GROUP / JAMES G. WHITEHOUSE, ESQ./ ANISH PATEL, ESQ. is hereby authorized TO ACT ON BEHALF OF Kanti Patel and/or Sea Wall Motor Lodge, Inc., the owner of those lands described within the attached application and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine, for an application related to a MODIFICATION TO THE HILTON BAYFRONT HOTEL PUD, and any other matter related to properties located at 32 Avenida Menendez, St. Augustine, FL, and including the following Parcel No.: 196320 0000.

BY: _____

Signature of Owner

Kanti Patel, Sea Wall Motor Lodge, Inc.

Print Name of Owner

904-829-2627

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 28th day of August, 2019

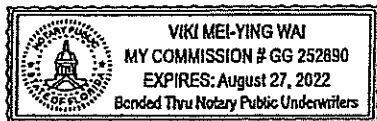
By Kanti Patel

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

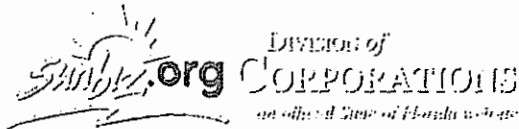
My Commission expires: _____



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Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity NameFlorida Profit Corporation
SEA-WALL MOTOR LODGE INCFiling Information

Document Number	228446
FEI/EIN Number	59-0881447
Date Filed	09/28/1959
State	FL
Status	ACTIVE

Principal Address32 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Changed: 04/03/2000

Mailing Address32 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Changed: 04/27/2005

Registered Agent Name & AddressPatel, Anish
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 01/04/2019

Address Changed: 01/04/2019

Officer/Director Detail**Name & Address**

Title PD

PATEL, KANTI
32 AVENIDA MENENDEZ
ST AUGUSTINE, FL 32084

Title VPSD

PATEL, KALA

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32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2017	01/17/2017
2018	03/16/2018
2019	01/04/2019

Document Images

01/04/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
03/25/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
02/27/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
06/02/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/10/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
06/02/2004 -- ANNUAL REPORT	View image in PDF format
03/28/2003 -- ANNUAL REPORT	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- ANNUAL REPORT	View image in PDF format
04/03/2000 -- ANNUAL REPORT	View image in PDF format
03/05/1999 -- ANNUAL REPORT	View image in PDF format
07/08/1998 -- DEBIT MEMO	View image in PDF format
03/17/1998 -- ANNUAL REPORT	View image in PDF format
03/07/1997 -- ANNUAL REPORT	View image in PDF format
06/19/1996 -- ANNUAL REPORT	View image in PDF format
03/06/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

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Exhibit "G"
Master Site Plan

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SITE

48,239 sqsf

THICK SUMMARY

- EXISTING BUILDING LOT COVERAGE → 24,736 s.f.
- PROPOSED ADDITION → 543 s.f.
- NEW BUILDING LOT COVERAGE → 52.5%

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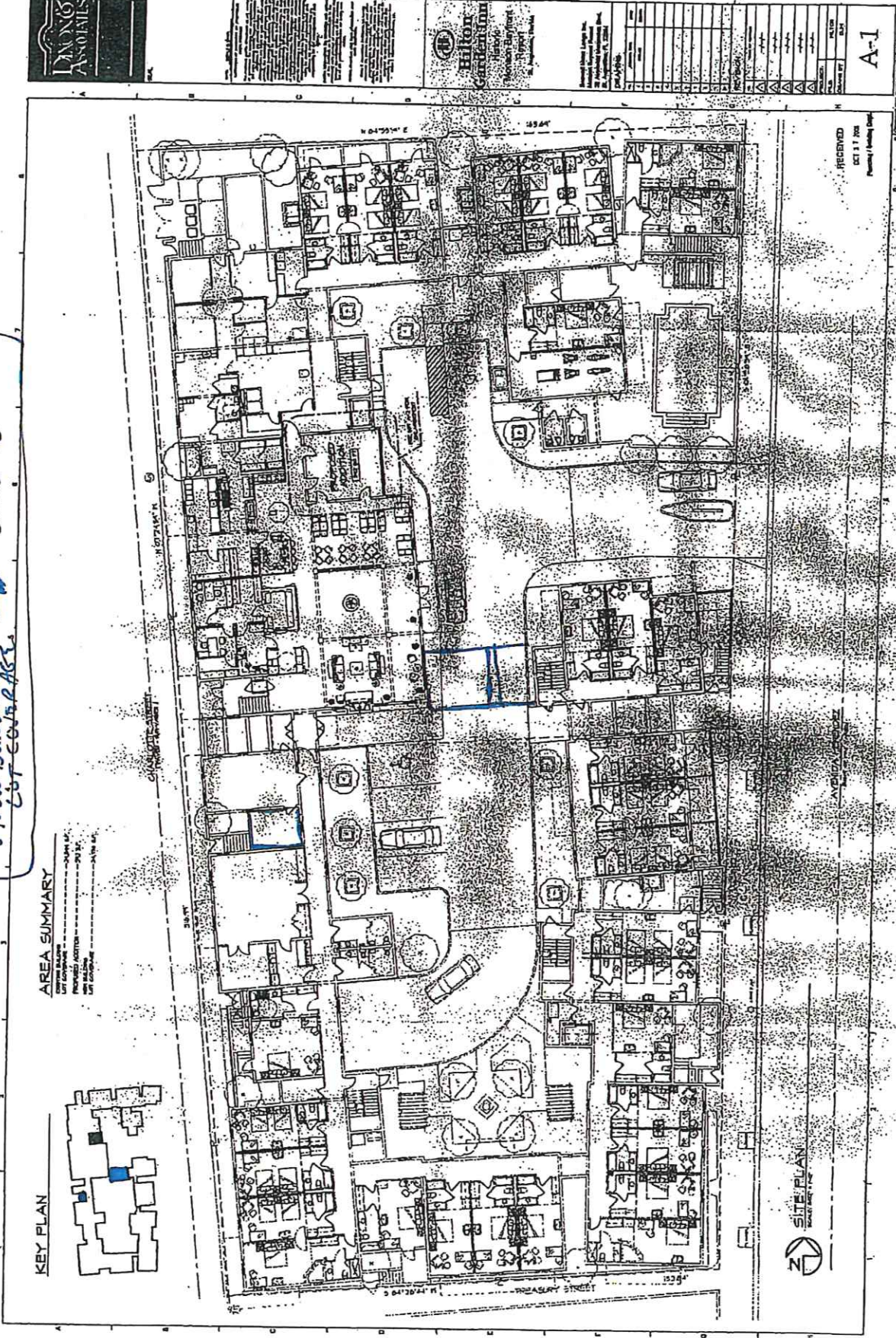
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KEY PLAN



AREA SUMMARY

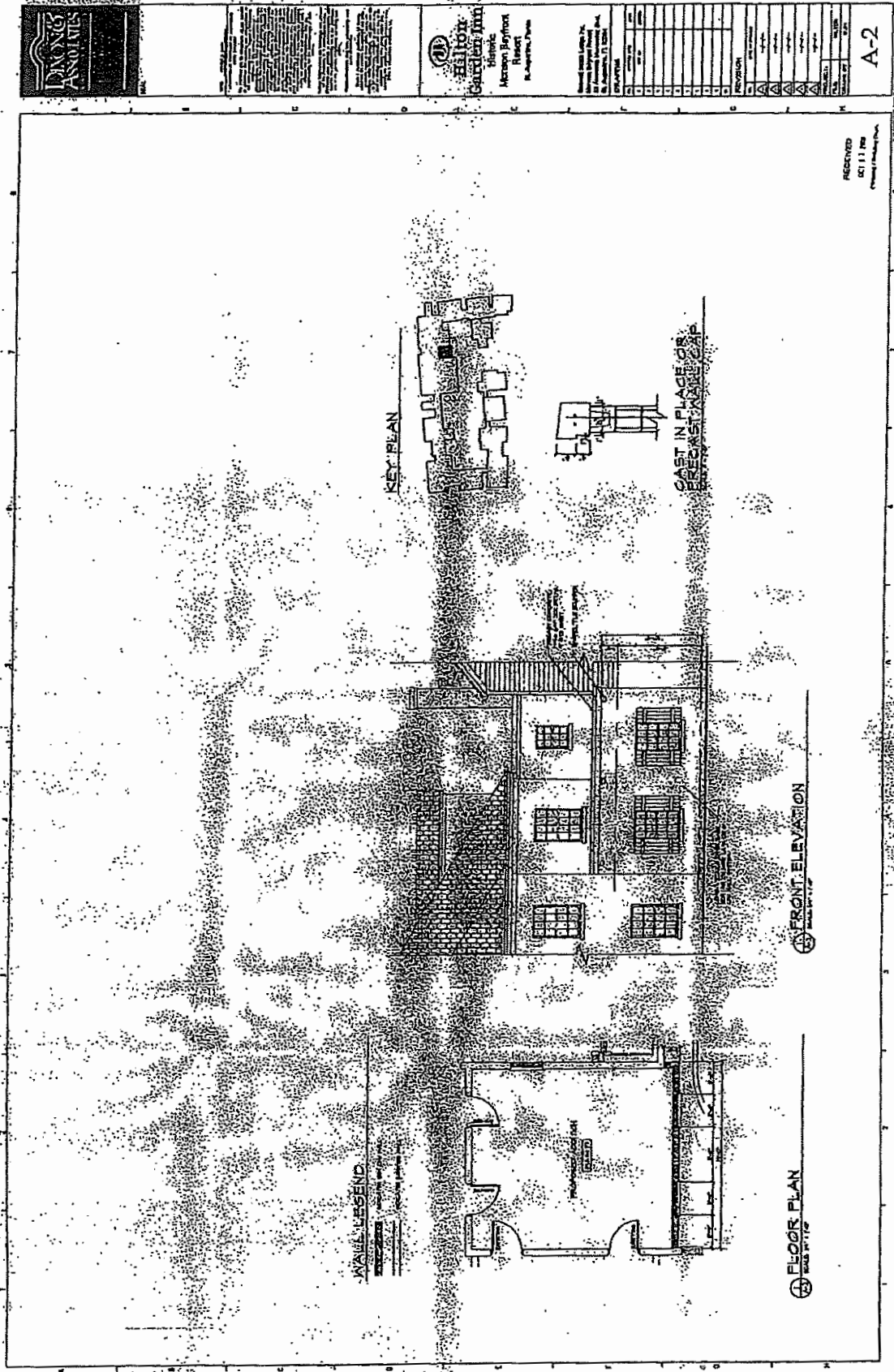
- EXISTING BUILDING LOT COVERAGE → 24,736 s.f.
- PROPOSED ADDITION → 543 s.f.
- NEW BUILDING LOT COVERAGE → 52.5%



SITE PLAN

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JUL 21 2020
Planning/Building Dept.

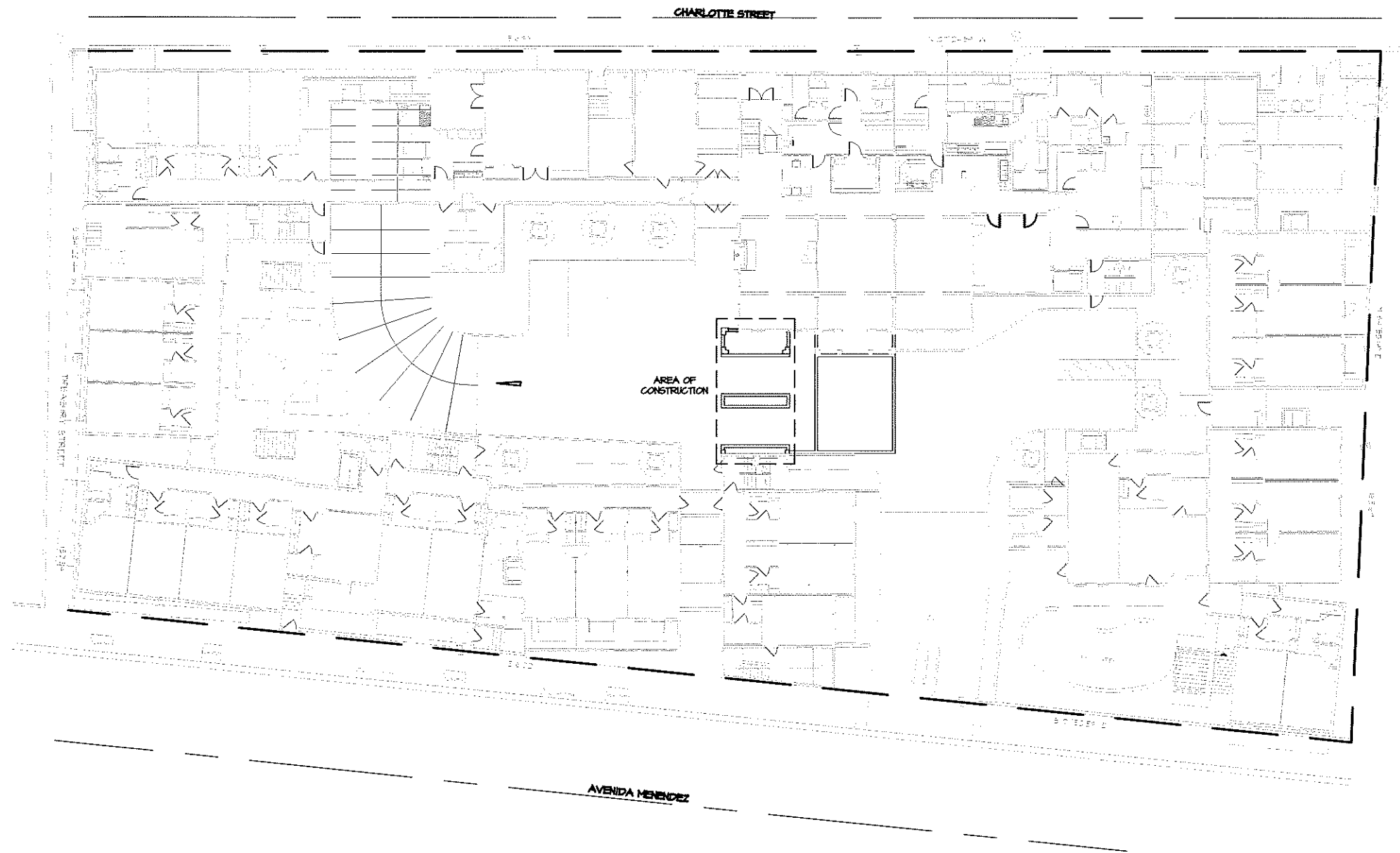
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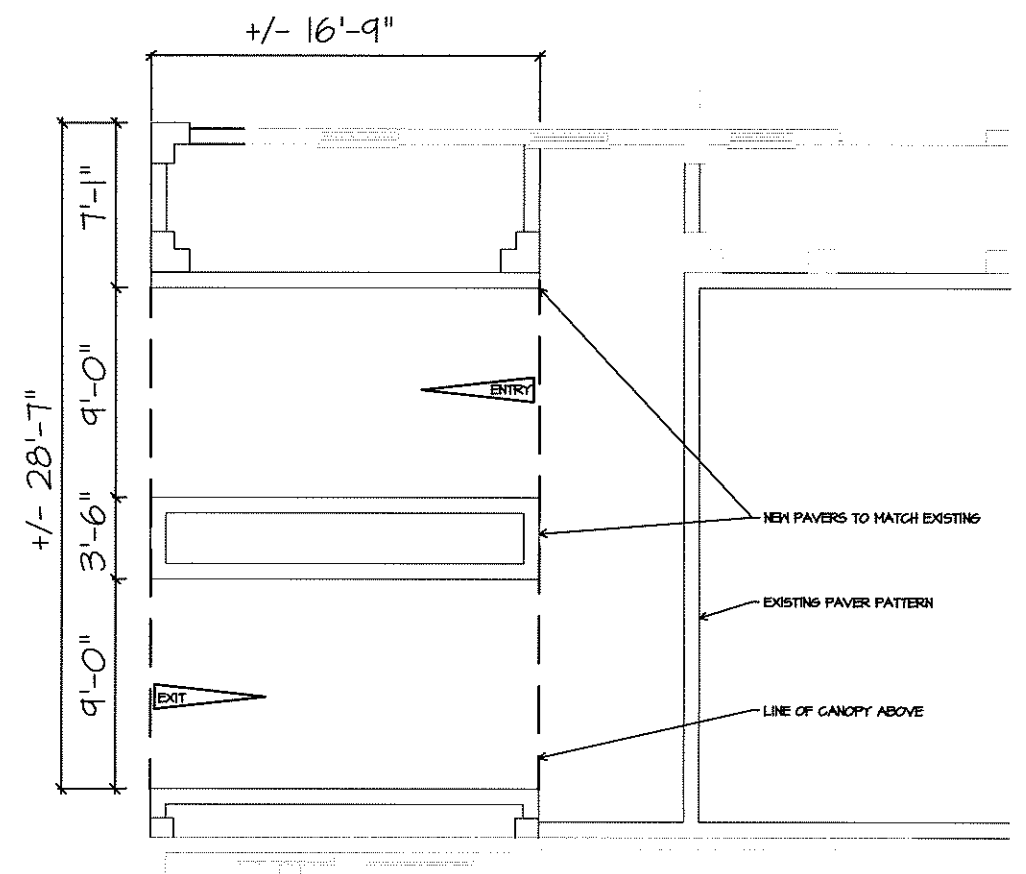
JUL 20 2020

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PROPOSED SITE PLAN

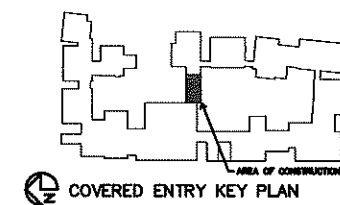
SCALE: 1/32" = 1'-0"



PROPOSED COVERED ENTRY PLAN

SCALE: 1/8" = 1'-0"

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SEP 11 2020
Planning/Building Dept.

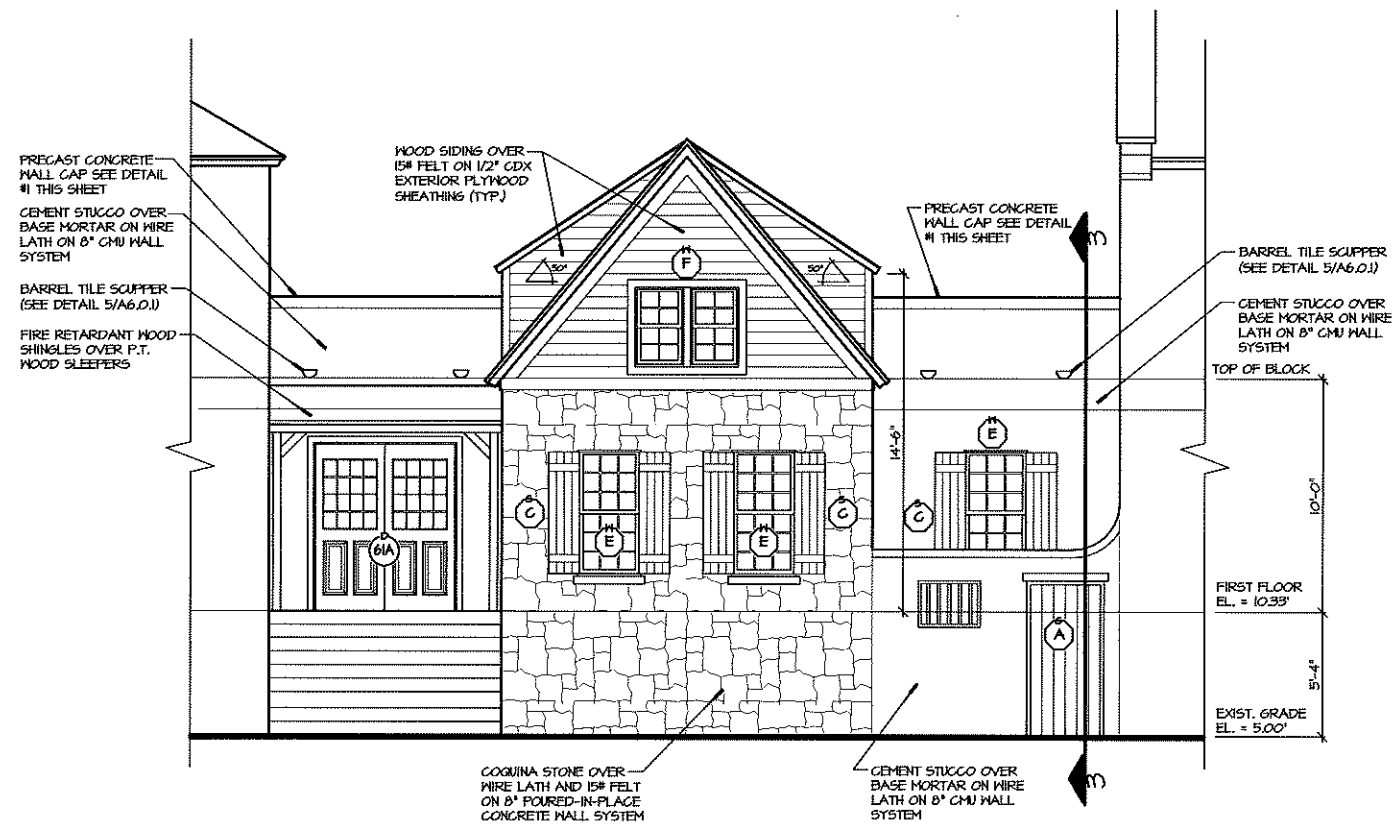


COVERED ENTRY KEY PLAN

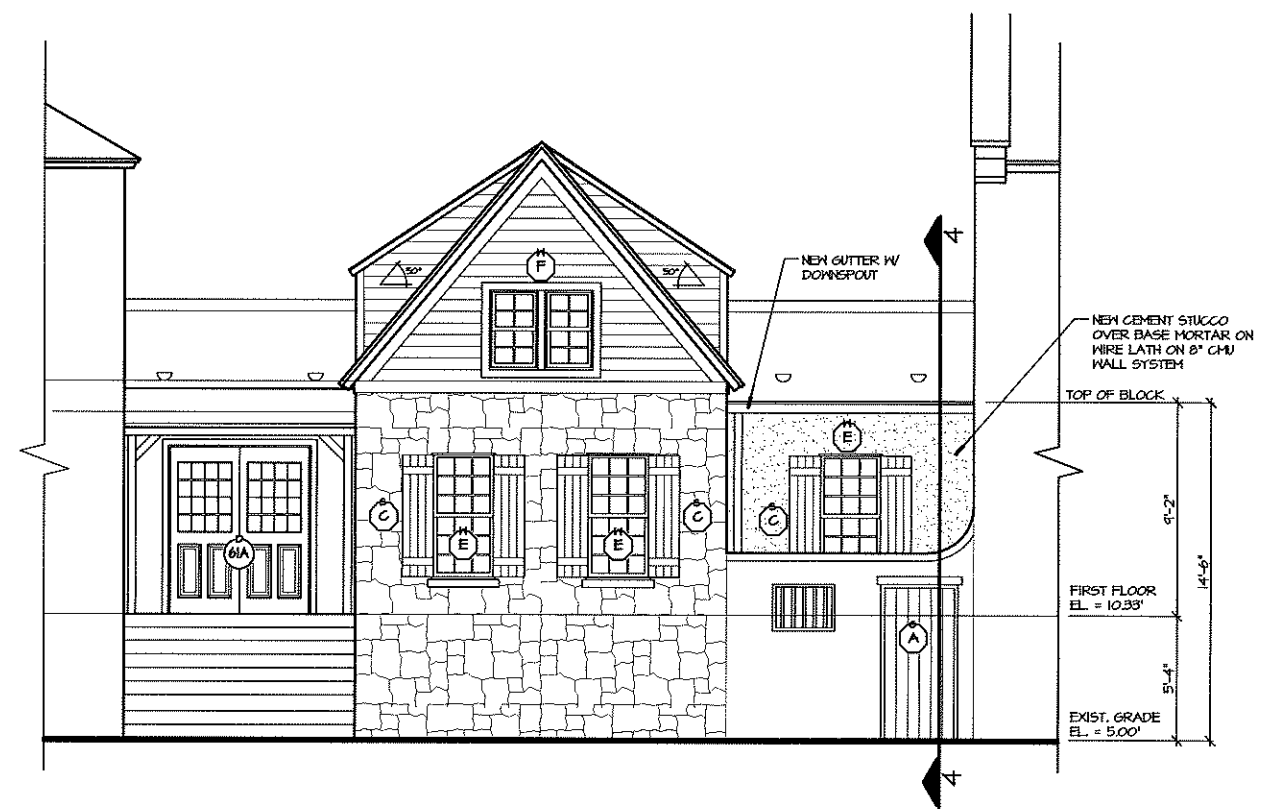
DIXON
Design Studio LLC
ARCHITECTS

88 RIBERIA STREET #430
ST. AUGUSTINE, FL 32084
(904) 829-9277

ORIGINAL DRAWING SIZE 11"x17"



① EXISTING CHARLOTTE STREET ELEVATION
SCALE: 1/8" = 1'-0"
(BUILDING #2)

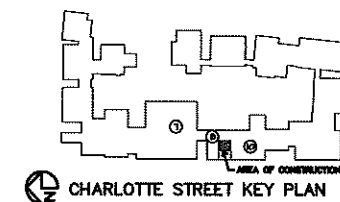


② PROPOSED CHARLOTTE STREET ELEVATION
SCALE: 1/8" = 1'-0"
(BUILDING #2)

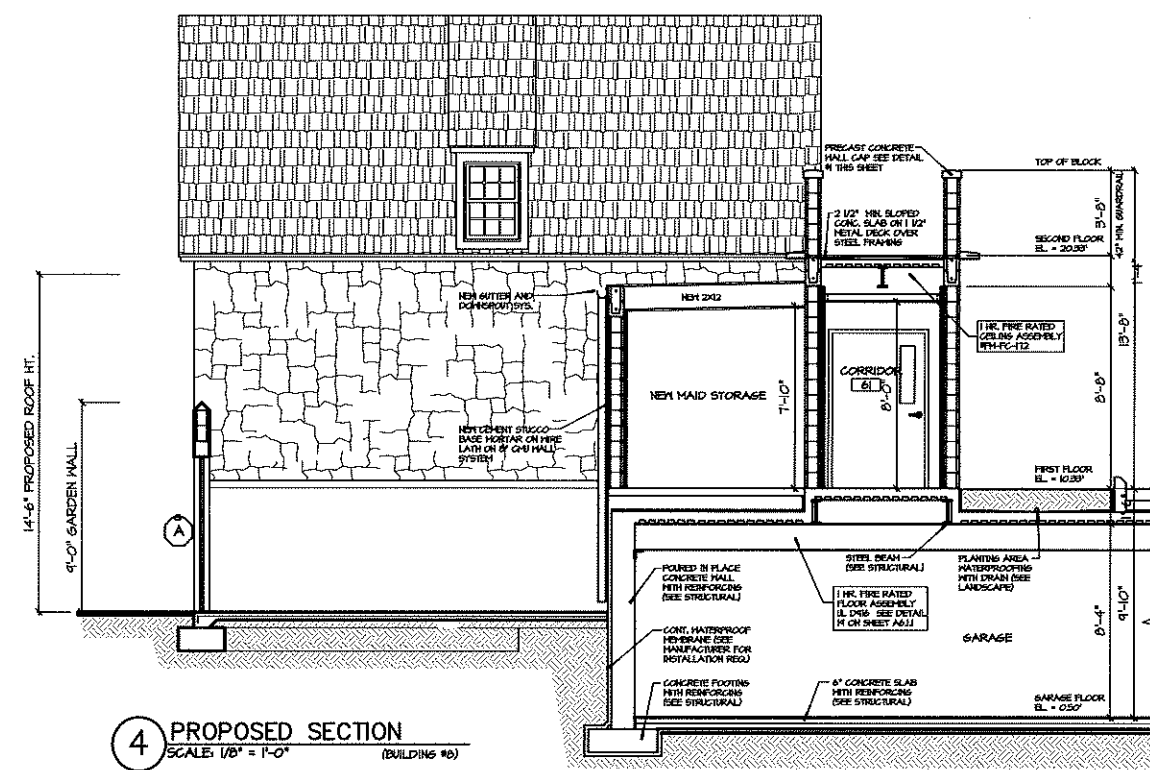
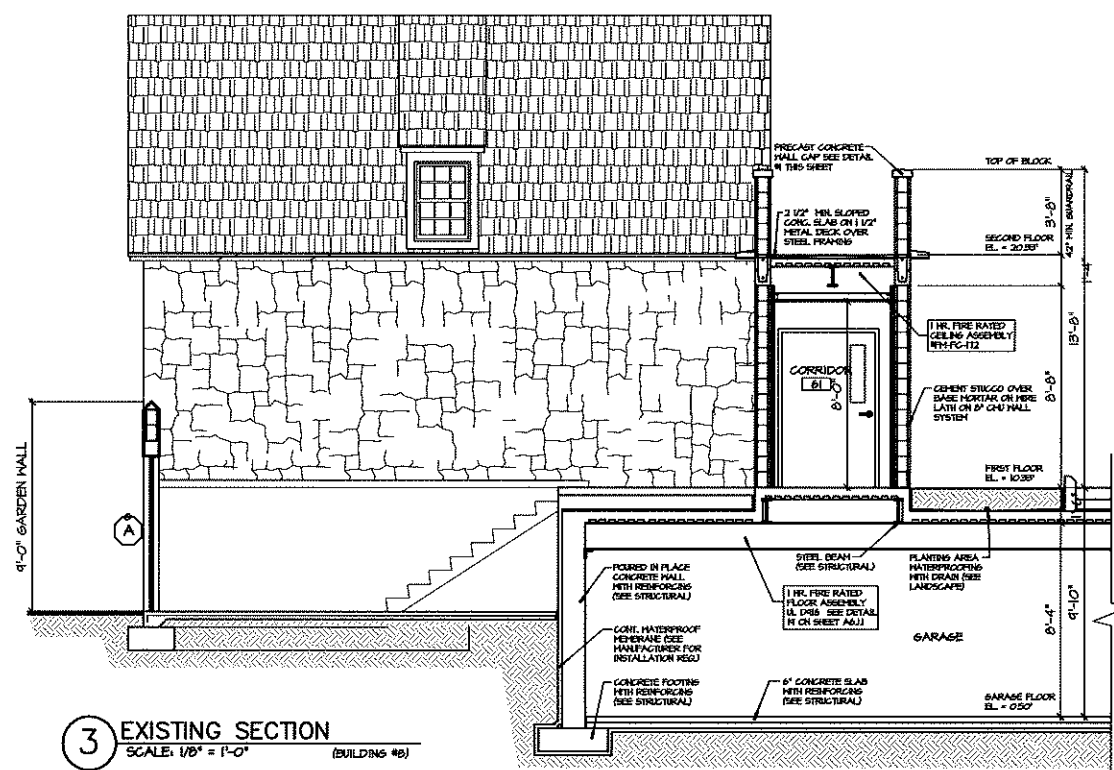
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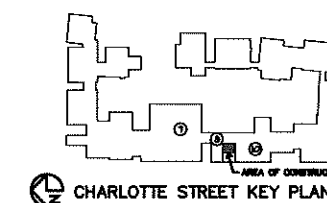
Planning/Building Dept.



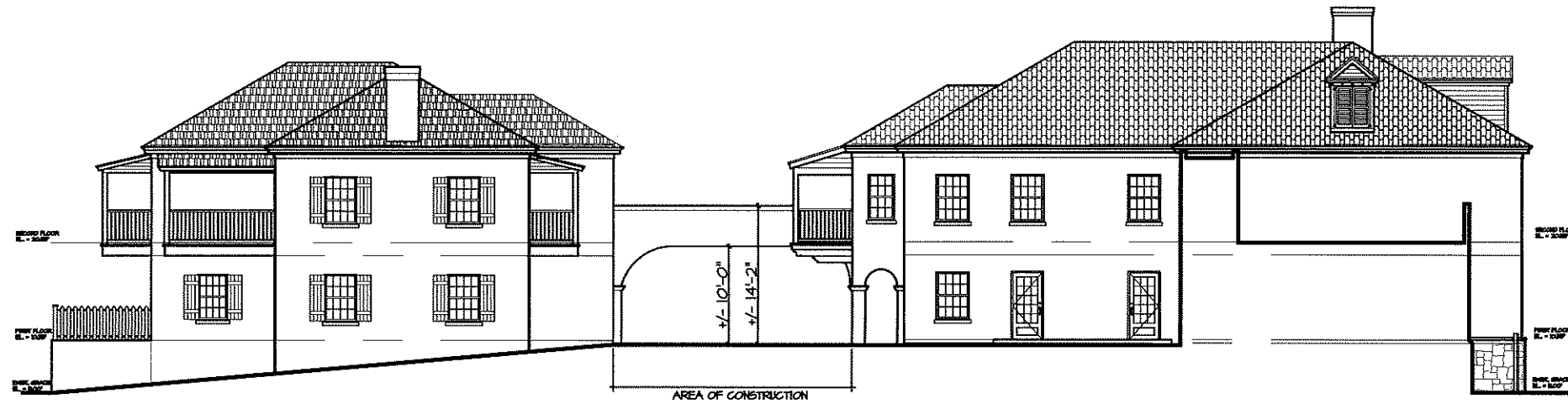
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PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

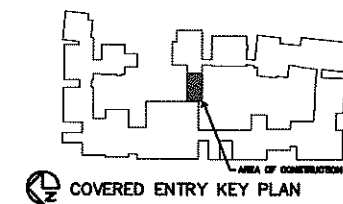


EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"

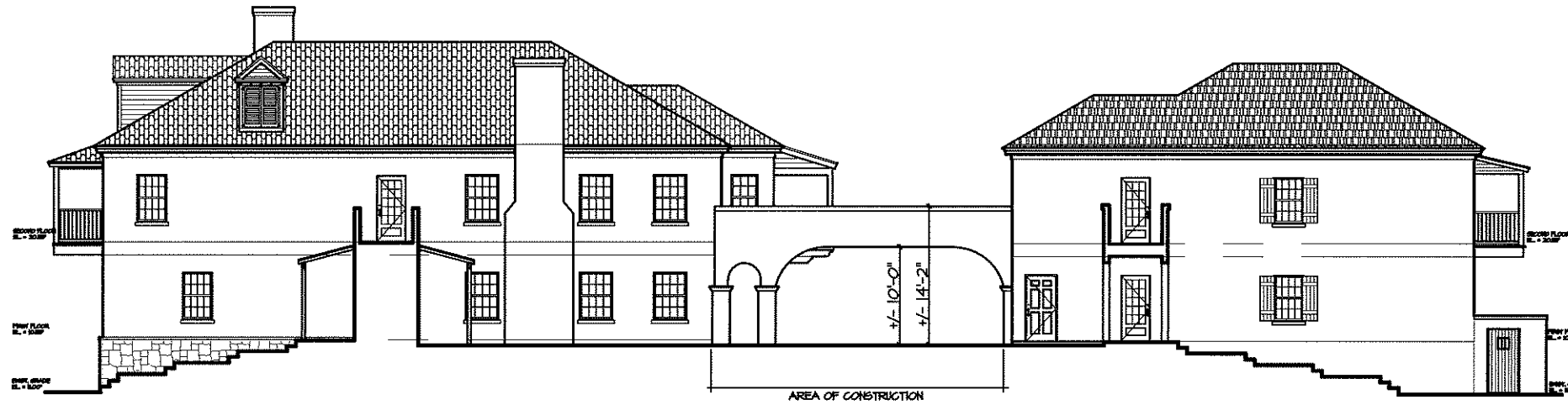
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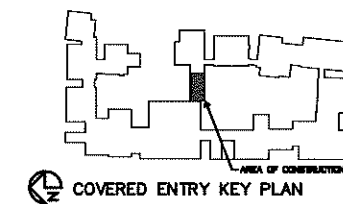


PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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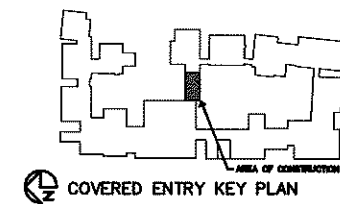


PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

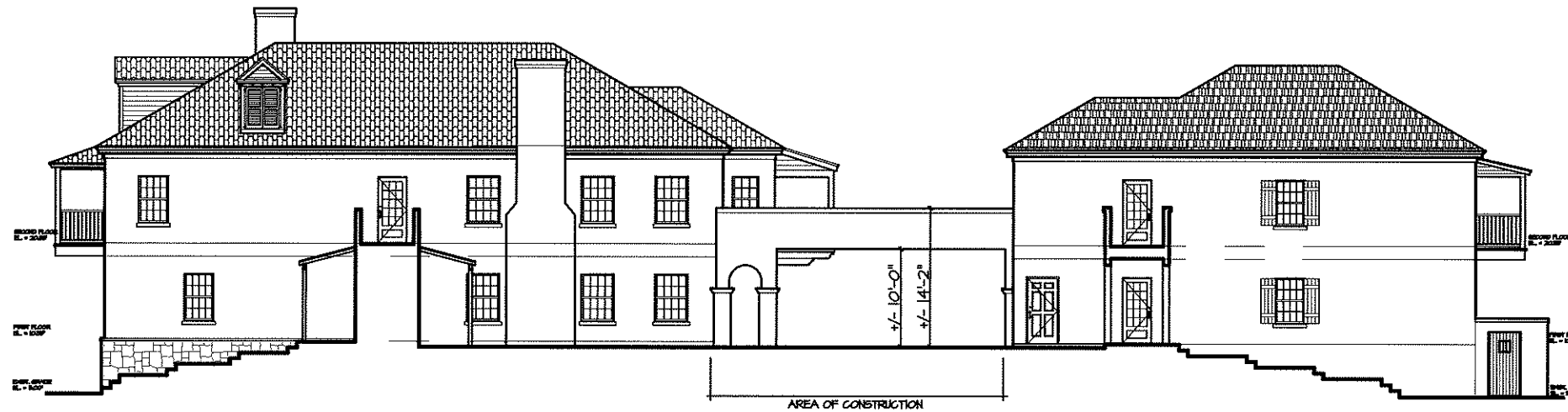


EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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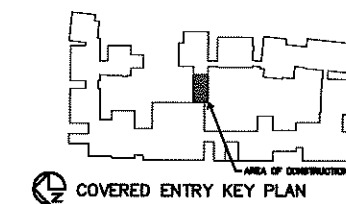


PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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ST. AUGUSTINE, FL 32084
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Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

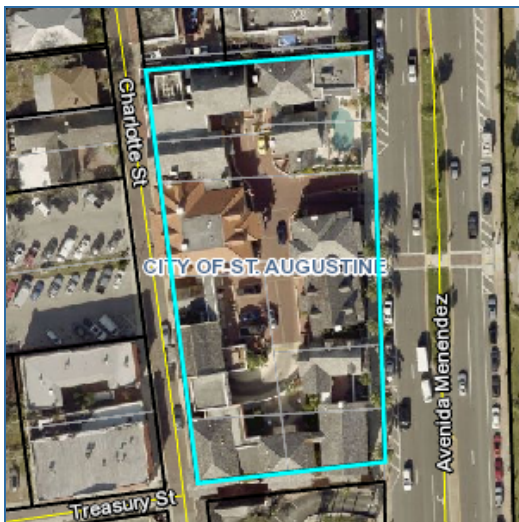
Summary

Parcel ID	1963200000
Location	32 AVENIDA MENENDEZ
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Hotel (Upper Upscale) Bayfront (COM) (610.8)
Tax Description*	CITY OF ST AUGUSTINE LOT 3 (EX N4.5FT) & ALL LOTS 4 & 5 BLK 3 LOTS 1 THRU 5 BLK 4 & BAYA LANE BETWEEN BLKS 3 & 4 OR4/281 20/319 & DB185/354 47 UNITS <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Hotels & Motels (3900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	1.080
Homestead	N

Owner Information

Owner Name	Sea Wall Motor Lodge Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$5,139,701
Extra Features Value	\$197,159
Total Land Value	\$2,583,185
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$7,920,045
Total Deferred	\$379,648
Assessed Value	\$7,540,397
Total Exemptions	\$0
Taxable Value	\$7,540,397

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$5,128,589	\$192,762	\$2,583,185	\$0	\$0	\$7,904,536	\$6,854,906	\$1,049,630	\$6,854,906
2018	\$4,422,201	\$192,762	\$2,465,768	\$0	\$0	\$7,080,731	\$6,231,733	\$848,998	\$6,231,733
2017	\$3,478,918	\$188,767	\$2,465,768	\$0	\$0	\$6,133,453	\$5,665,212	\$468,241	\$5,665,212
2016	\$2,496,590	\$187,835	\$2,465,768	\$0	\$0	\$5,150,193	\$5,150,193	\$0	\$5,150,193
2015	\$2,535,244	\$187,835	\$2,465,768	\$0	\$0	\$5,188,847	\$5,188,847	\$0	\$5,188,847
2014	\$2,389,625	\$182,567	\$2,465,768	\$0	\$0	\$5,037,960	\$5,037,960	\$0	\$5,037,960
2013	\$2,425,459	\$182,567	\$2,465,768	\$0	\$0	\$5,073,794	\$5,073,794	\$0	\$5,073,794
2012	\$2,461,292	\$182,567	\$2,465,768	\$0	\$0	\$5,109,627	\$5,109,627	\$0	\$5,109,627
2011	\$2,497,126	\$182,567	\$2,747,570	\$0	\$0	\$5,427,263	\$5,427,263	\$0	\$5,427,263
2010	\$4,094,937	\$199,813	\$3,052,855	\$0	\$0	\$7,347,605	\$7,347,605	\$0	\$7,347,605

Building Information

Building 4
Actual Area 2021
Conditioned Area 1776
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco

Roof Structure Rigid Frame
Roof Cover Built Up
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	14 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1776	1776
OUTSIDE STAIRS	0	115
CANOPY (COMMERCIAL)	0	130
Total SqFt	1776	2021

Building 5
Actual Area 3574
Conditioned Area 3244
Actual Year Built 2005
Use Hotel Average
Style 07
Class N

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central

Exterior Wall Concrete Stucco, Hard Wood

Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Hard Wood	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	15 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	2092	2092
MASONRY UTILITY	0	80
BASE AREA	126	126
CANOPY (COMMERCIAL)	0	140
CANOPY (COMMERCIAL)	0	110
FINISHED UPPER STORY	1026	1026
Total SqFt	3244	3574

Building 6
Actual Area 2862
Conditioned Area 2862
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1441	1441
FINISHED UPPER STORY	1421	1421
Total SqFt	2862	2862

Building 7
Actual Area 3028
Conditioned Area 2688
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1354	1354
FINISHED UPPER STORY	1334	1334
CANOPY (COMMERCIAL)	0	170
CANOPY (COMMERCIAL)	0	170
Total SqFt	2688	3028

Building	8	Roof Structure	Wood Truss
Actual Area	2514	Roof Cover	Wood Shingle
Conditioned Area	2394	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1336	1336
FINISHED UPPER STORY	1058	1058
CANOPY (COMMERCIAL)	0	120
Total SqFt	2394	2514

Building	9	Roof Structure	Wood Truss
Actual Area	2904	Roof Cover	Wood Shingle
Conditioned Area	2860	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco, Wood Shingle	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Wood Shingle	20%

Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	60%
Interior Flooring	Hardtile	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	15 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	2860	2860
CANOPY (COMMERCIAL)	0	44
Total SqFt	2860	2904

Building 10
Actual Area 9593
Conditioned Area 8969
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco, Stucco

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

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Stucco	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	80%
Interior Flooring	Hardtile	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	23 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	4416	4416
FRAME ADDITION	0	361
CANOPY (COMMERCIAL)	0	100
FINISHED UPPER STORY	4192	4192
FINISHED UPPER STORY	361	361
CANOPY (COMMERCIAL)	0	63
CANOPY (COMMERCIAL)	0	100
Total SqFt	8969	9593

Building 11
Actual Area 888
Conditioned Area 888
Actual Year Built 2005
Use Stores (Retail)
Style 07
Class N
Exterior Wall Concrete Stucco, Stucco

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
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Exterior Wall	Concrete Stucco	50%
Exterior Wall	Stucco	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	0 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	660	660
FINISHED UPPER STORY	228	228
Total SqFt	888	888

Building	12	Roof Structure	Wood Truss
Actual Area	3266	Roof Cover	Wood Shingle
Conditioned Area	2880	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	19 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1593	1593
FINISHED UPPER STORY	1287	1287
FINISHED DECK	0	306
CANOPY (COMMERCIAL)	0	80
Total SqFt	2880	3266

Building	13	Roof Structure	Wood Truss
Actual Area	1352	Roof Cover	Wood Shingle
Conditioned Area	1352	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%

Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	6 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1352	1352
Total SqFt	1352	1352

Building	14	Roof Structure	Wood Truss
Actual Area	4511	Roof Cover	Wood Shingle
Conditioned Area	4336	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco, Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	60%
Exterior Wall	Stucco	40%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	26 FIXTURES	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	175
BASE AREA	4336	4336
Total SqFt	4336	4511

Building	15	Roof Structure	Wood Truss
Actual Area	1130	Roof Cover	Wood Shingle
Conditioned Area	760	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%

Frame	Masonry	100%
Plumbing	4 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	665	665
FINISHED DECK	0	370
FINISHED UPPER STORY	95	95
Total SqFt	760	1130

Building 16
Actual Area 3234
Conditioned Area 2670
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco, Wood Shingle

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Wood Shingle	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	160
BASE AREA	2670	2670
CANOPY (COMMERCIAL)	0	80
MISCELLANEOUS STORAGE	0	324
Total SqFt	2670	3234

Building 17
Actual Area 3537
Conditioned Area 3432
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%

Plumbing	27 FIXTURES	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	105
BASE AREA	3432	3432
Total SqFt	3432	3537

Building 18
Actual Area 1462
Conditioned Area 1041
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco, Wood Shingle

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Wood Shingle	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	3 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	721	721
FINISHED UPPER STORY	320	320
FINISHED DECK	0	391
OUTSIDE STAIRS - FORCED	0	30
Total SqFt	1041	1462

Building 19
Actual Area 2479
Conditioned Area 2364
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco, Wood Shingle

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Wood Shingle	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	12 Fixtures	100%

Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	2364	2364
CANOPY (COMMERCIAL)	0	115
Total SqFt	2364	2479

Building	20	Roof Structure	Wood Truss
Actual Area	2947	Roof Cover	Wood Shingle
Conditioned Area	2652	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco, Wood Shingle	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Wood Shingle	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
FRAME ADDITION	0	60
BASE AREA	2652	2652
CANOPY (COMMERCIAL)	0	65
CANOPY (COMMERCIAL)	0	170
Total SqFt	2652	2947

Building	21	Roof Structure	Wood Truss
Actual Area	2989	Roof Cover	Wood Shingle
Conditioned Area	2694	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%

Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	75
BASE AREA	2694	2694
CANOPY (COMMERCIAL)	0	110
CANOPY (COMMERCIAL)	0	110
Total SqFt	2694	2989

Building	22	Roof Structure	Prestressed Concrete
Actual Area	27224	Roof Cover	
Conditioned Area	0	Interior Flooring	Concrete Finish
Actual Year Built	2005	Interior Wall	Minimum
Use	Parking Garage (Underground)	Heating Type	
Style	07	Heating Fuel	
Class	N	Air Conditioning	
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Prestressed Concrete	100%
Interior Walls	Minimum	100%
Interior Flooring	Concrete Finish	100%
Frame	Steel	100%
Plumbing	0 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
FORCED DETACHED GARAGE	0	27224
Total SqFt	0	27224

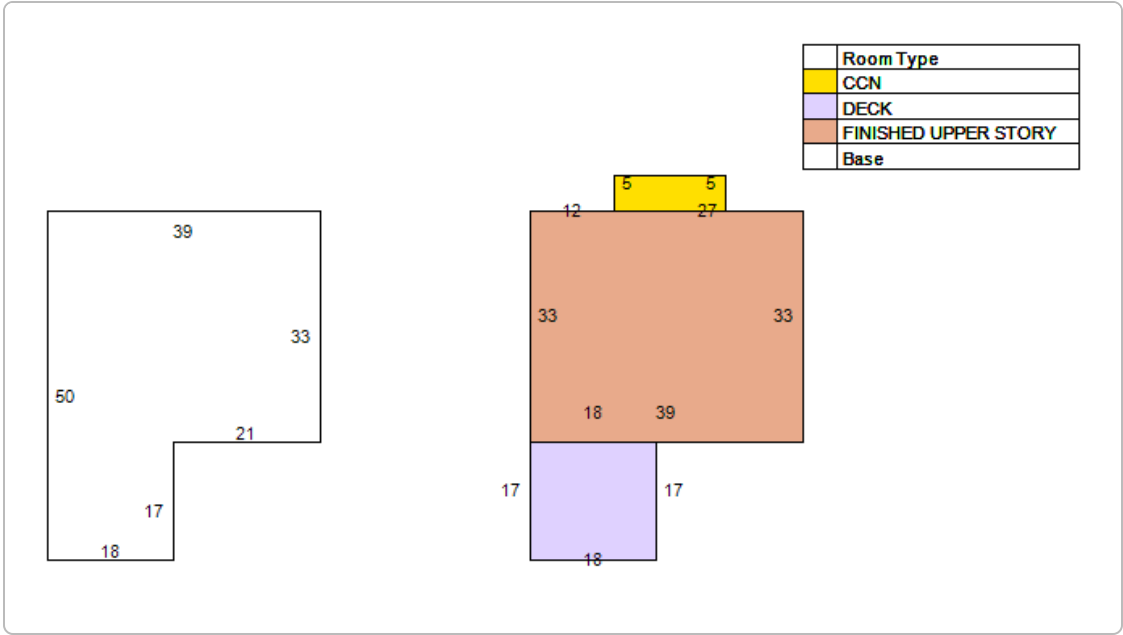
Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Brick Pavers (1001-3000)	0	0	0	0	2627
Curb	0	0	0	0	44
Pool (Concrete)	0	0	0	0	450
Spa / Hot Tub	0	0	0	0	1
Kool Deck	0	0	0	0	1190
Pole Light	0	0	0	0	10
Pole Light	0	0	0	0	6
Wood Fence	0	0	0	0	35
Concrete Paving	0	0	0	0	7454
Masonry Wall	0	0	0	0	4089
Sprinkler Wet	0	0	0	0	65735
Canopy	0	7	9	0	63

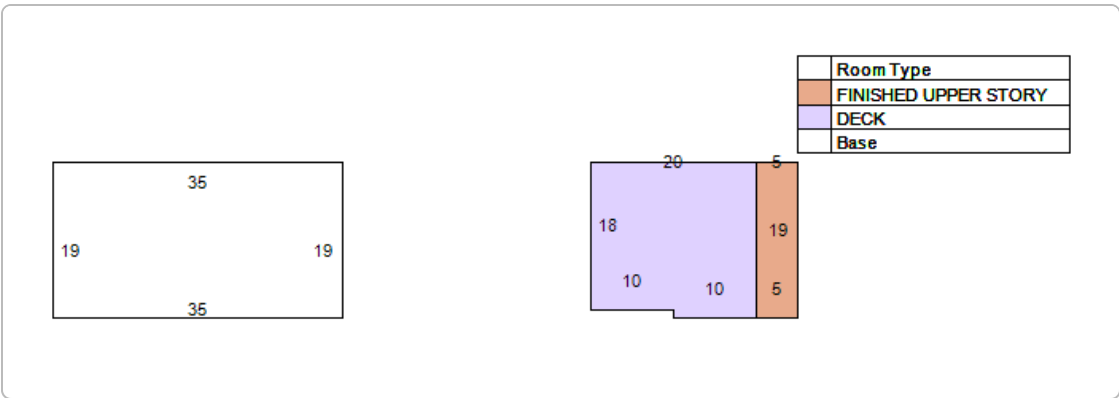
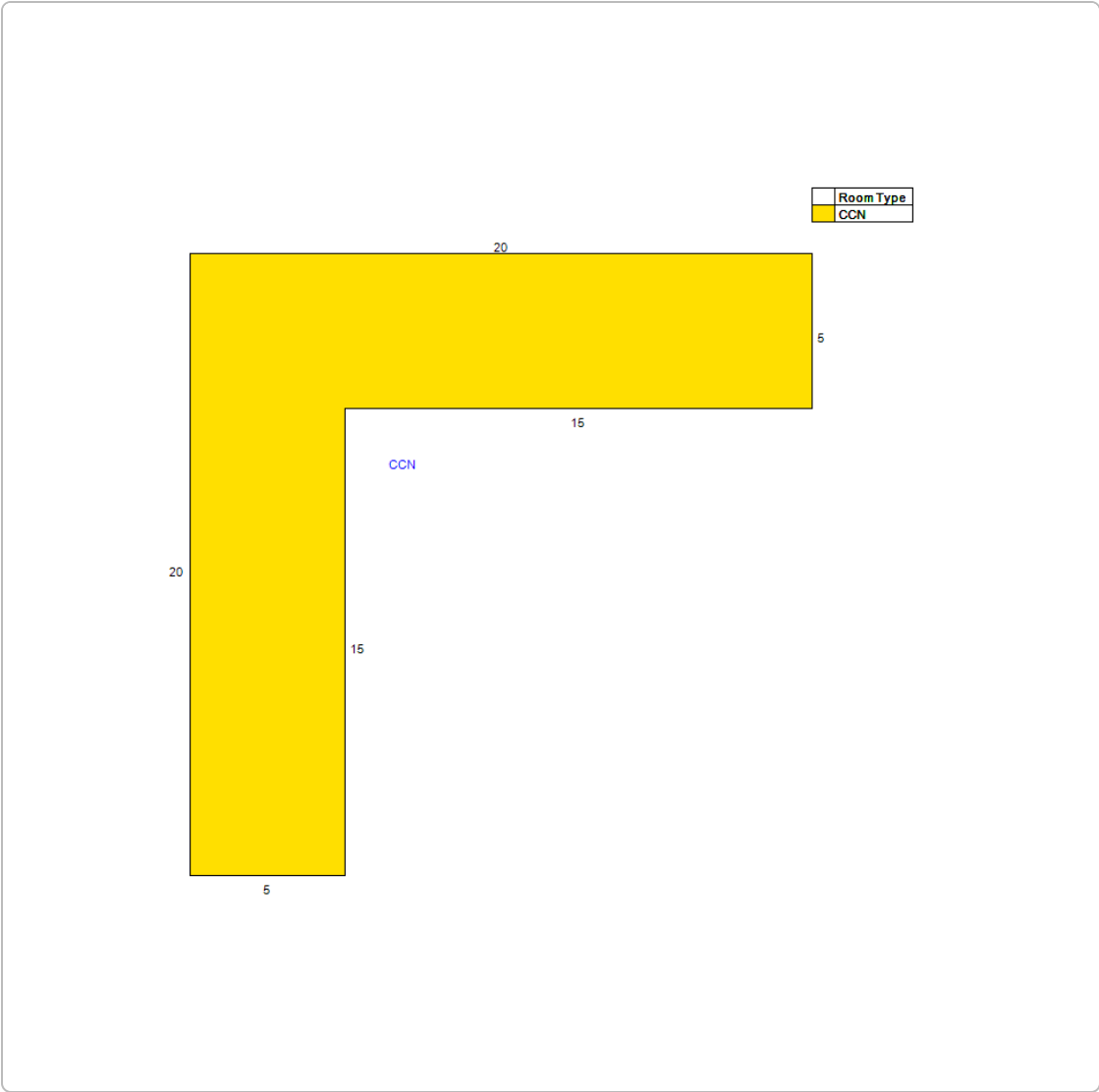
Land Information

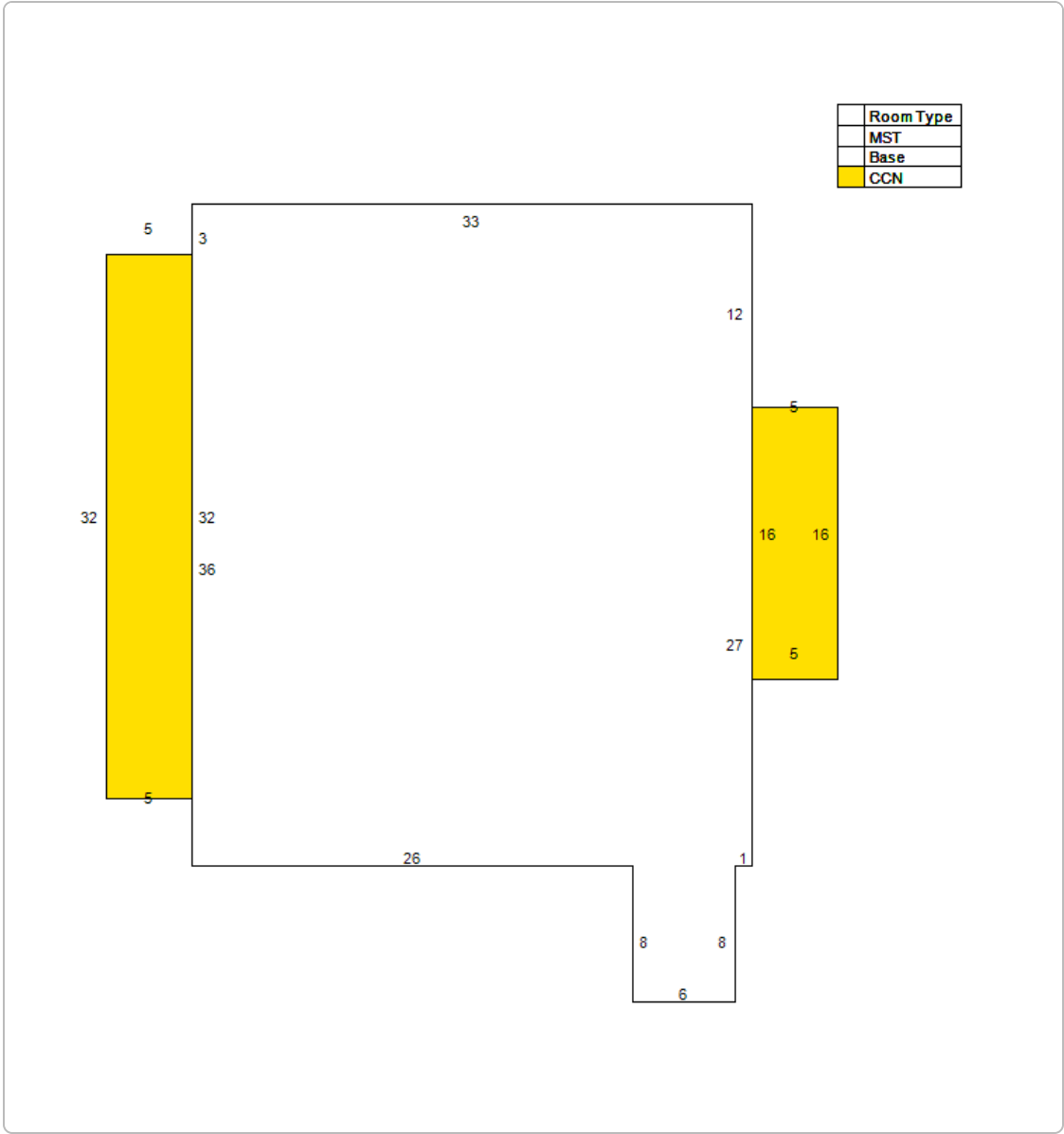
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hotels	316	150	46967	SF	\$2,583,185

Sketch Information

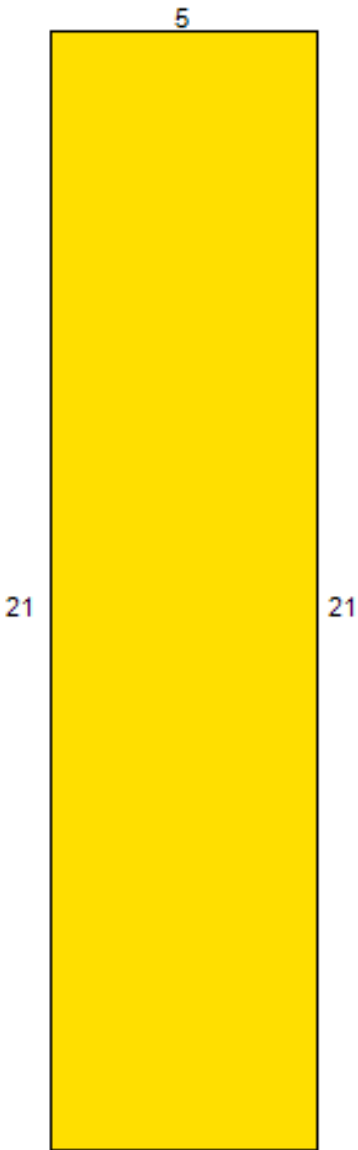


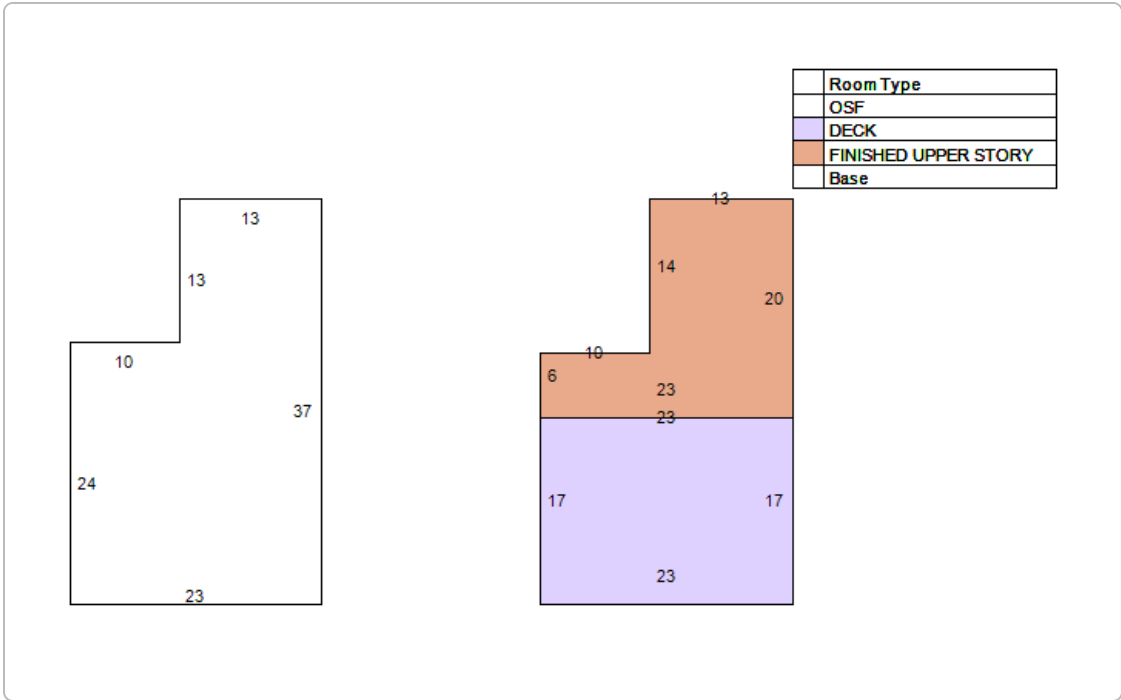
	Room Type



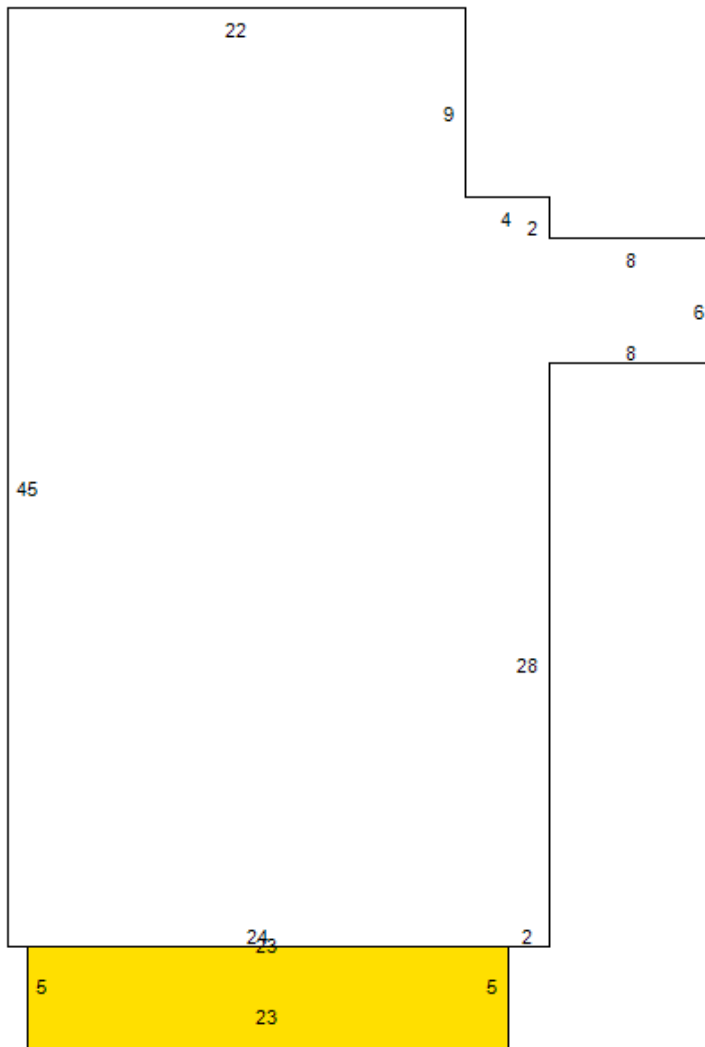


	Room Type
	CCN

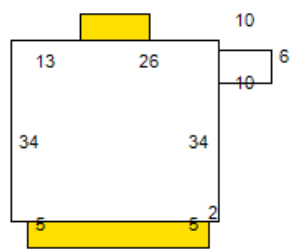




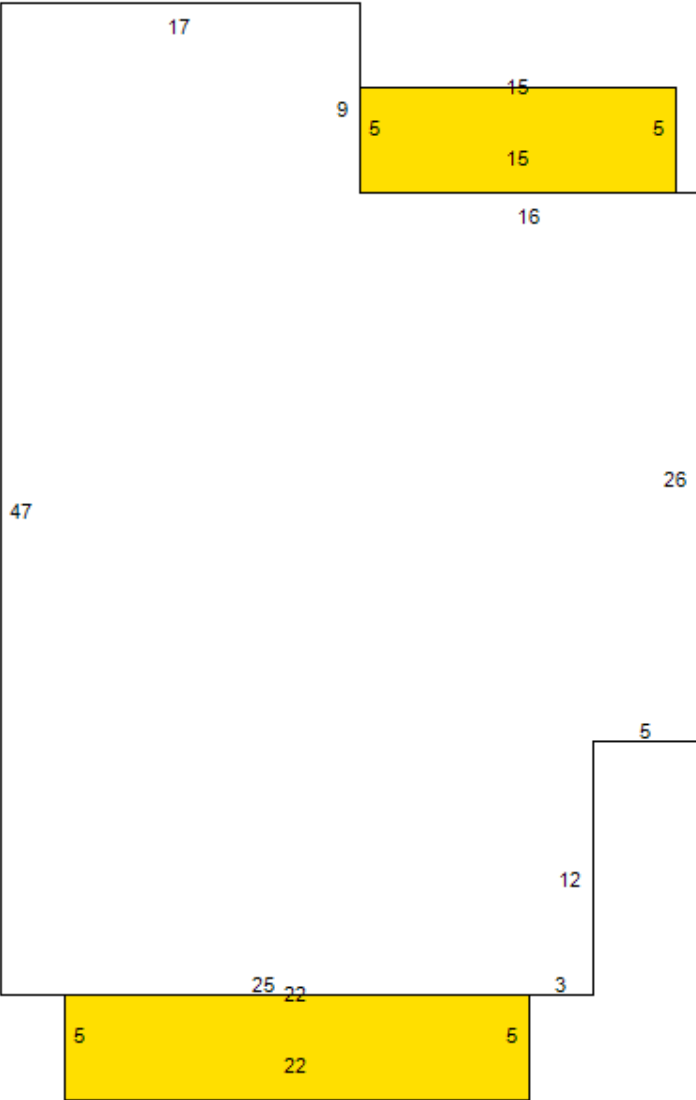
Room Type
CCN
Base

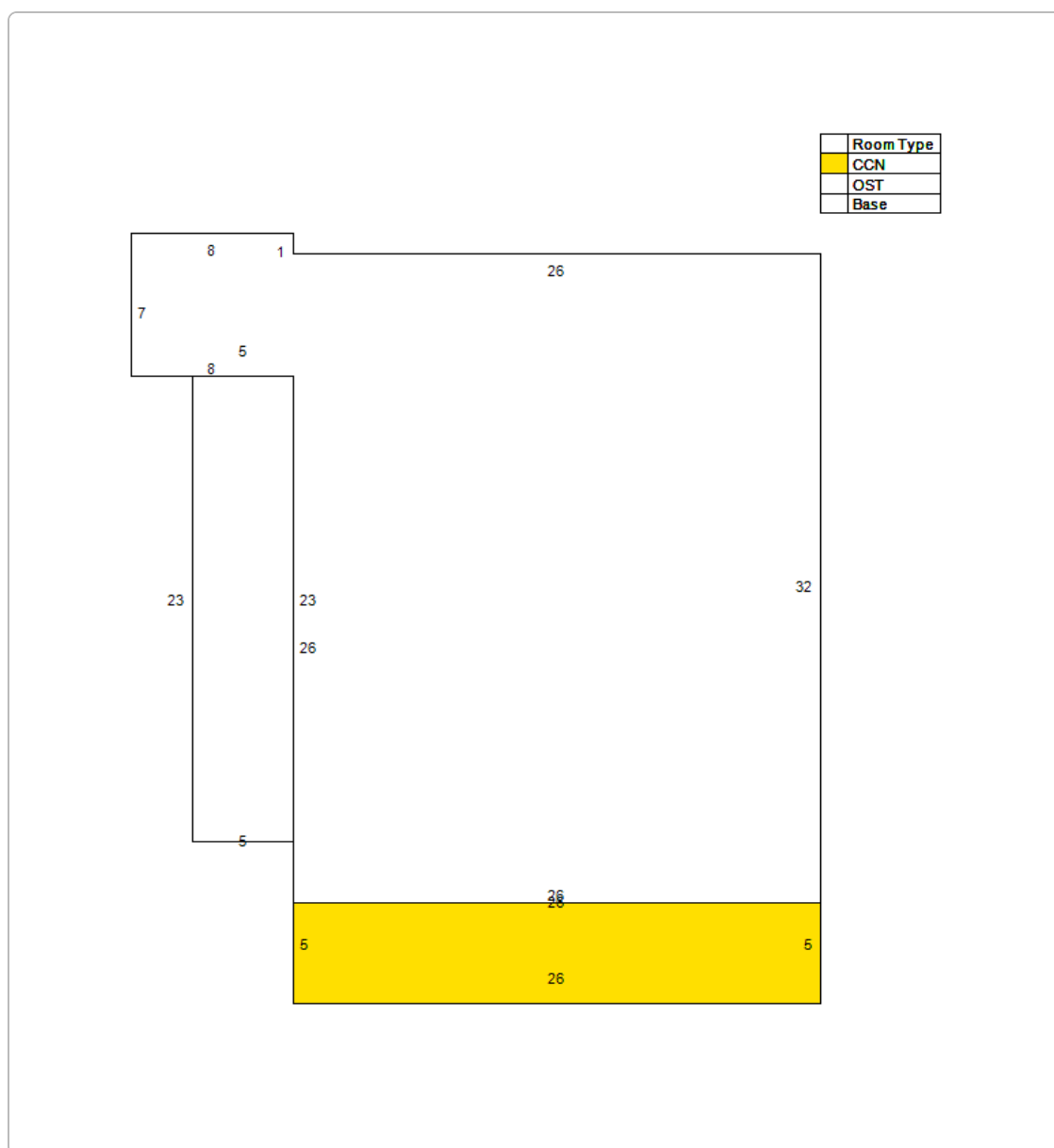
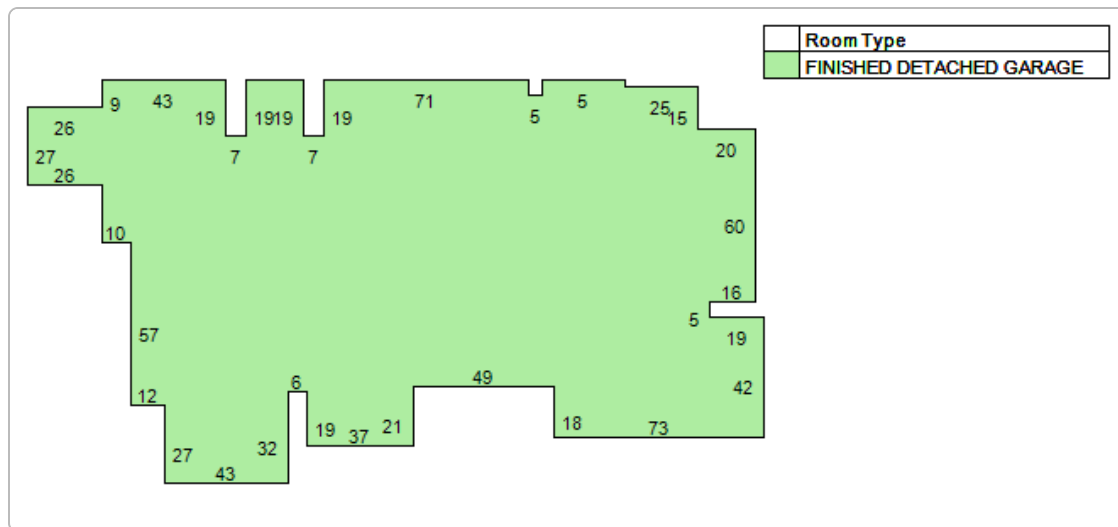


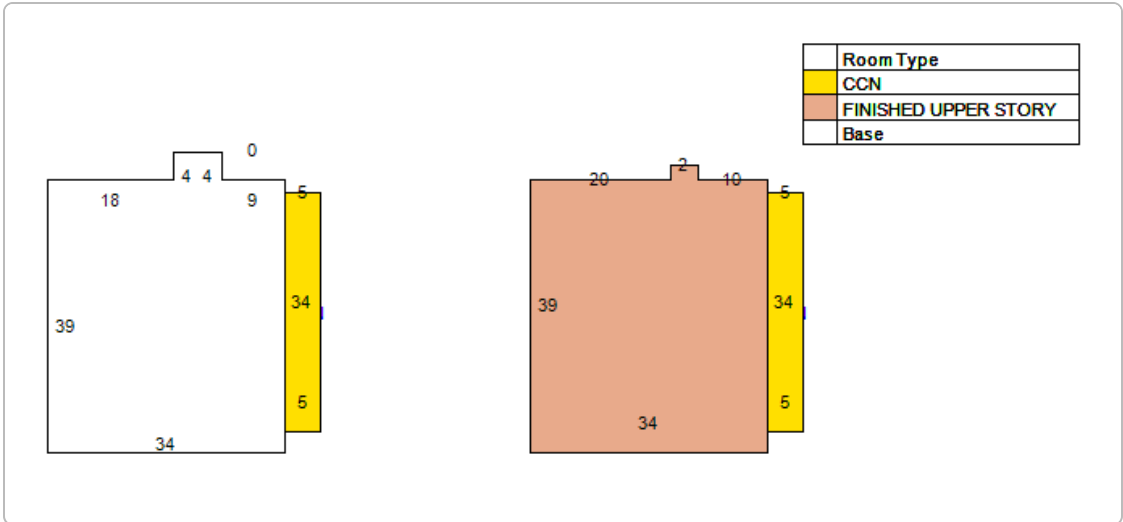
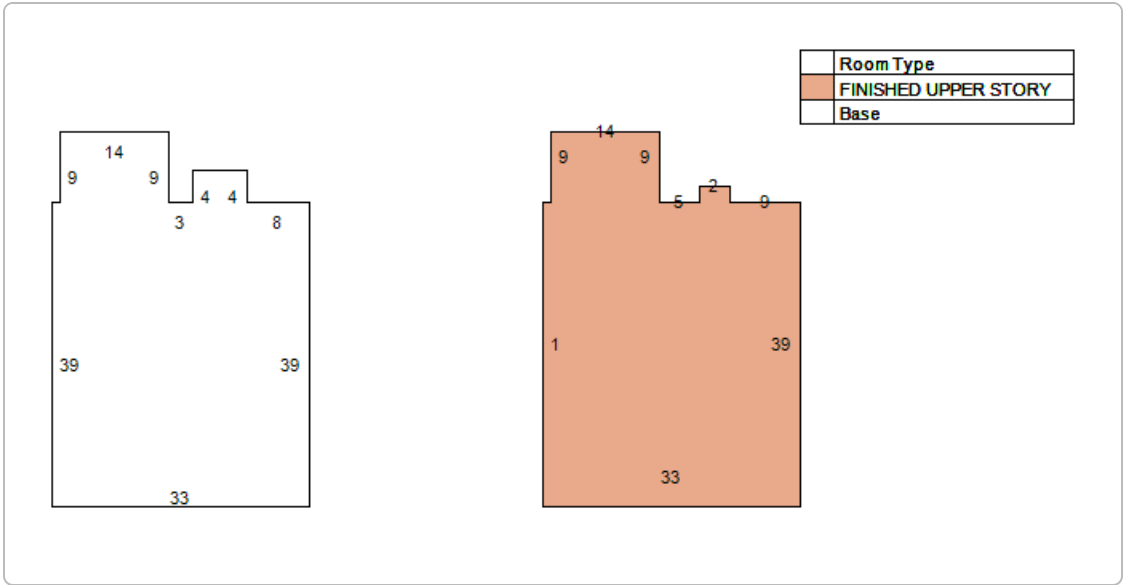
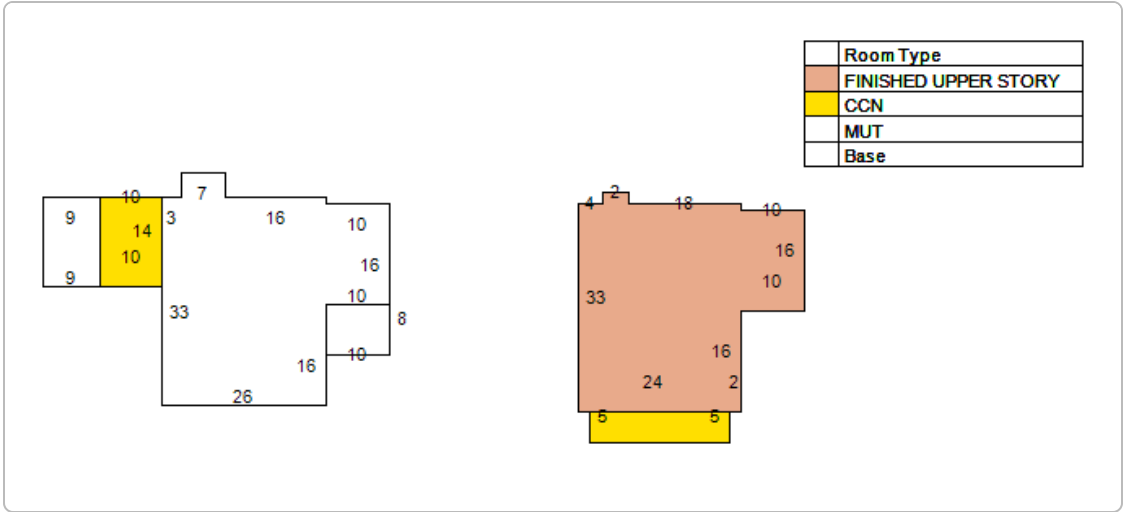
Room Type
CCN
Base
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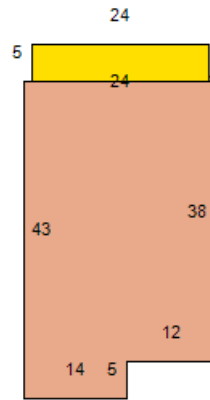
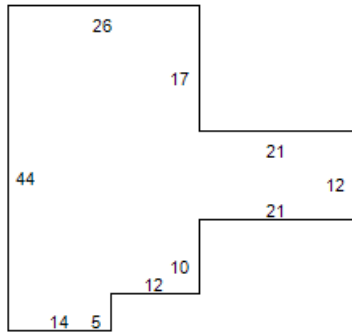


	Room Type
	Base
	CCN



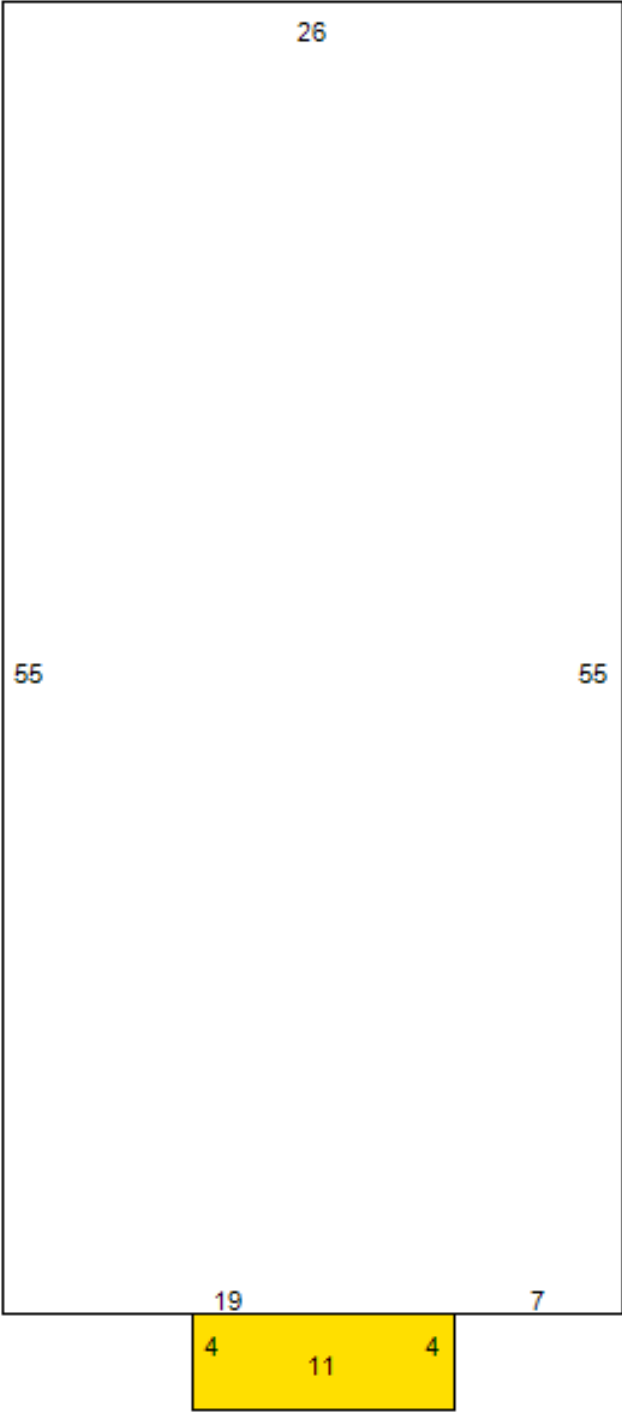






Room Type
CCN
FINISHED UPPER STORY
Base

	Room Type
	CCN
	Base





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Florida Profit Corporation
ST. JOHNS LAW GROUP, P.A.

Filing Information

Document Number	P09000019887
FEI/EIN Number	26-4366337
Date Filed	03/03/2009
Effective Date	03/02/2009
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	07/12/2010
Event Effective Date	NONE

Principal Address

104 SEA GROVE MAIN STREET
ST. AUGUSTINE, FL 32080

Changed: 11/18/2015

Mailing Address

104 SEA GROVE MAIN STREET
ST. AUGUSTINE, FL 32080

Changed: 11/18/2015

Registered Agent Name & Address

BURNETT, DOUGLAS N., Esq.
104 SEA GROVE MAIN STREET
ST. AUGUSTINE, FL 32080

Name Changed: 01/13/2014

Address Changed: 11/18/2015

Officer/Director Detail

Name & Address

Title P/D

BURNETT, DOUGLAS N
104 Sea Grove Main Street

ST. AUGUSTINE, FL 32080

Title S/T

VO, AMY M
104 Sea Grove Main Street
ST. AUGUSTINE, FL 32080

Title VP

WHITEMAN, JOHN L
104 Sea Grove Main Street
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2018	01/30/2018
2019	02/21/2019
2020	01/16/2020

Document Images

01/16/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
01/30/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- ANNUAL REPORT	View image in PDF format
11/18/2015 -- Reg. Agent Change	View image in PDF format
01/20/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
01/23/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
07/12/2010 -- Amendment	View image in PDF format
02/02/2010 -- Reg. Agent Change	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
03/03/2009 -- Domestic Profit	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

SEA-WALL MOTOR LODGE INC

Filing Information

Document Number 228446
FEI/EIN Number 59-0881447
Date Filed 09/28/1959
State FL
Status ACTIVE

Principal Address

32 AVENIDA MENENDEZ
 SAINT AUGUSTINE, FL 32084

Changed: 04/03/2000

Mailing Address

32 AVENIDA MENENDEZ
 SAINT AUGUSTINE, FL 32084

Changed: 04/27/2005

Registered Agent Name & Address

Patel, Anish
 1 Riberia Street
 ST. AUGUSTINE, FL 32084

Name Changed: 01/04/2019

Address Changed: 01/04/2019

Officer/Director Detail

Name & Address

Title PD

PATEL, KANTI
 32 AVENIDA MENENDEZ
 ST AUGUSTINE, FL 32084

Title VPSD

PATEL. KALA

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	03/16/2018
2019	01/04/2019
2020	04/30/2020

Document Images

04/30/2020 -- ANNUAL REPORT	View image in PDF format
01/04/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
03/25/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
02/27/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
06/02/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/10/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
06/02/2004 -- ANNUAL REPORT	View image in PDF format
03/28/2003 -- ANNUAL REPORT	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- ANNUAL REPORT	View image in PDF format
04/03/2000 -- ANNUAL REPORT	View image in PDF format
03/05/1999 -- ANNUAL REPORT	View image in PDF format
07/08/1998 -- DEBIT MEMO	View image in PDF format
03/17/1998 -- ANNUAL REPORT	View image in PDF format
03/07/1997 -- ANNUAL REPORT	View image in PDF format
06/19/1996 -- ANNUAL REPORT	View image in PDF format
03/06/1995 -- ANNUAL REPORT	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for October 15, 2020 Meeting**



Application F2020-0098 Address: 120 Avenida Menendez

Applicant: David Grande

Property Owner: J Prabhu, LLC

Project description: To cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.
(CONTINUED FROM SEPTEMBER 24, 2020 HARB MEETING)

Architectural Style:	Mid-Century Modern/ Monterey	Florida Master Site File:	SJ06465
National Register:	St. Augustine Town Plan Historic District: Non-Contributing	Construction date:	1959
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1983900000		
Agenda Item:	5(b)	Previous Action(s):	F2016-0191

STAFF SUMMARY AND ANALYSIS:

- Please refer to the September 24, 2020 staff report for previous staff summary and comments.
- At the September 24, 2020 HARB meeting, this COA application was continued with a request for drawings showing exactly what is proposed and information and justification of why the changes are proposed to the existing building. Architectural drawings have since been submitted.
- Two new design options proposed for the roof above the porte cochere deck were included for HARB's consideration:
 - A hip roof version: Evidence is needed how the new hip roof ties into the existing hip roof with clarity needed on if the east facing slope will be uniform for both the existing roof and the new deck roof and how the top ridges will line up. There appears to be an awkward transition between the two roofs in some of the drawings.
 - A flat roof version: Flat roofs are compatible with mid-century buildings; however, the roof looks to be jutting over the existing hip roof with an awkward transition on some of the submitted perspective drawings and under the hip roof on other drawings. The roof would need to be under the fascia board of the existing roof.
- In September, concern was expressed about the replacement of the lighter appearing metal railing system with heavier looking wood elements. The newly submitted designs show wood railing and supports incorporating more elaborate, double turned columns/posts, optional spindled balusters, and heavy decorative scroll corbels, all that are in a style commonly associated with Victorian or more decorative architecture. By removing what the HARB suggested were distinctive characteristics of the mid-century building and replacing with the heavier looking proposed wood elements from a different stylistic period, the altered scale and design will compromise the architectural integrity of the mid-century period Monterey-inspired motel building,
 - Both the optional turned balusters and the thicker squared balusters presented last month are proposed to match the 42" height of the railing installed on the upper deck of the port cochere as a replacement for the previous metal railing after HARB approval for Certificate of Appropriateness F2016-0191 at the January 19, 2017 meeting. The submitted drawings indicate that this recently installed railing on the upper deck is PVC, which was not the wood material HARB approved or what was listed on the permit application (2017-0185) as the material to be used for the work indicated, but is now proposed for replacement to match the new design.
 - The HARB noted the distinct rhythm created with the existing railing system, which will be altered.
- The applicant and notations on the recently submitted drawings stated the existing metal railings have to be replaced to meet code. Meeting the height requirements of code is only required if the railing was replaced with new.
- The case for replacement needs to be made. Two photos and a summary indicating deterioration of the existing metal railing were submitted. Evidence has not fully been provided that the railings are structurally unsound or unsafe. Replacing metal with wood may require a shorter timeframe between necessary repair or replacement.

STAFF RECOMMENDATION:

Based on the previous HARB review, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE a CERTIFICATE OF APPROPRIATENESS at 120 Avenida Menendez** because the proposed railing system does not meet the Secretary of the Interior's Standards 2 and 6 and the need for additional design clarification on the proposed roof over the porte cochere's upper deck remains.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

(Revised since September 24, 2020 HARB meeting)

1. To cover the existing upper deck of the port cochere with a roofed structure to be covered in shingles to match the existing hipped roof of the motel building. Two design options were provided:
 - a. A proposed hip roof to start 8' above the existing deck, with a roof pitch of 3/12, and a total height of approximately 23' high to tie into the existing hip roof of motel building
 - b. A proposed flat roof to start 8' above the existing deck, with a low slope and a total height of approximately 21' high
2. To replace the existing 2nd floor metal railings and stairway railings with 42" high wood railings with either turned or square balusters in a white painted finish.
3. To replace the existing PVC railing (this material was not HARB approved under Certificate of Appropriateness F2016-0191 or the material approved for building permit 2017-0185) on upper deck with proposed 42" high wood railings.
4. To replace all metal pole columns at the ground and second level with double turned wood post columns in a white painted finish.
5. To replace all existing decorative scroll brackets that flank each single pole column with wood corbels in a white painted finish that will flank the double post columns.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standards for Rehabilitation 2, 4, 5, 6, 9, and 10 apply.

2. Retention of Distinguishing Architectural Character
4. Retention of Significant Later Alterations and Additions
5. Sensitive Treatment of Distinctive Features and Craftsmanship
6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Construct additional stories so that the historic appearance of the building is radically changed.

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.

- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.

Don't...

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

COA F2020-0098
120 Avenida Menendez
October 15, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Sanborn Map

STAFF PHOTOGRAPHS 120 Avenida Menendez



STAFF PHOTOGRAPHS 120 Avenida Menendez



STAFF PHOTOGRAPHS 120 Avenida Menendez

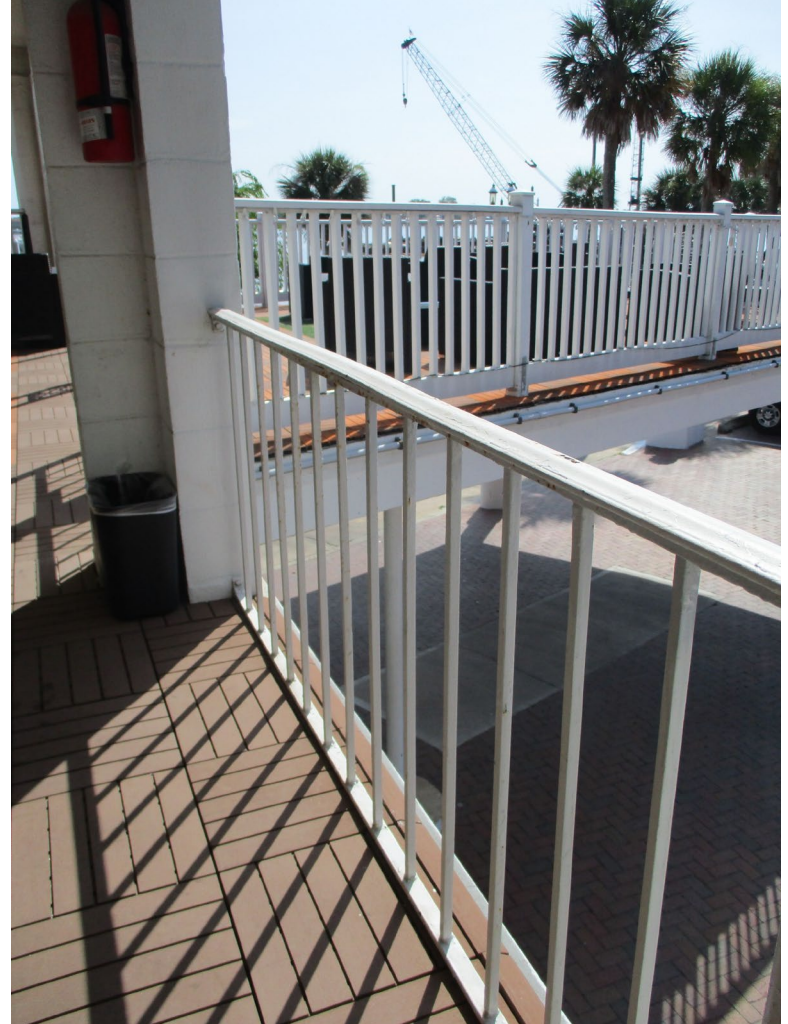


STAFF PHOTOGRAPHS 120 Avenida Menendez



STAFF PHOTOGRAPHS

120 Avenida Menendez

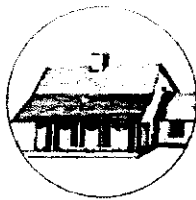


STAFF PHOTOGRAPHS

120 Avenida Menendez



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site #8 **SJ06465**
 Field Date 5-2-2016
 Form Date 5-2-2016
 Recorder # _____

Site Name(s) (address if none) Marion Motor Inn Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 120 Direction _____ Street Name Avenida Menendez Street Type _____ Suffix Direction _____
 Address: 120 Avenida Menendez
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 17 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1983900000 Landgrant _____
 Subdivision Name City of St. Augustine Block 20 Lot 1 & 2
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1959 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Hotel From (year): _____ To (year): _____
 Current Use Hotel From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature roof, interiors, doors
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe _____

DESCRIPTION

Style Mid-Century Modern Exterior Plan L-shaped Number of Stories 2
 Exterior Fabric(s) 1. Concrete block 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) paired and quad set 2/2 with horizontal muntins inset into masonry wall with brick sills
 Distinguishing Architectural Features (exterior or interior ornaments) exterior corridors, pattern concrete block walls, open drive thru and sun deck with decorative metal rail and supports; exterior concrete stair
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Concrete pool, paver parking and fenced yard

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 SJ06465

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. slab
 Foundation Material(s): 1. Poured Concrete Footing 2. generic concrete
 Main Entrance (stylistic details) multiple single metal hollow core paneled doors

Porch Descriptions (types, locations, roof types, etc.) open wrap porch with decorative metal supports under extended main roof

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☒ city directory ☒ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☐ HABS/HAER record search
☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) retains architectural integrity and could contribute to district if period of significance expanded

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

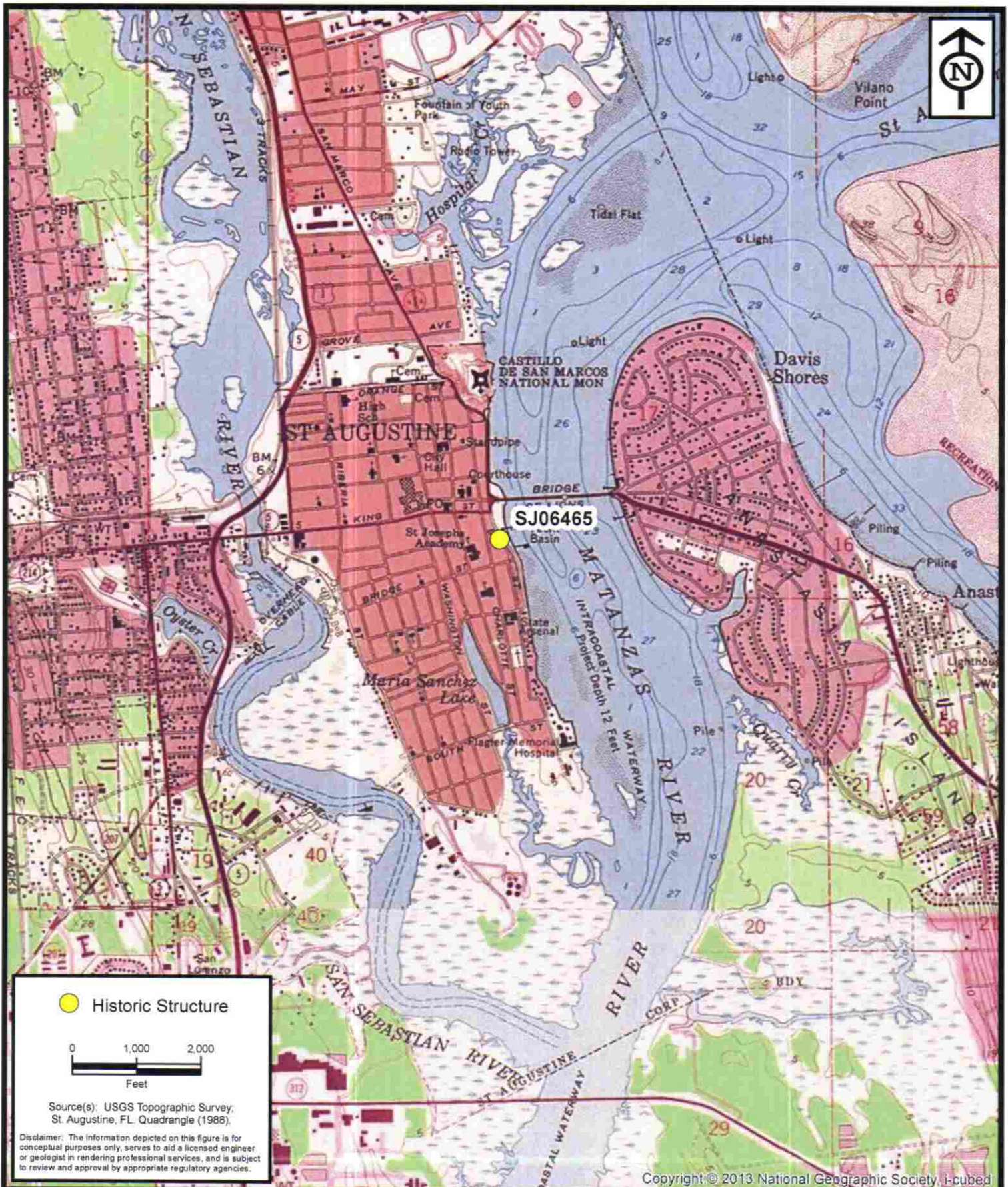
Recorder Name Patricia Davenport

Affiliation Environmental Services, Inc.

Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc
 (address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



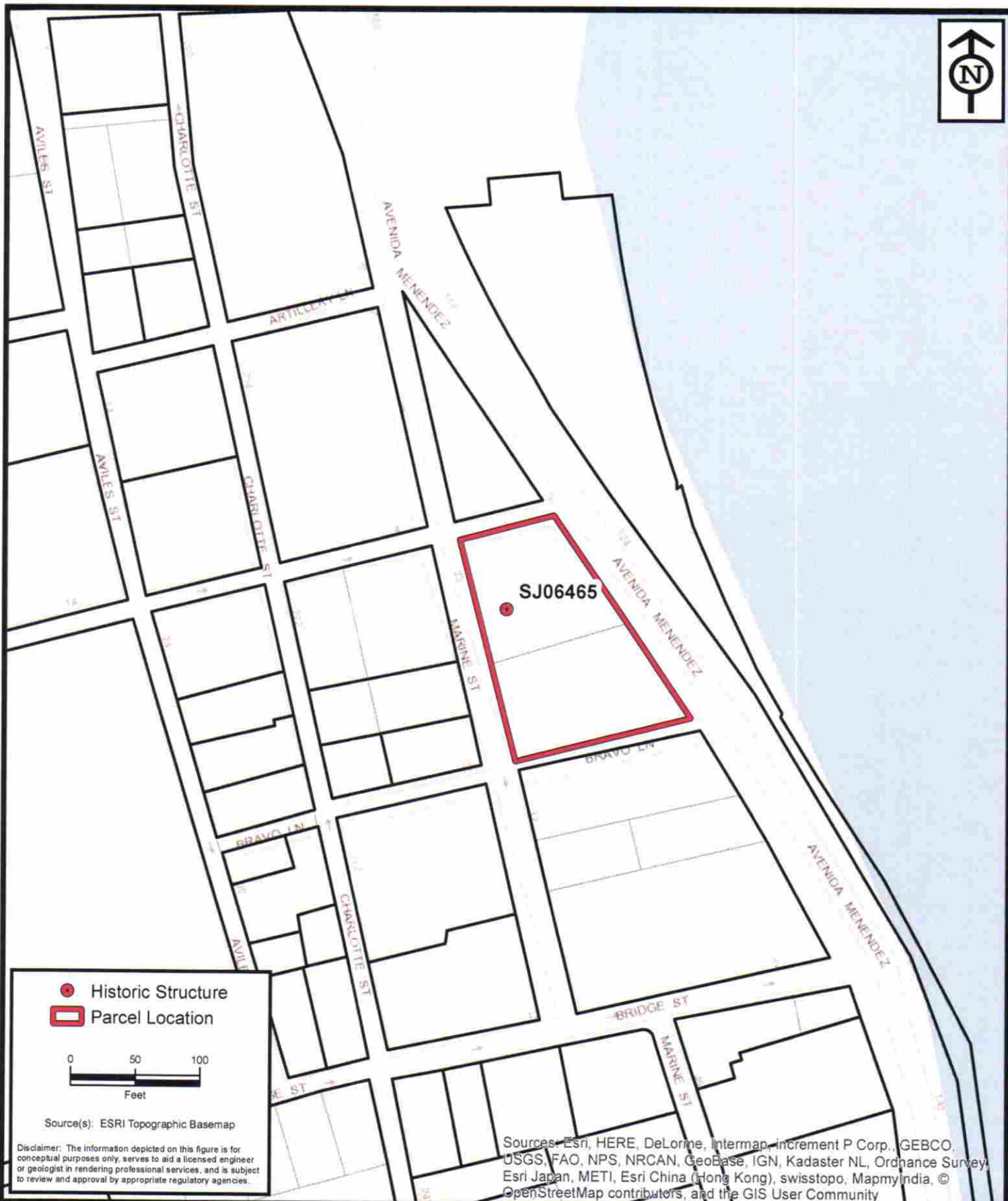
**ENVIRONMENTAL
SERVICES, INC.**

7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ06465
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1



**ENVIRONMENTAL
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Jacksonville, Florida 32256
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Parcel Location - SJ06465
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Historic Structure Survey
St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2









1930 Sanborn Map, Revised 1965: 120 Avenida Menendez
(labeled as #210 Bay/Avenida Menendez)





CITY OF
ST. AUGUSTINE
— EST. 1565 —
NATION'S OLDEST CITY

September 24, 2020

David Grande
4 Remington Road
Ormond Beach, FL 32174

cc: J Prabhu, LLC

Re: Certificate of Appropriateness - 120 Avenida Menendez – 2020-0098

Dear Mr. Grande:

On September 24, 2020, the Historic Architectural Review Board (HARB) met and discussed your application to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports for property located at 120 Avenida Menendez.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to **October 15, 2020** as described in the attached copy of the executed Order. Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

All additional materials for the continued application must be submitted to the Planning and Building Department 10 days before the meeting, or by October 5, 2020.

Sincerely,

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|--|---|
| ☐ Appeal of Architectural Review Official | ☐ Preliminary Design Approval for Entry Corridors |
| ☒ Certificate of Appropriateness | ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption |
| ☐ Certificate of Demolition | ☐ Opinion of Appropriateness |
| ☐ Certificate of Relocation | ☐ Variance to Design Standard |
| ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption | |

IN THE MATTER OF:

Case No.: 2020-0098
Applicant: David Grande
Owner: J Prabhu, LLC
Address: 120 Avenida Menendez
Parcel Number: 1983900000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 24, 2020 VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT), AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the September 24, 2020 Communications Media Technology (CMT) Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation Two (HP-2).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.
5. The applicant and agent and/or property owner signed an Acknowledgement and Waiver of Rights form for this meeting.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS** ~~(DOES NOT MEET)~~ the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES** ~~(CONTINUES)~~ the Applicant's request to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.

Subject to the following conditions:

- To continue to October 15, 2020 HARB meeting.
- HARB asked for drawings of exactly what is proposed and
- information and justification of why the changes are proposed to
- the existing building.
-
-
-
-

DONE AND ORDERED, at a public hearing on the 24 day of September, A.D., 2020, via Communications Media Technology (CMT), with copy on file at 75 King Street, St. Augustine, Florida.

Case No. 2020-0098

REQUEST APPROVED / DENIED / **(CONTINUES)**



Sign Name

Catherine Duncan

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of ☒ physical presence or ☐ online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 25 day of September, A.D., 2020.



L. Ann Cannon
Notary Public, State of Florida

FOR OCTOBER 15, 2020 HARB MEETING

2020-0098: 120 Avenida Menendez

Materials submitted by
David Grande – Applicant



October 2020

City of Saint Augustine
Historic Architecture Review Board

RECEIVED

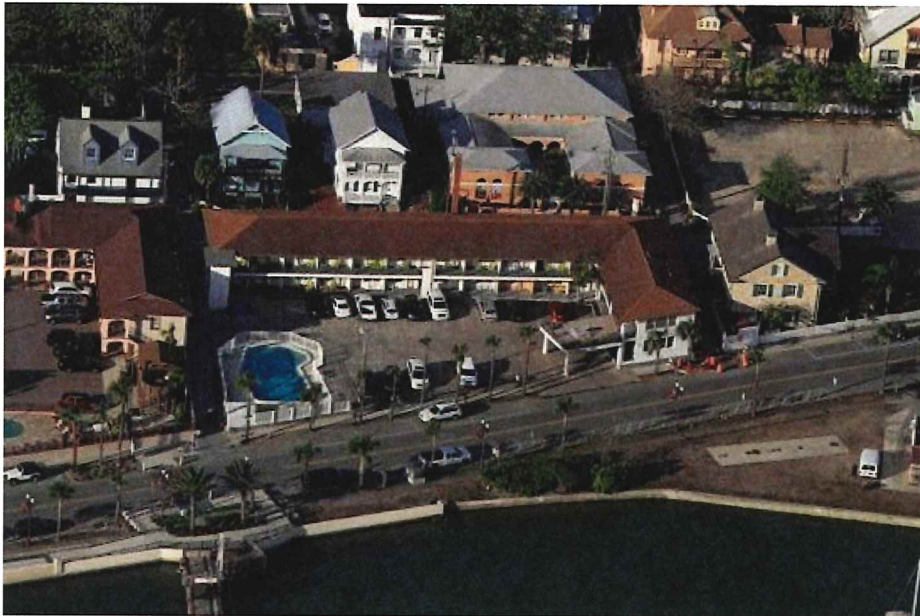
OCT 05 2020

Planning/Building Dept.

Marion Motor Lodge

120 Avenida Menendez
Saint Augustine, Florida 32084
marionmotorlodge@gmail.com





MARION MOTOR LODGE

RECEIVED

OCT 05 2020

Planning/Building Dept.

EXISTING CONDITIONS

3" = 1'-0"



MAP OF BOUNDARY SURVEY

JOB# 16-271

#120 AVENIDA MENENDEZ, ST. AUGUSTINE, FLORIDA 32084

DESCRIPTION:

ALL of Block 20, according to the Official Map of the City of St. Augustine, Florida; said land is bounded on the East by Bay Street, on the South by Bravo Lane, and on the West by Marine Street and on the North by Cadiz (formerly Green) Street.

CERTIFIED TO:

J Prabhu, LLC,
a Florida limited liability company;
Thomasville National Bank;
Marion Motor Lodge, LLC,
a Florida limited liability company;
Fidelity National Title Insurance Company;
St. Johns Law Group, P.A.;
Ansbacher & Schneider, P.A.; and
Broad and Cassel, P.A.

SURVEYOR'S NOTES:

1. 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 HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR AND CERTIFIED TO.
2. THIS SURVEY WAS BASED ON FOUND MONUMENTATION WHICH, IN THIS SURVEYOR'S OPINION BEST REPRESENTS THE ORIGINAL SURVEY FOR THIS TRACT OF LAND.
3. 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.
4. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFERABLE, NOR DOES THIS SURVEY DETERMINE OR REFLECT OWNERSHIP.
5. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT HAVE NOT BEEN LOCATED OR SHOWN HEREON.
6. THIS SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYOR'S SEAL.
7. FOR BUILDING SETBACKS CALL THE BUILDING CODES ENFORCEMENT OFFICE OF SAID COUNTY.
8. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM; AND IT HAS BEEN DETERMINED FROM THESE MAPS THAT THIS PARCEL LIES IN ZONE -AE- AREAS OF MINIMAL FLOODING. MAP & COMMUNITY PANEL NO.12109C 0318 -H- 125145 DATED 9/2/2004. BASE FLOOD 9 FEET.
9. BEARINGS AS SHOWN HEREON HAVE BEEN BASED FROM A BEARING OF N15°00'00"W AS SHOWN FOR THE RIGHT-OF-WAY OF MARINE STREET.

LEGEND:

- = PROPERTY LINE
- = WATER METER
- = BACK FLOW INHIBITOR
- = ELECTRIC METER
- = CONCRETE
- = 4' TALL METAL FENCE
- P.L. = PROPERTY LINE
- = WOOD UTILITY POLE
- = OVER HEAD ELEC. LINE
- 31 UNITS* = 31 UNITS TOTAL PER PROPERTY APPRAISER

GRAPHIC SCALE



103 SEMINOLE ROAD
ST. AUGUSTINE, FLORIDA 32086
(904) 806-2145 FAX 797-5811

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.

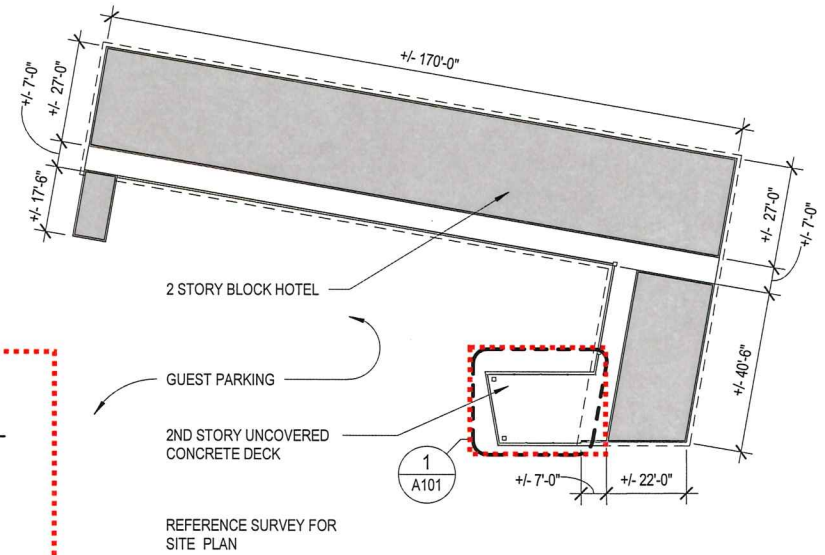
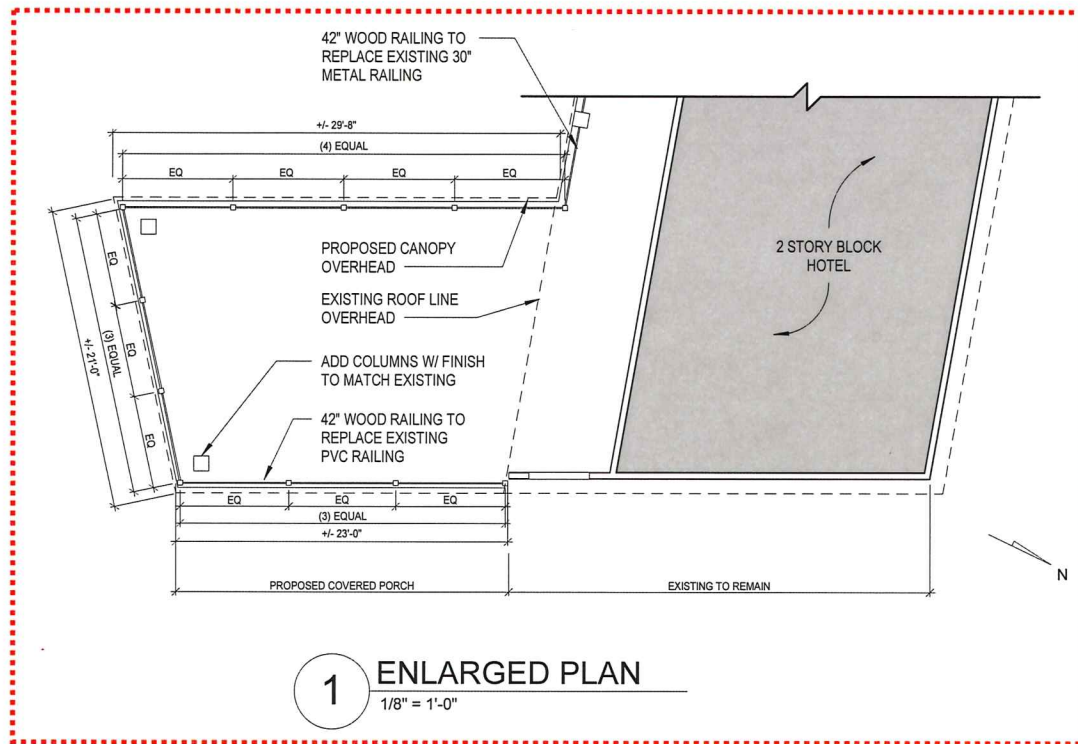
ELWOOD L. RENN SEAL

ELWOOD L. RENN R.L.S. #3647
FOR RESIDENTIAL SURVEYOR LLC LB#8119

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2 OVERALL PLAN
1/32" = 1'-0"

MARION MOTOR LODGE

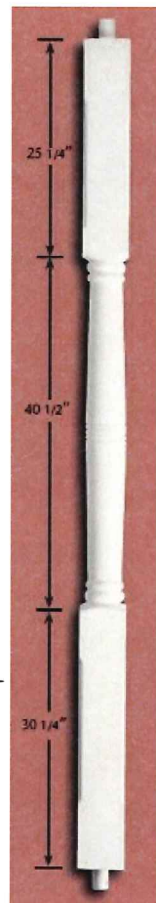
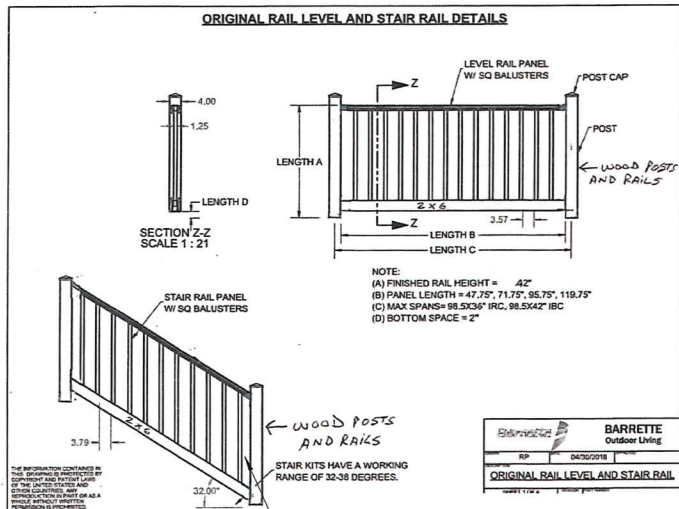
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CANOPY
As indicated



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1 PROPOSED WOOD RAILING



AWKWARD AND UNSAFE CONDITION AT TRANSITION FROM EXISTING 30" METAL RAILING TO 42" PVC RAILING ON TERRACE

MODIFICATION TO BRING EXISTING METAL RAILING TO MEET CODE @ 42"



EXISTING 30" METAL RAILING, POSTS AND CORBELS



2 EXISTING RAILING

MARION MOTOR LODGE

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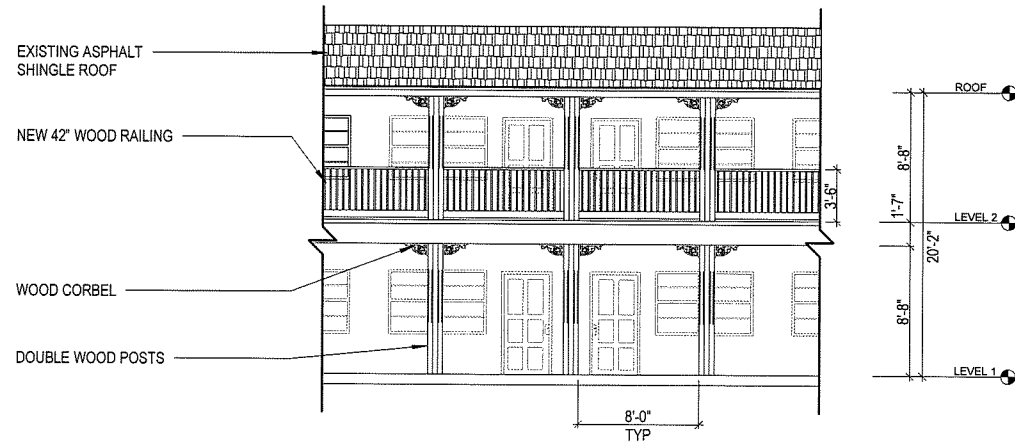
OCT 05 2020

Planning/Building Dept.

RAILINGS

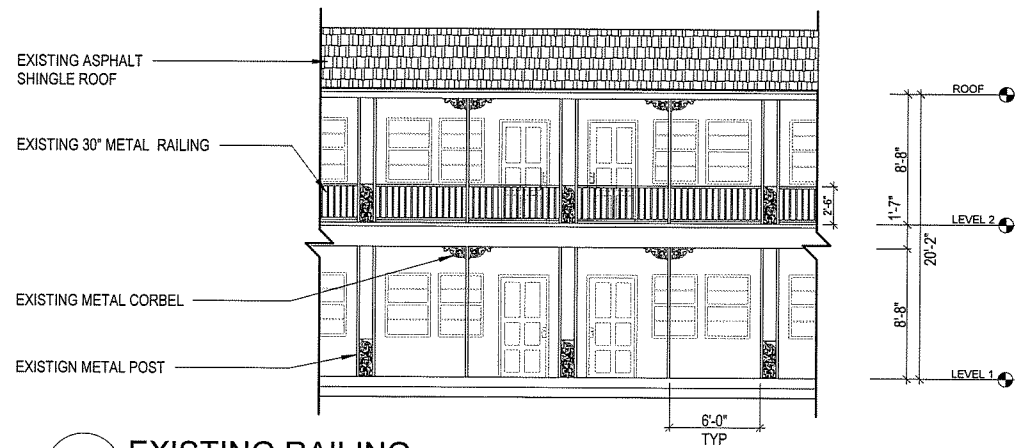
3" = 1'-0"





2 PROPOSED RAILING

1/8" = 1'-0"



1 EXISTING RAILING

1/8" = 1'-0"

MARION MOTOR LODGE

RECEIVED

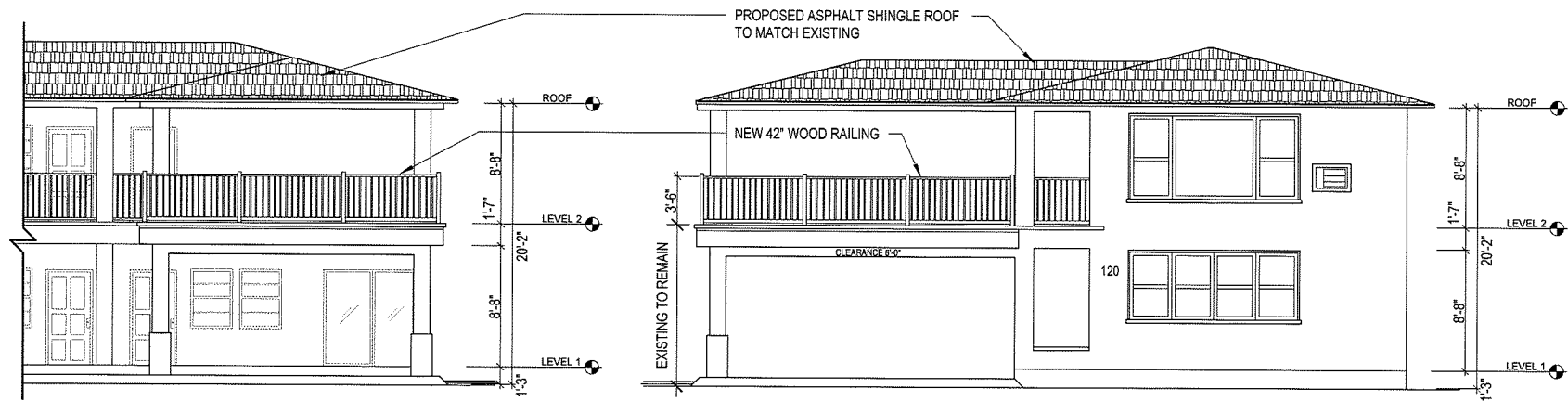
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RAILINGS

1/8" = 1'-0"

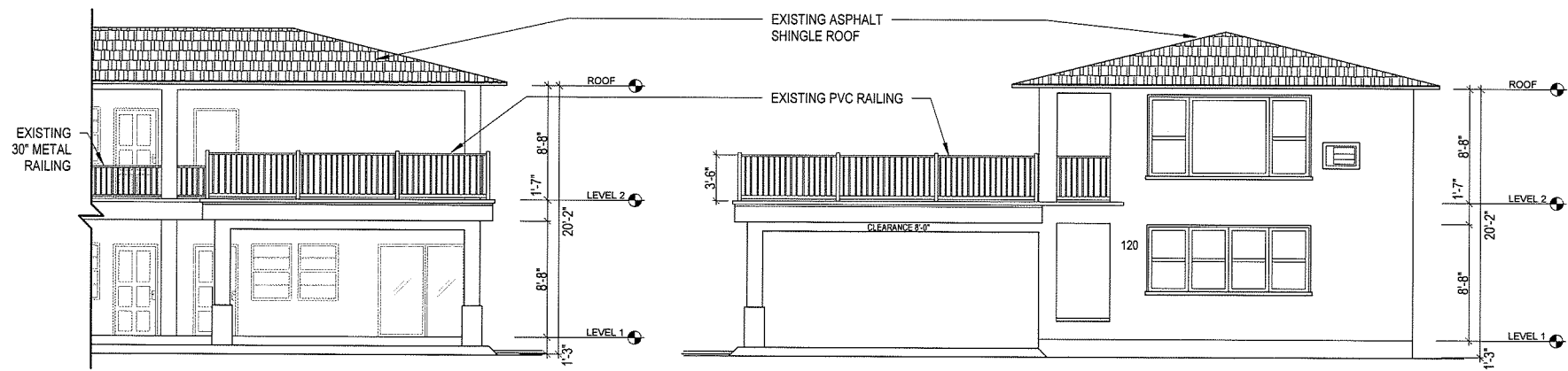




PROPOSED ELEVATION - HIP ROOF

2

1/8" = 1'-0"



EXISTING ELEVATION

1

1/8" = 1'-0"

MARION MOTOR LODGE

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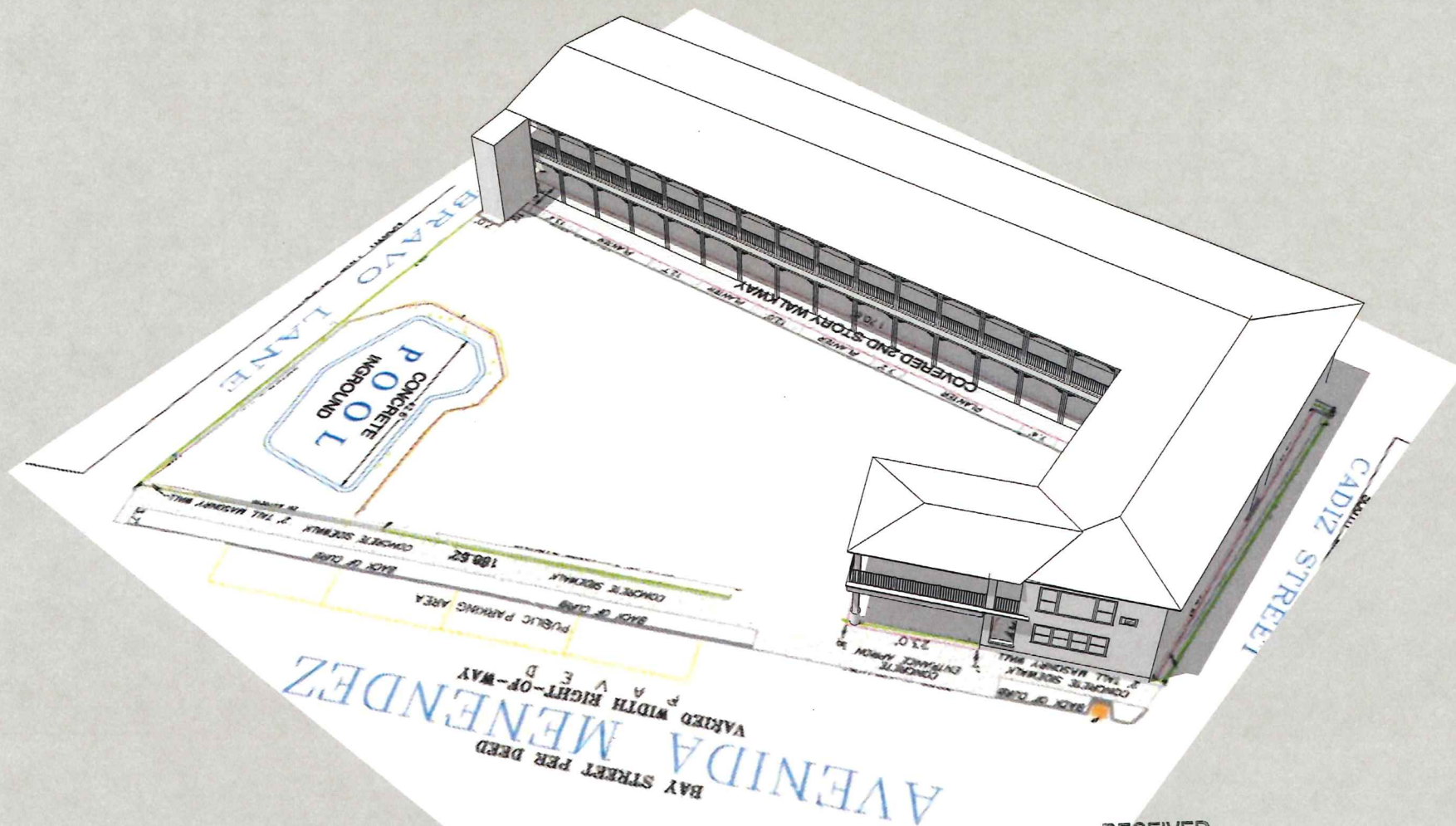
CANOPY

1/8" = 1'-0"

OCT 05 2020



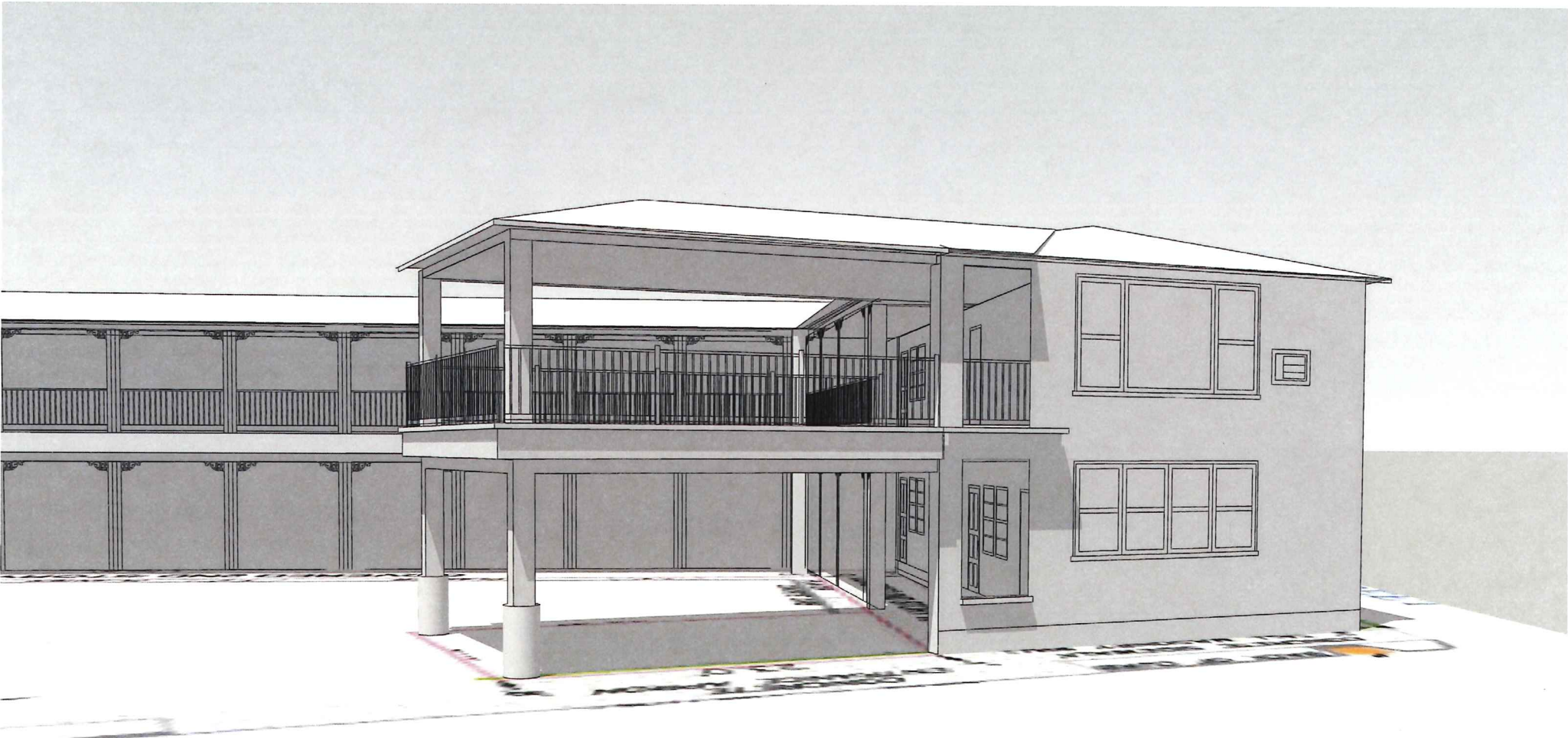
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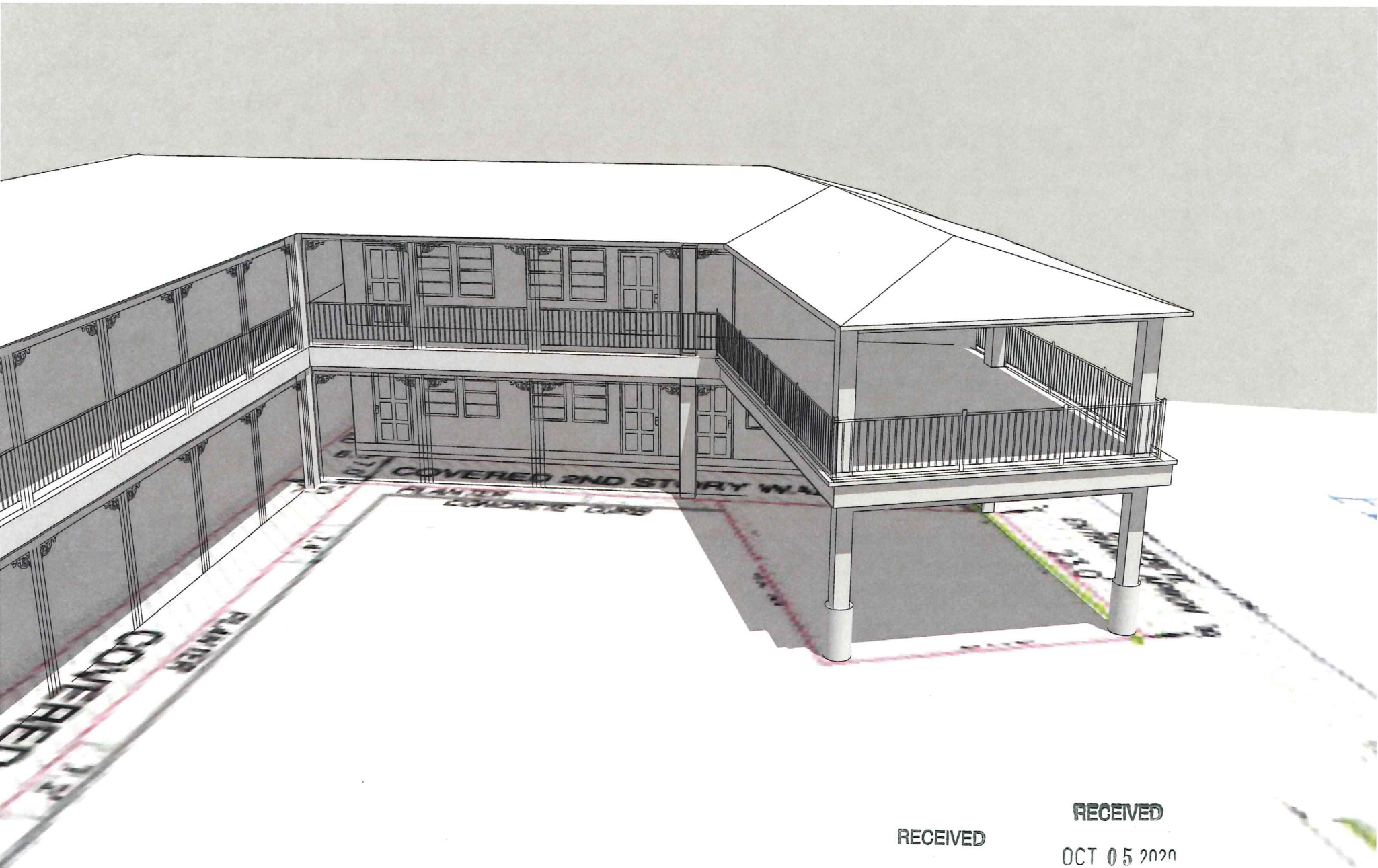
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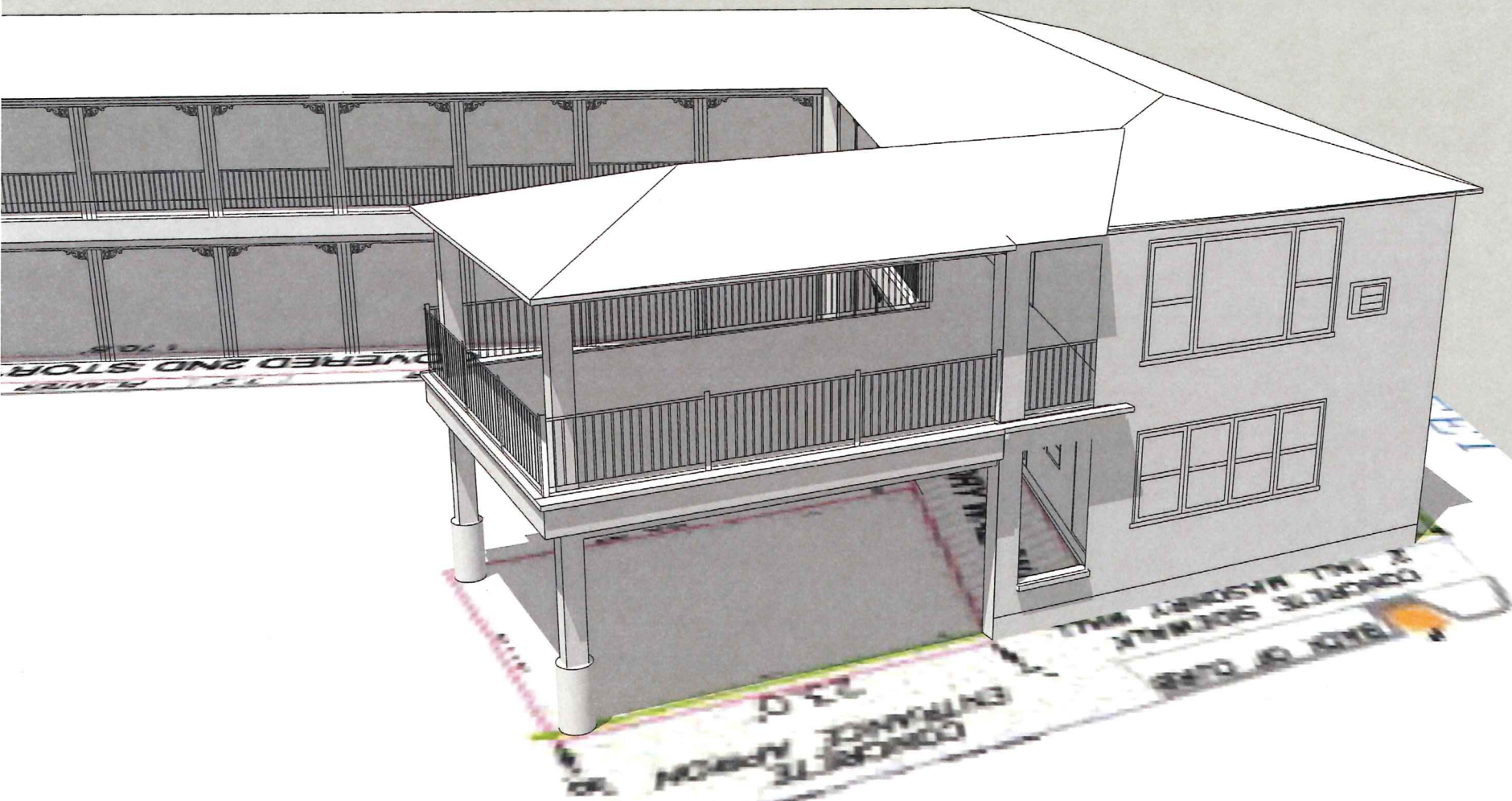
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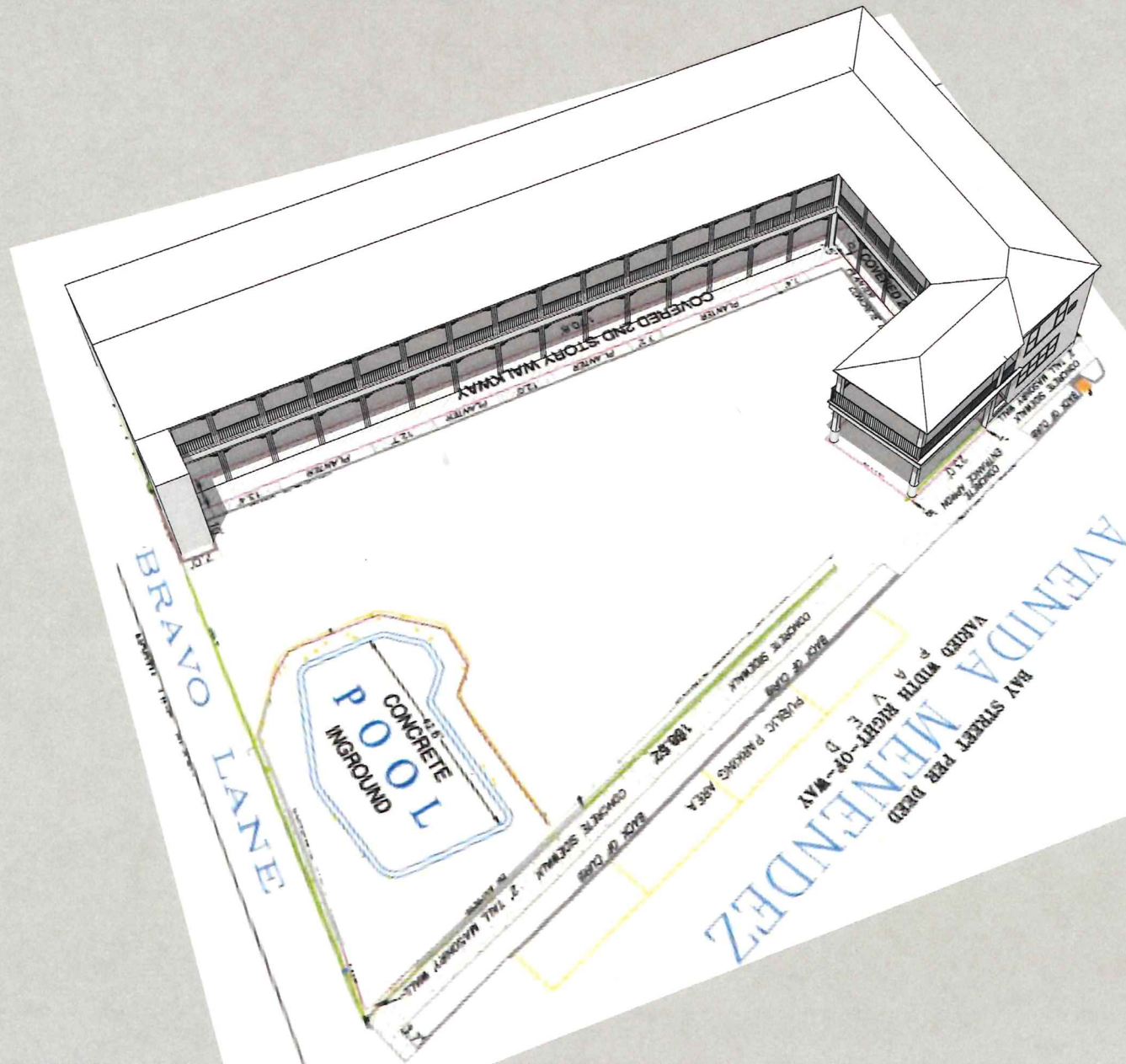
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October 2020

City of Saint Augustine
Historic Architecture Review Board

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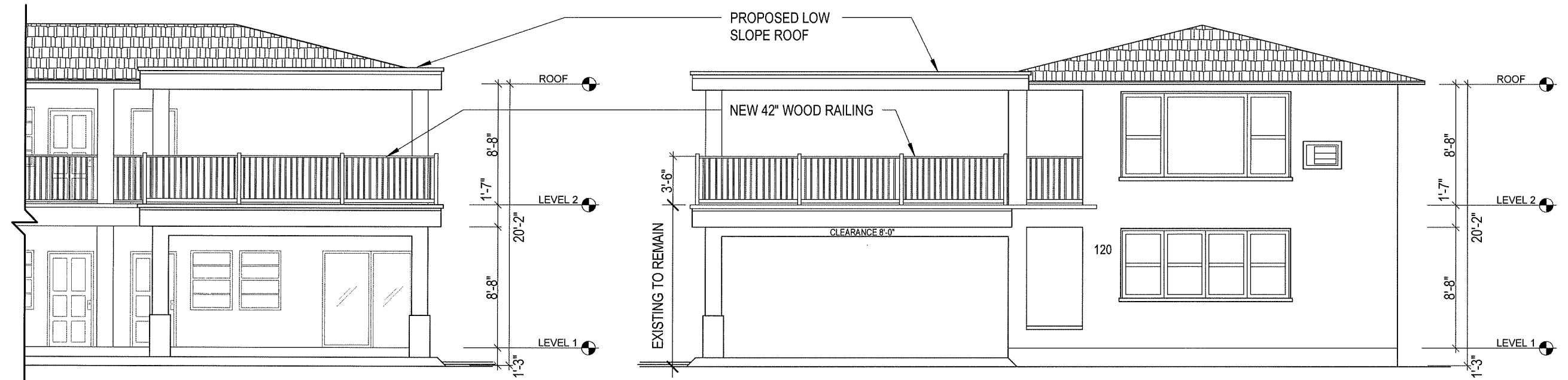
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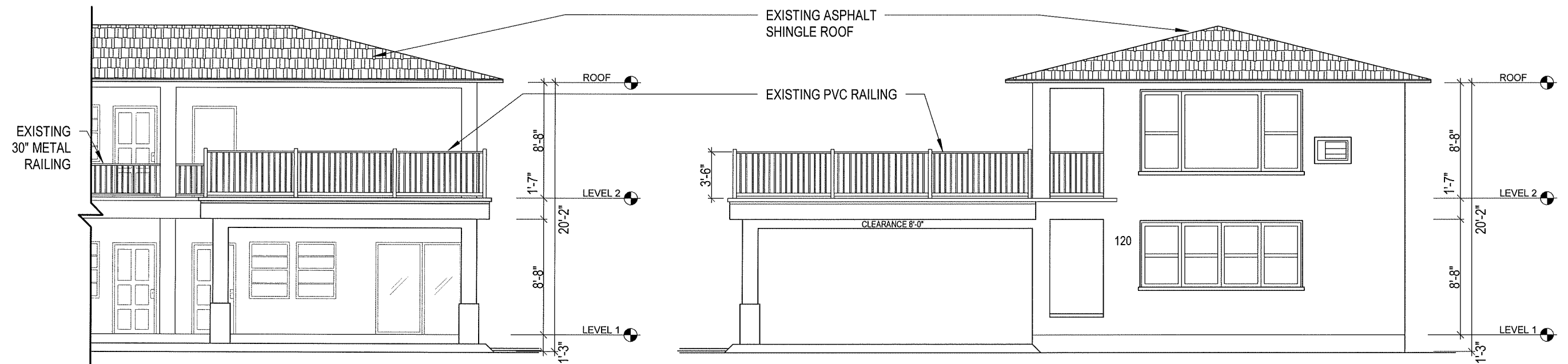
Marion Motor Lodge

120 Avenida Menendez
Saint Augustine, Florida 32084
marionmotorlodge@gmail.com





2 PROPOSED ELEVATION - FLAT ROOF
1/8" = 1'-0"



1 EXISTING ELEVATION
1/8" = 1'-0"

MARION MOTOR LODGE

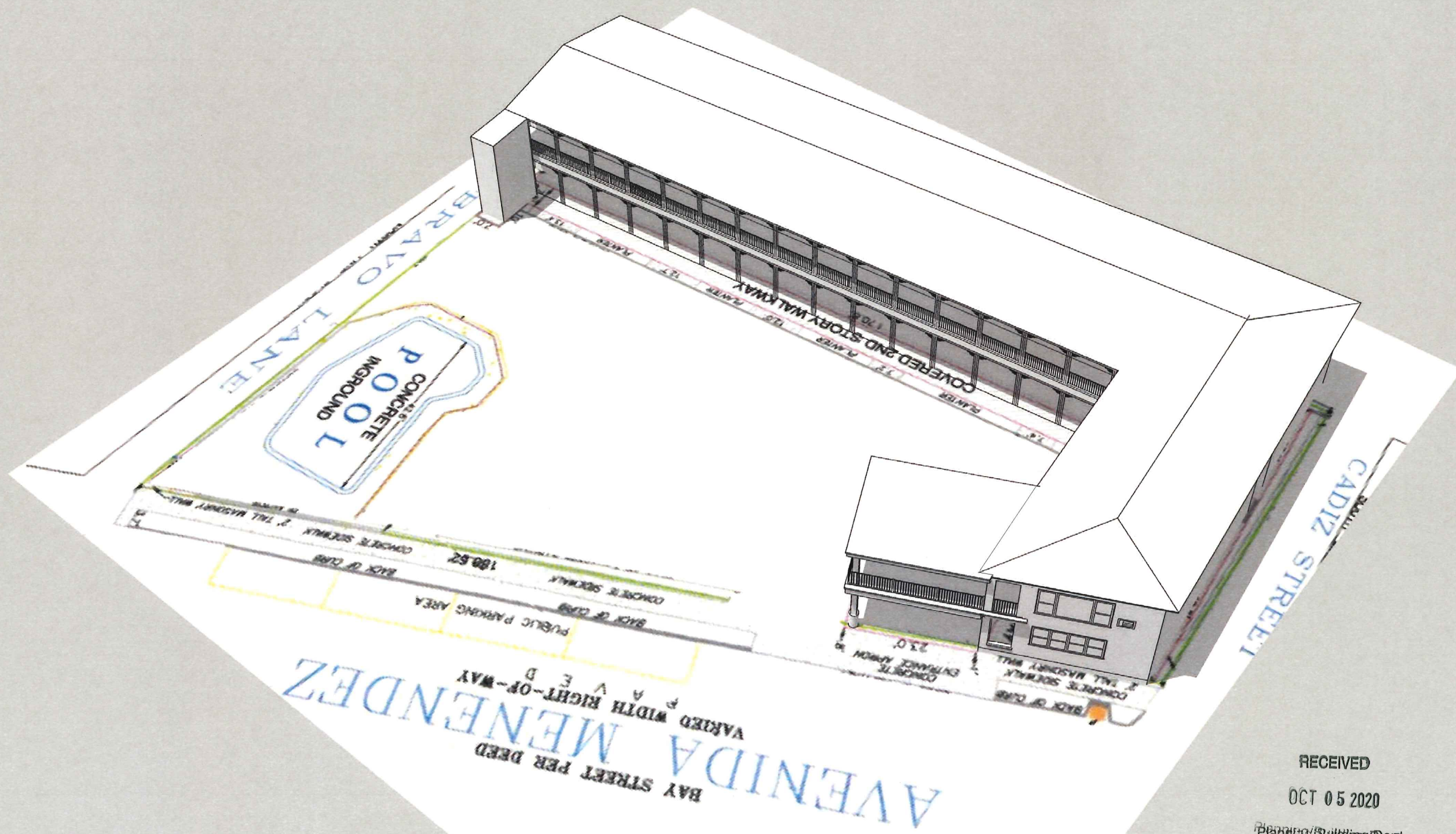
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CANOPY
1/8" = 1'-0"





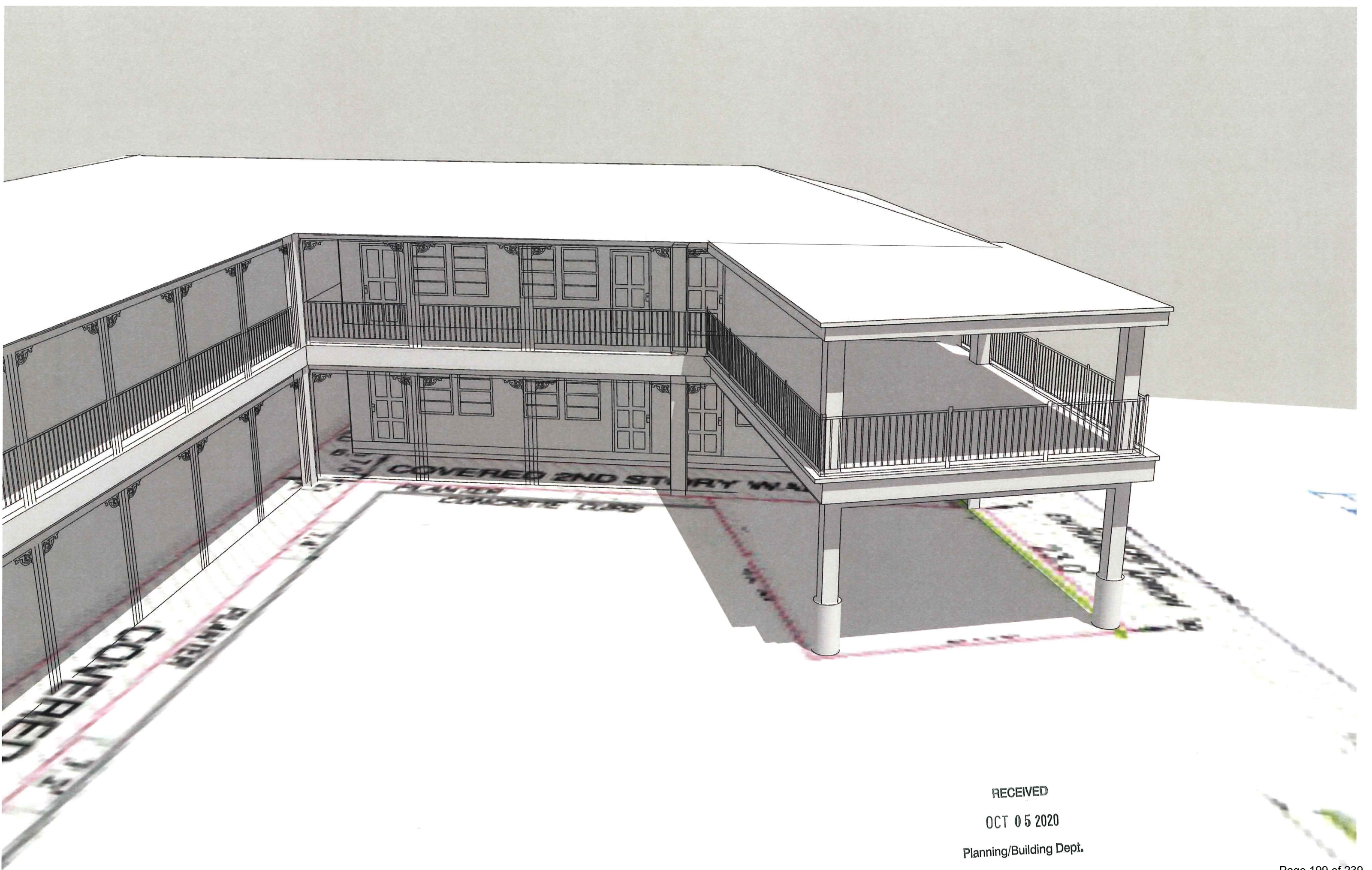
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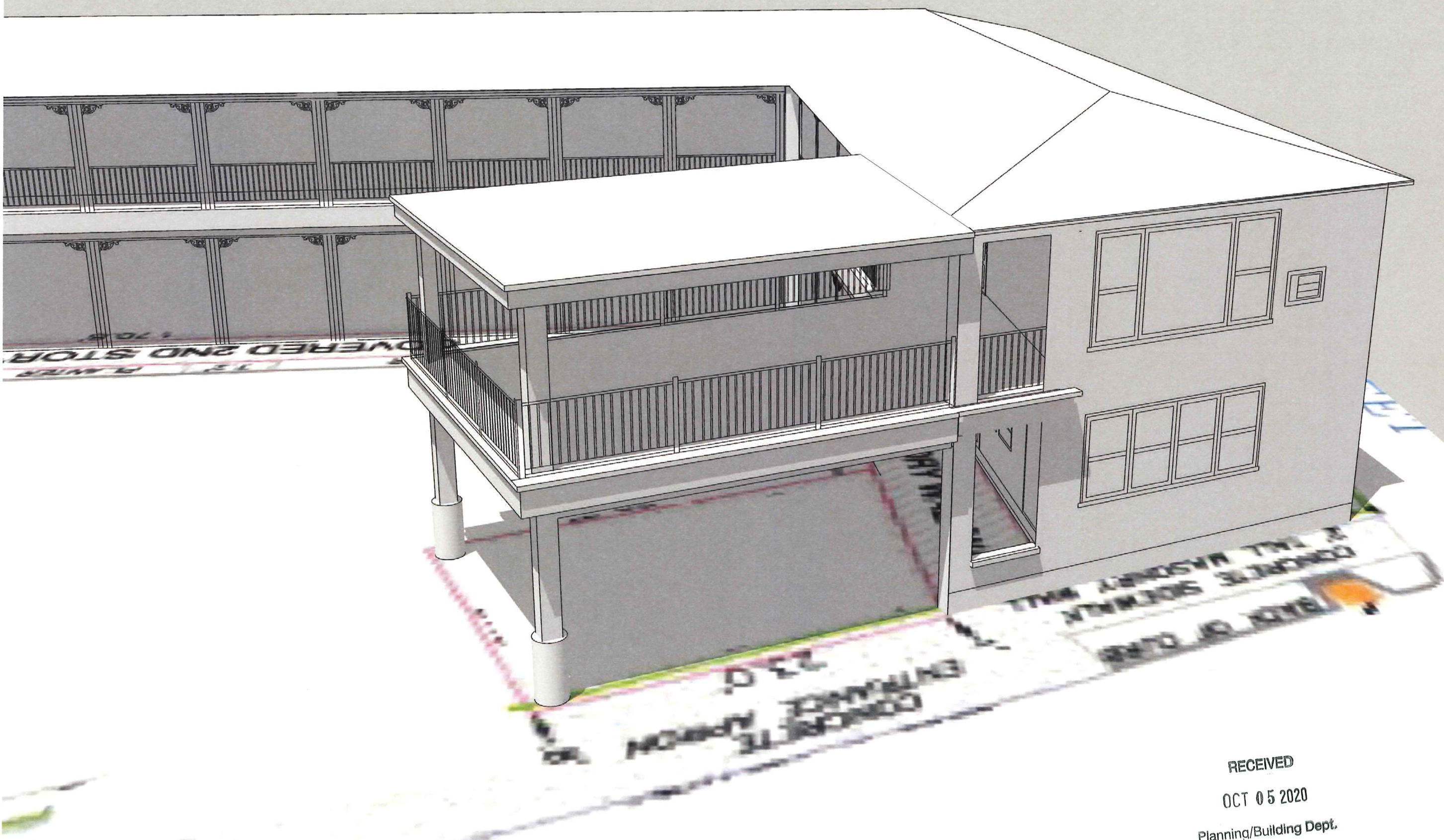
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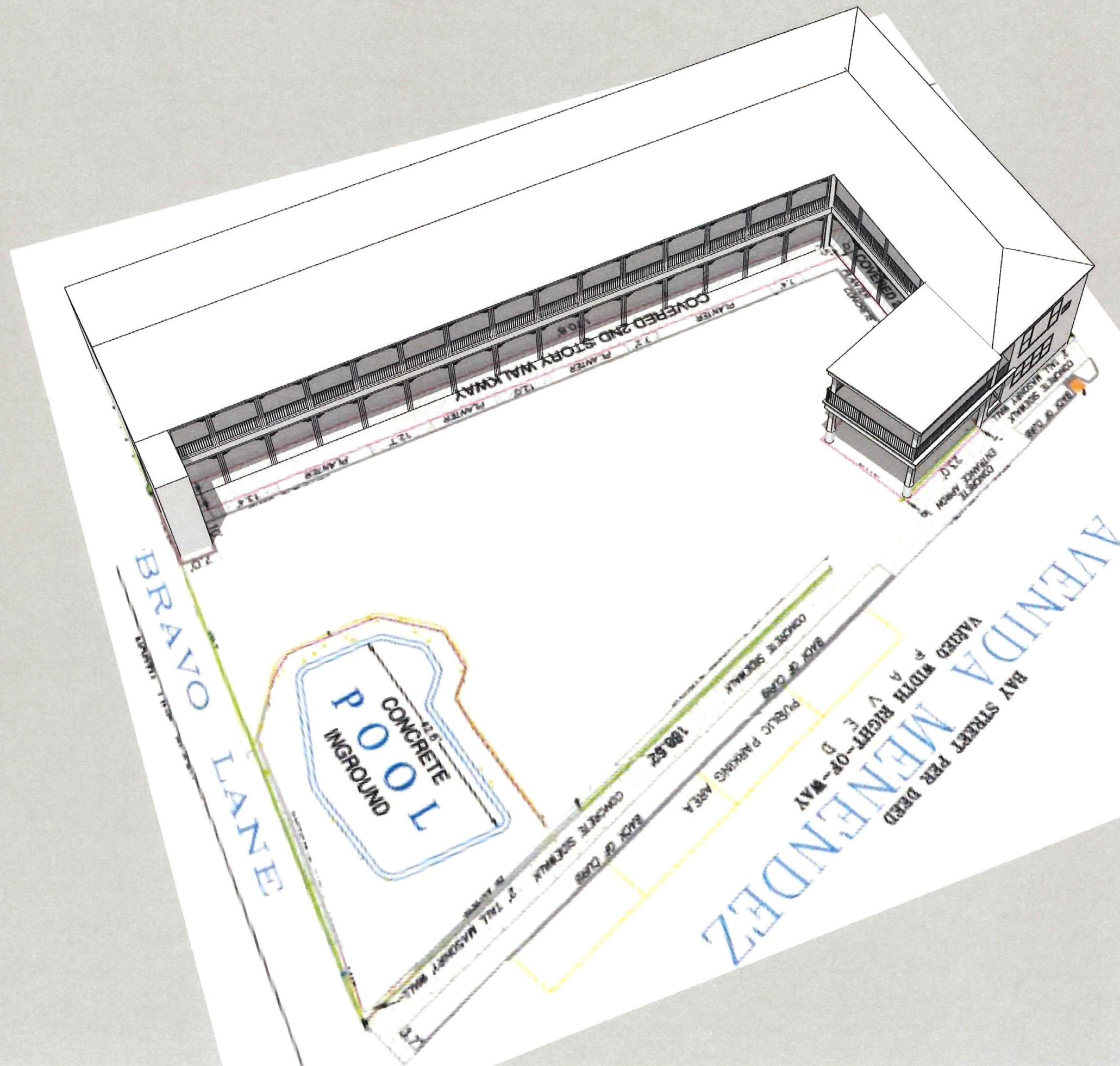
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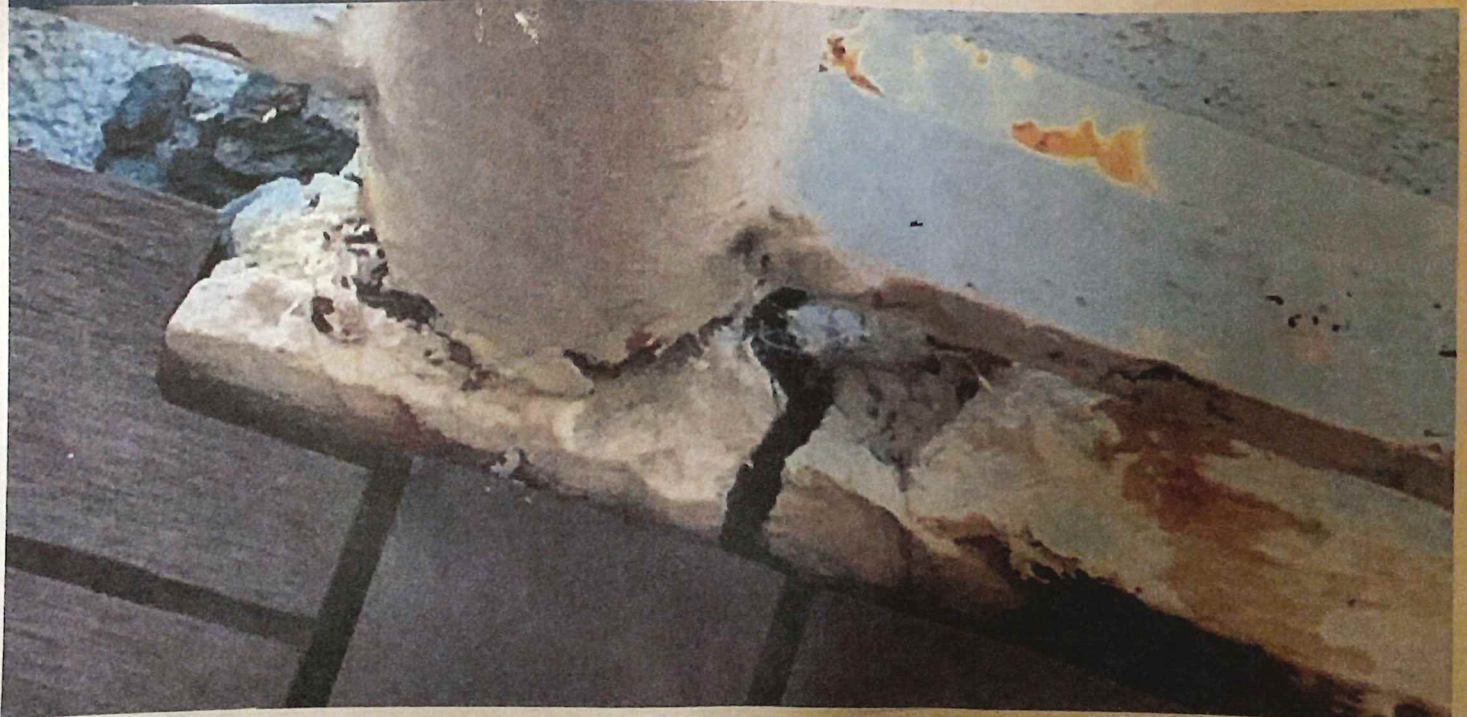
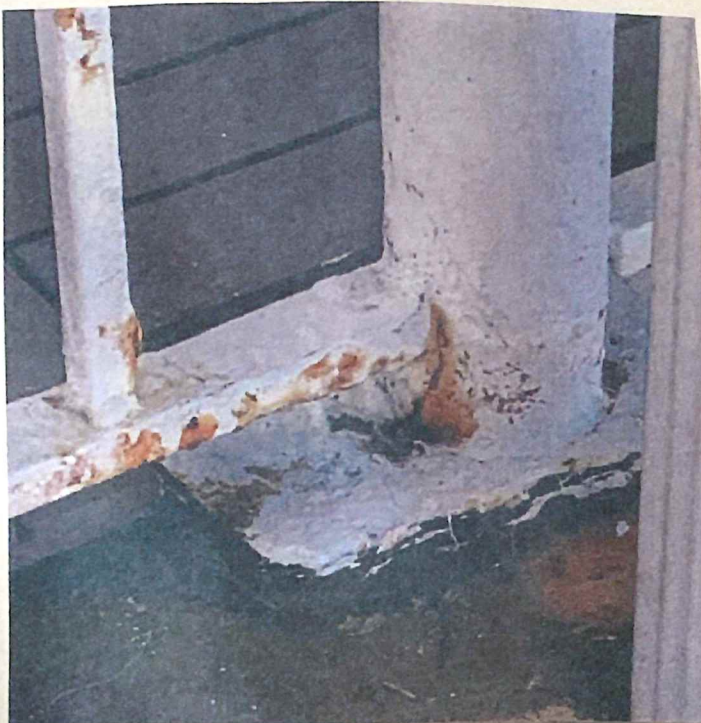
Planning / Building Dept.

MARION HOTEL
120 Avenida Menendez
St. Augustine, Fl.

09/05/20

HARB Board

Please see by the attached photos, that the structural integrity of the support columns have been compromised by the rusting over the years. It is imperative to replace said columns as soon as possible to avoid unsafe conditions to the structure as well as the railings.



**CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION**



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

\$50.00	Alterations to single family home, site work, and site feature
\$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
<u>\$100.00</u>	Alterations to all other buildings, site work, or features except single family home
\$200.00	New construction except single family home

BDAC Project No. 2020-0098

Meeting Date: September 24, 2020

Receipt No. 1921456

Advertising Costs \$ _____ Postage \$ _____ Paid on _____

Receipt No. _____

1. NAME OF APPLICANT DAVID GRANDE

Business (if applicable) _____

Address 4 REMINGTON RD

City ORMOND BCH

State FL

Zip Code 32174

Daytime telephone 386 299 6312

Other phone/email EXCALIBUR33@CFL.RR.COM

The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER J. PRABHU, LLC OWNER, MAHENDRA "MACK" PATEL, AGENT

Business (if applicable) MARION MOTOR LODGE

Address 120 AVENIDA MENENDEZ

City ST. AUGUSTINE

State FL

Zip Code 32084

Daytime telephone (required) 904 505 3585

Other phone _____

3. PROJECT STREET ADDRESS 120 AVENIDA MENENDEZ

4. LEGAL DESCRIPTION: Lot N2 Block 20 Subdivision CITY OF ST. AUGUSTINE Parcel 300394-0000

5. EXISTING USE HOTEL PROPOSED USE HOTEL

6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NO

B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR REPLACE

☐ ☒

Roof

☐ ☐

Roof structures (dormers, chimneys, etc.)

☐ ☐

Exterior finishes (stucco, masonry, siding)

☐ ☒

Porch/Deck/Balcony CHANGE METAL RAILINGS + SUPPORTS TO WOOD

☐ ☐

Awning/Canopy

☐ ☐

Exterior Doors

☐ ☐

Windows

☐ ☐

Shutters

☐ ☐

Foundation (including infill)

☐ ☐

Exterior lighting & other appurtenances

☐ ☐

Existing fences, walls & gates

☐ ☐

Existing parking, walkways & other site features

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SEP 02 2020

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☐ New fence/wall/gate _____
- ☐ New parking/walkways/other site features _____
- ☐ Exterior utility service/mechanical equipment _____

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☒ No painting associated with proposed project MATCH EXISTING

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

ADD COVERED ROOF TO EXISTING DECK
REMOVE METAL RAILINGS & SUPPORTS AND REPLACE
WITH WOOD RAILINGS & SUPPORTS. (SEE PICTURES)

8. AGREEMENT

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

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

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it 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, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME

DAVID GRANDE

SIGNATURE OF APPLICANT

David Grande

DATE 08-04-20

PRINT OWNER'S NAME

MACK PATEL

SIGNATURE OF OWNER

Mack Patel

DATE 8-4-2020

J PRABHU, LLC OWNER, MAHENDRA "MACK" PATEL, AGENT

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.

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SEP 02 2020

Planning / Building Dept.

2020-0098

120 Avenida Menendez

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

86

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

OK	Need	N/A	
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☐	☐	☐	Photographs of existing roof and affected features
☐	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)			
☐	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)			
☒	☒	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☒	☒	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☒	☒	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☒	☒	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☒	☒	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
AWNING/CANOPY (Need to show how roof structure will tie into existing building details of roof design and structure under roof (how will that look?))			
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade
☐	☐	☐	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
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)			
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of affected window(s) or location(s) of proposed new window opening(s) |
| ☐ | ☐ | ☐ | For new openings, a scaled wall section with proposed window |
| ☐ | ☐ | ☐ | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware |
| ☐ | ☐ | ☐ | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location |
| ☐ | ☐ | ☐ | For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

FOUNDATION (replacement, infill, alteration including elevation)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of affected foundation in detail and in context of whole building and adjacent buildings |
| ☐ | ☐ | ☐ | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill |
| ☐ | ☐ | ☐ | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

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

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing details and context of affected site area within view of the proposed project |
| ☐ | ☐ | ☐ | Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| ☐ | ☐ | ☐ | For new equipment, scaled drawing showing proposed project with context site and/or building |

FENCES/WALLS/GATES

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

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

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

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

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

**Need confirmation "Original Rail Level" sheet is proposed for new railing and verification of material proposed.*
❖ Other details necessary for review: We do not have any real details to see what is proposed for the roof structure that will cover the deck (the roof itself (height, shape, pitch, materials), how it will attach to building, and what will be below roof?

Project number: 2020-0098 Project Address: 120 Avenida Menendez

Reviewed by: Julie Courtney Date: 8.31.2020

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AUG 11 2020

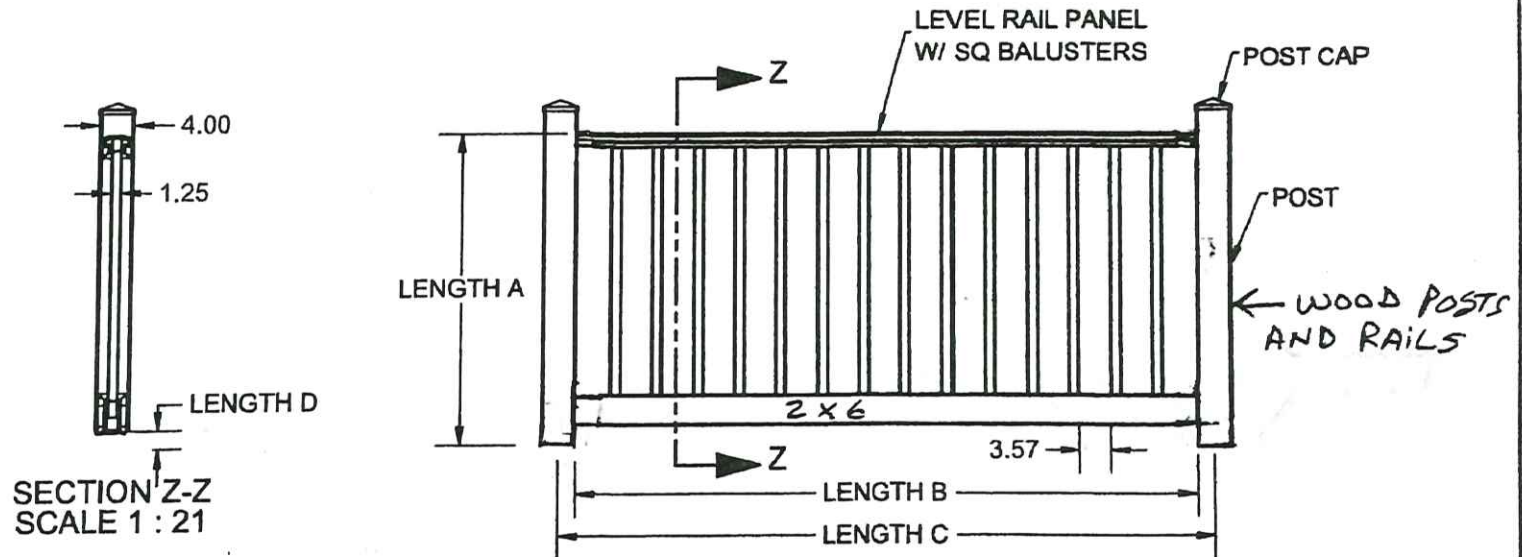
Planning / Building Dept.

ORIGINAL RAIL LEVEL AND STAIR RAIL DETAILS

Planning / Building Dept.

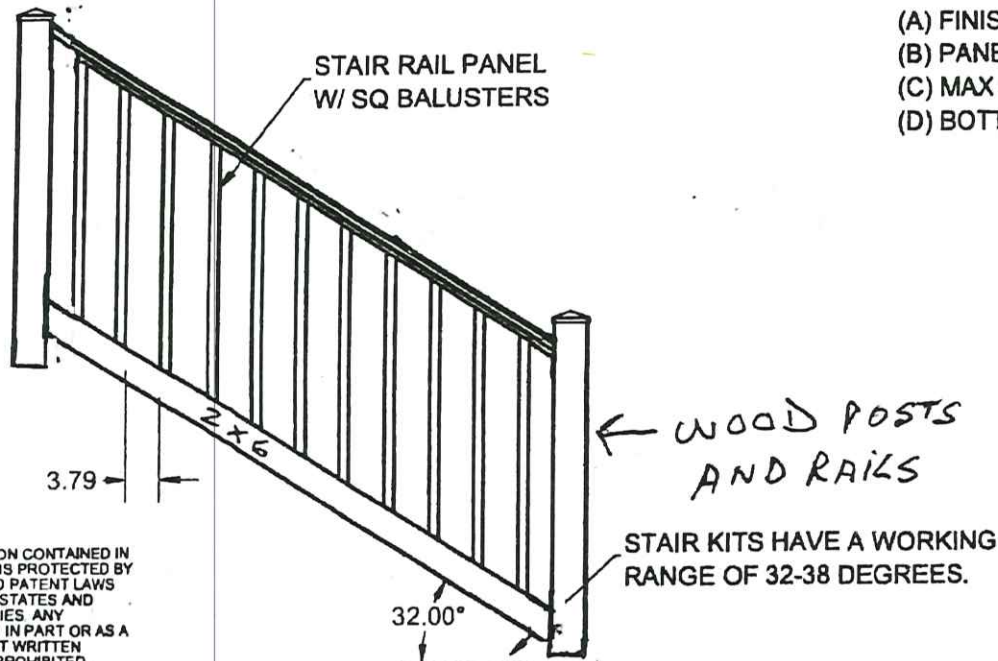
SEP 02 2020

RECEIVED



NOTE:

- (A) FINISHED RAIL HEIGHT = 42"
- (B) PANEL LENGTH = 47.75", 71.75", 95.75", 119.75"
- (C) MAX SPANS= 98.5X36" IRC, 98.5X42" IBC
- (D) BOTTOM SPACE = 2"



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Barrette		BARRETTE Outdoor Living	
DATE	RP	DATE	04/30/2018
DESCRIPTION			
ORIGINAL RAIL LEVEL AND STAIR RAIL			
SHEET 1 OF 4		REVISION	
SCALE 1:21		PART NUMBER	
WEIGHT: N/A		N/A	

RECEIVED

SEP 03 2020

Planning / Building Dept.



SEP 03 2020

Planning / Building Dept.

① ROOF PITCH - 4/12

② OVERALL HEIGHT OF ROOF - 21 FT.

③ MATERIALS & COLOR OF ROOF - ~~SH~~ SHINGLE ROOF TO MATCH EXISTING

④ MATERIALS & COLOR OF WALLS - STUCCO WALLS / WHITE PAINT

⑤ FINISH OF WOOD RAILS - WHITE PAINT



RECEIVED

SEP 0 2020

Planning / Building Dept



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2020 TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

2019 TRIM Notice

[2019 TRIM Notice\(PDF\)](#)

Summary

Parcel ID	1983900000
Location Address	120 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	Motels (Midscale/Limited) Bayfront (COM) (610.79)
Tax Description*	CITY OF ST AUG LOT 1 & 2 BLK 20 OR307/206 31 UNITS OR4220/1288 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Hotels & Motels (3900)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.450
Homestead	N

Owner Information

Owner Name	J Prabhu LLC 100%
Mailing Address	120 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$889,324
Extra Features Value	\$33,794
Total Land Value	\$1,036,970
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,928,800
Total Deferred	\$0
Assessed Value	\$1,928,800
Total Exemptions	\$0
Taxable Value	\$1,928,800

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$750,107	\$33,794	\$1,036,970	\$0	\$0	\$1,820,871	\$1,784,308	\$36,563	\$1,784,308
2018	\$645,604	\$33,794	\$942,700	\$0	\$0	\$1,622,098	\$1,622,098	\$0	\$1,622,098
2017	\$645,604	\$31,626	\$942,700	\$0	\$0	\$1,619,930	\$1,619,930	\$0	\$1,619,930
2016	\$323,296	\$30,411	\$785,720	\$0	\$0	\$781,400	\$781,400	\$0	\$781,400
2015	\$323,296	\$30,411	\$687,505	\$0	\$0	\$781,400	\$781,400	\$0	\$781,400
2014	\$200,000	\$24,493	\$716,969	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2013	\$200,000	\$24,493	\$716,969	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2012	\$200,000	\$24,493	\$716,969	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2011	\$200,000	\$24,493	\$795,541	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2010	\$240,000	\$24,493	\$883,935	\$0	\$0	\$964,493	\$964,493	\$0	\$964,493

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	14924	Roof Cover	Composite Shingle
Conditioned Area	11070	Interior Flooring	Carpet
Actual Year Built	1959	Interior Wall	Drywall
Use	Motel	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	100 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
OUTSIDE STAIRS	0	66
CANOPY (COMMERCIAL)	0	1142
BALCONY	0	416
FINISHED UPPER STORY	4590	4590
BASE AREA	4590	4590
CANOPY (COMMERCIAL)	0	1142
CANOPY (COMMERCIAL)	0	416
BASE AREA	945	945
CANOPY (COMMERCIAL)	0	291
FINISHED UPPER STORY	945	945
CANOPY (COMMERCIAL)	0	291
OUTSIDE STAIRS	0	42
OUTSIDE STAIRS	0	48

Total SqFt	11070	14924
------------	-------	-------

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	0	0	0	840
Concrete Paving	0	0	0	0	10800
Masonry Wall	0	0	0	0	560
Metal Fence 4'	0	0	0	0	75

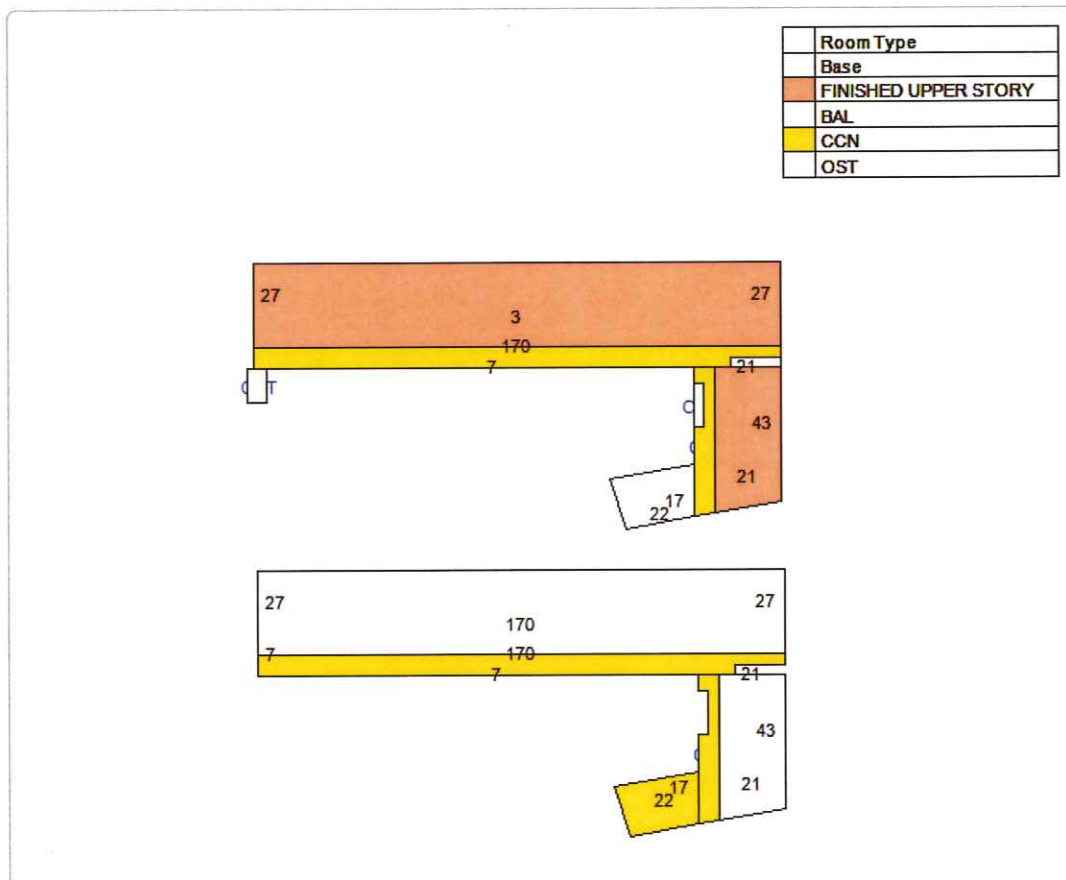
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hotels	0	0	18854	SF	\$1,036,970

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/11/2016	7/8/2016	\$4,100,000.00	WD	4220	1288	U	I	MARION MOTOR LODGE	J PRABHU LLC
	7/1/2008	\$0.00	WD	3107	639	U	I	KACZMARCZYK STEFANIA	MARION MOTOR LODGE

Sketch Information



No data available for the following modules: Exemption 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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Last Data Upload: 8/22/2020, 12:27:44 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.79

76 5974

executive line

FORM 124- FLORIDA Warranty Deed (From a Corp.)

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

REC 307 PAGE 206

This Indenture,

Made this

15th

day of

June

, A. D. 1976

Between MARION MOTOR LODGE, INC.,

a corporation existing under the laws of the State of Florida
having its principal place of business in the County of St. Johns and
State of Florida party of the first part, and

HORST A. KACZMARCZYK and STEFANIA KACZMARCZYK, husband
and wife as tenants by the entirety, 120 Avenida Menendez,
St. Augustine,
of the County of St. Johns and State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of
the sum of -----Ten and no/100 (\$10.00)----- Dollars,
to it in hand paid by the said party of the second part, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said party of the second part
forever, the following described land, situate, lying and being in the County of
St. Johns , State of Florida, to wit:

All of Block 20, according to the Official Map of the City of
St. Augustine, Florida; said land is bounded on the East by
Bay Street, on the South by Bravo Lane, and on the West by
Marine Street and on the North by Cadiz (formerly Green) Street.

SUBJECT TO: Existing mortgage dated September 26, 1975 by
MARION MOTOR LODGE, INC. to FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF PUTNAM COUNTY, recorded September 26, 1975 in
Official Records 286, page 571, St. Johns County, Florida,
securing a note in the original amount of \$130,000.00, which
mortgage has a current balance of \$128,450.28 as of June 15,
1976, and which mortgage the grantees herein expressly assume
and guarantee to pay.

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

In Witness Whereof, the said party of the first part has
caused these presents to be signed in its name by its President,
and its corporate seal to be affixed, attested by its Secretary
the day and year above written.

This Indenture

is

to

St. Augustine,

Fla.

(Corporate Seal)

Attest: Douglas Franklin White
DOUGLAS FRANKLIN WHITE, Secretary

MARION MOTOR LODGE, INC.

By George D. White
GEORGE D. WHITE, President

Signed, Sealed and Delivered in Our Presence:

[Signature]
State of Florida

ST. JOHNS
COUNTY

County of ST. JOHNS

I Hereby Certify. That on this 15th day of June, A. D. 1976,
before me personally appeared GEORGE D. WHITE and
DOUGLAS FRANKLIN WHITE, Secretary President and Secretary
respectively of MARION MOTOR LODGE, INC., a corporation
under the laws of the State of Florida, to me known to be the
persons described in and who executed the foregoing conveyance to
HORST A. KACZMARCZYK and STEFANIA KACZMARCZYK, his wife,

and severally acknowledged the execution thereof to be their free act and deed as
such officers, for the uses and purposes therein mentioned; and that they affixed
thereto the official seal of said corporation, and the said instrument is the act and
deed of said corporation.

Witness my signature and official seal at St. Augustine,
in the County of St. Johns and State of Florida, the day and
year last aforesaid.

Notary Public

My Commission Expires 9-24-78

MIDSTATE LEGAL SUPPLY COMPANY

02003
JUN 29 1976
DEPT. OF REVENUE
PB. 190126
FLORIDA
DOCUMENTARY STAMP TAX
484.20

ST. JOHNS COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
JUN 29 1976
DEPT. OF REVENUE
PB. 190126
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COPY

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PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA

JUN 29 1 43 PM '76

CLERK ROBERT H. HAYES
Darius W. Brown
Attorney
412 N. Halifax Ave.
Daytona Beach, Fla.
3 2018

Return to -
REC 605
SS 1652.30
ST 41.00

Prepared by and return to:
John L. Whiteman, Esq.

St. Johns Law Group
104 Sea Grove Main Street
Saint Augustine, FL 32080
904-495-0400
File Number: 16-0481
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 8th day of July, 2016 between Marion Motor Lodge, LLC, a Florida Limited Liability Company whose post office address is 49 Carrera Street, Saint Augustine, FL 32084, grantor, and J Prabhu, LLC, a Florida Limited Liability Company whose post office address is 4580 Collins Road, Jacksonville, FL 32244, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) 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 said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Johns County, Florida, to-wit:

ALL of Block 20, according to the Official Map of the City of St. Augustine, Florida; said land is bounded on the East by Bay Street, on the South by Bravo Lane, and on the West by Marine Street and on the North by Cadiz (formerly Green) Street.

Parcel Identification Number: 198390-0000

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

DoubleTimes

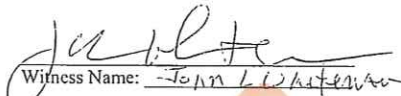
Signed, sealed and delivered in our presence:


Witness Name: John L. Whiteman

Marion Motor Lodge, LLC

By: Stefania Kaczmarczyk
Stefania Kaczmarczyk, Manager

(Corporate Seal)

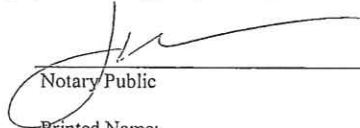

Witness Name: John L. Whiteman

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me this 8th day of July, 2016 by Stefania Kaczmarczyk of Marion Motor Lodge, LLC, on behalf of the company. He/she ☐ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

J PRABHU, LLC

Filing Information

Document Number L16000016651

FEI/EIN Number 81-2807782

Date Filed 01/25/2016

Effective Date 01/18/2016

State FL

Status ACTIVE

Principal Address

120 Avenida Manendez

St. Augustine, FL 32084

Changed: 03/02/2017

Mailing Address

120 Avenida Manendez

St. Augustine, FL 32084

Changed: 03/02/2017

Registered Agent Name & Address

PATEL, MAHENDRA

120 Avenida Manendez

St. Augustine, FL 32084

Address Changed: 01/10/2019

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, MAHENDRA

120 Avenida Manendez

St. Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2018	01/16/2018

2019	01/10/2019
2020	03/17/2020

Document Images

03/17/2020 -- ANNUAL REPORT	View image in PDF format
01/10/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- Florida Limited Liability	View image in PDF format

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: October 15, 2020

Re: Planning and Building Permits – Historic Preservation Districts and Entry Corridors

During the month of September 2020, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

SIGN PERMITS

123 San Marco Avenue (Replace facing on existing freestanding sign “Pelican Landing” 8’ x 8’ 64 SQ FT, non-illuminated, using pre-approved colors)

19 Cuna Street (Replace existing bracket sign 36” x 24” 6 SQ FT, using pre-approved colors and fonts)

17 King Street (3 Legal Nonconforming signs, using pre-approved fonts and colors: 1 metal non-illuminated marquee sign 29.75” x 93.25” 19 SQ FT, 2 metal non-illuminated marquee signs 29.75” x 53.5” 11 SQ FT each. Total 41 SQ)

REPAIR MAINTENANCE AND NEW CONSTRUCTION

22 Marine Street (Repaint exterior of the Art Association to match existing colors, and re-paint select interior walls to match existing. Exterior Trim, Soffit, Rafter Tails: Extra White, Sherwin Williams. Exterior Walls: Art Association Exterior Custom Color / “Fatio House Pink” (Egg Shell) (Match Existing Color, Sheen previously Flat). Interior Window Trim: Extra White, Sherwin Williams)

51 Charlotte Street (Repair of 36” high perimeter wall hit by delivery truck)

12 Avenida Menendez (Renovate existing restaurant into new restaurant space with new addition)

190 San Marco Avenue (Construct one story addition to building with accessible restrooms and vertical lift; install mechanical, electrical, plumbing, and fire protection systems; complete interior finishes at historic building)

38 Marine Street (Replace rotted clapboard siding on southside of building & repaint same color, like for like)

43 Cordova Street (New carport)

241 St. George Street (Replacing electrical panels)

95 Cordova Street, Building 4 (Replace light pole as per attached plans)

0 San Marco Avenue (Meter #KJ36608 – Lift Station #2 Disconnect: install 200 amp disconnect, time delay fuses, new rack for mount adjacent to existing pole mount gear and tie in to existing meter socket. New grounding system.)

1 Anderson Circle (Install fire alarm modifications & add new devices to existing system)

157 King Street (Install Pyro Chem Fire Suppression system in kitchen hood)

77 San Marco Avenue (Change out HP roof top system Suite #1)

228 Charlotte Street (HVAC change out 24k 3 port mini split)

48 San Marco Avenue (Type 1 Hood)

48 Spanish Street (HVAC change out)

45 San Marco Avenue (HVAC equipment change out)

22 Bridge Street (Change out A/C unit, split heat pump, 1.5-ton, 14 seer downstairs unit)

3150 N Ponce De Leon Boulevard (New (86) Room Hotel)

14 Avenida Menendez (Install new sink, grease trap and backflow preventer)

88 Charlotte Street (Install grease trap)

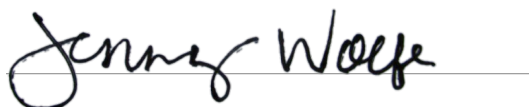
35 Treasury Street (Repair underneath of tile roof as per plans, reinstall existing tiles once repairs are completed, mortar to match existing tile color)

287 St. George Street (Remove shingle and install new shingle reroof FL # Atlas shingle FL 16305.1-R4. Summit 60 FL16226-R1)

790 N Ponce De Leon Boulevard (Remove a section of roof over the main entrance, repair rotted wood areas and apply a new roof system – Mule Hide 60 ml TPO FL #12772-R4 Flat Roof Only)

HARB APPROVED DEMOLITION

25 Miruela Avenue (Demolish Structure)

A handwritten signature in black ink, reading "Jenny Wolfe", written over a horizontal line.

Jenny Wolfe, Historic Preservation Officer

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

DATE: October 15, 2020

RE: **Agenda item 7(a) Discussion regarding partial demolition review**

During the January and February 2020 HARB meetings the Board discussed the city's demolition review process related to partial demolition. The discussion was put on hold during the time when public meetings were being held virtually. To refresh this conversation with the HARB a summary is being provided along with the minutes from those meetings. The goal is to develop clear language for the benefit of property owners to clarify the requirements and to ensure consistent application of the review process for all staff reviews. Please plan to offer any additional questions, ideas, and concerns to guide staff in the next steps.

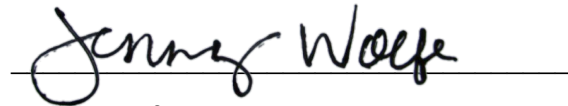
SUMMARY

1. The Historic Preservation Master Plan identified a need to clarify the city's demolition review requirements and to increase coordination with the building permit division. As a result of increased permit reviews and coordination with the building division there are questions about what activities constitute partial demolition that requires HARB review. Examples were provided during the first staff presentation.
2. Development activity that includes partial demolition of historic features can impact the designation of a historic district and the character of the city's historic neighborhoods. Also, rehabilitation incentives may be limited for future property stewards when a historic property no longer has historic integrity. These concerns were identified in the Historic Preservation Master Plan and demolition was one of the highest priorities assigned to staff by the HARB and PZB at the first and subsequent annual workplan meeting.
3. Existing language:
 - a. Comprehensive Plan, HP Element Goal: Preserve and protect the historic character of the city by minimizing the demolition of historic buildings and structures
 - b. Zoning code definition: demolition is the act or process of demolishing; to tear down, destroy, raze or remove all or a significant portion of a building or structure, and including partial demolition
 - c. AGHP: demolition refers not only to the complete razing of a structure but to the permanent removal of significant architectural features...(including) the removal of porches, balconies, steps, dormers, chimneys, walls, additions, and similar major features

Questions for further consideration:

- Are there other ideas to reduce incremental demolition of historic buildings within the existing regulatory framework?
- Could the definition for demolition be revised to either expand on 'partial demolition' or to remove the inclusion of partial demolition?
- Could the definition of demolition be written succinctly to capture a measurable quantity of the building?
- In a generalized workflow, what could the review process look like and what review authority may be assigned to staff and/or the HARB?

Please let me know if you have any questions you would like to discuss prior to the meeting. Thank you for your time and consideration of this matter.

A handwritten signature in black ink, reading "Jenny Wolfe", is written over a horizontal line.

Jenny Wolfe
Historic Preservation Officer
Planning and Building Department

for pavers to which Ms. Wolfe responded that she had not, but would look into what has been done with the paving on the property

8. Other Business

8. (a) Discussion regarding implementation of partial demolition standards

Ms. Wolfe reviewed the subject with a presentation. She reviewed sample photographs of applications that could use further clarification and facilitated Board discussion utilizing a worksheet of questions.²

The Board discussed:

- Possible twenty-five percent threshold for demolitions
- HARB would only have authority over exterior chimney features
- Defining the elements that trigger partial demolition review including:
 - Porches
 - Steps
 - Roof structure:
 - Eaves
 - Decking
 - Truss-work
 - Roof Supports
 - Exclusive of the sheathing
 - Foundations
 - Structural walls
 - Chimneys
 - Balconies and balustrades with exception of raising a railing to meet code
 - Historic Additions
 - Front entries, stairs/stoops
 - Original windows
 - Unique fretwork, trim details, and siding
- Financial tools/incentives available to encourage to seek HARB input and restore historic houses
- Limiting HARB review jurisdiction to National Register Historic Districts may inhibit other areas from becoming National Register Districts
- Characteristic defining features such as siding or architectural details may be less important to maintain on more-common structures or architectural features
- Historic Preservation Trust Funds
- Definitions of Partial Demolition to exclude reconstruction of a historic feature
- Adding definitions:
 - Significant Architectural Feature
 - Significant Portion
- Flood mitigation changes may not require HARB review
- Consensus to use inventory of contributing buildings and National Register designated structures as the list of structures requiring HARB review
- Former residents of historical significance could make a structure eligible for the National Register or Local Landmark designation
- Review of any demolition over a certain percentage of an entire structure
- Consideration of necessary alterations/partial demolitions due to other changes in the building, such as raising a structure for flood mitigation and being forced to remove a porch or addition
- Significance of specific building components shall be reviewed within the context of the significance of the building
- Subjectivity of the process
- Window size and placement on the building with exception of muntin pattern which may be too much detail

² All items attached to original minutes

- Replacing in-kind (shape and basic design) should not constitute partial demolition
- Dictating original windows outside the HP district may be too intrusive
- Removal of a roof may not be constituted a demolition since roof replacement was common
- Possibility of allowing partial demolition on condition of HARB architectural review to promote more compatible replacement designs
- Concern that allowing architectural review for demolitions would promote more demolitions
- Consider adding the term "vernacular" to the code with a definition
- Recommendation of adding a definition for "ordinary maintenance"
- Intent of partial demolition regulations was to prevent removal of a sound significant feature of a building and would not cover features that were substantially altered or in poor condition
- Expectations of reconstruction-in-kind with compatible materials or designs
- Removal of unique physical characteristics outside of HP districts
- Caveats for flood mitigation or potential review for elevating structures
- Roof sheathing, if metal, clay tile, or cedar shakes, limited to buildings determined to be significant or unique, could be considered partial demolition if removed³

Public Comment was opened, and the Board heard from the following:

- Charles Pappas

³ Brief recess from 4:12p.m. to 4:17p.m.

The Board continued discussion regarding the following:

- Case-by case basis renovations
- Projects that staff would be more comfortable with HARB reviewing
- Possibility of stricter preservation for houses that have maintained more historic architectural integrity over time
- Board consensus to maintain fifty-year-or-older standard for review
- Request to see a district matrix or map with overlays of the different districts and relation to flooding concerns

Ms. Wolfe asked for Board feedback regarding the administrative approval of the historic porch from item 6(a) with Board consensus that it likely would have been approved; however, it should have gone through HARB review.

There was further discussion regarding crafting code language that would allow for HARB review of replacement designs outside of the historic districts.

9. Adjournment

There being no further business, the meeting was adjourned at 4:55 P.M.⁴



Catherine Duncan, Chairperson

⁴ Transcribed by Candice Seymour

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0010 for the demolition of the structure at 119 Iberia Street with no conditions. The motion was SECONDED by MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

9. (a) Planning and Building Staff Approved Permits Report

(Provided for informational purposes only)

10. Other Business

10. (a) Continued discussion regarding partial demolition standards with proposed revisions

Ms. Wolfe gave an overview of the purpose for the discussion.

The Board discussed the standards, offering recommendations to clarify language within the document, including the following:

- Replacing the word "façade" with "architectural details, design, or exterior appearance" under the definition of "architecturally similar".
- Adding "design elements of a building, including but not limited to..." under the definition for "architectural features"
- Clarifying how the 25% threshold was measured
- Whether standards would apply to rear, non-visible architectural features
- Making the document clear for the general public
- Definition of "historic character"
- How materials factor into replacement with in-kind features
- Staff discretion for partial demolitions associated with building code compliance and flood mitigation strategies
- Architectural review for partial demolition related to raising a structure above FEMA recommended height
- Significant architectural feature to mean part of the historic character
- Clearly listing what structures will fall under the policy
- Defining "comprehensive rehabilitation plan"
- Lack of design criteria outside of the HP Districts
- Thirty Day waiting period waived for partial demolitions
- Defining "qualifying buildings"
- Implementation of the standards
- Architectural features that qualified for review if removal of 25% or more occurred
- Aspects of a roof would be covered under the standards
- Defining routine maintenance
- Recommendation to include a Frequently Asked Questions section and illustrations to help clarify the document for the general public
- Windows, roofs, balconies, porches, among most altered features of a structure
- Additions fifty years or older should come before the Board for review
- Historic windows outside of the HP districts could be replaced with modern materials as long as the architectural detail of those windows was compatible with the structure consensus for simulated true divided light windows

There was Board consensus to move the document forward, with changes as discussed, to the Planning and Zoning Board for review.

11. Adjournment

There being no further business, the meeting was adjourned at 4:59 P.M.²

A handwritten signature in black ink, appearing to read 'Catherine Duncan', written over a horizontal line.

Catherine Duncan, Chairperson

² Transcribed by Candice Seymour

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

DATE: October 15, 2020

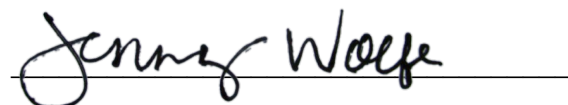
RE: **Agenda item 7(b) Discussion regarding Resilient Heritage in the Nation's Oldest City publication**

Final copies of the publication were delivered to the HARB members before the first week of October and a digital copy is available for reference on the city website at <https://www.citystaug.com/resilientheritage>. The project was sponsored in part by the Florida Department of State, Division of Historical Resources through the grants program and as such was subject to the grant program requirements and schedules. During the process, the consulting team led stakeholder meetings with city officials and subject matter experts, conducted site visits to flood-impacted properties, and provided two presentations during HARB public hearings that allowed feedback and public comment.

The purpose of this discussion item includes the following:

1. Provide an opportunity to ask staff questions
2. Provide comments on suggested recommendations

A graphic summary of the publication is provided along with a categorized list of recommendations taken from the publication. There will be no formal presentation by staff, however; any of the related documents can be accessed during the meeting upon request.

A handwritten signature in black ink, reading "Jenny Wolfe", is written over a horizontal line.

Jenny Wolfe
Historic Preservation Officer
Planning and Building Department

RESILIENT HERITAGE IN THE NATION'S OLDEST CITY

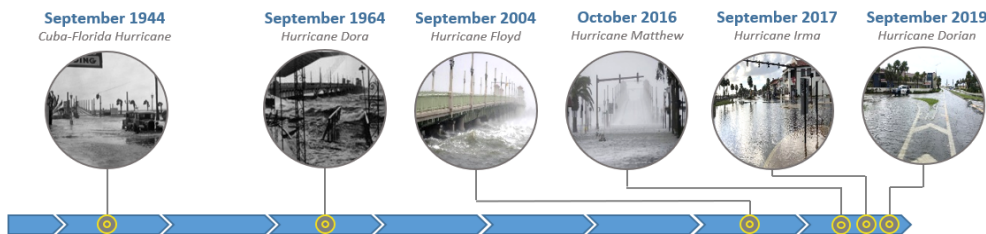


What?

St. Augustine's Coastal Location
+ Low Elevation
+ 2,059 Historic Properties
= High Risk for Damage of Historic
Properties due to Flooding + Storm Surge

City of St. Augustine's Response:
The Resilient Heritage Initiative

MAJOR STORM EVENT TIMELINE

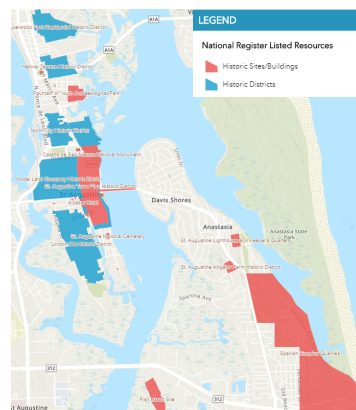


St. Augustine's historic resources are at risk of flooding from tides, storms, and sea level rise. Within an eleven-month time span, St. Augustine suffered impacts from Hurricanes Matthew and Irma, and two years later, Hurricane Dorian. These storms caused significant physical and economic damage. In addition to major storm events, the city suffers from nuisance flooding and will continue to combat rising waters from the impacts of sea level rise.

THE WAY FORWARD

Integrating historic preservation considerations into hazard mitigation planning is a necessary strategy for the city's continued resilience. The Resilient Heritage Initiative provides recommendations and potential solutions for protecting the City's historic character. This project is sponsored in part by the Department of State, Division of Historical Resources and the State of Florida.

St. Augustine is home to seven National Register Historic Districts and numerous buildings listed on the National Register of Historic Places, shown in the map to the right.



Why?

ST. AUGUSTINE IN A LIVING CITY.
Homes. Businesses. Heritage Tourism.

Estimated Value of Heritage in St. Augustine

\$2,900,000,000*

Heritage Tourism in St. Augustine

55% of total visitors*

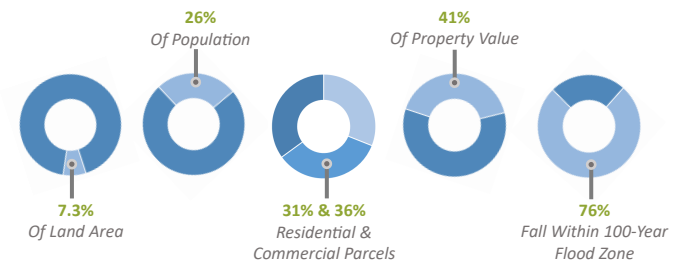
*Per a 2019 economic analysis by PlaceEconomics

THE EFFECTS OF STORMS & FLOODING ON TOURISM

Using 10 years of daily visitation data to the Castillo de San Marcos, it was possible to develop a model for the impact of storm events on tourism visitation. By graphing daily attendance in years not affected by a storm event against the actual attendance at the Castillo before and after a storm event, the graph to the right demonstrates the scale of lost visitation during Hurricane Irma in 2017. It also illustrates the number of days before and after a storm event that visitation was reduced. The trend line for actual attendance suggests that visitation begins to drop off a week before the event but lasts for three to four weeks after.

During the two months following a weather event, St. Augustine sees a loss of nearly **\$20 million in tourist expenditures**, translating to over 300 direct and induced jobs lost. This amounts to over **\$12 million in lost labor income**.

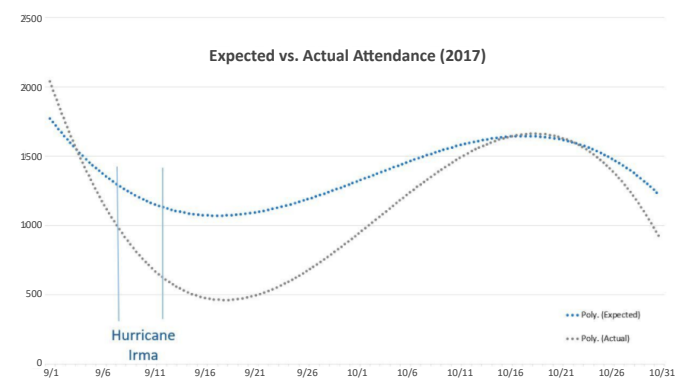
HISTORIC DISTRICT PROPERTY STATISTICS



TRAVEL COST METHOD OF ESTIMATION

The Travel Cost Method was used in the economic analysis of St. Augustine's Heritage. It has been accepted as an appropriate approach, particularly when the value of the heritage is a collection of resources rather than just a single significant site. The estimated value of heritage in St. Augustine, based on the Travel Cost Method is **\$2,900,000,000**.

Value of
Heritage in
St. Augustine
**\$2.9
Billion**



RESILIENT HERITAGE IN THE NATION'S OLDEST CITY



Where?

Resilient Heritage spans **macro** (City-wide) and **micro** (site level) environments.

Using the **Plaza de la Constitución**, the **Lightner Museum**, and the **Llambias House**, the team presents potential adaptation strategies

How?

Mitigate the impacts of sea level rise!

Adaptation Plan
Archaeological-Friendly Practices
Green Infrastructure
Market-Based Incentives
Building Codes
Rebates
Environmental Regulations
Climate Action Plan
Relocation

Key local stakeholders developed a list of criteria for prioritizing which historic properties to select for potential flood mitigation pilot projects.

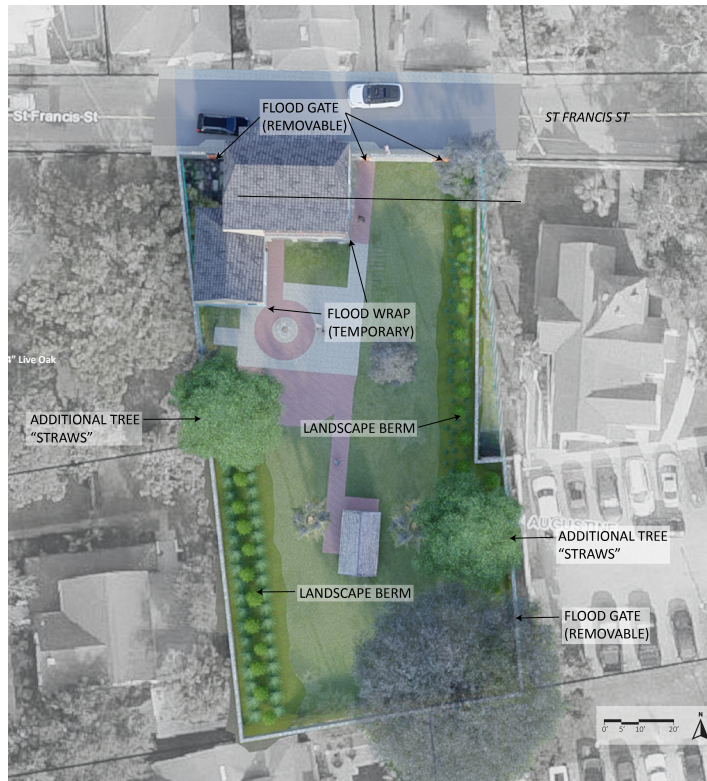
MITIGATION STRATEGIES EXAMPLE: LLAMBIAS HOUSE

Site Adaptations:

- Landscape Berm
- Additional Trees

Temporary Protective Measures:

- Temporary Flood Wrap
- Removable Flood Gates



Resilient Heritage policy research looked nationwide at best practices in *urban planning and land use, building codes, resilient design, property development, environmental protection, market-based incentives and public financing mechanisms* with the greatest potential to benefit St. Augustine's historic and economic assets.

LEARNING FROM CITIES WITH COMPARABLE CHALLENGES

Using evidence-based examples, our City is studying how other municipalities such as: Annapolis, Pensacola, Boston, Santa Cruz, and Charleston; have reduced exposure to hazards from sea level rise and climate change and deduce what will work for St. Augustine.

With continued hazard mitigation planning initiatives St. Augustine becomes a safer and more prosperous place to live, work, and play! Learn more at <https://arcg.is/1abKiO>

RESILIENT
HERITAGE
PROJECT
TEAM



THE CRAIG GROUP | PARTNERS IN
PRESERVATION, PLANNING & POLICY

Resilient Heritage in the Nation's Oldest City: Publication recommendations

City Organizational Improvements

1. Improve coordination between city departments
2. Implement or partner with existing environmental monitoring programs to help understand current impacts of flooding and sea level rise, as well as urban development, on archaeological sites
3. Consult experts in the field of archaeological site stabilization
4. Ensure that archaeological sites are incorporated into Emergency Operation and Disaster Recovery Plans and are considered during initial responses
5. Establish a Working Group/Resilience Planning Team comprised of an interdisciplinary team that can provide expertise, assist in prioritization of sites, and engage stakeholders during the process of reviewing any mitigation projects, set mitigation goals and objectives
6. Prioritize the inventory of historic assets: order to rank the assets, selection criteria should be established to allow the Working Group/Resilience Planning Team to effectively select historic assets based on values that have been voted or agreed upon. This will allow all assets to be evaluated by the same criteria as the City moves forward with implementing mitigation strategies
7. Working Group/Resilience Planning Team will then identify, evaluate, and prioritize mitigation actions for select(ed) historic assets addressing the goals and objectives defined by the Working Group/Resilience Planning Team
8. Include sea level rise in the decision-making process for infrastructure decisions, even if it means future relocation of infrastructure
9. Encourage identification of “critical facilities” in the Hazard Mitigation Plan to include resources of historical, cultural, and social value impacted by flooding, sea level rise, and coastal storms.
10. Establish a Climate Change and Adaptation Task Force (all encompassing) to evaluate the following:
 - a. Develop emergency management plans and Federal Emergency Management Agency (FEMA) all-hazard mitigation plans that include climate change projections and adaptation strategies.
 - b. Utilize local authority to protect open space, wetlands, and riparian buffers to increase resilience to extreme weather events.
 - c. Incorporate Better Site Design, Low Impact Development (LID) and green infrastructure principles into local codes and planning decisions.
 - d. Incentivize restoration of living shorelines instead of hardening (stone, wood, and concrete seawalls).
 - e. Use a watershed-level rather than site level approach to manage stormwater runoff and flooding to reduce impacts of flooding from stormwater downstream and make this a multi- jurisdictional approach.
 - f. Develop permeable surfaces and green incentives for residents and businesses throughout the City.
 - g. Encourage stormwater fee reduction based on beneficial pervious surface area and development incentives during the process of applying for development permits for zoning upgrades.

- h. Explore grant opportunities to provide direct funding to property owners and/or community groups for implementing a range of green infrastructure projects and practices.
 - i. Develop a rebate program or provide installation financing to provide funding, tax credits or reimbursements to property owners who install specific flood reduction practices
 - j. Promote an awards and recognition program that would provide marketing opportunities and public outreach for exemplary projects.
 - k. Identify areas of frequent “nuisance flooding” and create a public database as a disincentive to construct in historically and newly flooded areas.
 - l. Partner with innovative construction projects to showcase the changes they incorporate in new construction to mitigate for flooding and other climate impacts.
11. Use existing capital improvement plans, disaster plans, and resilience design guidelines

Capital Improvements

- 12. Prioritize the long-term preservation of the City’s archaeological collections
- 13. Implement archaeologically friendly practices when conducting work to protect historic resources.
- 14. Consider developing a testing and/or excavation program for areas most threatened by flooding and sea level rise
- 15. Continue to convert the city’s archaeological information into a GIS-based system compatible with the FMSF
- 16. Invest in better archaeological data management and synthesis at a city-wide level
- 17. Coordinate with the St. Augustine Lighthouse Archaeological Maritime Program (LAMP) to monitor and implement protections to at-risk underwater and shoreline archaeological sites
- 18. Continue documentation of previously excavated sites and associated collections
- 19. Continue to record and document archaeological resources outside of the colonial downtown area
- 20. create an inventory of historic assets that are situated in areas susceptible to present or future hazards using data from previous reports
- 21. Develop a stand-alone adaptation plan or strategy (see Annapolis’ Cultural Resource Hazard Mitigation Plan), with designated actions at pre-determined planning benchmarks. This adaptation plan can only be effective if it is developed with cross-sector buy-in with the update of other planning documents; may be an appendix to the St. Johns County Local Mitigation Strategy
- 22. Incorporate criteria for identifying Adaptation Action Areas, include subareas of Managed Relocation Zones, Accommodation Zones, and Protection Zones; and prioritizing capital improvements within the AAAs
- 23. Levy and collect special assessments (and municipal service benefit units) to fund capital improvements and municipal services which can include planning for sea-level rise for installation of a new drainage system for an entire area, but if the system offers the greatest benefit to low-lying properties the assessment could be based on the elevation of any given property

24. Explore viability of an independent or dependent special district, local government infrastructure surtax, developmental impact fees, endowment or trust fund to receive private donations, municipal bonds, and municipal risk financing

Development Review

Archaeology Ordinance Changes

25. Re-evaluate archaeology zones and/or develop a method to provide archaeology review for sites outside of the zones that have potential for archaeological resources

HP Ordinance Changes

26. Revise the HP Element through an organized decision-making process that will ensure that the allocation of resources toward preservation is consistent with public priorities and good technical practice
27. Amend the Flood Plain District and/or Historic District overlay(s) to accommodate the elevation of historic structures in keeping with its surrounding neighborhood, and to the extent possible, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Structures.
28. Add new design criteria to the consideration of historic rehabilitation proposals to include:
 - a. Accommodate (wet floodproofing), fortify (barriers, dry floodproofing), and relocate by:
 - i. Add a definition of Flood Risk Reduction Measures to the ordinance.
 - ii. Identify exempted construction activities from the Certificate of Approval that might benefit from flood risk reduction measures.
 - iii. Require flood risk reduction measures with proposed improvements to architectural elements, features, and utilities.
 - iv. Amend the Historic District overlay to addresses the installation of temporary storm protective measures (e.g. temporary floodwalls, storm shutters, and barriers).
 - v. Amend the Historic District Guidelines Manual to include preferred adaptation strategies for historic buildings.
29. Adopt a post-disaster recovery expedited review and permit procedure for historic structures considering the City's disaster recovery process and how any alterations of the structure may affect federal recovery funding (FEMA, HUD). Define work eligible and identify areas within the Historic District where expedited review would apply.
30. Include elevation design guidelines and set clear procedures when review is required for historic building elevations including requirements for archaeological review

Building Ordinance Changes

31. Design projects vulnerable to current or future shoreline flooding to meet 2050 sea-level projections; those intended to be in place longer than 2050 should prepare an adaptive management plan to 2100
32. Amend the Flood Plain District and/or Historic District overlay(s) to accommodate the elevation of historic structures in keeping with its surrounding neighborhood, and to the extent possible, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Structures.
33. When a variance is requested for substantial exterior renovations to a historic structure, require that the mechanical, electrical, and plumbing systems be relocated to appropriate elevations if interior renovations are proposed. In addition, require (wet or dry) floodproofing to the extent practicable while preserving the exterior of the historic structure.
34. Encourage business owners to participate in a program such as San Francisco's Building Occupancy Resumption Program which permits owners of buildings to hire qualified structural engineers to create facility- specific post-disaster inspection plans
35. Revising building codes to require increased resiliency for new development and redevelopment. In Florida, the Southeast Florida Regional Planning Council (SERPC) recommends that local governments require the following within a designated AAA:
 - a. Two or more feet of "freeboard" above FEMA's base flood elevation level (BFE) for structures located in tidally influenced floodplains;
 - b. Foundations that are more resilient to erosion and wave impacts;
 - c. Flood-resilient construction materials;
 - d. New development and redevelopment projects maintain the form and function of natural resources, such as incorporating vegetative buffers; and
 - e. Delineation of the minimum technical and safety requirements for design and construction of structures vulnerable to sea level rise
36. Add freeboard initiatives and elevation requirements that are a critical part of property owners' efforts to adapt to sea level rise and increased storm surge. Elevation may occur either by elevating buildings or by elevating, through the use of fill, the ground level of entire areas, while also raising roads and other infrastructure

Zoning Ordinance Changes

37. Focus future development and density increases in the least vulnerable areas
38. Amend zoning code to add an overlay zone which can be an AAA for implementing resiliency regulations and initiatives
39. Amend zoning code to downzone areas susceptible to flooding and increase allowable density/height in less vulnerable areas or accomplish through transfer of development rights program
40. Amend zoning code to revise setbacks and/or buffer areas based on projected shoreline locations as estimated over the life of any new or proposed infrastructure or property improvement
41. Design projects vulnerable to current or future shoreline flooding to meet 2050 sea-level projections; those intended to be in place longer than 2050 should prepare an adaptive management plan to 2100

42. Treat existing developments in projected high-risk flood areas as non-conforming structures and prohibit expansion or intensification of their use but allow ordinary maintenance and repair of damage up to no more than 50 percent of the building value.

Stormwater Management (or some separate resiliency compliance code ?)

43. Incorporate analyses of climate change and sea level rise impacts for current and future risk on any development plans
44. Require developers or landowners undertaking new development or substantial improvements to either pay a fee or cover costs associated with resilient infrastructure improvements, moving buildings, dedications of easements to preserve buffers or floodways with historic resources, restricting hard-armoring in favor of soft-armoring alternatives
45. Design projects vulnerable to current or future shoreline flooding to meet 2050 sea-level projections; those intended to be in place longer than 2050 should prepare an adaptive management plan to 2100
46. As new regulations are being developed, assess projects on a case-by-case basis to determine the public benefits, historic preservation opportunities, resilience to flooding, and capacity to adapt to flood projections at 2050 and 2100.
47. Require applicable private development to include Green Infrastructure in new construction, may use voter-approved bond funding to enable the City to install GI projects throughout the city and update their comprehensive Stormwater Master Plan
48. Develop a climate conditions checklist for developers and property owners to complete requiring all new development and major redevelopment projects to consider the impacts of future climate conditions, over the expected life of their project. Applicants must describe planning, design, and / or construction strategies that will be employed to avoid, eliminate, or mitigate any adverse impacts
49. Require developers to secure a no- adverse-impact certification for construction in flood plains to ensure that development projects do not worsen flood risk for other property owners (this regulation has resulted in lower flood insurance premiums for residents)
50. Adopt a living-shorelines first policy and require applicants to consider a design that maintains or creates a living shoreline for shoreline stabilization. A permit for armoring will not be issued unless the landowner can overcome a presumption that a living shoreline will not achieve shoreline stabilization goals
51. Consider if the stormwater fee is sufficient to address future capital needs. Funds raised now will be needed when adaptation strategies for stormwater and drainage are scaled to future conditions

Non-regulatory Programs

52. Provide city personnel, contractors, real estate professionals, homeowners, and others with information pertinent to the protection of archaeological resources
53. Continue to engage the public in helping to preserve and protect the archaeological resources

54. Consider developing a geodatabase using GIS to model the city's growth through time
55. look for guidance from state, federal, and international agencies as to funding sources and innovative ideas for protection and preservation
56. Coordinate activities between the local government and other governmental units and with educational or non-profit institutions
57. Continue developing StoryMap(s) and offer public tours to increase public awareness and education
58. Establish local community buy-out and/or relocation program as a long term adaptation strategy (versus short term recovery), consider use of deed restrictions,
59. Utilize market-based incentives like tax relief, subsidies, rebates, flood insurance, and transferable development rights, public/private partnerships, reduced permit fees, business tax credits, purchase of development rights and TDRs, among others which, when combined with regulatory requirements, can guide adaptation in flood-prone areas
60. Collaborate with FEMA on cultural resource vulnerability assessments, adaptation and recovery planning, hazard mitigation planning and other preparedness activities