



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, November 3, 2020 at 2:00 p.m.

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.

Regular Agenda

1. **Roll Call**
2. **General Public Comments for Items Not on the Agenda**
3. **Approval of Minutes**
 - a. Regular Meeting Minutes from October 6, 2020.
4. **Variance**
 - a. 2020-0107

Colleen Mullan – Applicant/Owner
[14 Grove Avenue](#)
To approve a variance to exceed to the maximum lot coverage for a residential addition in Residential, single-family-two (RS-2) zoning.
5. **Conservation Overlay Zone Development**
 - a. 2020-0035

(remanded by City Commission)

Ryan Carter - Applicant
c/o Carter Environmental Services
Alan Stevenson – Owner
c/o St. Augustine Beach Investments, LLC
[34. N St. Augustine Blvd](#)
To approve a five-foot (5') by one hundred forty three foot (143') dock with a twelve-foot (12') by twenty foot (20') terminal platform with two (2) boat lifts in Conservation Overlay Zone 1.

6. Variance & Conservation Overlay Zone Development

- a. 2020-0111 Mark McConnell – Applicant
c/o Sarah Ryan Architect, LLC
Alan Stevenson – Owner
c/o St. Augustine Beach Investments, LLC
[34 N. St. Augustine Blvd](#)
To approve a variance to reduce the minimum roof pitch for a single-family home from 5/12 to 2/12 within Residential, single-family-one (RS-1) zoning. To approve a single family home wider than 75' and 75% of lot within Conservation Overlays Zone 2 within Residential, single-family-one (RS-1) zoning.

7. Use by Exception

- a. 2020-0110 Katherine Gardiner – Applicant
Jason Christley & Katherine Gardiner - Owner
[234 Rainey Avenue](#)
To approve a use by exception for a home occupation for outdoor photography studio within Residential, single-family-two (RS-2) zoning.
- b. 2020-0112 Daniel Sparks – Applicant
c/o Trulieve
Creekview Investments II LLC - Owner
[1650 US Highway 1 S](#)
To approve a use by an exception for a legally available marijuana dispensary within Commercial, medium-two (CM-2) zoning district.
- c. 2020-0114 Amy Tilbury – Applicant
c/o Bar Harbor Cheesecake Co.
Jimmy Betts – Owner
[6 Cordova Street](#)
To approve a use by exception for off-site parking.
To approve a use by exception for the sale of wine within Commercial-low-one (CL-1) Zoning.

8. Preliminary Plat

a. 2020-0108

Larry Antonatos
c/o Ancient City Surveyors, Inc.
Ann C. Antonatos – Owner
[171 Inlet Drive](#)

To approve a replat of three non-conforming lots into two conforming lots within Residential, single-family-one (RS-1).

9. Other Business

a. Discussion on docks and bars.

b. Discussion of potential Land Development Code updates.

10. Adjournment

Notices: In accordance with Florida Statute 286.0105: “If any person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

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

Planning and Zoning Board Regular Meeting October 6, 2020

The Planning and Zoning Board met in formal session Tuesday, October 6, 2020, at 2:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Jon DePreter, Acting Chairperson and the following were present:

1. Roll Call: Jon DePreter, Acting Chairperson
Grant Misterly
Sarah Ryan
Christina Opsahl
Mike Davis
Carl Blow
William Masson

City Staff: David Birchim, Director, Planning & Building Department
Amy Skinner, Deputy Director, Planning & Building Department
Patrick Doty, Senior Development Review Planner
Denise May, City Attorney
Candice Seymour, Recording Secretary

Mr. DePreter welcomed William Masson to the Board.

2. General Public hearings for Items Not on the Agenda

The Board heard from the following members of the public:

- Lauren Giber
- B.J. Kalaidi

3. Approval of Minutes

MOTION

Ms. Ryan MOVED to APPROVE the September 1, 2020 minutes as presented. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Ryan, Blow, Masson, Davis, Opsahl, Misterly, DePreter

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Use by Exception

4. (a) 2020-0105 – Kawtar “Kathy” Cresci – Applicant **Siminee Schmidt – Owner** **6 Grove Avenue**

To approve a use by exception for a home occupation for a hair salon in Commercial Low-two (CL-2) Zoning.

Mr. Doty read the staff report and said based on a review of Section 28-29 and 28-347, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a home occupation for a single seat salon as a permitted use by exception at **6 Grove Ave / PIN 194460-0000**.

Kawtar Cresci reviewed the application.

The Board provided their ex parte communications.

12 certified notices were sent, 4 were returned opposed and 4 had comments.

Public hearing was opened.

B.J. Kalaidi asked that the four notices returned opposed be read into the record.

Public hearing was closed.

Mr. DePreter read the notices into the record.

Ms. Cresci clarified that concerns for parking were unfounded as her intent was to provide on-site parking in the driveway. She added that the home was currently used as a vacation rental; but she would be living in the home and utilize only one room for the proposed business.

The Board discussed:

- Salon use was permitted in current zoning; however, because of the single-family use with home occupation, the exception was required
- Low intensity of the use with off-street parking
- Exception would run with the applicant and would be void if they decided not to purchase the house
- Use met CL-1 and home occupation criteria
- Condition of one customer at a time
- Hours of operation would be 9:00a.m. to no-later than 5:00p.m.
- Exception would improve residential feel of the neighborhood since the applicant intends to live in the home
- Business may cause less traffic than current vacation rental use.

MOTION

Ms. Ryan MOVED to APPROVE Use by Exception application 2020-0105 at 6 Grove Avenue, to run with the applicant and with the conditions that the home occupation hair salon operates from 9:00a.m. to 5:00p.m., with only one client at a time, and that the parking be off-

street. The motion was SECONDED by Mr. Masson.

VOTE ON MOTION:

AYES: Ryan, Masson, Blow, Davis, Opsahl, Misterly, DePreter

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. (b) 2020-0106 – William Earnest – Applicant
Oyster Creek LLC – Owner
Lewis Blvd – PIN 118910-0300

To approve a use by exception for a single-family home, per RG-1, within Commercial, medium-two (CM-2) zoning district.

Mr. Doty read the staff report and said based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a use by exception for a single family home, per RG-1, at **Lewis Blvd / PIN 118910-0300**.

William Earnest reviewed the application.

The Board provided their ex parte communications.

10 certified notices were sent, 1 was returned in favor, and 1 had comments.

Public hearing was opened.

B.J. Kalaidi asked for clarification regarding the applicant's ownership of other surrounding properties. She also wanted the applicant to know that the area was prone to flooding.

Public hearing was closed.

Mr. Earnest clarified his current residence in response to public comment.

The Board discussed:

- Importance of residential uses to protect the neighborhood
- Proposed residential use was consistent with surrounding uses
- Approval of the application would not allow a larger structure than already permitted on the property
- Lot was an existing, non-conforming lot
- Tree removal would require another hearing by the board

MOTION

Ms. Ryan MOVED to APPROVE Use by Exception application 2020-0106 at Lewis Boulevard approve a use by exception for a single-family home, per RG-1, within Commercial, medium-two (CM-2) zoning district. The motion was SECONDED by Mr. Misterly.

VOTE ON MOTION:

**AYES: Ryan, Misterly, Masson, Blow
Davis, Opsahl, DePreter**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Other Business

William Masson, in response to general public comment, confirmed that Former Mayor Joe Boles was his step-father.

5. (a) Selection of Chair and Vice-chair

MOTION

Mr. Davis MOVED to NOMINATE Jon DePreter as Chair. The motion was SECONDED by Ms. Ryan.

VOTE ON MOTION

AYES: Davis, Ryan, Masson, Blow,

Opsahl, Misterly, DePreter

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Ms. Ryan MOVED to NOMINATE Christina Opsahl as Vice-Chair. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION

**AYES: Ryan, Blow, Masson, Davis,
Opsahl, Misterly, DePreter**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

There was a brief discussion wherein it was determined that the Board could benefit from hearing the City Commission's opinion on certain topics such as downtown night-life and the construction of larger docks. Staff agreed to organize a possible workshop wherein the Board could pose questions to the Commission for clarification and guidance.

Mr. Birchim overviewed updates to the Zoning and Flood Mitigation codes to further flood protection efforts in addition to updates to the sign code and minor housekeeping changes related to other ordinances which will require the Board's review in the near future.

8. Adjournment

Having no further business, Mr. DePreter adjourned the meeting at 2:46 P.M.¹

Jon DePreter, Chairperson

¹ Transcribed by Candice Seymour

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: November, 2020

RE: **VARIANCE #2020-0107**

AGENDA ITEM 4(a)

APPLICANT & OWNER Colleen Mullan

LOCATION 14 Grove Ave / PIN 194510-0000

REQUEST To a approve a variance to exceed to the maximum lot coverage for a residential addition in Residential, single-family-two (RS-2) zoning.

ZONING Residential, single-family-two (RS-2)

LAND USE Residential Low Density

APPLICABLE CODES/ORDINANCES

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

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

(b) Variances:

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

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

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

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

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

Notwithstanding any other provisions of this division 3, the allowable maximum height of structures of more than one story proposed for construction within single-family residential districts (RS-1 and RS-2) on a non-conforming lot of record shall be thirty (30) feet, and such structures shall have a minimum roof pitch of 5/12, with dormers limited to twenty (20) percent of the eave length per side. For the proposed structures subject to this provision, the maximum lot coverage shall be twenty-nine (29) percent in RS-1 and thirty-five (35) percent in RS-2.

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

(5) *Maximum lot coverage by all buildings:*

a. *Thirty (30) percent.**

STAFF SUMMARY AND ANALYSIS

The applicant is requesting to exceed the existing nonconforming lot coverage to construct a 60 square foot addition to the existing structure.

In particular, the applicant is proposing the following:

Requested Change to:	Code*	Existing	Proposed
Maximum Lot Coverage	35%	40.2%	41.4%

*- the lot is nonconforming to lot area and LDC Sec. 28-160.

Staff interpretation of findings of fact in italics.

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

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;

Staff believes there is no singular disadvantage in this situation. The property shares a similar configuration and topography of the majority of the residential properties located in the vicinity, the lot is nonconforming to lot area, however the parcel to the north and east are also non-conforming.

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property;

As there is no disadvantage to this particular property, the property owner has been able to make reasonable use of this property, in this case, there is a single family home and detached garage located on site that constitute the predominant uses of RS-2 lots.

- c. This disadvantage does not exist because of conditions created by the owner or applicant;

While the applicant did not originally construct the garage, however, the applicant does create the condition by proposing an expansion of the home to exceed the existing nonconforming lot coverage.

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

Granting of the variance may or may not be contrary to the public interest, but likely would not adversely affect neighboring properties in a significant way due to the nature of the request and the location of the addition (being part of an existing home). The spirit, intent, and purpose of the zoning district (RS-2) is to apply to neighborhoods designated for single-family dwellings and accessory uses, to create and maintain a low density residential character, as such, this addition would be in harmony with the intent, and purpose of this section as it supports low density residential use.

STAFF RECOMMENDATION

Based on a review of Section 28-29 and without the support of evidence to the contrary, staff finds that the Board may be able to **DENY** a variance to exceed to the maximum lot coverage for a residential addition in Residential, single-family-two (RS-2) zoning at **14 Grove Ave / PIN 194510-0000**.

Attachments

Attachment 1 – Application & Supporting Information

Attachment 2 – Site Plan

Patrick Doty, CFM
Senior Development Review Planner
Planning and Building Department

Attachment 1

Application & Supporting Information



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

SEP 16 2020

Planning / Building Dept.

Application Fee: \$250 (plus advertising costs) Project Number: 2020-0107
 Receipt Number: 1946935 Meeting Date: Nov. 3, 2020
 Advertising Costs: \$ 89.10 Paid On: 10/22/20 Receipt Number: 1968898

1. NAME OF APPLICANT: Colleen Mullan Contact Number: (704)351-6684
 Business (if applicable): _____
 Address: 14 Grove Ave City: St. Augustine State: FL Zip: 32084
 E-Mail Address: ColleenMullan@gmail.com
2. NAME OF PROPERTY OWNER: Colleen Mullan Contact Number: (704)351-6684
 Business (if applicable): _____
 Address: 14 Grove Ave City: St. Augustine State: FL Zip: 32084
 E-Mail Address: ColleenMullan@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: 7 Block: _____ Legal Description: 3-6 Cherry Sub
 Subdivision: _____ Parcel Number: _____ City S105FT Of Lot 7
4. PROJECT STREET ADDRESS: 14 Grove Ave., St. Augustine, FL 32084
5. SPECIFIC PROPOSED USE: Addition to home
6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☒ Variance ☐ Rezoning
☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: _____

Seeking a variance to add a 6'x10'
bathroom to the rear of the house.

8. JUSTIFICATION FOR ACTION REQUESTED: _____

This is a two bed, one bath home and we would like to add a
second bath. We live here full time with our two boys and would
like to have an en suite bath added to the the parents' bedroom.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

Yes, the property is a small two bed,
one bath home.

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

Yes, having a single bathroom for the household does cause the owner to be
unable to make full use of the property.

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: This single family home was built approximately 100 years ago with

one bath. The current owner did not create the disadvantage.

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

The addition of a small bath conforms with the current style and size of the house and will be added to the
rear of the property. The additional bath will also increase the property and tax values for the
neighborhood. This addition would be over 25' from the rear and more than 10' from the side of the
property. The addition would match the existing exterior materials and colors of the home.

10. PREVIOUS APPLICATIONS:

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

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

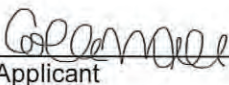
11. AGREEMENT:

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

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

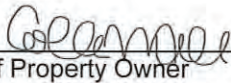
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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


Signature of Applicant

August 13, 2020

Date


Signature of Property Owner

August 13, 2020

Date



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

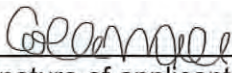
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

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

Colleen Mullan

Print name of applicant


Signature of applicant

August 13, 2020

Date



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 1945100000
Location Address 14 GROVE AVE
 SAINT AUGUSTINE 32084-0000
Neighborhood Cherry (605)
Tax Description* 3-6 CHERRY SUB CITY S105FT OF LOT 7 OR4632/1748
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Cherry Subdivision Of Lot 48 Of The King
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 0.120
Homestead N

Owner Information

Owner Name Mullan Colleen M 100%
Mailing Address 18714 PENINSULA COVE LN
 CORNELIUS, NC 28031-0000

Map



Valuation Information

	2020
Building Value	\$176,198
Extra Features Value	\$8,920
Total Land Value	\$109,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$294,318
Total Deferred	\$0
Assessed Value	\$294,318
Total Exemptions	\$0
Taxable Value	\$294,318

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	\$159,764	\$9,182	\$109,200	\$0	\$0	\$278,146	\$278,146	\$0	\$278,146
2018	\$127,444	\$7,346	\$100,800	\$0	\$0	\$235,590	\$183,302	\$102,788	\$132,802
2017	\$131,126	\$6,093	\$100,800	\$0	\$0	\$238,019	\$179,532	\$108,987	\$129,032
2016	\$129,118	\$4,755	\$88,200	\$0	\$0	\$222,073	\$175,839	\$96,734	\$125,339
2015	\$112,214	\$4,990	\$79,800	\$0	\$0	\$197,004	\$174,617	\$72,387	\$124,617
2014	\$95,555	\$5,226	\$72,450	\$0	\$0	\$173,231	\$173,231	\$50,000	\$123,231
2013	\$96,864	\$5,462	\$72,450	\$0	\$0	\$174,776	\$174,776	\$50,000	\$124,776
2012	\$59,729	\$5,539	\$60,386	\$0	\$0	\$125,654	\$125,654	\$0	\$125,654
2011	\$44,415	\$4,938	\$67,095	\$0	\$0	\$116,448	\$116,448	\$0	\$116,448
2010	\$53,234	\$5,173	\$74,550	\$0	\$0	\$132,957	\$132,957	\$0	\$132,957

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1523	Roof Cover	Metal
Conditioned Area	1307	Interior Flooring	Ceramic Tile, Hardwood
Actual Year Built	1910	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood Shingle	Baths	1

Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	80%
Interior Flooring	Ceramic Tile	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1205	1205
FRAME ADDITION	102	102
HALF SCREEN PORCH	0	216
Total SqFt	1307	1523

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	583
Residential Fence	0	0	0	0	110

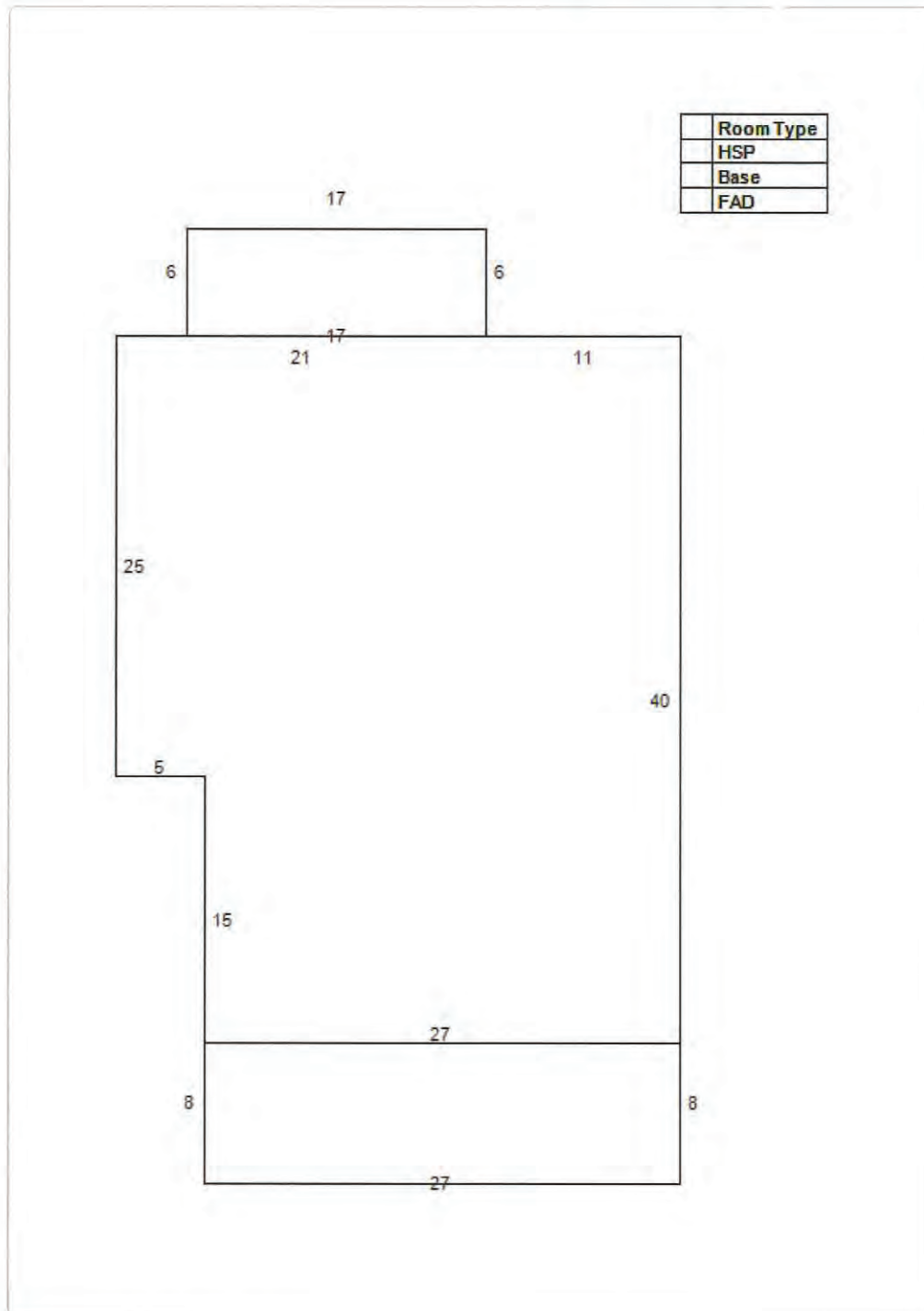
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	105	50	EF	\$109,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/29/2018	9/14/2018	\$350,000.00	WD	4632	1748	Q	I	MACWITHEY SHARON P	MULLAN COLLEEN M
10/29/2018	3/28/2015	\$0.00	DC	4632	1745	U	I	MACWITHEY PHILLIP F	MACWITHEY SHARON P
6/19/2012	6/15/2012	\$237,500.00	WD	3575	1395	Q	I	FAGAN EDWARD M, MICHELE V & CRAMER OLGA M (RELINQUISHES HER I/E)	MACWITHEY PHILLIP F, SHARON P
	1/20/1995	\$62,000.00	WD	1092	308	Q	I	COHEN ABRAHAM	CRAMER OLGA M ***
	2/1/1986	\$34,000.00		697	734	Q	I		COHEN ABRAHAM
	1/1/1978	\$30,000.00		380	733	Q	I		

Sketch Information



No data available for the following modules: Exemption Information.

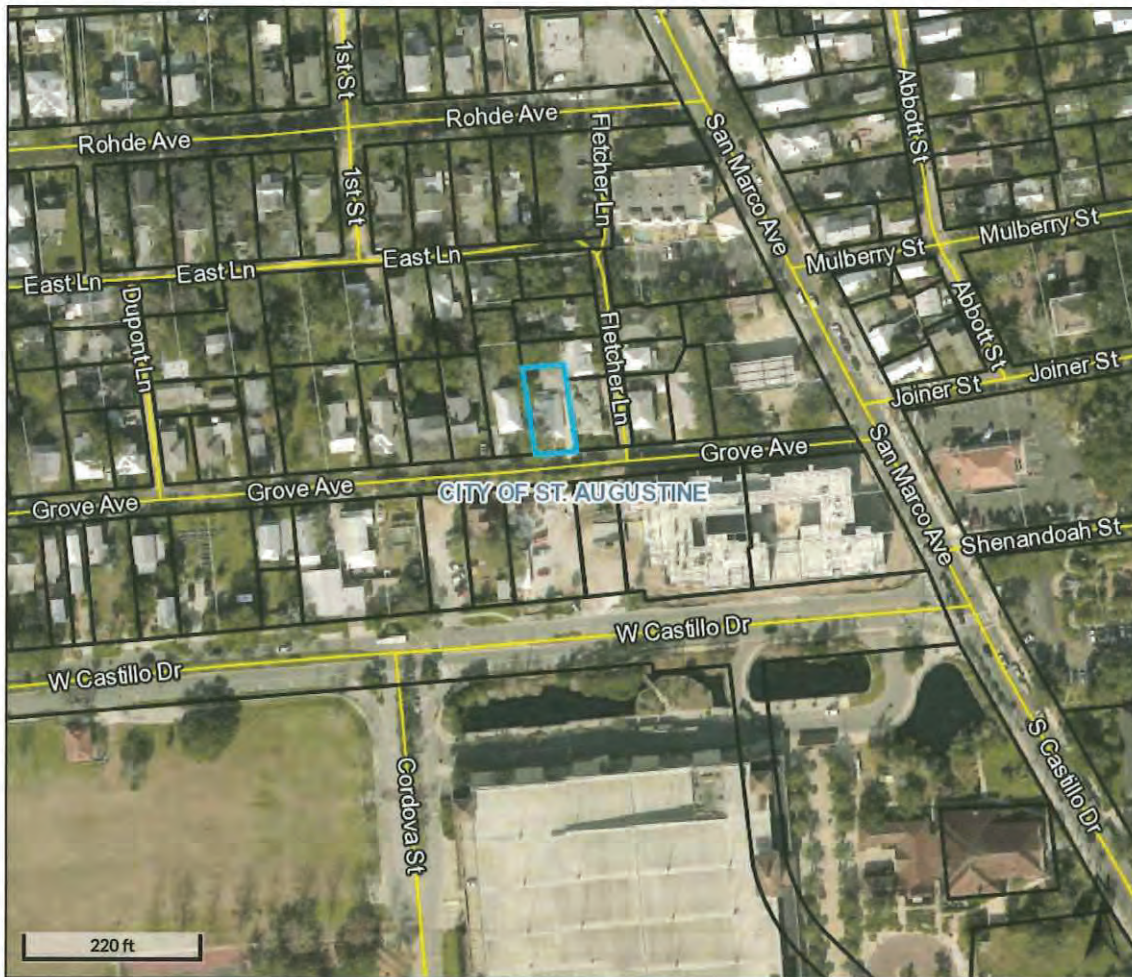
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Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	1945100000	Physical Address	14 GROVE AVE	Building Value	\$176,198	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$8,920	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	MULLAN COLLEEN M	Total Land Value	\$109,200	9/14/2018	\$350000	01	Q
Acres	0.12		18714 PENINSULA COVE LN	Just Value	\$294,318	6/15/2012	\$237500	01	Q
			CORNELIUS NC 28031-0000	Total Deferred	N/A				
				Assessed Value	\$294,318				
				Total Exemptions	N/A				
				Taxable Value	\$294,318				

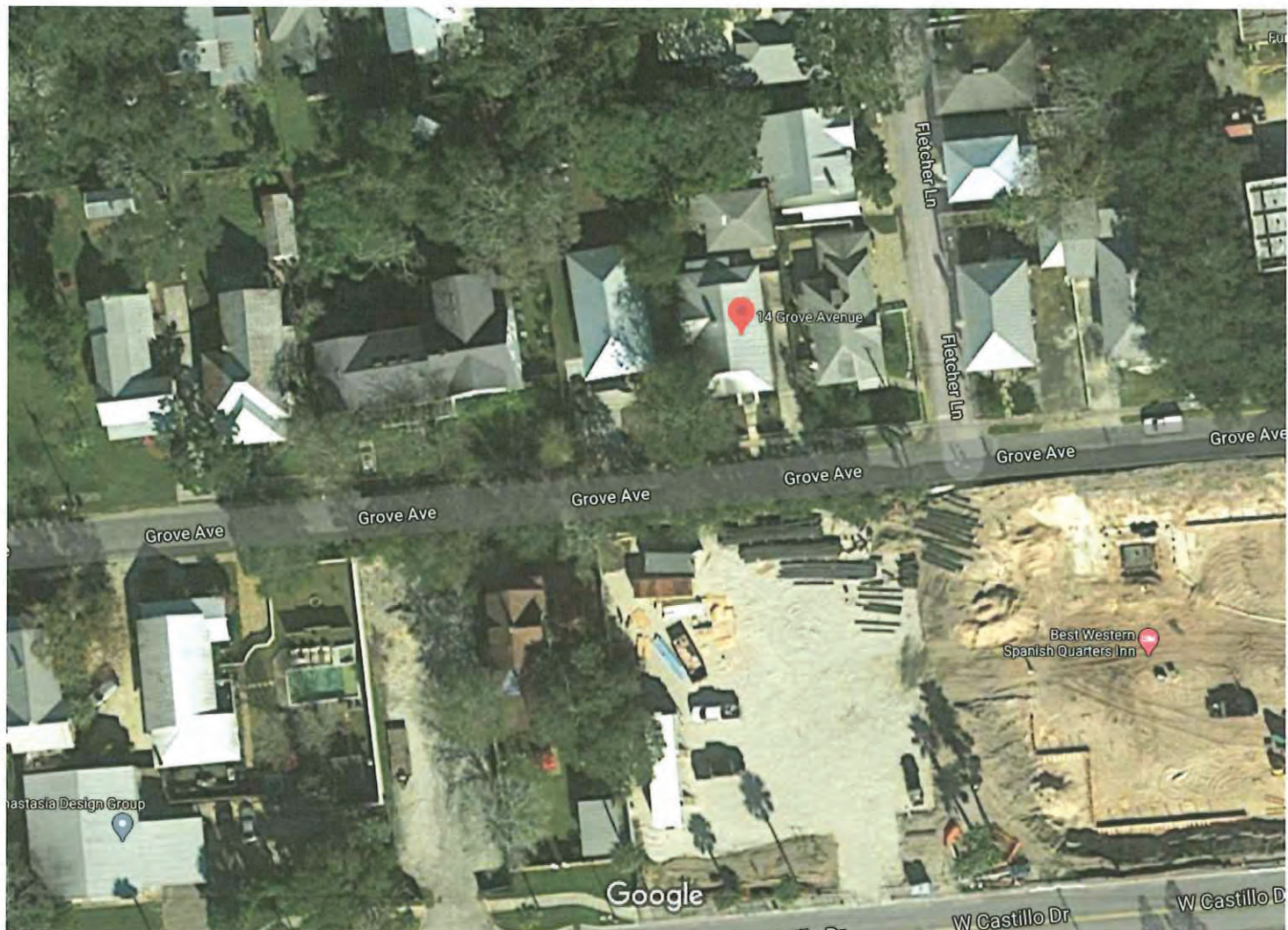
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Date created: 9/22/2020

Last Data Uploaded: 9/22/2020 12:57:22 AM

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Google Maps 14 Grove Ave



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 20 ft



14 Grove Ave

St. Augustine, FL 32084
Building



Directions



Save



Nearby

Send to your
phone

Share



10/23/2020 09:37



10/23/2020 09:37

Attachment 2

Site Plan & Survey

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: November 3, 2020 (Remanded by City Commission on September 28, 2020)

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2020-0035**

AGENDA ITEM 5(a)

APPLICANT Ryan Carter
c/o Carter Environmental Services

OWNER Alan Stevenson
c/o St. Augustine Beach Investments, LLC

LOCATION 34 N. St. Augustine Blvd. / PIN 213510-0000

REQUEST To approve a five-foot (5') by one hundred forty three foot (143') dock with a twelve-foot (12') by twenty foot (20') terminal platform with two (2) boat lifts in Conservation Overlay Zone 1.

PLANS DATED September 23, 2020

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

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

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

STAFF SUMMARY AND ANALYSIS

This proposed five-foot (5') by one hundred forty three foot (143') dock with a twelve-foot (12') by twenty foot (20') terminal platform with two (2) associated boat lifts (one will be a dual jet ski lift, the other for a boat). The total overall length would be 155' in length. The configuration of the proposed dock has not changed, however, the location of the two lifts have been relocated to the north side of the dock. See attachment 2 graphics for details for the updated request.

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

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

- (1) Site specific conditions:

The site is currently vacant with an existing bulkhead.

- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.

Other neighboring sites have docks and platforms with boat lift.

- (3) Natural and proposed drainage patterns.

Patterns aren't expected to change since improvements are over the water.

- (4) Effect of point and nonpoint discharge in the marine environment.

Only potential effects would be from the use and storage of motorized vessels already experienced in the immediate and general area.

- (5) Proposed soil stabilization and erosion control methods.

N/A

- (6) Impact on floodplain.

N/A

- (7) Impact of development on vegetative and animal communities.

It would be a minimal impact towards these communities apart from disturbance during the construction process.

- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

N/A

- (9) Effect of shade on vegetation and shellfish.

It should be minimal in nature given the dimensions of the existing dock.

- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.

No additional effect since this proposal is similar to other residential docks in the area.

- (11) Impact of development on shoreline by linear feet and percent of site.

It would be limited to the five-foot-wide dock attached to the existing bulkhead. The proposed dock width of 5' accounts for approximately 1.6% of the existing improved shoreline.

- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.

This dock is proposed at a length that is longer than other docks in the area, the closest dock to the north is approximately 140' in total overall length, or 15' shorter. The increased length does increase the impacts on vistas and scenic opportunities.

- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.

N/A

- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.

Minimal, if any.

- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

N/A

- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

Minor impacts from the placement of pilings.

- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels.

The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

The proposed dock, platform and lifts meet all standards set forth in LDC Sec. 11-29. The overall height of the dock does not exceed 6 feet above the mean highwater line. The proposed boat lifts will be rated at a maximum 12,000 pounds and will be low-profile.

The dock as proposed cannot be constructed until there is a permitted single-family home for the lot; if approved, this would be for the design and configuration of the dock only.

This request was denied at the July 7th, 2020 Planning and Zoning Board hearing. This denial was based on two matters: first, that the proposed dock created a negative impact by linear feet and percent of site (specifically that the terminal end was too wide) and second, that the proposed dock would negatively impact the scenic vistas and opportunities, by height, mass and width.

This item was appealed to and reviewed by the City Commission on September 28th, 2020. The City Commission remanded the item back to the Planning & Zoning Board because the applicant provided an alternative design that had not been reviewed by the Board. The two notable alterations to the design is the relocation of the boat lifts on the north side of the dock and the length of the dock was extended out an additional 23 feet, the rationale provided at the City Commission hearing was to reach -4' of water for the proposed lifts.

The revised configuration proposed is a longer dock, that stacks the boat lifts on the north side of the dock and the terminal platform decreased in width from 64 feet wide to 52 feet wide, a 19% decrease the size of the overall terminal platform footprint (terminal platform plus boat lifts).

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a five-foot (5') by one hundred forty three foot (143') dock with a twelve-foot (12') by twenty foot (20') terminal platform with two (2) boat lifts within Conservation Overlay Zone 1 located at 34 N. St. Augustine Blvd. / PIN 213510-0000.

By approval of this application, the City does not make representation, approval, or claim to riparian rights to any party.

Attachments

Attachment 1 – Application & Supporting Information

Attachment 2 – Previously submitted Conservation Overlay Zone documents

Attachment 3 - Updated Conservation Overlay Zone Graphics

Patrick Doty, CFM

Senior Development Review Planner

Planning & Building Department

Attachment 1

Application & Supporting Information

- April 13th deadline -

RECEIVED

By Patrick Doty at 11:16 am, Mar 19, 2020



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Herbert Vandermark Contact Number: 904-819-9141
Business (if applicable): Yelton Construction Company, Inc.
Address: 2435 Dobbie Rd. Ste. A City: St. Augustine State: FL Zip: 32080

2. NAME OF PROPERTY OWNER: Alon Stenken Contact Number: 904-826-7242
Business (if applicable): Sta. Beech Investments LLC 100%
Address: 590 AIA Beach Blvd City: St. Augustine State: FL Zip: 32080

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 15 + 13 Block: 1 + 6
Subdivision: Davis Shores Oceanview select Parcel Number: 2135100000

4. PROJECT STREET ADDRESS: 34 N. St. Augustine Blvd. St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE: S/F Private Dock

6. ACTION REQUESTED:

- ☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☒ Other: S/F Private Dock

7. DESCRIPTION OF ACTION REQUESTED: Construct a S/F Private Dock totaling 1,368 sq ft +
(2) two docked lifts, 5' x 120' walkway, 12' x 20' terminal end + 12' x 12' + 12' x 32'
docked lifts.

8. JUSTIFICATION FOR ACTION REQUESTED: S/F Private Dock

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

- (a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: N/A
- (b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully: N/A
- (c) Can you establish that this disadvantage prevents reasonable use of the property?
Please explain fully: N/A
- (d) If granted, will the variance adversely affect other property in the area?
Please explain fully: NO
- (e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: YES

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

2/26/20

Signature of Property Owner

Date

2-20-20

10/31/17



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

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

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

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

Herbert Vandermark.

Print name of applicant

[Signature]

Signature of applicant

2/26/20

Date

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	2135100000
Location Address	34 N ST AUGUSTINE BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	OR4832/556 3-97 DAVIS SHORES LOT 15 BLK 1 & LOT 13 BLK 6 AVISTA SUB OF DAVIS SHORES MB7/7 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.420
Homestead	N

Owner Information

Owner Name	Sta Beach Investments LLC 100%
Mailing Address	580 A1A BEACH BLVD SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2020
Building Value	\$0
Extra Features Value	\$14,776
Total Land Value	\$781,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$795,976
Total Deferred	\$0
Assessed Value	\$795,976
Total Exemptions	\$0
Taxable Value	\$795,976

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	\$0	\$15,922	\$781,200	\$0	\$0	\$797,122	\$797,122	\$0	\$797,122
2018	\$0	\$15,977	\$781,200	\$0	\$0	\$797,177	\$797,177	\$0	\$797,177
2017	\$146,546	\$16,032	\$781,200	\$0	\$0	\$943,778	\$761,480	\$232,298	\$711,480
2016	\$278,287	\$14,776	\$781,200	\$0	\$0	\$1,074,263	\$856,793	\$267,470	\$806,793
2015	\$226,976	\$14,776	\$781,200	\$0	\$0	\$1,022,952	\$850,837	\$222,115	\$800,837
2014	\$216,434	\$14,776	\$781,200	\$0	\$0	\$1,012,410	\$844,084	\$218,326	\$794,084
2013	\$222,056	\$14,776	\$781,200	\$0	\$0	\$1,018,032	\$831,610	\$236,422	\$781,610
2012	\$204,433	\$14,776	\$598,500	\$0	\$0	\$817,709	\$817,709	\$50,000	\$767,709
2011	\$206,988	\$14,776	\$584,010	\$0	\$0	\$805,774	\$805,774	\$50,000	\$755,774
2010	\$172,850	\$14,776	\$648,900	\$0	\$0	\$836,526	\$836,526	\$50,000	\$786,526

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Bulkhead (Average)	0	0	0	0	1644

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	140	175	140	FF	\$781,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/15/2019	11/15/2019	\$1,200,000.00	WD	<u>4832</u>	<u>556</u>	Q	V	WHITMIRE LELAN F & MC CORKLE DENISE M(WIFE)	STA BEACH INVESTMENTS LLC
	2/27/2004	\$1,350,000.00	WD	<u>2148</u>	<u>1895</u>	Q	I	SCHNEIDER ELIZABETH M	WHITMIRE LELAN F & MC CORKLE DENISE M(WIFE)
	10/1/1990	\$0.00		<u>873</u>	<u>223</u>	U	I		SCHNEIDER FREDERICK E JR
	10/1/1990	\$435,000.00		<u>873</u>	<u>223</u>	Q	I		
	8/1/1988	\$0.00		<u>792</u>	<u>679</u>	U	I		
	8/1/1988	\$250,000.00		<u>791</u>	<u>246</u>	Q	I		

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

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Owner's Authorization For Agent

Herb Vandemark is/are hereby authorized TO ACT ON BEHALF
OF Man Stevenson, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, 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's Planning & Zoning Board, located at:

BY: [Signature]
Signature of Owner
Man Stevenson
Print Name of Owner
904-826-7242
Telephone Number

State of Florida
County of St. Johns
Signed and sworn before me on this 24th day of March, 2020.
By Alan Stevenson

Identification verified:

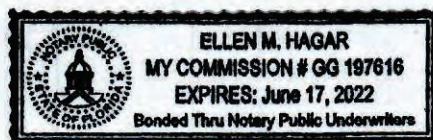
Oath sworn: ☒ Yes ☐ No

Notary Signature:

My Commission expires:

[Signature]
June 17, 2022

Rev:022117



Personal Present

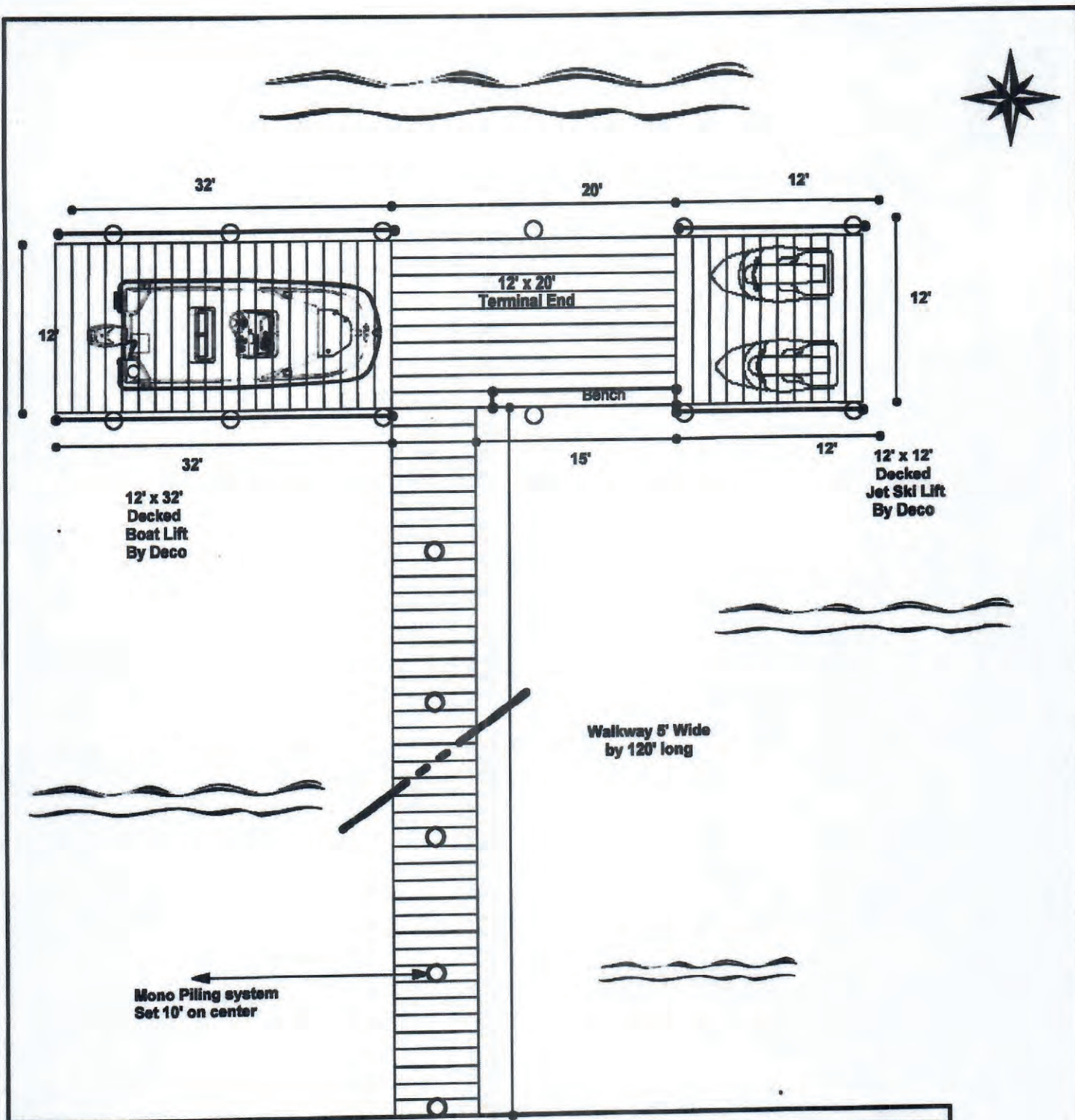
Attachment 2

Previously Submitted Conservation Overlay Narrative & Graphics

Restoration plan(s) shall be developed to achieve the fifty (50) percent criteria. For those sites already disturbed. If altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the twenty-five (25) feet buffer may be permitted.

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

- (1) Site specific conditions. *All work to take place using barge / crane to construct s/f private dock.*
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones. *N/A.*
- (3) Natural and proposed drainage patterns. *NONE.*
- (4) Effect of point and nonpoint discharge in the marine environment. *NONE. All materials discharge to remain in waterway.*
- (5) Proposed soil stabilization and erosion control methods. *NONE. No stabilization or erosion for s/f dock.*
- (6) Impact on floodplain. *NONE. All water to remain in intercoastal waterway.*
- (7) Impact of development on vegetative and animal communities. *N/A. No vegetation + / or animals present.*
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. *NONE.*
- (9) Effect of shade on vegetation and shellfish. *N/A. No vegetation or shellfish present.*
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. *N/A. All works via barge + tumbler curtains will be used if necessary. No shoreline erosion.*
- (11) Impact of development on shoreline by linear feet and percent of site. *NONE.*
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. *will be in compliance with city ordinance.*
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. *NONE.*
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. *NONE. No habitats present.*
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.) *All works to take place via barge / crane. All works to remain intercoastal waterway.*
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. *NONE - No present.*
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or *single family private dock will be constructed in compliance with the city ordinance.*



32x12=384
 20x12=240
 12x12=144
 5x120=600
Total 1,368 SQ FT.

Yelton Construction Company, Inc.
State Certified Building Contractor
CBC 1251736
 2435 Dobbs Rd. Ste. A
 St. Augustine, FL 32086
 Office (904) 819-9141 Fax (904) 819-9144

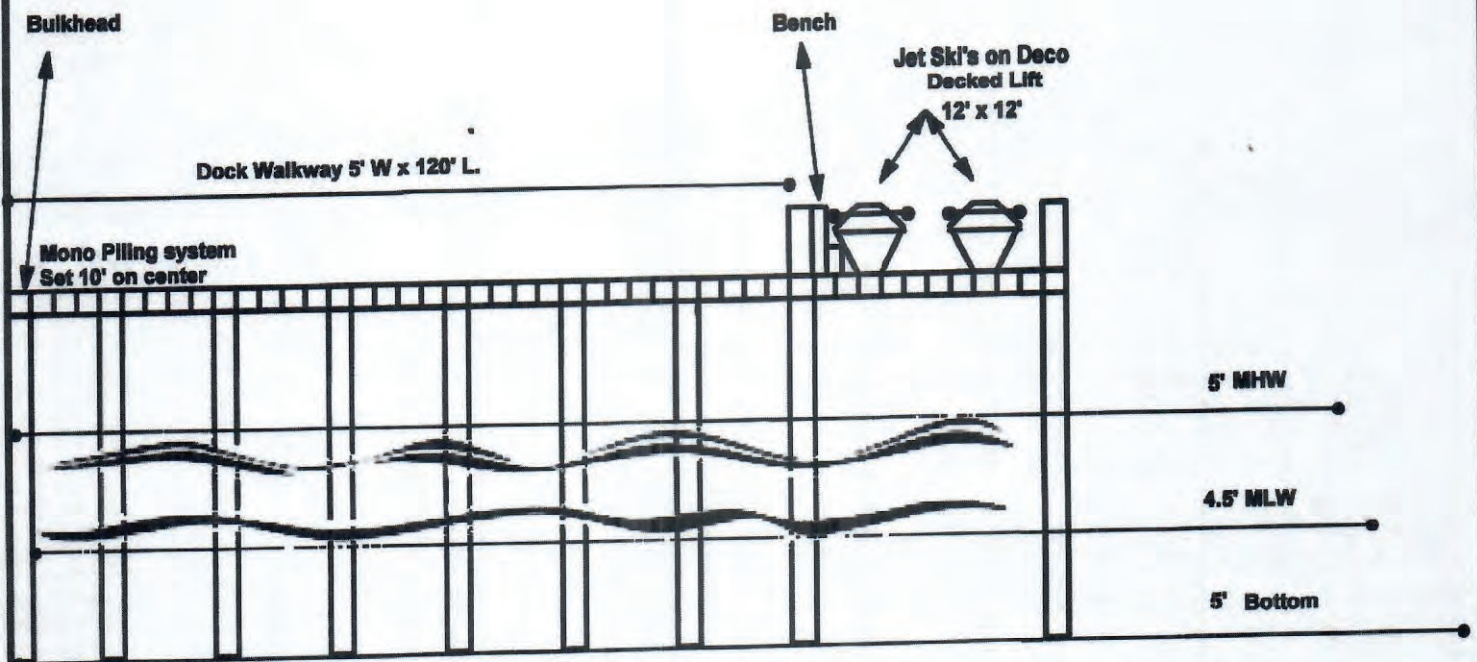
Plan View

Alan Stevenson
 34 N. St. Augustine Blvd.
 St. Augustine, FL 32080

JOB NO.: 20-014

Scale: Not to Scale

Date: 02/12/20



Yelton Construction Company, Inc.
State Certified Building Contractor
CBC 1251736
2435 Dobbs Rd. Ste. A
St. Augustine, FL 32086

Office (904) 819-9141 Fax (904) 819-9144

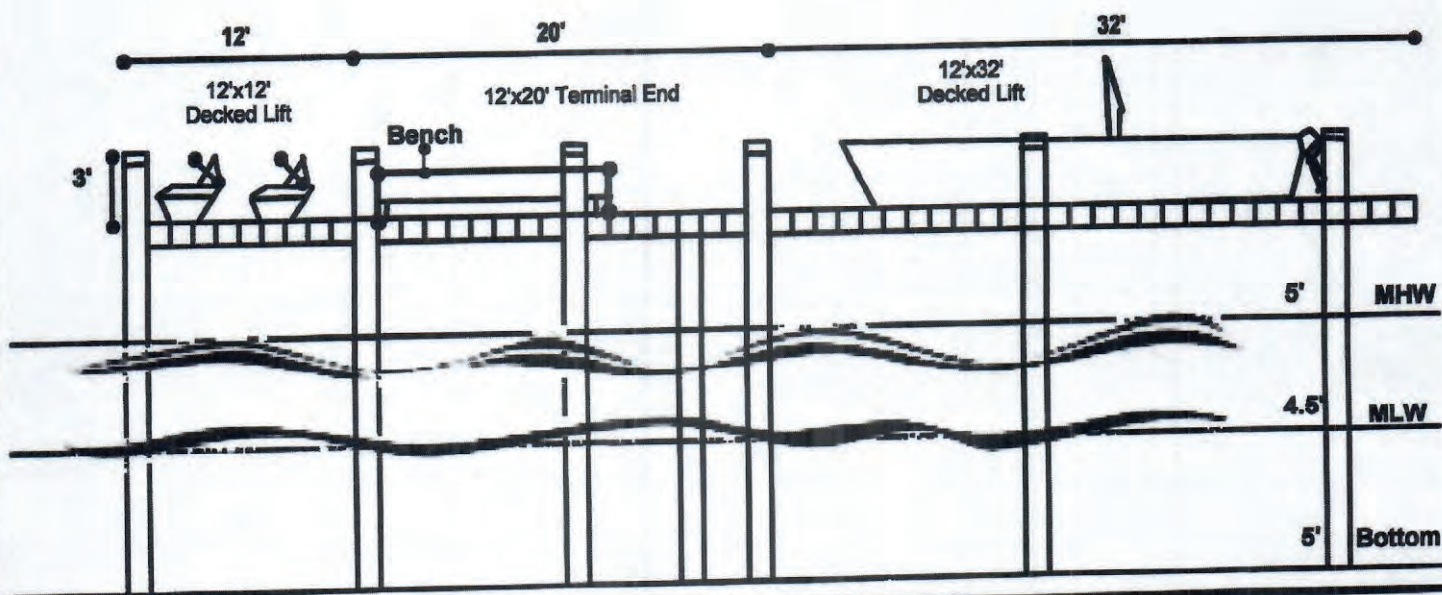
Profile View

Alan Stevenson
34 N. St. Augustine Blvd.
St. Augustine, FL 32080

JOB NO.: 20-014

Scale: Not to Scale

Date: 02/13/20



Yelton Construction Company, Inc.
State Certified Building Contractor
CBC 1251736



2435 Dobbs Rd. Ste. A
St. Augustine, FL 32086
Office (904) 819-9141 Fax (904) 819-9144

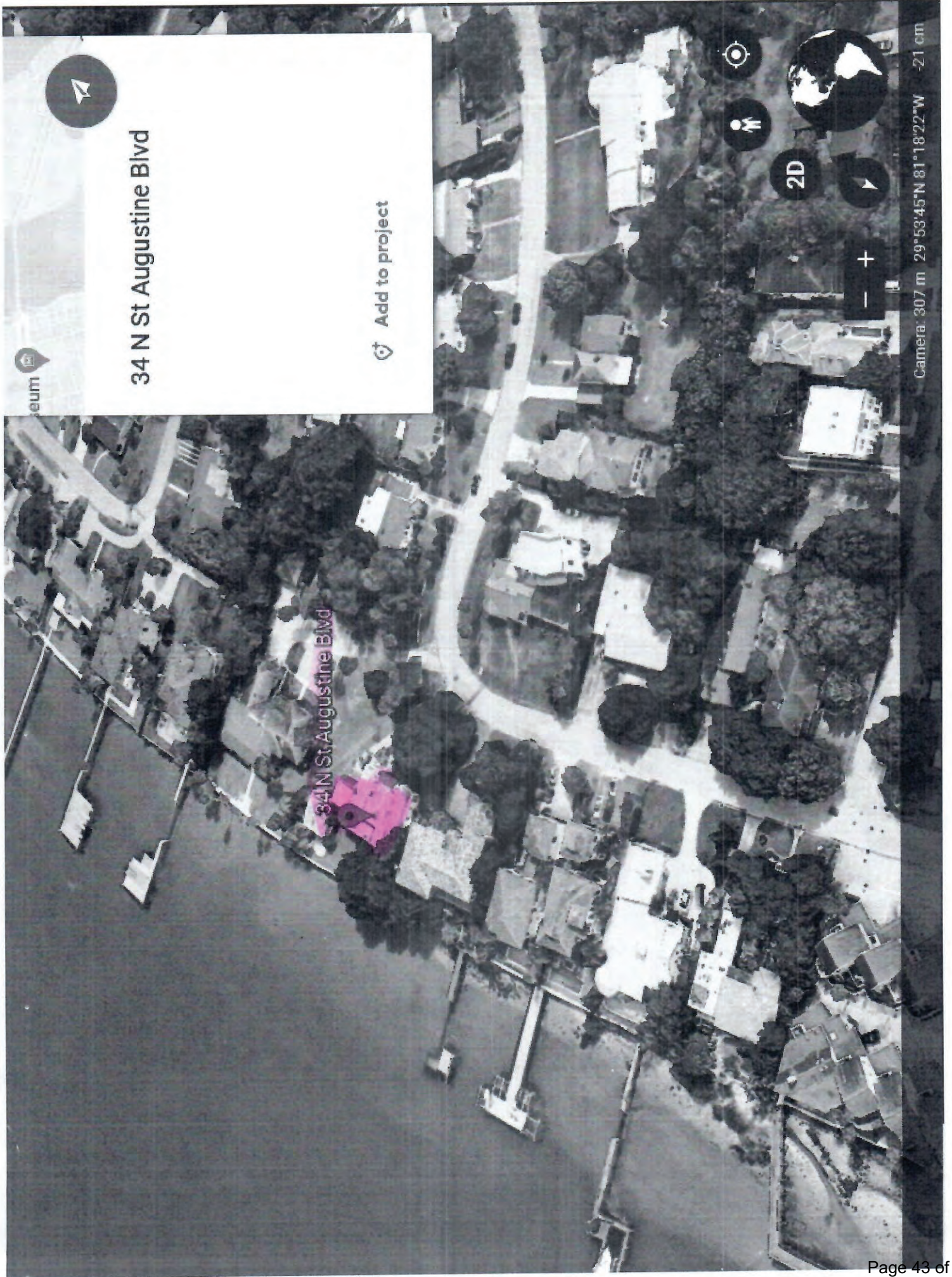
Cross Section

Alan Stevenson
34 N. St. Augustine Blvd.
St. Augustine, FL 32080

JOB NO.: 20-014

Scale: Not to Scale

Date: 02/13/20



34 N St Augustine Blvd

Add to project

Camera: 307 m 29°53'45"N 81°18'22"W -21 cm



34 N St Augustine Blvd

 Add to project



-

+



2D







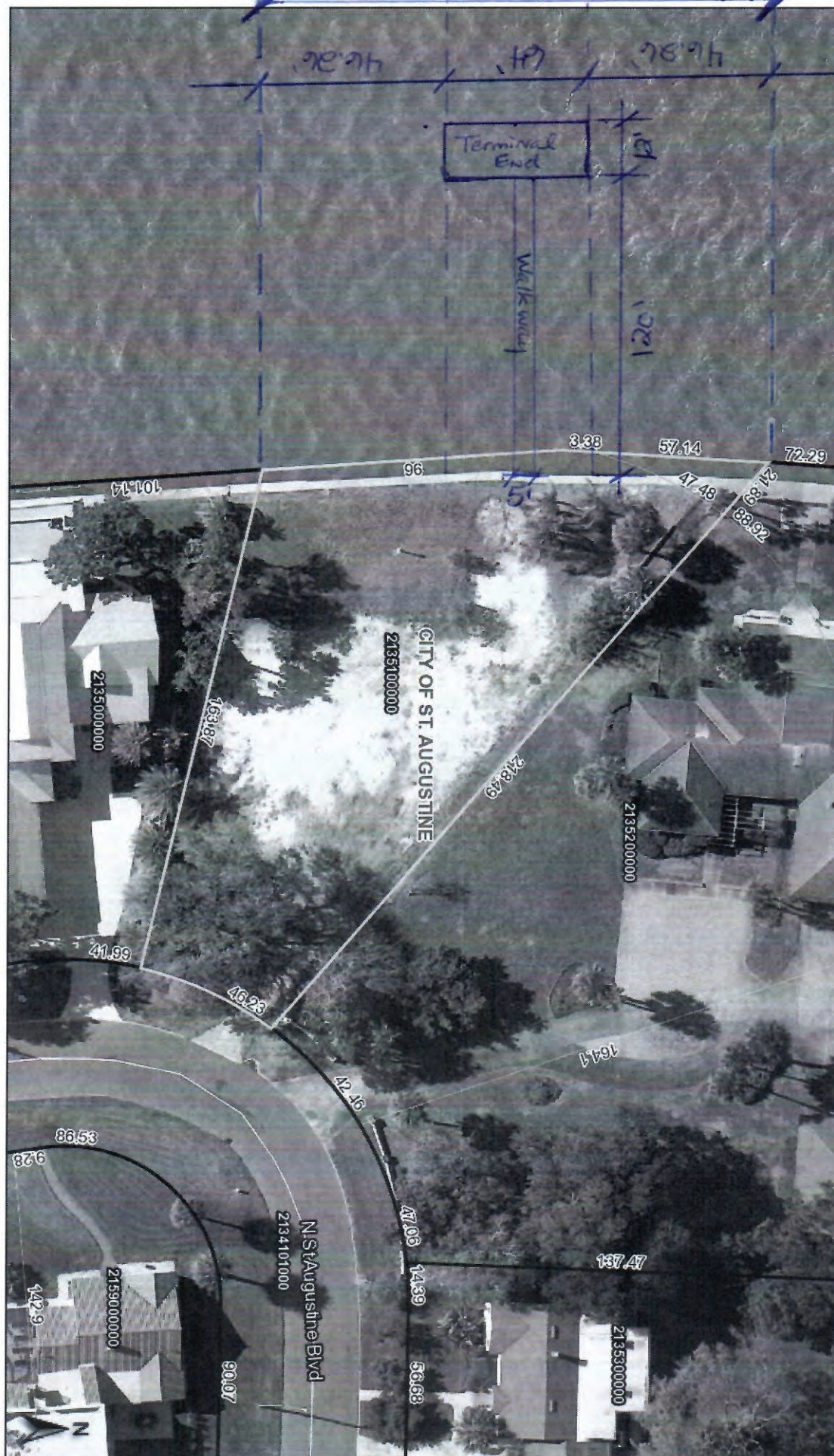
Camera: 307 m 29°53'45"N 81°18'15"W 15 m

ST. JOHNS COUNTY
PROPERTY APPRAISER
Editor: Dwyer

St. Johns County, FL

ALAN STEVENSON

34 N ST. AUGUSTINE BLVD.



From: [Ellen Hagar](#)
To: [Patrick Doty](#)
Subject: Re: Agenda for July PZB
Date: Monday, June 22, 2020 4:38:28 PM
Attachments: [image001.jpg](#)

We have mirror imaged the dock, but the size and layout remains the same 32' on both sides for a total of 64'.

Water depths from the bulkhead measuring out:
at 120 feet there is 4' of water depth at low-tide.
at 132 feet there is 4' 9" of water depth at low-tide
at 142 feet there is 4' of water depth at low-tide
at 152 feet there is (drop of at the canal) over 6' at low-tide

On Mon, Jun 22, 2020 at 3:37 PM Patrick Doty <pdoty@citystaug.com> wrote:

Received. Just to be clear, there is no redesign of the dock layout?

And I will look for the water depth survey tomorrow.

Patrick Doty, CFM

Senior Planner

E: pdoty@citystaug.com | P: 904.209.4331 | W: www.CityStAug.com



City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

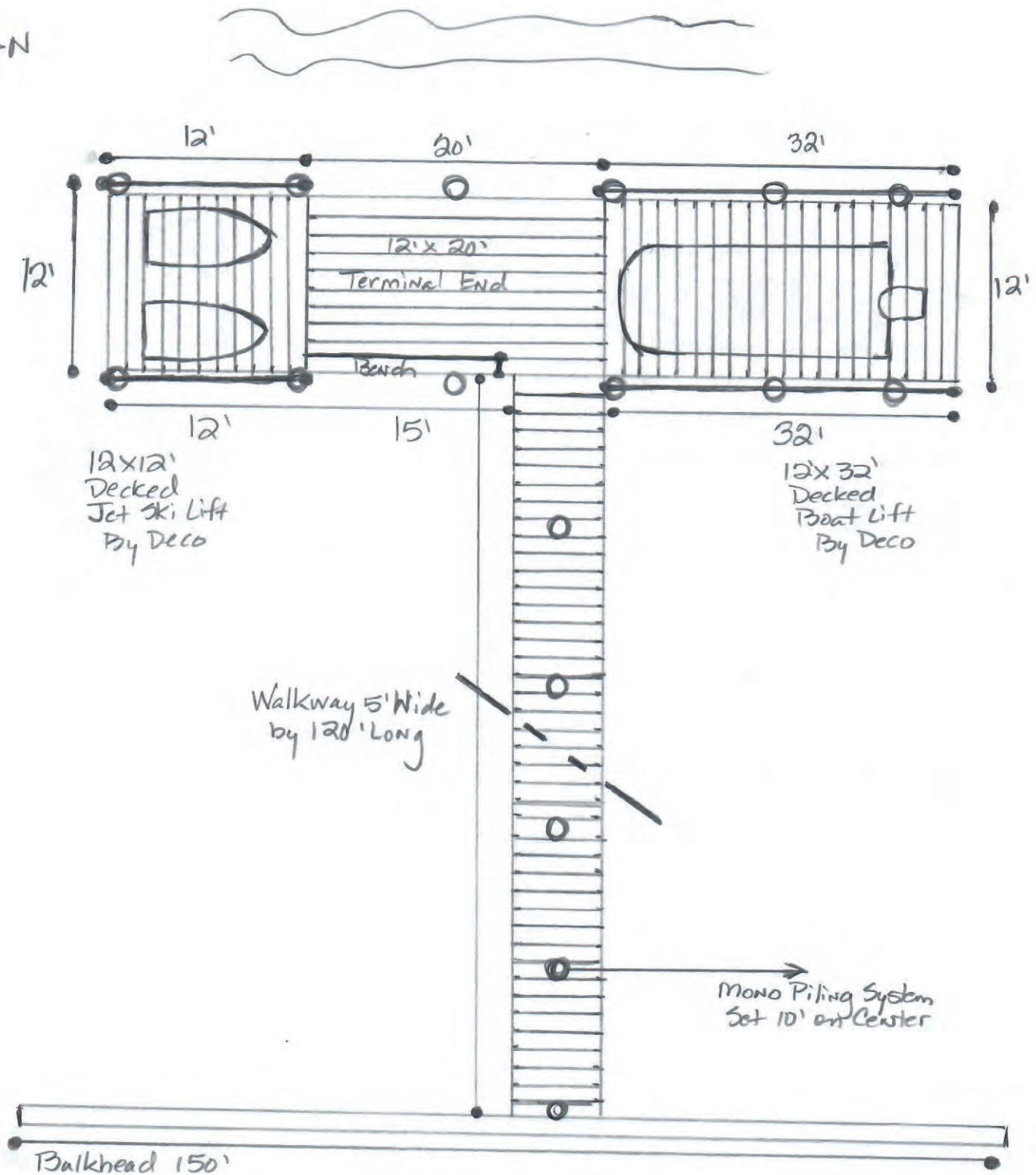
Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government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

From: Ellen Hagar <office@yeltonconstruction.com>
Sent: Monday, June 22, 2020 3:27 PM
To: Patrick Doty <pdoty@citystaug.com>
Subject: Re: Agenda for July PZB

Attached please find the overlay views of the dock in comparison to the neighbors. Taylor and Herb will provide the water depth by the morning.

RECEIVED

By Patrick Doty at 12:50 pm, Jun 23, 2020



Yelton Construction Company, Inc.
State Certified Building Contractor
CBC 1251736

2435 Dobbs Rd. Ste. A
St. Augustine, FL 32086
Office (904) 819-9141 Fax (904) 819-9144

Plan View

Alan Stevenson
34 N. St. Augustine Blvd.
St. Augustine, FL 32080

JOB NO19

Scale: Not to Scale

Date: 02/12/20

RECEIVED

By Patrick Doty at 3:38 pm, Jun 22, 2020

11000

RECEIVED

By Patrick Doty at 3:37 pm, Jun 22, 2020



Attachment 3

Revised Application & Updated Conservation Overlay Graphics



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Ryan Carter Contact Number: 904-540-1786

Business (if applicable): Carter Environmental Services, Inc.

Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084

E-Mail Address: ryan@carterenv.com

2. NAME OF PROPERTY OWNER: Alan Stevenson Contact Number: 904-826-7242

Business (if applicable): Sta Beach Investments, LLC

Address: 580 A1A Beach Blvd City: St. Augustine State: FL Zip: 32084

E-Mail Address: arstevensonjr@yahoo.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 15+13 Block: 1+6

Subdivision: Davis Shores Oceanview Parcel Number: 213510 0000

4. PROJECT STREET ADDRESS: 34 N St. Augustine Blvd, St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE: single family dock

6. ACTION REQUESTED:

☒ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: construct a single family dock

8. JUSTIFICATION FOR ACTION REQUESTED: dock for boat and enjoyment

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

N/A

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

N/A

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

N/A

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

N/A

10. PREVIOUS APPLICATIONS:

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

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

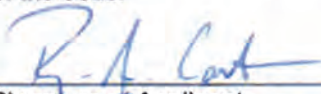
11. AGREEMENT:

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

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

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

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


Signature of Applicant

10-22-20

Date


Signature of Property Owner

10-22-20

Date



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

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

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

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

Ryan Carter

Print name of applicant

[Signature]

Signature of applicant

10-22-20

Date



Owner's Authorization For Agent

RYAN CARTER is/are hereby authorized TO ACT ON BEHALF
OF ALAN STEVENSON, the owner(s) of those lands described within
☐ the attached application, or ☐ described within the previously filed
Application number: _____, 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's Planning & Zoning Board, located at:

BY: [Signature]
Signature of Owner

ALAN R. STEVENSON JR.
Print Name of Owner

904-826-7242
Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 22ND day of OCTOBER, 2020

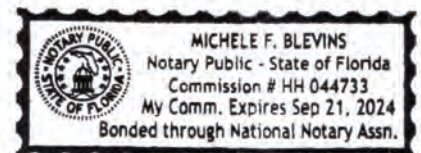
By ALAN R. STEVENSON

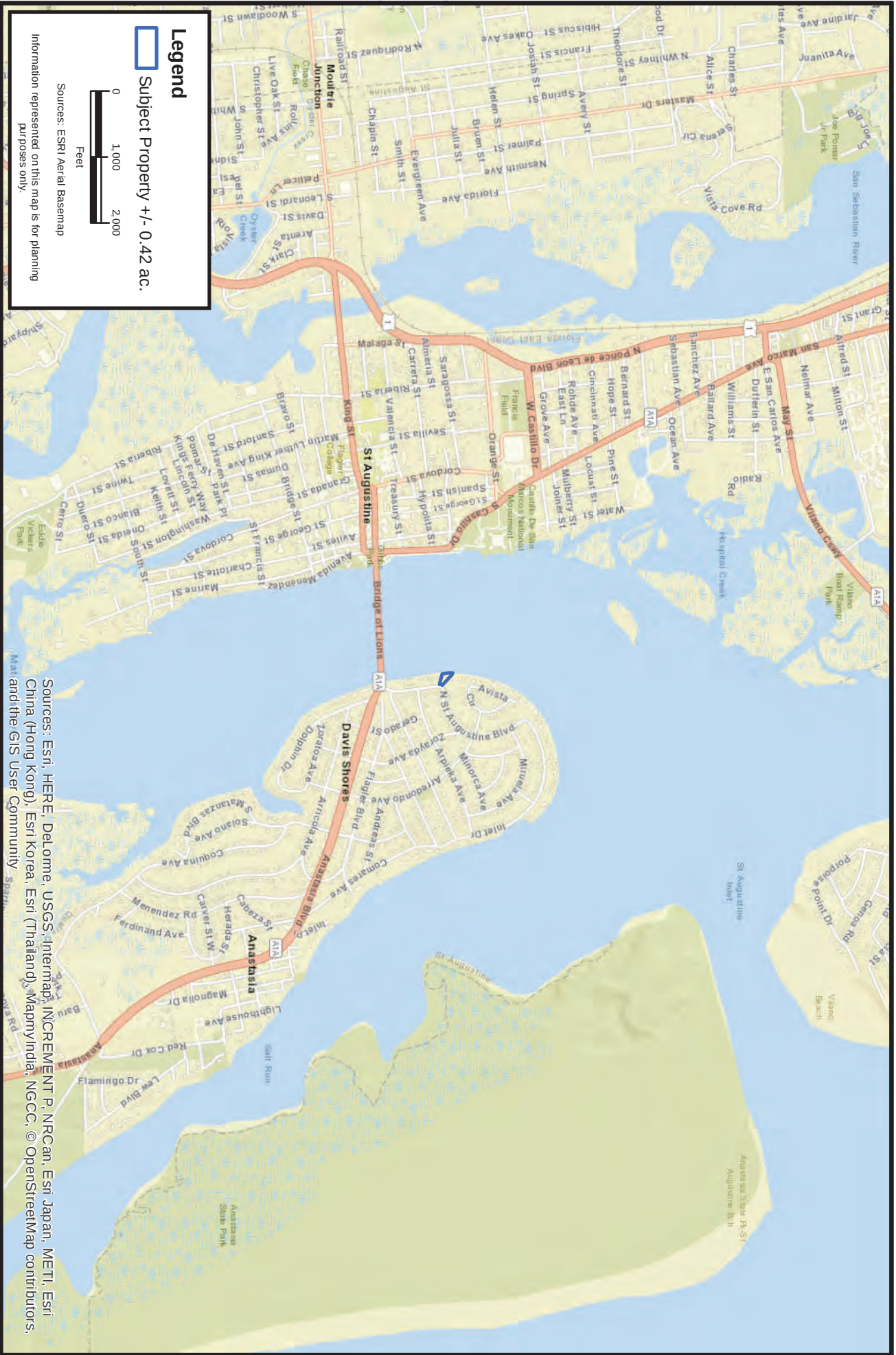
Identification verified:

Oath sworn: ✓ Yes _____ No _____

Notary Signature: Michele F. Blevins

My Commission expires: 9/21/2024





CARTER ENVIRONMENTAL SERVICES, INC.
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Project: 5.20282

34 N. St. Augustine Blvd.

St. Augustine, FL

Date: Jul 28 2020

Figure: 1



Legend

 Subject Property +/- 0.42 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Project:

5.20282

St. Augustine, FL

Date: Jul 28 2020

Figure:

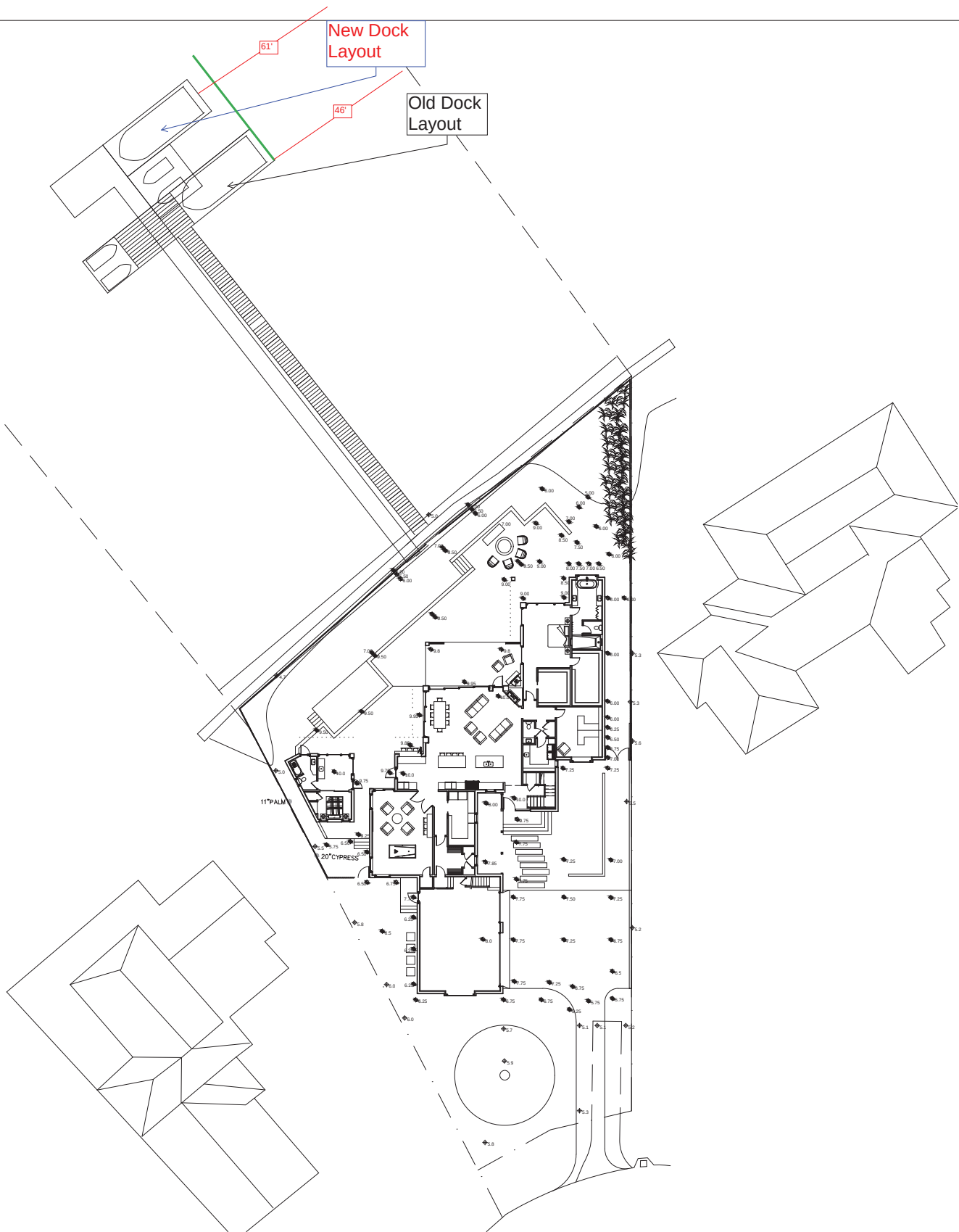
2

34 N. St. Augustine Blvd.

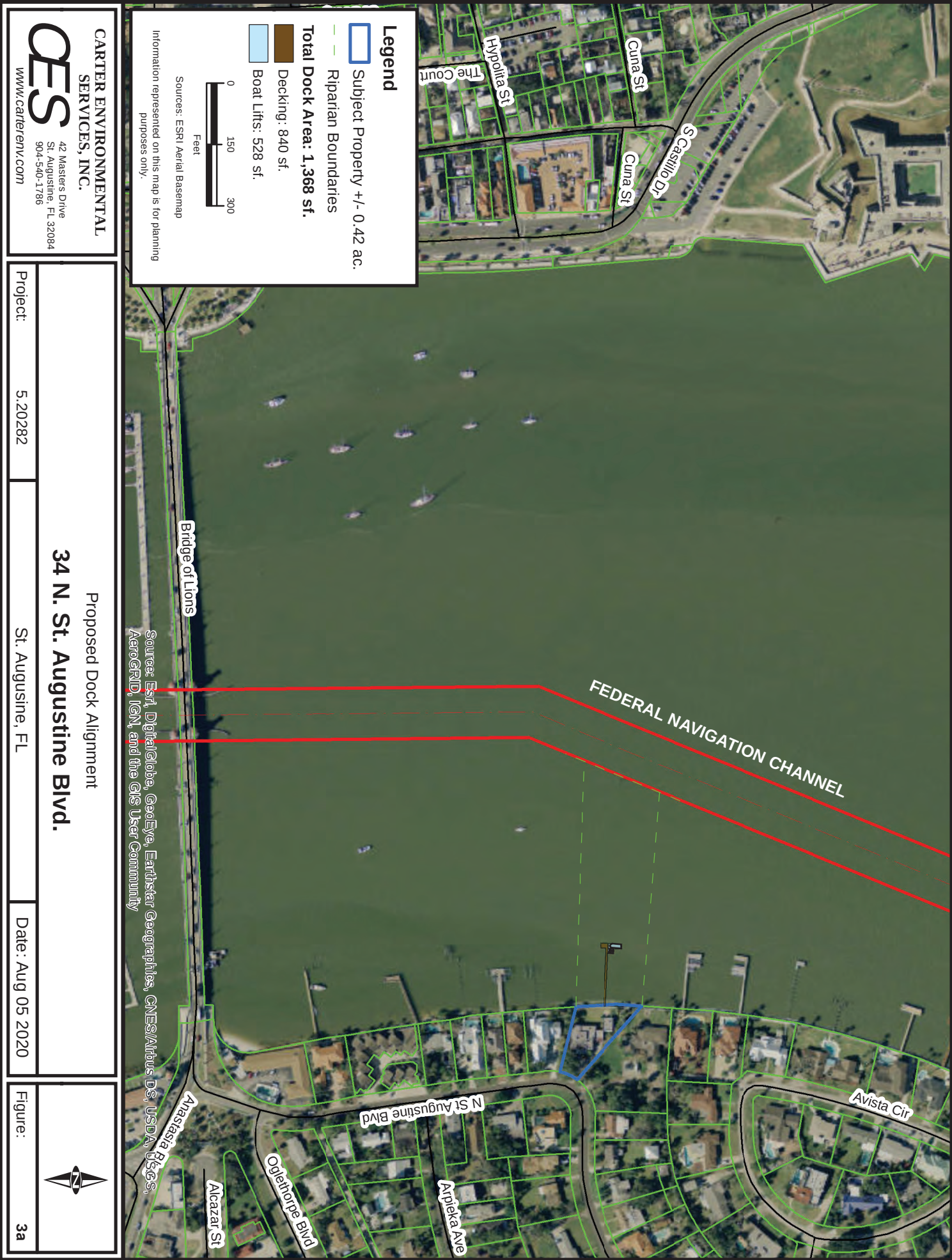
Aerial Map

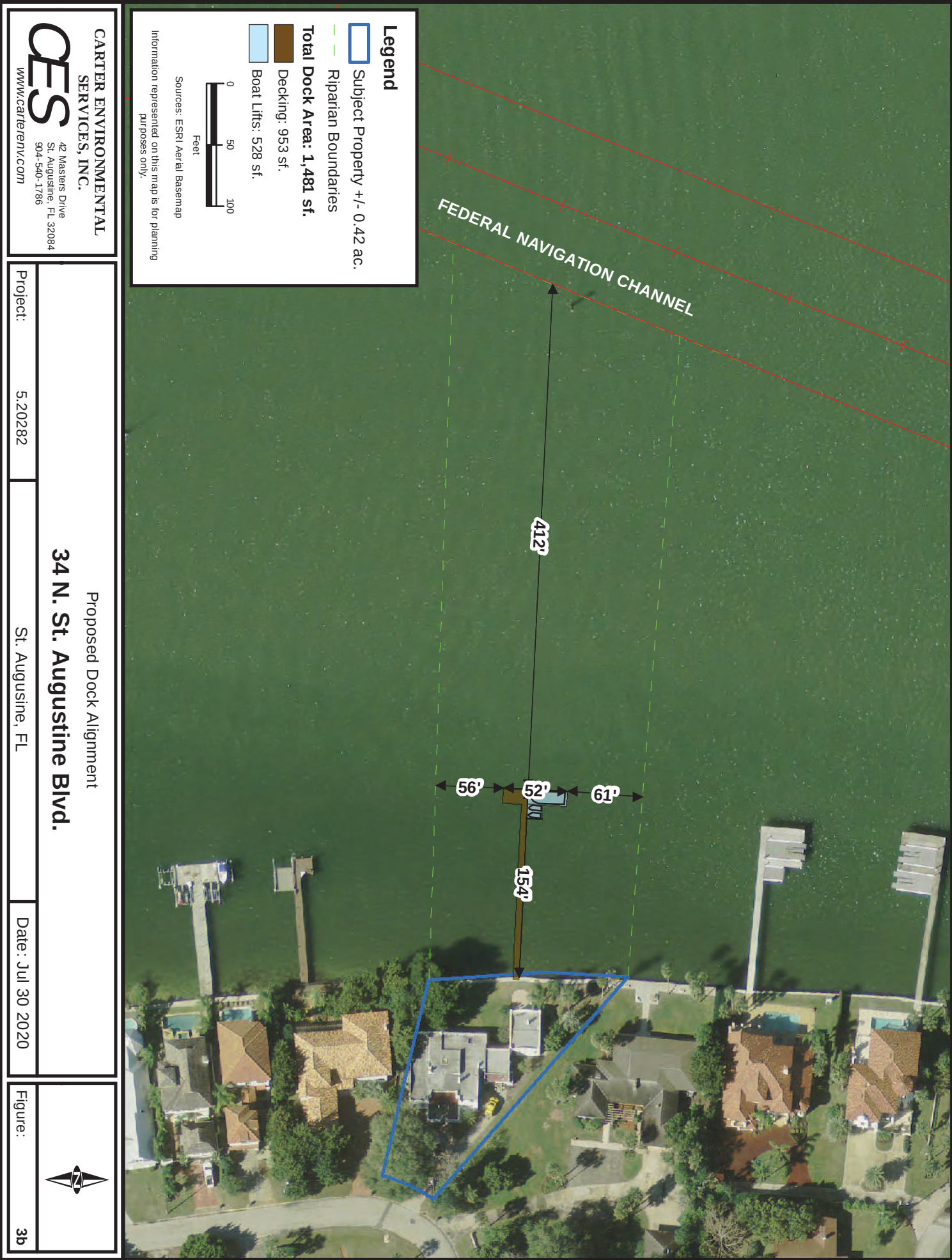


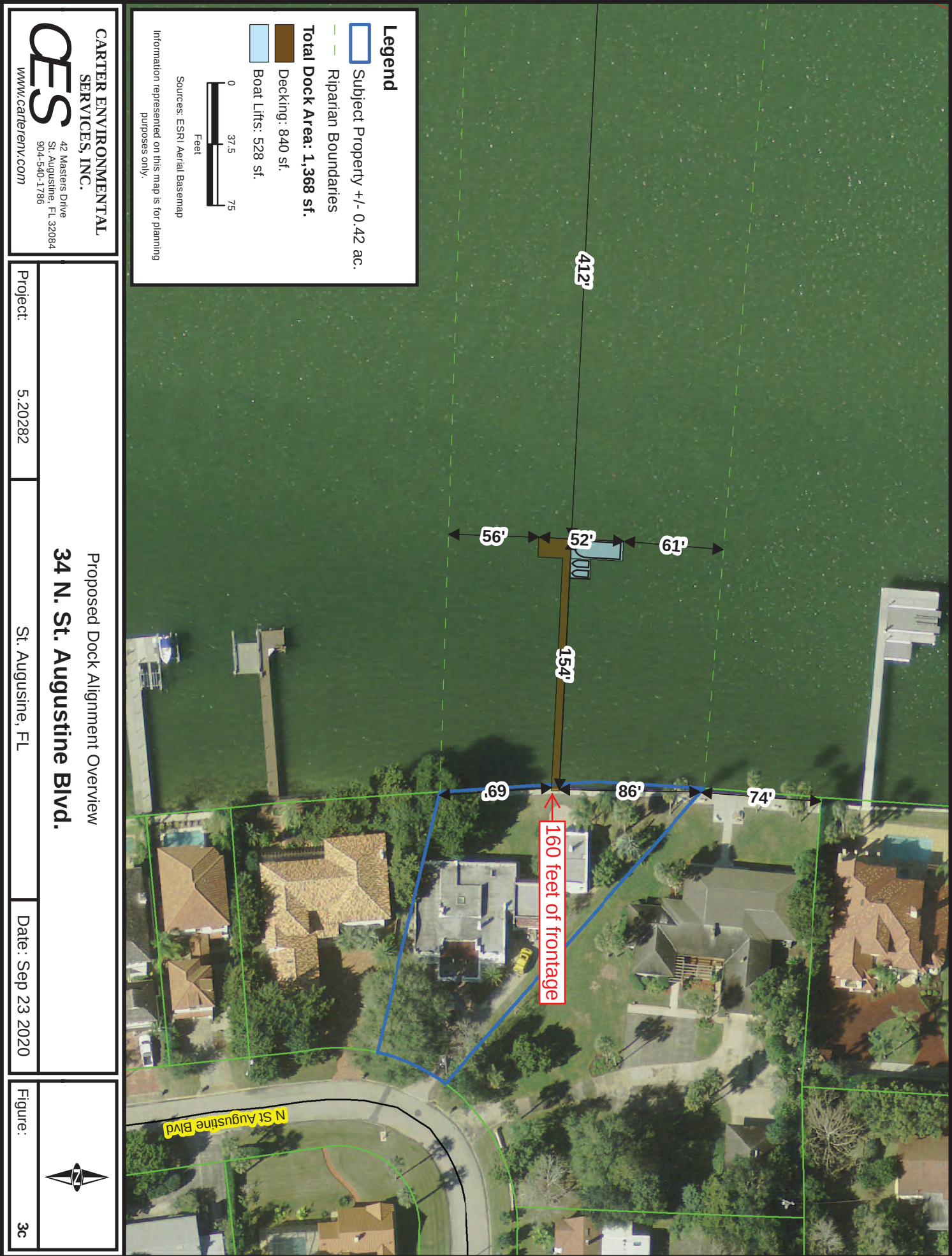
Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

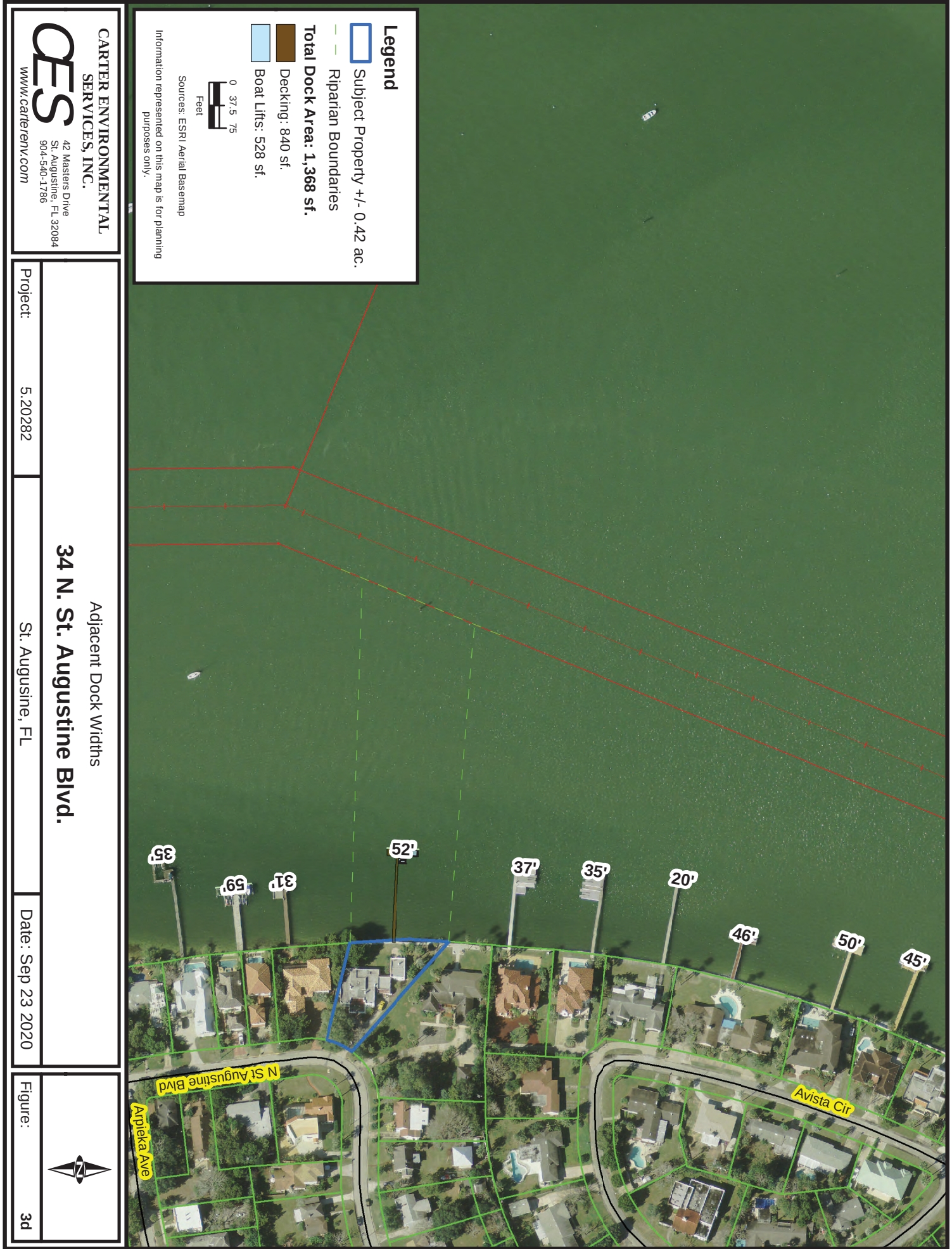


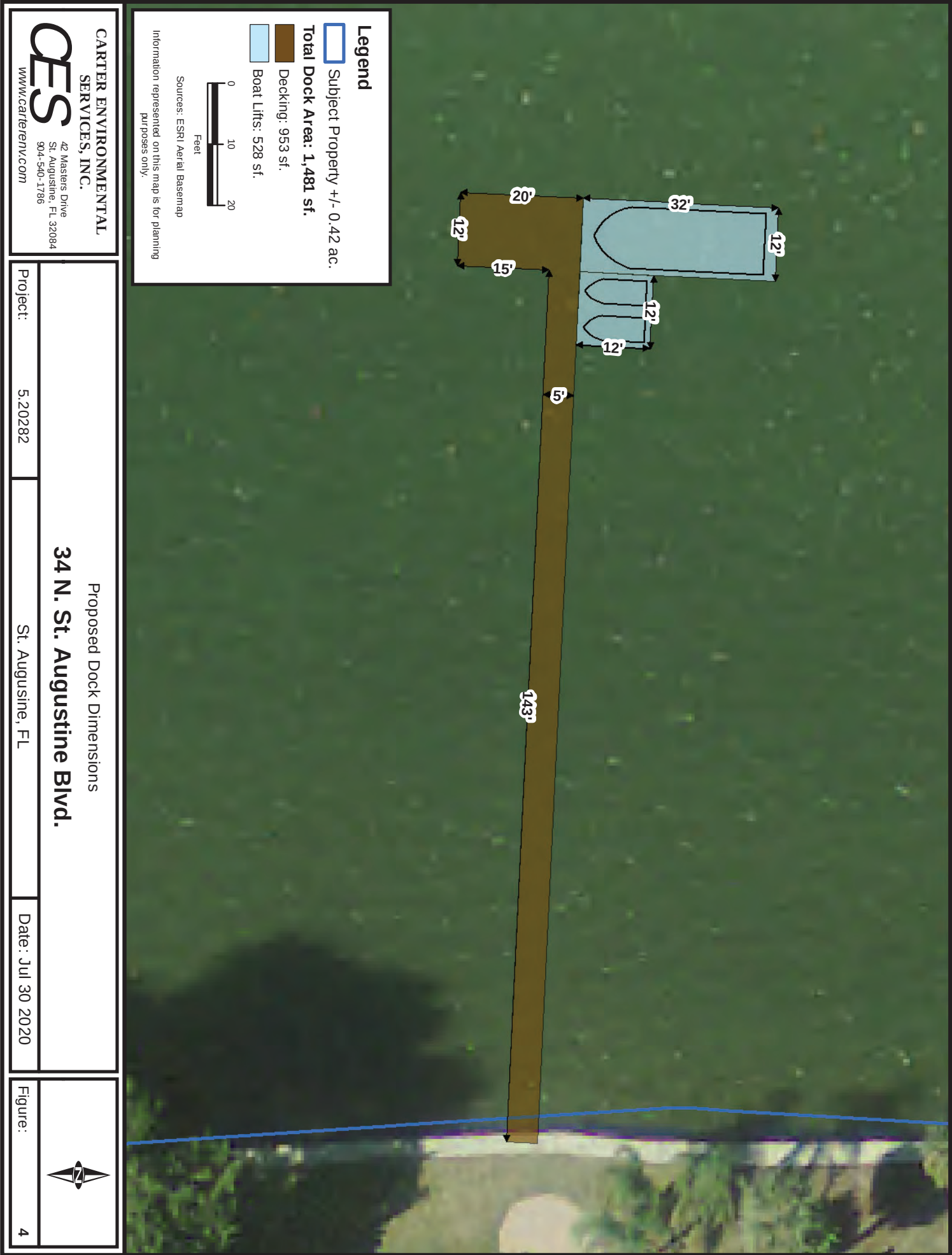
SITE PLAN

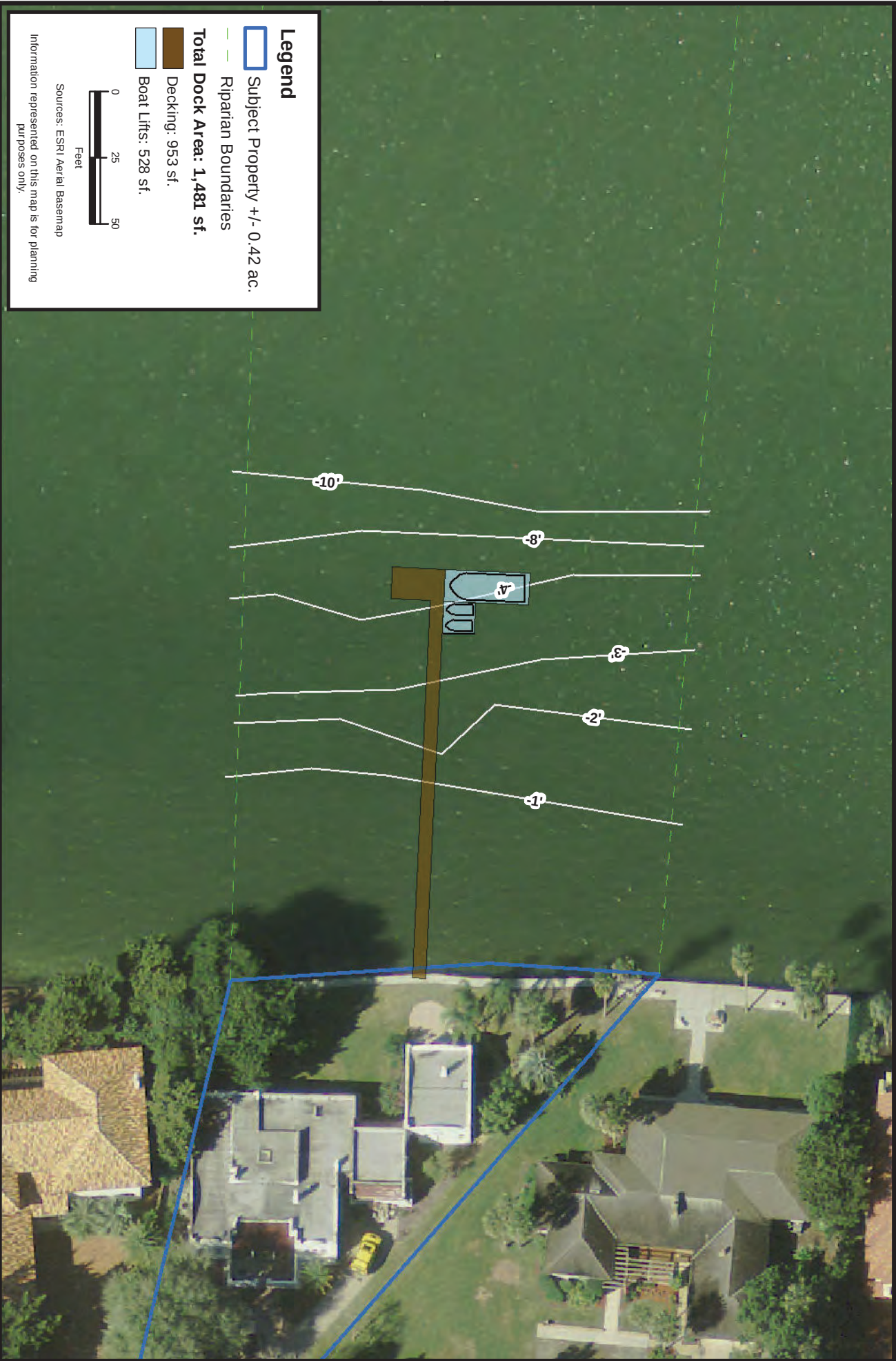












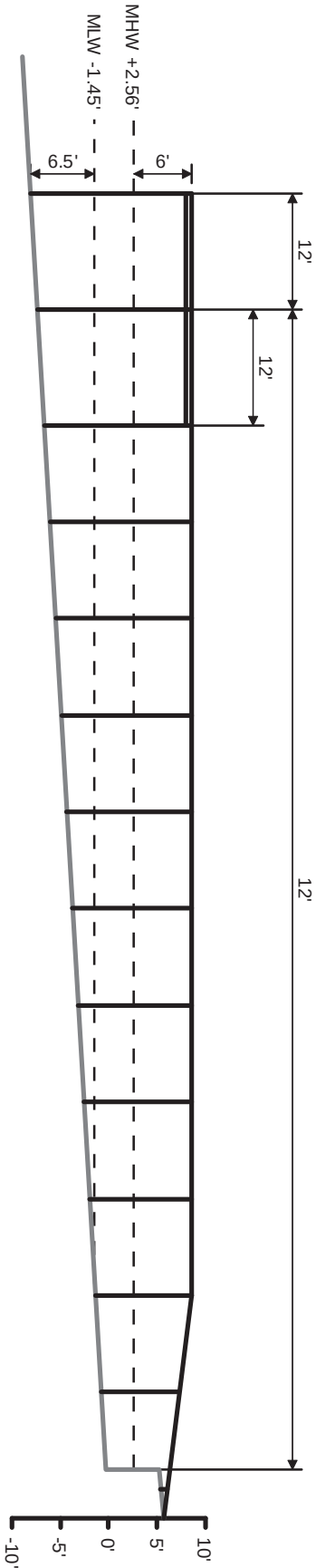
CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Project: 5.20282

Proposed Dock Bathymetry (Depths Below MLW)
34 N. St. Augustine Blvd.

Date: Jul 30 2020

Figure: 5



Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.
CES
www.carterenv.com

42 Masters Drive
St. Augustine, FL 32084
904-540-1786

Project: 5.20282

Proposed Dock Profile View
34 N. St. Augustine Blvd.

St. Augustine, FL

Date: Jul 28 2020

Figure: 5

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: November 3, 2020

RE: **VARIANCE & CONSERVATION OVERLAY ZONE 2 DEVELOPMENT
#2020-0111**

AGENDA ITEM 6(a)

APPLICANT Mark McConnell
c/o Sarah Ryan Architect, LLC

OWNER Alan Stevenson
c/o St. Augustine Beach Investments, LLC

LOCATION 34 N. St. Augustine Blvd. / PIN 213510-0000

REQUEST To approve a variance to reduce the minimum roof pitch for a single-family home from 5/12 to 2/12 within Residential, single-family-one (RS-1) zoning. To approve a single family home wider than 75' and 75% of lot within Conservation Overlay Zone 2 within Residential, single-family-one (RS-1) zoning.

PLANS DATED October 20, 2020

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

APPLICABLE CODES/ORDINANCES

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

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

(b) Variances:

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

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

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

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

Notwithstanding limitations imposed by the provisions of this chapter, any single lot or lots of record which were so recorded on or before the effective date of adoption of this chapter [April 29, 1975] may be used in accordance with the following:

(1) A single-family dwelling may be constructed on any such lot, lots or portion of a lot or lots which are located in a district where such use is permitted or permitted by exception.

(6) The above uses are also subject to the following:

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

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

Notwithstanding any other provisions of this division 3, the allowable maximum height of structures of more than one story proposed for construction within single-family residential districts (RS-1 and RS-2) on a non-conforming lot of record shall be thirty (30) feet, and such structures shall have a minimum roof pitch of 5/12, with dormers limited to twenty (20) percent of the eave length per side. For the proposed structures subject to this provision, the maximum lot coverage shall be twenty-nine (29) percent in RS-1 and thirty-five (35) percent in RS-2.

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and

related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria: *Please refer to the staff summary and analysis below.*

STAFF SUMMARY AND ANALYSIS

Variance Review

The variance request is to reduce the minimum required roof pitch for structures on nonconforming RS-1 lots from 5/12 to 2/12. The applicant has provided a variance narrative describing their request included as attachment 2.

In particular, the applicant is proposing the following:

Requested Change to:	Code	Proposed
Minimum Roof Pitch	5/12	2/12

Staff interpretation of findings of fact in *italics*.

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

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;

Staff finds there is no singular disadvantage in this situation. The parcel is undeveloped and the new construction should be able to comply with the roof pitch requirement. The property does have a unique configuration, however, the lot to the north shares a similar configuration. Staff does not find a connection between the lot's shape and the inability to meet the required roof pitch.

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property;

Staff does not find a singular disadvantage, and it would appear a code compliant single-family home could be constructed on the lot allowing for reasonable use of the parcel.

- c. This disadvantage does not exist because of conditions created by the owner or applicant;

The applicant creates the condition by requesting a roof pitch variance for an undeveloped lot where there are no existing constraints on the site.

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

Granting of the variance may or may not be contrary to the public interest, but likely would not adversely affect neighboring properties in a significant way due to the nature of the request and the design of the single-family home. The applicant has provided context for the massing of the design along the street frontage and water frontage. The spirit, intent, and purpose of the zoning district (RS-1) is to apply to those neighborhoods designated for single-family dwellings and uses compatible with low density single-family uses, so as to create and maintain a stable low intensity residential character. The single-family home would be in harmony with the intent, and purpose of this section as it supports low density residential use.

Staff Summary – Variance

The applicant is requesting a variance to the minimum roof pitch requirement of 5/12 for structures built on nonconforming RS-1 Lots as required in LDC Sec. 28-160. See attachment 2 for graphics, detailed narratives and supporting information.

The definition of *Variance*, included above, does not include roof pitch as an item that a variance can be obtained for. A variance to the maximum building height can be requested if the applicant can demonstrate that meeting the required roof pitch is not possible due to a singular disadvantage of the property. The application narrative poses a rational argument for the reduced roof pitch; however, Staff is unable to define a hardship or singular disadvantage, as required by City Code, in this request as the site is undeveloped and the roof pitch could be accommodated within the thirty (30') feet of allowed height. The lot is nonconforming to the minimum lot width; however, it is well over the minimum lot area of 10,890 square feet at 16,723 square feet and is allowed reduced side yard setbacks to 10% of the lot width, in this case 5', under LDC Sec. 28-119. In addition to the above requirements for nonconforming lots, the lot also has a maximum allowed lot coverage of 29% per LDC Sec. 28-160, which is 4% over the standard of conforming RS-1 lots. Please find Staff's recommendation at the end of this report.

Conservation Overlay Zone 2 Development Review *(Staff analysis in italics)*

This request is regarding the construction of a home that exceeds the lesser of 75 feet in width or 75' of width within Conservation Overlay Zone 2, as required per LDC Sec. 11-28(b). Please find the supporting narrative and graphics provided by the applicant in attachment 3.

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

- (1) Site specific conditions:

The site is currently vacant with an existing bulkhead, the lot has a fan shape that opens up to the water.

- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.

Other neighboring sites are developed with single family homes that front the Matanzas River occupying area within conservation overlay zone 2.

- (3) Natural and proposed drainage patterns.

The site is previously developed, and when developed will meet city drainage requirements.

- (4) Effect of point and nonpoint discharge in the marine environment.

N/A.

- (5) Proposed soil stabilization and erosion control methods.

Silt fence will be utilized through the construction process.

- (6) Impact on floodplain.

This lot will be constructed within the allowed requirement for lot coverage of 29% for non-conforming RS-1 lots, as such, the impact would be similar to any single family home being constructed within a floodplain in the city.

- (7) Impact of development on vegetative and animal communities.

There is one significant tree on site that will not be impacted by development.

- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

N/A

- (9) Effect of shade on vegetation and shellfish.

N/A

- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.

N/A

- (11) Impact of development on shoreline by linear feet and percent of site.

The proposed home will occupy 69% of the lot width at the rear of the lot, or approximately 107 feet.

- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.

The home will impede scene vistas from the public right of way; however it will not be a significant increase in the impact from the home that previously existed on the site. The scale is consistent with adjacent homes. Renderings are provided for review.

- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.

The existing native oak tree will be retained.

- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.

Minimal, if any as the site was previously developed.

- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

The site will be developed to meet the City's stormwater requirements.

- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

N/A

- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels.

N/A

Staff finds that the requested single-family home is consistent in size and scale to homes in the immediate vicinity and meets the requirements established for conservation overlays zone development. The site was previously improved with a home similar in width and has an improved shoreline in the form of a bulkhead.

STAFF RECOMMENDATION

Based on a review of Section 28-29 and without the support of evidence to the contrary, staff finds that the Board may be able to **DENY** a variance to reduce the minimum roof pitch for a single-family home from 5/12 to 2/12 within Residential, single-family-one (RS-1) zoning at 34 N. St. Augustine Blvd. / PIN 213510-0000.

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a single family home wider than 75' in Conservation Overlay Zone 2 within Residential, single-family-one (RS-1) zoning located at 34 N. St. Augustine Blvd. / PIN 213510-0000.

Attachments

Attachment 1 – Application & Property Record Card

Attachment 2 – Variance Narrative & Graphics

Attachment 3 – Conservation Overlay Zone Narrative & Graphics

Patrick Doty, CFM

Senior Development Review Planner

Planning & Building Department

Attachment 1

Application & Property Record Card



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: MARK McConnel (architect) Contact Number: 904-547-9430
Business (if applicable): Sarah Ryan Architect, LLC
Address: 201 Owens Ave. City: St. Augustine State: FL Zip: 32080
E-Mail Address: mm@sarahryanarchitect.com

2. NAME OF PROPERTY OWNER: Alan + Jen Stevenson Contact Number: 904-826-7242
Business (if applicable): _____
Address: 580 AIA Beach Blvd. City: St. Aug Beach State: FL Zip: 32080
E-Mail Address: arstevensonjr@yahoo.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____
Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 34 N. St. Augustine Blvd, St. Augustine 32080

5. SPECIFIC PROPOSED USE: new home

6. ACTION REQUESTED:

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

7. DESCRIPTION OF ACTION REQUESTED: see attached description + plans

8. JUSTIFICATION FOR ACTION REQUESTED: _____

04/18/2019

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____
See attached document

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

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

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

DOCK APPLICATION -

11. AGREEMENT:

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

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

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

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

[Signature]
Signature of Applicant

10-09-20
Date

[Signature]
Signature of Property Owner

9-30-20
Date



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

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

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

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

Mark McConnel

Print name of applicant

[Handwritten Signature]

Signature of applicant

10-9-20

Date



Owner's Authorization For Agent

Mark McConnel-Architect is/are hereby authorized TO ACT ON BEHALF OF ALAN+JEN STEVENSON, the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed

Application number: _____, 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's Planning & Zoning Board, located at: 34 N. St. Augustine Blvd.

BY: [Signature]
Signature of Owner

ALAN R. STEVENSON JR.
Print Name of Owner

904-826-7242
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 30th day of September, 2020

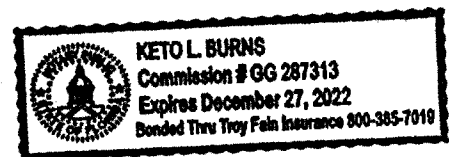
By Alan R. Stevenson Jr.

Identification verified: Florida Driver's license

Oath sworn: _____ Yes X No

Notary Signature: [Signature]

My Commission expires: 12/27/2022



Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2020 TRIM Notice

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

2019 TRIM Notice

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

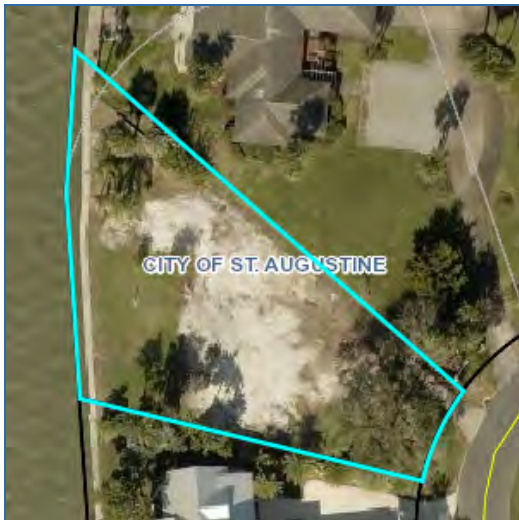
Summary

Parcel ID	2135100000
Location Address	34 N ST AUGUSTINE BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-97 DAVIS SHORES LOT 15 BLK 1 & LOT 13 BLK 6 AVISTA SUB OF DAVIS SHORES MB7/7 OR4832/556 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.420
Homestead	N

Owner Information

Owner Name	Sta Beach Investments LLC 100%
Mailing Address	580 A1A BEACH BLVD SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2021
Building Value	\$0
Extra Features Value	\$31,935
Total Land Value	\$967,356
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$999,291
Total Deferred	\$0
Assessed Value	\$999,291
Total Exemptions	\$0
Taxable Value	\$999,291

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
2020	\$0	\$31,935	\$967,356	\$0	\$0	\$999,291	\$999,291	\$0	\$999,291
2019	\$0	\$15,922	\$781,200	\$0	\$0	\$797,122	\$797,122	\$0	\$797,122
2018	\$0	\$15,977	\$781,200	\$0	\$0	\$797,177	\$797,177	\$0	\$797,177
2017	\$146,546	\$16,032	\$781,200	\$0	\$0	\$943,778	\$761,480	\$232,298	\$711,480
2016	\$278,287	\$14,776	\$781,200	\$0	\$0	\$1,074,263	\$856,793	\$267,470	\$806,793
2015	\$226,976	\$14,776	\$781,200	\$0	\$0	\$1,022,952	\$850,837	\$222,115	\$800,837
2014	\$216,434	\$14,776	\$781,200	\$0	\$0	\$1,012,410	\$844,084	\$218,326	\$794,084
2013	\$222,056	\$14,776	\$781,200	\$0	\$0	\$1,018,032	\$831,610	\$236,422	\$781,610
2012	\$204,433	\$14,776	\$598,500	\$0	\$0	\$817,709	\$817,709	\$50,000	\$767,709
2011	\$206,988	\$14,776	\$584,010	\$0	\$0	\$805,774	\$805,774	\$50,000	\$755,774
2010	\$172,850	\$14,776	\$648,900	\$0	\$0	\$836,526	\$836,526	\$50,000	\$786,526

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Bulkhead (Average)	0	0	0	0	1644

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	156	175	156	FF	\$967,356

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/15/2019	11/15/2019	\$1,200,000.00	WD	4832	556	Q	V	WHITMIRE LELAN F & MC CORKLE DENISE M(WIFE)	STA BEACH INVESTMENTS LLC
	2/27/2004	\$1,350,000.00	WD	2148	1895	Q	I	SCHNEIDER ELIZABETH M	WHITMIRE LELAN F & MC CORKLE DENISE M(WIFE)
	10/1/1990	\$0.00		873	223	U	I		SCHNEIDER FREDERICK E JR
	10/1/1990	\$435,000.00		873	223	Q	I		
	8/1/1988	\$0.00		792	679	U	I		
	8/1/1988	\$250,000.00		791	246	Q	I		

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

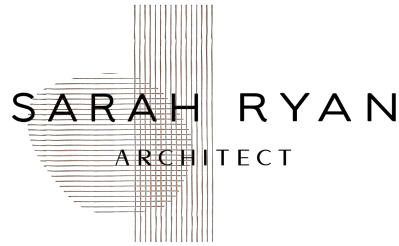
Developed by
 Schneider
 GEOSPATIAL

Last Data Upload: 10/27/2020, 12:30:23 AM

Version 2.3.92

Attachment 2

Variance Narrative & Graphics



October 9th 2020

City of St Augustine
Building and Planning Dept.

Re: 34 N. St Augustine - Variance Request

Dear Planning and Zoning,

Please see below a description for application items 7 - 9d.

7. Description of Action Requested:

The property at 34 N St Augustine Blvd in Davis Shores is a non-conforming site and per code 28-160 requires a 5:12 roof slope. We are requesting a variance to allow a 2:12 roof slope for the new 2-story home. Plans and Elevations are provided in the application.

8. Justification for Action Requested:

As previously discussed by the board, the intent of requiring a 5:12 roof slope on non-conforming sites was meant to eliminate 3-story 'tower' structures on small narrow lots adjacent to older homes.

This specific site is an unusual fan shape and is narrow at the street (approx. 50') and wide at the water's edge (approx. 152.5'). The area of the property is 16,723 sf which almost **exceeds the minimum RS-1 zoning lot area requirement of 10,890 sf**. Additionally, where the house is physically located on the site the width of the property is 71'-0" (at the garage) and 131'-0" (at the back terrace areas) - see attached site plan.

The massing and roof heights of the home also vary and respond to the street and adjacent neighbors with lower roof eaves lines at the front and sides of the home and 1-story portions of the home along the neighbor's property lines. Additionally, the **north setback property line is 11'-0" (double the 5'-0" requirement)** leaving approx. 22.3' between the two homes (See site plan). In essence, the design minimizes the impact on the street and neighbors by having one-story components towards the south (neighbor) and east (street) while presenting a simple 2-story façade to the north.

9a. Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity:

Yes - the site is an unusual fan shape and is very narrow at the street and wide at the water's edge. As described above, the site is large and not the 'typical' non-conforming site for which the 5:12 roof slope was intended. The FEMA flood elevation is also now higher than when the 5:12 roof slope code was adopted.

b. Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:

Yes - The intent of the 5:12 slope requirement when adopted 15+ years ago was to avoid tall 3-story homes with roof decks next to older 1-story homes. The proposed home is 2-storys with a max roof height of 28' from finished floor (30' from Base Flood Elevation) only along the water-facing façade; all other facades are lower. In addition - non-conforming property roof heights are already required to be lower (30' allowed) than a conforming site (35'

allowed). Best Practices dictate that new homes elevate the first floor to exceed the required FEMA floor elevation due to sea level rise and intermittent flooding, in effect allowing only 28'-0" in height.

c. Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:

Per the attached plans - the new home is 2-stories with a 2:12 roof slope. The scale of the home is compatible with the adjacent property owners and streetscape. The (garage) façade closest to the street varies in height from 15'-0" to 19'-0" and the west (water) elevation varies from 15'-6" to 28'-0" (at the edge of the roof).

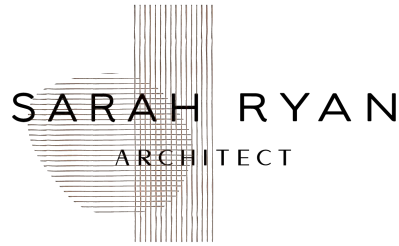
d. Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section:

Using the lower roof slope allows this home to present reduced wall height towards the street and neighbors while only maximizing height towards the water, an orientation that has only positive effects on the public. The single slope allows the highpoint of the roof to be over 150' from the street while a traditionally pitched roof would be much closer. This home conforms to the spirit of coastal design controls by minimizing the visual and spatial impact on the street and neighbors while allowing the owner to embrace the water. The new custom home will be a beautiful addition to the neighborhood and adjacent neighbors and be in harmony with the spirit, intent and purpose of the code.

Variance Graphics
are included at the end of this report

Attachment 3

Conservation Overlay Zone Narrative & Graphics



Memo 2
October 20th 2020

City of St Augustine
Building and Planning Dept.

Re: 34 N. St Augustine - Conservation Overlay Zone application

Dear Planning and Zoning,

Please see below responses to criteria for Conservation Overlay Zone 2 to allow a home wider than the lesser of seventy - five (75) feet or seventy-five percent of the lot width in Conservation Overlay Zone 2. Architectural Floor Plans, Elevations, renderings and aerial plans are included in the application.

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

- (1) Site specific conditions.** The site is an unusual fan shape and is narrow at the street (50'-0) and wide at the water's edge (154'-3"). The property line at the west - water's edge is double the RS-1 required width of 75'-0".
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.** As shown in the drawings and renderings the design of the massing and height respond sensitively to the street, water, and adjacent neighbors with lower roof eave lines, 1-story portions of the home at the property edges, and staggered massing along the water. It is not one solid 30'-0" tall structure. The home's massing is articulated with 1 and 2 story levels and significant staggered spaces at all sides, especially at the water's edge. While 75 feet may apply to many typical rectangular sites, the unique shape of this property drives the massing towards the water with a narrower structure at the street.
- (3) Natural and proposed drainage patterns.** The site was previously developed. Storm water requirements will meet City Storm water requirement.
- (4) Effect of point and nonpoint discharge in the marine environment.** N/A
- (5) Proposed soil stabilization and erosion control methods.** The home will be built using an auger cast pile system. Silt fence control measures will be in place during construction.

- (6) **Impact on floodplain.** The home is within the allowable lot coverage for RS-1 non-conforming sites at 28.3%.
- (7) **Impact of development on vegetative and animal communities.** No specimen or protected trees will be removed. The gorgeous 34" live oak will remain and be a centerpiece for the property
- (8) **Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.** N/A
- (9) **Effect of shade on vegetation and shellfish.** N/A
- (10) **Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.** N/A
- (11) **Impact of development on shoreline by linear feet and percent of site.** The home is 69% of the width of the rear property line. Also note that the previous home located on the site was 101.0' in width and the adjacent home to the North is 101.6' wide (based on measurements from St Johns County GIS). Please see COZ site plan diagram with the previous house overlay.
- (12) **Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.** The scale of the home is compatible with the adjacent property owners, streetscape, and water view. The (garage) façade closest to the street varies in height from 15'-0" to 19'-0" and the west (water) elevation varies from 15'-6" to 28'-0" (at the edge of the roof). The proposed home's width is consistent with the previously removed home as shown on COZ site plan diagram.
- (13) **Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.** The 34" live oak will remain and be a centerpiece for the property.
- (14) **Impact of development on plant and animal habitat and potential loss in acres and percent of site.** The site was previously developed. No specimen or protected trees will be removed.
- (15) **Impact of development on water quality.** Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.) Storm water requirements will meet City Storm water requirement.
- (16) **Impact of development on shellfish and on commercial and sport fish and waterfowl.** N/A
- (17) **Specific conditions applicable to docks.** N/A





PREVIOUS 34 N ST AUGUSTINE BLVD FOOTPRINT



INTERCOASTAL VIEW



N. ST AUGUSTINE VIEW

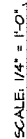
Conservation Overlay Zone Graphics
are included at the end of this report

OWNER CONTACT	OWNER: A. JENNIFER STEVENSON 580 AIA BEACH BLVD. ST AUGUSTINE BEACH, FL 32080 (904) 827-2142
PROJECT LOCATION	34 North St. Augustine Blvd St Augustine, FL 32080
CONTRACTOR:	RUGGIERI CONSTRUCTION 811 State Road 20 East Unit #4 St. Augustine, FL 32086 (904) 787-6201
ARCHITECT:	South Ryan Architect, LLC 201 Owens Ave St Augustine, FL 32080 (904) 947-9430
STRUCTURAL ENGINEER:	Hulsberg Engineering, Inc #101 Jacksennville, FL 32223 (904) 898-2401

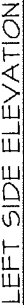
Scale	AS NOTED
Sheet title	

A3

NOT FOR CONSTRUCTION



P.F.E. • O.O. NAVD



LEFT SIDE ELEVATION

— P.F.E. = 0.000000

STEVENSON
RESIDENCE

OWNER CONTACT
ALAN K. JENNIFER
STEVENSON
590 A1A BEACH BLVD.
St. Augustine Beach FL 32080
(904) 826-7242

PROJECT LOCATION
34 North St. Augustine Blvd
St. Augustine, FL 32086

CONTRACTOR
RUCKEN CONSTRUCTION
11125A Highway 20
East Unit #4
St. Augustine FL 32086
(904) 797-0201

ARCHITECT
Swan Ryan Architect, LLC
201 Ocean Ave
St. Augustine FL 32086
804-517-9430

STRUCTURAL ENGINEER
Hudson Engineering Inc.
12098 San Jose Blvd #101
Jacksonville, FL 32223
904-686-2401

1/4" scale

WOOD TREADS & RISERS

2x4 KICK PLATE

PLYWOOD SUB FLOOR
@ TREADS & RISERS

INTERIOR STAIR DETAIL
(SEE FLOOR TO TWO FLOORS)

SCALE: 3/4" = 1'-0"

STAIR DATA
PER 2017 FBC-311.7
FLOOR TO FLOOR HEIGHT = 11'-8 3/4"
WITH TWO LANDINGS - SEE PLAN
(42 3/8") 3'-6 3/8" A.F.F.
(20 3/8") 5'-10 3/8" A.F.F.
NUMBER OF RISERS (20) @ 7 1/8" EACH

WOOD TREADS & RISERS

2x4 KICK PLATE

PLYWOOD SUB FLOOR
@ TREADS & RISERS

INTERIOR STAIR DETAIL
(GRADE TO WOOD/STRADE)

SCALE: 3/4" = 1'-0"

STAIR DATA
PER 2017 FBC-311.7
FLOOR TO FLOOR HEIGHT = 13'-0 3/4"
WITH ONE LANDING - SEE PLAN
(21 3/8") 1'-9 3/8" A.F.F.
NUMBER OF RISERS (22) @ 7 1/8" EACH

SECOND
FLOOR
PLAN

Sheet
Number
A2

NOT FOR
CONSTRUCTION

No.	Issue	Description	Revised
1	1/1/20	SCHEMATIC DESIGN #1	
2	1/28/20	SCHEMATIC DESIGN #2	
3	1/11/20	SCHEMATIC DESIGN FINAL	
4	1/11/20	10% DESIGN DEVELOPMENT	
5	1/28/20	SCHEMATIC DESIGN #1	
6	1/17/20	THINGS TO DO/NOT DO	
7	1/11/20	PRELIMINARY	

Scale
AS NOTED

Sheet title

10.20.20
C02 2

STEVENSON
RESIDENCE

OWNER CONTACT
ALAN & JENNIFER
STEVENSON
560 A1A BEACH BLVD.
ST. AUGUSTINE BEACH FL 32080
(904) 825-7242

PROJECT LOCATION
34 North St. Augustine Blvd
St. Augustine, FL 32080

CONTRACTOR
RUGGIERI CONSTRUCTION
811 State Road 20
St. Augustine, FL 32086
(904) 787-0201

ARCHITECT
Sarah Ryan Architect, LLC
201 Owens Ave
St. Augustine FL 32080
(904) 941-9400

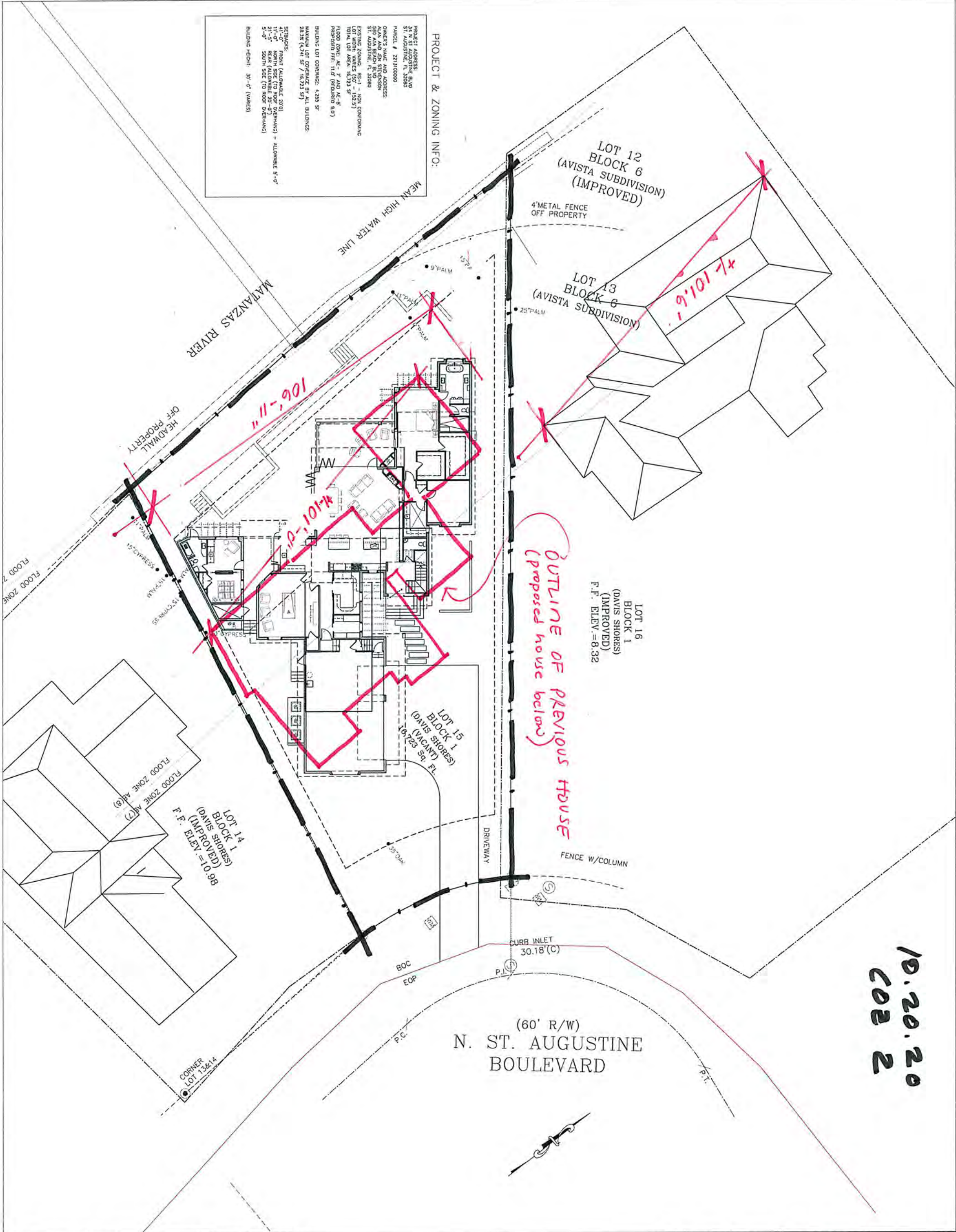
STRUCTURAL ENGINEER
Hudson Engineering, Inc.
1505 S. Orange Ave. #1001
Jacksonville, FL 32225
(904) 586-2401

No.	Desc.	Remarks
1	11/18	SCOURING DESIGN
2	12/28	SCOURING DESIGN
3	14/12	SCOURING DESIGN
4	14/12	SCOURING DESIGN
5	14/12	SCOURING DESIGN
6	14/12	SCOURING DESIGN
7	14/12	SCOURING DESIGN

SITE
PLAN

Sheet
Number
A0

NOT FOR
CONSTRUCTION



PROJECT & ZONING INFO:

PROJECT ADDRESS:
34 N. ST. AUGUSTINE BLVD
ST. AUGUSTINE, FL 32080
PARCEL # 2713100000

OWNER'S NAME AND ADDRESS:
ALAN & JENNIFER STEVENSON
560 A1A BEACH BLVD.
ST. AUGUSTINE, FL 32080

EXISTING ZONING: RS-1 - NON CONFORMING
LOT WITH VARIANCE (S-1 - 3225)

FLOOD ZONE: AC-1 AND AC-2
FLOOD ZONE: AC-1 AND AC-2
FLOOD ZONE: AC-1 AND AC-2

BUILDING LOT COVERAGE: 4.235 SF
MAXIMUM LOT COVERAGES BY ALL BUILDINGS
28.35% (4,241 SF / 15,723 SF)

SETBACKS:
41'-0" FRONT (ALTERNATE 20.0')
11'-0" SIDE (ALTERNATE 20.0')
21'-5" REAR (ALTERNATE 20'-0')
5'-0" SOUTH SIDE (TO ROOF OVERHANG)
BUILDING HEIGHT: 35'-0" (VARIANCE)

STEVENSON
RESIDENCE

OWNER CONTACT
ALAN & JENNIFER
STEVENSON
580 A1A BEACH BLVD.
St. Augustine Beach, FL 32080
(904) 858-7242

PROJECT LOCATION
34 North St. Augustine Blvd
St. Augustine, FL 32080

CONTRACTOR
RUGGIERI CONSTRUCTION
8111 Highway 19, Suite 20
East Unit #4
St. Augustine, FL 32086
(904) 797-2201

ARCHITECT
Serafin Ryan Architect, LLC
501 Orange Ave
St. Augustine, FL 32080
904-517-9430

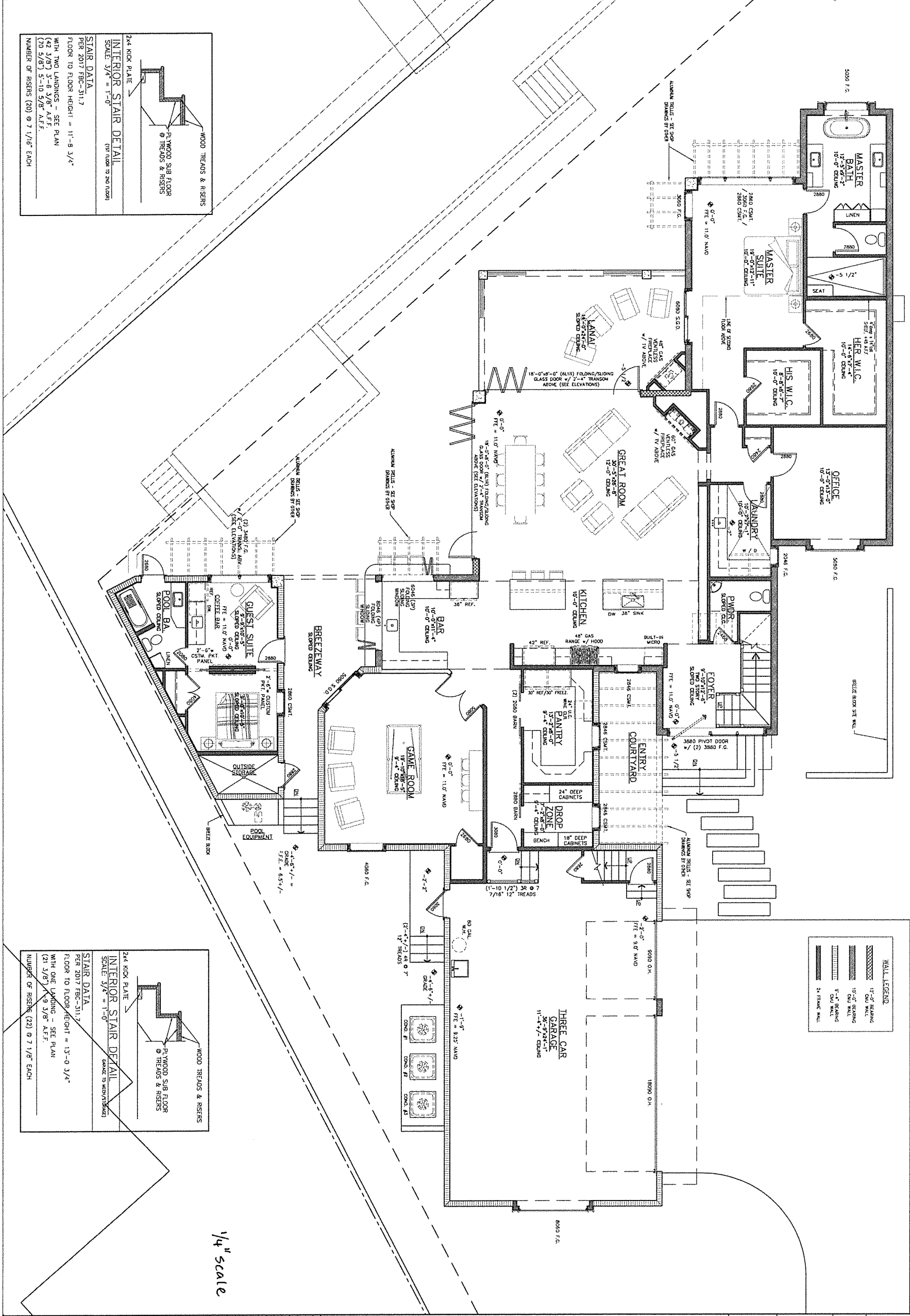
STRUCTURAL ENGINEER
Halsberg Engineering, Inc.
12058 San Jose Blvd #1001
Jacksonville, FL 32223
904-889-2401

No.	Rev.	Description	Issued
1	1/1/20	ISSUANCE	1/1/20
2	1/2/20	REVISION: CORRECT WALL	1/2/20
3	1/11/20	REVISION: CORRECT WALL	1/11/20
4	1/11/20	1/2" DEEP DECKING	1/11/20
5	1/11/20	REVISION: CORRECT WALL	1/11/20
6	1/11/20	REVISION: CORRECT WALL	1/11/20
7	1/11/20	REVISION: CORRECT WALL	1/11/20

Sheet Title
FIRST
FLOOR
PLAN

Sheet Number
A1

NOT FOR
CONSTRUCTION



WOOD TREADS & RISERS
PLYWOOD SUB FLOOR
@ TREADS & RISERS

2x4 KICK PLATE

INTERIOR STAIR DETAIL
SCALE: 3/4" = 1'-0"

STAIR DATA
PER 2017 FBC-311.7
FLOOR TO FLOOR HEIGHT = 11'-8 3/4"
WITH TWO LANDINGS - SEE PLAN
(10 3/8") 3'-10 3/8" A.F.F.
NUMBER OF RISERS (20) @ 7 1/8" EACH

WALL LEGEND

- 12'-0" RELAND
- 10'-0" RELAND
- 5'-4" RELAND
- 24' FRAM. WALL

STEVENSON
RESIDENCE

OWNER CONTACT
ALAN K. JENNIFER
STEVENSON
590 A1A BEACH BLVD.
St. Augustine Beach FL 32080
(904) 826-7242

PROJECT LOCATION
34 North St. Augustine Blvd
St. Augustine, FL 32086

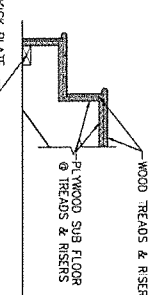
CONTRACTOR
RUCKER CONSTRUCTION
11125A Highway 20
East Unit # 20
St. Augustine FL 32086
(904) 797-0201

ARCHITECT
Sven Ryan Architect, LLC
201 Ocean Ave
St. Augustine FL 32086
844-511-9430

STRUCTURAL ENGINEER
HARRISON ENGINEERING, Inc.
12098 San Jose Blvd #101
Jacksonville, FL 32223
904-486-2401

1/4" scale

WOOD TREADS & RISERS



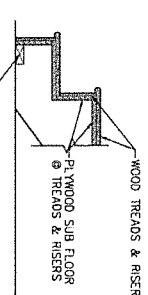
2x4 KICK PLATE

PLYWOOD SUB FLOOR
@ TREADS & RISERS

INTERIOR STAIR DETAIL
SCALE: 3/4" = 1'-0"

STAIR DATA
PER 2017 FBC-311.7
FLOOR TO FLOOR HEIGHT = 11'-8 3/4"
WITH TWO LANDINGS - SEE PLAN
(21 3/8") 5'-10 5/8" A.F.F.
NUMBER OF RISERS (20) @ 7 1/8" EACH

WOOD TREADS & RISERS



2x4 KICK PLATE

PLYWOOD SUB FLOOR
@ TREADS & RISERS

INTERIOR STAIR DETAIL
SCALE: 3/4" = 1'-0"
(GRADE TO WOOD/STRADE)

STAIR DATA
PER 2017 FBC-311.7
FLOOR TO FLOOR HEIGHT = 13'-0 3/4"
WITH ONE LANDING - SEE PLAN
(21 3/8") 1'-9 3/8" A.F.F.
NUMBER OF RISERS (22) @ 7 1/8" EACH

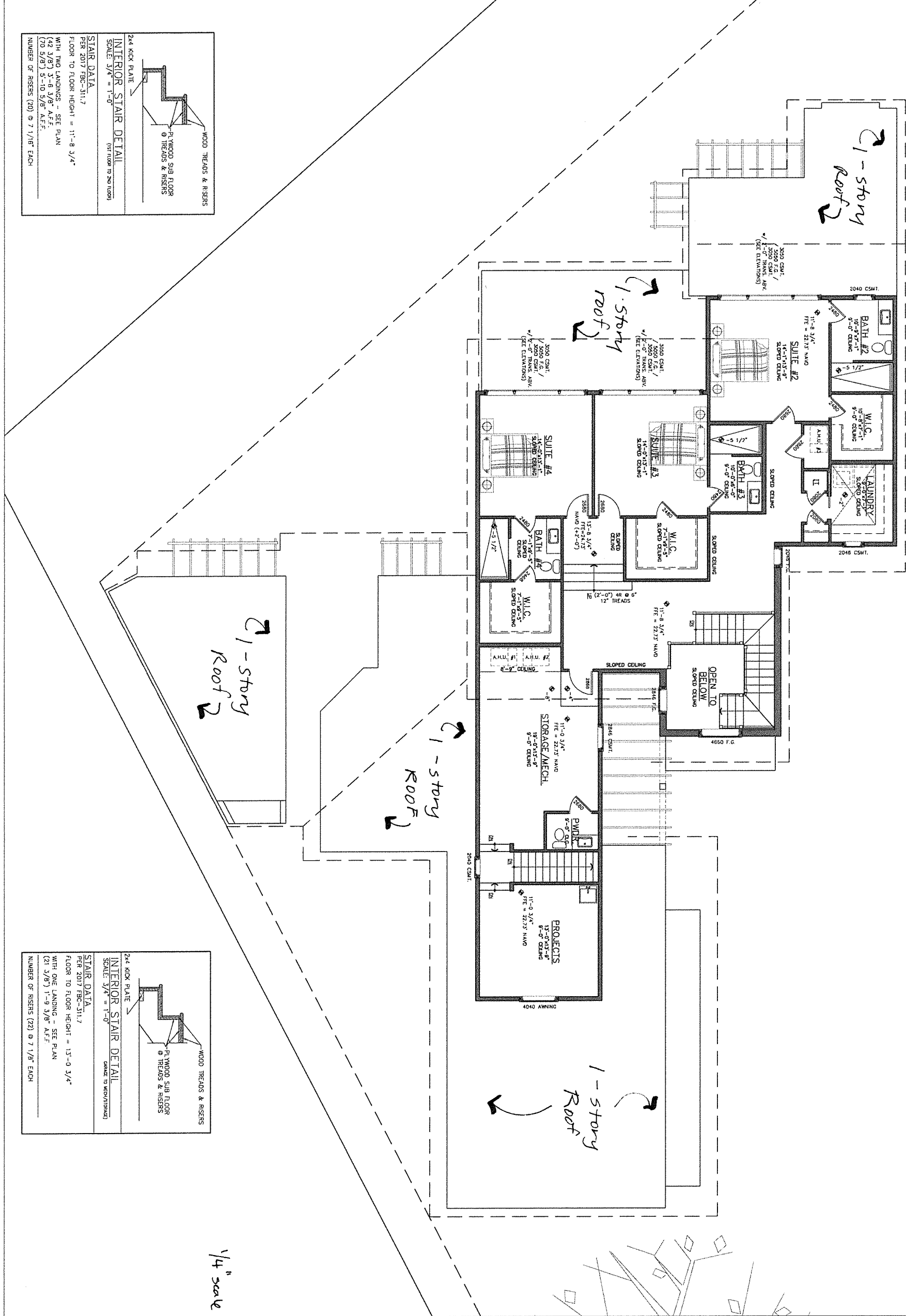
SECOND
FLOOR
PLAN

Sheet
Number
A2

NOT FOR
CONSTRUCTION

No.	Issued	Description	Revised
1	11-10-16	SCHEMATIC DESIGN P&L	
2	12-20-16	SCHEMATIC DESIGN P&L	
3	11-11-16	SCHEMATIC DESIGN P&L	
4	11-11-16	10'-0" NORTH ARROW	
5	11-11-16	SCHEMATIC DESIGN P&L	
6	11-11-16	TRUSS PACKAGE LISTS	
7	11-11-16	TRUSS PACKAGE LISTS	

Scale	AS NOTED
Sheet title	



CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: November 3, 2020

RE: **USE BY EXCEPTION # 2020-0110**

AGENDA ITEM 7(a)

APPLICANT Katherine Gardiner

OWNER Jason Christley & Katherine Gardiner

LOCATION 234 Rainey Ave / PIN 194460-0000

REQUEST To approve a use by exception for a home occupation for outdoor photography studio within Residential, single-family-two (RS-2) zoning.

LAND USE Residential Low Density

SURROUNDING USES Single-family Residential

APPLICABLE CODES/ORDINANCES

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

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

(a) Zoning exceptions:

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

(2) Written applications. All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) Violations of exceptions. The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

General Zoning Standards:

Complete zoning information is included as attachment 3.

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

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

(3) *Permissible uses by exception.* See section 28-347. housing for the elderly; neighborhood recreation facility.

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

In addition to the permissible uses by exception listed in the schedule of district regulations, (article III), the following uses shall be permissible by exception in the districts indicated; and, unless specific provision is made otherwise in the grant of exception, such uses, whether permitted or permissible by exception, shall conform to all supplementary regulations listed under such use:

- (1) Home occupations. The intent of a home occupation is to allow those uses that may be conducted within a residential premise that will not affect the residential character of the structure or the neighborhood. Home occupations are a permissible use by exception in any district subject to all the following conditions:

Staff response are below in *Italics*.

- a. No person other than members of the family residing on the premises shall be engaged in such occupation. No home occupation shall be conducted in any accessory building or structure or any open porch or carport which is attached to and a part of the principal structure.

The applicant will be living in the residence while operating the proposed home occupation.

b. The use of the premises shall be clearly incidental and subordinate to its use for residential purposes and shall under no circumstances change the residential character thereof.

The use of a home occupation for an outdoor photography studio will not change the residential character of this structure. Only a small outdoor area will be utilized if this request is approved, it is located in an outdoor accessory area and will not alter the residential character of the home.

c. There shall be no change in outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, except that one (1) sign may be permitted, not exceeding one (1) square foot in area, nonilluminated, mounted flat against the wall of the principal building at a position not more than two (2) feet from the main entrance to the residence.

The applicant is requesting a sign that will comply with the above requirements.

d. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements of this Code in other than the required front yard.

The applicant is proposing only one vehicle/client at a time, there is sufficient onsite parking at the home.

e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.

The applicant will not create noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the property

f. The giving of art, music or other instructions or lessons shall be limited to not more than four (4) persons at the same time.

Not applicable, the applicant will be serving one client at a time.

g. Fabrication of articles such as are commonly classified under the terms of arts and handicraft may be deemed a home occupation, subject to other terms and conditions of this definition, and providing no retail sales are made at the dwelling unit.

The applicant will not be conducting retail sales at the residence, it will be a service only.

h. The member of the family residing on the premises engaged in such occupation shall not employ more than one (1) person for the sole purpose of providing clerical and receptionist services.

The applicant does not intend to hire an employee.

i. No home occupation shall occupy more than twenty-five (25) percent of the floor area of the dwelling unit, exclusive of the area of any open porch or attached garage or similar space not suited or intended for living quarters.

The home occupation will not exceed (25) percent of the floor of the dwelling unit. The applicant will be conducting the home occupation on the rear patio area that is approximately 300 square feet.

j. Any professional or business office or studio that does not involve in office contact with clients or the public and where all business is conducted by mail, phone or at other premises shall be determined to be a home office, private, and shall be a permitted use in any district subject to conditions stated above.

The applicant is proposing to have one client at a time with appointments lasting up to one hour.

STAFF SUMMARY AND ANALYSIS

The applicant is proposing a home occupation for an outdoor photography studio on an existing 300 square feet patio area of their property with scheduling one client at a time for up to one hour long appointments. This will generate one vehicle per session which does not appear to have a major impact on traffic flow for this neighborhood. Parking will be provided on site, as shown in the survey of the property. There is sufficient parking for the visiting vehicle on site. The area is characterized by single-family homes.

STAFF RECOMMENDATION

Based on a review of Section 28-29 and 28-347, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a home occupation for an outdoor photography studio as a permitted use by exception at **234 Rainey Ave / PIN 194460-0000**.

Attachments

Attachment 1 – Application & Supporting Information

Attachment 2 – Site Plan & Floor Plan

Attachment 3 – RS-2 Zoning Standards

Patrick Doty, CFM
Senior Development Review Planner
Planning and Building Department

Attachment 1

Application & Supporting Information



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

SEP 21 2020

Planning / Building Dept.

Application Fee: \$250 (plus advertising costs) Project Number: 2020-0110
 Receipt Number: 1946999 Meeting Date: Nov 3, 2020
 Advertising Costs: \$ 64.80 Paid On: 10/21/20 Receipt Number: 1967892

1. NAME OF APPLICANT: Katherine Gardiner Contact Number: 602-370-0794
 Business (if applicable): Kate Gardiner Photography, Inc
 Address: 234 Rainey Ave City: St. Augustine State: FL Zip: 32084
 E-Mail Address: kategardinerfoto@gmail.com

2. NAME OF PROPERTY OWNER: Katherine Gardiner and Jason Christley Contact Number: 6023700794
 Business (if applicable):
 Address: 234 Rainey Ave City: St Augustine State: FL Zip: 32084
 E-Mail Address: kategardinerfoto@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: 145 & 146 Block: 9
 Subdivision: Fullerwood Parcel Number: 1529600000

4. PROJECT STREET ADDRESS: 234 Rainey Ave, St Augustine, FL 32084

5. SPECIFIC PROPOSED USE: Photographic Outdoor Studio

6. ACTION REQUESTED:

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

7. DESCRIPTION OF ACTION REQUESTED: Having clients to patio to do family photos or headshots.
No permanent construction being done.

8. JUSTIFICATION FOR ACTION REQUESTED: Interior options due to Covid 19 to do photos are unsafe.
Previously rented shared works space or photographed in Client's homes. Doing
them on my patio enables me to control the safety element and lighting conditions.
Clients are scheduled one family or headshot client at a time. Street parking will
not be overwhelmed. Photo sessions are during normal business hours.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Kate Gardiner

Digitally signed by Kate Gardiner
Date: 2020.09.17 10:55:12 -04'00'

9/17/2020

Signature of Applicant

Date

Kate Gardiner

Digitally signed by Kate Gardiner
Date: 2020.09.17 10:56:14 -04'00'

9/17/2020

Signature of Property Owner

Date





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	1529600000
Location Address	234 RAINEY AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK SUB S1/2 OF LOTS 145 & 146 BLK 9 OR3216/1515 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Fuller Wood Park Addition to St. Augusti
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.150
Homestead	Y

Owner Information

Owner Name	Christley Jason Etal 100%
	Gardiner Katherine 100%
Mailing Address	234 RAINEY AVE SAINT AUGUSTINE, FL 32084-2171

Map



Valuation Information

Building Value	2020	\$164,982
Extra Features Value		\$7,422
Total Land Value		\$87,360
Agricultural (Assessed) Value		\$0
Agricultural (Market) Value		\$0
Just (Market) Value		\$259,764
Total Deferred		\$85,792
Assessed Value		\$173,972
Total Exemptions		\$50,000
Taxable Value		\$123,972

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	\$155,217	\$7,758	\$87,360	\$0	\$0	\$250,335	\$170,061	\$130,274	\$120,061
2018	\$157,403	\$8,275	\$65,520	\$0	\$0	\$231,198	\$166,890	\$114,308	\$116,890
2017	\$146,792	\$8,701	\$65,520	\$0	\$0	\$221,013	\$163,457	\$107,556	\$113,457
2016	\$148,776	\$9,019	\$65,520	\$0	\$0	\$223,315	\$160,095	\$113,220	\$110,095
2015	\$112,073	\$5,173	\$54,054	\$0	\$0	\$171,300	\$155,021	\$66,279	\$105,021
2014	\$108,538	\$5,678	\$54,054	\$0	\$0	\$168,270	\$153,791	\$64,479	\$103,791
2013	\$91,280	\$6,184	\$54,054	\$0	\$0	\$151,518	\$151,518	\$50,000	\$101,518
2012	\$93,815	\$6,206	\$54,054	\$0	\$0	\$154,075	\$154,075	\$50,000	\$104,075
2011	\$95,083	\$6,720	\$54,054	\$0	\$0	\$155,857	\$155,857	\$50,000	\$105,857
2010	\$96,351	\$7,232	\$60,060	\$0	\$0	\$163,643	\$163,643	\$50,000	\$113,643

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	2726	Roof Cover	Composite Shingle
Conditioned Area	1880	Interior Flooring	Carpet, Hardwood
Actual Year Built	1925	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	1.5

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	940	940
FRAME ADDITION	36	36
FINISHED OPEN PORCH	0	252
FRAME UTILITY	0	100
UNFINISHED GARAGE	0	252
PATIO	0	242
FINISHED UPPER STORY	904	904
Total SqFt	1880	2726

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	28	13	0	364
Kool Deck	0	0	0	0	356
Residential Fence	0	0	0	0	89
Residential Fence	0	0	0	0	64

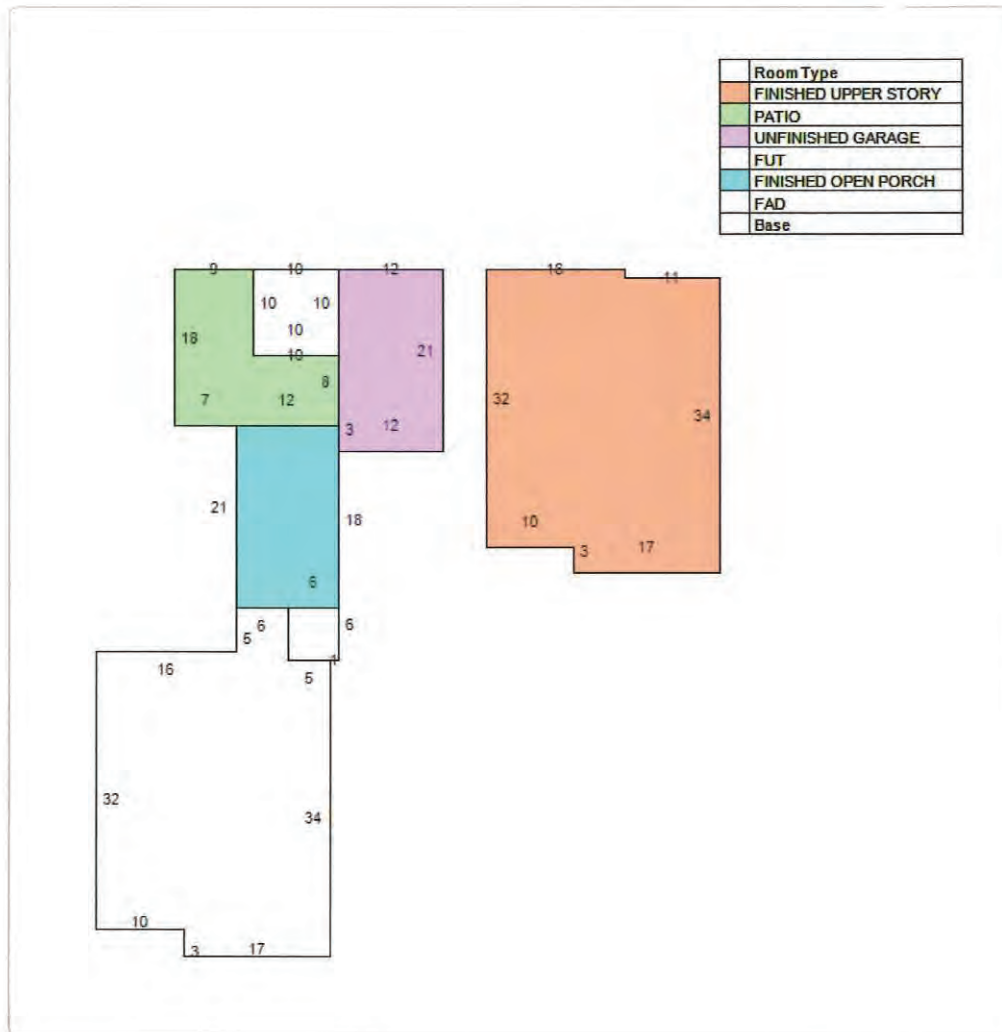
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	100	60	EF	\$87,360

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/13/2009	6/30/2009	\$273,000.00	WD	3216	1515	Q	I	PALMER MIRELLE M (UNREM WIDOW)	CHRISTLEY JASON ETUX
	12/16/2000	\$0.00	AF	3216	1514	U	I	PALMER GEORGE E (DECD)	PALMER MIRELLE M (SURV SPOUSE)
	1/1/1979	\$56,000.00		415	754	U	I		PALMER GEORGE E, MIRELLE

Sketch 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.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

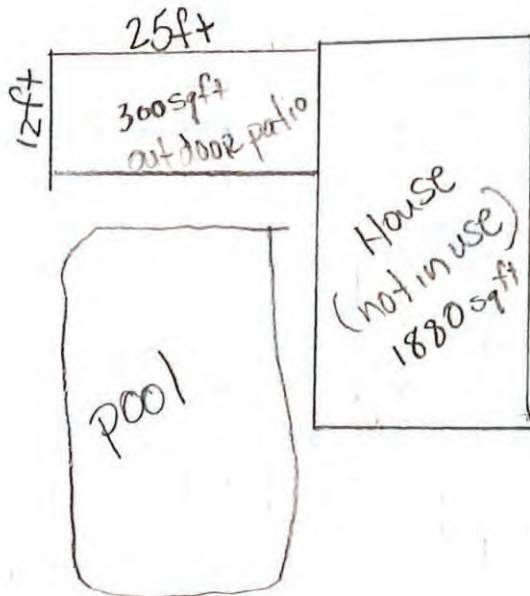
Last Data Upload: 9/23/2020, 12:40:20 AM

Version 2.3.86

Developed by
 Schneider
 GEOSPATIAL

Attachment 2

Site Photos & Survey







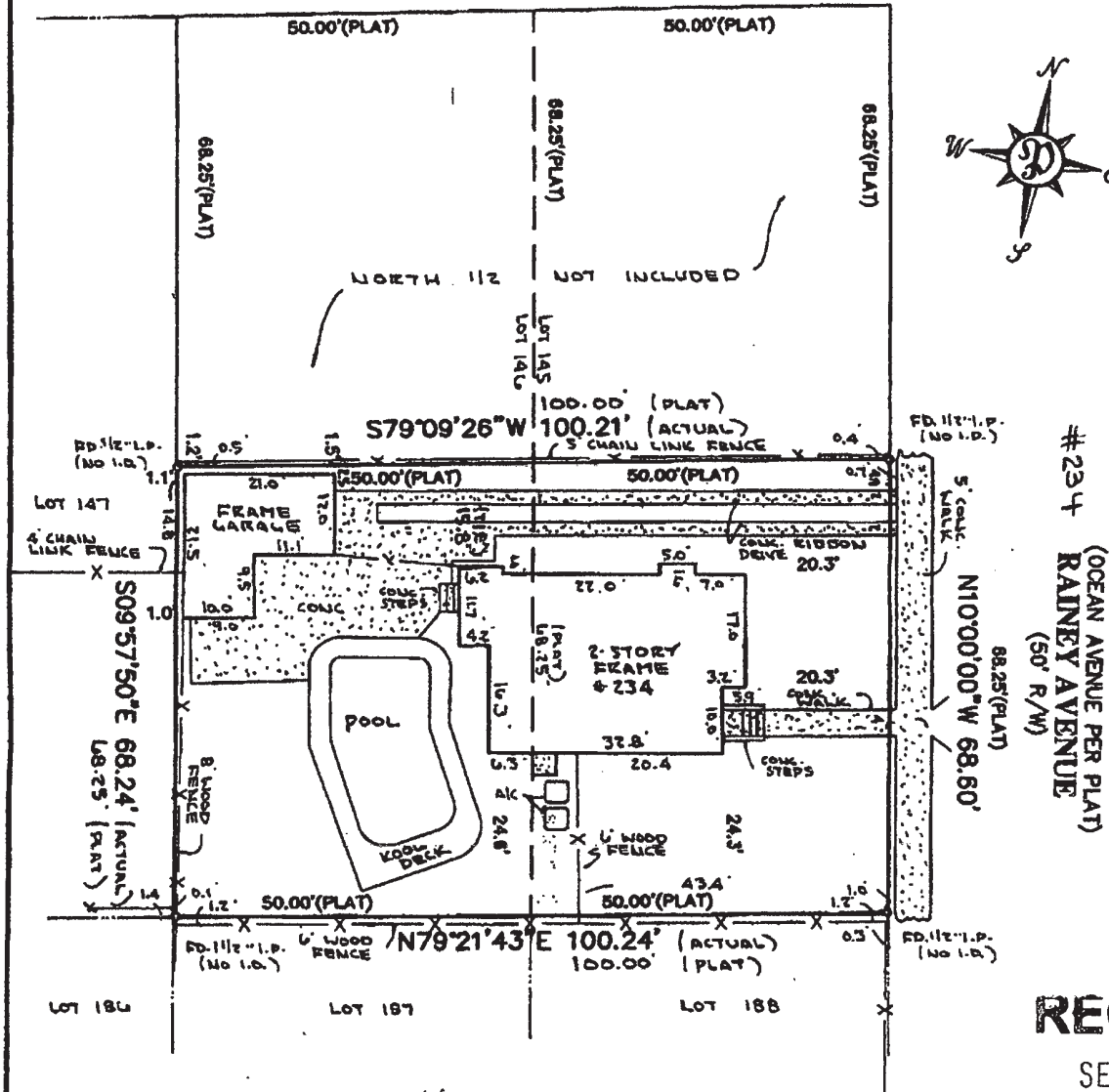
10/23/2020 09:26

MAP SHOWING BOUNDARY SURVEY OF SOUTH 1/2 OF LOTS 145-146 BLOCK 9 AS SHOWN ON MAP OF

FULLER WOOD PARK

AS RECORDED IN MAP BOOK 7 PAGES 18 OF THE PUBLIC RECORDS OF ST. JOHNS CO., FL
CERTIFIED TO: JASON CHRISTLEY, KATHERINE LARDNER, BANK OF AMERICA, N.A.
WATSON TITLE SERVICES OF NORTH FLORIDA INC, STEWART TITLE WARRANTY
COMPANY

BAY VIEW DRIVE
(50' R/W)



RECEIVED

SEP 16 2009

2009-0686-001

Planning / Building Dept.

PERRET AND ASSOCIATES, INC.

1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON N. 10°00'00"W. FOR THE WLY R/W LINE OF RAINY AVENUE
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
P.C.C. POINT OF COMPOUND CURVE
P.O.C. POINT ON CURVE
P.M.P. PERMANENT CONTROL POINT
B.R.L. BUILDING RESTRICTION LINE
S.F. CHAIN LINK FENCE
R/W RIGHT-OF-WAY
O.R.V. OFFICIAL RECORDS VOLUME
O/L ON LINE

LEGEND

R & D RADIUS
D & L DELTA (CENTRAL ANGLE)
C of CH CHORD
C of L CHORD
C of R CHORD
C of S CHORD
C of T CHORD
C of U CHORD
C of V CHORD
C of W CHORD
C of X CHORD
C of Y CHORD
C of Z CHORD



SCALE 1"=20'

DATE OF FIELD SURVEY

6-2-2009

Glenn M. Broadstreet, Inc.

GLENN M. BROADSTREET, FLA. CERT. NO. 5814

LB ~ 6715

F.B. 304 PG. 3022 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2009-243

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: November 3, 2020

RE: **USE BY EXCEPTION #2020-0112**

AGENDA ITEM 7(b)

APPLICANT Daniel Sparks
c/o Trulieve

OWNER Creekview Investments II, LLC

LOCATION 1650 Highway US 1 S / PIN 134940-0020

REQUEST To approve a use by an exception for a legally available marijuana dispensary within Commercial, Medium-two (CM-2) zoning district.

LAND USE Commercial Medium Intensity

ZONING Commercial Medium-two (CM-2)

SURROUNDING USES Retail, Commercial

APPLICABLE CODES/ORDINANCES

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

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

(a) Zoning exceptions:

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

(2) Written applications. All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) Violations of exceptions. The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

LDC Section 28-2. Definitions.

Legally available marijuana shall mean any form or variant or species of the cannabis plant including but not limited to cannabis sativa L., C. ruderalis, C. indica and its constituent cannabinoids, such as tetrahydrocannabinol (THC) and cannabidiol (CBD) commonly referred to as marijuana, that is currently legal to possess, or may become legal to possess in the State of Florida, whether such possession is direct or indirect. A person or entity who is in possession of legally available marijuana in this context includes any person or entity who legally possesses any form of marijuana, including but not limited to, patients prescribed marijuana for medical treatment and their caregivers, anyone legally cultivating the marijuana plant or its seeds, anyone legally manufacturing, producing, processing or creating any goods or foods utilizing any part of the marijuana plant including buds, leaves, roots or seeds, or making available for legal sale, trade, gift, display, storage, delivery or on-site commercial consumption any part of the marijuana plant including buds, leaves or seeds in any processed or unprocessed form. Cannabis sativa L. subsp. sativa var. sativa is the variety of cannabis sativa with THC levels below 0.5% grown for non-consumable industrial uses such as hemp cloth products and hempcrete concrete building blocks, and is not intended to be included in this definition.

Sec. 28-209. - Commercial medium-two: CM-2.

Intent. This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities. It is not intended that this district become or be used for strip commercial purposes.

(3) *Permissible uses by exception.*

m. Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana.

(8) *Vehicular access:* Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana shall require a condition of direct vehicular access to a roadway functional classification of principal arterial-urban U.S. Highway 1.

STAFF SUMMARY AND ANALYSIS

The applicant is requesting a use by exception to allow for the sale of legally available medical marijuana. The proposed location of this facility meets the requirement established in LDC sec. 28-209(8) and Ordinance 2014-27 (attachment 3) as the property does take access off US 1. The provided site plan is included for the board to review. Staff has reviewed the entire site plan for overall compliance, and it has been approved for site development. The site has not yet been developed; however, the applicant has been made aware that action would need to be taken on this approval within twelve (12) months should this request be approved.

Staff finds the request would be at a similar scale and impact to other existing commercial uses in the area and is located within an established commercial corridor with access to US-1.

STAFF RECOMMENDATION

Based on a review of Section 28-29 and 28-209, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** the use by exception for a legally available marijuana dispensary at **1650 Highway US 1 S / PIN 134940-0020**.

Attachments

Attachment 1 – Application & Property Record Card

Attachment 2 – Site Plan

Attachment 3 – Ordinance 2014-27

Patrick Doty, CFM
Senior Development Review Planner
Planning and Building Department

Attachment 1

Application & Property Record Card

RECEIVED

OCT 09 2020

Planning / Building Dept.



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$250 (plus advertising costs) Project Number: 2020-0112
Receipt Number: 1958969 Meeting Date: Nov 3, 2020
Advertising Costs: \$ 28.35 Paid On: 10/21/20 Receipt Number: 1968133

1. NAME OF APPLICANT: Trulieve Contact Number: 850-692-2164
Business (if applicable): Trulieve
Address: 3494 Martin Hurst Road City: Tallahassee State: FL Zip: 32312
E-Mail Address: Daniel.Sparks@Trulieve.com
2. NAME OF PROPERTY OWNER: Creekview Investments II, LLC Contact Number: _____
Business (if applicable): _____
Address: 8818 Goodby's Executive Drive City: Jacksonville, FL
E-Mail Address: _____ State: _____ Zip: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: _____ Block: _____
Subdivision: _____ Parcel Number: 1349400020
4. PROJECT STREET ADDRESS: 1650 US 1 South, St. Augustine, FL, 32084
5. SPECIFIC PROPOSED USE: Medical Marijuana Dispensary
6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☒ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: _____
Trulieve requests approval of a use by exception application to operate a medical marijuana dispensary at this location.

8. JUSTIFICATION FOR ACTION REQUESTED: _____
The proposed commercial use complies with the goals, objectives and policies of this
commercial classification. This property specifically meets the criteria established in
Ordinance 2014-27.

04/18/2019

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

	10/05/20
Signature of Applicant	Date
	10/06/20
Signature of Property Owner	Date

04/18/2019



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

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

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

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

Daniel Sparks

Print name of applicant

Daniel Sparks

Signature of applicant

10/05/20

Date



Owner's Authorization For Agent

Trulieve/Daniel Sparks is/are hereby authorized TO ACT ON BEHALF OF Creekview Investments II, LLC, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, 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's Planning & Zoning Board, located at: 1650 US 1 South, St. Augustine, FL

BY: _____

Signature of Owner

Barry Ansbacher

Print Name of Owner

904-737-4600

Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 6 day of October, 2020

By Barry B. Ansbacher by physical presence.

Identification verified: _____

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

Kelly C. Usery

My Commission expires: _____

12.15.22





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 1349400020
Location 1650 US HIGHWAY 1 S
Address SAINT AUGUSTINE 32084-0000
Neighborhood Ponce Boulevard/US-1 South to SR-312 (COM) (681.02)
Tax (11-2) PERPALL GRANT SUB LOT 9 LYING E OF US 1 INCL VACATED R/W IN OR419/71 (EX R/W RE- LOCATED ARAPAHO AVE OR419/144 & 142 & PT LYING N OF NEW R/W
Description* IN OR416/522 & PTS IN OR459/346 463/477 & 470/150 & EX 70FT OR643/813) OR3836/1211
**The Description above is not to be used on legal documents.*
Property Use Vacant Commercial (1000)
Code
Subdivision N/A
Sec/Twp/Rng 41-7-30
District City of St Augustine (District 452)
Millage Rate 19.4926
Acreage 0.890
Homestead N

Owner Information

Owner Name Creekview Investments II LLC 100%
Mailing Address 8818 GOODBYS EXECUTIVE DR STE 100
 JACKSONVILLE, FL 32117-0000

Map



Valuation Information

	2021
Building Value	\$0
Extra Features Value	\$3,051
Total Land Value	\$582,780
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$585,831
Total Deferred	\$0
Assessed Value	\$585,831
Total Exemptions	\$0
Taxable Value	\$585,831

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
2020	\$0	\$3,053	\$582,780	\$0	\$0	\$585,833	\$585,833	\$0	\$585,833
2019	\$0	\$3,730	\$582,780	\$0	\$0	\$586,510	\$570,284	\$16,226	\$570,284
2018	\$0	\$4,407	\$582,780	\$0	\$0	\$587,187	\$518,440	\$68,747	\$518,440
2017	\$0	\$5,085	\$466,224	\$0	\$0	\$471,309	\$471,309	\$0	\$471,309
2016	\$0	\$7,504	\$466,224	\$0	\$0	\$473,728	\$473,728	\$0	\$473,728
2015	\$0	\$8,555	\$466,224	\$0	\$0	\$474,779	\$474,779	\$0	\$474,779
2014	\$0	\$9,607	\$466,224	\$0	\$0	\$475,831	\$220,284	\$255,547	\$220,284
2013	\$0	\$10,660	\$189,598	\$0	\$0	\$200,258	\$200,258	\$0	\$200,258
2012	\$0	\$11,711	\$189,598	\$0	\$0	\$201,309	\$201,309	\$0	\$201,309
2011	\$0	\$20,485	\$209,801	\$0	\$0	\$230,286	\$230,286	\$0	\$230,286
2010	\$0	\$20,485	\$233,112	\$0	\$0	\$253,597	\$253,597	\$0	\$253,597

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Bulkhead (Low)	0	0	0	0	792
Concrete Paving	0	0	0	0	2376

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	198	198	38852	SF	\$582,780

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/16/2014	1/7/2014	\$585,000.00	WD	3836	1211	Q	I	TRINGALI JOSEPH	CREEKVIEW INVESTMENTS II LLC
6/20/2011	6/14/2011	\$100.00	CT	3447	394	U	I	BASK REAL ESTATE HOLDINGS LLC	TRINGALI JOSEPH
	8/24/2010	\$0.00	LP	3348	911	U	V	JOSEPH TRINGALI	BASK REAL ESTATE HOLDINGS LLC
	4/30/2007	\$375,000.00	WD	2911	509	U	I	TRINGALI JOSEPH C	BASK REAL ESTATE HOLDINGS LLC
	4/8/2003	\$89,000.00	WD	1932	1799	U	V	TRINGALI SALVATORE J	TRINGALI JOSEPH C
	2/4/2002	\$295,000.00	WD	1714	1096	U	V	ESTES MOREAU P V	TRINGALI JOSEPH C, SALVATORE J & PIERCE M (T/C)
	6/30/1998	\$729,600.00	WD	1330	1119	Q	I	PROSPERITY BANK ST AUGUSTINE	ESTES MOREAU PV
	11/10/1997	\$1,000.00	CT	1276	1126	U	V	ST AUG HOME FURNISHING CTR INC	PROSPERITY BANK OF ST AUGUSTINE
	7/1/1987	\$0.00		751	1870	U	V	KEENE JAMES K & EVELYN A	ST AUG HOME FURNISHING CENTER INC
	2/1/1986	\$132,000.00		697	1079	Q	V		
	9/1/1985	\$0.00		686	1727	U	V		

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

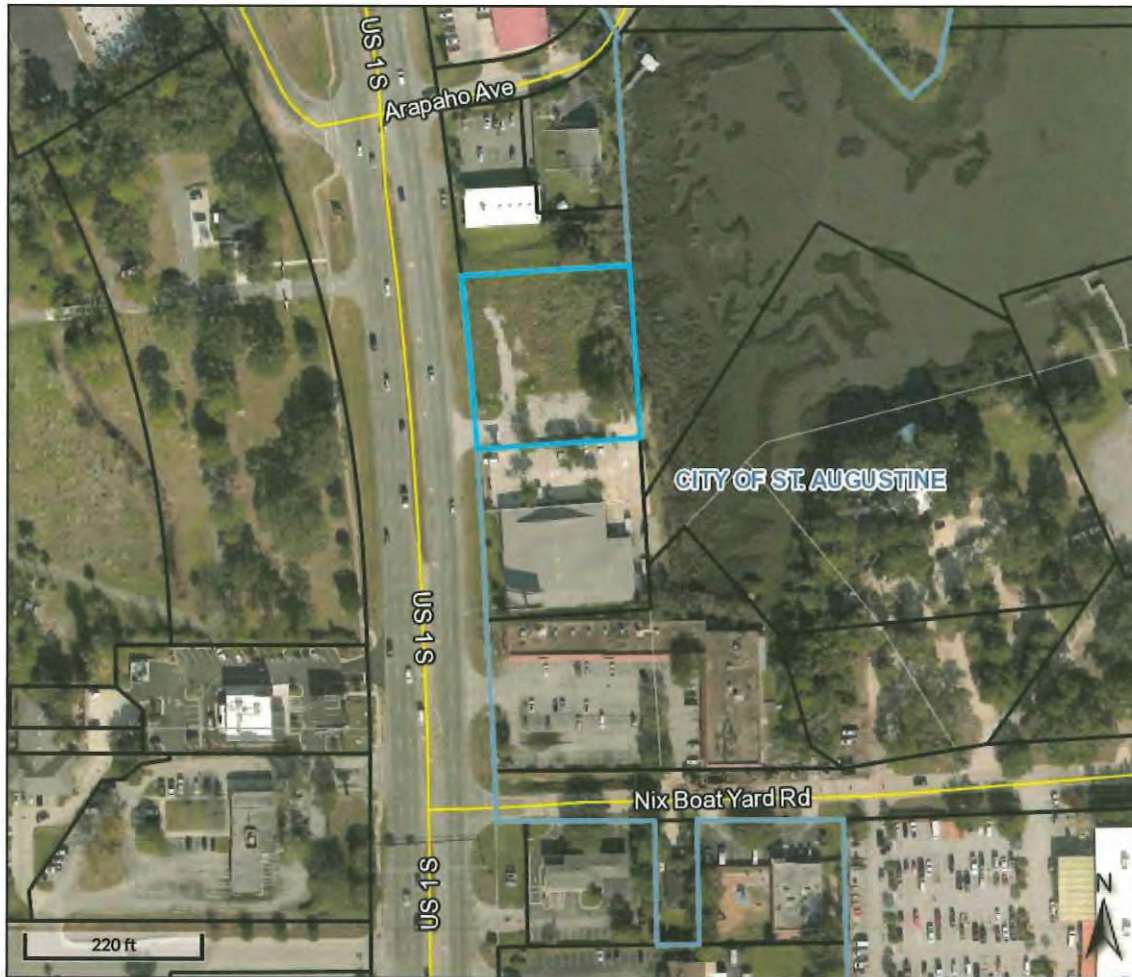
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Overview



Legend

- Parcels
- Roads
- Cities

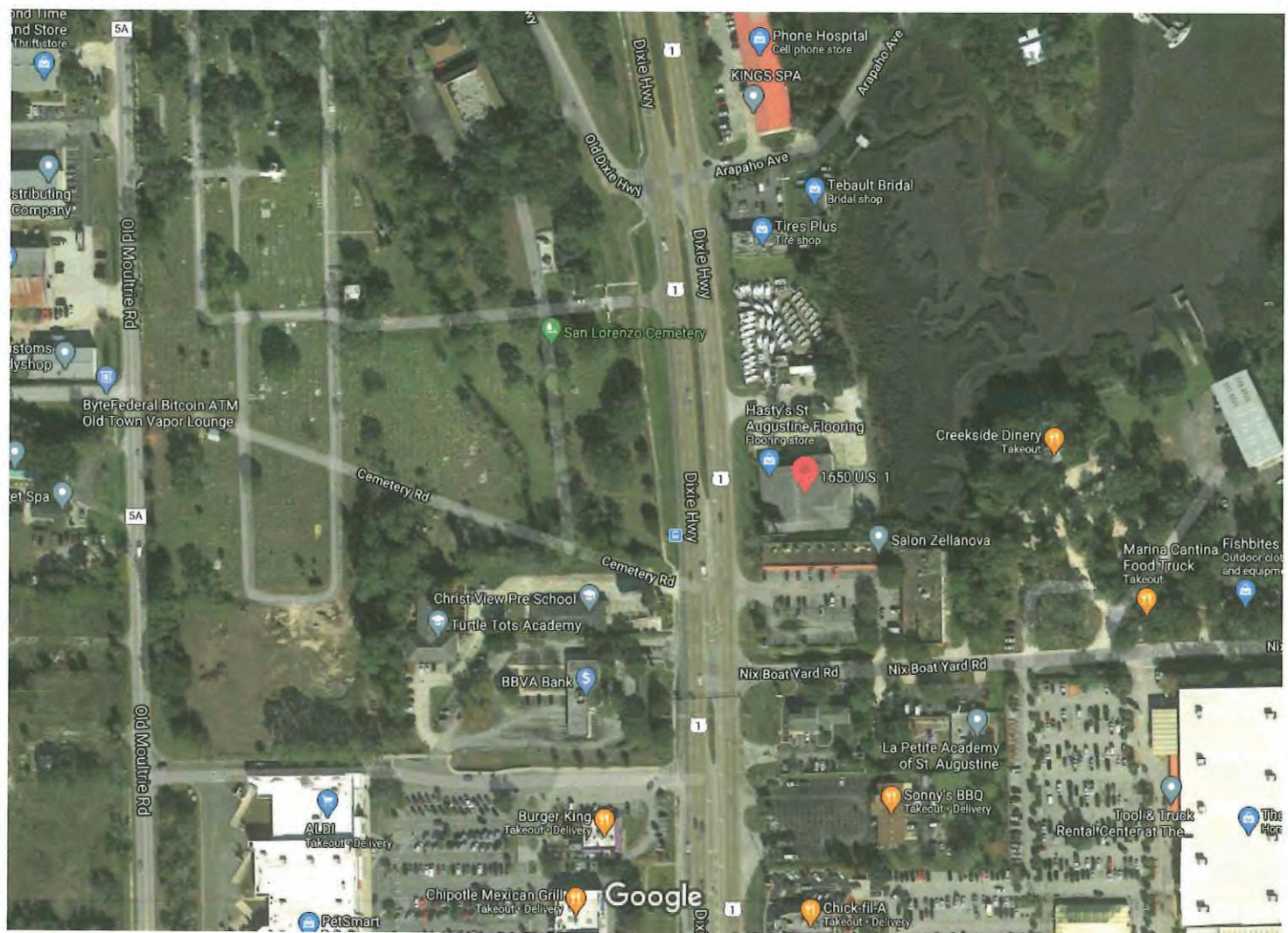
Parcel ID	1349400020	Physical Address	1650 US HIGHWAY 1S	Building Value	N/A	Last 2 Sales			
Property Class	1000 - Vacant	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$3,051	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	CREEKVIEW INVESTMENTS II LLC	Total Land Value	\$582,780	1/7/2014	\$585000	01	Q
Acres	0.89		8818 GOODBYS EXECUTIVE DR STE 100	Just Value	\$585,831	4/30/2007	\$375000	11	U
			JACKSONVILLE FL 32117-0000	Total Deferred Assessed Value	N/A				
				Total	\$585,831				
				Exemptions	N/A				
				Taxable Value	\$585,831				

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

Date created: 10/12/2020
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Developed by  Schneider
GEOSPATIAL

Google Maps 1650 US-1



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 100 ft



1650 US-1

St. Augustine, FL 32084



Directions



Save



Nearby



Send to your
phone



Share

Attachment 2

Site Plan

Attachment 3

Ordinance 2014-27

ORDINANCE NO. 2014-27

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING SECTION 28-209 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO PROVIDE FOR FACILITIES FOR SALES, TRADE, GIFT, DISPLAY, STORAGE, DELIVERY OR ON-SITE COMMERCIAL CONSUMPTION OF LEGALLY AVAILABLE MARIJUANA AS A USE BY EXCEPTION IN THE COMMERCIAL MEDIUM-TWO (CM-2) ZONING CATEGORY; REQUIRING A CONDITION OF DIRECT VEHICULAR ACCESS TO A ROADWAY FUNCTIONAL CLASSIFICATION OF PRINCIPAL ARTERIAL-URBAN U.S. HIGHWAY 1; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances by municipalities; and

WHEREAS, the 2030 Comprehensive Plan states that the City's Future Land Use Goal is, "(t)o create an environment within the City and adjacent areas in which its residents have the opportunity to maximize the potential for economic benefit, and the enjoyment of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation;" and

WHEREAS, the 2030 Comprehensive Plan Future Land Use Objective 1 states that, "(t)he 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;" and

WHEREAS, the City consists of approximately thirteen square miles, inclusive of water bodies, and is substantially urbanized and built-out; and

WHEREAS, the 2030 Comprehensive Plan Future Land Use classifications do not include a land use classification for agricultural lands; and

WHEREAS, the cultivation of marijuana can be accomplished indoors in warehouse-type structures on properties within a land use classification of Industrial and a zoning category of Industrial and Warehousing (IW); and

WHEREAS, the 2030 Comprehensive Plan Map T-5 identifies the St. Augustine Roadway Functional Classifications and specifically identifies U.S. Highway 1 as a Principal Arterial-Urban road; and

WHEREAS, the 2030 Comprehensive Plan Infrastructure Element at SS Objective 1.3 and PW Objective 1.4 states that it shall be the objective of the City to continue to discourage the proliferation of urban sprawl and maximize the use of the existing wastewater and potable water facilities; and

WHEREAS, the State of Florida recently adopted a limited form of legally available marijuana codified in Chapter 381.986, Florida Statutes, titled “Compassionate use of low-THC cannabis;” and

WHEREAS, a constitutional amendment regarding legally available marijuana in Florida was proposed and narrowly defeated with approximately 57% voter approval in the 2014 general election; and

WHEREAS, the City has the legal authority pursuant to its Charter and the laws of Florida to regulate the land use and zoning of property within its municipal boundaries; and

WHEREAS, various state and national entities have begun addressing the direct and secondary impacts relating to the legalization of marijuana, including the American Planning Association, Denver Fire Department, Rocky Mountain High Intensity Drug Trafficking Area, U.S. Department of Justice, Florida cities and counties, Florida for Care Blue Ribbon Commission, and the Florida League of Cities-Florida Association of Counties-Florida Police Chiefs Association-Florida Sheriffs Association Medical Marijuana Workgroup; and

WHEREAS, local zoning regulations that define emerging uses of land and allow for these new uses pursuant to a use by exception controlled as to number, area, location or relation to the neighborhood serves the public purpose to direct development to compatible areas already serviced by appropriate utility infrastructure and higher intensity roadways that provide for ease of access in emergency response situations; and

WHEREAS, on November 4, 2014, the Planning and Zoning Board (PZB) for the City of St. Augustine made recommendation to the City Commission for adoption of an ordinance that provides for facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana as a use by exception in the Commercial Medium-Two (CM-2) zoning category, and requiring a condition of

direct vehicular access to a roadway functional classification of principal arterial-urban U.S. Highway 1; and

WHEREAS, the City Commission for the City of St. Augustine finds that providing for the public health, safety and general welfare requires amendment to Section 28-209 of the City Code;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Amendment to Section 28-209. Section 28-209 of the Code of the City of St. Augustine is hereby amended to read as follows (deletions and additions are identified using a strike-through and underline format, respectively):

“Sec. 28-209. Commercial medium-two: CM-2.

Intent. This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities. It is not intended that this district become or be used for strip commercial purposes.

(1) *Permitted uses and structures.* As for CM-1 (section [28-208](#)), and in addition:

- a. Retail outlets for the sale of general merchandise excluding new or used automobiles, trucks, boats and tractors (but not automobile wrecking or storage yards, junkyards, or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nursery, lumber and building supplies, supermarkets and convenience stores and similar products.

- b. Service establishments of all kinds including automobile service station or truck stop (see [section 28-338](#)) excluding businesses where automotive vehicles are offered for rent or sale, repair and service garage, motor vehicle body shop, auto laundry, drive-in restaurant, laundry or dry cleaning establishments, veterinarian or animal boarding kennels in soundproof building, pest control, carpenter or cabinet shop, home equipment rental, ice delivery station, job printing or newspaper, marina, radio or television broadcasting transmitter, antenna, office and studio facilities, banks and financial institutions, video rentals, funeral homes, travel agencies, electronic equipment/TV repair shop, employment offices, upholstering, furniture refinishing and similar establishments.
- c. Establishments or facilities for the retail sale and service of all alcoholic beverages, either for on-premises or off-premises consumption, or both.
- d. Any type of wholesale, jobber or distributorship business where the total operation does not require more than four thousand (4,000) square feet of floor space; no vehicle is used in excess of one-and-one-half-ton capacity; all merchandise is stored within an enclosed building; and no heavy machinery or manufacturing is located on the premises.
- e. Hotels and motels with or without kitchenettes.
- f. Building trades contractor not requiring outside storage; nor the use of any vehicle in excess of one-ton capacity; nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.
- g. Multifamily dwellings as for RG-1.

- h. Colleges.
 - i. Shopping plaza or shopping center.
 - j. Intermediate care facilities.
 - k. Home office, private.
 - l. Agricultural market, outdoor or indoor.
- (2) *Permitted accessory uses.* See [section 28-348](#).
- (3) *Permissible uses by exception:*
- a. As provided in [section 28-347](#).
 - b. Wholesale, warehouse, or storage use, to include miniwarehouses.
 - c. Building trades contractor with outside storage yard and heavy construction equipment.
 - d. Boatyard.
 - e. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating and candy manufacturing.
 - f. Bulk storage yards, including bulk storage of flammable liquids.
 - g. Open air theaters, but not drive-in theaters.
 - h. Commercial, recreational and entertainment facilities such as museums, carnival or circus, shooting gallery, skating rink, pony ride, go-cart track, athletic complexes, arena, auditorium, convention center, dance hall, indoor theater and similar uses; provided, however, such uses do not have temporary facilities which exceed more than thirty-five (35) feet in height for more than thirty (30) days in any calendar year. For the purpose of this section, exceeding the height at any time

during a twenty-four-hour period constitutes a day.

- i. Palmist, astrologist, psychics, clairvoyants, phrenologists and similar uses.
- j. Tattoo parlor or studio.
- k. Businesses that offer for sale new or used automobiles, trucks, boats and tractors.
- l. Uses and structures as for RG-1 (section [28-163](#)).
- m. Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana.

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

- a. Minimum lot width, one hundred (100) feet.
- b. Minimum lot area, fifteen thousand (15,000) square feet; except as specifically required for certain uses.

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

(6) *Minimum yard requirements:*

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

- b. Side, five (5) feet.
- c. Rear, five (5) feet.
- (7) *Maximum height of structures:* Thirty-five (35) feet.
- (8) *Vehicular access: Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana shall require a condition of direct vehicular access to a roadway functional classification of principal arterial-urban U.S. Highway 1."*

Section 2. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or relettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to Section 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this
_____ day of _____, 2014.

ATTEST:

Nancy E. Shaver, Mayor-Commissioner

Alison Ratkovic, City Clerk

(SEAL)

Coding: Words ~~stricken~~ are deletions; words underlined are additions.

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: November 3, 2020

RE: **USE BY EXCEPTION #2020-0114**

AGENDA ITEM 7(c)

APPLICANT Amy Tilbury
c/o Bar Harbor Cheesecake Co.

OWNER Jimmy Betts - Owner

LOCATION 6 Cordova St / PIN 206320-0000

REQUEST To approve a use by exception for off-site parking.
To approve a use by exception for the sale of wine
within Commercial-low-one (CL-1) Zoning.

LAND USE Commercial Low Intensity

SURROUNDING USES Restaurants, Retail, Tourist Attractions, Cemetery

APPLICABLE CODES/ORDINANCES

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

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

(a) Zoning exceptions:

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

(2) Written applications. All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) Violations of exceptions. The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

General Zoning Standards:

Sec. 28-206. - Commercial low-one: CL-1.

Intent. This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The CL-1 district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. However, professional and business offices and similar uses are encouraged.

(3) *Permissible uses by exception.*

c. Sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises.

Sec. 28-371. - Location.

(a) A required off-street parking and loading facility shall be located on the same lot or parcel of land it is intended to serve. However, an off-street parking and loading facility within four hundred (400) feet of the premises may be allowed as a permitted use by exception.

(b) The planning and zoning board may grant an exception when practical difficulties prevent the placing of all or part of the facility on the premises they are designated to serve. The board shall review the proposal for impact upon pedestrian and vehicular traffic patterns and user safety, impact upon surrounding properties from noise, glare, visual quality, nuisance and traffic generation.

There are two (2) requests in this application:

- 1. Sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption (refer to as wine in the remainder of the Staff Report), either on the premises or off the premises.**

The first request is to allow for the sale of wine on premises. The applicant describes the proposed use of the property as a cheesecake shop that will serve wine along with their cheesecake in an outdoor setting.

2. A request for off-site parking as a use by exception.

The second request is to allow for off-site parking to be provided in the City Municipal parking garage to address the parking needs for their site, which has existing constraints that make providing parking on site difficult.

STAFF SUMMARY AND ANALYSIS

Wine Service

The applicant is requesting a use by exception to allow for the sale of wine on the subject property. The space is approximately 1,136 square feet, all of which is proposed as back of house (kitchen/prep area) except for bathroom facilities for guests. The seating for the café will be provided outdoors, with a maximum of 20 seats proposed at the site, a site plan is provided in attachment 2. A parking analysis is provided in the next section regarding the parking demands for the proposed uses.

Off-site Parking

The second request of this application is to allow for off-site parking in the City Municipal Parking Garage. The site contains an existing structure and limited area to accommodate parking on site as shown on a survey of the property (attachment 3). There is not sufficient land area on the property to support the 11 spaces that the applicant is requesting off-site. The city code requires that the off-site parking be located within 400 feet of the property, and as show in Figure 1, the property is approximately 335' from the parking site. Should this request be approved the applicant would be required to provide the city with proof of parking during the Business Tax Receipt application process. The relocation of parking from this site would eliminate any vehicular traffic and congestion at the site and promote a pedestrian access to the site in an area already frequented by foot traffic.

	Use	Units, Seats, Rooms, Spaces	Special Requirements	Total Parking Need
(27)	Restaurant	1 space per 4 seats	1 space per 200 square feet of non-patron area	
		Max. 20 seats = 5 spaces	1,136 square feet = 6 spaces	11 spaces



Figure 1. Distance between subject property and City Parking Garage, which is 335’.

STAFF RECOMMENDATION

Based on a review of Section 28-29 and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** the use by exception for the sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption on the premises at **6 Cordova St / PIN 206320-0000**.

Based on a review of Section 28-29 and 28-347(8) and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** the use by exception to allow for off-site parking within the Municipal garage, for a total of 11 space, at **6 Cordova St / PIN 206320-0000**.

Attachments

Attachment 1 – Application & Property Record Card

Attachment 2 – Floor Plan

Attachment 3 - Survey & Site Photos

Patrick Doty, CFM
Senior Development Review Planner
Planning and Building Department

Attachment 1

Application & Property Record Card

RECEIVED

OCT 14 2020



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Planning / Building Dept.

Application Fee: \$250 (plus advertising costs) Project Number: 2020-0114
Receipt Number: 1961491 Meeting Date: _____
Advertising Costs \$ 24.30 Paid On 10/14/20 Receipt Number: 1966444

1. NAME OF APPLICANT: Amy Tilbury Contact Number: (260) 343-8721
Business (if applicable): Bar Harbor Cheesecake Company (BHCC)
Address: 300 Main St. City: Bar Harbor State: ME Zip: 04609
E-Mail Address: amyltilbury@yahoo.com
2. NAME OF PROPERTY OWNER: James Betts Contact Number: (904) 494-6030
Business (if applicable): _____
Address: 6 Cordova St. City: St. Aug State: FL Zip: 32084
E-Mail Address: _____
3. LEGAL DESCRIPTION OF PROJECT PROPERTY
Lot: 548 Ft of Lot 3 Block: Blk N
Subdivision: Model Land Co. Sub Parcel Number: 206320-0000
4. PROJECT STREET ADDRESS: 6 Cordova St. St. Augustine FL 32084
5. SPECIFIC PROPOSED USE Retail Cheesecake Company
6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☒ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: *Off-site Parking - 20 full service seats, we have 10 and need to purchase 10 more, for a total of 20 seats and 1186 non-patron area, 5 patron seats, 6 non-patron area for a total of 11 parking spaces to be purchased and paid for monthly. *Sale of wine for on-site consumption.
8. JUSTIFICATION FOR ACTION REQUESTED: _____

04/18/2019

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

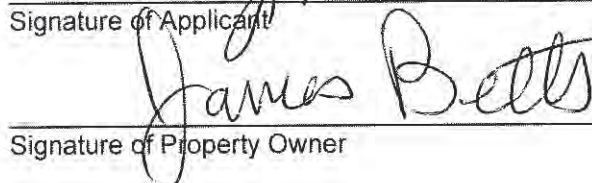
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

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


Signature of Applicant

9/11/2020
Date


Signature of Property Owner

9/11/2020
Date



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

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

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

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

Amy B. Tilbury

Print name of applicant

Amy B. Tilbury

Signature of applicant

9/11/2020

Date



RECEIVED

OCT 22 2020

Planning/Building Dept.

Owner's Authorization For Agent

Amy Tilbury is/are hereby authorized TO ACT ON BEHALF OF James W. Betts, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: 2020-0114, 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's Planning & Zoning Board, located at:

BY: James W. Betts
Signature of Owner
James W. Betts
Print Name of Owner
904 484-6030
Telephone Number

State of FLA

County of ST. Johns

Signed and sworn before me on this 23rd day of October, 2020

By _____

Identification verified:

Oath sworn: _____ Yes X No

Notary Signature:

Shelley Clayton

My Commission expires:

May 14, 2022





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 2063200000
Location Address 6 CORDOVA ST
 SAINT AUGUSTINE 32084-0000
Neighborhood City St Aug W of St George (COM) (610.06)
Tax Description* MODEL LAND CO SUB CITY 548FT OF LOT 3 BLK N OR1681/541
**The Description above is not to be used on legal documents.*
Property Use Code Stores (1100)
Subdivision Model Land Company Subdivision
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 19.4926
Acreage 0.080
Homestead N

Owner Information

Owner Name [Betts James](#) 100%
Mailing Address 32 S DIXIE HWY
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

Building Value	2021
Extra Features Value	\$74,373
Total Land Value	\$794
Agricultural (Assessed) Value	\$262,800
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$337,967
Assessed Value	\$159,585
Total Exemptions	\$178,382
Taxable Value	\$0
	\$178,382

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
2020	\$76,411	\$794	\$262,800	\$0	\$0	\$340,005	\$162,165	\$177,840	\$162,165
2019	\$38,511	\$794	\$262,800	\$0	\$0	\$302,105	\$147,423	\$154,682	\$147,423
2018	\$38,327	\$794	\$94,900	\$0	\$0	\$134,021	\$134,021	\$0	\$134,021
2017	\$35,658	\$794	\$94,900	\$0	\$0	\$131,352	\$131,352	\$0	\$131,352
2016	\$37,441	\$794	\$94,900	\$0	\$0	\$133,135	\$133,135	\$0	\$133,135
2015	\$37,693	\$794	\$94,900	\$0	\$0	\$133,387	\$130,875	\$2,512	\$130,875
2014	\$23,283	\$794	\$94,900	\$0	\$0	\$118,977	\$118,977	\$0	\$118,977
2013	\$24,392	\$794	\$94,900	\$0	\$0	\$120,086	\$120,086	\$0	\$120,086
2012	\$24,638	\$794	\$93,988	\$0	\$0	\$119,420	\$119,420	\$0	\$119,420
2011	\$23,406	\$794	\$131,832	\$0	\$0	\$156,032	\$156,032	\$0	\$156,032
2010	\$24,638	\$794	\$146,480	\$0	\$0	\$171,912	\$171,912	\$0	\$171,912

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1606	Roof Cover	Metal
Conditioned Area	1136	Interior Flooring	Pine Wood
Actual Year Built	1923	Interior Wall	Drywall
Use	Stores (City/Historical)	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1056	1056
FINISHED OPEN PORCH	0	126
FINISHED DECK	0	160
FINISHED OPEN PORCH	0	164
FINISHED ENCLOSED PORCH	80	100
Total SqFt	1136	1606

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Handicap Ramp	0	0	0	0	76

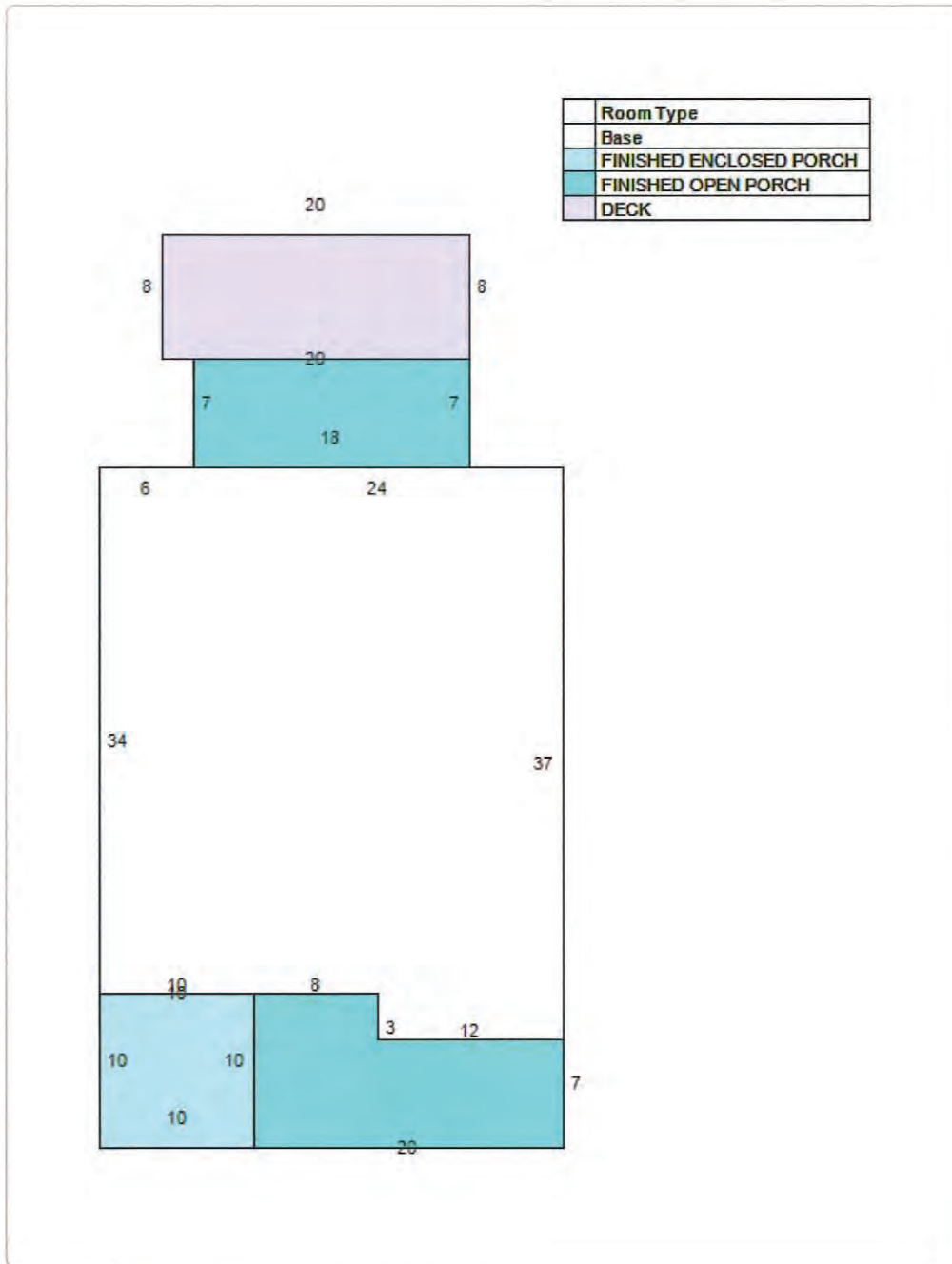
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	49	75	3650	SF	\$262,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	11/21/2001	\$69,700.00	WD	1681	541	U	I	ALBE GROUP INC	BETTS JAMES
	10/12/2001	\$160,000.00	WD	1662	1256	Q	I	DANAHY JOHN H & PATRICIA P	ALBE GROUP INC
	8/1/1986	\$0.00		713	998	U	I		DANAHY JOHN H, PATRICIA P
	1/1/1986	\$0.00		695	2002	U	I		

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.

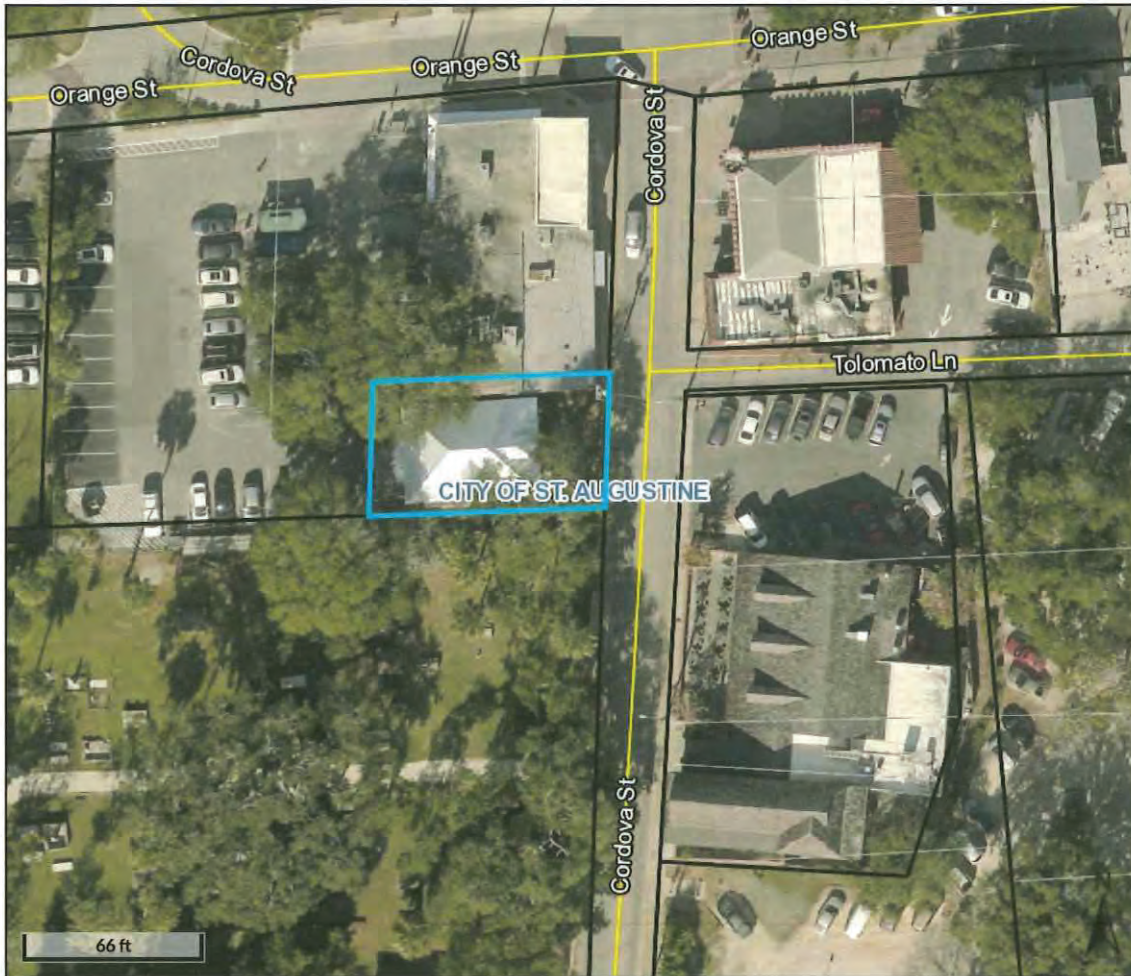
[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 10/10/2020, 12:16:02 AM

Developed by

Schneider
 GEOSPATIAL

Version 2.3.90



Overview



Legend

- Parcels
- Roads
- Cities

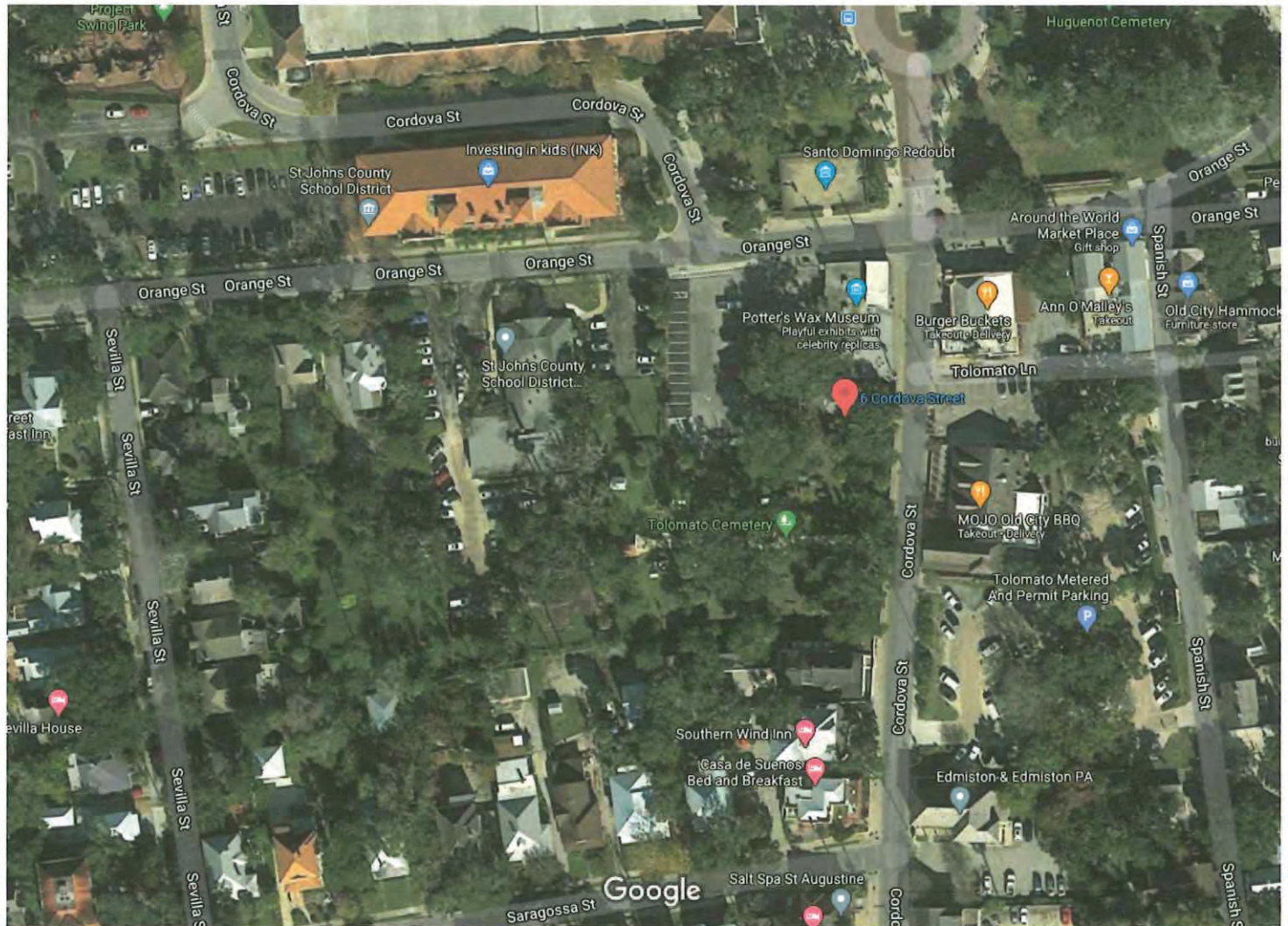
Parcel ID	2063200000	Physical Address	6 CORDOVA ST	Building Value	\$74,373	Last 2 Sales			
Property Class	1100 - Stores	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$794	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	BETTS JAMES	Total Land Value	\$262,800	11/21/2001	\$69700	11	U
Acres	0.08		32 S DIXIE HWY	Just Value	\$337,967	10/12/2001	\$160000	01	Q
			SAINT AUGUSTINE FL	Total Deferred	\$159,585				
			32084-0000	Assessed Value	\$178,382				
				Total	N/A				
				Exemptions					
				Taxable Value	\$178,382				

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

Date created: 10/12/2020
Last Data Uploaded: 10/10/2020 12:16:02 AM

Developed by  Schneider
GEOSPATIAL

Google Maps 6 Cordova St



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft

**6 Cordova St**St. Augustine, FL 32084
Building

Directions



Save



Nearby

Send to your
phone

Share

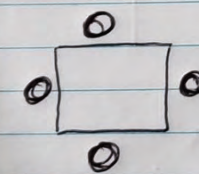
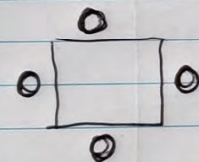
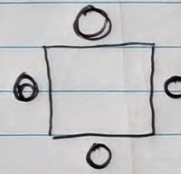
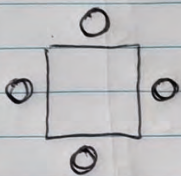
Attachment 2

Floor Plan

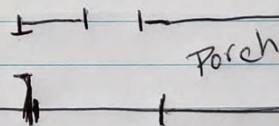
10/15/20
6 Cordova Street
St. Augustine, FL

Site Plan for outdoor Seating

outdoor
Seating
→



House



TREE

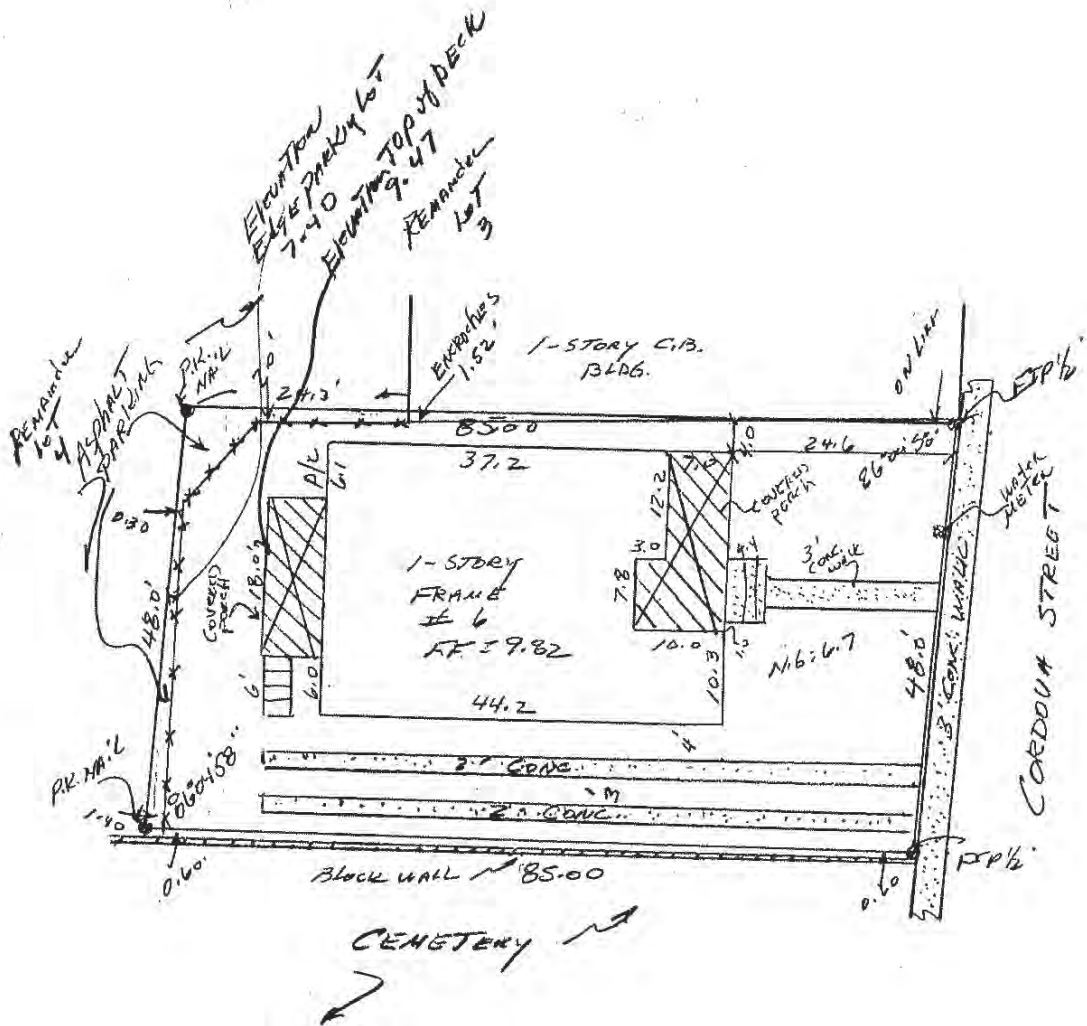
Attachment 3

Survey & Site Photos

MAP SHOWING SURVEY OF

THE EAST EIGHTY FIVE FEET (85') of the South Forty Eight feet (.48') of Lots 3 and 4 Block "N" Model Land Company Subdivision of the City of St Augustine.

CERTIFIED TO: ALBE GROUP INC/JIMMY W BETTS/JOHN H & PATRICIA P DANAHY/ATTORNEYS TITLE INSURANCE FUND INC/CHARLES E PELLICER ATTORNEY AT LAW



LEGEND:

F.I.P. - FOUND IRON PIPE/PIN
F.I.R. - FOUND IRON ROD
S.I.R. - SET IRON ROD (L.B. 6072) 5/8"
F.C.M. - FOUND CONCRETE MONUMENT
S.C.M. - SET CONCRETE MONUMENT
CONC. - CONCRETE
I.D. - SURVEYOR'S IDENTIFICATION MARK
R/W - RIGHT OF WAY
C - CENTERLINE
R - RADIUS
CD - CHORD DISTANCE

L - ARC LENGTH
CB - CHORD BEARING
T.B.M. - TEMPORARY BENCH MARK
B.M. - BENCH MARK
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
P.C. - POINT OF CURVE
P.T. - POINT OF TANGENCY
P.C.C. - POINT OF CONCAVE CURVATURE
P.R.C. - POINT OF REVERSE CURVATURE
P.I. - POINT OF INTERSECTION

ELEV./EL. - ELEVATION
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
F.F. - FINISHED FLOOR ELEVATION
O.R. - OFFICIAL RECORDS BOOK
N.T.S. - NOT TO SCALE
(D) - DED MEASUREMENT
(W) - FIELD MEASUREMENT
(P) - PLAT MEASUREMENT
BLK. - BLOCK
P.R.M. - PERMANENT REFERENCE MONUMENT
P.C.P. - PERMANENT CONTROL POINT
(TYP.) - TYPICAL

GENERAL NOTES:

- Encroachments as shown herein are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plot measurements are noted if different.

NOTES:

- According to the Federal Emergency Management Agency FIRM Map No. 125/45-00030 effective date: 6-15-92 the property described herein appears to be in Zone AE 9.
- Basis of bearing structure: FIELD ANGLES AS SHOWN

- Basis of elevations: N.G.V.D. 29
JULY NO. DATE SCALE: F.U./PAGE TYPE

10/23/2020 09:46





10/23/2020 09:46



10/23/2020 09:47

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: November 3, 2020

RE: **PRELIMINARY SUBDIVISION PLAT APPROVAL 2020-0108**

AGENDA ITEM 8(a)

APPLICANT Larry Antonatos
Mike Piesco
c/o Ancient City Surveyors, Inc.

OWNER Ann C. Antonatos

LOCATION 171 Inlet Dr / PIN 213300-0000

REQUEST To approve a replat of three non-conforming lots into two conforming lots within Residential, single-family-one (RS-1).

PLANS RECIEVED September 16, 2020

LAND USE Residential Low Density

SURROUNDING USES Single Family Homes

APPLICABLE CODES/ORDINANCES

Section 23-36 Generally.

The following procedures for securing subdivision plat approval shall be followed in submitting, reviewing and acting upon all subdivision plats within the city. The subdivider and/or his surveyor, engineer or land planner is encouraged, but not required, to discuss informally his preliminary studies and sketches for any subdivision of land with the city offices listed in section 23-38, as well as those other offices such as the county health department or county community development department. Many times these discussions may lead to a more complete preliminary plan or plat as hereinafter set forth. During this review process, the subdivider or his agent may be called upon for consultation. Each preliminary plan or plat for a subdivision shall be presented for review prior to detailed development of the plat. This preliminary plan will benefit the subdivider in accordance with the degree of completeness of the plan. Such preliminary plan shall be accompanied by a written statement describing the proposed subdivision. Such preliminary

plan and statement shall be reviewed by the city planning and building department, public works department, fire department and police department and shall be submitted to the city planning and zoning board for preliminary approval subject to such revision as may be deemed necessary.

Section 23-38 Preliminary plat.

- (a) All of the following city departments must approve preliminary plats prior to submitting to the planning and zoning board. A preliminary plat submittal meeting is recommended involving the appropriate city departments and the agent(s) of the developer.
 - (1) Planning and building department.
 - (2) Public works department.
 - (3) City manager
 - (4) City attorney
 - (5) City fire department
 - (6) City police department
- (b) The city manager shall receive two (2) copies and each of the remaining offices shall be provided with one (1) legible reproduced copy of the proposed preliminary plat a minimum of three (3) weeks prior to submittal to the planning and zoning board for approval. Should any of these city offices or utility companies need to be involved, they may make necessary contacts and/or request additional reproduced copies for these offices and/or companies.
- (c) This preliminary plat shall be prepared on sheet sizes of twenty-four (24) inches by thirty-six (36) inches with at least a one-inch margin on the left side of the plat for binding purposes, and shall be in accordance with F.S. 177.091.
- (d) The plat will be reviewed by the city offices during the three week period prior to submittal of the preliminary plat to the city planning and zoning board. The developer or his agent will be contacted during this period of time should any discrepancies be apparent that would affect preliminary approval. However, the reviewing offices' agreement as to acceptability of format and content is not to be construed as assurance of final acceptance by the city.

Sec. 28-2. Definitions

Lot – [Specifically pertaining to conforming residential single family districts] ...As of the effective date of this article, any two or more nonconforming lots of record located in single-family residential districts RS-1 and RS-2 on which a residential or commercial structure exists, excluding accessory structures as defined by [section 28-348](#) of this Code, are considered combined and may not thereafter be divided into nonconforming lots by the removal or destruction of the structure or any portion thereof by any means whatsoever. Such lots, however, may be replatted so long as the replatted lots conform to the requirements of this chapter.

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

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

- (1) *Permitted uses and structures.* Single-family dwelling; home office, private.
- (2) *Permitted accessory uses and structures.* See section 28-348.
- (3) *Permissible uses by exception.* See section 28-347.

- (4) *Minimum lot requirements (width and area):*
 - a. Minimum lot width, seventy-five (75) feet.
 - b. Minimum lot area, one-quarter acre (10,890 square feet).
- (5) *Maximum lot coverage by all buildings and structures.* Twenty-five (25) percent.
- (6) *Minimum yard requirements:*
 - a. Front, twenty (20) feet minimum.
 - b. Side, fifteen (15) feet minimum.
 - c. Rear, twenty (20) feet minimum.
- (7) *Maximum height of structures.* Thirty-five (35) feet.

STAFF SUMMARY AND ANALYSIS -Replatting of Lots

The subdivision platting process is defined by Florida Statutes as well as the local municipal code. The board's role in the process is to suggest potential design improvements and provide a public forum to introduce the development plan.

In this case, the existing nonconforming lots are occupied by a partially demolished single family home (city permit #2020-0955) that aggregates the three lots into a single lot, as defined by the city code definition of lot, as shown above. The definition states "such lots, however, may be replatted so long as the replatted lots conform to the requirements of this chapter." This requires the three existing nonconforming, platted lots to be replatted into conforming RS-1 lots in order to be divide, which precipitated this application.

The two proposed lots meet all requirements of the RS-1 zoning standards, as shown above, and the preliminary plat is included as attachment 2.

Corrections will have to be made to the plat prior to final plat adoption by City Commission. The applicant and their surveyor were provided with initial City Comments and will be provided comments from the City's third party surveyor.

STAFF RECOMMENDATION

Based on a review of the applicable city codes, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** the preliminary subdivision plat for this property as submitted.

Attachments

Attachment 1 – Application, Supporting Materials

Attachment 2 – Preliminary Plat

Patrick Doty
Senior Planner
City of St. Augustine

Attachment 1

Application & Supporting Information



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

SEP 16 2020

Planning / Building Dept.

Application Fee: \$275 (plus advertising costs) Project Number: 2020-0108
Receipt Number: 1945932 Meeting Date: NOV 3, 2020
Advertising Costs: \$ 32.40 Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Larry Antonatos c/o Ancient City Surveyors, Inc. Contact Number: 904-797-9967
Business (if applicable): Ancient City Surveyors, Inc.
Address: 4425 U.S.-1 South - Suite 401 City: St. Augustine State: FL Zip: 32086
E-Mail Address: acs-surveyors@comcast.net

2. NAME OF PROPERTY OWNER: Ann C. Antonatos Contact Number: 904-501-8308
Business (if applicable): _____
Address: 171 Inlet Drive City: St. Augustine State: FL Zip: 32080
E-Mail Address: larry.antonatos@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 62, 63 and 64 Block: 1
Subdivision: Davis Shores Ocean View Section Parcel Number: 213300-0000

4. PROJECT STREET ADDRESS: 171 Inlet Drive

5. SPECIFIC PROPOSED USE: Single Family Residential

6. ACTION REQUESTED:

- ☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☐ Other: Re-Plat 3 lots into 2 lots

7. DESCRIPTION OF ACTION REQUESTED: Plat approval

8. JUSTIFICATION FOR ACTION REQUESTED: Market 2 single family lots



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$275 (plus advertising costs) Project Number: _____
Receipt Number: 1945932 Meeting Date: 10/06/20
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Larry Antonatos Contact Number: 312-904-824-3637
Business (if applicable): _____
Address: 1366 North Dearborn Parkway #2A City: Chicago State: IL Zip: 60610
E-Mail Address: larry.antonatos@gmail.com

2. NAME OF PROPERTY OWNER: Ann C. Antonatos Contact Number: 904-501-8308
Business (if applicable): _____
Address: 171 Inlet Drive City: St. Augustine State: FL Zip: 32084
E-Mail Address: None

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 62 63 64 Block: 1
Subdivision: Onis Shores Ocean View Section Parcel Number: 2138300000

4. PROJECT STREET ADDRESS: 171 Inlet Drive, St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE: Residential

6. ACTION REQUESTED:

- ☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☒ Other: Consolidate three existing lots and subdivide into two new lots

7. DESCRIPTION OF ACTION REQUESTED:

Consolidate three existing lots and subdivide into two new lots of approximately equal size, each suitable for residential use

JUSTIFICATION FOR ACTION REQUESTED:

So land may be sold as two parcels, each suitable for residential use

9. IF APPLYING FOR A VARIANCE PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

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

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

1. AGREEMENT:

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

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

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

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

Larry Antonatos
Signature of Applicant

05/20/2020
Date

Ann C. Antonatos
Signature of Property Owner

5/20/2020
Date



Owner's Authorization For Agent

Larry Antonatos
_____ is/are hereby authorized TO ACT ON BEHALF
OF Ann C. Antonatos, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, 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's Planning & Zoning Board, located at:
171 Inlet Drive, St. Augustine, FL 32080

BY: *Ann C. Antonatos*
Signature of Owner
Ann C. Antonatos

Print Name of Owner
904-501-8308

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 19 day of May, 2020

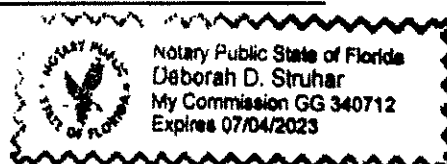
By Ann C. Antonatos

Identification verified:

Oath sworn: ✓ Yes No

Notary Signature: *Deborah D. Struhar*

My Commission expires: _____





Owner's Authorization For Agent

MIKE PIESCO, PLS is/are hereby authorized TO ACT ON BEHALF
OF ANN C. ANTONATOS the owner(s) of those lands described within
☐ the attached application, or ☒ described within the previously filed
Application number: _____, 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's Planning & Zoning Board, located at:
171 INLET DRIVE

BY: Ann C. Antonatos
Signature of Owner

ANN C. ANTONATOS
Print Name of Owner

(904) 501-8300
Telephone Number

State of FL

County of Dade

Signed and sworn before me on this 16 day of October, 2020.

By Ann Hackney Antonatos

Identification verified:

Oath sworn: ✓ Yes No

Notary Signature:

My Commission expires:

Oct 24, 2023





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

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

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

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

Larry Antonatos

Print name of applicant

Larry Antonatos

Signature of applicant

05/20/2020

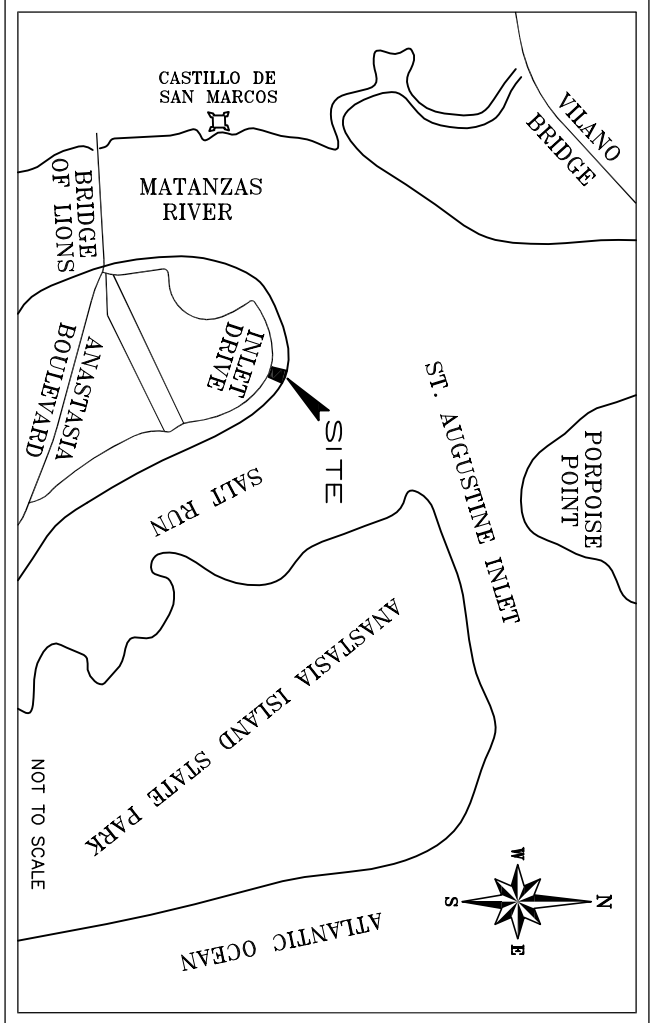
Date

Attachment 2

Preliminary Plat

INLET VIEW

A REPLAT OF LOTS 62, 63 AND 64, BLOCK 1, DAVIS SHORES OCEAN VIEW SECTION, AS RECORDED IN MAP BOOK 3, PAGE 97, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. PART OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA



VICINITY MAP

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, by the Development Review Program for the City of St. Augustine, St. Johns County, Florida on this ____ day of _____, 2020.

BY: _____
C. WILLIAM FAUST III, P.S.M.
Land Surveyor and Mapper – License Number 6600

CERTIFICATE OF THE CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Part 1, Chapter 177, Florida Statutes, and is recorded in Map Book _____, Pages _____ of the Public Records of St. Johns County, Florida on this ____ day of _____, 2020.

BY: _____
BRANDON J. PATTY
ST. JOHNS COUNTY CLERK OF THE CIRCUIT COURT

CERTIFICATE OF THE CITY ATTORNEY

This is to certify that this plat has been examined and approved by the City Attorney for the City of St. Augustine, St. Johns County, Florida on this ____ day of _____, 2020.

BY: _____
CITY OF ST. AUGUSTINE, CITY ATTORNEY

CERTIFICATE OF CITY FINANCE DIRECTOR

This is to certify that this plat has been examined and approved by the City Finance Director for the City of St. Augustine, St. Johns County, Florida on this ____ day of _____, 2020

BY: _____
CITY OF ST. AUGUSTINE, CITY FINANCE DIRECTOR

CERTIFICATE OF THE CITY MANAGER

This is to certify that this plat has been examined and approved by the City Manager for the City of St. Augustine, St. Johns County, Florida on this ____ day of _____, 2020

BY: _____
CITY OF ST. AUGUSTINE, CITY MANAGER

CERTIFICATE OF CITY PUBLIC WORKS DEPARTMENT

This is to certify that this plat has been examined and approved by the City Public Works Department for the City of St. Augustine, St. Johns County, Florida on this ____ day of _____, 2020

BY: _____
CITY OF ST. AUGUSTINE, DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF PLANNING AND BUILDING DEPARTMENT

This is to certify that this plat has been examined and approved by the Director of Planning and Building Department for the City of St. Augustine, St. Johns County, Florida on this ____ day of _____, 2020.

BY: _____
CITY OF ST. AUGUSTINE, DIRECTOR OF PLANNING AND BUILDING

PRELIMINARY

ADOPTION AND DEDICATION

This is to certify that Ann C. Antonatos, (the "Owner") is the lawful owner of the land described in the caption hereon, known as Inlet View, having caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby adopted as a true and correct plat of said lands.

In witness whereof, the above Ann C. Antonatos, have caused these presents to be signed this ____ day of _____, 2020.

Witness: _____
Print Name: _____ Ann C. Antonatos
Witness: _____
Print Name: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing adoption and dedication was acknowledged before me this ____ day of _____, 2020,
by ANN C. ANTONATOS who is personally known to me or has produced a _____ as identification.

Notary Public
State of Florida
Print Name: _____
My commission expires
Serial No. _____

MAP BOOK _____ PAGE _____

SHEET 1 OF 2

CAPTION

A PARCEL OF LAND SITUATED IN BLOCK 1, DAVIS SHORES OCEAN VIEW SECTION, AS RECORDED IN MAP BOOK 3, PAGE 97 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 61 OF SAID BLOCK 1; THENCE N 15°18'02" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 61, A DISTANCE OF 205.26 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 61 AND A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 105°1'22", A CHORD LENGTH OF 179.73 FEET AND A CHORD BEARING OF S 66°30'26" E; THENCE SOUTHEASTERLY ALONG THE ARC OF AFORESAID CURVE, AN ARC DISTANCE OF 180.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 65 OF SAID BLOCK 1, DAVIS SHORES OCEAN VIEW SECTION; THENCE S 23°41'51" W, ALONG THE NORTHWESTERLY LINE OF SAID LOT 65, A DISTANCE OF 198.91 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 65, A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 09°23'34", A CHORD LENGTH OF 149.83 FEET AND A CHORD BEARING OF N 68°08'09" W; THENCE NORTHWESTERLY ALONG THE ARC OF AFORESAID CURVE AND ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INLET DRIVE, AS IT CURRENTLY EXISTS, AN ARC DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.
THE AFOREDESCRIBED PARCEL OF LAND CONTAINS 0.766 ACRES MORE OR LESS.

CERTIFICATE OF APPROVAL AND ACCEPTANCE

This is to certify that on this ____ day of _____, 2020, the foregoing plat was approved and accepted by the City of St. Augustine, St. Johns County, Florida. This acceptance shall not be deemed as requiring construction or maintenance by the City of St. Augustine, St. Johns County, Florida of any part of said Subdivision.

The City of St. Augustine

BY: _____
Mayor / Commissioner
BY: _____
City Clerk

SURVEYOR'S CERTIFICATE

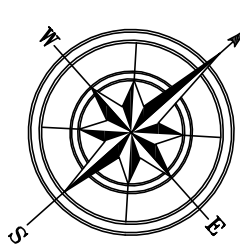
Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida, as a land surveyor, does hereby certify that he has completed the survey of land as shown in the foregoing plat, that said plat is a true and correct representation of the lands surveyed, that the survey was made under his responsible direction and supervision, and that the survey data complies with all the requirements of Chapter 177, Florida Statutes, that permanent reference monuments have been placed in accordance with Section 177.091 (7), and permanent control points will be set in accordance with Section 177.091 (8).
Signed and sealed this ____ day of _____, 2020.

Michael A. Plesco P.L.S.
License Number 4793
Ancient City Surveyors, Inc. LB# 8177
4425 U.S.-1 South – Suite 401
ST. AUGUSTINE, FLORIDA 32086
(904) 797-9967

PLAT PREPARED BY:

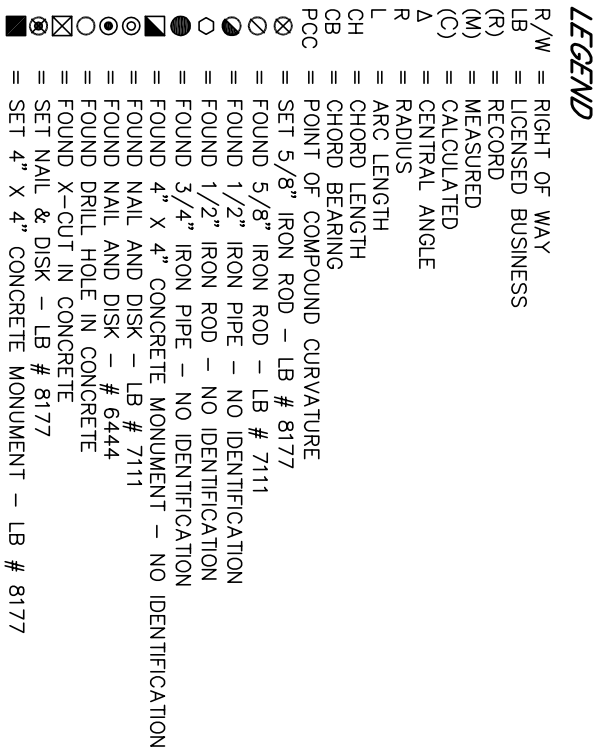
ANCIENT CITY SURVEYORS INC.

ACS



PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH – SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9967 FAX: 904-797-6027
E-MAIL: acs-surveyors@comcast.net

A REPLAT OF LOTS 62, 63 AND 64, BLOCK 1, DAVIS SHORES OCEAN VIEW SECTION, AS RECORDED IN MAP BOOK 3, PAGE 97, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. PART OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA



ANCIENT CITY SURVEYORS

C.

E-MAIL: acs-surveyors@comcast.net

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: November 3, 2020

RE: **Other Business Item 9(b)**

Discussion of Potential Land Development Code Updates

As you are aware the City's updated 2040 Comprehensive Plan was adopted by the City Commission on July 27, 2020 and approved by the state Department of Economic Opportunity (FDEO) on September 24, 2020.

The next step in this process is to prioritize updates for the land development code. Some updates are known needs and inconsistencies, "housekeeping" type items, and others are key concepts that were articulated in the Comprehensive Plan or other more recent plans and studies. For example, these include the Historic Preservation Master Plan, *Resilient Heritage in the Nation's Oldest City*, and the City's Mobility Plan and others.

Attached is a brief outline divided into five (5) general subject areas that may help the Planning and Zoning Board (PZB) consider potential updates. The Board will also receive a new binder with a copy of the City's newly adopted Comprehensive Plan for reference to the entire adopted plan.

Staff would like the PZB to discuss this matter and provide direction regarding any potential priorities to update the Land Development Code.

Thank you for your attention to this matter. If you have any questions, please call me at (904) 209-4320 or email at askinner@citystaug.com.

Amy McClure Skinner, AICP
Deputy Director
Planning and Building Department

Potential Land Development Code Update Items

Comprehensive Planning

This area of land development code updates is a more general update of the existing zoning districts to review permitted uses and uses by exception, possibly add additional supplementary regulations or sections that encourage certain types of development or clarify the intent for certain types of development, and potentially adding incentives for certain types of development based on the new Comprehensive Plan.

- Encourage infill and a mix of uses, and innovative site design and traditional neighborhood development
- Encourage development that supports mobility planning, and alternative modes of transportation
- Encourage diverse economic development
- Encourage a variety of housing types including affordable work force housing

Mobility and Parking

This area of land development code updates are new, revised or updated sections to start to implement the city's new mobility planning efforts.

- *Parking code update
- Mobility planning – ordinance to implement the mobility plan to replace existing “concurrency” section
- Mobility fee ordinance
- “Complete street” design standards

Sustainability/Resiliency

This area of land development code updates does more to recognize and encourage creativity related to addressing the new and continued threat of sunny day flooding and rising water and storm events.

- Flooding issue – address Building Code Advisory Committee recommendations
- Landscape code chapter 25
- Conservation code chapter 11
- Parking code update chapter 28

Historic Preservation/Archaeology

This area of land development code updates will incorporate updates to the historic preservation sections of the code including archaeology to incorporate recommendations from the Historic Preservation Master Plan, and resiliency planning.

- Resiliency issues
- Demolition and partial demolition code update
- Update Archaeology ordinance/zones

Miscellaneous

This includes identified updates below, and any other priority items, as well as general housekeeping items that are identified through the update process.

- Housekeeping/clean up items
- Food truck ordinance
- *Sign code chapter 3

*These noted items are drafted.