


MEMORANDUM

TO: Mayor England
Vice Mayor Kostka
Commissioner George
Commissioner Samora
Commissioner Rumrell

FROM: Max Royle, City Manager 

DATE: December 20, 2019

SUBJECT: Embassy Suites Hotel, 300 A1A Beach Boulevard: Request for Approval of Final Development Plan for Phase II (42 Additional Rooms)

INTRODUCTION

The Comprehensive Planning and Zoning Board held a concept review hearing for Phase II at its November 19th meeting and a review of the application for final development plan approval at its December 17th meeting. At the conclusion of its discussion at the December meeting, the Board by a 5-2 vote recommended to you that the final development plan for Phase II be approved. A memo stating the Board's motion and vote is attached as page B.

The minutes of that part of the Board's December 17th meeting when it discussed the plans are attached to this memo as pages C-H.

Also, attached as pages 1-78 is the information that was presented to the Planning Board at its December 17th meeting. In addition, a full set of plans was provided in the City Manager's office for each Commissioner to pick up. The same full set was given to the Planning Board members.

For an overview of Phase II, please note the comprehensive report of the proposed final development plan from Ms. Bonnie Miller, the Building Department's Executive Assistant. It is attached as pages 1--2. In her report, Ms. Miller provides information about such matters as lot coverage, impervious surface ratio, building height, and parking.

SUGGESTED PROCEDURE

For your discussion at the January 6th meeting, we suggest the following procedure:

- The Building Official presents the proposal for Phase II and answers any questions about it that you may have.
- The hotel's owner or representatives then makes their presentation and answers your questions.
- Public comment.
- The owner or representatives or Mr. Law provides answers to any questions or requests for information raised by the public.
- The Commission then discusses the proposed final development plan for Phase II and decides whether to approve it.

MEMO

To: Max Royle, City Manager
From: Bonnie Miller, Executive Assistant
Subject: Final Development File No. FD 2019-02
Date: Wednesday, December 18, 2019

Please be advised that at its regular monthly meeting held Tuesday, December 17, 2019, the City of St. Augustine Beach Comprehensive Planning and Zoning Board voted to recommend the City Commission approve a final development application submitted for Embassy Suites St. Augustine Beach Resort Phase II, in a commercial land use district at 300 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080.

The application was filed by Thomas O. Ingram, Esquire, Sodl and Ingram PLLC, 233 East Bay Street, Suite 1113, Jacksonville, Florida, 32202, agent for Key Beach North LLC, 848 Brickell Avenue, Miami, Florida, 33131, applicant, for final development approval, per Sections 12.02.05--12.02.13 of the City of St. Augustine Beach Land Development Regulations, for proposed construction of Embassy Suites St. Augustine Beach Resort Phase II, consisting of a 42-unit addition to the existing 175-unit Embassy Suites St. Augustine Beach Resort, in a commercial land use district at 300 A1A Beach Boulevard, PERTAINING TO THE NORTH 537 FEET OF LOT 1 LYING EAST OF COUNTY ROAD A1A BEACH BOULEVARD EXCEPT EAST 20 FEET OF SOUTH 125 FEET TO COUNTY FOR EASEMENTS, PARCEL IDENTIFICATION NUMBER 163000-0000, SECTION 34, TOWNSHIP 7, RANGE 30, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Mr. Kincaid made the motion to recommend the City Commission approve the final development application for Embassy Suites St. Augustine Beach Resort Phase II as submitted, with the caveat that all plans submitted for Phase II from this day forth meet all applicable codes and requirements of the City. Mr. Kincaid's motion was seconded by Ms. Odom and passed 5-2 by roll-call vote, with Mr. Einheuser, Mr. King, Ms. Sloan, Mr. Kincaid, and Ms. Odom assenting, and Ms. Longstreet and Mr. Mitherz dissenting.

FROM MINUTES OF PLANNING BOARD'S MEETING, DECEMBER 17, 2019

- D. Final Development File No. FD 2019-02, for proposed Embassy Suites St. Augustine Beach Phase II, consisting of a 42-unit addition to the existing 175-unit Embassy Suites hotel in a commercial land use district at 300 A1A Beach Boulevard, Thomas O. Ingram, Esquire, Sodl & Ingram PLLC, Agent for Key Beach North LLC, Applicant

Mr. Pranis said due to a conflict of interest, he has to recuse himself from the discussion and vote on this item.

Ms. Miller said Mr. Pranis submitted the proper form to staff to recuse himself, and the Board's new junior alternate, Mr. Einheuser, will take Mr. Pranis' place for this agenda item, which is the final development application for Embassy Suites Phase II, a 42-unit addition to the existing Embassy Suites at 300 A1A Beach Boulevard. Located at the northeast corner of the City limits, the Embassy Suites property is a little over six acres, and is owned by Key Beach North LLC, represented by Mr. Thomas Ingram. The Board has been provided revised architectural and engineering plans for Phase II, based on comments and corrections noted by the Board at last month's concept review hearing. Requirements for parking, setbacks, impervious surface ratio coverage, buffering, and height appear to be compliant with all applicable sections of the City's Land Development Regulations. The Board's purview is to review the final development application and draft final development order for a recommendation to the City Commission, which will make the final decision as to whether or not the application and final development order for the Phase II addition is approved.

Ms. Sloan thanked staff and the applicant for the very comprehensive application package submitted and copied to the Board, as it was very well done. The final development application has a list of 54 items the Board needs to review, and also a project phasing master plan that lists 11 items they need to go over. She asked if, in Ms. Miller's opinion, the submittal of the items listed in the application have been met by what has been provided.

Ms. Miller said the final development application checklist includes items that need to be submitted for major development for infrastructure and platting for new subdivisions. As the Phase II addition to Embassy Suites does not involve platting or a new subdivision, not all the items on the checklist are applicable for the proposed Phase II addition. What's been submitted has been deemed a complete application by the City's Zoning Department.

Thomas Ingram, Sodl & Ingram PLLC, 233 East Bay Street, Suite 1113, Jacksonville, Florida, 32202, attorney and agent for applicant, said he represents Key Beach North LLC, the owner of the Embassy Suites property at 300 A1A Beach Boulevard. This application is a proposal to increase the total number of units in the Embassy Suites hotel by 42, which will take the current number of 175 units to 217 units. Since the previous submittal for concept review, a revision has been made to the landscape plans to address comments provided by the St. Johns County Fire Marshal. The most significant change was to make sure there is an area that is six feet wide so firemen can go around the north end of the proposed Phase II building. There also was an added sidewalk connection to A1A Beach Boulevard that was put in the plans at the request of the City's Public Works Director, however, the request to put in a crosswalk from Embassy Suites across A1A Beach Boulevard has been withdrawn, as it's his understanding both St. Johns County and the City want to look more carefully at what's best in terms of crosswalks, and not try to decide right now where a crosswalk should go. It isn't not that it will never happen, and Embassy Suites will certainly cooperate with the City as to what's needed for a crosswalk. The revised plans do have a sidewalk connection that goes to the sidewalk along A1A Beach Boulevard. There was also some discussion at the concept review hearing before the Board last month about the directional arrows at the entrances that

were on the architectural plans, and these directional arrows have been removed. Finally, one of the sheets in the conceptual review plans provided to the Board had the splash park or splash pad playground on them. The splash playground is not part of this application, so by recommending approval of the proposed 42-unit addition, the Board would not be approving or denying the playground. With that, the Key Beach North team has worked really hard to review City Code to make sure the final development application for Phase II is in compliance with all applicable criteria, as Embassy Suites is a hotel that has received a four-diamond rating from the American Automobile Association (AAA), which is something only about six percent of hotels ever get. It was also listed as the first of three places to stay in an article about visiting St. Augustine in *The New York Times* in March 2019, and it was featured by *Travel Weekly* and *Orlando Magazine*. These articles were included in the application information. Embassy Suites St. Augustine Beach has also been proud to host local events such as the Best of St. Augustine 2019, the Wildflower Healthcare Gala in August 2019, St. Augustine High School's 2019 prom, and the inaugural 40 Under 40 Events hosted by *The St. Augustine Record* in February 2019. Key International, the parent company behind the development of this hotel, was recognized in September 2019 with the Hilton Legacy Award for a new developer of the year in the full-service category. The architectural detail in the proposed Phase II addition is identical to that of the existing hotel, which is why the application submittal includes many photos of the existing hotel to try to reflect the quality of this project. Present tonight are Diego Ardid, co-president of Key International; Shawn Gracey, executive vice-president of hospitality for Key International; Gene Montezinos, architect with PFVS, the architectural firm for Phase II; and Kris Rowley, engineer with Zev Cohen and Associates, the engineering firm for Phase II. They'll be happy to answer any questions the Board or members of the public may have regarding this application. Mr. Ardid and Key International are very proud to be part of St. Augustine Beach and they want to be a good neighbor.

Mr. Mitherz asked what the resolution was regarding the directional arrow signs indicating how to go in and out of the hotel property.

Mr. Ingram said the entrances are designed and are wide enough for two-way traffic. Currently, however, they are operated as directional one-way, so exit from the hotel site to access A1A Beach Boulevard is from the most northerly entrance, and entrance to the hotel site is from the most southerly entrance. From a practical standpoint, they've found it works best to use the entrances as directional entrances and exits, but they'll certainly work with the City and Public Works Department if there's some disagreement as to the functionality of the accesses to the property.

Mr. Law said as Embassy Suites has recently reached full occupancy, he definitely agrees with its directional traffic that has traffic entering from the southerly entrance and exiting from the north, keeping in mind the majority of the parking, with the exception of Starbuck's, is 100 percent valet. He has no issues with the current arrangement, and operationally, in the future he expects the hotel will go with the most optimum way to increase efficiency with the staff handling the valet parking. This isn't an issue to him, because as Mr. Ingram pointed out, the access points are 18 or 20 feet wide, so they're wide entrance and exit driveways. To date, however, he's not been privileged to any information that there'll be a change or disruption to the current flow of traffic.

Mr. Ingram said from a design standpoint, the driveways are wide enough to accommodate one- or two-way traffic. In operating the hotel, it's been found having the southerly access point as the entrance and the northerly access point as the exit works best for now, but he can't say this will always be the best way it works or that the driveway designs won't change in the future. At last month's concept review hearing, there was some discussion about parking and the location of parking, and they've certainly worked hard to comply with City Code requirements for onsite parking, and the default rule that all parking should be on the same side of the street as the property. Within those constraints, they've put all of the onsite parking on the property in about the same location relative to the beach as the public parking in Pier Park, which is operated by the County immediately adjacent to the south. As they're also interested in aesthetics and want to make the parking as aesthetically attractive as possible, they're using interlocking pavers with Astroturf material they believe will be aesthetically

superior to other parking areas in the vicinity. Taking into consideration the relative location of the beach on the property immediately adjacent to the north, it's not that far east of where the public parking on Pope Road is, and to the north of that is Anastasia State Park, which also has nearly an oceanfront parking lot, so the parking for Phase II is similar in character in terms of the proximity and is also allowed under the Code.

Ms. Sloan said the Board raised concerns at last month's meeting about that one parking area that's so far east it projects out into the beach, as they didn't think that is necessarily aesthetically appealing from the standpoint of the City because it's right by the pier. She was pleased to see in the revised plans it is now being called "turf parking," and asked if part of it will be AstroTurf, and how wide, approximately, that area is between the pavers.

Mr. Ingram said it's an artificial turf that's in between the interlocking pavers.

Mr. Einheuser said the area between the pavers is probably three-inches-by-three inches. As a pool contractor, he's used these pavers before.

Ms. Sloan said there are also design standards for parking that give the Board the ability to modify parking relating to environmental protection. She asked if any landscaping buffer was provided between this parking and the beach, as she couldn't see the landscaping clearly on the plans.

Mr. Ingram displayed Sheet LA3 of the engineering plans on the overhead projector screens and said the section of the LDRs referred to by Ms. Sloan, Section 6.03.05.B.6, says the Planning and Zoning Board may modify parking requirements where necessary to promote a substantial public interest relating to environmental protection, heritage conservation, aesthetics, tree protection, or drainage. This doesn't talk about landscaping, which is actually addressed in another section. The submitted landscaping design complies with and exceeds the requirements of City Code for landscaping, and landscaping is provided around this parking area. It includes a mix of different plantings, and to soften the look, they're using the interlocking pavers with the artificial turf.

Ms. Sloan said her concern, again, is with the aesthetics, and how it looks from the beach, because it does project out there and the parking juts out much further than the rest of the hotel. However, she really likes the idea of the turf, which will soften it. There are just concerns because it's right next to the beach and they don't want it to have an adverse visual impact. Everything else looks absolutely fabulous, and again, she commended the applicant for doing a really nice job and being very comprehensive with what was included in the application.

Mr. Ingram said they've worked really hard to try to soften the look and feel of that parking area, and while it's further east than the parking currently on the hotel site today, if you look at the aerial photographs included in the application packet, it's no further east than the turnabout at Pier Park immediately to the south. The landscaping around the parking area at the southeasterly quadrant includes a mix of oleander and sable palms, as shown on Sheet LA3 on the overhead projector screens, and this buffer varies in width. It's not super wide, on the easterly boundary it's roughly four-to-six feet wide, then there's a little bit wider reception at the area adjacent to Pier Park at the southeast corner, then it gets narrower to allow for car turnarounds, where there's no shrubbery. As you get further to the west, there are additional plantings.

Ms. Sloan said her concern was the landscaping on the eastern side, and how it will look viewing it from the beach.

Kris Rowley, engineer for Zev Cohen & Associates Inc., 300 Interchange Boulevard, Suite C, Ormond Beach, Florida, 32174, said the eastern boundary actually has existing oleander trees which provide a nice buffer, and some palm trees will also be relocated in this area. It's in the hotel's best interest, as well as the City's, to keep that area buffered. He also wanted to clarify Mr. Einheuser was correct in his earlier statement that the turf block pavers are three-inches-by-three-inches, and this is detailed on Sheet LA3 of the engineering plans.

Mr. Ingram said he just pulled up on Google maps the current satellite view to show the relative location of the area in question at the southeast corner, as well as the turnaround at Pier Park.

Ms. Longstreet said in looking at the turf block area, it seems there's more than a two-foot slope being created there, as it starts at 10.5 feet from the bottom and then goes to a little over 8 feet. She asked if any problems with parking are perceived in that high of a slope.

Mr. Rowley said it is a larger slope that is being varied by about two percent. However, this isn't an American with Disabilities Act (ADA) access area, so it may have a steeper slope there. They're also trying to be respectful of the existing boardwalk and trying not to mess with that, so they were required to do just a little bit of a steeper slope going up. He doesn't see any problems with this at all, as they do up to 10 percent at times, so this is very minimal, less than five percent. The maximum cross slope for ADA compliance is two percent and five percent for longitudinal slope, and they're well below that.

Ms. Longstreet said cars are also being double-stacked, which she knows is not ADA-compliant, so the only way you can use this particular parking lot is by using valet parking, due to the double-stacking. It would be a nightmare if it was at full capacity, trying to get one car in the back out.

Mr. Rowley said he agrees, but the valet parking attendants are professionals, and they know what they're doing.

Mr. Mitherz said it's stated on the application that there are no environmentally sensitive zones within the Phase II area. He asked if the site has been looked at since Phase I was built, or if this is the report from Phase I.

Mr. Ingram said the term "environmentally sensitive zones" would refer to habitat and unique vegetation. This site was the redevelopment of former Sheraton and Howard Johnson hotels. It was scraped lot down to the ground when development of Embassy Suites started, and other than definite improvements to the landscaping, and the building of Phase I, there has not been a change in the environmental character of the site.

Ms. Sloan said the Board was provided copies of two letters sent to the Board and the City Commission, one from Mr. Bili Bean of 53 Willow Drive, and the other from Tom and Linda Ringwood of 8 F Street, both objecting to the expansion of Embassy Suites. These two letters will be entered into the record of this meeting. She asked for public comment. There was none.

Mr. Kincaid said the Board was provided copies of the letter from the St. Johns County Fire Marshal, and asked if, with the elimination of the department access road and turnaround on the north side of the existing hotel building, the six-foot path and standpipe satisfy the National Fire Protection Association (NFPA) requirements.

Mr. Law said he's talked with PJ Webb, another engineer at the St. Johns County Fire Marshal's Office, and the engineers for the fire sprinkler system, and as he understands, the County Fire Marshal has agreed with the plan. However, before a sprinkler permit is issued, this must once again go back to the Fire Marshal and be signed off. The Fire Marshal has requested the vegetation be pushed away from the building, so fire personnel have access through there. A new fire hydrant will potentially be added on the northwest sector of the hotel to accommodate this, with various standpipes and cabinets, he believes. This will go through a full fire plan review again.

Ms. Sloan said they have the court case continuing, and the judge at the last ruling ruled in favor of the City finding evidence of adverse visual impact on the surrounding environment in violation of City Code, which is why the judge upheld the City's decision to deny the splash park. She'd simply like to make it clear there are concerns about that parking area perhaps having an adverse visual impact, but she's satisfied that what the applicant has shown with the turf pavers and landscaping reduces that adverse visual impact. She asked for Board comment.

Ms. Odom said she appreciates Embassy Suites' efforts to work with the City to make this a beautiful site. Some people think when you turn the corner driving south along A1A and see the hotel, it's ugly, but anyone who's lived here all their life knows it's quite an improvement. She applauds it and has enjoyed it, and will be installed as president of the Board of Realtors there on Friday.

Mr. Kincaid said to reiterate what the Board has heard, the application is complete, and there are no objections

from staff.

Mr. Law said at this point, the Building Department has no objection to the proposed addition, keeping in mind a full plan review will take place if the City Commission votes to approve Phase II. The final development application is basically a zoning review, not a building, plan, or fire review, and Ms. Miller has researched the plans quite extensively over the past few months and demonstrated no objection to the proposed Phase II 42-unit addition.

Ms. Longstreet said the applicant has done an admirable job in addressing and finding solutions to every one of the issues the Board pointed out at last month's concept review hearing. Personally, she's still really concerned with the total number of 259 parking spaces for the total of 217 units the hotel will have with the current 175 units in Phase I and the 42 units in Phase II.

Ms. Sloan said that actually comes out to more parking spaces than is required by City Code.

Mr. Law said that's correct, City Code requires 1.15 parking spaces per unit, so based on a total of 217 units for Phases I and II, the hotel is required to have 250 spaces, and 259 spaces are provided.

Ms. Longstreet said she knows this application has nothing to do with the splash pad playground, but she feels it's a little hostile that they have an open court case going on when the issue has already been mitigated twice. She doesn't understand why this is still an open and ongoing issue.

Mr. Mitherz said he was a little surprised at some of the information provided in the application, such as what is on page 14, titled "Project Phasing Master Plan," which states the entire master plan area was previously approved as part of the conceptual plan for Phase I in 2015. When the original hotel was done, there was no master plan or phasing plan, to the best of his memory. He looked for the document referred to as showing the Phase II area and didn't see it, and was told by staff it really wasn't there, which is somewhat disappointing to him.

Mr. Ingram said there was a plan showing a potential Phase II with the footprint of the expansion in this same area. Granted, it was not to this level of detail, which is an extraordinary level of effort by the project's landscape architects and engineers, but an expansion was contemplated in the original plan, and it is referenced in the final development order issued for Phase I.

Mr. King said as long as the proposed addition for Phase II complies with the Code, he doesn't have any real problems with it, whether he likes it or not. If it's compliant when the actual plans are submitted and reviewed by the Building Department, he has no issues with it. Fortunately, it's at the north end of the City, and he hasn't seen that it has had any major impact since the original part of the hotel was built, and a lot of people like it.

Mr. Einheuser said he went through the plans, which are all engineered, and everything appears to be correct. He's gone to Embassy Suites, and enjoys it. That's why he moved to the beach, so he could ride his bike and not worry about parking. He doesn't have any objections to this.

Ms. Sloan said she also likes the hotel very much. The Board got a lot of blowback when the original structure was built so high, even though it was built correctly, as it had to start at the wave velocity height or however it is stated, so she was very pleased to see that Phase II is in compliance with the new rules and it is only two stories above the parking. The former hotel on this site was such an eyesore, whereas this hotel is beautiful, and it has hosted quite a few really nice events and it's just been a wonderful addition to the community. She agrees with Ms. Longstreet and is disappointed that Embassy Suites has continued to fight the appeal regarding the splash park, and while she understands this is what big companies and attorneys do, this is a small community and a lot of folks have expressed their concerns that they did not want to see that visual impact in that far corner and that's why she has to be careful and concerned about it. She really likes the hotel and looks forward to getting back over there to that bar and outdoor pool bar, and just wishes the lawsuit would finish so it's no longer an issue.

Mr. Kincaid said he doesn't think they've done anything outside of their legal right to pursue their desire, which is

what any one of them, as a business or an individual, would have through the court system to go to the next level until it's finally satisfied. He doesn't know if it's appropriate that they comment on Embassy Suites' desire to continue to pursue their legal rights within the court system.

Ms. Sloan said she was commenting on the public sentiment, which is her job as a Board member. When people come to her, email her, and send her letters, she needs to convey that information.

Motion: to recommend the City Commission approve Final Development File No. FD 2019-02 as submitted, with the caveat that all plans for the proposed Phase II addition submitted from this day forward meet all applicable codes and requirements of the City. **Moved** by Mr. Kincaid, **seconded** by Ms. Odom, **passed 5-2** by roll-call vote, with Mr. Einheuser, Mr. King, Ms. Sloan, Mr. Kincaid, and Ms. Odom assenting, and Ms. Longstreet and Mr. Mitherz dissenting.

City of St. Augustine Beach Building and Zoning Department

2200 A1A SOUTH ST. AUGUSTINE BEACH, FLORIDA 32080

WWW.STAUGBCH.COM

BLDG. & ZONING (904)471-8758 FAX (904) 471-4470

To: Comprehensive Planning & Zoning Board
From: Bonnie Miller, Executive Assistant
CC: Brian Law, Building Official
Date: 12-12-2019
Re: Final Development File No. FD 2019-02

This final development plan application is for Embassy Suites Phase II, a 42-unit addition to the existing 175-unit Embassy Suites hotel at 300 A1A Beach Boulevard. This approximate 6.05-acre site, owned by Key Beach North LLC, is zoned commercial, which per Section 3.02.04 of the City's Land Development Regulations (LDRs) is allowed 40 percent maximum lot coverage. Lot coverage is defined in Section 3.02.04 as the square footage of the building divided by the square footage of the site, and lot coverage does not include paved areas for parking, sidewalks or driveways. The existing hotel building footprint for Phase I of Embassy Suites is approximately 64,696 square feet, and the proposed Phase II addition is approximately 15,102 square feet, for a total of 79,798 square feet. This divided into a total parcel consisting of 263,674-square-feet, per the survey included with the application information, equals 30 percent total lot coverage. Impervious surface ratio (ISR) coverage, which includes building footprints, pools and pool decks, driveways, walkways, and parking areas, for commercial property per Section 6.01.02 shall not exceed 70 percent. The total ISR square footage for this site with the proposed Phase II addition is approximately 63 percent.

The proposed addition is a three-story structure that will be built on the north side of the property with two stories of hotel units above a parking garage, which is consistent with Phase I. Parking requirements for hotels per Section 6.03.02 of the City's LDRs are 1.15 spaces per room or unit. Phases I and II will have a combined total of 217 units, so the minimum parking requirement is 250 spaces. The existing Phase I has a total of 210 parking spaces, and an additional 49 spaces will be added for Phase II, for a total of 259 parking spaces. Setbacks for commercial structures per Section 6.01.03 of the City's LDRs require minimum 20-foot front and rear yard setbacks and a minimum 15-foot street side yard setback off Pope Road, all of which have been met per the proposed building footprint of the overall layout plan, which is sheet LA1. Building height as shown on the exterior elevations in the architectural plans on Sheet A-201 is in compliance with Section 6.01.04 of the LDRs, with the height of the 34-foot, 10-inch building measured one foot above an elevation of seven feet, 11 inches, which is the average grade at the front property line. Buffering requirements are in compliance with Section 6.06.04.A of the LDRs, as shown on pages LA-2, LA-3 and LA-4 of the engineering plans.

A permit from the Department of Environmental Protection, and also approval from St. Johns County Fire Rescue Department, will be required prior to the issuance of a permit from the City's Building and Zoning Department. The engineering plans have been submitted for review to St. Johns County Utility Department, which approved them on October 21, 2019; St Johns County Fire Department, which submitted comments on November 25, 2019; St. Johns County Transportation Development Division, which submitted comments dated November 12, 2019; the City's Police Department, which via email from Chief Robert Hardwick dated October 31, 2019 states the Police Department has no concerns with the Phase II addition aside from parking; and Public Works Director Bill Tredik's email dated December 12, 2019, requests the Embassy Suites developer to provide sidewalk connection to A1A Beach Boulevard.

The Board's purview, per Section 12.02.05 states, "All major development shall be reviewed by the Comprehensive Planning and Zoning Board for recommendation of approval or denial, with the final hearing and final determination of approval or denial to be made by the City Commission." A draft final development order

has been crafted and included in the Board's packet information for this final development application, and any recommendations or revisions to this order included as part of the motion by the Board to recommend the Commission approve or deny the proposed Embassy Suites Phase II addition will be forwarded to the Commission for the Commission's final determination of approval or denial at the public hearing of the final development application to be held at the Commission's January 6, 2020 meeting.

Sincerely,

Bonnie Miller

Bonnie Miller, Executive Assistant
Building and Zoning Department

**THE CITY OF ST. AUGUSTINE BEACH
APPLICATION FOR MAJOR DEVELOPMENT**

Embassy Suites St. Augustine Beach Resort, Phase II, 300 A1A Beach Boulevard

The undersigned hereby applies for a permit for construction, repairs, and/or installation work under the Building Codes of the City of St. Augustine Beach, Florida. This permit does not apply to Electrical, Plumbing, Mechanical or Land Clearing/Excavation.

Estimated Cost: \$ \$4.2 Million

To be located on Lot(s): 1 Block(s): Sec 34, Township 4S, Range 30E

Subdivision: _____ Real Estate Parcel Number: 163000-0000

Owner(s): Key Beach North, LLC

attn: Shawn Gracey, Executive Vice President Hospitality, Key International

Address(es): 848 Brickell Ave Phone: 305 377-1001

Suite 1100

Phone: _____

Miami, FL 33131

Phone: _____

Architect: Clarence T. Vinson, AIA CARB, President, PFVS

Address: 5755 Dupree Dr., Atlanta GA 30327 Phone: 404 503-5000

Contractor: To Be Determined

Address: _____ Phone: _____

Contractor's City Certification: _____

Contractor's State Certification: _____

Flood Insurance Zone: AO Land Use Density Classification: Commercial Land Use/
Commercial Zoning

Sewage (Check One): Central Sewer Hook-Up x Septic _____

Legal Description of Parcel according to Survey and Warranty Deed (both must be submitted): _____

SITUATED IN THE COUNTY OF SAINT JOHNS AND STATE OF FLORIDA: THE NORTH 537 FEET OF GOVERNMENT ~~LOT 1, SECTION 34, TOWNSHIP 7 SOUTH, RANGE 30 EAST LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, EXCEPTING THEREFROM A STRIP OF LAND 20 FEET BY 125 FEET ALONG THE EAST SIDE THEREOF CONVEYED BY MODEL LAND COMPANY TO THE COUNTY OF SAINT JOHNS, APRIL 8, 1938, BY DEED RECORDED IN DEED BOOK 76, PAGE 303. THE SOUTH LINE OF THE SAID LANDS IS THE SAME AS THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED BY MODEL LAND COMPANY TO THE COUNTY OF SAINT JOHNS BY DEED NUMBER 7254 DATED APRIL 5, 1938, AND RECORDED IN DEED BOOK 76, PAGE 301. LESS AND EXCEPTING ANY LANDS LYING EAST OF THE EROSION CONTROL LINE FOR ST. JOHNS COUNTY AS RECORDED IN OFFICIAL RECORD BOOK 1507, PAGE 1353~~

obtained and the review fee shall also be the same. Expired final development orders are not eligible for renewal.

(Ord. No. 91-7, § 2; Ord. No. 03-14, § 1, 7-7-03; Ord. No. 15-01, § 1, 2-2-15)

Sec. 12.02.05. Major development.

A. A development plan shall be designated as a major development if it satisfies one (1) or more of the following criteria:

- 1 The activity involves combined land and water area which exceeds three (3) acres.
- 2 The development is a residential project of five (5) or more dwelling units per acre of land or of twenty five (25) or more total dwelling units.
- 3 The development involves more than three thousand (3,000) square feet of nonresidential floor space.
4. Any development that the building official designates as a major development project because:
 - a. The proposed development is part of a larger parcel for which additional development is anticipated that, when aggregated with the project in question, exceeds the limits of paragraphs 1., 2., and/or 3. above; or
 - b. The proposed development should be more thoroughly and publicly reviewed because of its complexity, hazardousness, or location.
 - c. The proposed development is one which is likely to be controversial despite its small size mass or height, and should thus be more thoroughly and publicly reviewed.
- 5 Any Planned Unit Development (PUD) shall be considered major development.
- 6 Any commercial development that seeks a reduction in minimum parking standards.

B. All major development shall be reviewed by the comprehensive planning and zoning board for recommendation of approval or denial, with the final hearing and final determination of approval or denial to be made by the city commission.

(Ord. No. 91-7, § 2; Ord. No. 03-14, § 2, 7-7-03; Ord. No. 15-08, § 1, 12-7-15)

Sec. 12.02.06. Concept review.

A. All major developments, and also any application for a variance or conditional use permit, must be submitted to concept review.

B. The developer shall file a completed application and a concept plan as a prerequisite to obtaining concept review approval.

C. Within five (5) working days of receipt of an application and concept plan, the department shall:

1. Determine that the submittals are incomplete and inform the developer in writing as to the deficiencies. The developer may submit an amended application within thirty (30) working days without payment of a reapplication fee, but, if more than thirty (30) working days have elapsed, must thereafter reinitiate the application and pay an additional fee; or,
2. Determine that the submittals are complete and proceed with the following procedures.

D. The proposal shall be placed on the agenda of the next meeting of the comprehensive planning and zoning board that allows the giving of required notice.

E. A copy of the concept plan shall be delivered to participants in the technical review process. The participants in the technical review process are composed of city staff involved in the development process and any other persons designated by the city commission. Participants shall review the proposal and submit comments if any, in writing to the comprehensive planning and zoning board or orally at the board's meeting.

SPECIFICATIONS

Is the parcel or any part of the parcel seaward of the Coastal Construction Control Line?

Yes X No _____

If yes, give the legal description of the portion of land seaward of the line.

See Survey, attached

Total Acreage of Parcel	<u>6.05</u>
Units/Acre in Low Density Classification (Max. 4/acre)	<u>N/A</u>
Units/Acre in Medium Density Classification (Max. 7/acre)	<u>N/A</u>
Units/Acre in High Density Classification (Max. 12/acre)	<u>N/A</u>

Dimensions:

Street frontage for Duplex must be a minimum of 75'; Triplex - minimum of 100'; Quadraplex - minimum of 122.5'.

Total Lot Area for Single Family and for a Duplex must be 7500' minimum; Triplex - minimum 10,000'.

Lot Coverage must be .35 at a minimum (Divide Total Structure Area Coverage by Lot Area).

Lot Depth must be at a minimum 100' if platted after adoption of Code, 93' if platted prior to adoption of Code.

Impervious Surface Ratio may be at a maximum .40 for Low Density, .50 for Medium, and .70 for High. Calculate this ratio by dividing the total of the impervious surface within each density classification by the total land area within the same density classification.

Lot Setbacks:

- Front yard setbacks must be a minimum 25'.
- Rear yard setbacks must be a minimum 25'.
- Side yard setbacks must be a minimum 10'>
- Street setbacks (for lot on a corner) must be 15'.

Minimum Setbacks for Commercial (6.01.03 Land Dev Code:

**Front - 20 feet, Side - 10 feet, Rear
20 feet, 15 foot Street Side)**

The number of Access Points to Road is limited to a maximum of one for every 50' of street frontage.

Total Floor Area excluding porches, attached garages, carports and breezeways:

Low density: Must be a minimum 1400 sq. ft. if platted after adoption of Code, 1000 sq. ft. if platted prior. Minimum for first story of two-story is 1000 sq. ft.

Medium density: 800 sq. ft. minimum for first floor of two story.

Thereby certify that the above information is true and agree to perform said work in accordance with plans specifications and the above details, which are considered a part of this agreement and to comply with building codes and land use ordinances of the City of St. Augustine Beach, Florida.

Any deviations or alterations from plans and specifications must be reported and permission must be obtained in writing.

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

Signature (s) of Owner (s) or Agent (s)



Owner/Agent*

October 1, 2019
Date

Owner/Agent*

Date

Owner/Agent*

Date

Owner/Agent*

Date

*AGENTS MUST HAVE A WRITTEN AUTHORIZATION OR PERMISSION LETTER

Agent:
Thomas O. Ingram, Esq.
SODL & INGRAM PLLC
233 E. Bay Street, Suite 1113
Jacksonville, FL 32202
thomas.ingram@si-law.com
(904) 612-9179

CONCEPT REVIEW

All major developments must be submitted to concept review. The developer shall file a completed application and a concept plan as a prerequisite to obtaining concept review approval. Within five (5) working days of receipt of an application and concept plan, the department shall determine and inform the developer whether the submittals are complete or incomplete.

If the plans are incomplete the developer shall be notified in writing as to the deficiencies. The developer may submit an amended application within thirty (30) working days without payment of a reapplication fee.

When submittals are determined complete, the following procedures shall be followed:

1. The proposal shall be placed on the agenda of the next meeting of the Comprehensive Planning and Zoning Board.
2. Notice of the Comprehensive Planning and Zoning Board meeting shall be mailed by the Building Department to the developer and all persons who, according to the most recent tax rolls, own property within three hundred (300) feet of the property proposed for development. The St. Johns County Courthouse will provide a listing of the legal descriptions and the microfiche tables in order to list the names and addresses of the property owners to be notified. This list of names and addresses, along with one (1) set of stamped, addressed envelopes (including and envelope for both the owner and the applicant) are to be included with the application. NOTE: Do not fill in the return address. The Building Department will stamp the return address and mail the legal advertising to the property owners. The notice shall be mailed at least fifteen (15) days before the meeting.
3. The technical review participants shall review the concept proposal and submit comments, if any, in writing to the Comprehensive Planning and Zoning Board or orally at the Board meeting.

Applications for development review shall be available from the Building and Zoning Department. A completed application shall be signed by all owners or their agent. Signature of an agent will be accepted only with written authorization by the owner(s).

FINAL DEVELOPMENT PLAN REVIEW

All major developments must be submitted to a review of final development plans. The developer shall within six (6) months after completion of concept review, submit a final development plan to the department. If more than six (6) months elapse, the developer must resubmit the plan for concept review.

Within fifteen (15) days of receipt of a final development plan, the building official shall:

- ☐ 1. Determine that the information is incomplete and inform developer in writing of the deficiencies. The developer may submit an amended plan within thirty (30) working days without payment of an additional fee, but, if more than thirty (30) days have elapsed, must thereafter initiate a new application and pay a new fee; or
- 2. Determine that the plan is complete and proceed with the remainder of the procedures:
 - ☐ a. Send a copy of final plan to each participant in the technical review process. Each participant shall submit comments to the building official within fifteen (15) day.
 - ☐ b. Within ten (10) days after receiving comments, the building official shall issue a written report making a recommendation to the Comprehensive Planning and Zoning Board. The report shall set forth findings and conclusions supporting the recommendation that the Comprehensive Planning and Zoning Board:
 - ☐ 1. Issue a final development order complying with Section 12.02.11, required contents of final development orders.
 - ☐ 2. Refuse to issue a final development order based on it being impossible for the proposed development, even with reasonable modifications, to meet the Code requirements.

The Comprehensive Planning and Zoning board on the earliest available date that requires the giving of required notice, shall conduct an administrative hearing on the final development plan to determine whether the plan satisfies the Code requirements. The C.P. & Z Board shall:

- ☐ 1. Issue a final development order complying with Section 12.02.11, required contents of final development orders; or
- ☐ 2. Refuse to issue a final development order based on it being impossible for the proposed development, even with reasonable modifications, to meet the Code requirements.

FINAL DEVELOPMENT PLAN

A final development plan shall include the information required in a preliminary plan plus the following additional or more detailed information. Please check and indicate in the space below where the requirement can be located in the submittal: See attached plans and accompanying text.

- ☐ 1. A map of vegetative cover including the location and identity by common name of all protected trees.
- ☐ 2. A topographic map of the site clearly showing location, identification, and elevation of bench marks, including at least one (1) bench mark for each major water control structure.
- ☐ 3. A detailed overall project map showing existing hydrography and runoff patterns, and the size, location, topography and land use of any off-site areas that drain onto, through, or from the project.
- ☐ 4. Existing surface water bodies within the proposed site, including seasonal high water-table elevations and attendant drainage areas for each.
- ☐ 5. Location of any underground or overhead utilities, culverts and drains on the property and within one hundred (100) feet of the proposed development boundary.
- ☐ 6. Location, names and widths of existing and proposed streets, highways, easements, building lines, alleys, parks and other public spaces and similar facts regarding adjacent property.
- ☐ 7. The one hundred (100) year flood elevation, minimum required floor elevation and boundaries of the floodplain for all parts of the proposed development.
- ☐ 8. Drainage basin or watershed boundaries identifying locations of the flutes of off-site waters onto, through, or around the project.
- ☐ 9. Area and percentage of total site area to be covered by an impervious surface.
- ☐ 10. The boundaries of proposed utility easements.

- ☐ 11. Construction phase lines.
- ☐ 12. Building plan showing the location, dimension, gross floor area and the proposed use of buildings.
- ☐ 13. Front, rear and side architectural elevations of all buildings.
- ☐ 14. Building setback distances from property lines, abutting r.o.w. center lines and all adjacent buildings and structures.
- ☐ 15. Minimum floor elevations of buildings within one hundred (100) year floodplain.
- ☐ 16. The location, dimensions, type, composition and intended use of all other structures.
- ☐ 17. Proposed location and sizing of potable water and wastewater facilities to serve the proposed development, including required improvements or extensions of existing off-site facilities.
- ☐ 18. The boundaries of proposed utility easements.
- ☐ 19. Location of the nearest available public water supply and wastewater disposal system and the proposed tie-in points, or an explanation of alternative systems to be used.
- ☐ 20. Exact locations of on-site and nearby existing and proposed fire hydrants.
- ☐ 21. The layout of all streets and driveways with paving and drainage plans and profiles showing existing and proposed elevations and grades of all public and private roads.
- ☐ 22. A parking and loading plan showing the total number and dimensions of proposed parking spaces, spaces reserved for parking, loading areas, proposed ingress and egress (including public street modifications) and projected on-site traffic flow.
- ☐ 23. The location of all interior lighting.

- ☐ 24. The location and specifications of any proposed garbage dumpsters.
- ☐ 25. Cross sections and specifications of all proposed pavement.
- ☐ 26. Typical and special roadway and drainage sections and summary of quantities.
- ☐ 27. All protected trees to be removed and a statement of why they are to be removed.
- ☐ 28. Proposed changes in the natural grade and any other development activities directly affecting trees to be retained.
- ☐ 29. A statement of the measures to be taken to protect the trees to be retained.
- ☐ 30. A statement of tree relocations and replacements proposed.
- ☐ 31. Location and dimensions of proposed buffer zones and landscape areas.
- ☐ 32. Description of plant materials existing and to be planted in buffer zones and landscaped areas.
- ☐ 33. Erosion and sedimentation control plan that describes the type and location of control measures, the stage of development at which they will be put into place or used, and maintenance provisions.
- ☐ 34. Channel, direction, flow rate and volume of storm water that will be conveyed from the site, with a comparison to natural or existing condition.
- ☐ 35. Detention and retention areas, including plans for discharge of contained waters, maintenance plans and predictions of surface water quality changes.
- ☐ 36. Areas of the site to be used or reserved for percolation including an assessment of the impact on ground-water quality.

- ☐ 37. Location of all water bodies in the surface management system (natural and artificial) with details of hydrography, side slopes depths and water-surface elevations or hydrography.
- ☐ 38. Linkages with existing or planned storm water management systems.
- ☐ 39. On and off-site r.o.w. and easements for the system including location and a statement of the nature of the reservation of all areas to be reserved as part of the storm water management system.
- ☐ 40. The entity or agency responsible for the operation and maintenance of the storm water management system.
The property owner.
- ☐ 41. Runoff calculations shall be in accord with the storm water management manual.
Confirmed.
- ☐ 42. The exact sites and specifications for all proposed drainage, filling, grading, dredging and vegetation removal activities including estimated quantities of excavation or fill materials computed from cross sections, proposed within an environmentally sensitive zone.
There are no environmentally sensitive zones within the Phase II area.
- ☐ 43. Detailed statement or other materials showing:
 - ☐ a. The percentage of the land surface of the site that is covered with natural vegetation and the percentage of natural vegetation that will be removed by development.
n/a
 - ☐ b. The distances between development activities and the boundaries of the protected environmentally sensitive zones.
n/a
- ☐ 44. Two (2) blueprints or ink drawings of the plans and specifications of regulated signs and method of their construction and attachment to the building or ground, except those standard signs that have been placed on file with the building official by a licensed sign contractor for standard signs. The plans shall show all pertinent structural details, wind pressure requirements and display materials in accordance with the requirements of the Code and the building and electrical codes adopted by St. Augustine Beach. The plans shall clearly illustrate the type of sign or sign structure as defined in the Code; sign design, including dimensions, colors and materials; the aggregate sign area; the dollar value of the sign; maximum and minimum heights of the sign; and sources of illumination.

- ☐ 45. For regulated ground sign, a plan, sketch, blueprint, blue line print or similar presentation drawn to scale which indicates clearly:
 - ☐ a. The location of the sign relative to property lines, r.o.w., streets, alleys, sidewalks, vehicular access and parking areas and other existing ground signs on the parcel.
 - ☐ b. All regulated trees that will be damaged or removed for the construction and display of the sign.
 - ☐ c. The speed limit on adjacent streets.
- ☐ 46. For building sign, a plan, sketch, blueprint, blue line print or similar presentation drawn to scale which clearly indicates:
 - ☐ a. The location of the sign relative to property lines, r.o.w.'s, streets, alleys, sidewalks, vehicular access and parking areas, buildings and structures on the parcel.
 - ☐ b. The number, size, type and location of all existing signs on the same parcel, except a single business unit in a multiple occupancy complex shall not be required to delineate the signs of other business units.
 - ☐ c. A building elevation or other documentation indicating the building dimensions.
- ☐ 47. If the development involves a subdivision of land the proposed number, minimum area and location of lots.
n/a
- ☐ 48. Location of all land to be dedicated or reserved for all public and private uses, including r.o.w.'s, easements, special reservations and the like.
n/a
- ☐ 49. Amount of area devoted to all existing and proposed land uses, including schools, open space, churches, residential and commercial, as well as the location thereof.
Commercial Hotel and related uses - 100%
- ☐ 50. The total number and type of residential units categorized according to number of bedrooms. The total number of residential units per acre (gross density) shall be given.
n/a

- ☐ 51. Location of proposed development in relation to any established urban service areas.
- ☐ 52. Location of on-site wells and wells within one thousand (1,000) feet of any property line, exceeding one hundred thousand (100,000) gallons per day.
None known.
- ☐ 53. Historic and archaeologic sites. The manner in which historic and archaeologic sites on the site, or within one thousand (1,000) feet of any boundary site, will be protected.
No historic or archaeologic sites are on site. The proposed Phase II does not affect the protection of any historic sites in the area.
- ☐ 54. Final development plan - subdivision of land: N/A
- ☐ a. A metes and bounds description of lands to be subdivided, from which, and without reference to the plat, the starting point and boundary can be determined.
- ☐ b. Every development shall be given a name by which it shall be legally known. The name shall not be the same as any other name appearing on any recorded plat except when the proposed development includes a subdivision that is subdivided as an additional unit or section by the same developer or his successors in title.
- ☐ c. All lots shall be numbered either by progressive numbers or, if in blocks, progressively numbered or lettered, except that blocks in numbered additions bearing the same name may be numbered consecutively throughout several additions.
- ☐ d. All interior excluded parcels shall be clearly indicated and labeled "Not part of this plat/development."
- ☐ e. All contiguous properties shall be identified by development title, plat book and page, or if land is un-platted, it shall be so designated. If a subdivision to be platted is a resubdivision of a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made. All abutting existing easements and r.o.w.'s must be indicated to the center line.
- ☐ f. Restrictions pertaining to the type and use of existing or proposed improvements, waterways, open spaces, building lines, buffer strips and walls and other restrictions of similar nature, shall require the establishment of restrictive covenants and such covenants shall be submitted with the final plan for recordation.

- ☐ g. Where the development includes private streets, ownership and maintenance association documents shall be submitted with the final development plan and the dedication contained on the development plan shall clearly indicate the roads and maintenance responsibility to the association without recourse to St. Augustine Beach or any other public agency.
- ☐ h. All man-made lakes, ponds and other bodies of water excluding retention/detention areas shown on the final development plan shall be made a part of adjacent private lot(s) as shown on the final plat. The ownership of these bodies of water shall not be dedicated to the public unless approved by St. Augustine Beach.

**BEFORE THE CITY COMMISSION OF
ST. AUGUSTINE BEACH, FLORIDA**

In re:

**APPLICATION OF THOMAS O. INGRAM, ESQUIRE,
SODL AND INGRAM PLLC, AGENT FOR KEY BEACH
NORTH LLC, FOR FINAL DEVELOPMENT APPROVAL
FOR EMBASSY SUITES ST. AUGUSTINE BEACH
RESORT PHASE II, 300 A1A BEACH BOULEVARD,
ST. AUGUSTINE BEACH, FLORIDA 32080**

FINAL DEVELOPMENT ORDER FILE NO. FD 2019-02

This CAUSE, pertaining to the property described in Attachment A, came before the City of St. Augustine Beach Comprehensive Planning and Zoning Board on the 17th day of December, 2019, and before the St. Augustine Beach City Commission on the 6th day of January, 2020, upon Application, by Key Beach North LLC, 848 Brickell Avenue, Suite 1100, Miami, Florida, 33131, represented by its authorized agent Thomas O. Ingram, Esquire, Sodl and Ingram PLLC, 233 East Bay Street, Suite 1113, Jacksonville, Florida, 32202, for final development approval, per Sections 12.02.05--12.02.13 of the City of St. Augustine Beach Land Development Regulations, for proposed construction of Embassy Suites St. Augustine Beach Resort Phase II, consisting of a 42-unit addition to the existing 175-unit Embassy Suites St. Augustine Beach Resort, consisting of 42 additional suite units and 49 additional parking spaces in a commercial land use district at 300 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080. The Board having reviewed and considered the application, the report of the Building and Zoning Department, the testimony, statements, and evidence presented before the Board by the applicant and other persons speaking at the public hearing, including public comments, and the Board finding it has jurisdiction over this proceeding and that the required notices have been provided and were afforded to all parties, upon motion duly made, seconded and passed, the application was approved and determined as follows.

FINDINGS OF FACT

The Board finds that the Final Development Plan for proposed construction of St. Augustine Beach Embassy Suites for Key International in a commercial land use district at 300 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080, as described above, conforms to all applicable provisions of the City of St. Augustine Beach Comprehensive Plan, and, except as may be required to be cured herein, with all applicable City of St. Augustine Beach Land Development Regulations.

The application and accompanying documents submitted demonstrate the Final Development Plan for the above-referenced property does not degrade the prescribed Levels of Service for the City of St. Augustine Beach and/or any interlocal agreement with St. Johns County concerning services or capacities which affect consistency and concurrency determinations.

Subject to the conditions hereinafter set forth, it is determined that this Final Development Order File No. FD 2019-02, prepared for the final development application submitted by Mr. Thomas O. Ingram, Sodl and Ingram PLLC, agent for Key Beach North LLC, 848 Brickell Avenue, Suite 1100, Miami, Florida, 33131, unless modified by a subsequent final development order, is approved for the parcel of land as described in Attachment A, and shall not be effective except upon ratification of each and every one of the following conditions. Issuance of this Final Development Order shall not constitute an opinion that any subsequent phases for Embassy Suites St. Augustine Beach Resort at 300 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080, shall also be approved.

ORDERED as follows:

1. Nothing contained herein shall be deemed to waive the requirement that the proposed development comply with the State of Florida Building Codes and conform to all applicable provisions of the City of St. Augustine Beach Comprehensive Plan, City of St. Augustine Beach Land Development Regulations, and the provisions of all other applicable agencies.
2. Production of evidence satisfactory to the Building Official of receipt by the applicant of permits deemed necessary allowing development in accordance with the Final Development Plan and accompanying drawings, if required, from the Army Corps of Engineers, the Florida Department of Environmental Protection, St. Johns River Water Management District, St. Johns County Fires Services, and St. Johns County Utility Department, shall be issued and in effect prior to the issuance of a building permit by the City of St. Augustine Beach.
3. Essential services such as electricity, telephone, cable and other communication lines and street lighting must be in place prior to issuance of any Certificate of Occupancy for the subject property site. Water and sewer connection fees shall be paid and in place prior to the issuance of any building permits. Screening of any utility apparatus placed above ground shall be required. Fire hydrants shall also be in place prior to issuance of any building permits.
4. Applicant/owner shall undertake measures to protect trees and environmentally sensitive areas by providing protective barriers prior to and during all development activities immediately adjacent to the right-of-way and utility easements and the issuance of any infrastructure or utility permits. Clearing and/or tree removal permits will not be issued prior to acceptance of a substantially complete application for a building permit for site work.
5. Applicant shall comply with Section 6.03.05.C.1 of the City of St. Augustine Beach Land Development Regulations, which states, "Pedestrian circulation facilities, roadways, driveways, and off-street parking and loading areas shall be designed to be safe and convenient," and provide sidewalk connection to A1A Beach Boulevard at the south front driveway entrance.
6. Applicant/owner shall be responsible for all repairs if curbs or City or St. Johns County roadways are damaged.
7. This Final Development Order shall be effective for a period of five (5) years from its effective date, at which time the applicant/owner shall have completed one hundred (100%) percent of all development construction on the site.
8. Successors and assigns of the applicant/owner shall be bound by the terms and conditions of this Final Development Order. However, persons acquiring property do so with notice that although under appropriate circumstances, owners of property have vested rights, changes in the City of St. Augustine Beach Land Development Regulations affecting use would not be acquired under the transfer of ownership.

9. Any appeal of this decision may be made by filing an application for appeal to the St. Augustine Beach City Commission within thirty (30) days of the date of this Order.

DONE AND ORDERED this _____ day of _____, 2019, at St. Augustine Beach, St. Johns County, Florida.

**CITY COMMISSION OF THE CITY OF
ST. AUGUSTINE BEACH, FLORIDA**

Attest: _____
Max Royle, City Manager

By: _____
Margaret England, Mayor

THIS ORDER IS SUBJECT TO APPEAL PER THE PROVISIONS OF SECTION 12.06.04 OF THE CITY OF ST. AUGUSTINE BEACH LAND DEVELOPMENT REGULATIONS.

Sec. 12.06.04.C. *"Appeals from the decision of the City Commission shall be appealed to the circuit court."*

Application for Amendment to Final Development Plan, FD 2015-01
Embassy Suites St. Augustine Beach, Phase II
October 4, 2019

This is an application for Phase II of the Final Development Plan approved for the Embassy Suites St. Augustine Beach Hotel. This proposal would add 42 hotel rooms and 49 parking spaces to the existing 175 room hotel. This is Phase II of the hotel, as contemplated by the Conceptual Plans reviewed by the City of St. Augustine Beach in 2015. However, this Phase II is much smaller than the Phase II that was originally contemplated. Like the existing hotel, the Conceptual Plans for Phase II included three stories of hotel rooms on elevated pilings. The pilings were (and are) required to comply with the Florida Building Code's special requirements for coastal construction. This proposal is for two stories of hotel rooms above parking (rather than three), resulting in a significantly lower building height than that of the existing hotel.

The Embassy Suites St. Augustine Beach opened as a 175-room hotel in December, 2018. The additional rooms would be in a building addition oriented east-west, along the northerly portion of the site.

An application for a proposed splash playground at the hotel was submitted in 2018 and was denied by the City Commission. The splash playground is not part of this application.

The subject property is zoned Commercial, which allows hotels as a permitted use.

No new accessory uses are proposed.

The color palette and architectural finish of the Phase II building will be identical to that of the existing hotel. Photographs of the existing hotel exterior are included in this application.

A Final Development Plan for the existing hotel was approved in 2015. The plans submitted with that application included the potential for a future Phase II in the area that is the subject of this application.

The existing hotel replaced the "St. Augustine Beachfront Resort," a former Howard Johnson's and Sheraton Inn, constructed in 1974. See Jan. 10, 2014 picture from St. Augustine Record, "Beachfront Resort sold for \$4 million," (St. Augustine Record, Jan. 11, 2014, at <https://www.staugustine.com/article/20140111/NEWS/301119960> and attached. The hotel also included a "rocking adult club and dance venue called Papagallo's" in the late 1990s and early 2000s. *Id.*

Summary for Phase II:

	Existing	Proposed Phase 2 Addition
Rooms	175	42
Parking	210	49 (>1.15 spaces/room)

Impervious Surface Ratios (existing with Phase II) (§ 6.01.02): Required 0.70, Provided 0.63.

Building Setbacks for Phase II structure (§ 6.01.03):

	Required	Provided
Front Yard	20 feet	92 feet
Side	10 feet (15 for Street Side)	15 feet
Rear	20 feet	155 feet

Setbacks for non-structural components of a structure. N/A

Building Height

The maximum building height of the proposed building addition is 35 feet, measured consistent with section 6.01.04 of the Land Development Code (September 2019) and as shown in the proposed architectural elevations. Parapet walls, mechanical equipment and the like would extend up to an additional 10 feet above the 35 feet, as allowed under the LDC. Under section 6.01.04 of the Land Development Code (Sept. 2019):

Buildings and Structures within the City of St. Augustine Beach shall be limited to a maximum building height of thirty-five (35) feet. Building height is measured as (1) foot above the higher of either the Front Existing Grade or the Crown of Road (to which the Structure is addressed) to the highest point of the Building or Structure. The amount of Fill is limited to no more than five (5) feet.

...

LDC § 6.01.04

“Front Existing Grade” is defined in LDC § 2.00.00 as “Existing Grade, Front—a reference plane representing the average of existing or pre-development ground level within a Lot or Parcel along the front property line for which the structure is addressed.” The average of the Front Existing Grade for the hotel (A1A Beach Boulevard) was measured as elevation 7’11” (NAVD 88).

The proposed addition is one story less than the existing hotel. Under the City Charter and the City's application of its Land Development Code, the existing building's 35 foot maximum building height was measured from the minimum finished floor elevation established under the Florida Building Code. Since that time, the City has revised its building height regulations and methodology for measuring building height in the Land Development Code. The proposed addition's building height complies with the City's revised Land Development Code measurement, which bases its measurement from the front grade or crown of road to which the structure is addressed.

Landscaping

The proposed landscaping areas and plant materials are shown on the attached landscaping plans. Plants will meet or exceed applicable size requirements.

The landscaped areas surrounding the Phase II structure and Phase II parking areas will be replanted following grade changes occurring during construction, as more particularly shown in the attached Landscape Plans. Existing sabal palms on the Property will be relocated on the Property.

The total of screening landscape plus internal landscaping exceeds ten (10) percent of the total development area. The overall landscaped area for the project including sod areas is approximately 1.38 acres of the 6.05 acre site, and the area of Phase II (0.85 acres) includes 0.22 acres of landscaped area.

Signage

The existing sign located at the northwesterly corner of the existing building (facing south) would be relocated to the northwesterly corner of the proposed Phase II building.¹ The sign would be located between windows on the upper story of the proposed building. The sign area is 10'10" by 7'00", 75.5 square feet in area, with 5" depth and using channel letters. This sign is less than the allowable 250 square foot wall sign allowed under section 8.00.04(18) and otherwise meets the criteria set forth in Article VIII of the LDC. Plans for the current sign are attached, showing the dimensions and other details. No other changes to signage are proposed.

Stormwater

Stormwater will be managed, retained and treated in the same manner as provided for the existing hotel, with use of underground stormwater vaults, and will comply with applicable local and state regulations and rules of the St. Johns River Water Management District. Nearly all of

¹ See Google StreetView picture dated Jan. 2019, attached to application materials, showing the location and relative size of the existing sign.

the proposed building addition is to be constructed over an area of existing surface parking. The public utilities and locations of these are unchanged from the existing project.

Compliance with Section 12.02.07(F)

The proposed Phase II addition is architecturally identical to the existing hotel which was approved by the City under FDP 2015-01. The existing hotel was the first of three places to stay listed in an article about visiting St. Augustine by the New York Times in March, 2019². It has been featured by Travel Weekly and Orlando Magazine³. Catering to visitors as well as local residents, Embassy Suites St. Augustine Beach has been proud to host such local events as the “Best of St. Augustine 2019” in August, 2019, the Wildflower Healthcare Gala on August 18, St. Augustine High School’s 2019 Prom, and the St. Augustine Record’s inaugural 40 Under Forty event in February, 2019. Other press includes St. Augustine Social’s “Take a Look Inside the New Embassy Suites St. Augustine Beach” (Mar. 25, 2019)⁴

Key International, the parent company behind the development of this hotel, was recognized in September, 2019 with a Hilton Legacy Award for New Developer of the Year for this project, in the Full Service category.

The attached series of photographs from Google Streetview and other sources show the existing hotel and the other development in the area. Consistent with the City’s approval of the existing hotel, the proposed addition is of superior taste and beauty, spaciousness, taste, fitness, broad vistas and high quality, and is not of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. The proposed addition is aesthetically identical to the existing hotel and complies with all standards of the Land Development Code.

<https://www.nytimes.com/2019/03/07/travel/what-to-do-in-st-augustine-florida.html>
<https://www.travelweekly.com/North-America-Travel/Embassy-Suites-gets-the-beach-vibe-just-right-at-new-St-Augustine-resort>
<https://www.staugustinesocial.com/take-a-look-inside-embassy-suites-st-augustine-beach/>

Original schematic for proposed Embassy Suites Sign to be relocated from existing building to Phase II addition, at the NW'ly corner of Phase II building:



RECOMMENDED SIGN INFORMATION:

QUANTITY	HEIGHT	WIDTH	DEPTH	SQ FOOTAGE
1	7' 0" [2134mm]	10' 9 3/8" [3297mm]	5" [127mm]	75.5
ILLUMINATION				
FACE IT				
MOUNTING		FABRICATION		
STUDS		CHANNEL LETTERS		

SIGN DETAIL:



NOTES:
note 1 new sign.

PART #:
EMSU-CTR-001-IL-SF-064H-X-FLOOR



City of St. Augustine Beach

2200 A1A SOUTH
ST. AUGUSTINE BEACH, FLORIDA 32080
WWW.STAUGBCH.COM

CITY MGR. (904) 471-2122
FAX (904) 471-4108

BLDG. & ZONING (904) 471-8758
FAX (904) 471-4470

Owner's Authorization Form

Thomas O. Ingram, Esq. of Sodl & Ingram PLLC is hereby authorized TO ACT ON BEHALF OF

KEY BEACH NORTH, LLC, the owners(s) of the property described in the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Augustine Beach, Florida, for an application related to a development, land use, zoning or conditional or special use permit or other action pursuant to an application for:

Phase II of Embassy Suites St. Augustine Beach Resort

By signing, I affirm that the legal owner(s), as listed on the recorded warranty deed on file with the St. Johns County Clerk of Courts, have been notified of the above application.

I further understand incomplete or false information provided on this form may lead to revocation of permits and/or termination of development activity.

Signature of Owner(s) [Signature]

Printed Name(s) Diego ARDID

Address of Owner(s) 848 Brickell Ave., Suite 1100, Miami, FL 33131

Telephone Number of Owner(s) (305) 377-1001

State of Florida
County of ~~St. Johns~~ Dade

The foregoing instrument was acknowledged before me this 18 day of September, 20 19.

by Diego Ardid, who is personally known ☒ or who has produced identification (type of identification produced) _____

Signature of Notary Public—State of Florida Johanna E. Stumbaugh

Notary Stamp/Seal/Commission Expiration Date:



Johanna E. Stumbaugh
Comm. #GG332799
Expires: September 4, 2023
Bonded Thru Aaron Notary

LESS AND EXCEPTING ANY LANDS LYING EAST OF THE EROSION CONTROL LINE FOR ST. JOHNS COUNTY AS RECORDED IN OFFICIAL RECORD BOOK 1507, PAGE 1353.

EXH. 1

This Document Prepared By and Retains to:
Patrick F. Healy, Esq.
GrayRobinson, P.A.
Attn: Phyllis Egandoerfer
1795 West NASA Blvd.
Melbourne, FL 32901

Parcel ID Number: 163000-0000
Actual consideration paid in \$ 9,750,000.00 .

Special Warranty Deed

This Indenture, Made this 15th day of January, 2014 A.D., Between
Craven Land Corporation, a corporation existing under the laws of the
State of Florida
of the County of St. Johns, State of Florida, grantor, and
Key Beach North, LLC, a Florida limited liability company

whose address is: 848 Brickell Avenue, Ste. 700, Miami, FL 33131

of the County of Miami-Dade, State of Florida, grantee.
Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of St. Johns, State of Florida, to wit:
SITUATED IN THE COUNTY OF SAINT JOHNS AND STATE OF FLORIDA: THE NORTH
537 FEET OF GOVERNMENT LOT 1, SECTION 34, TOWNSHIP 7 SOUTH, RANGE 30
EAST, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A,
EXCEPTING THEREFROM A STRIP OF LAND 20 FEET BY 125 FEET ALONG THE
EAST SIDE THEREOF CONVEYED BY MODEL LAND COMPANY TO THE COUNTY OF
SAINT JOHNS, APRIL 8, 1938, BY DEED RECORDED IN DEED BOOK 76, PAGE
303. THE SOUTH LINE OF THE SAID LANDS IS THE SAME AS THE NORTH LINE
OF THAT CERTAIN TRACT CONVEYED BY MODEL LAND COMPANY TO THE COUNTY OF
SAINT JOHNS BY DEED NUMBER 7254 DATED APRIL 5, 1938, AND RECORDED IN
DEED BOOK 76, PAGE 301.

Subject to restrictions, reservations and easements of record, if
any, and taxes for the year 2014 and subsequent years.

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

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

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

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

Signed, sealed and delivered in our presence:

Craven Land Corporation, a Florida
corporation

Printed Name: Healy, Patrick F.
Witness

By: Joseph Donald Craven, II (Seal)
Joseph Donald Craven, II, President
P.O. Address: 19 Arista Circle, St. Augustine, FL 32080

Printed Name: David Atz
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 14th day of January, 2014 by
Joseph Donald Craven, II, as President of Craven Land Corporation, a
Florida Corporation, on behalf of the corporation
who is personally known to me or who has produced his Florida driver's license as identification.



Amber Hezel
State of Florida
MY COMMISSION # FF 28478
Expires August 23, 2016

Amber Hezel
Printed Name: Amber Hezel
Notary Public
08/23/2016
-25

Source: U.S. Census Bureau

SC5EULE.B1.D02709.2

ENCLOSURE TO THE ABOVE-REFERENCED REPORT FOR THE MONTH OF MARCH-2003

2. UNDISCLOSED AGREEMENT (BUSINESS) IN FAVOR OF FLUOR CORP. & LIGHT COMPANY RECORDS
OCTOBER 18, 2017 IN OFFICIAL RECORDS NUMBER 6448 PAGE 1444 AFFECTS THE PROPERTY AND IS SHOWN
HEREIN

GENERAL SURVEYING

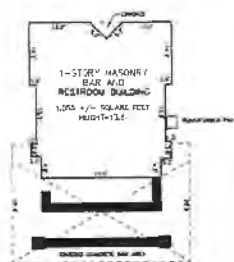
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAND AND/OR MARINE STANDARDS OF THE STATE OF FLORIDA. THE LAND SHOWING HEREON WAS SURVEYED UNDER THE DIRECT SUPERVISION AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 30-17, FLORIDA ADMINISTRATIVE CODE. (CORRESPOND TO SECTION 472.02) FLORIDA STATUTES.

- [illegible]

LAND AREA

263 2744 T. - 266400 FEET, 41 FATHOMS

DE 21
V01 10 1968



"AND VALID WITHIN THE SIGNATURE AND
THE ORIGINAL RASSEL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER."

OO- MEMPHIS TEL
FM-MS-A46A
NORTHING = 350440Z 08
EASTING = 435155 28

BOATWRIGHT LAND SURVEYORS, Inc. 1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA

VICINITY MAP
DO NOT SCALE

ATLANTIC OCEAN

SLAVEYER'S CERTIFICATE

TO INTERSTATE, A LOWAIA STATE CHARTERED BANK (AS SUCCESSOR BY MERGER
TO SAVINGS UNITED BANK) A NATIONAL FINANCIAL ASSOCIATION; KEY BANK
NORTH, A KEY INTERSTATE, A ILL. CHICAGO TITLE INSURANCE CO.; AND
FUTURE MONTHS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY OR MEASUREMENTS BASED THEREON WERE MADE IN ACCORDANCE WITH THE 2018 NATIONAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ACPS LAND TITLE SURVEYS ADAPTIVELY ESTABLISHED AND ADOPTED BY ALTA AND HSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B(1), 7C, 8, 9, 10, 11, AND 18 OF "RULE 4: THUS/OF".

THIS CASE WAS COMPLETED ON 08/08/2001.

DATE OF SALE OR LEASE: March 1, 2003.

LEGEND:

- [illegible]

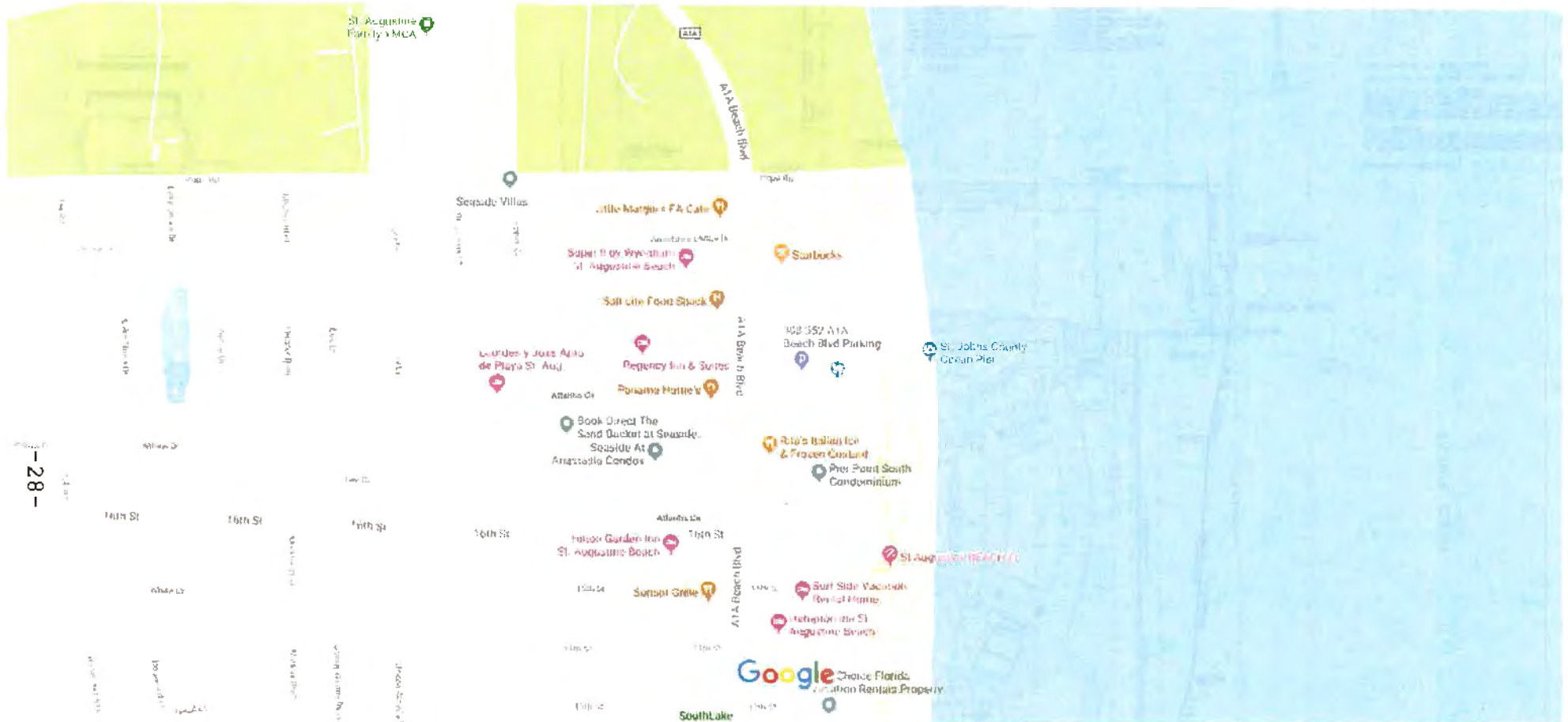
SCALE 1" = 40'

DONN W. BOATWRIGHT, P.S.M.
FLA. L.C. SURVEYOR AND MAPPER No. LS 3295
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LS 36

DATE: MAR 21, 2019	SHEET 1 OF 1	(SD-4)2-1-B.330
--------------------	--------------	-----------------

¹³ 7 USC § 1 FDE 3a

Google Maps Surrounding Uses



Map data ©2019 200 ft 0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000 10100 10200 10300 10400 10500 10600 10700 10800 10900 11000 11100 11200 11300 11400 11500 11600 11700 11800 11900 12000 12100 12200 12300 12400 12500 12600 12700 12800 12900 13000 13100 13200 13300 13400 13500 13600 13700 13800 13900 14000 14100 14200 14300 14400 14500 14600 14700 14800 14900 15000 15100 15200 15300 15400 15500 15600 15700 15800 15900 16000 16100 16200 16300 16400 16500 16600 16700 16800 16900 17000 17100 17200 17300 17400 17500 17600 17700 17800 17900 18000 18100 18200 18300 18400 18500 18600 18700 18800 18900 19000 19100 19200 19300 19400 19500 19600 19700 19800 19900 20000 20100 20200 20300 20400 20500 20600 20700 20800 20900 21000 21100 21200 21300 21400 21500 21600 21700 21800 21900 22000 22100 22200 22300 22400 22500 22600 22700 22800 22900 23000 23100 23200 23300 23400 23500 23600 23700 23800 23900 24000 24100 24200 24300 24400 24500 24600 24700 24800 24900 25000 25100 25200 25300 25400 25500 25600 25700 25800 25900 26000 26100 26200 26300 26400 26500 26600 26700 26800 26900 27000 27100 27200 27300 27400 27500 27600 27700 27800 27900 28000 28100 28200 28300 28400 28500 28600 28700 28800 28900 29000 29100 29200 29300 29400 29500 29600 29700 29800 29900 30000 30100 30200 30300 30400 30500 30600 30700 30800 30900 31000 31100 31200 31300 31400 31500 31600 31700 31800 31900 32000 32100 32200 32300 32400 32500 32600 32700 32800 32900 33000 33100 33200 33300 33400 33500 33600 33700 33800 33900 34000 34100 34200 34300 34400 34500 34600 34700 34800 34900 35000 35100 35200 35300 35400 35500 35600 35700 35800 35900 36000 36100 36200 36300 36400 36500 36600 36700 36800 36900 37000 37100 37200 37300 37400 37500 37600 37700 37800 37900 38000 38100 38200 38300 38400 38500 38600 38700 38800 38900 39000 39100 39200 39300 39400 39500 39600 39700 39800 39900 40000 40100 40200 40300 40400 40500 40600 40700 40800 40900 41000 41100 41200 41300 41400 41500 41600 41700 41800 41900 42000 42100 42200 42300 42400 42500 42600 42700 42800 42900 43000 43100 43200 43300 43400 43500 43600 43700 43800 43900 44000 44100 44200 44300 44400 44500 44600 44700 44800 44900 45000 45100 45200 45300 45400 45500 45600 45700 45800 45900 46000 46100 46200 46300 46400 46500 46600 46700 46800 46900 47000 47100 47200 47300 47400 47500 47600 47700 47800 47900 48000 48100 48200 48300 48400 48500 48600 48700 48800 48900 49000 49100 49200 49300 49400 49500 49600 49700 49800 49900 50000 50100 50200 50300 50400 50500 50600 50700 50800 50900 51000 51100 51200 51300 51400 51500 51600 51700 51800 51900 52000 52100 52200 52300 52400 52500 52600 52700 52800 52900 53000 53100 53200 53300 53400 53500 53600 53700 53800 53900 54000 54100 54200 54300 54400 54500 54600 54700 54800 54900 55000 55100 55200 55300 55400 55500 55600 55700 55800 55900 56000 56100 56200 56300 56400 56500 56600 56700 56800 56900 57000 57100 57200 57300 57400 57500 57600 57700 57800 57900 58000 58100 58200 58300 58400 58500 58600 58700 58800 58900 59000 59100 59200 59300 59400 59500 59600 59700 59800 59900 60000 60100 60200 60300 60400 60500 60600 60700 60800 60900 61000 61100 61200 61300 61400 61500 61600 61700 61800 61900 62000 62100 62200 62300 62400 62500 62600 62700 62800 62900 63000 63100 63200 63300 63400 63500 63600 63700 63800 63900 64000 64100 64200 64300 64400 64500 64600 64700 64800 64900 65000 65100 65200 65300 65400 65500 65600 65700 65800 65900 66000 66100 66200 66300 66400 66500 66600 66700 66800 66900 67000 67100 67200 67300 67400 67500 67600 67700 67800 67900 68000 68100 68200 68300 68400 68500 68600 68700 68800 68900 69000 69100 69200 69300 69400 69500 69600 69700 69800 6



SITE DOCUMENT

June 13, 2018

EMBASSY SUITES by HILTON

-29

EMSU-FL001

Inn Code: 48300

300 A1A Beach blvd.
St. Augustine, FL 32080-5902

TECHNICAL SURVEY REQUIRED

colite

Technology Center - Columbia, SC - 29633 - USA
+1 803 926 7926 P +1 803 926 8412 F
www.colite.com

Phase II FDP 38

SITE MAP



SIGN INVENTORY

L #	EXISTING	RECOMMENDATION	QTY
1	None	Letterset	1
2	None	Letterset	1
3	None	Letterset	1
4	None	Directional	2
5	None	Directional	2

LOCATION 1

Existing: None



ELEVATION - NORTH (SIGNAGE)

31

EXISTING SIGN INFORMATION:

QUANTITY	HEIGHT	WIDTH	SQ FOOTAGE
0	N/A	N/A	N/A

NOTES:

Recommended: Letterset



ELEVATION - NORTH (SIGNAGE)

RECOMMENDED SIGN INFORMATION:

QUANTITY	HEIGHT	WIDTH	DEPTH	SQ FOOTAGE
1	7'-0" [2134mm]	10'-9.38" [3287mm]	5" [127mm]	75 S

ILLUMINATION

FACE LIT

MOUNTING

STUDS

FABRICATION

CHANNEL LETTERS

SIGN DETAIL:



NOTES:

Install new sign.



PART #:

EMSU-LTR-001-IL-SF-084H-X-FL001

LOCATION 1



LETTER DISPLAY ES CL-xS

****** 3M (OR APPROVED EQUIV.) 945 FLEXIBLE FACES with 1st SURFACE 3M (OR APPROVED EQUIV.) 3630-6520 GREEN VINYL BACKGROUND and WHITE SHO-THRU GRAPHICS AT 10'-0" (3048mm) LOGO CABINET ONLY. SEE LOGO APPLICATION DETAIL.

IMPORTANT NOTE:
ALL LETTERS & LOGOS MOUNTED ON PORTE COCHERES ARE TO BE MOUNTED FLUSH TO FASCIA.

LIGHT COLORED BUILDING (LETTERS GRAY DAY / WHITE NIGHT)

LOGO CABINET:

8" (203.2mm) DEEP EXTRUDED ALUMINUM CABINET. PAINT FACE OF RETAINERS TO MATCH: PMS 3278 GREEN (SEMI-GLOSS). PAINT FILLER & FILLER SIDE OF RETAINERS PMS 419c DARK GRAY (SEMI-GLOSS). INTERIOR PAINTED with STARBRITE L.E.P.

.177" (4.5mm) THK. WRT30 WHITE CYRO SG PLASTIC FACES with 1st SURFACE 3M (OR APPROVED EQUIV.) 3630-6520 GREEN VINYL BACKGROUND. WHITE SHO-THRU GRAPHICS.

ILLUMINATED with 800mA HI-OUTPUT FLUORESCENT DAYLIGHT LAMPS.

CHANNEL LETTERS:

8" (203.2mm) DEEP SELF-CONTAINED CHANNEL LETTERS.

SECONDARY OPTION: 5" (127mm) DEEP LETTERS with REMOTE POWER SUPPLIES.

.040" (1mm) THK. ALUM. RETURNS with .063" (1.6mm) THK. ALUM. CAD OUT BACKS. RETURNS PTM #310 CHINA WHITE. - PAINT SAMPLE AVAILABLE UPON REQUEST. INTERIORS PAINTED with STARBRITE L.E.P.

.177" (4.5mm) THK. WRT31 WHITE CYRO SG PLASTIC FACES with 1st SURFACE 3M DUAL COLOR 3635-222 MATTE BLACK VINYL. 1" (25.4mm) JEWELITE DK GRAY RETAINERS (OR APPROVED EQUAL) TO BE USED PER MANUFACTURER'S RECOMMENDATIONS.

WHITE L.E.D. MODULES (G.E. OR APPROVED EQUIV.) INSTALL L.E.D. PER MANUFACTURER'S RECOMMENDATION.

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.

ES CL-xS

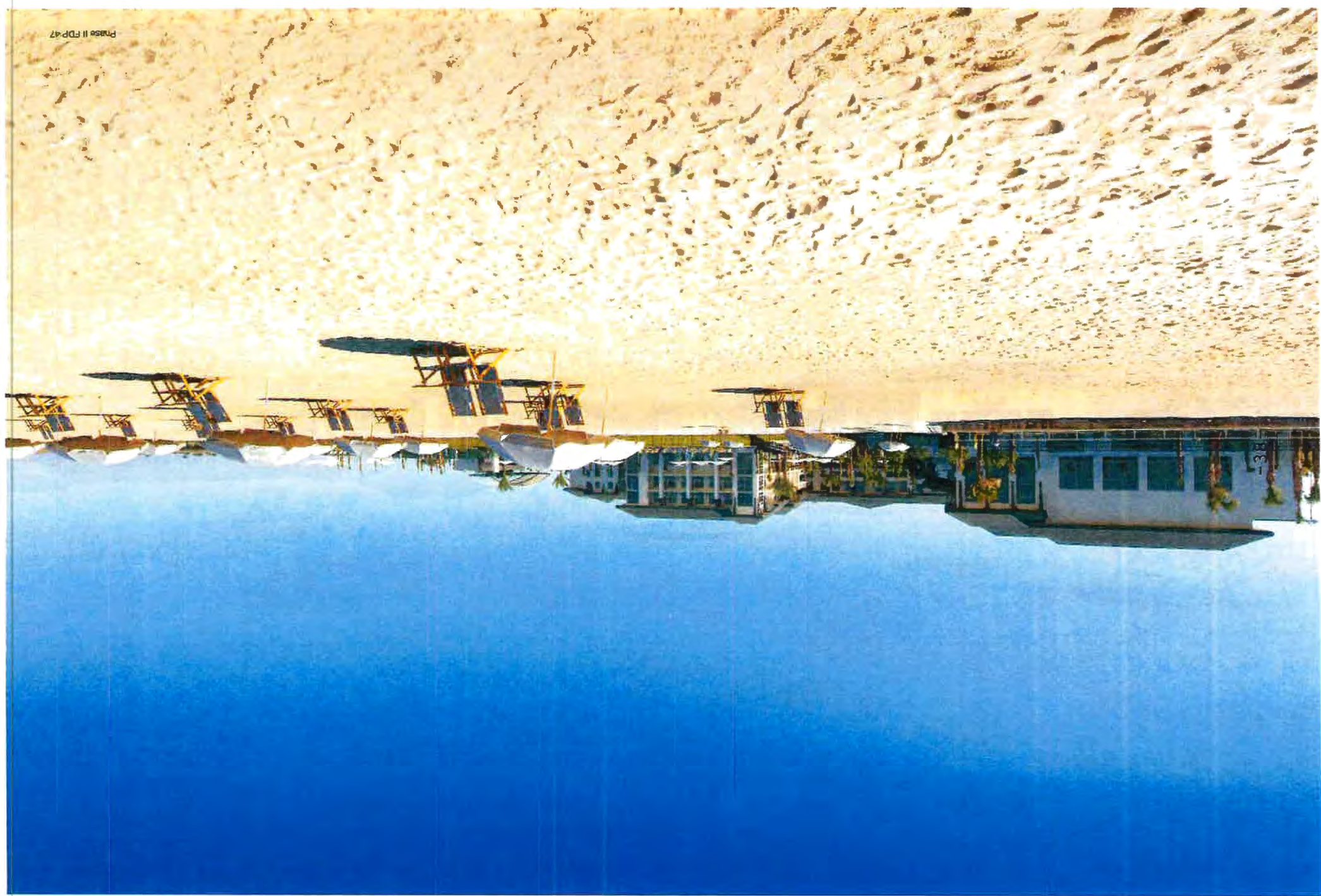
















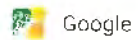
301 A1A Beach Blvd

facing south



Image capture: Feb 2019 © 2019 Google

St Augustine Beach, Florida



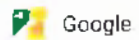
Street View - Feb 2019

Google Maps Co Rd A1A



Image capture: Jan 2019 © 2019 Google

St. Augustine, Florida



Street View - Jan 2019



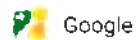
A1A Beach Blvd

north portion of hotel showing hotel and Pope Road Park



Image capture: Jan 2019 © 2019 Google

St Augustine Beach, Florida



Street View - Jan 2019



Phase II FDP 52



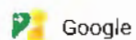
A1A Beach Blvd

view across A1A from A1A at north boundary of hotel (Google Streetview camera)



Image capture: Jan 2019 © 2019 Google

St Augustine Beach, Florida



Street View - Jan 2019





311 A1A Beach Blvd

view across A1A from front of photo



Image capture: Feb 2019 © 2019 Google

St Augustine Beach, Florida



Street View - Feb 2019





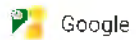
321 A1A Beach Blvd

View across A1A from south boundary of hotel.



Image capture: Feb 2019 © 2019 Google

St Augustine Beach, Florida



Street View - Feb 2019





A1A Beach Blvd

view north from A1A from near north edge of hotel property



Image capture: Jan 2019 © 2019 Google

St Augustine Beach, Florida



Street View - Jan 2019



Phase II FDP 60



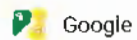
328 A1A Beach Blvd

streetview looking southwest from A1A near south boundary of hotel, showing Salt Life, Regency Inn & Suites, and Circle K/Shell gas station



Image capture: Feb 2019 © 2019 Google

St Augustine Beach, Florida



Street View - Feb 2019



USA

Embassy Suites gets the beach vibe just right at new St. Augustine resort

By Megan Padilla | Mar 20, 2019



The Embassy Suites by Hilton St. Augustine Beach Oceanfront Resort sits just beyond the edge of Anastasia State Park.

When I heard that the Embassy Suites had just opened a hotel on the beach in St. Augustine, I was skeptical. I was worried I'd make the drive to St. Augustine only to find out this branded hotel had forgotten it was at the beach. Boy was I wrong.

Traveling south along A1A Beach Blvd, the road curves through the dense scrub on the south end of Anastasia State Park and then suddenly emerges into a beach town. The new Embassy Suites by Hilton St. Augustine Beach Oceanfront Resort is immediately on the left -- not just beachfront, but actually on the beach. The only thing between it and the state park is some public beach parking.

Location: check!

Stepping inside the lobby from the porte cochere, I immediately noticed the decor, which makes driftwood a focal point, from the floor lamps to large, eye-catching sculptures and even to the driftwood-like finish on the ceramic-tile floors. Pendant lamps with starburst fixtures make the seating arrangements feel cozy and intimate in the light-filled and high-ceilinged public space.

Ambience: check!

We'd arrived before our room was ready so we fished our swimsuits out of our luggage and headed straight for the pool, which is really all my 9-year-old wants to do anyway. My husband detoured to the full-service Starbucks Cafe in the lobby to order us each our favorite coffee drink. Heading out through the partially covered back patio with plenty of seating, I was curious to see if the Embassy Suites had embraced its beachfront location.

Stairs from the patio lead down into a courtyard, the space where many beach hotels often place their pool. Here, 10 firepits, each surrounded by cushioned seating, are positioned off pathways that lead to the pool and the beach.



The pool at the Embassy Suites by Hilton St. Augustine Beach overlooks the Atlantic Ocean.

The moment I saw the pool, I knew this Embassy Suites had gotten it right. The 70-foot-long resort pool (with zero entry on one end) is positioned lengthwise along the beach so when reclined on a deck chair you can see and hear the ocean without sitting in the sand. For those who do want the full-immersion beach experience, teak and canvas chairs and

beach towels are included in the resort fee (umbrellas are an extra \$15 room charge). The hotel's 500 feet of beachfront is between the pier and the state park so there are no neighboring high-rises or any structures, for that matter.

Embraces its destination: check!

Before our swimsuits were wet, I'd put in a lunch order at the poolside Castaway Cantina, breathed deep the ocean air and immediately felt the pent-up internal pressure from real life just vanish. My daughter had barely finished her burger (and us our tasty steak tacos and blackened mahi sandwich) before she'd made a friend in the pool. Mom and dad were free to relax.

The daily manager's reception began at 4:30 p.m. Plates heaped with hummus and cubed cheese started returning to the pool, balanced on arms whose hands gripped rum punch and sangria (a full bar is offered complimentary to guests until 6:30 p.m.). We still hadn't checked into our room. Because, why?

Feels like a vacation: check!

In a later conversation with general manager Jason Kern, he spoke about the daily manager's reception and the included made-to-order breakfast as Embassy Suites brand pillars. He noted how guests are taking breakfast out to the beach chairs and reception food and drink to the firepits or beyond. "It's fun to see how the Embassy Suites brand is working in this environment," he said. In response, his team is looking at adapting to what guests are looking for by supplying to-go containers and plastic barware. "They don't want to sit at the bar," as is customary at most Embassy Suites locations. "They want to get out and enjoy the hotel's atmosphere," he said.

When we finally checked in, our room reminded me of other Embassy Suites in style and set-up, with a full wet bar and minirefrigerator, a desk that doubles as a table, a sofa that opens into a bed (whose mattress was fine for a kid but not an adult) and a king-size bed. Details that elevated it were the ottoman tops that flipped over to double as trays that were stable on the bed, the large shower with heavy glass sliding doors and a floating drain, the oversize wooden headboard that feels like mission control for the room (such smart design to provide lighting just where you need it, with the wiring masked by tasteful decor), a high-ceiling and wall-mount television that made for some cozy post-beach naps and an enjoyable evening of watching the Oscars in bed.



A suite at the Embassy Suites by Hilton St. Augustine Beach Oceanfront Resort.

Instead of a primo oceanfront view on this sold-out weekend, ours was a sunset-view room with a balcony that overlooked the beach town and the green canopy of the state park from which I could see the red-topped, black-and-white stripes of the St. Augustine Lighthouse rising above it. We were not at all disappointed.

Among the 175 suites of the brand's new resort-style property (there are only 12 in the portfolio, and this is the only one built from the ground up as such) are two new options: Family Suites with bunk beds and single-room studios. Kern described the Family Suites to me as a traditional king room, including the living room and sofa-bed, but with a walled-off area containing bunk beds and a separate TV. "You can also connect to a second room for extended family," he noted.

As for being there with kids, our family and the family of my daughter's new friend all felt comfortable and relaxed, giving them some freedom within the property: to go to a room on their own, to play games on the event lawn (where there is also daily yoga at 8 a.m.) and order food and beverages directly from the pool bar. My daughter's new friend and her family were vacationing from New York and joked that they hoped I wouldn't write about the hotel so it doesn't become too popular; they flew into Jacksonville and drove an hour to reach the hotel and felt they'd hit the jackpot.

The Embassy Suites is at the center of the lively beach town, St. Augustine Beach. It is between the endless nature, ocean and beach activities available through Anastasia State Park and the pier, and is just a 10- to 15-minute ride on the free trolley into historical downtown St. Augustine. Having said all that, it's hard to leave the place, and if you only have a few days, you probably won't.

Rates start at \$189 plus a \$22 resort fee (includes guest internet access for two devices; resort pool and beach access; resort activities; two beach chairs and towels; 2-hour bike rental; daily yoga class; two bottles of water daily; local and toll-free calls).

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(201) 902-2000

<https://www.travelweekly.com/North-America-Travel/Embassy-Suites-gets-the-beach-vibe-just-right-at-new-St-Augustine-resort>

[Send to printer](#) [Close window](#)

Escape To St. Augustine's Newest Oceanfront Resort

We discovered a true gem off of Florida's Atlantic Coast. Come along with us as we explore the brand new Embassy Suites St. Augustine Beach Oceanfront Resort.

CATHERINE WALTERS



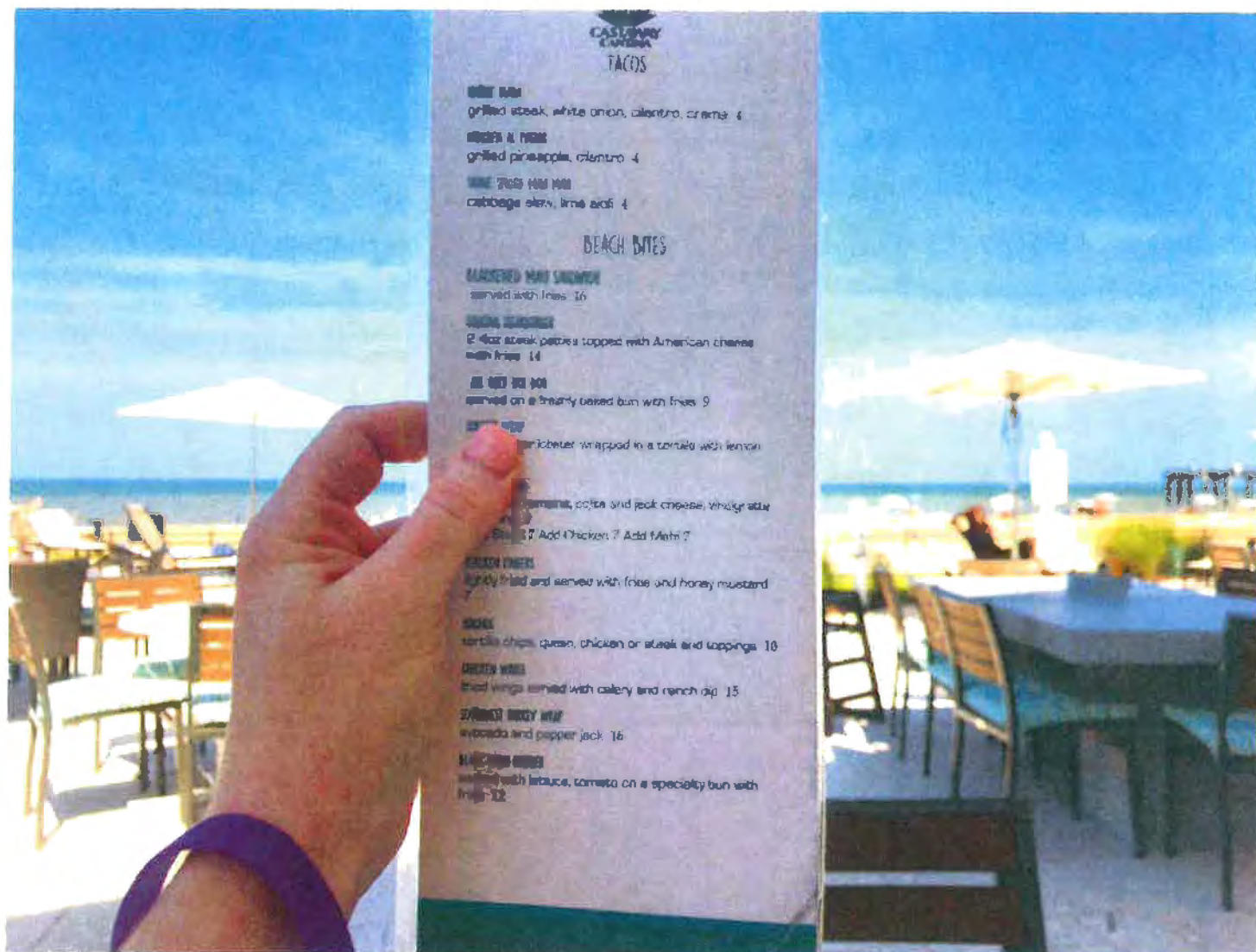
CATHERINE WALTERS

Less than 60 minutes from my front door is a beachside oasis on Florida's Atlantic coast. Nestled alongside pristine sand dunes and the standard pizza shops and ice cream stands these coastal towns are known for is a true gem for those who find it. The Embassy Suites by Hilton St. Augustine Beach Oceanfront Resort is a brand-new resort, and concept, for Hilton. From the moment we arrived, I could tell this all-valet, all-suite resort had a cool, modern aesthetic.

Check-in was seamless, and took less than 2 minutes. We were given branded rubber bracelets for access to the pool and beach services (#love), grabbed a coffee at the full-service Starbucks on-site, and quickly went to unpack so we could explore the place. We stayed in the *Presidential Suite* overlooking the dunes, the resort lawn and pool, and the Atlantic Ocean. It was beyond breathtaking.



What was supposed to be a quick 5-minute change turned into a 45-minute discussion on how beautiful the room was. Our suite was appointed more like a home than a hotel, with plush amenities, very large modern TVs, a dining room that comfortably seated six, a shower for two, and two balconies, each with its own set of furniture. And then there are the floor to ceiling windows, offering an unparalleled view.



A quick hop on the elevator and we were back in the lobby and heading toward the pool. We ate poolside at *Castaway Cantina*, a Latin-inspired bar with table seating options. We sat at a table facing the ocean, ordered their local draft, a pina colada (I'm a bit of a stereotype at the beach), and perused the menu. I'm a sucker for street tacos, and their trio comes with corn or flour tortillas. We went with corn, and tried to decide ahead of time which one would be the best: carne asada, chicken al pastor, or tajine spiced mahi mahi. They were delicious, and reasonably priced. The service was very attentive for a poolside bar (a huge plus), and although there were quite a few people there, it's large enough where we didn't feel crowded.



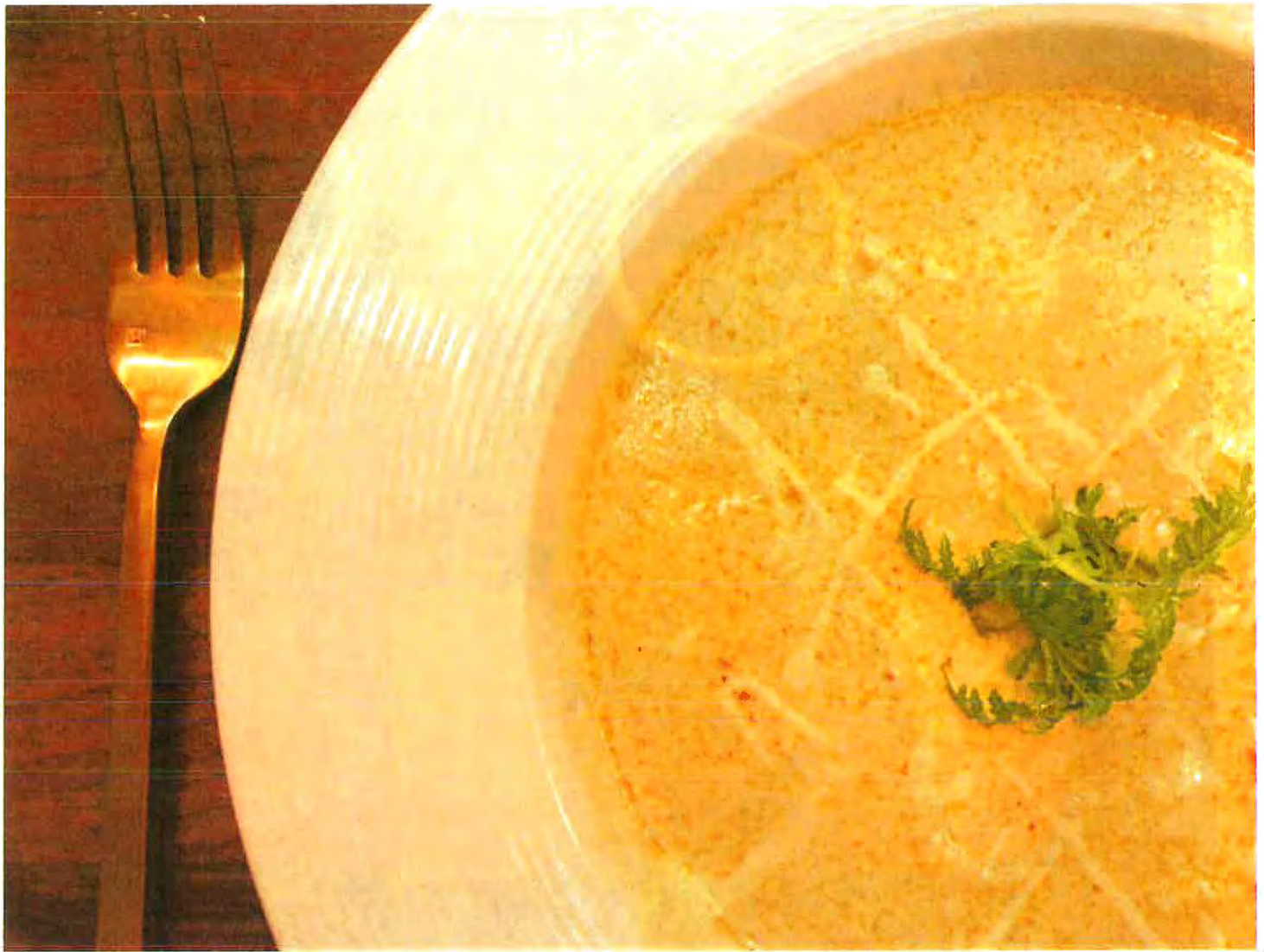
We watched as the resort hosted a myriad of poolside activities for the kids and yoga on the lawn for adults. The resort is well staffed, so they can really focus on individual guest interactions. The beach attendants were just as good. They're happy to carry beach chairs and umbrellas out for you, and will pick the perfect spot for you to enjoy the sun, sand, and surf. When you're done, it's a quick 2 – 3-minute walk and you're back at the pool.

After enjoying the view for a bit longer, we headed upstairs to change for dinner. We even made it back down to the resort's nightly complimentary evening reception. They offer a variety of alcoholic and non-alcoholic beverages and light appetizers for adults and kids alike.

We then headed a few steps away for dinner. The resort's main restaurant is *Harvest & Reel*, a farm fresh and shore to table restaurant. It boasts a lovely open kitchen concept with some pretty amazing dishes. You can view their full menu [here](#), but it changes frequently, and the daily specials are always worth trying.



We started with a white wine and local draft beer, and their meat & cheese board. The fig jam was beyond delicious, as was the ham and the crusty, pull-apart bread. Being so close to the ocean always makes me crave seafood, so the She Crab Bisque was up next. With a rich sherry and paprika crema, and very large pieces of crab, this soup satisfied that hunger that only comes with a day at the beach.



For the main course, I was torn between the Diver Scallops and the Brasstown Beef New York Strip, so we ordered both. The 45-day aged strip came with a savory bone marrow and goat cheese creamed spinach. The Diver Scallops were perfectly portioned atop a corn maulx choux with bacon lardons and celery leaves. Whoever paired bacon with scallops originally; thank you.



We stayed for far too long after dinner lamenting over how much we ate, and then headed over to the *Rhum Bar* for a nightcap (is that what the kids call it), and quick walk outside. At night, the resort turns up the dozen or more fire pits surrounded by comfy rocking chairs on the main lawn. It's a peaceful way to end the evening while taking in the stunning view.



Breakfast the next day did not disappoint, and it's FREE. They have options for everyone, but I couldn't resist the custom omelets. The resort even offers guests an idea of when the busiest (and least busy) times are for breakfast. Genius. Before we left, I stopped in the 24/7 provisions shop, Provisions of Ponce, for some road trip snacks and some local chocolates.

The resort has a zen-like feel to it that's hard to describe. I left feeling refreshed and renewed, if not a bit sad because our suite was so nice and the food was so good.



Wherever I was in the resort, I didn't want to leave. The Room. The Pool. The Beach. The Lawn. I think the staff-to-guest ratio, the well-planned layout of the resort, and the overall quality of service were to blame. Until next time, St. Augustine,



Beachfront Resort sold for \$4 million

By PETER GUINTA

Posted Jan 11, 2014 at 10:49 PM

The venerable St. Augustine Beachfront Resort, 160 rooms at 300 A1A Beach Boulevard, was sold Friday to Key International, a real estate investment and development company headquartered in Miami, for a reputed \$4 million.

The St. Johns County Property Assessor's Office estimates that the land - which sits between Pope Road Park and the St. Johns County Oceanfront Pier - is assessed at \$1.8 million.

The entire complex, including the restaurant building, the L-shaped hotel building and the land, is assessed at \$2.5 million.

Owners Ana and Joseph Donald Craven II of Craven Properties Ltd. of St. Augustine declined to comment Friday about the sale.

"I am sick and my husband will not be available," Ana Craven said.

The recently repainted hotel was built in 1974 as a Sheraton Inn, then it became a Howard Johnson's, which in the late 1990s and early 2000s featured a conference center and a rocking adult club and dance venue called Papagallo's.

But after it became the St. Augustine Beachfront Resort and its bottom floor flooded during a storm, its fortunes declined.

The hotel beachfront wing had flooded several times before, so the Federal Emergency Management Agency declared it a "repetitive loss."

Not so good reviews

On the St. Augustine Beach Trip Advisor, 589 customers of the Resort offered their opinions of their stay. Of that number, 507 or 83 percent called their time there "terrible," and 35 graded it as "poor."

Seventeen thought it "excellent," 19 "very good" and 28 "average."

They said the hotel's location on St. Augustine Beach rated 4½ stars, but that its rooms, service, value, cleanliness and sleep quality earned 1½ stars.

An Atlantic Beach guest wrote: "The bathroom door would not shut, wall paper was peeling off the walls, large stains on the dirty carpet, some other guests used soap in the shower and no other soap either in the shower or sink! Indoor pool was freezing cold. While the hot tub was warm, the jets did not work and the water looked yellow."

An Ocala guest wrote: "We were greeted by screeching birds in the lobby and three roaches in the room. There was dust on the furniture, the bathroom door wouldn't close because it hit the toilet. There was only one towel (with holes in it) for the two of us to share, and the small refrigerator was growing rust. Also growing rust were the lamps, the door, sink, and shower."

Others expressed distrust of the website that showed flattering photographs of the resort that were not borne out.

However, many guests did praise the hotel's location. They could just walk outside to see holiday fireworks and the beach was always beautiful, they said.

Gary Larson, St. Augustine Beach's director of building and zoning, said he was told that the new owners might demolish the structure to build their four-star vision.

"The site has a fantastic ocean view," Larson said. "It's the best piece of oceanfront property between Daytona and Jacksonville."

Property possibly

historic

St. Augustine's city archaeologist Carl Halbirt said Friday the ground where the Beach Front resort sits could be historic.

"St. Augustine's first settlement in 1565 at the Fountain of Youth lasted only nine months," Halbirt said. "The second settlement was on Anastasia Island."

No one knows for sure where that site was, he said. But "circumstantial" evidence points to the resort property.

"At the end of the pier, there is an artesian well, an upwelling of water that is drinkable. People who run the beach have found colonial period artifacts and roads of that time all crossed there," he said. "It is my hypothesis that this was the second settlement of St. Augustine."

The years there would have been 1566 to 1572. After that, the city was moved a second time to where it is today.

"It was within a quarter to a half-mile of the pier," he said.

"There's no evidence for any other site that's been found."

Buyers have

high-end focus

According to its website, Key International "focuses primarily on high-end commercial and luxury residential properties, including condominiums, hotels, market-rate rentals, office and retail."

It is operated by the Ardid family and has been acquiring and developing properties since the 1970s in Spain and the U.S., such as the Eden Roc Resort and Spa and Marriott South Beach.

Jose Ardid, president and chief executive officer, is a licensed architect.

The company referred all inquiries to Vice President Diego Ardid, who in turn requested the media to send contact him via email.



Beachfront Resort sold for \$4 million



BUY PHOTO

HIDE CAPTION

DARON.DEAN@STAUGUSTINE.COM St. Augustine Beach Front Resort, 300 A1A Beach Blvd., is seen Friday morning, January 10, 2014.

3y PETER GUINTA

10:47 AM ET (7:47 AM EST) 10:47 PM



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-89-

ST. AUGUSTINE



Beach Front

Phase II EDP 86



-69-

EMBASSY SUITES PHASE II
KEY WEST, FLORIDA

KEY BEAC

Bonnie Miller

From: Jan Trantham <jtrantham@sjcfl.us>
Sent: Tuesday, November 12, 2019 1:19 PM
To: Bonnie Miller
Cc: Brian Law
Subject: RE: Embassy Suites Phase II

Bonnie:

In terms of the traffic impact, I provide the following information:

The proposed addition (42 hotel rooms) is estimated to generate an additional 31 p.m. peak hour trips. The directly accessed roadway segment, Link 57 (A1A Beach Blvd. from 11th Street to SR 312) , is currently operating at 65.8% of the approved peak hour service volume (Reference: St. Johns County Transportation Analysis Spreadsheet available on the County web site at <http://www.sjcfl.us/Transportation/TransPlanning.aspx>). There is adequate capacity available on the directly accessed segment for the proposed addition to the existing hotel.

Any request for a new crosswalk would be submitted to the Public Works Department; Traffic Operations Division, for consideration.

If you have any questions or I can assist further, let me know.

Jan Trantham, Senior Transportation Planner
St. Johns County Growth Management Department
Transportation Development Division
4040 Lewis Speedway
St. Augustine, FL 32084
904-209-0611
jtrantham@sjcfl.us

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From: Bonnie Miller [mailto:bmiller@cityofsab.org]
Sent: Tuesday, November 12, 2019 12:49 PM
To: Jan Trantham <jtrantham@sjcfl.us>
Cc: Brian Law <blaw@cityofsab.org>
Subject: FW: Embassy Suites Phase II

Jan, try opening the following attachment to see the site plan. Brian and I will give you a call later on this afternoon.

Thanks,

Brian Law

From: PJ Webb <pwebb@sjcfl.us>
Sent: Monday, November 25, 2019 2:21 PM
To: Brian Law
Subject: OUTSIDE ATTACHMENT:FW: Embassy Suites - St. Augustine Fire Plan
Attachments: 2019-11-19 fire plan revision.pdf

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PJ Webb

St. Johns County Fire Rescue
Plans Examiner
Office: 904-209-1744
4040 Lewis Speedway
St. Augustine, FL 32084

Fire Rescue Headquarters
3657 Gaines Road
St. Augustine, FL 32084



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OIIIIIIIO

From: Wamsley, James [mailto:james.wamsley@tlc-eng.com]
Sent: Friday, November 22, 2019 11:27 AM
To: PJ Webb <pwebb@sjcfl.us>
Subject: Embassy Suites - St. Augustine Fire Plan

Good morning,

I apologize for taking so long to get back to you with this proposed fire plan. If you could make sure it gets to all the right people for approval that would be fantastic. In the meantime, if there's any questions, please feel free to call me direct at 321.266.9211.

Thanks again for taking the time to meet with me about this. As we said, sometimes face-to-face is the quickest way to ensure we're all on the same page.

Have a great weekend,

Jim

James T. Wamsley, PE, CxA, LEED AP BD+C

Principal

james.wamsley@tlc-eng.com

TLC ENGINEERING SOLUTIONS®

874 Dixon Blvd.

Cocoa, FL 32922

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EXTEND
SPRINKLER
COVERAGE TO
POOL BAR
(AS REQUIRED
BY CODE)

ACCESS PATH
TO HOSE
CONNECTION
IN CABINET

PROPOSED 4"
STANDPIPE WITH
HOSE
CONNECTION IN
CABINET

PROPOSED 4"
MANUALLY
CHARGED
STANDPIPE
IN STAIR

EXISTING 4"
MANUALLY
CHARGED
STANDPIPE

PROPOSED CLEAR
(NO LANDSCAPE)
FIREFIGHTER
ACCESS
6 FEET MIN LANE
WIDTH

PROPOSED
HYDRANT
AND
FIRE DEPT
CONNECTION

EXISTING 4"
MANUALLY
CHARGED
STANDPIPE

EXISTING 4"
MANUALLY
CHARGED
STANDPIPE

EXISTING 4"
MANUALLY
CHARGED
STANDPIPE

EXISTING 4"
MANUALLY
CHARGED
STANDPIPE

PROPOSED COMPLIANCE PATH

EMBASSY SUITES ST. AUGUSTINE - EXPANSION
FLORIDA FIRE PREVENTION CODE CHAPTER 18

PLAN REVIEWED ON NOVEMBER 15, 2019 WITH ST. JOHNS
COUNTY FIRE RESCUE.

PREPARED BY JAMES T. WAMSLEY, PE
TLC ENGINEERING SOLUTIONS
874 DIXON BLVD, COCOA FL 32922
321.636.0274

NOTE: ROAD BEHIND ACCESS

NEW EXISTING

LOBBY LEVEL FLOOR PLAN



PFVS

TLC
ENGINEERING
SOLUTIONS

Date: 11/15/2019
By: JTW

NOT FOR CONSTRUCTION

Embassy Suites Hotel

73
ST. AUGUSTINE BEACH, FL

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Sheet No.

LOBBY
LEVEL
FLOOR PLAN

Project No.
Drawing No.
Revision No.
A-102

Bonnie Miller

From: Bill Tredik
Sent: Thursday, December 12, 2019 10:58 AM
To: Bonnie Miller
Cc: Brian Law
Subject: RE: Comments for Embassy Suites Phase II

Bonnie:

I talked with Rodney Cooper at the County. The County will conduct pedestrian crossing counts at the south driveway of Embassy Suites to determine the best way to facilitate safe crossing of the roadway, but was not supportive of a crosswalk being a developer requirement. With this consideration, I amend my prior conceptual plan comments as noted below. (see strikethrough below):

Bill

William Tredik PE, Public Works Director / City Engineer

City of St. Augustine Beach
2200 A1A South
St. Augustine Beach, Florida 32080
Ph: (904) 471-1119
email: btredik@cityofsab.org

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From: Bill Tredik
Sent: Thursday, November 21, 2019 10:56 AM
To: Bonnie Miller <bmiller@cityofsab.org>
Subject: FW: Comments for Embassy Suites Phase II

Sorry

From: Bill Tredik
Sent: Thursday, November 14, 2019 2:18 PM
To: Bill Tredik <btredik@cityofsab.org>
Subject: RE: Comments for Embassy Suites Phase II

Bonnie:

My comments are as follows:

Per Section 6.03.05.C.1 of the Land Development Regulations states: "Pedestrian circulation facilities, roadways, driveways, and off-street parking and loading areas shall be designed to be safe and convenient." The existing site does not meet this criteria as it causes significant pedestrian traffic walking down the driveway and crossing A1A Beach Boulevard at the south hotel driveway. Based upon this, the following two improvements are required:

- Provide sidewalk connection to A1A Beach Boulevard at south driveway
- ~~Provide crosswalk at A1A Beach Boulevard at south driveway (requires County review/approval)~~

Other comments include:

- Provide drainage calculations demonstrating that the modified system (i.e. the reduced exfiltration system) still meets the requirements of the new design
- Provide wheel stops where parking spaces abut structure in Proposed Phase 2 Interlocking Paver Parking Lot (PP2IPPL)
- Adjust sidewalk connection to P2IPPL so it does not enter at side of parking space. May require curving the connection eastward to come in at the back of the northwesternmost space.
- Are there any planned impacts to the existing beach steps at the north end of the County beach boardwalk?

Bill

William Tredik PE, Public Works Director / City Engineer

City of St. Augustine Beach

2200 A1A South

St. Augustine Beach, Florida 32080

Ph: (904) 471-1119

email: btredik@cityofsab.org

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Bonnie Miller

From: Max Royle
Sent: Thursday, November 21, 2019 8:07 AM
To: Bonnie Miller
Subject: FW:

From: William C. Bean, CPA <bill.bean.cpa@gmail.com>
Sent: Thursday, November 21, 2019 7:53 AM
To: Comm Samora <comdsamora@cityofsab.org>; Comm Rumrell <comdrumrell@cityofsab.org>; Comm Kostka <commkostka@cityofsab.org>; Comm England <commengland@cityofsab.org>; Max Royle <mroyle@cityofsab.org>; Comm George <comugeorge@cityofsab.org>
Subject:

Dear Mayor, Vice-Mayor, Commissioners and City Manager,

Please do what you can to preclude Embassy Suites from building any additional structures at our First Access area...the dang thing is already a monster!

The Best, Bill Bean

--

Bill Bean CPA (retired)
682.241.5460
53 Willow Dr
St Augustine Beach, FL 32080

To the City of St. Augustine Beach Plan Board, and Commissioners,
Nov. 22, 2019

Dear Public Servants,

We have just read in the newspaper that Embassy Suites wants to expand their already oversized hotel, adding 42 more rooms. Where will this stop? The citizens of our city were outraged that the hotel was allowed to be built over the height limit we'd just voted to implement, but it went through on a technicality which still seems fishy to most. Then they wanted a "splash park", which looked more like a theme park. Thankfully, that was turned down, but they are appealing that decision. Now, they want to expand again. No! No! No!

If we are remembering correctly, the current Embassy Suites building does not have adequate parking in the first place. If they add 42 more rooms, they should also add 42 more parking spaces. Where will these 42 new tenants park? Pier Park? Pope Road Beach access? What does that leave for the citizens of this city and county who want to enjoy their beach?

Please deny this request. There are plenty of spaces for visitors to stay, between the existing hotels, short-term rentals, etc. The citizens of this city have asked repeatedly not to turn our lovely beachside community into another Daytona or Myrtle Beach. We urge you to deny the request by Embassy Suites to enlarge their space or build a splash park.

Thank you for your time and service to our community,

Tom and Linda Ringwood
8 F Street
St. Augustine Beach, FL 32080



ST. AUGUSTINE BEACH, FL

KEY WORDS

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Sound The

MECHANICAL
ROOF PLAN

Ask Number	5000
Year	1981
Driver	Paula
Checked	Clarence
Date	10/1/81

M-001

