


## MEMORANDUM

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

**FROM:** Max Royle, City Manager 

**DATE:** May 20, 2020

**SUBJECT:** Request for Renewal of Conditional Use Permit for Outside Seating at Cone Heads Ice Cream, 570 A1A Beach Boulevard (lots 11 and 17, Block 4, Chautauqua Beach Subdivision, Ms. Maggie Kostka, Applicant)

### INTRODUCTION

Table 3.02.02 of the Land Development Regulations states that a conditional use permit is required for "food and/or beverage service or consumption outside of an enclosed building on the premises of a restaurant or hotel/motel."

The City Commission has approved two conditional use permits to allow food and/or beverage consumption outside this business:

- May 2012, permit valid for three years
- June 2015, permit valid for five years

Now the owner has applied for a renewal of the permit.

The Comprehensive Planning and Zoning Board reviewed the application at its May 19, 2020, meeting, and by a 7-0 vote approved the following recommendation to you:

- That you approve the renewal of the current conditional use permit for food/beverage service outside an enclosed building at Cone Heads Ice Cream, 570 A1A Beach Boulevard, subject to the condition that the permit be non-transferable and that its term be valid for as long as Ms. Maggi Kostka owns the property and operates the business.

### ATTACHMENTS

Attached for your review is the following information:

- a. Pages 1-14, the application that the Planning Board considered at its May 19<sup>th</sup> meeting.
- b. Page 15, a memo from the Building Department's Executive Assistant in which she states the Planning Board's recommendation that you approve the permit subject to it being non-transferable and that it will be valid for as long as Ms. Kostka owns the property and operates the business there.

### RECOMMENDATION

Considering that this business has had a conditional use permit for the outside consumption of food and/or beverage for eight continuous years and that the City hasn't received any complaints about the outside consumption, the recommendation is that you approve the conditional use permit in accordance with what the Planning Board has recommended: that the permit be non-transferable and that it have no limit as long as Ms. Kostka owns and operates the business.

# 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: 05-12-2020  
Re: Conditional Use File No. CU 2020-02

Conditional Use File No. CU 2020-02 is for renewal of a current conditional use permit that expires June 1, 2020, issued for food and/or beverage service and consumption outside of an enclosed building on the premises of Cone Heads Ice Cream, per Section 3.02.02 of the City's Land Development Regulations, at 570 A1A Beach Boulevard, on the northeast corner of A1A Beach Boulevard and 7<sup>th</sup> Street. The applicant and owner of this business, Maggie Kostka, who has owned and operated Cone Heads Ice Cream since 2011, is asking to renew the current conditional use permit issued for outdoor dining and food and beverage service for as long as owns the business.

To date, the Building and Zoning Department has received no complaints about the outdoor dining at Cone Heads Ice Cream since the original conditional use permit for outdoor dining, food and beverage service was granted by the City Commission in May 2012. This original conditional use permit for outdoor seating was granted for three years and renewed in 2015 for five years. Cone Heads currently has eight circular picnic tables, for a total of 50 seats, and a bench outside in front facing A1A Beach Boulevard.

The Building and Zoning Department has no objection to the renewal of the conditional use permit for outdoor food and/or beverage service and consumption for as long as Cone Heads is in operation under its current ownership. No other conditions are recommended for the renewal of this conditional use order for outside seating.

Sincerely,

*Bonnie Miller*

Executive Assistant  
Building and Zoning Department

**City of St. Augustine Beach Building and Zoning Department**  
**Conditional Use Permit Application**

2200 A1A SOUTH ST. AUGUSTINE BEACH, FLORIDA 32080  
 WWW.STAUGUSTINEFL.COM BLDG. & ZONING (904)471-8758 FAX (904) 471-4470

1. Legal description of the parcel for which the conditional use permit is being sought:

Lot(s) 11, 17 Block(s) 4 Subdivision Chautauqua Beach

Street Address 570 A1A Beach Blvd

2. Location (N, S, W, E): East Side of (Street Name): A1A Beach Boulevard

3. Is the property seaward of the Coastal Construction Control Line (CCCL)? Yes ☐ **No** ☒ (Circle one)

4. Real estate parcel identification number: 168640-0000

5. Name and address of owner(s) as shown in St. Johns County Public Records: \_\_\_\_\_

Genesis Property & Management Group, LLC/ Margaret Kostka 570 A1A Beach Blvd St Augustine Beach,  
FL 32080

6. Current land use classification: Commercial

7. Section of land use code from which the conditional use permit is being sought: 3.02.02

8. Description of conditional use permit being sought: Renewal of existing permit for outside food/beverage  
consumption on the current seating area.

9. Supporting data which should be considered by the Board: No complaints in the 9 years of operation of  
business nor the 8 years of allowing for outside seating.

10. Has an application for a conditional use permit been submitted in the past year? Yes No (Circle one)

If yes, what was the final result? \_\_\_\_\_

11. Please check if the following information required for submittal of the application has been included:

☒ Legal description of property

☒ Copy of warranty deed

☐ Owner Permission Form (if applicable) N/A

☒ List of names and addresses of all property owners within 300-foot radius

☒ First-class postage-stamped legal-size envelopes with names and addresses of all property owners within 300-foot radius

☐ Survey to include all existing structures and fences N/A

☐ Elevations and overall site plan of proposed structure if conditional use is requested for construction of a residential structure in a commercial land use district N/A

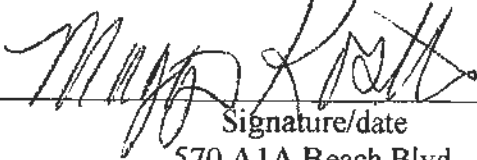
☒ Other documents or relevant information to be considered

In filing this application for a conditional use permit, the undersigned acknowledges it becomes part of the official record of the Comprehensive Planning and Zoning Board and the Board of City Commissioners and does hereby certify that all information contained is true and accurate, to the best of his/her knowledge.

Margaret Kostka

Print name (owner or his/ her agent)

Print name (applicant or his/her agent)



Signature/date

Signature/date

570 A1A Beach Blvd  
St. Augustine, FL 32080

Owner/agent address

Applicant/agent address

904-669-5132

Phone number

Phone number

**\*\*All agents must have notarized written authorization from the property owner(s)\*\***

**\*\*Conditional use permits shall be recorded prior to issuance of the building/development permit\*\***

**\*\* Please note that if you are a resident within a development or subdivision that has covenants and restrictions, be aware that approval of this application by the City Commission does not constitute approval for variation from the covenants and restrictions. \*\***

Date: 4-27-2020

Conditional Use File #: CU202002

Applicant's name: Margaret Kostka, Genes Property Management Group LLC

Applicant's address: 570 A1A Beach Boulevard, St. Augustine Beach, Florida 32080

For conditional use permit at: same as above

### Charges

Application Fee: \$400.00      Date Paid: 4-27-2020

Legal Notice Sign: \$7.50      Date Paid: 4-27-2020

Received by: BM

Date: 4-27-2020

Invoice #: I2001096

Check #: 13272

## Definition—Conditional Use Permit

A use that would not be appropriate generally or without restriction throughout a land use district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, order, comfort, convenience, appearance or prosperity. Such uses may be permitted in a land use district only in accordance with the provisions of this Code, and if the Code allows a conditional use in a particular land use category. The application for a conditional use permit shall be the same as for a concept review, except that the Comprehensive Planning and Zoning Board shall make a recommendation to the City Commission, which has final approval. The Building Official may delete submittals required in the concept application outlined in Article XII that are not applicable.

## Instructions for applying for a Conditional Use Permit

The following requirements must be adhered to in applying for a conditional use permit. It is of the utmost importance that all required information be furnished in detail and accurately. Incorrect information can delay or nullify any action on the application. If there is inadequate space for all the necessary information, please attach extra sheets with the question numbers clearly marked.

In accordance with Table 3.02.02, which lists permitted and conditional uses for all land use districts, all conditional use permits must be heard by the Comprehensive Planning and Zoning Board, which will make a recommendation to the City Commission, which has final approval.

## Documentation needed for a Conditional Use Permit

- 1) The legal description of the parcel of land for which the permit is requested shall be shown on the deed of the property or as determined on a survey. If the parcel of land is in a recorded subdivision, use lots and block number. Include street address and location by indication street(s) boundary and side (south, east, etc.) and nearest intersecting street. If the land is a portion of the lot, indicate what portion of the lot, i.e. south 1/2, west 1/3, etc. If the parcel is located in an unrecorded, unplatted subdivision, use the metes and bounds description of the boundaries.
- 2) Provide the name and address of the owner of the property. The person's name on the application should agree with the public records of St. Johns County. If the names are different, attach a clarifying statement.
- 3) Indicate the current land use classification of the parcel under consideration. Current land use map are on display in the office of the Building and Zoning Department and the personnel there will assist you in finding the current land use district classification.
- 4) Notification of all property owners within a radius of 300 feet of the property for which the conditional use permit is being sought is mandated by law. The St. Johns County Real Estate/Survey Department (telephone number 904-209-0804) will provide applicants with a list of the names and addresses of the property owners within 300 feet of the property for which the conditional use permit is requested. **This list of names and**

**addresses of all property owners within 300 feet is to include the applicant's name and address. Along with the list of all property owners within 300 feet, the applicant shall submit stamped, addressed legal-size envelopes with the application. (Note: Do not fill in a return address on the stamped envelopes. The Building and Zoning Department will stamp its address on the envelopes as the return address and mail the legal notices to all property owners).** Signatures and approvals of property owners within 300 feet are not necessary. Applicants may provide a separate petition with the signatures of affected property owners who approve or do not object to the granting of the conditional use permit, but these persons should not sign the application itself. Applicants should ensure correct names and addresses are provided, as incorrect information shall delay or nullify any action on the conditional use permit application.

- 5) Provide the section of the land use code from which the conditional use permit is being sought. Personnel in the Building and Zoning Department will assist you in this matter if needed.
- 6) A fee of \$407.50 will be charged for the conditional use permit administrative procedure, which includes the legal notice sign, and legal advertising. The applicant will be required to post the legal notice sign on the property for which the conditional use permit application is submitted within clear view of the street and not more than 10 feet inside the property line, no later than 15 days before the first meeting date at which the conditional use permit application will be heard.
- 7) A final order on each request for a conditional use permit shall be made within thirty (30) days of the last hearing at which the application was considered. Each final order shall contain findings upon which the City Commission's order is based and may include such conditions and safeguards prescribed by the Commission as appropriated in the matter, including reasonable time limits which action pursuant to such order shall be begun or completed or both.
- 8) Appeal of decisions on conditional use permits granted by the City Commission shall be made to the Circuit Court of St. Johns County, Florida.
- 9) The application must be signed by the owner of the property for which the conditional use permit is requested and/or the owner's authorized agent. All authorized agents must provide notarized written authorization, which must accompany the application, approving such representation.

### Limitations on granting a Conditional Use Permit

---

Conditional use permits shall be nontransferable and granted to the applicant only, and the use shall be commenced within a period of one (1) year from the effective date of the final order granting same; provided, however, that the City Commission may adopt the following conditions to any permit:

- 1) That the conditional use permit will be transferable and run with the land when the facts involved warrant same, or where construction or land development is included as part of the permit.
- 2) The time within which the use shall be commenced may be extended for a period of time longer than one (1) year. Failure to exercise the permit by commencement of the use or action approved thereby



within one (1) year or such longer time as approved by the City Commission shall render the permit invalid, and all rights granted thereunder shall terminate. Transfer of the property by the applicant, unless the permit runs with the land, shall terminate the permit.

- 3) Whenever the City Commission denies an application for a conditional use permit, no further application shall be filed for the same use on any part or all of the same property for a period of one (1) year from the date of such action. In the event that two (2) or more applications for the same use on any part or all of the same property has been denied, no further application shall be filed for this same use on any part or all of the same property for a period of two (2) years from the date of such action denying the last application filed.
- 4) The time limits in paragraph 3 above may be waived by the affirmative votes of a majority of the City Commission when such action is deemed necessary to prevent injustice or to facilitate proper development of the City.

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

Public Records of St. Johns County, FL  
Clerk number 2015042680  
BK 4054 PG 1394  
7/9/2015 9 08 AM

In re:

**APPLICATION FOR CONDITIONAL USE PERMIT  
FOR FOOD AND BEVERAGE CONSUMPTION  
OUTSIDE OF AN ENCLOSED BUILDING IN A  
COMMERCIAL LAND USE DISTRICT ON THE  
PREMISES OF CONE HEADS ICE CREAM AT  
570 A1A BEACH BOULEVARD, ST. AUGUSTINE  
BEACH, FLORIDA.**

**ORDER APPROVING CONDITIONAL USE**

The application of Genesis Property & Management Group, LLC, Maggie Kostka, owner/president, for a conditional use permit to allow food and/or beverage service and consumption outside of an enclosed building in a commercial land use district located at 570 A1A Beach Boulevard, St. Augustine Beach, Florida 32080, having come on to be heard before the City Commission on June 1, 2015, and the City Commission having received the recommendations of the Comprehensive Planning and Zoning Board, having taken public comments, and having considered said application fully, it is therefore:

ORDERED that the application is hereby approved as follows:

1. The documentation for granting of a conditional use as detailed in the Application and discussed at the hearing are incorporated herein as findings of fact.
2. The conditional use granted shall conform to all materials submitted with the Application and which were provided by the Applicant to supplement the Application, including all drawings, sketches and renderings.
3. The conditional use permit is granted to allow serving and consumption of food and beverages outside of an enclosed building in a commercial land district located at 570 A1A Beach Boulevard, St. Augustine Beach, Florida 32080.
4. The use shall expire five (5) years after the approval hereof, and the Applicant shall be required to apply to extend the Conditional Use beyond June 1, 2020.
5. No outdoor amplified music, public address system, or speakers shall be allowed.
6. The applicant shall provide and install brick pavers in the outdoor seating area between the front of the Cone Heads Ice Cream building and the Cone Heads Ice Cream sign to match pavers used at the adjacent city-owned plaza at 8<sup>th</sup> Street and A1A Beach Boulevard.

7. The use shall be conducted in such a way as to not violate City Code or become a nuisance.
8. No other expansion of the existing restaurant shall be conducted other than that specifically granted herein except expressly permitted by the Land Development Regulations.
9. The use shall be non-transferable.
10. The use shall be commenced within one (1) year and shall not lapse for more than one (1) year.
11. A violation of the conditions listed above shall void the conditional use granted herein.

Any appeal of this decision may be made by filing an appropriate action with a court of competent jurisdiction within thirty (30) days of the date of this Order.

**DONE AND ORDERED** this 1<sup>st</sup> day of June, 2015, at St. Augustine Beach, St. Johns County, Florida.

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

**ATTEST:**   
City Manager

**BY:**   
Mayor – Commissioner

12-52  
12-52

Prepared by and return to:  
Christina Guyette

Taylor & Taylor P.A.  
6015 A1A South  
St. Augustine, FL 32080  
904-471-5050  
File Number: 11-0051

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 26th day of September, 2011 between Douglas W. Macke, an unmarried person, individually and as Trustee of the Macke Living Trust dated April 4, 2007 and Nancy A. Macke, an unmarried person, individually and as Trustee under the Macke Living Trust dated April 4, 2007, whose post office address is 112 Summerhill Circle, St. Augustine, FL 32086, grantor, and Genesis Property & Management Group LLC, limited liability company, whose post office address is 8 Mickler Blvd., St. Augustine, FL 32080, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Johns County, Florida to-wit:

Lots 11 and 17, Block 4, except Right of Way of State Road A1A, CHAUTAUQUA BEACH SUBDIVISION OF THE ANASTASIA METHODIST ASSEMBLY GROUNDS, according to the plat thereof as recorded in Map Book 2, Page(s) 5, Public Records of St. Johns County, Florida.

Parcel Identification Number: 168640-0000

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

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

DoubleTimes

Signed, sealed and delivered in our presence:

Christina M. Guyette

Witness Name: Christina M. Guyette

Nancy Macke

Nancy Macke, individually and as Trustee

Mary Kelley Kruzwick

Witness Name: MARY KELLEY KRZEWICK

Douglas Macke

Douglas Macke, individually and as Trustee

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 26th day of September, 2011 by Nancy Macke, Trustee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 26th day of September, 2011 by Douglas Macke, Trustee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Christina M. Guyette

Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Christina M. Guyette

Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



## St. Johns County, FL

### Tax Bill

[My Tax Bill](#)

### Estimate Taxes

[Tax Estimator](#)

### 2019 TRIM Notice

[2019 TRIM Notice](#)

### 2018 TRIM Notice

[2018 TRIM Notice](#)

### Summary

**Parcel ID** 1686400000  
**Location Address** 570 A1A BEACH BLVD  
 SAINT AUGUSTINE 32080-0000  
**Neighborhood** A1A Beach Boulevard (COM) (71702)  
**Tax Description\*** 2-5 CHAUTAUQUA BCH LOT 11 & ALL LOT 17 (EX R/W A1A) BLK 4 OR3478/B  
 \*The Description above is not to be used on legal documents  
**Property Use Code** Mixed Use (Store/Office/Residential Combo) (1200)  
**Subdivision** Chautauqua Beach Subdivision of the Anas  
**Sec/Twp/Rng** 34-7-30  
**District** City of St Augustine Beach (District 551)  
**Millage Rate** 16.9195  
**Acreage** 0.260  
**Homestead** N

### Owner Information

**Owner Name** Genesis Property & Management Group LLC 100%  
**Mailing Address** 570 A1A BEACH BLVD  
 SAINT AUGUSTINE, FL 32080-0000

### Map



### Valuation Information

Building Value	2020
Extra Features Value	\$103,209
Total Land Value	\$3,577
Agricultural (Assessed) Value	\$390,600
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$497,386
Assessed Value	\$17,480
Total Exemptions	\$479,906
Taxable Value	\$0
	\$479,906

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

## Historical Assessment Information

Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
\$95,033	\$3,852	\$390,600	\$0	\$0	\$489,485	\$436,278	\$53,207	\$436,278
\$66,564	\$4,393	\$390,600	\$0	\$0	\$461,557	\$396,616	\$64,941	\$396,616
\$68,613	\$4,577	\$287,370	\$0	\$0	\$360,560	\$360,560	\$0	\$360,560
\$74,691	\$4,762	\$287,370	\$0	\$0	\$366,823	\$366,823	\$0	\$366,823
\$76,856	\$4,946	\$287,370	\$0	\$0	\$369,172	\$369,172	\$0	\$369,172
\$65,363	\$4,056	\$287,370	\$0	\$0	\$356,789	\$356,789	\$0	\$356,789
\$67,314	\$4,241	\$287,370	\$0	\$0	\$358,925	\$358,925	\$0	\$358,925
\$69,266	\$4,425	\$287,370	\$0	\$0	\$361,061	\$361,061	\$0	\$361,061
\$69,695	\$5,139	\$280,744	\$0	\$0	\$355,578	\$355,578	\$50,000	\$305,578
\$71,605	\$5,139	\$312,480	\$0	\$0	\$389,224	\$389,224	\$50,000	\$339,224

## Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	3040	Roof Cover	Composite Shingle
Conditioned Area	2400	Interior Flooring	Carpet, Ceramic Tile
Actual Year Built	1989	Interior Wall	Drywall
Use	Mixed Use (Store/Office/Residential Combo)	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Ceramic Tile	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	13 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1200	1200
CANOPY (COMMERCIAL)	0	360
FINISHED UPPER STORY	1200	1200
FINISHED DECK	0	192
OUTSIDE STAIRS	0	88
Total SqFt	2400	3040

## Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Concrete Paving	0	0	0	0	2154
Wood Fence (Commercial)	0	0	0	0	136

## Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Owner Occupied Mixed Use - Store/Office/Res Combo	93	120	11160	SF	\$390,600

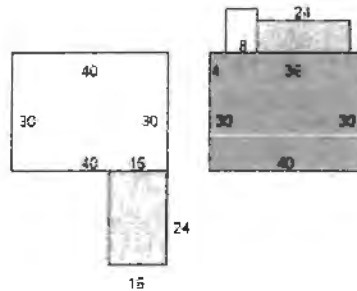
## Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/28/2011	9/26/2011	\$375,000.00	WD	<u>3478</u>	<u>8</u>	Q	I	MACKE LIVING TRUST ETAL	GENESIS PROPERTY & MANAGEMENT GROUP LLC
	4/20/2009	\$0.00	LP	<u>3186</u>	<u>1015</u>	U	I	US BANK NATIONAL ASSOCIATION TRUSTEE	MACKE LIVING TRUST
	3/12/2009	\$0.00	FJ	<u>3173</u>	<u>1347</u>	U	I	MACKE NANCY ANN, DOUGLAS W	FJ/DISS MARR
	4/4/2007	\$100.00	WD	<u>2924</u>	<u>1659</u>	U	I	MACKE DOUGLAS W & NANCY A (H&W)	MACKE DOUGLAS W & NANCY A TRUSTEES
	6/15/2006	\$165,000.00	QC	<u>2741</u>	<u>909</u>	U	I	MACKE DOUGLAS W JOINED BY NANCY A	MACKE DOUGLAS W & NANCY A (H&W)
	6/15/2006	\$100.00	CD	<u>2741</u>	<u>907</u>	U	I	MACKE NANCY A & DOUGLAS W	MACKE DOUGLAS W
	8/29/2003	\$0.00	CD	<u>2121</u>	<u>1024</u>	U	I	MACKE NANCY A	MACKE DOUGLAS W
	8/29/2003	\$111,500.00	QC	<u>2100</u>	<u>1475</u>	U	I	MACKE NANCY A	MACKE DOUGLAS W
	7/20/2001	\$292,000.00	WD	<u>1638</u>	<u>1117</u>	Q	I	WILLIAMS ALAN	MACKE NANCY A & DOUGLAS W

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/11/1994	\$164,000.00	WD	1058	1621	Q	I	HIGHSMITH RAMON E JACKIE I	WILLIAMS ALAN, SUSAN B
	8/1/1989	\$47,900.00		820	1381	Q	V		HIGHSMITH RAMON E JACKIE I
	1/1/1989	\$0.00		807	229	U	V		
	1/1/1986	\$39,000.00		693	971	Q	V		
	8/1/1985	\$0.00		681	1223	U	V		

**Sketch Information**

Room Type	Area
OST	0
DECK	0
FINISHED UPPER STORY	0
CGH	0
Pase	0



No data available for the following modules: Exemption Information.

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

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

Last Data Upload: 4/16/2020 11:40:14 PM

Developed by



Version 2.3.56



# MEMO

**To:** Max Royle, City Manager  
**From:** Bonnie Miller, Executive Assistant  
**Subject:** Conditional Use File No. CU 2020-02  
**Date:** Wednesday, May 20, 2020

Please be advised that at its regular monthly meeting held Tuesday, May 19, 2020 the City of St. Augustine Beach Comprehensive Planning and Zoning Board voted unanimously to recommend the City Commission approve a conditional use application submitted for renewal of a current conditional use permit granted for food and/or beverage service and consumption outside of an enclosed building on the premises of an existing business, Cone Heads Ice Cream, 570 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080.

The application was filed by Margaret Kostka, Genesis Property & Management Group LLC, 570 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080, for renewal of a conditional use permit granted for food and/or beverage service and consumption outside of an enclosed building, per Sections 3.02.02 and 10.03.00-10.03.05 of the City of St. Augustine Beach Land Development Regulations, on the premises of an existing business, Cone Heads Ice Cream, in a commercial land use district at 570 A1A Beach Boulevard, PERTAINING TO LOTS 11 AND 17, BLOCK 4, CHAUTAUQUA BEACH SUBDIVISION, REAL ESTATE PARCEL NUMBER 168640-0000, AKA 570 A1A BEACH BOULEVARD, SECTION 34, TOWNSHIP 7, RANGE 30, AS RECORDED IN MAP BOOK 2, PAGE 5, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Ms. Odom made the motion to recommend the City Commission approve the renewal of the current conditional use permit for food and/or beverage service and consumption outside of an enclosed building at Cone Heads Ice Cream, 570 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080, subject to the condition that it be granted as non-transferable to the current property owner and applicant for as long as she owns the property and operates the business. Ms. Odom's motion was seconded by Mr. Mitherz and passed 7-0 by unanimous voice-vote.