


MEMORANDUM

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

FROM: Max Royle, City Manager 

DATE: October 22, 2020

SUBJECT: Conditional Use Permit Request to Build a Single-Family Residence in a Commercial Land Use District at 17 13th Street (Lots 53, 54, and Part of 52, Atlantic Beach Subdivision, Michael Stauffer and Scott Patrou, Agents for Ancient City Ventures)

INTRODUCTION

Lots 53, 54, and part of 52 in the Atlantic Beach subdivision are located on the south side of 13th Street, east of A1A Beach Boulevard. On Lot 54 there is an existing two-story building that has been used for residential purposes as a vacation rental. It is going to be converted to commercial use. To the east of it is the proposed site for a residence, which will be in the commercial land use district that borders the Boulevard.

Because the City's Land Development Regulations require a conditional use permit to build a residence in a commercial land use district, the owners of the site applied for the permit. Their application was reviewed by the Comprehensive Planning and Zoning Board at its October 13, 2020, meeting. The Board by a vote of 7-0 recommended to you that the permit be granted, subject to the conditions that the new home be built in accordance with the current Land Development Regulations for medium density residential land use districts.

ATTACHMENTS

Attached for your review is the following information:

- a. Pages 1-32, the application that the Planning Board reviewed at its October 13th meeting.
- b. Page 35, a memo from Ms. Bonnie Miller, Building Department Executive Assistant, in which she states the Board's recommendation to you that the application for the permit be approved.

Please note that the application to the Board also includes a request for a variance to the City's parking requirements. That request doesn't concern the Commission at this time. If the variance is appealed, then the Commission will consider it. Because of the possibility of an appeal we recommend that you not comment about the variance during your discussion concerning the conditional use permit.

PROCEDURE FOR THE PUBLIC HEARING

First, have Mr. Law provide background about the request for the permit and the Board's recommendation to you.

Second, have Mr. Stauffer or Mr. Patrou or both present their request to you.

Third, have public comment concerning the request ,

ACTION REQUESTED

It is that you hold the public hearing on the request for the conditional use permit and that you decide whether to grant it.



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

To: Comprehensive Planning and Zoning Board
From: Bonnie Miller, Executive Assistant
CC: Brian Law, Building Official
Date: 10-05-20
Re: Conditional Use File No. CU 2020-04, Land Use Variance File Nos. VAR 2020-10 and VAR 2020-11

The three applications referenced above all pertain to a property parcel in a commercial land use district consisting of three lots, Lots 52, 53, and 54, Atlantic Beach Subdivision, all under one parcel identification number addressed as 17 13th Street. Currently, this parcel has a two-story, 4,292-square-foot total-under-roof single-family residence licensed as a transient rental lodging facility. Scott Patrou, of Ginn & Patrou PA, a local law firm, is one of the authorized agents for these applications, which he is applying for with the intent to purchase this property and convert the current single-family residence on the southeast corner of A1A Beach Boulevard and 13th Street into a commercial building and move his law firm from its current location at 770 A1A Beach Boulevard to 17 13th Street. Mike Stauffer, also an authorized agent and architect for this project, has provided site plans and an elevation drawing of the proposed new single-family residence for which a conditional use permit (Conditional use File No. CU 2020-04) is required, per Section 3.02.02 of the City's Land Development Regulations (LDRs), as the property is zoned commercial. The applicants are also applying for a variance (Variance File No. VAR 2020-10) for a front yard setback reduction from 25 feet to 20 feet for the proposed new single-family residence and a rear yard setback reduction from 5 feet to 3.5 feet for the existing pool on the property site. The proposed new single-family residence is designed to front 13th Lane, not 13th Street, so the rear of this residence, which will include the existing pool, will abut the parking spaces proposed for the conversion of the residential structure to a commercial structure for Mr. Patrou's law firm. Nine regular parking spaces and one handicap parking space are proposed on the north side of the parcel adjacent to 13th Street for this commercial use. There are an additional two parking spaces in the existing garage and all of the proposed new parking spaces along 13th Street are located on the 17 13th Street property site, but they require a variance (Variance File No. VAR 2020-11) because these parking spaces are not in compliance with Section 6.03.05.C.5 of the City's Land Development Regulations, which states:

Sec.6.03.05.C.5. Each off-street parking space shall open directly onto an aisle or driveway that, except for single-family and two-family residences, in not a public street.

Conditional Use File No. CU 2020-04 is a conditional use application for proposed new construction of a single-family residence on the east side of the property parcel, which Mr. Patrou plans

to replat into two separate parcels. Parcel 1 will include the current single-family residence on Lots 52 and 53 which Mr. Patrou proposes to convert to a commercial building for his law firm, and the 10 commercial parking spaces along the north side of the parcel adjacent to 13th Street, and encompass a total lot size of 7,473 square feet. Parcel 2 will include the proposed new single-family residence and existing swimming pool on the east side of the current parcel on Lots 53 and 54. The re-platted lot size for the proposed new three-story, 3,864-square-foot total-under-roof single-family residence is 4,668 square feet, and if the conditional use application to build this residence is approved, staff recommends it be built in compliance with current regulations for maximum lot coverage of 35% percent for all residential land use districts within the City, and 50% maximum impervious surface ratio (ISR) coverage for medium density residential land use districts, with an additional 15% coverage allowed for pervious pavers that have a 10% or greater permeability ratio per manufacturer specifications. Mr. Stauffer's memo to the Board includes lot coverage and ISR coverage calculations for the proposed new single-family residence and the existing structure to be converted to a commercial building based on the total square footage of the replatted parcels.

Variance File No. VAR 2020-10 requests a front yard setback reduction for the proposed new single-family residence, which will front 13th Lane on the south side of the parcel and have a 13th Lane address, and a rear yard setback reduction from 5 feet to 3.5 feet for the existing 1,104-square-foot pool and pool deck, which will be included in Parcel 2 with the re-platting of the property. Section 6.01.03.B.2 of the LDRs requires pools to have minimum 5-foot rear and side setbacks, but to accommodate the proposed parking spaces and bollards for the commercial building conversion located in a 22-foot -wide strip running along the entire north side of the current parcel, the existing pool will have only a 3.5-foot rear setback from the re-platted portion of Parcel 1 and the proposed parking spaces for the commercial use adjacent to 13th Street.

Variance File No. VAR 2020-11 requests a variance to Section 6.03.05.C.5 as stated on the previous page, to allow the parking for the proposed commercial use adjacent to the public right-of-way of 13th Street to back up directly onto 13th Street. The proposed 11 regular parking spaces and one handicap parking space comply with the commercial parking requirements for professional and business offices, per Section 6.03.02 of the LDRs, which require one parking space for every 250 square feet of gross floor area.

The Board's purview regarding the conditional use application to build the proposed single-family residence in a commercial land use district is to make a recommendation to the City Commission to approve or deny the application. If the Board decides to recommend approval, the Building and Zoning Department recommends the new residence be built in compliance with lot coverage and ISR coverage allowed for medium density residential land use districts, as stated above. The Building and Zoning Department advises the Board to consider the two variance applications based upon the required considerations for the granting of a variance, which includes the applicants' description of the hardship, per Section 10.02.03 of the LDRs.

Sincerely,

Bonnie Miller

Executive Assistant
Building and Zoning Department



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

ST. JOHNS LAW GROUP / JAMES G. WHITEHOUSE, ESQ. is hereby authorized TO ACT ON BEHALF OF Sunsation Real Estate LLC, the owner of those lands described below or as described in other such proof of ownership as may be required, in appearing before and/or applying to the City of St. Augustine Beach, related to land use issues, and any other matter related to their property located at 12 13th Street, St. Augustine Beach, FL, and including the following parcel at Property Appraiser ID: 167460 0000.

BY: Thomas O'Hara
Signature of Owner
Thomas O'Hara
Print Name of Owner
631-807-8373
Telephone Number

BY: Douglas Carr
Signature of Owner
Douglas Carr
Print Name of Owner
904-412-9898
Telephone Number

Donia Carr 904-412-3331

Joanne O'Hara 631-807-8379

17 13TH STREET
PARCEL 2
CU

City of St. Augustine Beach Building and Zoning Department

Conditional Use Permit Application

2200 A1A SOUTH, ST. AUGUSTINE BEACH, FLORIDA 32080

WWW.STAUGBCH.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) 54, 534 Block(s) _____ Subdivision ATLANTIC BEACH
PART 52
Street Address 17 13TH STREET

2. Location (N, S, W, E): S Side of (Street Name): 13TH STREET

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

4. Real estate parcel identification number: 16 74 000 000

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

ANCIENT CITY VENTURES (SELLING PARCEL)
43 CINCINNATI AVE. ST. AUGUSTINE, 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 USES

8. Description of conditional use permit being sought: _____

CONSTRUCTION OF A SINGLE FAMILY RESIDENCE
IN COMMERCIAL ZONING

9. Supporting data which should be considered by the Board: _____

• SITE PLAN
• ELEVATION

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)

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

☒ First-class postage-stamped legal-size (4-inch-by-9½-inch) envelopes with names and addresses of all property owners within 300-foot radius

☒ Survey to include all existing structures and fences

☒ 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

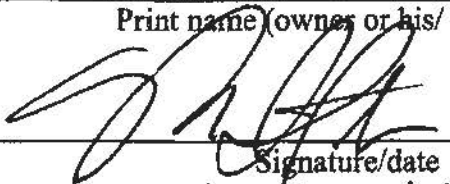
NA ☐ Other documents or relevant information to be considered

☒ Fourteen (14) copies of the completed application including supplemental documentation and/or relevant information

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.

MICHAEL STAUFFER

Print name (owner or his/her agent)

 9/20/2020

Signature/date

1093 A1A BEACH BLVD #330
ST. AUGUSTINE BEACH, FL 32080

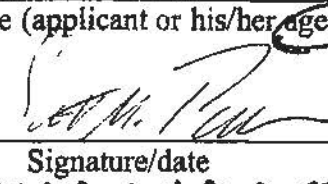
Owner/agent address

904.540.1059

Phone number

SCOTT PATROU

Print name (applicant or his/her agent)

 9/24/20

Signature/date

770 A1A BEACH BLVD STE D
ST. AUGUSTINE BEACH, FL 32080

Applicant/agent address

904.540.3779

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. **

17 13TH STREET
PARCEL 2 3
CH

Date: 9/20/2020

Conditional Use File #: CU2020 04

Applicant's name: SCOTT PATROU

Applicant's address: 770 A1A BEACH BLD STD
ST AUGUSTINE BEACH, FL 32080

For conditional use permit at: 17 13TH STREET

Charges

Application Fee: \$400.00 Date Paid: 9-23-2020

Legal Notice Sign: \$10.00 Date Paid: 9-23-2020

Received by Bonnie Miller

Date 9-23-2020

Invoice # I2002458

(Check # or type of credit or debit card) 1869

17 13TH STREET

St. Johns County, FL

Tax Bill)

Estimate Taxes

2020 TRIM Notice

2019 TRIM Notice

Summary

Parcel ID	1674000000
Location Address	17 13TH ST
Neighborhood	SAINT AUGUSTINE 32080-0000
Tax Description*	Atlantic Beach East (672.05)
	2-50 ATLANTIC BEACH LOT 52 (EX R/W OF RD A1A) & ALL LOTS 53 & 54 OR 4202/194
	<small>*The Description above is not to be used on legal documents.</small>
Property Use Code	Single Family (0100)
Subdivision	Atlantic Beach Subdivision Of Anastasia
Sec/Twp/Rng	34-7-30
District	City of St Augustine Beach (District 551)
Millage Rate	16.9195
Acreage	0.310
Homestead	N

Owner Information

Owner Name	Ancient City Ventures LLC 100%
Mailing Address	43 CINCINNATI AVE
	SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2020
Building Value	\$411,151
Extra Features Value	\$16,374
Total Land Value	\$564,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$991,725
Total Deferred	\$179,789
Assessed Value	\$811,936
Total Exemptions	\$0
Taxable Value	\$811,936

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$327,604	\$15,444	\$564,200	\$0	\$0	\$907,248	\$738,124	\$169,124	\$738,124
2018	\$39,885	\$12,210	\$507,780	\$0	\$0	\$559,875	\$559,875	\$0	\$559,875
2017	\$95,724	\$13,195	\$507,780	\$0	\$0	\$616,699	\$616,699	\$0	\$616,699
2016	\$139,308	\$11,029	\$423,150	\$0	\$0	\$573,487	\$545,685	\$27,802	\$545,685
2015	\$141,165	\$11,756	\$390,800	\$0	\$0	\$543,721	\$496,077	\$47,644	\$496,077
2014	\$134,610	\$12,483	\$327,295	\$0	\$0	\$474,388	\$450,979	\$23,409	\$450,979
2013	\$115,380	\$12,026	\$327,295	\$0	\$0	\$454,701	\$409,981	\$44,720	\$409,981
2012	\$118,876	\$12,026	\$241,808	\$0	\$0	\$372,710	\$372,710	\$0	\$372,710
2011	\$120,624	\$12,026	\$241,808	\$0	\$0	\$374,458	\$374,458	\$0	\$374,458
2010	\$124,121	\$12,026	\$268,675	\$0	\$0	\$404,822	\$404,822	\$0	\$404,822

Building Information

Building 1
 Actual Area 4292
 Conditioned Area 3054
 Actual Year Built 1975
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Aluminum Vinyl, Concrete Block

Roof Structure Gable Hip
 Roof Cover Metal
 Interior Flooring Ceramic Tile, Ceramic Tile
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths 5

Category	Type	Pct
Exterior Wall	Concrete Block	70%
Exterior Wall	Aluminum Vinyl	30%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	50%
Interior Flooring	Ceramic Tile	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	22 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
FINISHED GARAGE	0	672
FINISHED OPEN PORCH	0	50
BASE AREA	1430	1430
FINISHED OPEN PORCH	0	108
FINISHED UPPER STORY	952	952
FINISHED DECK	0	408
FINISHED UPPER STORY	672	672
Total SqFt	3054	4292

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	0	0	0	450
Kool Deck	0	0	0	0	1217
Residential Fence	0	0	0	0	230

Land Information

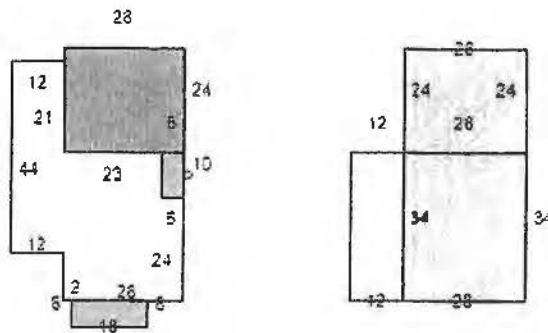
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	90	93	90	EF	\$390,600
Single Family	40	93	40	EF	\$173,600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/3/2016	5/27/2016	\$681,000.00	WD	<u>6202</u>	<u>194</u>	Q	I	JOURNEY PAUL L & DICKEY JOYCE B (T/C)	ANCIENT CITY VENTURES LLC
	6/8/2004	\$101,600.00	WD	<u>2419</u>	<u>1386</u>	U	I	MURRAY WILLIAM G & JOURNEY PAUL L	JOURNEY PAUL L & DICKEY JOYCE B (T/C)
	1/15/1999	\$190,000.00	WD	<u>1279</u>	<u>1544</u>	Q	I	SCHMEDES THOMAS J & AUDREY E	MURRAY WILLIAM G & JOURNEY PAUL L (JTRS)
	1/1/1980	\$0.00		<u>476</u>	<u>471</u>	U	I		SCHMEDES THOMAS J AUDREY E

Sketch Information

Room Type
DECK
FINISHED UPPER STORY
Base
FINISHED OPEN PORCH
FINISHED GARAGE



No data available for the following modules: Exemption Information.

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

Last Data Upload: 9/15/2020 12:31:33 AM



Version 2.0.0.0

DEED

Prepared by:
Jessica L. Peel
Olde Towne Title & Guaranty Agency, LLC
93 Orange Street, Suite A
St. Augustine, Florida 32084

File Number: 16-5474

General Warranty Deed

Made this May 27, 2016 A.D. By **Paul L. Journey and Joyce B. Dickey**, both conveying non-homestead property, whose address is: 407 C. St., St. Augustine, FL 32080, hereinafter called the grantor, to **Ancient City Ventures LLC**, whose post office address is: 43 Cincinnati Ave., St. Augustine, FL 32080, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

Lots 54, 53, and that part of Lot 52 lying Easterly of the Right-of-Way line of State Road No. A-1-A, , Atlantic Beach Subdivision of Anastasia Methodist Assembly Grounds, according to the map or plat thereof, as recorded in Map Book 2, Page(s) 50, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 167400-0000

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, 2013.

DEED

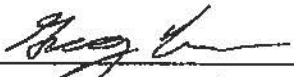
17 13th Street

Prepared by:
Jessica L. Peel
Olde Towne Title & Guaranty Agency, LLC
93 Orange Street, Suite A
St. Augustine, Florida 32084

File Number: 16-5474

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:



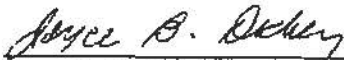
Witness Printed Name Greg Crum



Paul L. Journey (Seal)
Address: _____



Witness Printed Name Jessica Peel




Joyce B. Dickey (Seal)
Address: _____

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 27th day of May, 2016, by Paul L. Journey Joyce B. Dickey, who is/are personally known to me or who has produced drivers licenses as identification.





Notary Public
Print Name: _____
My Commission Expires: _____

MICHAEL STAUFFER
A r c h i t e c t

Memorandum

Date: September 20, 2020
To: St Augustine Beach Planning & Zoning Board
From: Michael Stauffer
RE: 17 13th Street – Variance and Conditional Use - Parcel 2 Info

These lots are zoned commercial per the City zoning map.

The proposed building is to be a single-family residence.

Total area Parcel 2 = 4,668 SF

Lot coverage

Allowed: Medium density residential allows 35% = $4,668 \times .35 = 1,633$ SF allowed
Actual: 1,288 SF actual < 1,633 SF allowed

Surface coverage:

Allowed: Medium density residential allows 50%
Pervious paving allows an increase of 15% = total of 65%
 $65\% = 4,668 \text{ SF} \times .65 = 3,034 \text{ SF}$

Actual:

Building Footprint	1,288 (house, porches, garage)
Pool	435
Pool deck	669
Paving	66 (pervious pavers)
Driveway	400 (pervious pavers)
Total	2,858 SF actual < 3,034 SF allowed

Parking requirements:

Required: per LDC office buildings require one space for each bedroom if over 3 bedrooms
House will have four bedrooms so four spaces provided

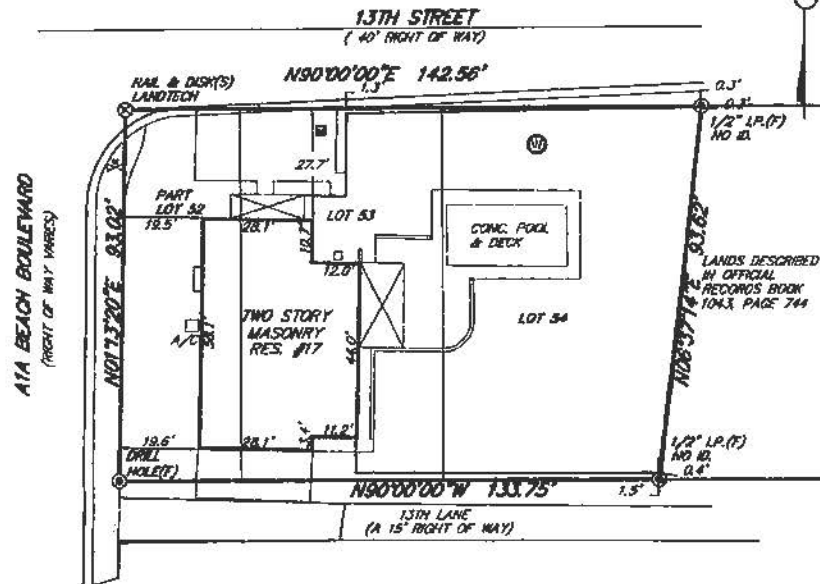
11/24/11

MAP SHOWING SURVEY OF

LOTS 54, 53 AND THAT PART OF LOT 52 LYING EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 1-A, ATLANTIC BEACH SUBDIVISION OF ANASTASIA METHODIST ASSEMBLY GROUND AS RECORDED IN MAP BOOK 2, PAGE 504 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.

CERTIFIED TO:
ANCIENT CITY VENTURES, LLC
OLDE TOWNE TITLE & GUARANTY AGENCY, LLC
CHICAGO TITLE INSURANCE AGENCY

new 6.28.17



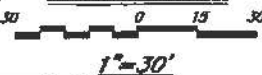
REVISION NOTE:
1. REVISED 06/27/17 TO CORRECT BUILDING FOOTPRINT AND DIMENSIONS.

AREA = ±0.29 ACRES
OR ±12,848.2 sq. ft.

LEGEND

A/C	AIR CONDITIONER PAD	RES.	RESIDENCE
ID.	IDENTIFICATION	C.	CENTERLINE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	F.P.C.	FOUND PROPERTY CORNER AS NOTED
SQ. FT.	SQUARE FEET	S.P.C.	SET PROPERTY CORNER AS NOTED
I.P.(F)	IRON PIPE FOUND	W.M.	WATER METER
I.R.(F)	IRON ROD FOUND	E.M.	ELECTRIC METER
I.R.(S)	5/8\"	E.C.	EXPOSED CONCRETE
	BREAK LINE	C.A.	COVERED AREA
W.	WELL	W.V.	WATER VALVE

GRAPHIC SCALE



THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

GENERAL NOTES

- Easements as shown herein are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey makes no claim of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as last measured from or plot measurements are noted if different.
- The certificate of this survey is a professional opinion based on the existing facts and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The improvements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appropriate county code enforcement office.
- Use of this survey for purposes other than that which it was intended, without written permission, will be at the user's sole risk and without liability to the surveyor, including herein, shall be obtained to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes hereunder shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- This survey is certified to the 1985 field date.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTES

- According to the Federal Emergency Management Agency FIRM Map No. 125146 effective date 09/02/04, the property described herein appears to lie in Zone AE 9'.
- Basis of bearing structure REFER TO SURVEY.

Scale of calculations: N.G.V.D. 29

SUR. NO.	LAST FIELD DATE	SCALE	F.S. / P.M.	DATE BY	DATE BY
16-0469	05/14/2016	1\"	689 / 70	N.H.F.	P.R.W.

TYPE: BOUNDARY

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LANDTECH
Associates, Inc.
LAND SURVEYORS

5100 AIA SOUTH, SUITE A
ST. AUGUSTINE, FLORIDA 32080
(904) 471-8877 FAX (904) 471-8876

Not valid without the signature and the original sealed set of a Florida licensed surveyor and map. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

Nicholas H. Franklyn, P.L.E.
NICHOLAS H. FRANKLYN, P.L.E. #1920
FOR LANDTECH AND ASSOCIATES L.B. #7537

BETH BLVD

AND

ST

SIDEWALK

PROP. LINE 73.02'



SITE PLAN - PARCEL 2
9/20/2020
1"=10'-0"

13TH STREET

LINE

13TH AVE

PROP. LINE 68.5'

20' SETBACK

63.6' PROPERTY LINE

6' EXE

10' SIDE SETBACK

7'-0" ROAD LINE

9'-0" ROAD LINE

3.5' SETBACK

48.5' PROPERTY LINE

PROP. LINE 20'

PROP. LINE 125'

PROP. LINE 17'-0"

73.62' PROP. LINE

10' SIDE SETBACK

25' ADJACENT REPAIR

6' EXE

20' EXE

POUCH

EXIST

SOFT

FIGURE

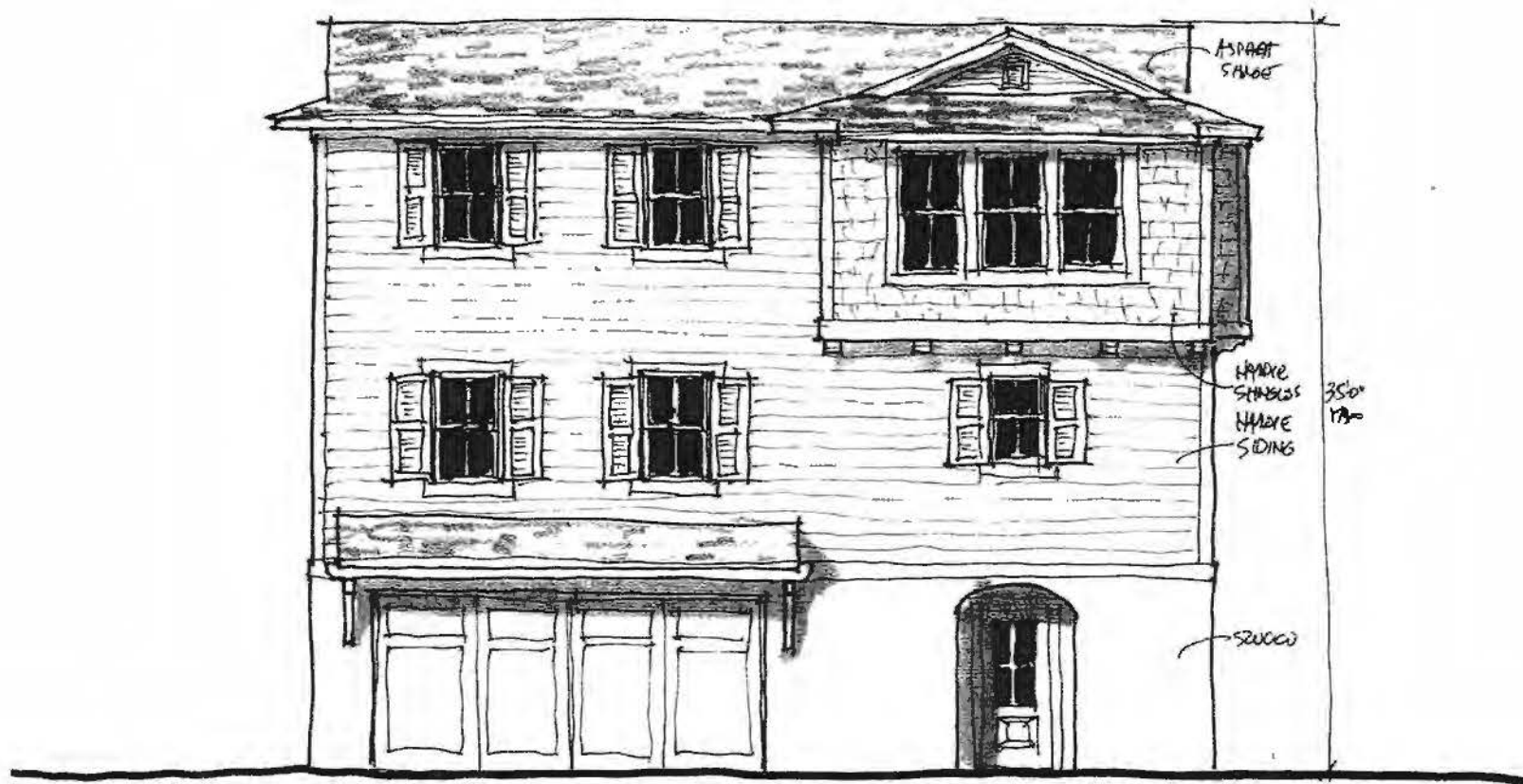
EXISTING PREVIOUS PAVED

EXISTING PREVIOUS PAVED

EXISTING

EXISTING POOL

EXISTING POOL



FRONT ELEVATION 1/8"=1'-0"
17 13TH STREET PHASE 2
9/20/2022

17 13TH STREET
PARCEL 2 1
V

City of St. Augustine Beach Building and Zoning Department
Variance Application

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

1. Legal description of the parcel for which the variance is being sought:

Lot(s) 54, 53 Block(s) _____ Subdivision ATLANTIC BEACH
↑ PART 52
Street Address 17 13TH STREET

2. Location (N, S, W, E): S Side of (Street Name): 13TH STREET

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

4. Real estate parcel identification number: 1674 000 000

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

ANCIENT CITY VENTURES (SELLING PARCEL)

43 CINCINNATI AVE. ST AUGUSTINE, FL 32080

6. Current land use classification: COMMERCIAL

7. Land use variance being sought: POOL SET BACK REDUCED FROM 5' TO 3.5'
FRONT SET BACK REDUCED FROM 25' TO 20'

8. Section of land use code from which the variance is being sought: SEC 6.01.03 FOR FRONT SET
SEC 6.01.03 (2) C FULL POOL

9. Reasons for which the variance is being sought: _____

EXISTING POOL CONTROLS SITING AND LOCATION
OF A NEW STRUCTURE TO BE BUILT

10. Supporting data which should be considered by the Board: _____

• SITE PLAN

11. Has a variance application been submitted in the past year? Yes No (Circle one) If yes, what was the final result? _____

12. 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)
- (☒) List of names and addresses of all property owners within 300-foot radius
- (☒) First-class postage-stamped legal-size (4-inch-by-9½-inch) envelopes with names and addresses of all property owners within 300-foot radius
- (☒) Signed and sealed survey not older than one year showing all existing structures and improvements
- NA) Other documents or relevant information to be considered
- (☒) Fourteen (14) copies of the completed application including supplemental documentation and relevant information

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

If granted, the variance will expire within one year from the time it was granted, unless more time was requested and granted in the application process. After one year has passed and the requested action has not taken place, the variance shall be considered null and void. The application must be signed by either the owner or the owners authorized agent. If an authorized agent's signature is used, a notarized written authorization approving such representation must accompany the application.

MICHAEL STAUFER

Print name (owner or his/her agent)

[Signature] 9/20/2020

Signature /date

1093 AIA BEACH BLVD #330

ST. AUGUSTINE BEACH, FL 32080

Owner/agent address

904.540-6059

Phone number

SCOTT PATRAU

Print name (applicant or his/her agent)

[Signature] 9/22/20

Signature /date

770 AIA BEACH BLVD. SEED.

ST AUGUSTINE BEACH FL 32080

Applicant/agent address

904.540-3779

Phone number

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

Variances 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 Comprehensive Planning and Zoning Board does not constitute approval for variation from the covenants and restrictions.**

Date: 9/20/2020

Variance File #: VAB 2020-10

Applicant's name: SCOTT PATROU

Applicant's address: 710 A1A BEACH BLVD STE D
ST. AUGUSTINE BEACH, FL 32080

For land use variance at: 17 13TH STREET

Charges

Application Fee: \$400.00 Date Paid: 9-23-2020

Legal Notice Sign: \$10.00 Date Paid: 9-23-2020

Received by Bonnie Miller

Date 9-23-2020

Invoice # 12002459

Check # or type of credit or debit card 1869

Instructions for Applying for a Land Use Variance

- A land use variance seeks to allow for adjustments to the City's Land Development Regulations, such as setbacks or impervious surface requirements.
- The City's Comprehensive Planning and Zoning Board decides whether to grant or deny a variance request. The Board's decision MUST be based on whether the request meets each of the six conditions listed below.
- To help the Board evaluate your variance request, you must provide a reason or reasons for each of the six conditions. If you believe that a condition does not apply to your request, then you are to write "Not Applicable" and give the reason or reasons why the condition is not applicable to your request.
- Failure to provide a response to each of the six conditions will require the Building and Zoning Department to return your application to you. The Building and Zoning Department staff will gladly provide any assistance should you have questions regarding the listed conditions. You may use additional sheets of paper for your responses as needed. Documents may consist of pictures, photographs, maps, public records, letters from neighboring property owners or other items you may find to explain the circumstances for the variance request.

Considerations for the Granting of a Land Use Variance

- 1) Describe the hardship that is created by following the current land use codes and regulations. Do the associated Land Development Regulations make it virtually impossible to use the property as zoned unless a variance is granted? If so, please explain.

THE EXISTING SWIMMING POOL ON THE SITE
PREVENTS SITING A STRUCTURE IN NORMAL
SETBACKS.

- 2) Describe similar variances that have been granted in the vicinity of the property since adoption of the City's Comprehensive Plan and Land Development Regulations.

OR SETBACK VARIANCES HAVE BEEN GRANTED
IN THE CITY FOR SIMILAR RESIDENTIAL
PROPERTIES. THIS REQUEST ALSO DOES NOT
EXCEED PREVIOUS LDR SETBACK OF 20'
UNDER WHICH NUMEROUS STRUCTURES WERE BUILT

- 3) Was the property acquired after parts of the current Land Development Regulations (which are relevant to the requested variance) were adopted? Please explain factually.

YES

THIS APPLICATION IS PRIOR TO PURCHASE
OF THIS PARCEL BY APPLICANT

- 4) Explain how the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.

THE SET BACK REDUCTION IS MINIMAL FROM 25' TO 20'.
THIS IS MINIMAL TO GET A REASONABLE DEPTH TO
THE RESIDENCE. THE POOL SET BACK IS ALSO
ONLY A MINOR REDUCTION.

- 5) Explain how the granting of a variance will not alter the character of the neighborhood, diminish property values, or impair the appropriate use or development of adjacent properties.

THIS WILL BE A RESIDENTIAL STRUCTURE BUILT
ADJACENT TO AN EXISTING RESIDENCE. THE
VARIANCE WILL ALLOW CONSTRUCTION OF A HOME
OF A SIZE & STYLE COMPATIBLE WITH ADJACENT
HOMES AND THEREFORE HAVE NO DETRIMENTAL EFFECTS

- 6) If the variance were approved, what would be the effects on traffic congestion in nearby streets, danger of fire, and on-site or off-site flooding?

THE DESIGN & SITE PLANNING FOR THIS STRUCTURE WILL
MEET ALL REQUIRED REGULATIONS FOR MANAGING
ON SITE & ~~REMOVED~~ STORM WATER. IN ADDITION
AS A RESIDENCE TRAFFIC WILL NOT BE
GREATLY IMPACTED

Documentation Needed for a Land Use Variance

- 1) The legal description of the parcel of land for which the variance 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 the lot and block number. Include street address and location indicating street boundary and side (north, south, east, west) and nearest intersecting street.
- 2) If the land is a portion of the lot, indicate what portion of the lot (for example, south one-half, north one-third, east one-fourth, etc.). If the parcel is located in an unrecorded, unplatted subdivision, use the metes and bounds description of the boundaries.
- 3) The name(s) and address of the owner(s) of the property shall be provided, and this information shall agree with the public records of St. Johns County. If the names are different, attach a clarifying statement.
- 4) Applicant shall provide a detailed description of the land use variance being sought. If this is more extensive than can be described on the form, additional sheets can be used.
- 5) Notification of all property owners within a radius of 300 feet of the property for which the variance being sought is mandated by law. The St. Johns County Real Estate/Survey Department (telephone number 904-209-0804) will provide variance applicants with a list of the names and addresses of the property owners within 300 feet of the property for which the variance 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 variance 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. Variance applicants may provide a separate petition with the signatures of affected property owners who approve or do not object to the granting of the requested variance, but these persons should not sign the application itself. Variance applicants should ensure correct names and addresses are provided, as incorrect information shall delay or nullify any action on the variance application.
- 6) The section(s) of the City's land use codes from which the variance is being sought shall be listed on the application. The Building and Zoning Department staff will assist you with this or any other matter involved in the variance application process.
- 7) A fee of \$400.00 will be charged for the variance administrative procedure and the legal advertising, along with \$10.00 for the legal notice sign, provided by the Building and Zoning Department, which will be posted on the property for which the variance is sought within clear view of the street and not more than 10 feet inside the property line.

MICHAEL STAUFFER
A r c h i t e c t

Memorandum

Date: September 20, 2020
To: St Augustine Beach Planning & Zoning Board
From: Michael Stauffer
RE: 17 13th Street – Variance and Conditional Use - Parcel 2 Info

These lots are zoned commercial per the City zoning map.

The proposed building is to be a single-family residence.

Total area Parcel 2 = 4,668 SF

Lot coverage

Allowed: Medium density residential allows 35% = $4,668 \times .35 = 1,633$ SF allowed
Actual: 1,288 SF actual < 1,633 SF allowed

Surface coverage:

Allowed: Medium density residential allows 50%
Pervious paving allows an increase of 15% = total of 65%
 $65\% = 4,668 \text{ SF} \times .65 = 3,034 \text{ SF}$

Actual:

Building Footprint	1,288 (house, porches, garage)
Pool	435
Pool deck	669
Paving	66 (pervious pavers)
Driveway	400 (pervious pavers)
Total	2,858 SF actual < 3,034 SF allowed

Parking requirements:

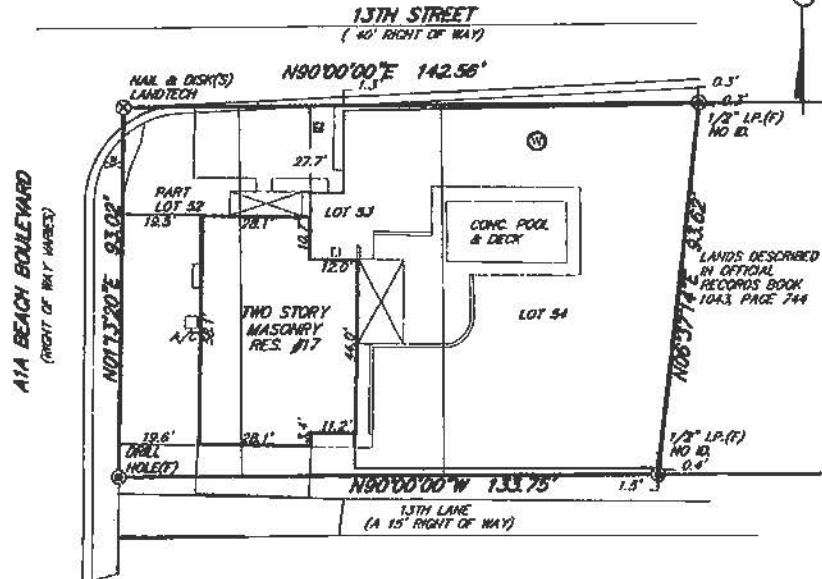
Required: per LDC office buildings require one space for each bedroom if over 3 bedrooms
House will have four bedrooms so four spaces provided

MAP SHOWING SURVEY OF

LOTS 54, 53 AND THAT PART OF LOT 52 LYING EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A, ATLANTIC BEACH SUBDIVISION OF ANASTASIA METHODIST ASSEMBLY GROUNDS AS RECORDED IN MAP BOOK 2, PAGE 30, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
ANCIENT CITY VENTURES, LLC
OLDE TOWNE TITLE & GUARANTY AGENCY, LLC
CHICAGO TITLE INSURANCE AGENCY

new 6.28.17



REVISION NOTE:
1. REVISED 05/07/17 TO CORRECT BUILDING FOOTPRINT AND DIMENSIONS.

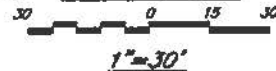
AREA = ±0.29 ACRES
OR ±12,848.2 sq. ft.

LEGEND

A/C - AIR CONDITIONER PAD
ID. - IDENTIFICATION
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
sq. ft. - SQUARE FEET
I.P.(F) - IRON PIPE FOUND
I.R.(F) - IRON ROD FOUND
I.R.(S) - 5/8\"

RES. - RESIDENCE
C. - CENTERLINE
F. - FOUND PROPERTY CORNER AS NOTED
S. - SET PROPERTY CORNER AS NOTED
W. - WATER METER
E. - ELECTRIC METER
C. - EXPOSED CONCRETE
C. - COVERED AREA
W. - WATER VALVE

GRAPHIC SCALE



THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

GENERAL NOTES

- Encroachments as shown herein are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title, no right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured, fixed or plot measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing facts and documentary evidence available at the time this survey was prepared.
- This office has not conducted this parcel at hand for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written permission, will be at the user's sole risk and without liability to this surveyor. Making herein shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes hereunder shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- This survey is certified to the text filed date.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTES

According to the Federal Emergency Management Agency (FEMA) Map No. 125146 effective date: 08/02/04, the property described herein appears to be in Zone AE B'.

Base of bearing structure: REFER TO SURVEY

Books of Notations: N.G.V.D. 20

BOOK NO.	LAST FILED DATE	SCALE	I.B./P.H.A.	CHE. BY	BY
15-0469	05/11/2015	1\"/>			

TYPE: BOUNDARY

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LANDTECH
Associates, Inc.
LAND SURVEYOR'S

5100 A1A SOUTH, SUITE A
ST. AUGUSTINE, FLORIDA 32080
(904) 471-6877 FAX (904) 471-5870

Not valid without the signature and the original related seal of a Florida licensed surveyor and master. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

Nicholas H. Franklin
NICHOLAS H. FRANKLIN, P.L.D. #4820
FOR LANDTECH AND ASSOCIATES L.B. #7537

17 13TH STREET
PARCEL 1 1

City of St. Augustine Beach Building and Zoning Department V
Variance Application

2200 A1A SOUTH, ST. AUGUSTINE BEACH, FLORIDA 32080

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

1. Legal description of the parcel for which the variance is being sought:

Lot(s) 54, 53 + PART 52 Block(s) _____ Subdivision ATLANTIC BEACH
Street Address 17 13TH STREET

2. Location (N, S, W, E): S Side of (Street Name): 13TH STREET

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

4. Real estate parcel identification number: 1674 000000

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

ANCIENT CITY VENTURES (SELLING PARCEL)

43 CINCINNATI AVE, ST. AUGUSTINE, FL 32080

6. Current land use classification: COMMERCIAL

7. Land use variance being sought: PARKING TO BACK ONTO STREET

8. Section of land use code from which the variance is being sought: 6.03.05 (C) 5

9. Reasons for which the variance is being sought: _____

EXISTING STRUCTURES PROHIBIT COMPLIANCE WITH
PROVISIONS IN THE L.D.C.

10. Supporting data which should be considered by the Board: _____

• SITE PLAN

•

11. Has a variance application been submitted in the past year? Yes ☒ No (Circle one) If yes, what was the final result? _____

12. 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)
- ☒ List of names and addresses of all property owners within 300-foot radius
- ☒ First-class postage-stamped legal-size (4-inch-by-9½-inch) envelopes with names and addresses of all property owners within 300-foot radius
- ☒ Signed and sealed survey not older than one year showing all existing structures and improvements
NOTE: OLD SURVEY ATTACHED. A NEW SURVEY HAS BEEN ORDERED.
- N/A ☐ Other documents or relevant information to be considered
- ☒ Fourteen (14) copies of the completed application including supplemental documentation and relevant information

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

If granted, the variance will expire within one year from the time it was granted, unless more time was requested and granted in the application process. After one year has passed and the requested action has not taken place, the variance shall be considered null and void. The application must be signed by either the owner or the owners authorized agent. If an authorized agent's signature is used, a notarized written authorization approving such representation must accompany the application.

MICHAEL STAMFFER

Print name (owner or his/ her/ agent)

 9/20/2020

Signature /date

109B A1A BEACH BLVD. #330
ST. AUGUSTINE, FL 32080

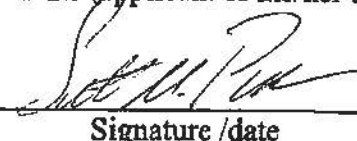
Owner/agent address

904-540-6059

Phone number

SCOTT PATRON

Print name (applicant or his/her agent)

 9/22/20

Signature /date

770 A1A BEACH BLVD STE D
ST. AUGUSTINE BEACH, FL 32080

Applicant/agent address

904-540-3779

Phone number

17 13TH STREET
PARCEL 1 3
V

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

****Variances 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 Comprehensive Planning and Zoning Board does not constitute approval for variation from the covenants and restrictions.****

Date: 9/20/2020

Variance File #: VAR 2020-11

Applicant's name: SCOTT PATROU

770 A1A BEACH BWA SUITED

Applicant's address: ST. AUGUSTINE BEACH, FL 32080

For land use variance at: 17 13TH STREET

Charges

Application Fee: \$400.00 Date Paid: 9-23-2020

Legal Notice Sign: \$10.00 Date Paid 9-23 2020

Received by Bonnie Miller

Date 9 3 2020

Invoice # 2020-2461

Check # or type of credit or debit card 1869

Instructions for Applying for a Land Use Variance

- A land use variance seeks to allow for adjustments to the City's Land Development Regulations, such as setbacks or impervious surface requirements.
- The City's Comprehensive Planning and Zoning Board decides whether to grant or deny a variance request. The Board's decision MUST be based on whether the request meets each of the six conditions listed below.
- To help the Board evaluate your variance request, you must provide a reason or reasons for each of the six conditions. If you believe that a condition does not apply to your request, then you are to write "Not Applicable" and give the reason or reasons why the condition is not applicable to your request.
- Failure to provide a response to each of the six conditions will require the Building and Zoning Department to return your application to you. The Building and Zoning Department staff will gladly provide any assistance should you have questions regarding the listed conditions. You may use additional sheets of paper for your responses as needed. Documents may consist of pictures, photographs, maps, public records, letters from neighboring property owners or other items you may find to explain the circumstances for the variance request.

Considerations for the Granting of a Land Use Variance

- 1) Describe the hardship that is created by following the current land use codes and regulations. Do the associated Land Development Regulations make it virtually impossible to use the property as zoned unless a variance is granted? If so, please explain.

THIS PROPERTY HAS AN EXISTING STRUCTURE
AND SWIMMING POOL WHICH RESTRICT & LIMIT
DEVELOPMENT IN STRICT COMPLIANCE WITH
SECTIONS OF THE CODE.

- 2) Describe similar variances that have been granted in the vicinity of the property since adoption of the City's Comprehensive Plan and Land Development Regulations.

NUMEROUS PROPERTIES IN THE CITY HAVE PARKING THAT
BACKS OUT DIRECTLY ON TO THE STREET INC.:
SUNSET GRILL; DONUT SHOP; VETS OFFICE;
ENDLESS SUMMER REALTY; FA'S; KOOKABURRA;
PWS OTHERS.

- 3) Was the property acquired after parts of the current Land Development Regulations (which are relevant to the requested variance) were adopted? Please explain factually.

YES

THIS APPLICATION IS ~~BY~~ PRIOR TO PURCHASE
OF THIS PARCEL BY APPLICANT

- 4) Explain how the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.

WE HAVE PROVIDED THE PARKING REQUIRED BY THE
LDC. TO MEET THE CODE. THE ONLY REQUEST IS
TO ACCESS DIRECT TO THE STREET ~~AND~~ AND
WILL HAVE MINIMAL IMPACT ON OTHER ASPECTS
OF THE SITE.

- 5) Explain how the granting of a variance will not alter the character of the neighborhood, diminish property values, or impair the appropriate use or development of adjacent properties.

SINCE THIS IS A TYPICAL PARKING PATTERN
THROUGH OUT THE CITY SO SHOULD HAVE
LITTLE OR NO AFFECT ON ADJACENT PROPERTIES.

- 6) If the variance were approved, what would be the effects on traffic congestion in nearby streets, danger of fire, and on-site or off-site flooding?

THIS PROPERTY IS CURRENTLY ZONED COMMERCIAL
AND THEREFORE THE PARKING ASSUMED FOR
THIS PARCEL IS THAT REQUIRED BY THE CODE AND
SHOULD MEET ANTICIPATED TRAFFIC PATTERNS.

Documentation Needed for a Land Use Variance

- 1) The legal description of the parcel of land for which the variance 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 the lot and block number. Include street address and location indicating street boundary and side (north, south, east, west) and nearest intersecting street.
- 2) If the land is a portion of the lot, indicate what portion of the lot (for example, south one-half, north one-third, east one-fourth, etc.). If the parcel is located in an unrecorded, unplatted subdivision, use the metes and bounds description of the boundaries.
- 3) The name(s) and address of the owner(s) of the property shall be provided, and this information shall agree with the public records of St. Johns County. If the names are different, attach a clarifying statement.
- 4) Applicant shall provide a detailed description of the land use variance being sought. If this is more extensive than can be described on the form, additional sheets can be used.
- 5) Notification of all property owners within a radius of 300 feet of the property for which the variance being sought is mandated by law. The St. Johns County Real Estate/Survey Department (telephone number 904-209-0804) will provide variance applicants with a list of the names and addresses of the property owners within 300 feet of the property for which the variance 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 variance 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. Variance applicants may provide a separate petition with the signatures of affected property owners who approve or do not object to the granting of the requested variance, but these persons should not sign the application itself. Variance applicants should ensure correct names and addresses are provided, as incorrect information shall delay or nullify any action on the variance application.
- 6) The section(s) of the City's land use codes from which the variance is being sought shall be listed on the application. The Building and Zoning Department staff will assist you with this or any other matter involved in the variance application process.
- 7) A fee of \$400.00 will be charged for the variance administrative procedure and the legal advertising, along with \$10.00 for the legal notice sign, provided by the Building and Zoning Department, which will be posted on the property for which the variance is sought within clear view of the street and not more than 10 feet inside the property line.

MICHAEL STAUFFER
A r c h i t e c t

Memorandum

Date: September 20, 2020
To: St Augustine Beach Planning & Zoning Board
From: Michael Stauffer
RE: 17 13th Street – Variance Application – Parcel 1 Info

These lots are all zoned commercial per the City zoning map.

The building is currently a single-family residence being used as a short-term rental. The building will be renovated to be used for an office building. There are no additions planned for the building at this time.

Total site area = 7,473 SF

Lot coverage

Allowed: Commercial allows 40% = $7,473 \text{ SF} \times .4 = 2,989 \text{ SF}$ allowed
Actual: 2,249 SF actual < 2,989 SF allowed

Surface coverage:

Allowed: Commercial allows 70 % = $7,473 \text{ SF} \times .7 = 5,231 \text{ SF}$

Actual:

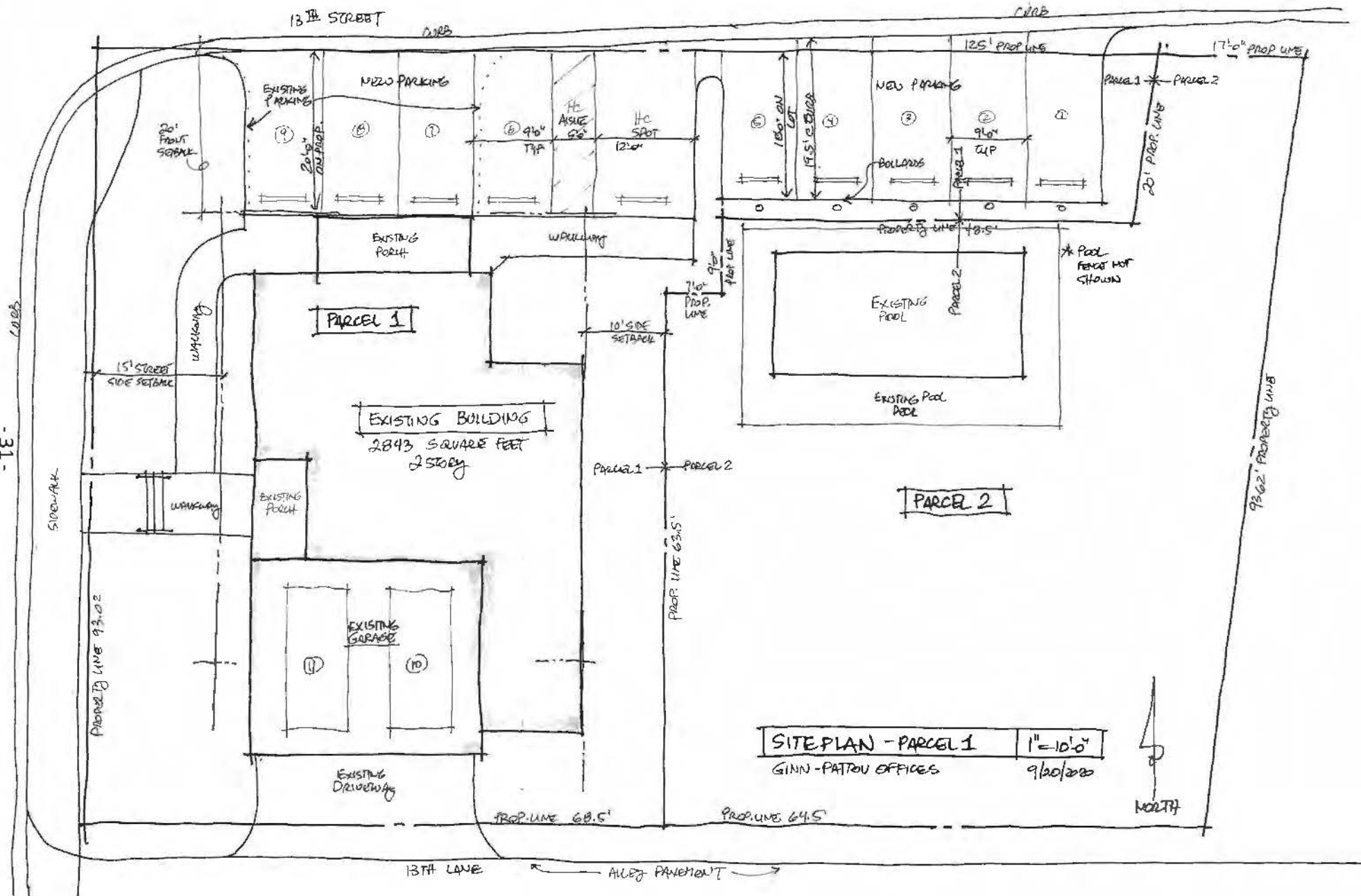
Building Footprint	2,249 (building, porches, garage)
Parking	1,870
Walkways	481
Existing driveway	208
Total	4,808 SF actual < 5,231 SF allowed

Parking requirements:

Required: per LDR office buildings require one space for every 250 gross SF

Building: $2,843 \text{ SF (gross)} / 250 \text{ SF per space} = 11.37 = 11 \text{ spaces required}$

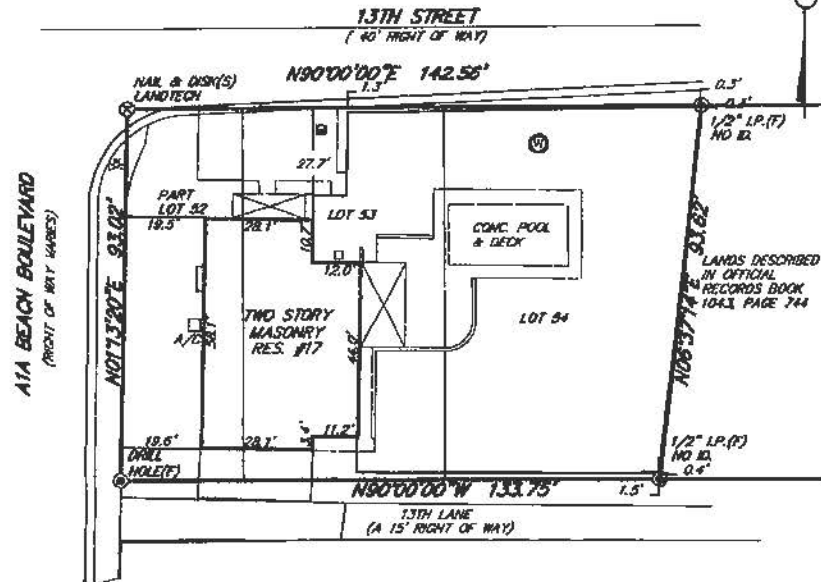
Actual: 11 spaces + 1 handicapped



LOTS 54, 53 AND THAT PART OF LOT 52 LYING EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A ATLANTIC BEACH SUBDIVISION OF ANASTASIA METHODIST ASSEMBLY GROUNDS AS RECORDED IN MAP BOOK 2, PAGE 59, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.

CERTIFIED TO:
AMOUNT CITY VENTURES, LLC
OLDE TOWNE TITLE & GUARANTY AGENCY, LLC
CHICAGO TITLE INSURANCE AGENCY

new 6.28.17



REVISION NOTE:
1. REVISED 06/27/77 TO CORRECT BUILDING
FOOTPRINT AND DIMENSIONS

AREA = ±0.29 ACRES
OR ±12,648.2 sq. ft.

A/C - AIR CONDITIONER PAD
ID. - IDENTIFICATION
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
sq. ft. - SQUARE FEET
I.P.(F) - IRON PIPE FOUND
L.R.(F) - IRON ROD FOUND
I.R.(S) - 3/8" IRON ROD SET (LANDTECH)
+ - BREAK LINE
(W) - WELL

RES. - RESIDENCE
- CENTERLINE
- FOUND PROPERTY CORNER AS NOTED
- SET PROPERTY CORNER AS NOTED
- WATER METER
- ELECTRIC METER
- EXPOSED CONCRETE
- COVERED AREA
- WATER VALVE

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS LOANED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

Encroachments of known areas are only those above ground, visible objects observed by the surveyor.

No pre-surveyed structures, utilities or foundations were located or determined by this survey.

This survey does not reflect or determine ownership.

This survey was made without benefit or against title. No legal- or quasi-legal or technical were furnished to this firm except as shown.

All distances, bearings or angles are as they measured. Bound or plot measurements are noted as called for.

In the event of a conflict, this survey is a professional opinion based on the existing facts and documentary evidence available at the time this survey was prepared.

This office has not abstracted this parcel or land for any recorded claims or liens, mortgages or encumbrances. This surveyor shall be liable for the same for all such claims.

The specific rights limited by this survey are not broadened.

The assumptions for this survey were made in accordance with the United States Surveying Standards.

For building setbacks call the appropriate County codes enforcement office.

Use of this survey for purposes not intended by the surveyor was intended, without written verification, will be at the user's sole risk and without liability to this surveyor.

Nothing herein that is intended to give any rights or benefits to anyone other than those shown.

Done the survey was prepared for.

This survey is certified to be true and correct by binding obligation in accordance with most set forth by the American Surveying Association.

The survey is certified to be true and correct by the surveyor.

This surveyor's liability shall not exceed the fee as stated by this surveyor.

- According to the Federal Emergency Management Agency FIRM Map No. 120140 effective date 08/02/04, the property described herein appears to be in Zone AE 9
- Basis of loading structure REFER TO SURVEY

- Book of Revelations: <u>AGVLR</u>					
ISS. NO.	LAST ISS. DATE	FEAS.	FR. PAGE	CHR. ST.	BY. BY
18-D489	05/14/2018	1 st 30'	689 / 70	R.H.F.	P.R.W.

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100-443887-100

LANDTECH
Associates, Inc.
LAND SURVEYOR'S

5100 A1A SOUTH, SUITE A
ST. AUGUSTINE, FLORIDA 32080
(904) 471-6877 FAX (904) 471-6878

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

Nicholas H. Franklin
NICHOLAS H. FRANKLIN, P.L.S. #4620
FOR LANDTECH AND ASSOCIATES L.B. #7537

MEMO

To: Max Royle, City Manager
From: Bonnie Miller, Executive Assistant
Subject: Conditional Use File No. CU 2020-04
Date: Wednesday, October 14, 2020

Please be advised that at its regular monthly meeting held Tuesday, October 13, 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 proposed new construction of a single-family residence in a commercial land use district on Lots 53 and 54, Atlantic Beach Subdivision, at 17 13th Street, St. Augustine Beach, Florida, 32080.

The application was filed by Michael Stauffer, 1093 A1A Beach Boulevard #330, St. Augustine Beach, Florida, 32080, and Scott Patrou, 770 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080, authorized agents for Ancient City Ventures LLC, 43 Cincinnati Avenue, St. Augustine, Florida, 32084, property owner, per Sections 3.02.02 and 10.03.00-10.03.03 of the City of St. Augustine Beach Land Development Regulations, PERTAINING TO LOTS 53 AND 54, ATLANTIC BEACH SUBDIVISION, PARCEL IDENTIFICATION NUMBER 1674000000, AKA 17 13TH STREET, SECTION 34, TOWNSHIP 7, RANGE 30, AS RECORDED IN MAP BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Mr. Kincaid made the motion to recommend the City Commission approve this conditional use application for proposed new construction of a single-family residence in a commercial land use district on Lots 53 and 54, Atlantic Beach Subdivision, currently addressed as 17 13th Street (the address for the proposed new residence shall be assigned a new address on 13th Lane at time of building permit application), subject to the conditions that the new home be built in accordance with current Land Development Regulations for medium density residential land use districts. Mr. Kincaid's motion was seconded by Mr. King and passed 7-0 by the Board by unanimous voice-vote.