


**MEMORANDUM**

**TO:** Commissioner England  
Commissioner George  
Commissioner Samora  
Commissioner Rumrell  
Commissioner Torres

**FROM:** Max Royle, City Manager 

**DATE:** December 16, 2020

**SUBJECT:** Request for Extension of Current Conditional Use Permit for Outside Serving/Consumption of Food and Beverages at Island Donuts, 400 A1A Beach Boulevard (Lots 135 and 137, Atlantic Beach Subdivision, Michael Stauffer, Agent for HVG Properties, LLC)

**INTRODUCTION**

Please note that this request is an extension of an existing conditional use permit for Island Donuts. The original permit was approved by the City Commission on February 3, 2019. The term was for two years. The request is that the permit be extended for 10 years.

This request was reviewed by the Comprehensive Planning and Zoning Board at its December 15, 2020, meeting. The Board by a unanimous vote recommended that the Commission approve the permit subject to the conditions that it be non-transferable and for a five-year term.

**ATTACHMENTS**

Attached for your review is the following information:

- a. Pages 1-20, the application for the extension with the memo (page 1) that the Planning Board reviewed at its December 15<sup>th</sup> meeting.
- b. Page 21, a memo from the Building Department's Executive Assistant, Ms. Bonnie Miller, in which she states the Board's recommendation that you approve the permit subject to it being non-transferable and for a five-year term.

**ACTION REQUESTED**

It is that you hold the public hearing and decide whether or not to grant the extension and for how many years.



**City of St. Augustine Beach Building and Zoning Department**

**TO:** Comprehensive Planning and Zoning Board

**FROM:** Bonnie Miller, Executive Assistant

**SUBJECT:** Conditional Use File No. CU 2020-05, Island Donuts, 400 A1A Beach Boulevard

**DATE:** December 7, 2020

Conditional Use File No. CU 2020-05 is for extension of a current conditional use permit that expires February 4, 2021, issued for food and/or beverage service and consumption outside of an enclosed building, per Section 3.02.02 of the City's Land Development Regulations, on the premises of Island Donuts, at 400 A1A Beach Boulevard. The current conditional use permit for Island Donuts was granted by the City Commission on February 4, 2019 for two years, and this conditional use order specifically states the applicant shall be required to apply to extend the conditional use beyond February 4, 2021. Michael Stauffer, agent for HVG Properties LLC, which owns the property at 400 A1A Beach Boulevard, has submitted this new conditional use application requesting the conditional use for outdoor seating and food and/or beverage consumption be extended for 10 years.

Island Donuts recently opened for business in October 2020, and to date, the Building and Zoning Department has received no complaints or had any issues with the outdoor seating and consumption of food and/or beverages at Island Donuts. Mr. Stauffer has included a floor plan of the donut shop showing the outdoor seating on the covered porch area on the south side of the building.

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 10 years, or for as long as Island Donuts is in operation under its current ownership.

Sincerely,

***Bonnie Miller***

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.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) 136/137 Block(s) \_\_\_\_\_ Subdivision ATLANTIC BEACH SUBDIVISION  
Street Address 400 A1A BEACH BLVD.

2. Location (N, S, W, E): E Side of (Street Name): BEACH BLVD.

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

4. Real estate parcel identification number: 1676600000

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

HVG PROPERTIES LLC  
2289 DABNEY RD., RICHMOND, VA 23230

6. Current land use classification: COMMERCIAL

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

8. Description of conditional use permit being sought: \_\_\_\_\_

OUTDOOR SEATING ON A COMMERCIAL LOT  
FOR DONUT SHOP  
REQUESTING 10 YEAR EXTENSION OF CURRENT CU

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

SEE ATTACHED PHOTOS + FLOOR PLAN

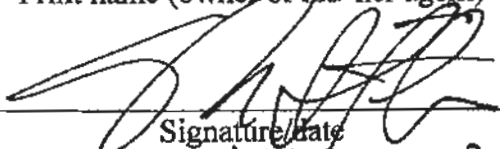
10. Has an application for a conditional use permit been submitted in the past year? Yes No (Circle one)

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
- (☒) PHOTOS & FLOOR PLAN 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
- (☒) Other documents or relevant information to be considered FLOOR PLAN
- (☒) 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.

|   |   |
|---|---|
| <u>MICHAEL STAUFFER</u>   | <u>SAME</u>                             |
| Print name (owner or his/ her agent)  | Print name (applicant or his/her agent) |
|  | <u>SAME</u>                             |
| Signature/date <u>11/1/2020</u>   | Signature/date                          |
| <u>1093 A1A BEACH BWD #330</u>  | <u>SAME</u>                             |
| <u>ST. AUGUSTINE BEACH, FL 32080</u>  |   |
| Owner/agent address   | Applicant/agent address                 |
| <u>904.540.6059</u>   | <u>SAME</u>                             |
| 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.\*\***

City of St. Augustine Beach Conditional Use Permit Application 08-20

Date: 11-16-2020

Conditional Use File #: CU 2020-05

Applicant's name: HUG Properties LLC / Michael Stauffer

Applicant's address: 2289 Dabney Rd., Richmond, Va. 23230-0000

For conditional use permit at: 400 AIA Beach Blvd., St. Augustine Beach, Florida, 32080

### Charges

Application Fee: \$400.00      Date Paid: 11-16-2020

Legal Notice Sign: \$10.00      Date Paid: 11-16-2020

Received by: Bonnie Miller

Date: 11-16-2020

Invoice #: I2002846

Check # or type of credit or debit card: 1219

## Definition--Conditional Use Permit

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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

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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

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- 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 \$410.00 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 appropriate 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

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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.



DONUT STOP  
(CU)

## St. Johns County, FL

## Tax Bill

## Estimate Taxes

## 2020 TRIM Notice

## 2019 TRIM Notice

## Summary

|                   |   |
|-------------------|---|
| Parcel ID         | 1676600000  |
| Location Address  | 400 A1A BEACH BLVD<br>SAINT AUGUSTINE 32090-0000  |
| Neighborhood      | Restaurant A1A (COM) (675.03)   |
| Tax Description*  | 2-50 ATLANTIC BCH LOTS 136 & 137 (EX R/W OF A1A) OR4536/164<br>*The Description above is not to be used on legal documents. |
| Property Use Code | Restaurants & Cafeterias (2100)   |
| Subdivision       | Atlantic Beach Subdivision Of Anastasia   |
| Sec/Twp/Rng       | 34-7-30   |
| District          | City of St Augustine Beach (District 551)   |
| Millage Rate      | 16.3239   |
| Acreage           | 0.210   |
| Homestead         | N   |

## Owner Information

|                 |   |
|-----------------|---|
| Owner Name      | Hvg Properties LLC 100%                   |
| Mailing Address | 2289 DABNEY RD<br>RICHMOND, VA 23230-0000 |

## Map



DONUT SHOP

(C4)

## Valuation Information

|                               |           |
|-------------------------------|-----------|
| Building Value                | 2021      |
| Extra Features Value          | \$120,916 |
| Total Land Value              | \$4,788   |
| Agricultural (Assessed) Value | \$412,380 |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$0       |
| Total Deferred                | \$538,084 |
| Assessed Value                | \$0       |
| Total Exemptions              | \$538,084 |
| Taxable Value                 | \$0       |
|                               | \$538,084 |

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

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2020 | \$122,306      | \$5,254             | \$412,380        | \$0               | \$0                 | \$539,940           | \$539,940      | \$0          | \$539,940     |
| 2019 | \$103,263      | \$5,721             | \$412,380        | \$0               | \$0                 | \$521,364           | \$521,364      | \$0          | \$521,364     |
| 2018 | \$38,317       | \$3,610             | \$284,115        | \$0               | \$0                 | \$326,042           | \$326,042      | \$0          | \$326,042     |
| 2017 | \$21,587       | \$2,063             | \$284,115        | \$0               | \$0                 | \$307,765           | \$307,765      | \$0          | \$307,765     |
| 2016 | \$21,587       | \$2,063             | \$284,115        | \$0               | \$0                 | \$307,765           | \$307,765      | \$0          | \$307,765     |
| 2015 | \$22,667       | \$2,063             | \$284,115        | \$0               | \$0                 | \$308,845           | \$308,845      | \$0          | \$308,845     |
| 2014 | \$22,857       | \$2,063             | \$284,115        | \$0               | \$0                 | \$309,035           | \$309,035      | \$0          | \$309,035     |
| 2013 | \$24,127       | \$2,063             | \$284,115        | \$0               | \$0                 | \$310,305           | \$310,305      | \$0          | \$310,305     |
| 2012 | \$25,397       | \$2,063             | \$284,115        | \$0               | \$0                 | \$311,575           | \$311,575      | \$0          | \$311,575     |
| 2011 | \$26,666       | \$2,063             | \$314,712        | \$0               | \$0                 | \$343,441           | \$343,441      | \$0          | \$343,441     |
| 2010 | \$27,937       | \$2,063             | \$349,680        | \$0               | \$0                 | \$379,680           | \$379,680      | \$0          | \$379,680     |

## Building Information

|                   |                         |
|-------------------|-------------------------|
| Building          | 1                       |
| Actual Area       | 1600                    |
| Conditioned Area  | 1440                    |
| Actual Year Built | 1980                    |
| Use               | Small Local Restaurants |
| Style             | 04                      |
| Class             | N                       |
| Exterior Wall     | Concrete Stucco         |
| Roof Structure    | Wood Truss              |

|                   |                   |
|-------------------|-------------------|
| Roof Structure    | Wood Truss        |
| Roof Cover        | Composite Shingle |
| Interior Flooring | Carpet            |
| Interior Wall     | Wall Board        |
| Heating Type      | Air Duct          |
| Air Conditioning  | Central           |
| Bedrooms          |                   |
| Baths             |                   |

| Category          | Type                       | Pct  |
|-------------------|----------------------------|------|
| Exterior Wall     | Concrete Stucco            | 100% |
| Roofing Structure | Wood Truss                 | 100% |
| Roofing Cover     | Composite Shingle          | 100% |
| Interior Walls    | Wall Board                 | 100% |
| Interior Flooring | Carpet                     | 100% |
| Heating Type      | Air Duct                   | 100% |
| Air Conditioning  | Central                    | 100% |
| Frame             | Masonry                    | 100% |
| Plumbing          | 5 Fixtures                 | 100% |
| Electrical        | Good                       | 100% |
| Foundation        | Concrete Perimeter Footing | 100% |
| Floor System      | Concrete Slab              | 100% |
| Condition         | Good                       | 100% |
| Insulation        | 4" Fiberglass              | 100% |

| Description         | Conditioned Area | Actual Area |
|---------------------|------------------|-------------|
| CANOPY (COMMERCIAL) | 0                | 160         |
| BASE AREA           | 1440             | 1440        |
| Total SqFt          | 1440             | 1600        |

## Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|------------------|-----|--------|-------|--------|-------|
| Asphalt Paving   | 0   | 0      | 0     | 0      | 3400  |
| Curb             | 0   | 0      | 0     | 0      | 50    |

## Land Information

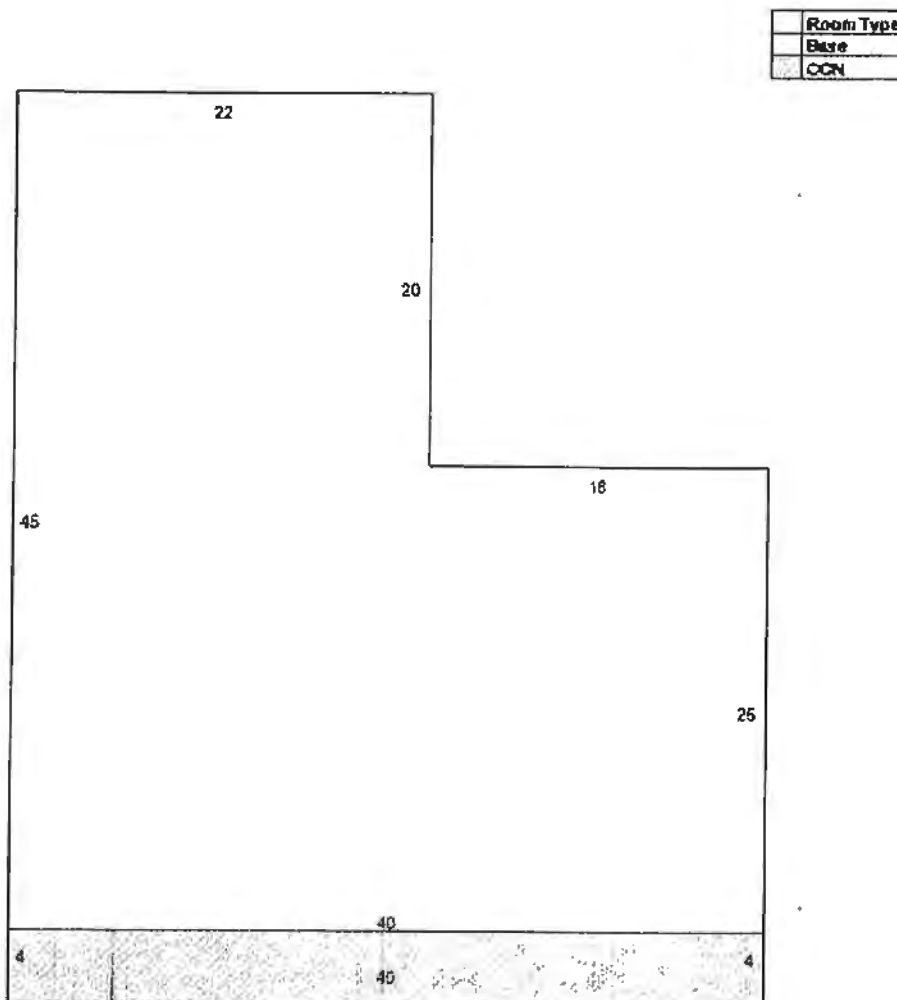
|                          |       |       |                  |           |            |
|--------------------------|-------|-------|------------------|-----------|------------|
| Use Description          | Front | Depth | Total Land Units | Unit Type | Land Value |
| Restaurants & Cafeterias | 93    | 94    | 9164             | SF        | \$412,380  |

DO NOT STOP  
CU

## Sale Information

| Recording Date | Sale Date | Sale Price   | Instrument Type | Book        | Page        | Qualification | Vacant/Improved | Grantor   | Grantee   |
|----------------|-----------|--------------|-----------------|-------------|-------------|---------------|-----------------|---|---|
| 4/24/2018      | 4/23/2018 | \$675,000.00 | WD              | <u>4336</u> | <u>164</u>  | Q             | I               | DELORENZO TRUST UAD:01-07-2002                        | HVG PROPERTIES LLC                                    |
| 3/7/2018       | 3/6/2018  | \$100.00     | WD              | <u>4513</u> | <u>484</u>  | U             | I               | DELORENZO DAVID A                                     | DELORENZO TRUST UAD:01-07-2002                        |
| 1/9/2018       | 1/8/2018  | \$100.00     | WD              | <u>4488</u> | <u>245</u>  | U             | I               | DELORENZO ARNOLD R<br>REVOCABLE TRUST OF 1995<br>ETAL | DELORENZO WILMAR<br>REVOCABLE TRUST OF 1995<br>ETAL   |
| 1/8/2018       | 1/5/2018  | \$0.00       | SA              | <u>4487</u> | <u>1645</u> | U             | I               | DELORENZO ARNOLD R<br>ESTATE                          | DELORENZO ARNOLD R<br>REVOCABLE TRUST OF 1995<br>ETAL |
|                | 4/1/1986  | \$200,000.00 |                 | <u>701</u>  | <u>1768</u> | Q             | I               |   | DE LORENZO ARNOLD                                     |
|                | 11/1/1983 | \$225,000.00 |                 | <u>613</u>  | <u>480</u>  | Q             | I               |   |   |

## Sketch Information



Prepared by: .  
Kim Collins  
Paradise Title of St. Augustine, LLC  
2225 A1A SOUTH, SUITE C-8  
Saint Augustine, Florida 32080  
File Number: 18-4029  
Documentary Stamps:\$4,725.00

DONUT  
SHOP

## General Warranty Deed

Made this April 23, 2018 A.D. By **Wilma R. DeLorenzo, Individually and as Trustee of the Wilma R. DeLorenzo Revocable Trust of 1995, as amended and restated on June 17, 2005 and David A. DeLorenzo and Annabella C. DeLorenzo, Individually and as Trustees of the DeLorenzo Trust u/a dated January 7, 2002**, hereinafter called the grantor, to **HVG Properties, LLC, a Virginia limited liability company** whose post office address is: **2289 Dabney Road, Richmond, Virginia 23230**, 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 Six Hundred Seventy Five Thousand dollars & no cents Dollars, (\$675,000.00) 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 136 and 137, Atlantic Beach Subdivision of Anastasia Methodist Assembly Grounds, as recorded in Map Book 2, Page 50, public records of St. Johns County, Florida, excepting therefrom that part of Lot 136 within the right of way of State Road A1A.

Parcel ID Number: 167660-0000

**SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RESERVATIONS of record, if any; However, this reference does not operate to reimpose same; Subject to zoning Ordinances that may affect subject 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, 2017.

**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:

Kim Collins  
Witness Printed Name KIM COLLINS

Kayla Matthews  
Witness Printed Name Kayla Matthews

Wilma R. DeLorenzo, Jr.  
Wilma R. DeLorenzo, Individually and as Trustee of the  
Wilma R. DeLorenzo Revocable Trust of 1995, as amended  
and restated on June 17, 2005  
Address: 20 Ocean Way, St Augustine, Florida 32080

State of Florida  
County of St. Johns

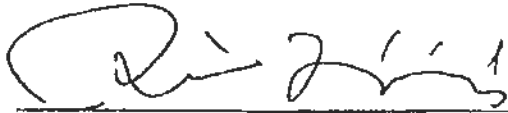
The foregoing instrument was acknowledged before me this 23rd day of April, 2018, by Wilma R. DeLorenzo, Individually and as Trustee of the Wilma R. DeLorenzo Revocable Trust of 1995, as amended and restated on June 17, 2005, who is/are personally known to me or who has produced a valid driver's license as identification.

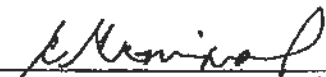



KIMBERLEE COLLINS  
MY COMMISSION # FF 200365  
EXPIRES: June 14, 2019  
Bonded Thru Budget Notary Services

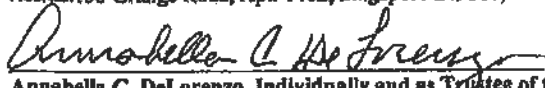
Kimberlee Collins  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Signed, sealed and delivered in our presence:

  
Witness Printed Name Retko Numajiri

  
Witness Printed Name Emelia Germinez

  
David A. DeLorenzo, Individually and as Trustee of the  
DeLorenzo Trust u/a dated January 7, 2002  
Address: 138 Grange Road, Apt. 1402, Singapore 249617,

  
Annabella C. DeLorenzo, Individually and as Trustee of the  
DeLorenzo Trust u/a dated January 7, 2002  
Address: 138 Grange Road, Apt. 1402, Singapore 249617,

REPUBLIC OF SINGAPORE )  
CITY OF SINGAPORE ) S.S.  
EMBASSY OF THE )  
UNITED STATES OF AMERICA )

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this 17 APR 2018 day of April, 2018, by David A. DeLorenzo and Annabella C. DeLorenzo, Individually and as Trustees of the DeLorenzo Trust u/a dated January 7, 2002, who ~~is/are personally known to me or~~ who has produced a valid driver's license as identification.

  
Elizabeth Jones  
Consul  
Notary Public \_\_\_\_\_ U.S. Embassy Singapore  
Print Name: \_\_\_\_\_  
My Commission Expires: Indefinite



## City of St. Augustine Beach

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

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

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

### Owner's Authorization Form

MICHAEL STAUFFER is hereby authorized TO ACT ON BEHALF OF  
HVG PROPERTIES LLC, the owner(s) of the property described in  
the attached application, and as described in the attached deed or other such proof of ownership as may be  
required, in applying to St. Augustine Beach, Florida, for an application related to a development, land use, zoning  
or conditional or special use permit or other action pursuant to an application for:

CONDITIONAL USE PERMIT (OUTDOOR SEATING)

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

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

Signature of Owner(s) [Signature]

Printed Name(s) Harold V. Croome, III

Address of Owner(s) 2289 Dabney Rd Richmond, VA 23230

Telephone Number of Owner(s) 804-307-1206

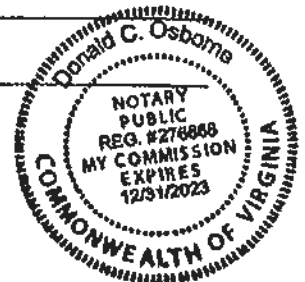
State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 5 day of November, 2020, by  
Harold V. Croome, III, who is personally known        or who has produced identification.

Type of identification produced       

Signature of Notary Public—State of Florida Donald C. Osborne

Notary Stamp/Seal/Commission Expiration Date: 12/31/2023



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

Public Records of St. Johns County, FL  
Clerk number: 2019013896  
BK: 4687 PG. 326  
2/28/2019 1:42 PM  
Recording \$18.50

In re:

**APPLICATION FOR A CONDITIONAL USE  
PERMIT FOR THE HVG PROPERTIES AT 400  
A1A BEACH BOULEVARD, ST. AUGUSTINE  
BEACH, FLORIDA.**

---

**ORDER APPROVING CONDITIONAL USE (2019-01)**

The application of HVG Properties, LLC., for a conditional use permit to allow for a food and / or beverage service or consumption outside of an enclosed building, per Sections 3.02.02 and 10.03.00-10.03.03 of the City of St. Augustine Beach Land Development Regulations, on the premises of a proposed donut shop in a commercial land use district at 400 A1A Beach Boulevard, St. Augustine Beach, Florida 32080, having come on to be heard before the City Commission on February 4, 2019, 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 use shall expire two (2) years after the approval hereof, and the Applicant shall be required to apply to extend the Conditional Use beyond February 4, 2021.
4. The use shall be conducted in such a way as to not violate City Code or become a nuisance and this Conditional Use approval shall not be transferable without application to the City Commission.
5. The use shall be commenced within one (1) year and shall not lapse for more than one (1) year.
6. A violation of the conditions listed above shall void the conditional use granted herein.




7. Alcohol sales shall not be permitted on the subject property.

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 4<sup>th</sup> day of February, 2019, at St. Augustine Beach, St. Johns County, Florida.

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

By:   
Undine C. George, Mayor

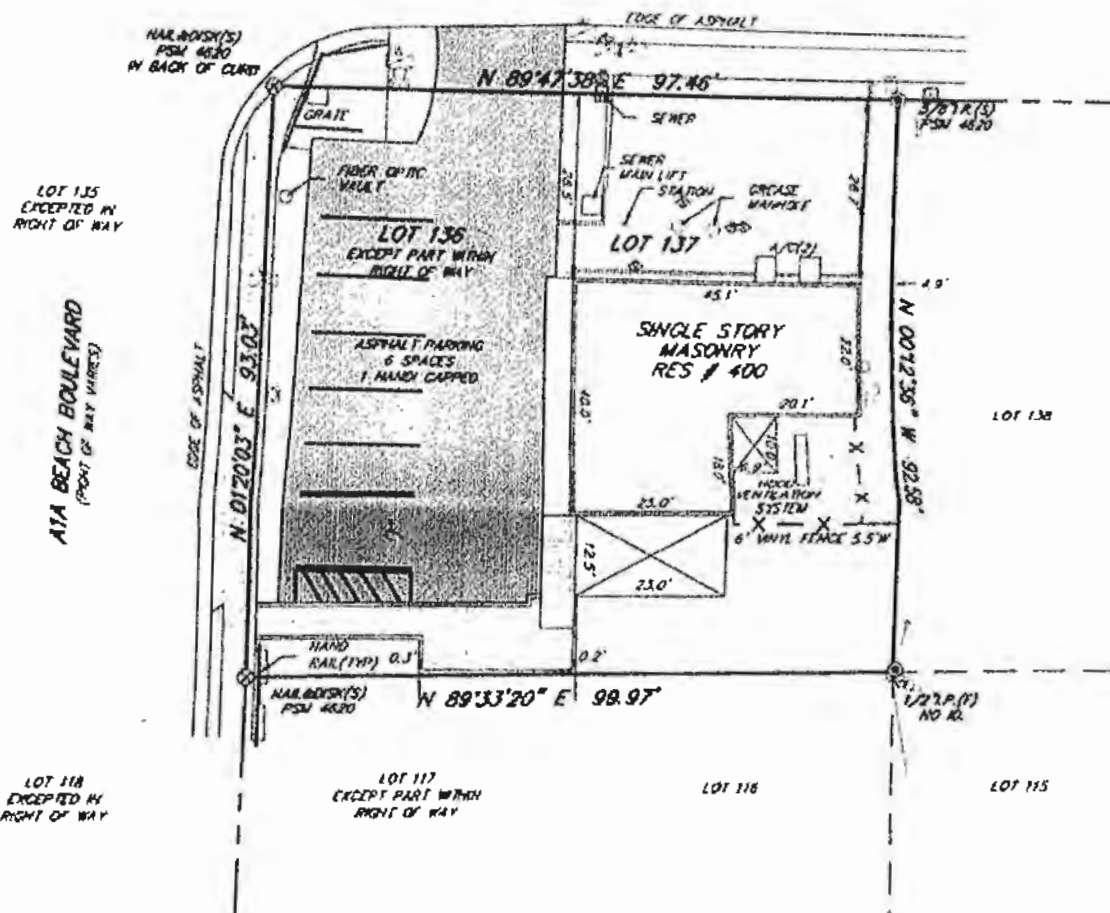
ATTEST:   
Max Royle, City Manager

MAP SHOWING SURVEY OF  
LOTS 136 AND 137, ATLANTIC BEACH SUBDIVISION OF ANASTASIA METHODIST ASSEMBLY GROUNDS, AS  
RECORDED IN MAP BOOK 2, PAGE 50 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, EXCEPTING  
THEREFROM THAT PART OF LOTS 112, 118, 133, AND 136 WITHIN THE RIGHT OF WAY OF ST. ROAD 41A

CERTIFIED TO  
ALG PROPERTIES LLC  
BY CORNER CONSTRUCTION LLC

DONUT  
SHOP

16TH STREET  
(FRONT OF WAY VARIETY)

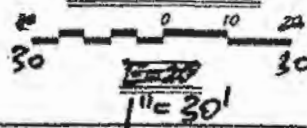


1/2" - AIR CONDITIONER PAD  
 10. - IDENTIFICATION  
 N.A.V.D. - NORTH AMERICAN VERTICAL DATUM  
 sq. ft. - SQUARE FEET  
 I.P.(F) - IRON PIPE FOUND  
 I.R.(F) - IRON ROD FOUND  
 L.R.(S) - 3/8" IRON ROD SET (PSM #4520)  
 WOOD POWER POLE  
 TELEPHONE RISER  
 FIRE HYDRANT  
 GUY ANCHOR

- RES. -- RESIDENCE
- CE -- CENTERLINE
- DN -- DENOTES NOT TO SCALE
- WM -- WATER METER
- CC -- EXPOSED CONCRETE
- CA -- COVERED AREA
- WELL -- WELL
- OE -- OVERHEAD ELECTRIC
- WH -- WATER VALVE
- EL -- ELECTRIC METER
- HC -- HANDY CAPPED

AREA = 0.21 ± ACRES  
OR 8143 ± SQ. FT.

GRAPHIC SCALE



SYNOPSIS NOTES

- [illegible]

The Agency is entitled to the last word with  
its words and will speak to its own words.  
The Agency is entitled to the last word with  
its words and will speak to its own words.

## 512/2

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, SHALL RELY UPON THIS SURVEY.

Excluded by the Bureau of Land Management on 12/01/2018. (2018-00022)  
 12/01/2018 This property does not meet the criteria for the 100% AD. It  
 BEARING BASIS AWARD

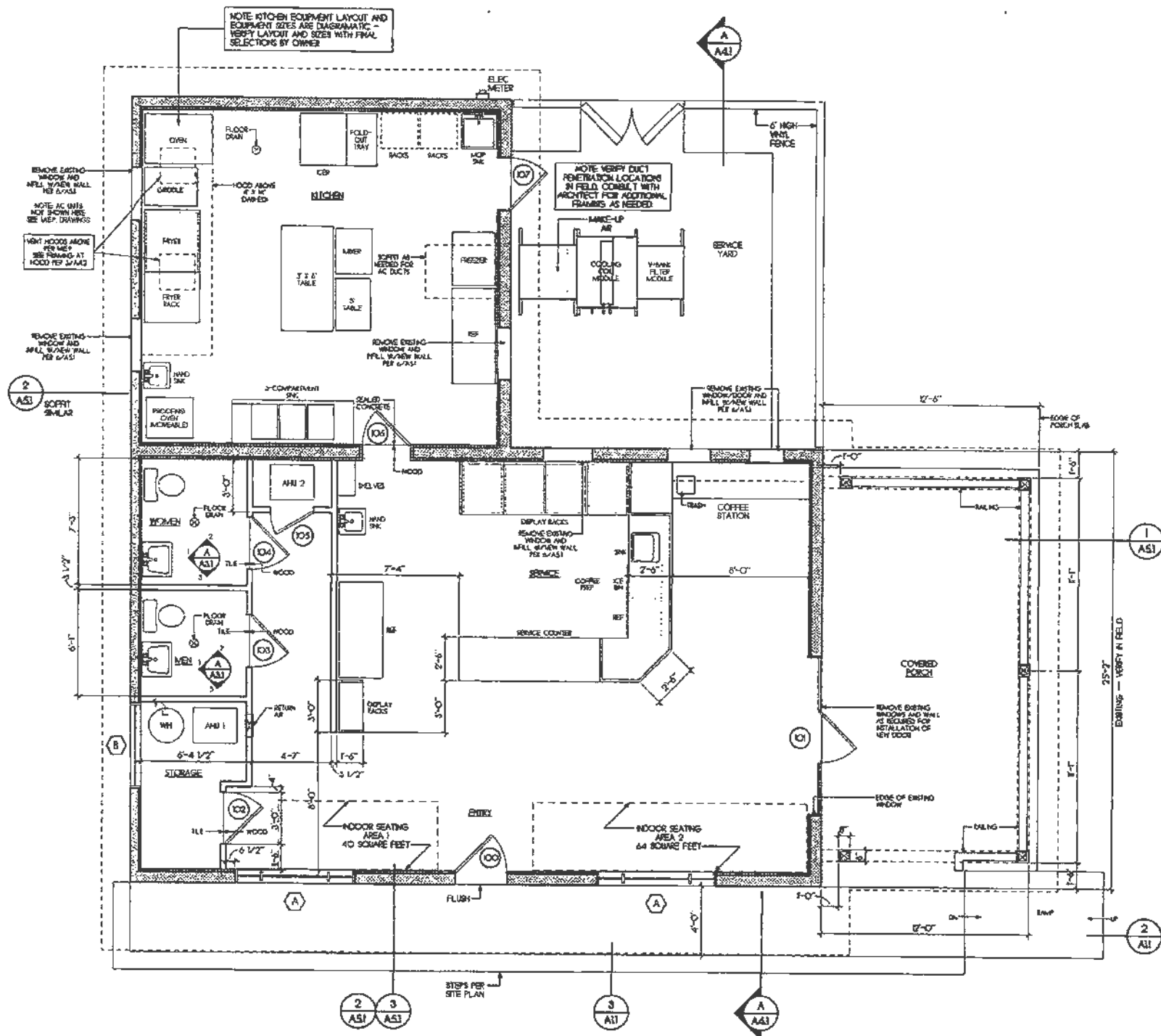
| DRUG    | DATE     | TIME | DOSE  | ROUTE | REMARKS |
|---------|----------|------|-------|-------|---------|
| 10-0000 | 10/02/70 | 1:30 | 100mg | IV    | R 10    |

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**NICHOLAS B. FRANKLIN**  
6170 AIA SOUTH #316  
ST. AUGUSTINE, FLORIDA 32086  
(904) 321-8872 FAX (904) 471-8878

NICHOLAS H. FRANKLIN, P.L.S. 4020  
FOR LANDTECH AND ASSOCIATES



# DONUT SHOP

FLOOR PLAN

$$\sqrt{4} = 2 - 0$$

## Donut Shop

### Conditional Use Application 2020



## An aerial photograph showing a rectangular swimming pool with a dark interior. A concrete deck surrounds the pool. In the background, a two-story house with a light-colored exterior and a dark roof is visible. The pool is situated in a landscaped yard with some trees and shrubs. The overall scene is captured from a high angle, looking down at the pool and house.

AGUA CONSTRUCTION

480 N. HIGHWAY 100, SUITE 100, DENVER, CO 80202

The photograph shows a two-story house with a balcony on the right side. The balcony has a railing. The house is surrounded by lush landscaping, including tall, thin trees and dense shrubs. The sky is filled with clouds. In the bottom left corner, there is a logo for 'AquaConstruction' and in the bottom right corner, the text '450 High Tide Drive' is written.

### Proposed Landscaping between 459 and 455 High Tide

109'

Scale:  $1/8" = 1 \text{ ft}$

# MEMO

**To:** Max Royle, City Manager  
**From:** Bonnie Miller, Executive Assistant  
**Subject:** Conditional Use File No. CU 2020-05  
**Date:** Wednesday, December 16, 2020

Please be advised that at its regular monthly meeting held Tuesday, December 15, 2020, the City of St. Augustine Beach Comprehensive Planning and Zoning Board voted to recommend the City Commission approve a conditional use application submitted for food and/or beverage service and consumption outside of an enclosed building on the premises of an existing restaurant, Island Donuts, in a commercial land use district at 400 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080.

The application was filed by Michael Stauffer, 1093 A1A Beach Boulevard #330, St. Augustine Beach, Florida, 32080, agent for Harold V. Groome III, HVG Properties LLC, 2289 Dabney Road, Richmond, Virginia, 23230-0000, applicant, per Sections 3.02.02 and 10.03.00-10.03.03 of the City of St. Augustine Beach Land Development Regulations, PERTAINING TO ATLANTIC BEACH LOTS 136 & 137, REAL ESTATE PARCEL NUMBER 167660-0000, AKA 400 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. Longstreet made the motion to recommend the City Commission approve the conditional use application described above for Island Donuts, subject to the condition that the conditional use permit be granted as non-transferable for a period of five (5) years. Ms. Longstreet's motion was seconded by Ms. Odom and passed 7-0 by unanimous voice-vote.