



AGENDA
PLANNING AND ZONING BOARD MEETING
CITY OF ST. AUGUSTINE BEACH
JANUARY 29, 2015 7:00 PM.

City Hall
2200 A1A South
St. Augustine Beach, FL 32080

NOTICE TO THE PUBLIC

THE PLANNING AND ZONING BOARD HAS ADOPTED THE FOLLOWING PROCEDURE: PERSONS WISHING TO SPEAK ABOUT TOPICS THAT ARE ON THE AGENDA MUST FILL OUT A SPEAKER CARD IN ADVANCE AND GIVE IT TO THE RECORDING SECRETARY. THE CARDS ARE AVAILABLE AT THE BACK OF THE MEETING ROOM. THIS PROCEDURE DOES NOT APPLY TO PERSONS WHO WANT TO SPEAK TO THE BOARD UNDER "PUBLIC COMMENTS".

- I. **CALL TO ORDER**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **ELECTION OF CHAIRMAN AND VICE CHAIRMAN FOR 2015**
- V. **APPROVAL OF MINUTES OF REGULAR PLANNING AND ZONING BOARD MEETING OF DECEMBER 16, 2014**
- VI. **PUBLIC COMMENT**
 - A. Chief of Police Robert Hardwick's informational presentation for a skateboard park in the City
- VII. **PRESENTATION**
 - A. Concept Review File No. CR 2015-01, for proposed construction of a three-story, 273-unit hotel on the former St. Augustine Beachfront Resort property site, in a commercial land use district at 300 A1A Beach Boulevard, Mr. Thomas O. Ingram, Agent for Key Beach North LLC, Applicant
 - B. Ordinance No. 15-01, passed on first reading by the City Commission at its January 5, 2015 regular monthly meeting, to adopt regulations pertaining to approval of modifications to Planned Unit Developments
- IX. **OLD BUSINESS**
- X. **BOARD COMMENT**
- XI. **ADJOURNMENT**

MINUTES OF THE REGULAR MONTHLY MEETING OF THE COMPREHENSIVE PLANNING AND ZONING BOARD of the City of St. Augustine Beach, Florida, held Tuesday, December 16, 2014, at 7:00 p.m. in the City Commission Meeting Room, City Hall, 2200 State Road A1A South, St. Augustine Beach, Florida, 32080.

I. CALL TO ORDER

Chairman Steve Mitherz called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

BOARD MEMBERS PRESENT: David Bradfield, Steve Mitherz, Roberta Odom, Zachary Thomas, Karen Zander, Senior Alternate Mary McCarthy, Junior Alternate Jeffrey Holleran.

BOARD MEMBERS ABSENT: Vice-Chairman Jane West, Elise Sloan.

STAFF PRESENT: Gary Larson, Building Official; James Whitehouse, City Attorney; Max Royle, City Manager; Bonnie Miller, Recording Secretary.

**IV. APPROVAL OF MINUTES OF TUESDAY, NOVEMBER 18, 2014
REGULAR MONTHLY MEETING**

Mr. Bradfield MADE A MOTION TO APPROVE THE MINUTES OF THE REGULAR MONTHLY MEETING OF TUESDAY, NOVEMBER 18, 2014. The motion was seconded by Ms. Odom and passed 7-0 by unanimous voice-vote.

V. PUBLIC COMMENT AND DISCUSSION

Mr. Mitherz asked for public comment on any issue not on the agenda. There was none.

VI. NEW BUSINESS

- 1. REQUEST FOR BUSINESS ACCESS FROM VERSAGGI DRIVE**, filed by William J. Schilling Jr., P.E., Vice-President, Kimley-Horn and Associates Inc., 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258, agent for James Edmonds III Living Trust, 9309 Old Kings Road South, Suite 1-A. Jacksonville, Florida, 32259, for business access from Versaggi Drive to the commercial properties at 3848 State Road A1A South, currently occupied by Alvin's Island, located north of Versaggi Drive, and 3900 State Road A1A South, located south of Versaggi Drive.

Bill Schilling, 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida, 32258, said he's a professional engineer with Kimley-Horn and Associates Inc., and has been working with Mr. Steve Edmonds, who is here on behalf of James Edmonds III Living Trust, the owner of the two commercial properties at 3848 and 3900 State Road A1A South, for which business access from Versaggi Drive is requested. Alvin's Island occupies the parcel at 3848 State Road A1A South on the north side of Versaggi Drive, and the parcel at 3900 State Road A1A South, on the south side of Versaggi Drive, has three retail buildings. A quick lube automotive center most recently occupied the northernmost building, which is now vacant. The Goodwill store occupies the middle building, and Extreme Kites and Ocean Extreme Sports are in the southernmost building. Currently, there aren't any driveway accesses to these properties from Versaggi Drive. Alvin's Island is accessed by inbound and outbound driveways on the northern portion of the site, and the southern parcel is accessed by an inbound-only driveway on the south side and an outbound-only driveway on the north side of the site. They're requesting the addition of a driveway on each side of Versaggi Drive, one on the south side to provide access to the commercial buildings at 3900 State Road A1A South, and the other on the north side to provide access to Alvin's Island at 3848 State Road A1A South. The driveways are requested to enhance access to the businesses on these commercial sites, especially the southernmost parcel, which attracts a lot of drivers going north who don't realize until they actually pass the inbound driveway on the south side that there's no other access to these businesses. As many and most times potential customers anticipate there are driveways on the side streets, they turn onto Versaggi Drive, and when they discover there isn't any access to these businesses from this street, they have to drive into the adjoining neighborhood and turn around in residents' driveways to get back out onto State Road A1A South. Having driveway access from Versaggi Drive will certainly eliminate the traffic turning around in the neighborhood as well as reduce the number of vehicles making U-turns on State Road A1A South, and it will also help the retailers occupying these properties to be more successful. They're also seeking to reconfigure the existing inbound-only driveway off State Road A1A South which accesses Alvin's Island, by widening it to 24 feet to allow both inbound and outbound traffic. They've had a pre-application meeting with the Department of Transportation (DOT) to inform the DOT of their intent to move forward with the reconfiguration of this driveway. There are no changes proposed to the buildings or the building locations on these property sites.

Mr. Larson said he's received complaints for the past 14 years from the residents of Linda Mar Subdivision about traffic turning around in their yards and driveways and ruining the rights-of-way they maintain because potential customers are denied access to Alvin's Island, formerly Wing's, and the businesses on the south side of Versaggi Drive. This has forced residents to put in posts and rocks and anything they can to keep turn-around traffic from destroying their yards. Staff doesn't see any reason for not allowing the driveway accesses from Versaggi Drive, as this will allow access into the adjacent businesses and be beneficial to them, without affecting anyone in the subdivision. The quick lube shop eventually had to close because customers couldn't get to the business without accessing it through the southernmost inbound driveway off State Road A1A South and driving through the strip center south of the shop. A furniture store, as well as Papa John's Pizza, also were not successful in this strip center and went out of business.

Mr. Mitherz asked for public comment.

Jo Ann Strong, 25 Linda Mar Drive, St. Augustine Beach, Florida, 32080, said she's been dealing with this issue since she was in her early 70's, and she's now 85 years old. Mr. Edmonds has applied time after time for these driveway accesses from Versaggi Drive, and if, at one point, he had not accepted half of the alleyway vacated by the City behind his property, he probably would have had an access from Versaggi Drive. However, he very willingly took this vacated land and used it. She sees a problem if four-wheel drive vehicles are required to drive on the beach, as they were this past summer, because with the new wooden beach walkway being built from Versaggi Drive to the beach, more and more people who don't have four-wheel drive vehicles will be parking along the streets in Linda Mar Subdivision to use the new walkway to get to the beach, and the neighborhood is going to turn into a parking lot, as the new walkover isn't going to have a parking lot.

Mr. Bradfield asked Ms. Strong what negative impacts she perceives will come from allowing the proposed driveway accesses from Versaggi Drive.

Ms. Strong said it's very difficult to get in and out of Versaggi Drive on weekends in the summer, as this is the only way in and out for all of the residents of Linda Mar Subdivision. She's also concerned about delivery vehicles using the proposed driveways off Versaggi Drive, adding semi-trucks and more traffic on this residential street.

Ms. McCarthy said vehicles going down the street have to turn around to get back out when they find there's no business access from Versaggi Drive, which must cause a lot of traffic in the neighborhood. She thinks the proposed driveways off Versaggi Drive would reroute a lot of this traffic, as people would turn around in the commercial parking lots to get out instead of turning around in people's driveways and yards in the neighborhood.

Mr. Bradfield said he believes the applicants are perceiving the additional ingress and egress from Versaggi Drive will relieve traffic in the neighborhood, not add to it. He understands Ms. Strong's concerns about people parking in the neighborhood to use the new walkover to get to the beach, but that's a whole other discussion.

Ms. Zander asked if the DOT gave the applicants any feedback on their pre-application. She also asked how long Mr. Edmonds has owned the two subject commercial properties.

Mr. Schilling said the throats of the two driveways proposed off Versaggi Drive, and the reconfiguration of the driveway off State Road A1A South to Alvin's Island, will each be 24 feet wide, with a 12-foot-wide inbound lane and a 12-foot-wide outbound lane. The feedback they got from the DOT was not in writing, but they did get verbal support, and were advised by the DOT that they could move ahead with the next step and submit their application to the City. They still have to go through the official permitting process and submit construction plans for the proposed driveways, but the DOT did not raise any concerns or have any issues with the driveways at their pre-application meeting.

Steve Edmonds, 9309 Old Kings Road South, Suite 1-A, Jacksonville, Florida, 32259,

applicant, said his father, James Edmonds III, bought the land and developed these two properties about 15 years ago, and his family has owned these parcels ever since.

Mr. Bradfield said he remembers when these properties were developed that the ingress and egress for the northernmost parcel, which was originally Wing's before it became Alvin's Island, seemed far from adequate for the number of parking spaces it has. He has a background in transportation logistics, and as it doesn't make much sense to have a one-lane entry and a one-lane exit in the middle of a curb, he thinks the proposed driveways are a much-needed improvement as a function of simply providing more flow.

Mr. Holleran said he also thinks the proposed driveways will improve the flow of traffic and definitely help keep traffic out of the neighborhood. He doesn't see a problem with them, and thinks they look great as shown on the submitted aerial design drawings.

Mr. Bradfield asked if, in the scope of applying for these driveway accesses and modifications, notification to neighboring property owners was required.

Mr. Larson said yes, notification was sent to everyone in Linda Mar Subdivision.

Mr. Mitherz said it looks like four or five parking spaces will be lost in the southernmost parcel with the proposed driveway access off Versaggi Drive. He asked if there will still be an adequate number of parking spaces for any business that occupies the building that is now vacant, but was previously occupied by the quick lube center.

Mr. Schilling said that's correct, it's estimated about four parking spaces will be lost on the north side of the quick lube building, but there are a number of parking spaces on the southern side of this building, between it and the Goodwill store.

Mr. Holleran suggested the applicants ask the DOT and the City to help divert the flow of traffic in the neighborhood by posting signage on State Road A1A South and Versaggi Drive to prohibit commercial vehicles from parking on residential street rights-of-way.

Mr. Mitherz asked Mr. Larson if there is an overwhelming amount of parking in the rights-of-way of the residential streets of Linda Mar Subdivision.

Mr. Larson said no, to date, this has not been an issue.

Ms. Zander asked if the commercial zoning of the two parcels owned by the applicant runs any further to the east of the applicant's properties, or if the applicant's properties abut residential property. She also asked if there is currently any prohibition to parking on Versaggi Drive.

Mr. Larson said both of Mr. Edmonds' commercial properties abut residential property. It's strictly a matter of interpretation as to whether access to a commercial property can be from a residential street adjacent to a commercial property. They went through the same argument when Walgreens was built on the corner of State Road A1A South and

Ocean Trace Road. The residents of Ocean Trace Subdivision argued Walgreens couldn't have an access driveway from Ocean Trace Road because it was a residential street, but this argument was deemed to be wrong. It was basically determined that as Walgreens is a commercially-zoned property, that part of Ocean Trace Road adjacent to it is a commercial roadway, before it converts into a residential road leading into Ocean Trace Subdivision. As for parking on Versaggi Drive, parking is not allowed on the street, or paved portion, of Versaggi Drive, but it is allowed on the adjacent right-of-way. To date, he's never received a phone call or complaint about anyone parking on the right-of-way.

Mr. Bradfield MADE A MOTION TO RECOMMEND THE CITY COMMISSION APPROVE THE REQUEST FOR BUSINESS ACCESS FROM VERSAGGI DRIVE AS PROPOSED FOR THE SUBJECT COMMERCIAL PROPERTIES AT 3848 AND 3900 STATE ROAD A1A SOUTH. The motion was seconded by Ms. Zander and passed 7-0 by unanimous roll-call vote.

2. RESCHEDULING OF DATE OF JANUARY 20, 2015 REGULAR MONTHLY MEETING, due to the use of the City Commission meeting room by the St. Johns County Supervisor of Elections for early voting from January 17-24, 2015, and voting for the special primary election on January 27, 2015, the Board's regular monthly meeting date of Tuesday, January 20, 2015, at 7:00 p.m. at City Hall, is proposed to be rescheduled to Thursday, January 29, 2015, at 7:00 p.m. at City Hall.

Ms. Odom MADE A MOTION TO RESCHEDULE THE BOARD'S REGULAR MONTHLY MEETING OF TUESDAY, JANUARY 20, 2015, TO THURSDAY, JANUARY 29, 2015. The motion was seconded by Ms. Zander and passed 7-0 by unanimous voice-vote.

VII. OLD BUSINESS

There was no old business.

VIII. BOARD COMMENT AND DISCUSSION

There was no Board comment or discussion.

X. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

Chairman

Recording Secretary

(THIS MEETING HAS BEEN RECORDED IN ITS ENTIRETY. THE RECORDING WILL BE KEPT ON FILE FOR THE REQUIRED RETENTION PERIOD. COMPLETE VIDEO CAN BE FOUND AT www.slaughch.com OR BY CONTACTING THE OFFICE OF THE CITY MANAGER AT 904-471-2122.)



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

Memorandum

TO: Members of the Comprehensive Planning and Zoning Board
FROM: Gary Larson, Director of Building and Zoning
DATE: January 22, 2015
RE: Beachfront Hotel Concept Review

For the newer members of the Board who have not previously reviewed a concept review application, per the Land Development Regulations, there is no approval or denial provided by the Board, simply the opportunity to question the proposed development plans prior to plans submitted for final development review.

The applicant is Key Beach North LLC, Miami, Florida. The site is the former St. Augustine Beachfront Resort location. The proposal is a new hotel, to be completed in two phases. The first phase addresses construction of 180 rooms and 207 parking spaces, based on current LDR requirements. The second phase is proposed to be addressed in 2020. Mr. Tom Ingram will address the Board on this first phase, per the letter allowing him to act as the owner's agent in your application information.

Also in the application information, you have the front and rear elevations, and the interior side elevations that will be illustrative for the north and south side elevations. You will find the structure is built on pilings, with the parking being considered as a lower, non-habitable story. Also included on the lower level are allowable uses in accordance with the Florida Department of Environmental Protection – storage, mechanical rooms, and elevators for patrons to access the main lobby.

As this is an existing site, when application is made for Final Development, issues such as storm water detention/retention, DEP and Water Management District requirements that will be subject to their approval, potable water and sewer, and other issues as determined by this office will be addressed. Issues such as environmentally sensitive lands, endangered species, and historic structures will most likely be deleted from the Final Development application.

Staff has reviewed the concept and finds it to be in compliance with City and State Codes.

**THE CITY OF ST. AUGUSTINE BEACH
APPLICATION FOR CONCEPT REVIEW**

THE UNDERSIGNED REQUEST A CONCEPT REVIEW:

NAME Tom Ingram PHONE # 904-798-3700

ADDRESS Akerman LLP, 50 N. Laura Street, Suite 3100, Jacksonville, FL 32202

LEGAL DESCRIPTION OF PARCEL: SEE ATTACHED DEED

Lot(s) _____ Block(s) _____ S/D _____

LAND USE CLASSIFICATION: Commercial land use/Commercial zoning

SEWERAGE (CHECK ONE): Central Sewer Hook-up X Septic _____

REASONS FOR WHICH THIS CONCEPT REVIEW IS BEING SOUGHT:

is considered a "Major Project"

(greater than 10,000 sf)

PLEASE CHECK IF THE FOLLOWING INFORMATION HAS BEEN INCLUDED:

- LEGAL DESCRIPTION OF PARCEL
- LIST OF ALL PROPERTY OWNERS WITHIN 300' RADIUS
- STAMPED AND ADDRESSED LEGAL SIZE ENVELOPES OF PROPERTY OWNERS WITHIN 300' RADIUS AND APPLICANT'S ADDRESS
- SURVEY
- OTHER DOCUMENTS OR INFORMATION TO BE CONSIDERED

In filing this application for a CONCEPT REVIEW, the undersigned understands it becomes a part of the Official Records of the Comprehensive Planning and Zoning Board, and does hereby certify that all the information contained herein is true and correct, to the best of his/her knowledge.

Key Beach North, LLC

Owner/Agent

848 Brickell Ave., Suite 700

Address Miami, FL 33131-0000

(305) 377-0037

Phone #

December 15, 2014

Date

Thomas O. Ingram, Akerman LLP

Applicant/Agent

50 N. Laura Street, Suite 3100

Address Jacksonville, FL 32202

(904) 798-3700

Phone #

**ALL AGENTS MUST HAVE NOTARIZED
WRITTEN AUTHORIZATION**

THE CITY OF ST. AUGUSTINE BEACH
BUILDING AND ZONING DEPARTMENT

CONCEPT REVIEW CK2015-01 Receipt INVOICE NO. 23356 DATE 12/16/2014

NAME OF APPLICANT Thomas O. Ingram, Akerman LLP

ADDRESS 50 N. Laura Street, Suite 3100, Jacksonville, FL 32202

CHARGES

Concept Review Fee - \$150.00

Account # 34120 Date Paid 12/16/2014

Advertising \$ _____

Account # 50491.515 Date Paid _____

Sign Fee: \$7.50 \$ _____

Account # 50471.515 Date Paid _____

TOTAL \$ 150.00

SIGNED J. M. Ingram

CHECK # 251814

St. Augustine Beach Hotel
Key International
Application for Concept Review
December 15, 2014

This application is for conceptual review of a proposal to redevelop the St. Augustine Beach Hotel site at 300 A1A Beach Boulevard as a new hotel. Initially the hotel would have 180 rooms (keys), with the potential expansion to 273 rooms. The attached concept plan shows that the overall footprint of the hotel is similar to that which existed with the St. Augustine Beach Hotel. This proposal would include multiple pools, meeting areas and other amenities. The existing hotel would be demolished.

Key International has developed a variety of hotels in Florida and Spain, with a focus on infill and redevelopment sites. These have ranged from the redevelopment of the Eden Roc in Miami Beach to the redevelopment of two 18th Century mansions in Cordova, Spain to hotel uses, each retaining the context of the community that they are in.

Also included in this application are conceptual elevations of the project. As generally shown in the elevations, balconies will be incorporated into rooms facing north, east and south.

The Property:

Property Appraiser's ID # 1630000000

Location: 300 A1A Boulevard, between Pope Road and St. Johns County Ocean Pier & Courts Park

Acreage. 6.39+/-

Phasing Schedule:

Phase I (2014-16): 180 rooms, 207 parking spaces (minimum)

Phase II (timing based on market demand but generally anticipated before 2020): 93 rooms (total 273), 266 parking spaces.

Factors for Planning and Zoning Board Consideration.

1. Characteristics of the site and surrounding area, including important natural and man-made features, the size and accessibility of the site, and surrounding land uses

The site is an oceanfront site that has been developed as a hotel for the past 40 years. It began as a Howard Johnson in 1974 and was subsequently independently owned and operated. The area contains a mix of uses including the beach, Pier Park, the nearby Anastasia State Park, a Super 8 Motel, Regency Inn & Suites, a service station and convenience store, a fire station, and the recently developed Salt Life restaurant. Condominiums and single family homes are also located nearby.

Access is provided via A1A. The features on site presently include a portion of the 1974 hotel and associated parking areas and landscaping

2. Whether the concurrency requirements of Article IV of this Code could be met if the development were built.

Concurrency is met for this development in that the proposed hotel is a redevelopment of an existing hotel site which has been served with transportation, water, sewer, solid waste, fire protection and other public infrastructure and services.

3. The nature of the proposed development, including land use types and densities; the placement of proposed buildings and other improvements of the site; the preservation of natural features; proposed parking areas; internal traffic circulation system; the approximate total ground coverage of paved areas and structures; and, types of water and sewage treatment systems.

The proposed development is for a resort-type hotel with ancillary facilities. Approximately 70% of the site will be impervious, including patio decks, parking areas, swimming pools and the buildings. The site will be served by public utilities. Stormwater management will be addressed through underground exfiltration drains located below parking areas

4. Conformity of the proposed development with the comprehensive plan, this Code and other applicable regulations.

The St. Augustine Beach Comprehensive Plan designates the land use of the site as Commercial, which allows for hotel uses and ancillary facilities

The proposed building roof, not including architectural features, elevator structures, parapet walls and the like, is 35 feet from the finished floor level. As shown on the Conceptual Site Plan, parking is provided under the first finished floor of most of the structure. The finished floor elevation is designed to conform with state law for structures that include portions seaward of the Coastal Construction Control Line. As required by section 1-16(b) of the City Charter, the height of structural members required under state law were not included in measuring against the 35 foot building height regulation, and the architectural features and other roof structures for elevators, stairways, mechanical equipment, and parapet walls may extend up to 10 feet above the building structure

5. Applicable regulations, review procedures, and submission requirements.

Applicable regulations include the St. Augustine Beach Land Development Code and the St. Augustine Beach Comprehensive Plan

Setback requirements Ordinance 13-14

Height: Ordinance 13-14; St. Augustine Beach Charter § 1-16, Florida Building Code § 3109, Florida Department of Environmental Protection, "One Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line," (Nov. 1999) (see R142).

Tree removal/replacement Ordinance 11-14

Maximum lot coverage § 3.02.04. 40%

Parking § 6 03.02. 1.15 spaces per unit (=207 spaces for 180 rooms).

6. Concerns and desires of surrounding landowners and other affected persons

The overwhelming desire that the applicant has heard from the community to date is that it wishes to see this hotel site redeveloped as a hotel but with a new structure that is of a higher quality than the hotel structure that exists today. Additionally, the feedback we have received regarding the design is that it should be harmonious with the aesthetics and styles that are prevalent in the St. Augustine Beach community. The developer shares these values and has worked to have this project reflect the community aesthetic. It has developed other hotels to reflect the local aesthetic in a variety of other communities. These projects range from hotels in Miami Beach, having a Miami Beach look and feel such as the Eden Roc, to projects in historic areas of Spain, such as the NH Amistad Córoba in Cordova, a redevelopment of two 18th Century mansions, and the redevelopment of the Hotel Galatzó on the Island of Mallorca.

7. Other applicable factors and criteria prescribed by the comprehensive plan, this Code, or other law.

Development Team:

Owner

Key Beach North, LLC
attn: Diego Ardid
848 Brickell Avenue, Suite 1100
Miami, Florida 33131-0000

Developer

Key International
Diego Ardid, Co-President
848 Brickell Avenue, Suite 1100
Miami, Florida 33131-0000
(305) 377-1001
www.key-international.com

Architect

Greg Portman, AIA, NCARB
Raintree Architecture, Inc. (PFVS)
5755 Dupree Drive
Atlanta, Georgia 30327
(404) 503-5000
gportman@pfvs.com
www.pfvs.com

Planning, Engineering & Landscape Architecture

Samuel C. Hamilton, P.E.
Paul Momberger, RLA
Zev Cohen Associates, Inc.
300 Interchange Blvd.
Ormond Beach, FL 32174
also 4475 US 1 South, Suite 601
St. Augustine, FL 32086
(386) 677-2482
pmomberger@zevcohen.com
sharrison@zevcohen.com
www.zevcohen.com

Agent

Thomas O. Ingram, Esq.
Akerman LLP
50 North Laura Street, Suite 3100
Jacksonville, FL 32202
(904) 798-3700
thomas.ingram@akerman.com
www.akerman.com

Owner's Authorization

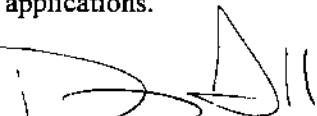
Date: 12/12/14

Gary Larson, Building and Zoning Director
Building Department
2200 A1A South
St. Augustine Beach, FL

Re: Agent Authorization for 300 A1A Beach Boulevard

To the City of St. Augustine Beach:

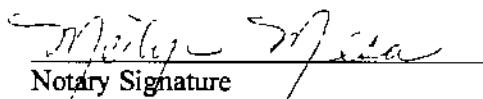
Key Beach North, LLC is the owner of the real property described in the attached Exhibit 1. I hereby authorize Thomas O. Ingram, Esq. of Akerman LLP to act as agent regarding any land use, zoning, permitting, and other development-related matters for the above-referenced property. I authorize him to file these applications and such other documents as may be necessary or appropriate for such applications.



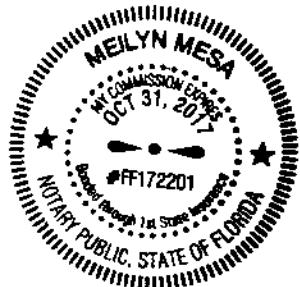
Diego Ardid, as President of Key International, Inc.,
the Manager of Key Beach North, LLC

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 12th day of December, 2014, by Diego Ardid, as President of Key International, Inc., the Manager of Key Beach North, LLC.


Notary Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____



EXH. 1

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

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

Special Warranty Deed

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

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

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

TEN DOLLARS (\$10) ----- DOLLARS
and other good and valuable consideration to GRANTOR in land paid by GRANTEE, the receipt whereof is hereby acknowledged, has given, bargained and sold to the said GRANTEE and GRANTEE'S heirs, executors and assigns forever, the following described land, situated,
lying and being in the County of St. Johns State of Florida as follows:

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

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

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

To Have and to Hold, the same as for ever.

And the grantor hereby conveys unto said grantee all his right and title to the above described land, the grantor hereby fully warranting the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

Craven Land Corporation, a Florida
corporation

Printed Name: Joseph Donald Craven (Seal)
Witness: Joseph Donald Craven, II, President
PO Address: 19 Aviles Circle, St. Augustine, FL 32080

Printed Name: David Hitz
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF St. Johns

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



Notary Public
State of Florida
My Commission # FF 20470
Expires August 23, 2016

Printed Name: Amber Hezel
Notary Public
My Commission Expires: 08/23/2016

Property Record Card						
STRAP	1630000000	Tax District	551			
Mailing Address				Neighborhood Code	672.03	
848 BRICKELL AVE STE 700, MIAMI, FL, 33131-0000			Use Code/Description	3900/Hotels & Motels		
			Sec-Town-Range	34 - 7 - 30		
Site Address			Property Map	Click here for Desktop Click here for Mobile		
300 A1A BEACH BLVD SAINT AUGUSTINE, 32080-0000						
Total Land Value	\$6,599,925.00	Acreage	6.05			
Total Building Value	\$379,719.00	Total Market(Just) Value	\$7,073,720.00			
Total Extra Features	\$94,076.00	Assessed Value	\$7,073,720.00			
Homestead Exempt	\$0.00	Taxable Value	\$7,073,720.00			
Owner Name(s)			Legal Description			
KEY BEACH NORTH LLC			3 NS37FT OF LOT 1 LYING E OF			
HOWARD JOHNSON RESORT MOTEL			RD A1A (EX E20 OF S125FT TO COUNTY FOR EASEMENT) OR3837/1087 144 UNITS			
Sales Information						
Sale Date	Adjusted Price	Book&Page	Instrument Code	Qualified	Vacant or Improved	Reason Code
01/15/2014	\$9,750,000.00	3837 & 1087	WD	U	I	37
01/13/1994	\$2,465,220.00	1032 & 1035	WD	Q	I	01
01/12/1994	\$100.00	1032 & 1033	QC	U	I	11
07/01/1981	\$0.00	500 & 678		U	I	11
Building Number 1						
Site Address:	300 A1A BEACH BLVD SAINT AUGUSTINE, 32080-0000			Building Model/Desc:	07 /HOTEL/MOTEL	
Building Type/Desc:	3900/Hotel			Heated/Cooled Area:	51684	
Year Built:	1974			Building Sketch (Descriptions)	click here to see sketch	
Gross Area:	51684					
Building Value:	\$272,001.00					
Building Number 2						
Site Address:	300 A1A BEACH BLVD SAINT AUGUSTINE, 32080-0000			Building Model/Desc:	04 /COMMERCIAL BLDGS	
Building Type/Desc:	2100/Restaurants & Cafeterias			Heated/Cooled Area:	14795	
Year Built:	1974			Building Sketch (Descriptions)	click here to see sketch	
Gross Area:	14795					
Building Value:	\$107,718.00					
Structural Elements (Descriptions)						
Building Number	Element Code	Element Description	Type Code	Type Description		
1	EW	Exterior Wall	15	Concrete Stucco		
1	RS	Roofing Structure	9	Rigid Frame		
1	RC	Roofing Cover	2	Built Up		
1	IW	Interior Walls	3	Drywall		
1	IF	Interior Flooring	5	Carpet		
1	HT	Heating Type	1	Air Duct		
1	AC	Air Conditioning	1	Central		
1	FR	Frame	3	Masonry		
1	PL	Plumbing	350	350 FIXTURES		
1	EL	Electrical	2	Average		
1	FN	Foundation	5	Concrete Perimeter Footing		
1	IN	Insulation	22	1" Fiberglass		
1	FS	Floor System	1	Concrete Slab		
1	CN	Condition	2	Poor		
2	EW	Exterior Wall	15	Concrete Stucco		
2	RS	Roofing Structure	9	Rigid Frame		
2	RC	Roofing Cover	2	Built Up		

2	RC	Roofing Cover	8	Clay Tile
2	IW	Interior Walls	3	Drywall
2	IF	Interior Flooring	7	Ceramic Tile
2	HT	Heating Type	1	Air Duct
2	AC	Air Conditioning	1	Central
2	FR	Frame	3	Masonry
2	PL	Plumbing	17	17 FIXTURES
2	EL	Electrical	2	Average
2	FN	Foundation	3	Concrete Slab
2	IN	Insulation	22	1" Fiberglass
2	FS	Floor System	1	Concrete Slab
2	CN	Condition	2	Poor

Extra Features

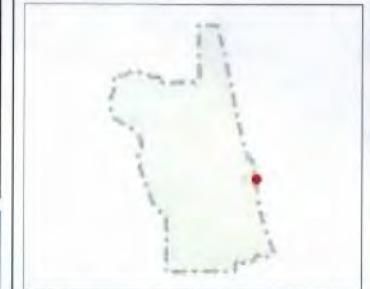
Code	Description	Year Built	Units	Unit Price	Adj Unit Price	Condition %	Depreciated Value
CMWSPG	SPRNKL WET	2008	1850.00	8.90	8.90	50.0	\$8,233.00
ELEVCO	COMM ELEVATOR 4+	2008	1.00	23500.00	23500.00	50.0	\$11,750.00
ASP	2 ASPH 2BS	1974	75350.00	1.09	1.09	50.0	\$41,066.00
CONC	CONC PAV 4	1979	800.00	2.41	2.41	50.0	\$964.00
CURB	CURB	1979	1906.00	7.00	7.00	50.0	\$6,671.00
BHDAC	BULKHD AV	1974	4944.00	12.84	12.84	40.0	\$625,392.00

Previous Parcel (1629900000)**Next Parcel (1630089999)**



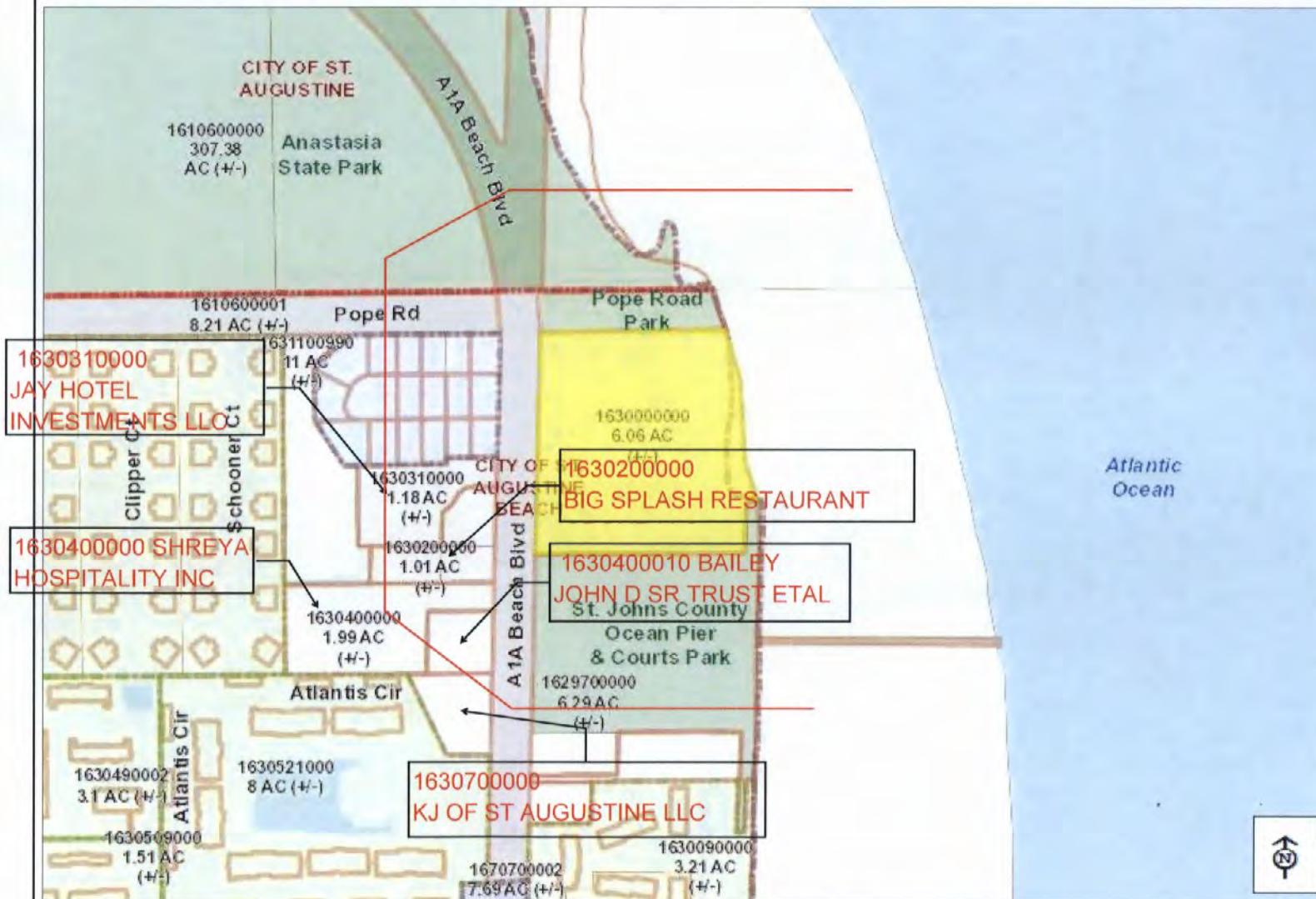
Historic St. Johns County

Sharon Outland, Property Appraiser
www.sjcpa.us email: sjcpa@sjcpa.us



Legend

- County Boundary
- City Limits
- School Names
- Railroads
- Condominiums
- Water
- Parks

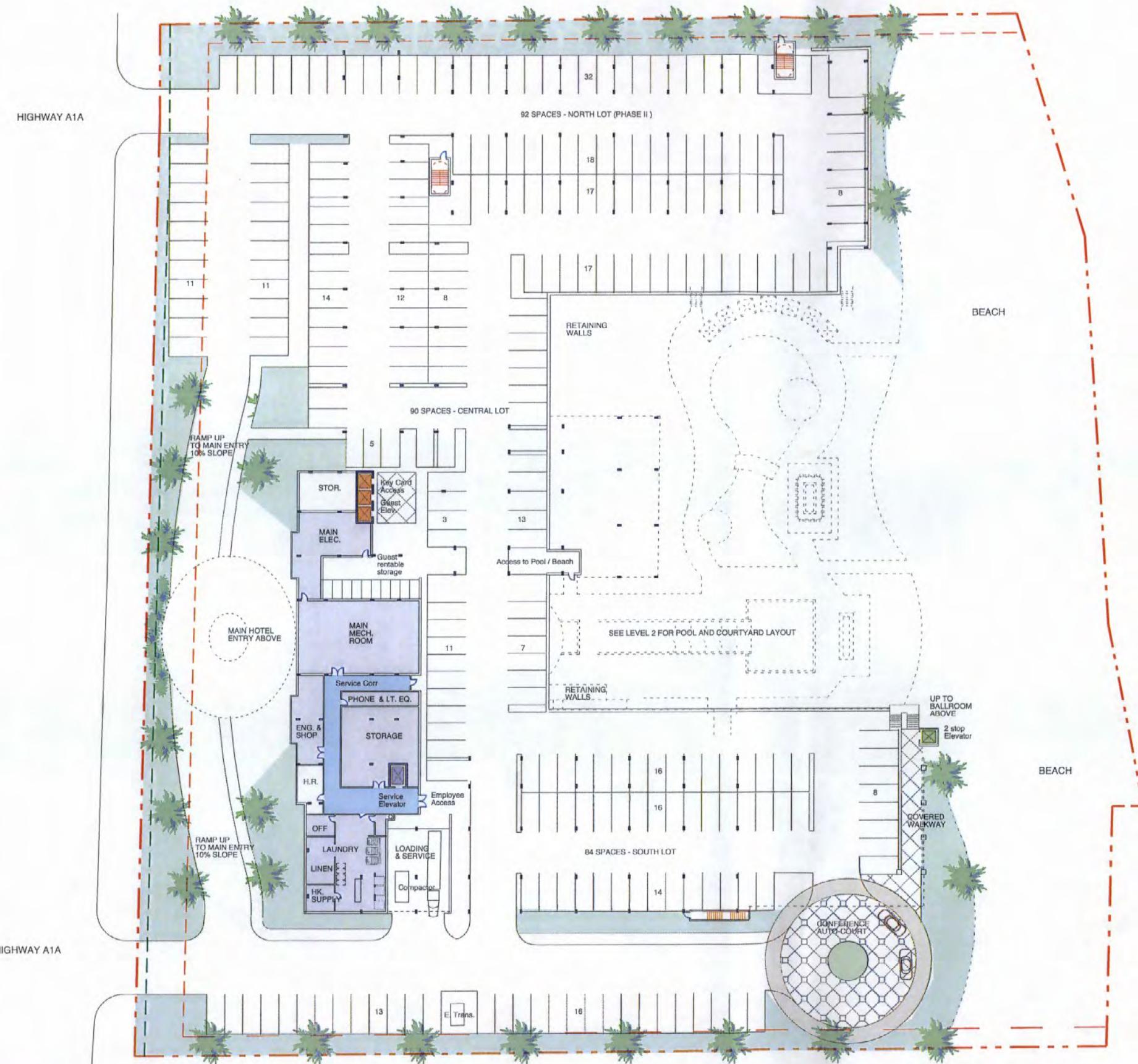


This information was derived from data which was compiled by the St. Johns County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's Office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad-valorem assessment purposes.









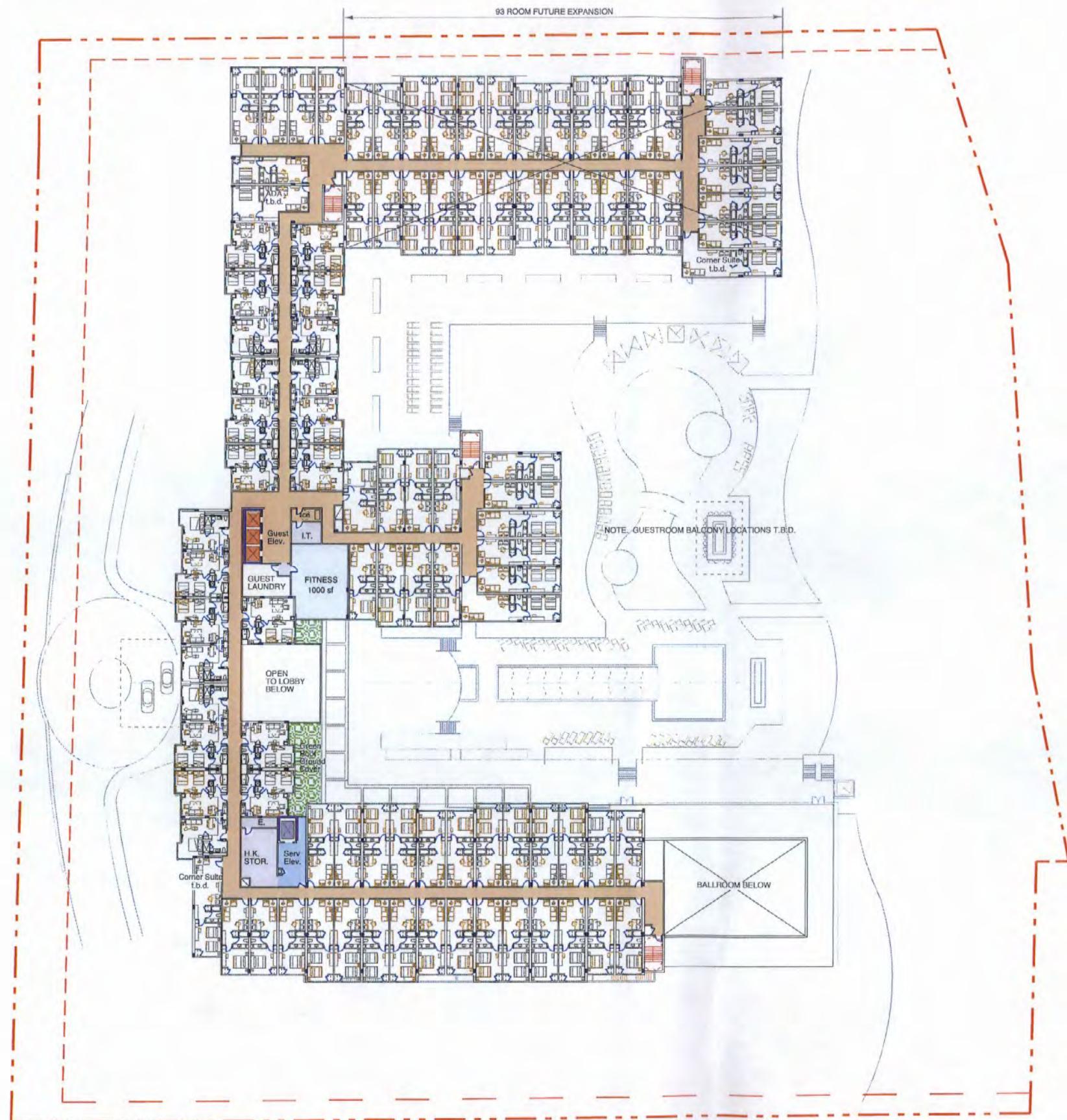
BUILDING DATA:

	Gross SF	# of Keys	# of Cars
LEVEL 1	11,000 sf	0	266
LEVEL 2	58,800 sf	32	
LEVEL 3	50,700 sf	73	
LEVEL 4	50,700 sf	75	
TOTALS:	171,200 sf	180	266

FUTURE EXPANSION

59,100 sf	93 on 3 levels	Included Above
231,400 sf	273 TOTAL BUILD OUT	





LEVEL 3

N



CONCEPT PLANS

15 DECEMBER 2014

PFVS

ARCHITECTURE
PLANNING
INTERIORS

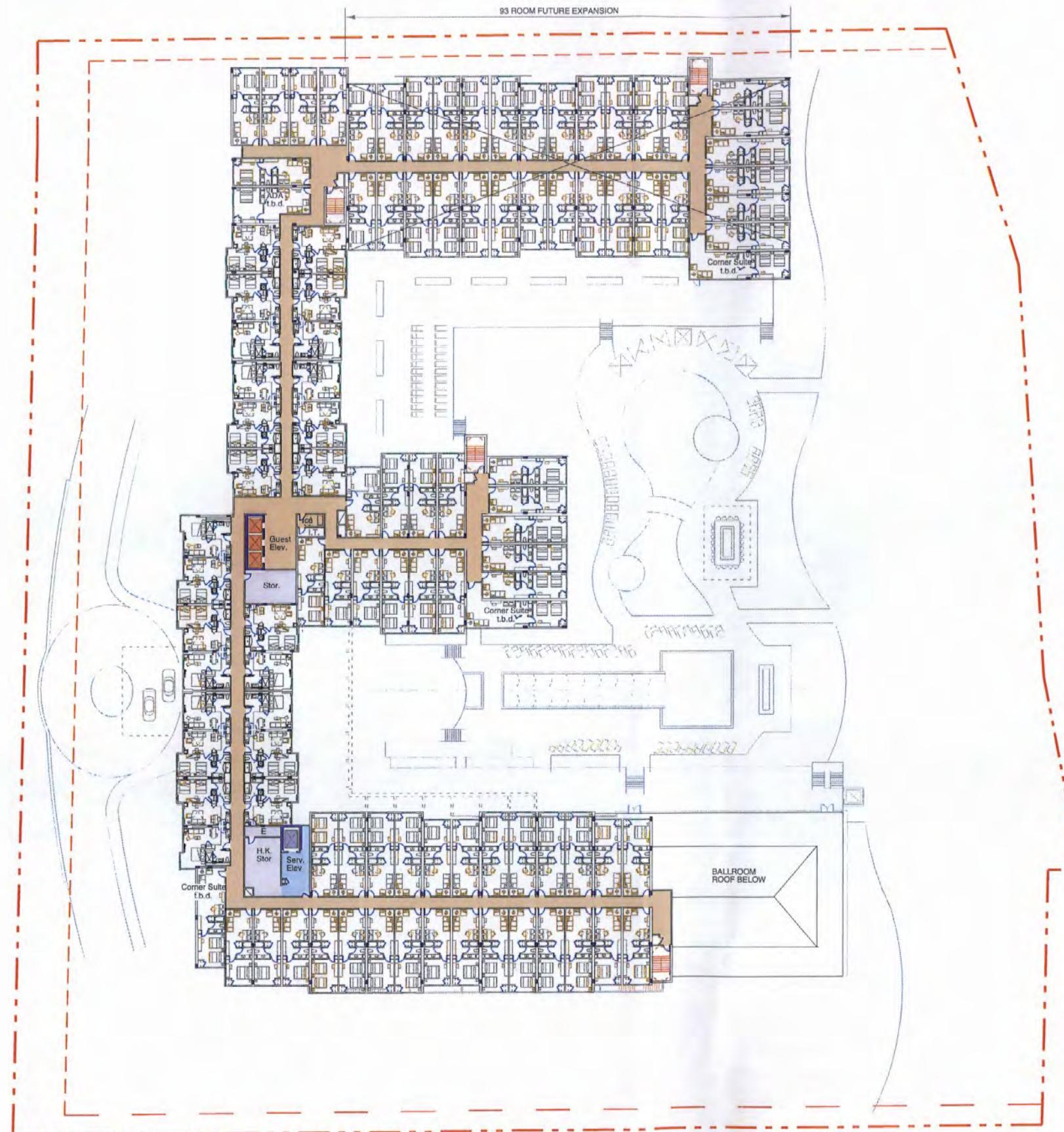
© DESIGN COPYRIGHT 2014

PROJECT # 14047

ST. AUGUSTINE, FLORIDA • RESORT HOTEL

KEY COAST NORTH LLC

0' 30' 60'



LEVEL 4

N



MEMORANDUM

TO: Steve Mitherz, Chairman
Berta Odom
Karen Zander
Elisa Sloan
David Bradfield
Zachery Thomas
Jane West
Mary McCarthy (Senior Alternate)
Jeffery Holleran (Junior Alternate)

FROM: Max Royle, City Manager 

DATE: January 6, 2015

SUBJECT: Review of Ordinance 15-01, to Adopt Regulations Concerning Approval of Modifications to Planned Unit Developments

BACKGROUND

Under Commissioner Comments at the Commission's December 1, 2014 meeting, the City Attorney, Mr. Doug Burnett, remarked about the Commission determining whether the planned unit development permit for the Maratea subdivision had expired, and the City's need to review an application for a request to extend such a permit. Mr Larson, the Building and Planning Director, noted that the City didn't have a process in place to modify a planned unit development. Commissioner Snodgrass asked that a policy be drafted for consideration by the Commission at its January meeting.

Mr. Burnett prepared an ordinance, 15-01, which the Commission reviewed and passed on first reading at its January 5th meeting

ACTION REQUESTED

As Ordinance 15-01 amends the Land Development Regulations, your recommendation concerning whether or not it should be adopted is required

The Ordinance is scheduled for a public hearing and final reading at the Commission's February 2nd meeting.

Mr. Whitehouse, the City Attorney who attends your meetings, can answer any questions you may have concerning the Ordinance.

ORDINANCE NO. 15-01

**AN ORDINANCE OF THE CITY OF ST. AUGUSTINE BEACH
RELATING TO APPENDIX A, ARTICLE XII OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF THE CITY OF ST.
AUGUSTINE BEACH; AMENDING SECTIONS 12.02.04 AND 12.02.10 OF
THE LAND DEVELOPMENT REGULATIONS RELATED TO FINAL
DEVELOPMENT PLANS FOR MINOR DEVELOPMENTS AND MAJOR
DEVELOPMENTS TO REGULATE AMENDMENTS TO FINAL
DEVELOPMENT PLANS OF MINOR DEVELOPMENTS AND MAJOR
DEVELOPMENTS WITHIN THE CITY OF ST. AUGUSTINE BEACH;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE.**

**BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE
BEACH, FLORIDA:**

Section 1. Section 12.02.04 of the Land Development Regulations of the City be, and the same is hereby amended to add the following subsection, regulating amendments to final development plans for Minor Development:

- E. *Amendment to final development plans.* If a minor development has received a final development order or other approval, the amendment, modification or extension of such a final development order or approval shall only be by the same process as the order or approval was originally obtained and the review fee shall also be the same. Expired final development orders are not eligible for renewal.

Section 2. Section 12.02.10 of the Land Development Regulations of the City be, and the same is hereby amended to add the following subsection, regulating amendments to final development plans for Major Development:

- B *Amendment to final development plans* If a major development has received a final development order or other approval, the amendment, modification or extension of such a final development order or approval shall only be by the same process as the order or approval was originally obtained (except that the concept review process does not have to be repeated) and the review fee shall also be the same. For Planned Unit Developments, strikethrough and underlined sections of the proposed changes shall be submitted. Expired final development orders are not eligible for renewal.

Section 3. Other Code Sections Unchanged. Any section or sections of the Code of the City of St. Augustine Beach not specifically modified herein shall survive in full force and effect and remain unchanged unless a conflict arises in which case this Ordinance shall control.

Section 4. Severability. If any phrase, clause, sentence, subsection, section, or provision of this Ordinance is held to be invalid, or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid, or unconstitutional the remaining phrases, clauses, subsections, or provisions of this Ordinance.

Section 5. Codification. Other than Sections 1 and 2 hereof, this Ordinance shall not be codified, but a copy of this Ordinance shall be maintained in the offices of the City Manager.

Section 6. This ordinance shall take effect ten days following passage.

PASSED by the City Commission of the City of St. Augustine Beach, Florida, upon Second Reading this 2nd day of February, 2015.

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

ATTEST: _____
City Manager

By: _____
Mayor-Commissioner

First reading: January 5, 2015

Second reading: February 2, 2015



St. Johns County Board of County Commissioners

Office of the County Administrator
Michael D. Wanchick, County Administrator

January 28, 2015

Mr. Max Royle
City Manager
City of St. Augustine Beach
2200 A1A South
St. Augustine Beach, FL 32080

Dear Max:

St. Johns County recently received a conceptual site plan associated with the redevelopment of the St. Augustine Beach Hotel, located near the intersection of Pope Road and Highway A1A. As the City of St. Augustine Beach is aware, the County supports the economic redevelopment of this site. The investment proposed by the property owner will bring much needed improvements to the property, and will provide an outstanding asset for both the land owner and the community. However, it is also important that the redevelopment be appropriately designed, and that parking needs of the project be met without adverse impacts to adjacent public assets that provide important beach access opportunities.

According to the site plan, the redevelopment will result in a four-story, 273 room hotel with a total of 266 parking spaces. In addition, the hotel will include a variety of ancillary uses including a ballroom, several conference rooms, and potentially a restaurant. It is likely that a number of these additional features will be utilized by patrons who are not guests of the hotel. As both the City and County are aware, the parking facilities at the County owned public beach access points to the north and south of the hotel site are frequently over capacity during the warmer months, and more frequently year round. It is the County's understanding that the Salt Life restaurant lacks adequate onsite parking, and utilizes the future hotel site to accommodate their employee and patron vehicles. Upon commencement of construction of the new hotel, the County would like to understand how the restaurant will meet their parking demands. If there is no alternative provided, the County will have to assume that beach parking areas will be used to meet the unmet parking demands of the restaurant, exacerbating existing parking constraints and undermining on-going efforts to provide additional parking and public beach access opportunities to residents and visitors.

With respect to the proposed hotel, it appears that Phase 1 would meet its parking demand as calculated under the County's Land Development Code, but may not meet its parking demand under the City's parking standards. Unfortunately, Phase 2 will be underserved for parking under both codes by between 53 and 146 spaces. The enclosed technical comments provide detail on County staff's parking analysis, which relies on relatively conservative (low) average room occupancy rates to meet patron, conference, and employee parking demands. During times when occupancy levels run high, a parking deficiency will almost certainly occur during Phase 1, and be substantially higher if Phase 2 is constructed.

Mr. Max Royle
January 28, 2015
Page 2 of 2

The combination of the success of an existing restaurant, combined with the prospect of a successful beachfront resort and conference facility means more visitors to the City. While this is an excellent situation to have occur, the absence of a well devised plan to meet the parking needs of these businesses will have impacts on local citizens who expect to have access to parks and beaches. It is the County's hope that the City will address the parking demands comprehensively consistent with its own previously expressed concerns regarding inadequate parking at the beaches.

There are a number of other comments and concerns that are identified for the City's and property owner's consideration as the conceptual plans are refined. They include the need for turn lanes off of A1A, sea turtle lighting standards, which must meet County Land Development Code standards, and landscaping. With regard to landscaping, the County requests the City's assistance in ensuring that quality perimeter landscaping is required along the northern and southern property boundaries which abut County owned parcels. It is recommended that a combination of landscaping, fencing, and masonry walling be designed to enhance the aesthetics of the project, and minimize external impacts on the adjacent properties.

St Johns County looks forward to working with the City of St. Augustine Beach, the Planning and Zoning Board, and the City Council to resolve these identified concerns, to ensure a successful project and the best possible outcome for our community and its residents.

Sincerely,



Michael D. Wanchick
County Administrator

MW

Encl: Technical Comments

cc: Chair and Honorable Board of County Commissioners

Darrell M. Locklear, P.E., Assistant County Administrator of Operations

Suzanne Konchan, AICP, Growth Management Department Director



ST. JOHNS COUNTY
GROWTH MANAGEMENT DEPARTMENT
4040 Lewis Speedway
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

To: Michael D. Wanchick., County Administrator
From: Suzanne Konchan, Growth Management Department
Date: January 27, 2015
Subject: Proposed Hotel Development – City of St. Augustine Beach – 300 A1A Beach Boulevard

This memorandum includes a series of technical review comments offered by various county reviewing departments. We recommend that the analysis and issues identified below serve as a basis for the City's review of the conceptual plans.

TRAFFIC/PARKING ANALYSIS:

Traffic Evaluation:

County staff reviewed the redevelopment under the County's concurrency regulations, including expansion of the existing hotel (of 142 rooms), and the addition of 131 hotel rooms for a total of 273 hotel rooms/suites. A preliminary traffic review based on the increase in the number of hotel rooms (131 additional rooms) resulted in no adverse impact to the roadway system and no project traffic on any link is projected to be more than 3% of the adopted service volume. There is adequate roadway capacity to accommodate the proposed expansion.

The project fronts on a County road and will be required to obtain a County Right-of-way permit for access. Based on our Code for a project generating gross daily trips of 2,435 turn lane requirements for both left and right turn lanes at the two entrances is necessary. However, the proposed entrances as depicted on the site plan appear not meeting our access management standards for a Class 7 Major Collector Roadway. Due to insufficient distance between connection points, the locations of the two entrances may have to be modified.

Parking Demand:

Based on our Code, parking demand is calculated one parking space per hotel room; therefore, 273 parking spaces at a minimum would be needed for both phases. Our Code further requires additional parking spaces for accessory uses. The proposed development will include a ball

room and meeting rooms totaling 5,800 sf which would yield the most potential impact for additional parking demand if they are used by non-hotel patrons. For this assessment, we are assuming the restaurant is only open to hotel guests; however, if that is not correct, additional spaces should be calculated for that use. The County considered various methods of assessing the parking needs of the ballroom and meeting space and determined that a reasonable range of additional demand was between 36 and 66 additional spaces. The total parking demand therefore would be between 309 and 339 parking spaces upon buildout of the full project. For Phase 1 only (180 rooms), the requirements range from 216 and 246 spaces.

Thus far, no accessible parking has been indicated on the plan. Our ADA staff indicates that based on the proposal, ten (10) ADA parking spaces are required as follows: the open parking area requires 3 accessible parking spaces in two different lots (2 in south lot and 1 in the west lot); and the covered parking area requires 7 accessible parking spaces. Generally, as a conversion factor one accessible space requires 2 regular spaces. Therefore, we recommend that the City assume that 10 fewer spaces will be yielded once handicapped requirements are accounted. Additionally, although the parking information in the Building Data table indicates 266 spaces, the plan shows 265 spaces. Thus, with a conversion of twenty (20) spaces for ten (10) ADA spaces, we believe the total layout yields 256 spaces.

At 256 spaces, we find that parking appears to be adequately provided for phase 1, and underserved by between 53 and 83 spaces at build out. We would note that our parking calculations include only 1 parking space/hotel room, and no additional parking for employees. This assumes a fairly basic service hotel, such that the vacancy rate average is adequate to meet employee parking needs. High amenity hotels tend to have a higher employee to room ratio, and would result in a demand for more parking than provided for in our assessment.

It appears that some surrounding businesses have un-met parking demands that have resulted in the hotel site serving as an overflow parking lot for employees and patrons of the Salt Life restaurant. The County suggests that although the hotel site should not be penalized for assisting the unmet parking needs in this interim period, the City is responsible to consider the neighborhood parking demands before the problem is further exacerbated.

Impact fees:

The total impact fee for the additional 131 hotel rooms would be \$443,304, and \$377,280 for road impact fee based on current impact fee assessment.

ENVIRONMENTAL ANALYSIS:

Based on the County's Land Development Code, we offer the following suggestions:

1. A landscaped buffer a minimum of six (6) feet in width should be provided between any off-street Parking Area and another Use on the property, e.g., Building, Storm water retention or detention pond, open space. (LDC 6.06.03.E.2)

2. A 6 foot wide landscape buffer should be required between vehicular use areas and any property lines. The landscape buffer(s) shall contain a continuous shrub line with a minimum of 24 inches high when planted with maximum 3 foot spacing. (LDC 6.06.03 E. 1.) The Landscape Plan should depict the 6' area with the shrub line, minimum 24" Ht., maximum 3' spacing.

3. When planting trees, 70% of the total number of planted trees should be canopy-type trees. This may not be feasible, due to the location of the subject property on the beach. A majority of Cabbage Palms and possibly a few red cedars are recommended on the western side of the property.

4. An 8 foot wide landscape buffer should be provided between vehicular use areas and road right-of-ways. This landscape buffer(s) should contain a continuous shrub line a minimum of 24 inches high when planted with maximum 3 foot spacing. (LDC 6.06.03.C) The Landscape Plan should depict the required 8' buffer, with the shrub line 24" Ht as planted, maximum 3' spacing.

5. The structure is located seaward of the Coastal Construction Control Line (CCCL). Any construction seaward of this line is required to be permitted through the Florida Department of Environmental Protection (DEP), Bureau of Beaches and Coastal Resources. A copy of the DEP permit for the construction seaward of the CCCL should be provided prior to commencement of site development. (Section 4.01.11.A, Land Development Code)

6. The exterior or interior lighting at the site by county code shall meet the provisions of Section 4.01.09 of the Land Development Code for the protection of marine turtles. Please add this note to the site plan. Please submit all lighting plans to the Turtle Lighting Officer for a cursory review prior to any lighting design or installation. This additionally includes the review and approval of any fire type lighting fixtures. A night time lighting inspection will be required by the turtle lighting officer within the Environmental Division. Please contact Tara Dodson at 209-3740 for more information about lighting requirements and the required inspection.

7. Water efficient landscaping and irrigation systems should be used in order to maximize the conservation of water. High Volume Irrigation, or irrigation systems that do not limit water delivery to root zones (30gph min per emitter), should be limited to fifty percent or less of the total irrigated landscape area. Examples of Low Volume Irrigation include drip, soaker, bubbler, trickle, or micro systems. All plantings shall be selected and grouped on the principles of Xeriscaping or Florida Friendly landscaping for efficient irrigation zones and at least half of the total plantings onsite shall be native species. The applicant should be asked to demonstrate how this requirement is being met on the landscaping plan by depicting the total irrigated area by square footage and breaking out areas of high vs. low volume irrigation. The applicant should be asked to please specify proposed emitter types and associated water usage in gallons per hour on the plans. (Section 4.01.04.F, 6.06.02, Land Development Code)

It is recommended to add antive, salt tolerant vegetation including but not limited to plants such as Adam's needle (native yucca), yaupon holly, coontie, saw palmetto, sand cord grass, dune flower, blanket flower and no or reduced turf areas to landscaping near beach areas. Bahia, Bermuda or perennial peanut turf grasses are also recommended for open areas and not St. Augustine grass. Additionally, increase use of landscaped beds, natural or semi-natural areas for creation of wildlife habitat adjacent to beach areas.

8. The following are SJC Land Development Code requirements that should be considered for review for on the landscape and tree mitigation plans. (LDC 4.01.05 and 6.06.00)
- a. A site plan identifying all protected trees should be requested. It should depict all improvements and existing Protected Trees by either Tree Location or Inventory as set forth by 4.01.05.F.1. If there are no protected trees to be removed from the site, the applicant should be asked to please state so on the landscape plan.
 - b. Removed Protected Trees should be replaced on an inch for inch basis. Also, a minimum of 80 tree inches per acre should be requested.
 - c. 70% of planted replacement trees should be of a canopy type with no one species planted greater than 50% of the total planting.
 - d. A tree island should be requested to limit unbroken rows of parking to a maximum of 100 feet within a parking area. In addition, a row of parking spaces not abutting perimeter-landscaping areas should be terminated on each end by a Terminal Tree Island. Islands should be a minimum of 15 feet wide, measured from back of curb, extending the required length of the Parking Space.
 - e. A 6-foot landscape buffer should be requested between vehicular use areas and any property lines. An 8-foot landscape buffer should be requested between vehicular use areas and any road right of way. These landscape buffers should be requested to contain a continuous shrub line at a minimum of 24 inches high when planted with maximum 3 foot spacing.
 - f. A landscaped buffer a minimum of six (6) feet in width should be requested between any off-street Parking Area and another Use on the property, e.g., Building, Storm water retention or detention pond, open space.
 - g. A driveway into a Parking Area should be bordered by a landscaped buffer a minimum of eight (8) feet in width and three (3) feet in height.
 - h. Tree plantings should not be closer than 7.5' from pressurized utility line locations.
 - i. The applicant should be requested to please identify all utility items on the landscape plan. This would include fire hydrants, fire department connections, light poles, overhead electric, utility boxes or any other item which would conflict with materials.
9. By county code a tree island is required every 100 feet within a parking area. It should be fifteen (15) feet wide and extend the length of the parking space. Each island must have one minimum 2 inch caliper tree, 8-10 feet tall, capable of attaining 15' of ht. at maturity. The County suggests the applicant should review the areas that are not under the second story to meet this standard. (Per LDC 6.06.03 G 2).
10. Be cognizant of planted sea oats along the eastern edge of the existing seawall. Additional native dune vegetation plantings landward of this area are recommended.
11. The property retains a low probability for the occurrence of historic or archaeological resources due to intensive, prior development across the parcel. In our opinion, no further action is warranted with regards to the identification of historic or archaeological resources. However, in the event that unexpected archaeological resources are encountered during ground disturbing activities, all work should halt and the City or the St. Johns County Environmental Division, Historic Resources office contacted immediately. Robin Moore, Historic Resource Coordinator, (904) 209-0623.

CODE COMPARISON CHART

St. Johns County		St. Augustine Beach		
Parking				
HOTEL = 1 space per room		HOTEL = 1.15 spaces per room		
Total	180 rooms	180 spaces	180 rooms	
Total at Buildout	273 rooms	273 spaces	273 rooms	
	4000 SF AUDITORIUM = 1 space per 4 seats (15 sf per person)		4000 SF AUDITORIUM = 1 space per 3 seats (15 sf per person)	
Total	66 parking spaces		88 parking spaces	
Grand Total	336 parking spaces		402 parking spaces	
Landscaping				
	Adjacent to R-O-W	Adjacent to R-O-W		
	8 ft wide buffer (opaque @ 3 ft ht)	5 ft wide buffer (opaque @ 3 ft ht) + 4 sabal palms every 23 feet (A1A frontage)		
	Incompatible Uses	Incompatible Uses		
	20 ft wide vegetative buffer (masonry wall or fence @ 6 ft; plants @ 6 ft; and low growing evergreen plants)		15 ft wide vegetative and structural barrier	

St. Augustine Beach Land Development Code Requirements:

The following reflects the County staff analysis of the project with respect to the City of St. Augustine Beach LDC standards.

I.S.R.

Commercial - .70

Height

Building heights shall be a maximum of thirty-five (35) feet for all uses hereinafter set forth; said thirty-five (35) foot maximum to be measured from the greater of the natural ground level or the greater of (i) the minimum required coastal elevation; (ii) the minimum flood elevation; or (iii) a minimum elevation of one (1) foot zero (0) inches above the approved road or roads adjacent to the structure, subject to the following exceptions hereafter set forth.

Examples:

a. *Example 1.* A proposed structure sits on a site whose natural ground level is fifteen (15) feet above mean sea level and adjacent to a road with an approved road elevation of eleven (11) feet

and a required coastal construction elevation and minimum flood elevation of ten (10) feet. Its maximum height shall be fifty (50) feet above mean sea level.

b *Example 2* The same as Example 1, except that the natural ground level is six (6) feet above mean sea level. Its maximum height shall be forty-seven (47) feet, (eleven (11) feet + one (1) foot + thirty-five (35) feet).

c. *Example 3* The same as Example 2, except that the road elevation shall be seven (7) feet. The maximum height shall be forty-five (45) feet (ten (10) feet flood + thirty-five (35) feet).

Setbacks

	Front	Side	Rear	Street
Single-family	25 ft.	10 ft.	25 ft.	15 ft.
Multifamily (2 to 8 units)	25 ft.	10 ft.	25 ft.	15 ft.
Multifamily (8 units or more)	35 ft.	15 ft.	25 ft.	15 ft.
Commercial	25 ft.	10 ft.	20 ft.	15 ft.
Other uses (same as commercial)	25 ft.	10 ft.	20 ft.	15 ft.

Access Points

Functional Class of Road way	Distance between access points
Arterial	250 feet
Collector	140 feet

Parking

OFF-STREET PARKING REQUIREMENTS

The following uses shall have a minimum of 2 spaces plus meet the requirements of this section:

Offices

Professional offices 1 space/250 square feet of gross floor area.

Professional services 1 space/250 square feet of gross floor area.

Motel/hotel 1.15 spaces per unit.

Educational, Cultural,

Religious Uses

Churches, synagogues, temples, etc.	1 space/3 seats within the main auditorium or, if there are not fixed seats, 1 space/35 square feet of gross floor area within the main auditorium.
-------------------------------------	---

Social, fraternal clubs, lodges	1 space/35 square feet of gross floor area.
---------------------------------	---

Auditoriums	1 space/3 seats within the auditorium.
-------------	--

Recreation, Amusement, Entertainment

Health clubs, exercise facilities	1 space/150 square feet of gross floor area.
-----------------------------------	--

Parking / Additional Information:

Reduction for low percentage of leasable space. The requirements of Table 6.03.02A of this section 6.03.00 assume an average percentage of gross leasable building to total gross building area (approximately eighty-five (85) percent). If a use has a much lower percentage of leasable space because of cafeterias, athletic facilities or covered patios; multiple stairways and elevator shafts; atriums; or for other reasons; the comprehensive planning and zoning board may reduce the parking requirements if the following conditions are met:

1. The developer submits a detailed floor plan describing how all of the floor area in the building will be used.
2. The developer agrees in writing that the usage of the square footage identified as not leasable shall remain as identified, unless and until additional parking is provided to conform fully with this Code.

Landscaping:

Adjacent to public rights-of-way.

1. Adjacent to public rights-of-way where paved ground surface areas are located adjacent to sidewalks, streets, and other public rights-of-way, landscaping shall be provided between the public right-of-way and the paved ground surface area. The landscaping shall include a landscaped yard at least **five (5) feet in width** containing an opaque screen of landscaping at least three (3) feet in height. The screen may be composed of a berm at least two (2) feet in height, or a screen of landscaping at least two and one-half (2½) feet in height at time of planting. If a berm is utilized, additional landscaping at least one (1) foot in height shall be planted. If a screen of living land seeping material is utilized, it shall attain opacity and a height of three (3) feet within twelve (12) months of planting under normal growing conditions. One (1) tree shall be planted for each seventy-five (75) linear feet or a fraction thereof, of frontage on a public right-of-way.
2. As a credit against other requirements of these Land Development Regulations, developments or development activities fronting on County Road A1A shall include as a part

of required landscaping the placement of one (1) Sabal Palmetto Palm of a minimum trunk height of twelve (12) feet and a maximum trunk height of fifteen (15) feet from the ground, with the trunk cleanly cut to a height of ten (10) feet, be hurricane trimmed, evenly spaced, so as to provide four **(4) palms in each one-half (½) block along the frontage on County Road A1A** and shall be placed in conformity with the city's "Avenue of Palms" concept plans for the beautification of said County Road A1A. In areas without blocks, the palm trees shall be planted **twenty-three (23) feet apart on center**. Developments and development activities that were in compliance with the provisions of this section as originally adopted by Ordinance No. 98-8, as of May 1, 2000, shall not be required to relocate or provide additional palm trees; anything in the St. Augustine Beach Code to the contrary notwithstanding. After review and recommendation by the beautification advisory committee, the city building official is authorized to permit a variance from the "Avenue of Palms" concept plans and the requirements of this section, in those instances where the placement of the palms will interfere with highway safety or will interfere with overhead utility lines.

Between properties

1. Where paved ground surface areas are adjacent to surrounding properties, landscaping shall be installed to screen paved ground surface areas from adjacent properties as provided below. Screening is not required if the paved ground surface area is completely screened from surrounding properties by intervening buildings or structures.
2. Where paved ground surface areas are adjacent to properties whose land use is residential, all land between the paved ground surface area and the property line shall be landscaped. Said landscaping shall include: a buffer yard at least five (5) feet in width, containing either a berm at least two (2) feet in height, or a hedge or other durable screen of landscaping at least six (6) feet in height. If a berm is utilized, additional landscaping at least one (1) foot in height at time of planting shall be installed. Where the screen of landscaping is composed of living plant material, it shall be thirty (30) inches in height at time of planting and shall attain opacity within twelve (12) months under normal growing conditions. A minimum of one (1) tree shall be planted for each fifty (50) linear feet of common lot line or fraction thereof.
3. Where the adjacent property is zoned for nonresidential land use or where the adjacent property contains a conforming hedge, wall, or other durable landscape feature, the provisions of paragraph B.1. shall not apply to the rear or side lot lines, except that the tree planting provisions shall still apply. The trees shall be installed in the buffer areas adjacent to each of the adjoining properties at a minimum of fifteen (15) feet.

Between uses. A fifteen (15) foot wide vegetative and structural barrier between noncompatible uses, such as between commercial and residential land uses. The barrier shall screen noise and glare and visually screen adjacent non-compatible land uses, while maintaining the aesthetic purposes of the buffer zone. Existing natural vegetation within such zones shall be preserved to the maximum extent possible. No inconsistent use of the buffer zone, such as parking or use as retention or detention ponds, shall be permitted.