



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
MID-ANASTASIA DESIGN OVERLAY DISTRICT

April 14, 2022 Public Meeting

NZVAR 2022-03 Anastasia Baptist Church (roof and building length)

To: Mid-Anastasia Design Review Board

From: Saleena Randolph, Planner

Applicant: Brian Couch
KBJ- L&B Architects
50 N. Laura Street, Suite 4200
Jacksonville, FL 32202

Owner: Anastasia Baptist Church

Location: 1650 A1A South

Zoning / FLUM: Residential, Single Family (RS-3) / Residential-C (Res-C)

Applicable Standards: Land Development Code (LDC), Part 3.08.00

Summary of Request: The applicant requests a Non-Zoning Variance to Land Development Code Section 3.08.04.A to allow relief from the requirement to have a pitched roof and to allow relief from the maximum allowed building length parallel to a roadway.

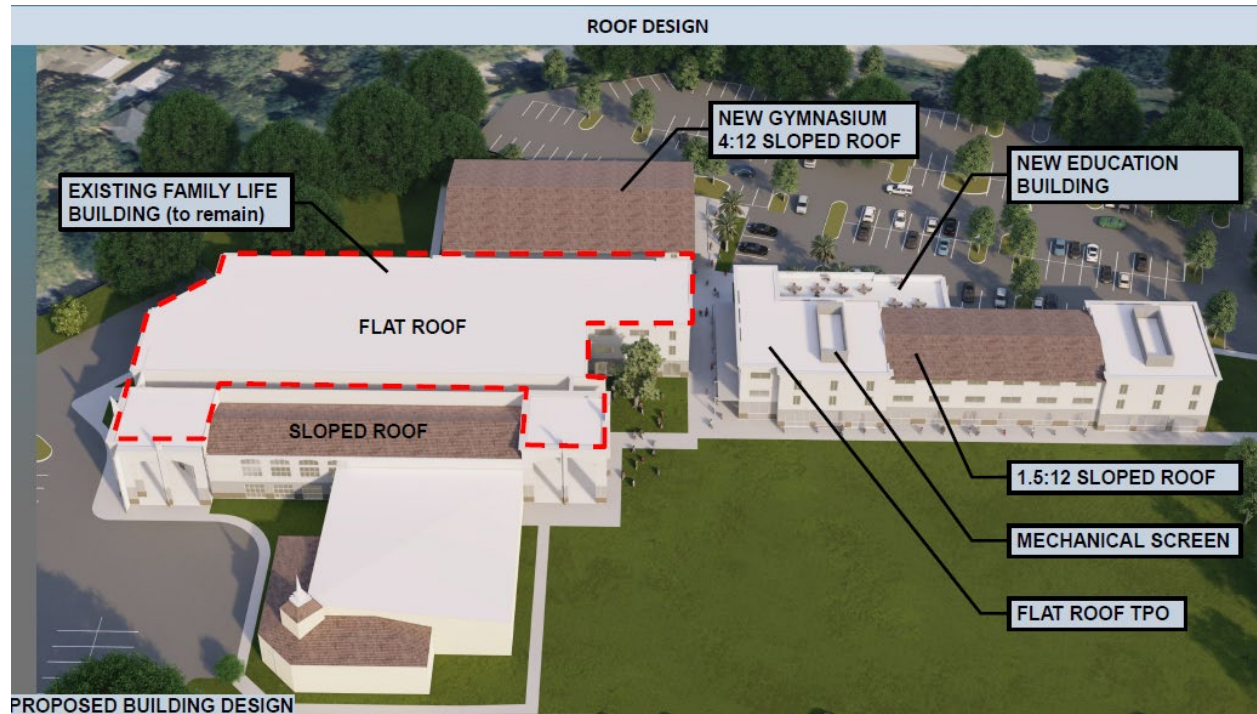
STAFF COMMENTS

The applicant is requesting the Board's review and approval for the following: to allow portions of the building to contain a flat roof therefore allowing relief from the requirement to have a pitched roof, and to allow a building parallel to a roadway to be 250 feet therefore allowing relief from the requirement of a maximum building length of 120 parallel to roadways. This request is a companion to an application for design approval (MADR B 2021-06). This report covers only the Non-Zoning Variance request.

ROOF: Based on application materials provided by the applicant, the applicant is seeking a Non-Zoning Variance to LDC, Sections 3.08.04.A, which states the following: "Roof design shall be hipped, shed or gable unless otherwise approved by the Design Review Board. Horizontal roofs, which give the appearance of flat roofs, shall not be allowed." The applicant's provided drawings show that portions of the proposed new education building have a flat roof design.

BUILDING LENGTH: Based on application materials provided by the applicant, the applicant is seeking a Non-Zoning Variance to LDC, Sections 3.08.04.A, which states the following: "Long monotonous facade designs including, but not limited to, those characterized by unrelieved repetition of shape or form or design elements, or by unbroken extension of line shall be avoided. The maximum length of any Building parallel to a roadway shall be 120 feet." The applicant's provided drawings show that the new education building will be 250 feet parallel to A1A South.

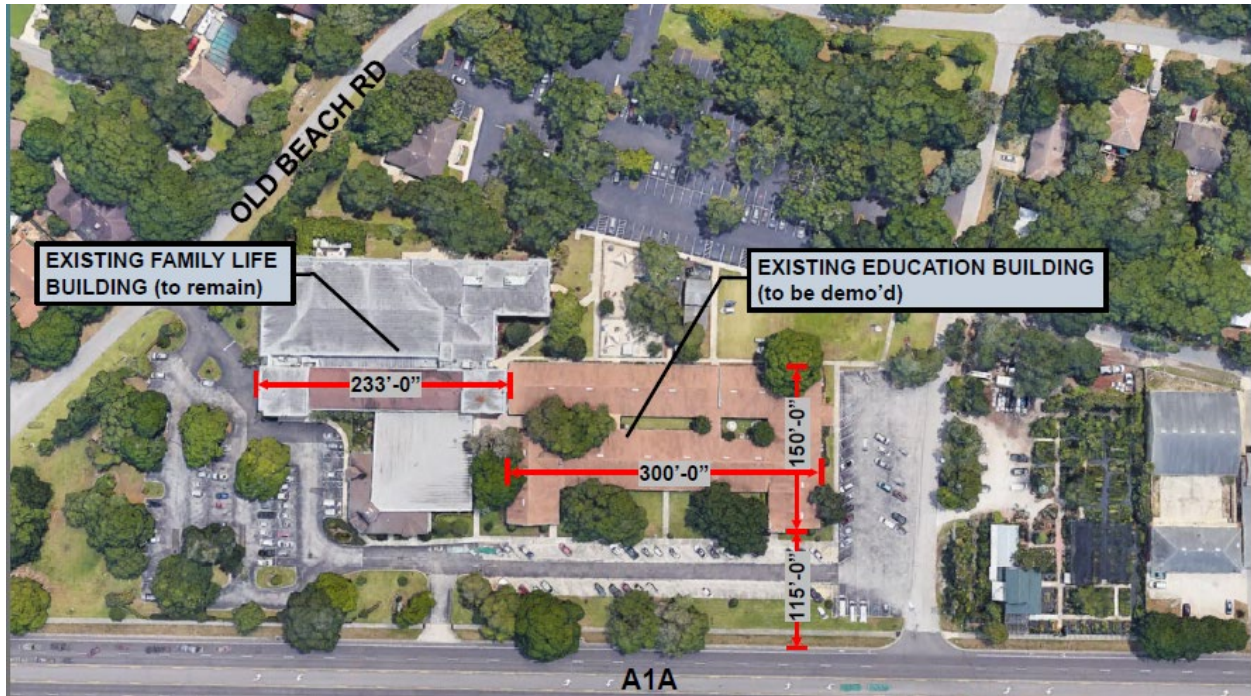
ROOF Existing and Proposed: Roofing types in the provided drawing shows that the existing Family Life Building is currently a flat roofed structure. The proposed new Education Building shows that portions of the building will have a flat roof, similar to the existing Family Life Building, and portions will have a minimally sloped roof.



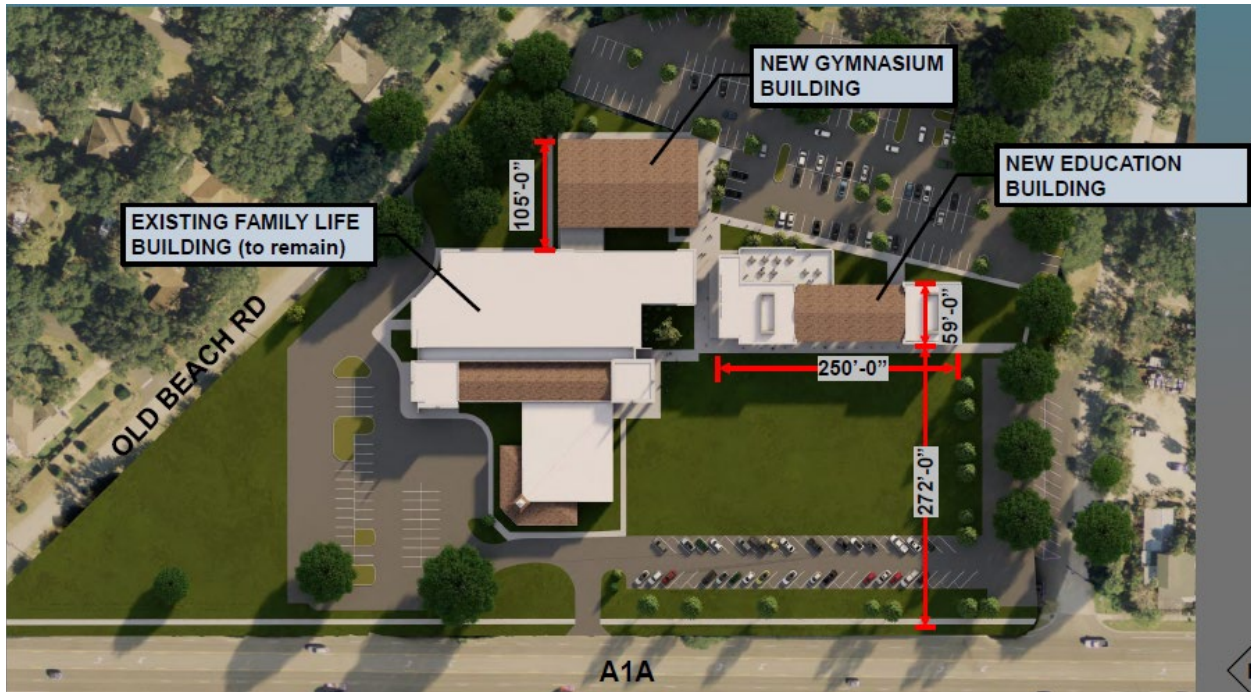
Provided Rendering:



BUILDING LENGTH Existing: the provided drawing shows that the existing Education Building measures 300 feet parallel to the roadway.



BUILDING LENGTH Proposed: the provided drawing shows that the new Education Building would measure 250 feet parallel to the roadway.



Section 3.08.01 Purpose and Intent

The purpose and intent of this Special District is to achieve specific goals and objectives of the St. Johns County Comprehensive Plan and establish additional requirements which regulate development in a manner that protects natural resources and further supports the provisions of Article IV of this Code, and maintains and enhances the diverse and unique character of the Mid- Anastasia Overlay District.

The objective of these requirements is to protect surrounding residential Uses; cluster complementary Uses; protect scenic views; enhance physical appearance through design and signage controls; protect community character and encourage pedestrian activity. These objectives shall be accomplished through the establishment and implementation of special guidelines, standards and criteria which shall apply to the location, character, compatibility and appearance of proposed cultural, institutional, commercial and multi-family land Uses, and to certain changes or renovations to such existing land Uses. The implementation of this Part shall be assisted by a Design Review Board, which shall be established in accordance with the administrative procedures of this Part. The review of activities which are subject to these additional requirements shall be performed with the goal of determining whether a proposed activity meets the goals, objectives and policies set forth in the Comprehensive Plan and the guidelines, standards and criteria of this Part.

APPLICABLE REGULATIONS FOR NON-ZONING VARIANCE

- **LDC, 3.08.04, Development Standards**

The following general development standards shall apply within the Mid-Anastasia Overlay District:

- A. Roof design shall be hipped, shed or gable unless otherwise approved by the Design Review Board. Horizontal roofs, which give the appearance of flat roofs, shall not be allowed.

Long monotonous facade designs including, but not limited to, those characterized by unrelieved repetition of shape or form or design elements, or by unbroken extension of line shall be avoided. The maximum length of any Building parallel to a roadway shall be 120 feet.

- **LDC, Section 10.04.03, Non-Zoning Variances To Be Considered As Part of Development Review**

- A. Recommendation of Approval and Authority

- 2. If the non-zoning variance involves a deviation from the requirements of Part 3.06 thru Part 3.10 of the Code, the applicable overlay review board shall hear and determine whether to approve the item at a public hearing instead of the BCC. The Overlay review board must use the criteria in Section 10.04.03.B to approve a request to a non-zoning variance to the applicable overlay section. Appeals to overlay decisions may be appealed to the Board of County Commissioners pursuant to Section 9.07.04

▪ **LDC, Section 10.04.03, Non-Zoning Variances To Be Considered As Part of Development Review**

B. Required Findings

The BCC shall not vary the requirements of any provision of this Code unless it makes a positive finding, based on substantial evidence, on each of the following:

(Provided below are the applicant's response to each of the following findings.)

1. There are practical difficulties in carrying out the strict letter of the regulation.

Reply: Because of the existing site constraints, mature trees and existing education and administration buildings, there are practical difficulties in carrying out the strict letter of the regulation. The new gym and education/admin buildings are located to allow for construction while the existing buildings remain in use. After the new construction, the existing one-story education and administration buildings will be removed. We previously designed and permitted the existing family life center for Anastasia Baptist Church which is also three stories tall and under the 35' height limit. The three-story design does not allow a hipped, shed or gable roof under 35'. We have incorporated the 1.5:12 pitched roof section in the center of the building to match the existing design of the family life center and the campus. The new building is setback approximately 270' away from AIA and is shorter in length than the existing buildings. See attached presentation with renderings and site plan graphics for additional information.

2. The Variance request is not based exclusively upon a desire to reduce the cost of developing the site.

Reply: This variance request is not based on a desire to reduce the cost of developing the site. Since this is an existing site and because of many of the reasons listed in item #1, constructing a 3-story building under 35' in height is one of the only options to get this amount of square footage the church needs to serve their educational and administrative needs. Construction of a three-story building is more costly than a one-story building because of stairs, elevators, etc.

3. The proposed Variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.

Reply: The proposed variance will not substantially increase congestion on surrounding public street, the danger of fire or other hazard to the public. The new building is a replacement for several older buildings on the church campus in kind. The new building will be fully sprinklered and much safer for the public and the occupants.

4. The proposed Variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.

Reply: The proposed variance will not substantially diminish property values in, nor alter then essential character of, the area surrounding the site. The surrounding property values should increase in values after this construction because of the reduced footprint and further setbacks.

5. The effect of the proposed Variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.

Reply: The effect of the proposed variance is in harmony with the general intent of the code and the specific intent of the relevant subject areas of the code. A perfect case study would be the existing family life center. The character of the neighborhood remains intact and because of the increased setback from AIA, the appearance of the three-story building and the existing one-story buildings are the same based on site lines from AIA.

SUGGESTED ACTION TO APPROVE

The Design Review Board may consider a motion to approve **NZVAR 2022-03 Anastasia Baptist Church**, as described within the application and supporting documents provided:

1. There are practical difficulties in carrying out the strict letter of the regulation.
2. The Variance request is not based exclusively upon a desire to reduce the cost of developing the site.
3. The proposed Variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.
4. The proposed Variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.
5. The effect of the proposed Variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.

SUGGESTED ACTION TO DENY

The Design Review Board may consider a motion to deny **NZVAR 2022-03 Anastasia Baptist Church**, as described within the application and supporting documents provided one or more of the following:

1. There are no practical difficulties in carrying out the strict letter of the regulation.
2. The Variance request is based exclusively upon a desire to reduce the cost of developing the site.
3. The proposed Variance will substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.
4. The proposed Variance will substantially diminish property values in, or alter the essential character of, the area surrounding the site.
5. The effect of the proposed Variance is not in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.

ATTACHMENTS:

1. Application and Supporting Documents
2. Draft Final Orders

ATTACHMENT 1
APPLICATION AND SUPPORTING
DOCUMENTS



St. Johns County Growth Management Department

Application for: Non-Zoning Variance

Date Feb. 4, 2022 Property Tax ID No 1618700000

Project Name Anastasia Baptist Church

Property Owner(s) Anastasia Baptist Church Phone Number 904-471-2166

Address 1650 AIA South Fax Number

City St. Augustine State FL Zip Code 32080-5464 e-mail

Are there any owners not listed? [X] No [] Yes If yes please provide information on separate sheet.

Applicant/Representative Brian Couch Phone Number 904-382-2729

Address 50. North Laura Street, Suite 4200 Fax Number

City Jacksonville State FL Zip Code 32202 e-mail brian.couch@landrumbrown.com

Property Location 1650 AIA South, St. Augustine, Florida 32080-5464

Major Access AIA Size of Property 9.770 ac Cleared Acres (if applicable)

Zoning Class RS-2 No. of lots (if applicable) Overlay District (if applicable) Mid Anastasia Island

Water & Sewer Provider Future Land Use Designation

Present Use of Property Church Proposed Bldg. S.F. 60,884

Project Description (use separate sheet if necessary)

Demolition of Existing Educational and Administration Buildings
New Educational and Administration Building - 47,754 sq. ft.
New Gymnasium - 13,130 sq. ft.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

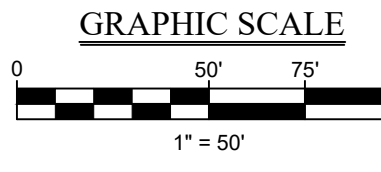
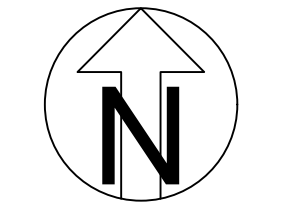
I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

[Signature of Brian Couch]
Signed By

Printed or typed name(s) Brian Couch

SAN JOSE FOREST
MAP BOOK 13 PAGE 29

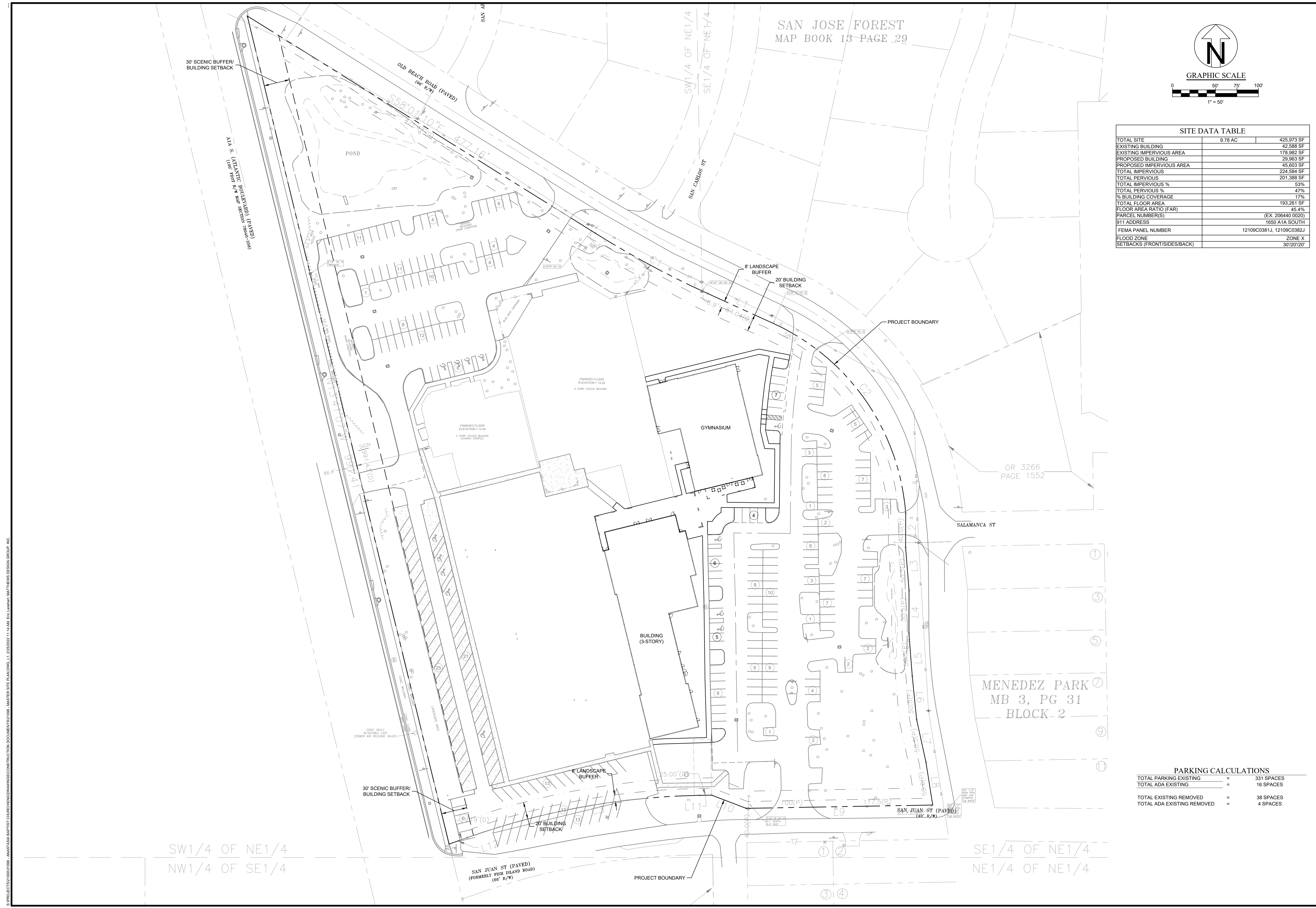


SITE DATA TABLE	
TOTAL SITE	9.78 AC
EXISTING BUILDING	425,973 SF
EXISTING IMPERVIOUS AREA	42,588 SF
PROPOSED BUILDING	29,963 SF
PROPOSED IMPERVIOUS AREA	45,603 SF
TOTAL IMPERVIOUS	224,584 SF
TOTAL PERVIOUS	201,388 SF
TOTAL IMPERVIOUS %	53%
TOTAL PERVIOUS %	47%
% BUILDING COVERAGE	17%
TOTAL FLOOR AREA	193,261 SF
FLOOR AREA RATIO (FAR)	45.4%
PARCEL NUMBER(S)	(EX. 206440 0020)
911 ADDRESS	1650 A1A SOUTH
FEMA PANEL NUMBER	12109C0381J, 12109C0382J
FLOOD ZONE	ZONE X
SETBACKS (FRONT/SIDES/BACK)	30/20/20'

PARKING CALCULATIONS	
TOTAL PARKING EXISTING	= 331 SPACES
TOTAL ADA EXISTING	= 16 SPACES
TOTAL EXISTING REMOVED	= 38 SPACES
TOTAL ADA EXISTING REMOVED	= 4 SPACES

SW1/4 OF NE1/4
NW1/4 OF SE1/4

MENEDEZ PARK
MB 3, PG 31
BLOCK 2



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REGISTERED ENGINEER
C. J. FLETCHER, P.E., P.F.E.
CA26553, FL #7881

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN BY: **CLB**

DRAWN BY: **XXX**

CHECK BY: **RAM**

DATE: **XX-XX-XX**

JOB NO.: **21088**

**MATTHEWS
DESIGN GROUP**

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

MASTER SITE PLAN

ANASTASIA BAPTIST CHURCH

ST. JOHNS COUNTY
PREPARED FOR CLIENT

SHEET NO.: **1**
OF XX

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	QTY	DETAIL	REMARKS
	IE	Ilex x attenuata 'Eagleston'	Eagleston Holly	---	6" Cal. / 14' Ht.	2		
	J5	Juniperus silicicola	Southern Red Cedar	---	6" Cal. / 14' Ht.	11		
	LN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	---	6" Cal. / 14' Ht.	3		Multi-trunk
	QC	Quercus virginiana	Live Oak	---	6" Cal. / 14' Ht.	8		

Percentage	Tree	Caliper"	Count	Total Inches
8.33%	HOLLY	6	2	12
45.83%	CEDAR	6	11	66
12.50%	CRAPE	6	3	18
33.33%	OAK	6	8	48
			24	144

TREE REQUIREMENT CALCULATIONS

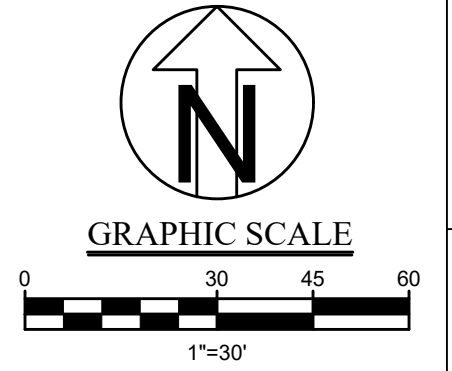
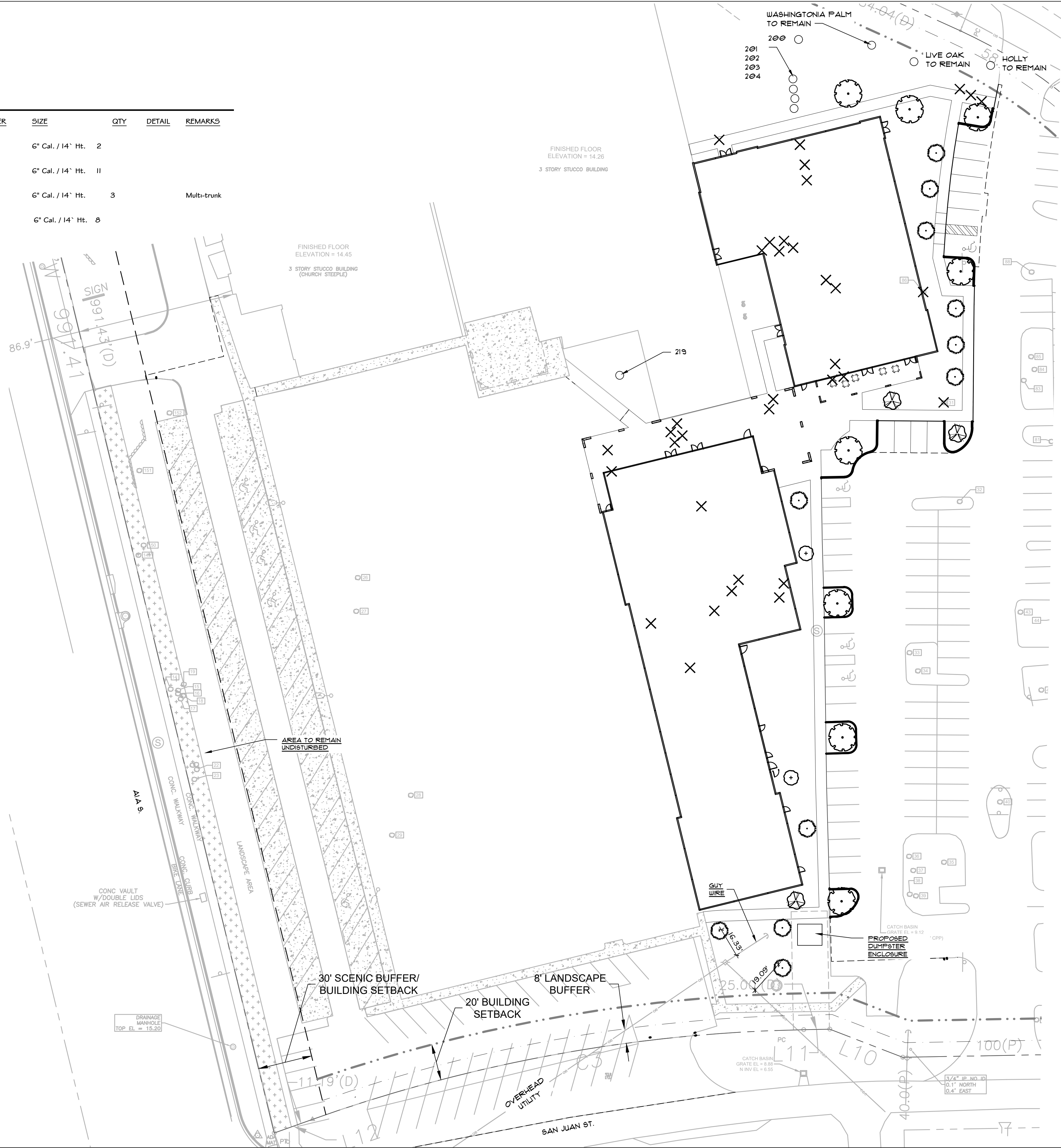
MINIMUM TREE REQUIREMENT = 80 INCHES/ACRE
 SITE AREA = 1.40 ACRES
 MINIMUM TREES INCHES = 112 INCHES
 REQUIRED = 112 INCHES
 PRESERVED TREES INCHES + PLANTED TREE INCHES = TOTAL TREE INCHES
 15 + 144 = 159 INCHES
 144 > 112

SIC TREE MITIGATION REQUIREMENT

PLANTED TREE INCHES MUST ≥ REMOVED PROTECTED TREE INCHES
 REMOVED PROTECTED TREE INCHES = 666 INCHES
 PLANTED TREE INCHES = 144 INCHES
 144 < 666

NOTES:

- 70% OF NEWLY PLANTED TREES MUST BE CANOPY TREES.
- NO MORE THAN 50% OF NEWLY PLANTED TREES CAN BE OF THE SAME SPECIES.
- VEGETATION THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN FIFTEEN (15) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
- BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM TOP ONE-THIRD OF ROOT BALL.
- NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30 FEET, DEPENDING ON SPECIES.
- PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK", AMERICAN NATIONAL.
- PINE BARK OR PINE STRAW MULCH SHALL BE PROVIDED A MINIMUM OF TWO TO THREE INCHES IN DEPTH AROUND ALL NEWLY PLANTED LANDSCAPE.
- A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.
- IRRIGATION WILL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OF CALIPER.
- SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.
- SOIL IN TREE ISLAND SHALL HAVE AT LEAST 12" OF SUITABLE SOIL FOR TREE PLANTINGS, AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIALS.
- TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES.



© PRODUCED BY 10/20/2018 - ANASTASIA BAPTIST CHURCH CONSTRUCTION DOCUMENTS FOR LANDSCAPE PLAN DWG.L1 - 2/25/2023 11:12 AM EXCLUSIVE: MATTHEWS DESIGN GROUP, INC.

MATTHEWS DESIGN GROUP

P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGINC.COM

LANDSCAPE PLAN

ANASTASIA BAPTIST CHURCH

ST. JOHNS COUNTY
 PREPARED FOR CLIENT

NO.	DATE	REVISIONS DESCRIPTION

DESIGN BY: E.J.L.

DRAWN BY: E.J.L.

CHECK BY: E.J.L.

DATE: NOV. 2021

JOB NO.: 21088

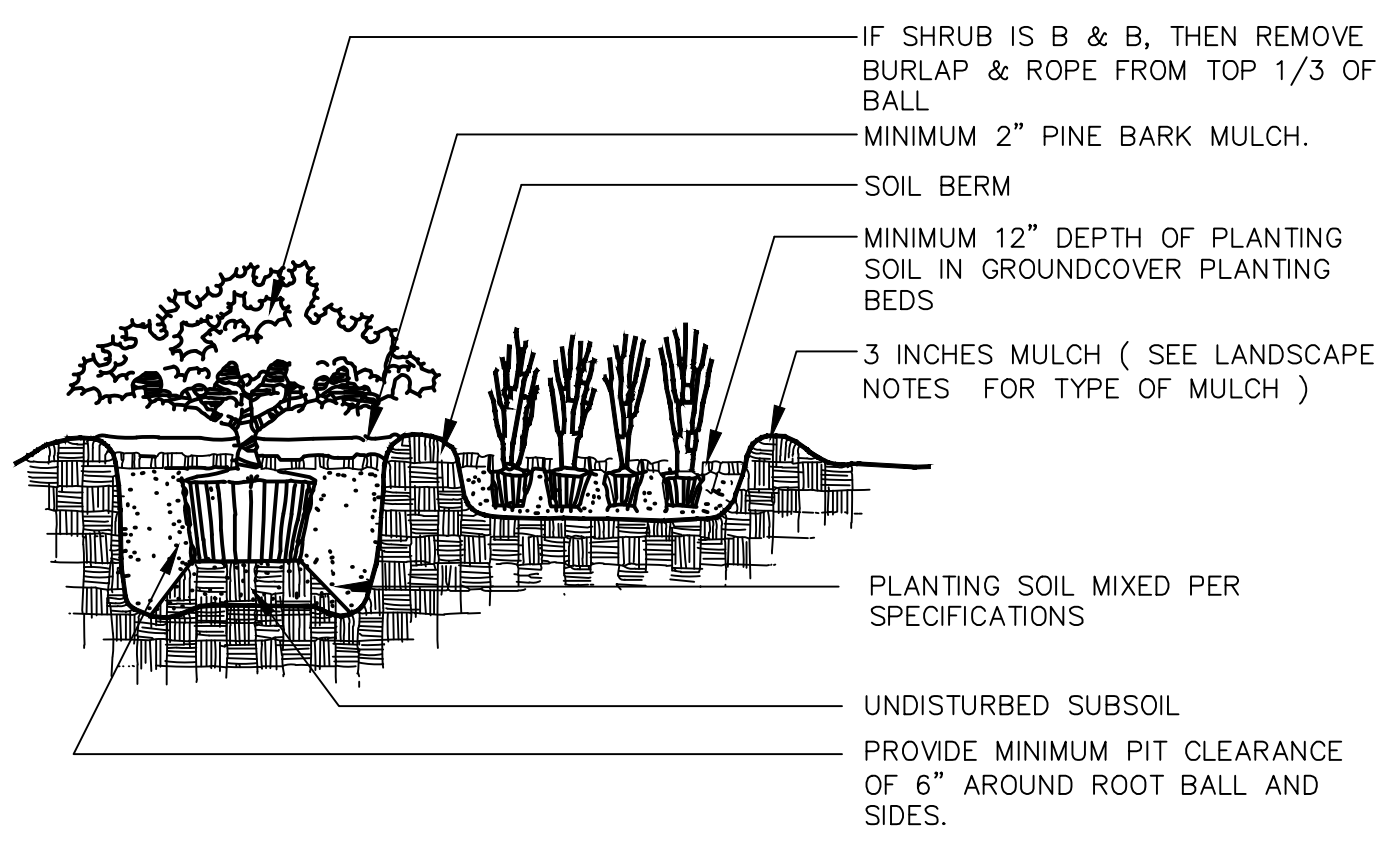
SHEET NO.: **2**

OF XX

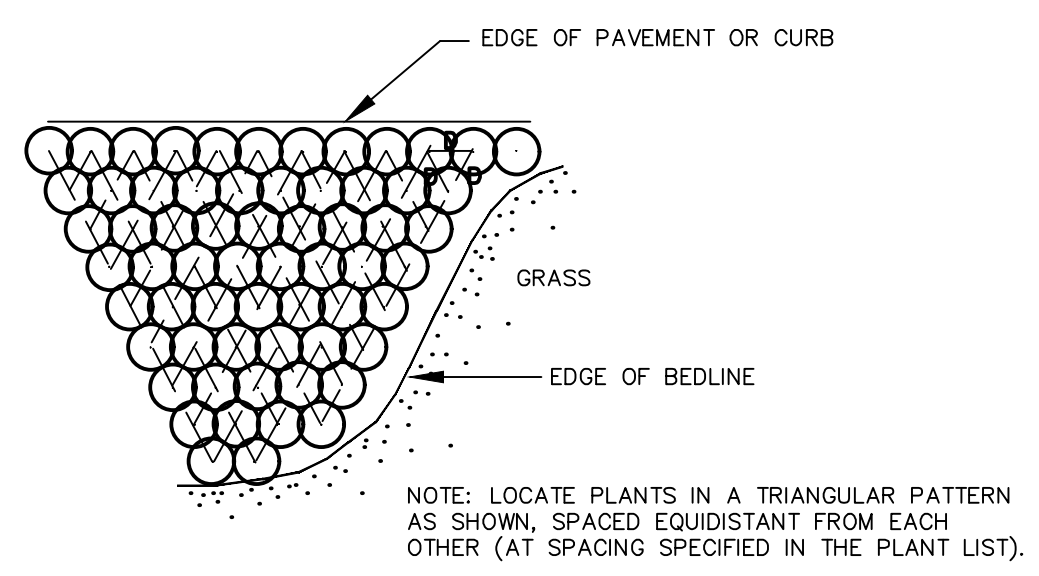
REGISTERED LANDSCAPE ARCHITECT, FT. CALEBDOSS, FL #668937

This plan has been digitally signed and sealed. CHECKS, BATTREMENTS, ETC. shall also apply to the plan. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

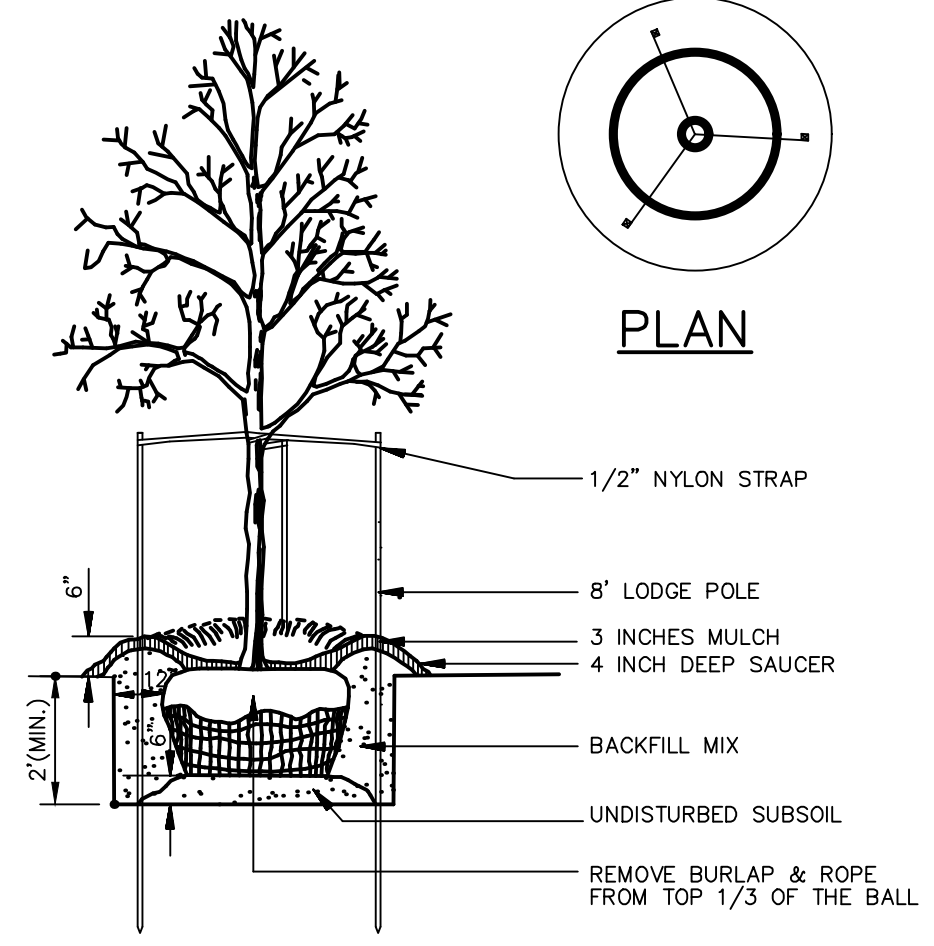
© PRODUCED BY 10/20/2008 - ANASTASIA BAPTIST CHURCH CONSTRUCTION DOCUMENTS - LANDSCAPE PLANNING - L1 (0) 202002 11:15 AM E:\Landscape\MATTHEWS DESIGN GROUP, INC.



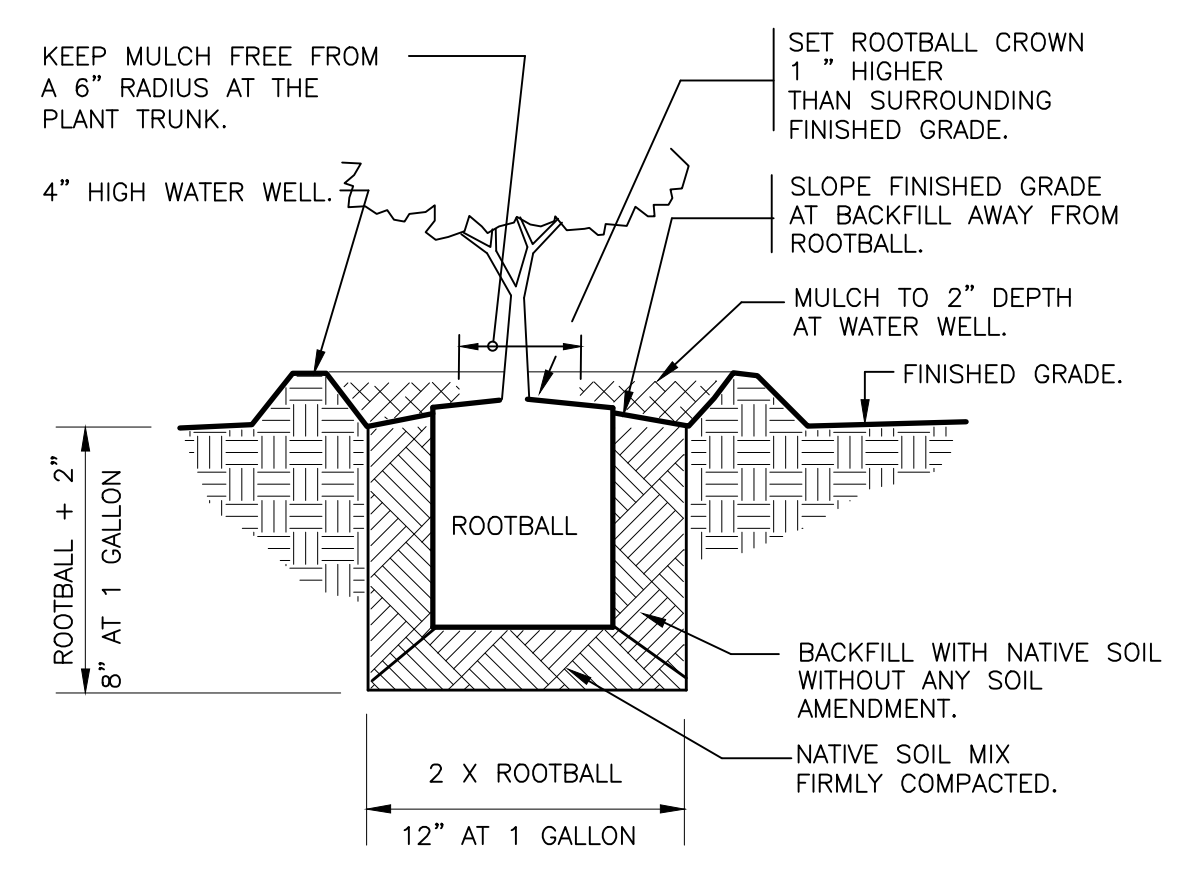
SHRUB AND GROUND COVER PLANTING DETAIL



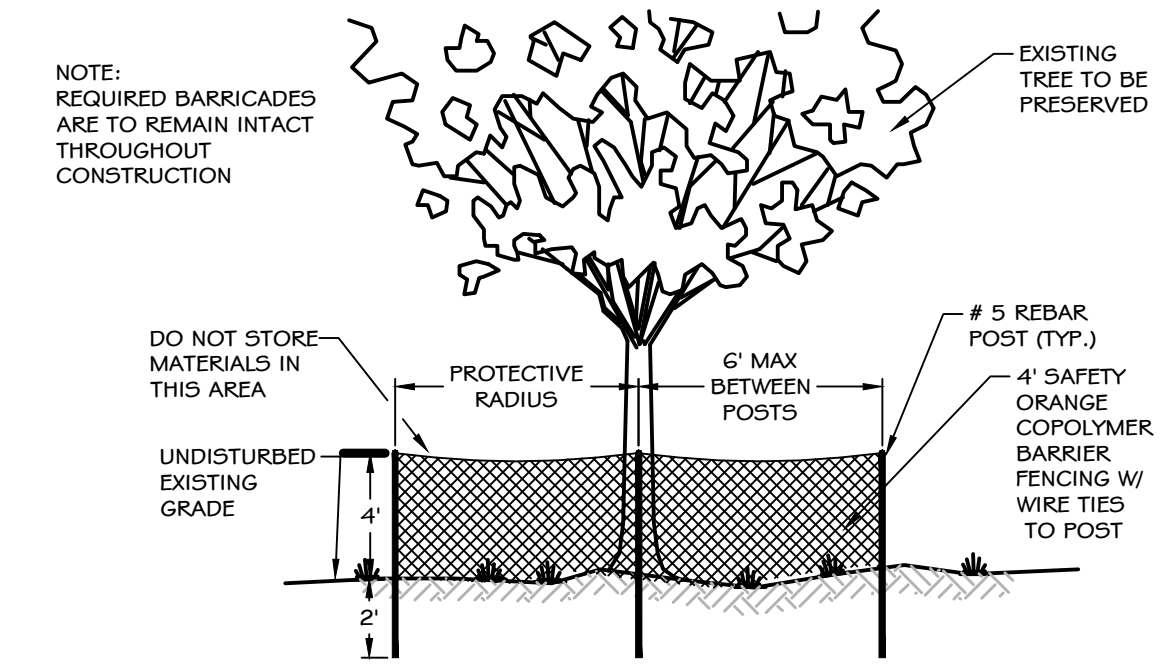
SHRUB/GROUND COVER SPACING PLAN



STAKING DETAIL

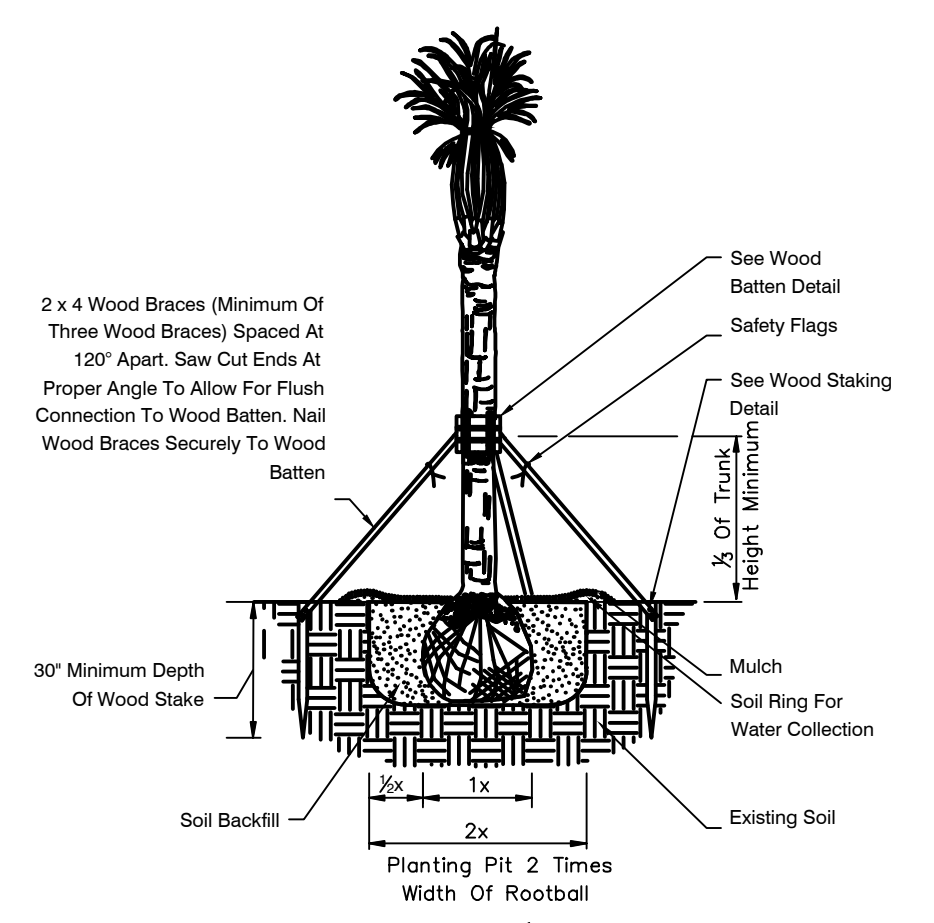


NATIVE SHRUB PLANTING

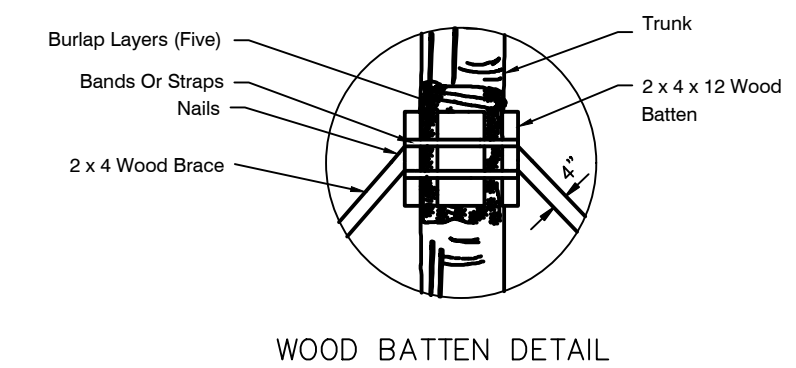


- ALL PROTECTED TREES, PRESERVED UNDERSTORY VEGETATION, AND TREES RETAINED FOR TREE CREDIT SHALL BE PROTECTED FROM INJURY DURING ANY LAND CLEARING AND CONSTRUCTION PROCESS IN THE FOLLOWING MANNER.
1. THE MINIMUM UNDISTURBED AREA SHALL BE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE'S DIAMETER AT BREAST HEIGHT. DURING DEVELOPMENT ACTIVITY, ENCROACHMENT INTO THE UNDISTURBED AREA FOR PROPOSED ACTIVITY DESCRIBED IN CC LDC 6-2(5)(E), MAY BE PERMITTED UP TO 25% OF THE RADIUS OR UP TO 50% OF THE RADIUS ON ONE SIDE BUT NOT CLOSER THAN 6 FEET TO THE TRUNK OF THE TREE IN ALL EVENTS.
 2. A TEMPORARY BARRIER SHALL BE CONSTRUCTED TO PREVENT DISTURBANCE OF THE SOIL EQUAL TO MINIMUM UNDISTURBED AREA. THE BARRIERS SHALL BE IN PLACE PRIOR TO LAND CLEARING AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
 3. THE DEVELOPER SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT, STORAGE OR DISPOSAL OF MATERIALS OR WASTE MATERIALS SUCH AS PAINT, SOLVENTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY ENDANGER THE HEALTH OF TREES OR VEGETATION WITHIN THE MINIMUM UNDISTURBED AREAS OF PROTECTED TREES.
 4. THE MINIMUM UNDISTURBED AREA SHALL BE MAINTAINED AT ITS ORIGINAL GRADE WITH NO TRENCHING OR CUTTING OF ANY ROOTS, AND THERE SHALL BE NO STORAGE OF FILL OR COMPACTION OF SOIL. IN NO EVENT SHALL MOTORIZED VEHICLES OR EQUIPMENT BE ALLOWED TO PARK ON OR TRAVERSE THAT AREA WITHIN THE MINIMUM UNDISTURBED AREA OF THE PROTECTED TREES, NOR SHALL ANY DIRT OR OTHER MATERIALS BE STORED WITHIN THE BARRIERS.
 5. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS OR PERMITS SHALL BE FASTENED TO A TREE.
 6. ALL CLEARING AND GRUBBING WITHIN PROTECTED TREE AREA WILL BE DONE WITH HAND TOOLS ONLY.
 7. ALL ROOT SYSTEMS OUTSIDE THE PROTECTIVE RADIUS WHICH OCCUR IN AREAS OF PROPOSED IMPROVEMENTS SHALL BE PRUNED BY A QUALIFIED TREE SURGEON PRIOR TO EXCAVATION.

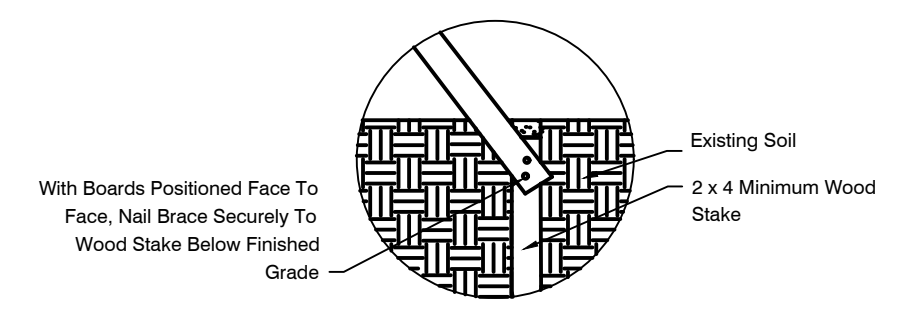
TREE PROTECTION FENCING / MIN. UNDISTURBED AREAS



NOTE: For Palms Over 24' Clear Trunk, Use Detail Provided In Contract Plans.
 PALM PLANTING FOR UP TO 24' CLEAR TRUNK



WOOD BATTEN DETAIL



WOOD STAKING DETAIL

1 PALM PLANTING

1/4" = 1'-0"

P-01-05

PLANTING NOTES

1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine if substitution of materials is necessary.
2. All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards
3. All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before
4. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.
5. Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
6. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.
7. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.
8. After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to pre-mulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three (3) inches of #2 grade or better of PINE BARK MINI NUGGETS.
9. Before fertilization a soil and/or foliar nutrient analysis shall be performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.
10. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.
11. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.
12. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.
13. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minimum 30" from buildings or walks.
14. Sod areas shall be SPECIFIED Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.
16. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work is accepted by the LANDSCAPE ARCHITECT and/or owner.
17. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.
18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.
19. There will be special care to all existing trees to be retained on site to avoid construction damage.

REGISTERED LANDSCAPE ARCHITECT MATTHEWS DESIGN GROUP 10000 W. BOCA RATON BLVD., SUITE 100 BOCA RATON, FL 33433 TEL: 561-993-8877	
DESIGN BY:	E.J.L.
DRAWN BY:	E.J.L.
CHECK BY:	E.J.L.
DATE:	NOV. 2021
JOB NO.:	21088
REVISIONS	DESCRIPTION
NO.	DATE
LANDSCAPE SPECIFICATIONS ANASTASIA BAPTIST CHURCH ST. JOHNS COUNTY PREPARED FOR CLIENT	
SHEET NO.:	3
OF XX	

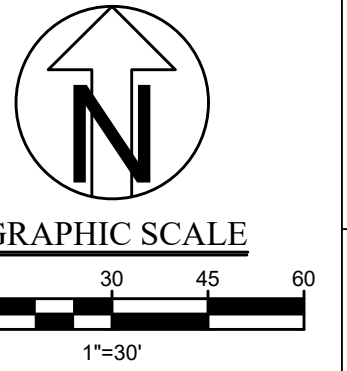
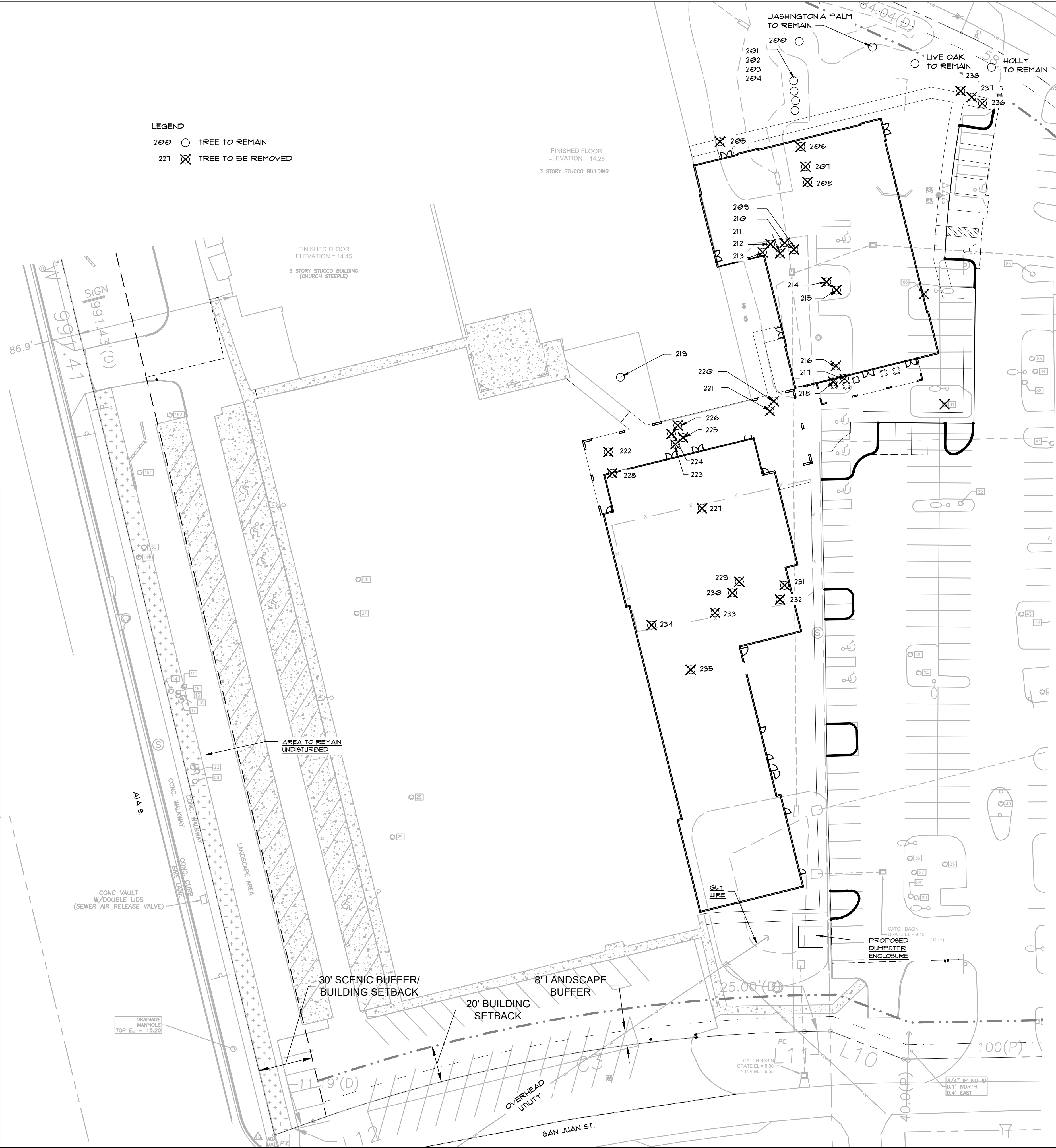
EXISTING TREES TO REMOVE

TREE NUMBER	TREE COMMON NAME	D.B.H.	TO REMOVE	TO REMAIN
31	LIVE OAK	40"17"	57	
86	LIVE OAK	22"24"	46	
200	LIVE OAK	31		31
201	BOTTLE BRUSH	2"3"3"2"		10
202	BOTTLE BRUSH	2"3"3"2"		7
203	BOTTLE BRUSH	3"2"2"2"		7
204	BOTTLE BRUSH	2"1"1"1"		4
205	CEDAR	12	12	
206	CEDAR	26	26	
207	LIVE OAK	29	29	
208	LIVE OAK	21	21	
209	LIVE OAK	19	19	
210	LIVE OAK	18	18	
211	LIVE OAK	18	18	
212	LIVE OAK	14	14	
213	LIVE OAK	14	14	
214	LIVE OAK	24	24	
215	SABAL PALM	120" A.	3	
216	LIVE OAK	22	22	
217	LIVE OAK	33	33	
218	SABAL PALM	120" A.	3	
219	LIVE OAK	15		15
220	QUEEN PALM	28	6	
221	QUEEN PALM	20	6	
222	LIVE OAK	15	15	
223	LIVE OAK	15	15	
224	LIVE OAK	8	8	
225	LIVE OAK	15	15	
226	LIVE OAK	15	15	
227	LIVE OAK	11	11	
228	CEDAR	12	12	
229	LIVE OAK	18"26"	44	
230	LIVE OAK	27	27	
231	LIVE OAK	15	15	
232	LIVE OAK	24	24	
233	CEDAR	14	14	
234	ELM	5	5	
235	LIVE OAK	13	13	
236	LIVE OAK	21	21	
237	LIVE OAK	22	22	
238	LIVE OAK	19	19	
TOTALS			666	74

EXISTING TREES TABLE

TREE #	TREE SIZE AND SPECIES	TREE #	TREE SIZE AND SPECIES	TREE #	TREE SIZE AND SPECIES
1	13" OAK	62	41" OAK	119	10" PALM
2	24" OAK	63	8" PALM	120	12" PALM
3	22" OAK	64	15" CEDAR	121	11" PALM
4	24" OAK	65	23" CEDAR	122	10" PALM
5	18" OAK	66	17" CEDAR	123	12" PALM
6	14" PALM	67	29" OAK	124	12" PALM
7	27" OAK	68	5' X 6' X 6' X 7' X 8' ORANGE TREE	125	8' CRATE MYRTLE CLUSTER
8	24" OAK	69	32" OAK	126	6' CRATE MYRTLE CLUSTER
9	30" OAK	70	8' X 14" OAK	127	8' OAK
10	30" OAK	71	18" OAK	128	8' OAK
11	8" OAK	72	34" OAK	129	36" CRATE MYRTLE CLUSTER
12	11" OAK	73	17" OAK	130	15" OAK
13	7" OAK	74	9" OAK	131	14" X 8" OAK
14	13" OAK	75	17" CEDAR	132	8' X 8" OAK
15	14" OAK	76	53" OAK	133	23" OAK
16	13" OAK	77	24" CEDAR	134	14" X 12" X 8" OAK
17	13" OAK	78	18" ELM	135	12" OAK
18	7" HOLLY	79	24" CEDAR	136	14" OAK
19	20" OAK	80	23" CEDAR	137	24" OAK
20	17" OAK	81	24" PALM	138	24" OAK
21	18" OAK	82	24" PALM	139	30" OAK
22	17" OAK	83	14" OAK	140	16" OAK
23	18" OAK	84	24" OAK	141	8" ELM
24	16" ELM	85	20" X 27" X 15" X 18" OAK	142	7" HOLLY
25	24" ELM	86	22" X 24" OAK	143	6" CEDAR
26	40" X 17" OAK	87	14" CRATE MYRTLE	144	18" OAK
27	9' X 9' X 9' X 12' X 14" OAK CLUSTER	88	16" PALM	145	32" OAK
28	11' X 18' X 24' X 28" OAK CLUSTER	89	11" OAK	146	36" OAK
29	16" ELM	90	11" OAK	147	21" OAK
30	17" OAK	91	13" OAK	148	19" OAK
31	20" CEDAR	92	10" OAK	149	12" OAK
32	14" CEDAR	93	15" OAK	150	11" FUR
33	17" CEDAR	94	8" OAK	151	6" MAG
34	15" OAK	95	14" OAK	152	7" MAG
35	17" OAK	96	7" OAK	153	12" PALM
36	44" OAK	97	6" MAG	154	14" PALM
37	36" OAK	98	10" PALM	155	15" OAK
38	36" OAK	99	10" PALM	156	16" PALM
39	16" OAK	100	12" OAK	157	15" OAK
40	24" BY 20" OAK	101	13" X 13" OAK	158	16" PALM
41	8" PALM	102	13" X 9" OAK	159	17" PALM
42	8" PALM	103	20" OAK	160	17" PALM
43	23" OAK	104	16" OAK		
44	18" OAK	105	16" OAK		
45	34" OAK	106	14" OAK		
46	26" OAK	107	32" OAK		
47	28" OAK	108	60" OAK		
48	16" OAK	109	15" PALM		
49	15" CEDAR	110	16" PALM		
50	24" OAK	111	16" PEAR		
51	25" OAK	112	8" MAG		
52	13" CEDAR	113	11" PALM		
53	12" CEDAR	114	11" PALM		
54	15" OAK	115	11" PALM		
55	15" OAK	116	11" PALM		
56		117	11" PALM		
57		118	11" PALM		

LEGEND
 200 ○ TREE TO REMAIN
 221 ✗ TREE TO BE REMOVED



MATTHEWS DESIGN GROUP

P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGNC.COM

TREE INVENTORY

ANASTASIA BAPTIST CHURCH
 ST. JOHNS COUNTY
 PREPARED FOR CLIENT

NO.	DATE	DESCRIPTION

DESIGNED BY:	E.J.L.
DRAWN BY: <td>E.J.L.</td>	E.J.L.
CHECK BY: <td>E.J.L.</td>	E.J.L.
DATE: <td>NOV. 2021</td>	NOV. 2021
JOB NO.: <td>21088</td>	21088

REGISTERED LANDSCAPE ARCHITECT
 STATE OF FLORIDA
 LICENSE NO. CA29533 FL 16668877

This plan has been digitally signed and sealed by CHUCK L. MATTHEWS, LICENSED LANDSCAPE ARCHITECT, STATE OF FLORIDA. CHUCK L. MATTHEWS, LICENSED LANDSCAPE ARCHITECT, STATE OF FLORIDA, LICENSE NO. CA29533 FL 16668877. Printed copies of this document are not valid unless they are accompanied by the original signature and seal of the signatory. No other reproduction of any electronic document is permitted.

© PROJECT: 21088 - ANASTASIA BAPTIST CHURCH RENOVATION/CONSTRUCTION DOCUMENTS 11.15.21. 11:15 AM. E.J.L. MATTHEWS DESIGN GROUP, INC.



Old Beach Rd.

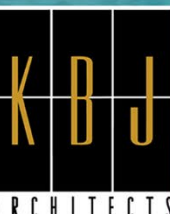
Anastasia Baptist Church

San Juan St.

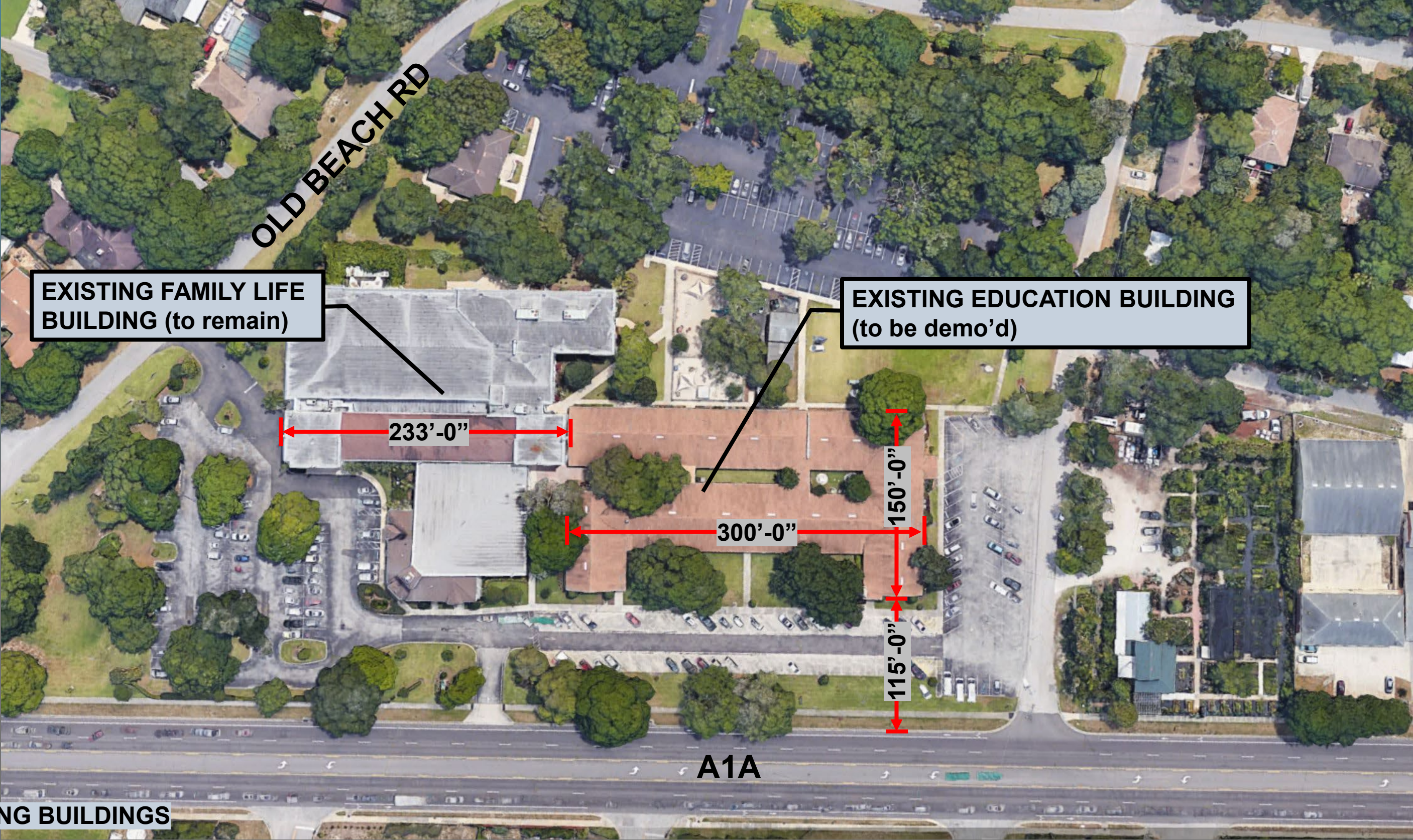
AIA S.

ANASTASIA BAPTIST CHURCH

St. Augustine, Florida



EXISTING BUILDING LENGTH PARALLEL TO A ROADWAY



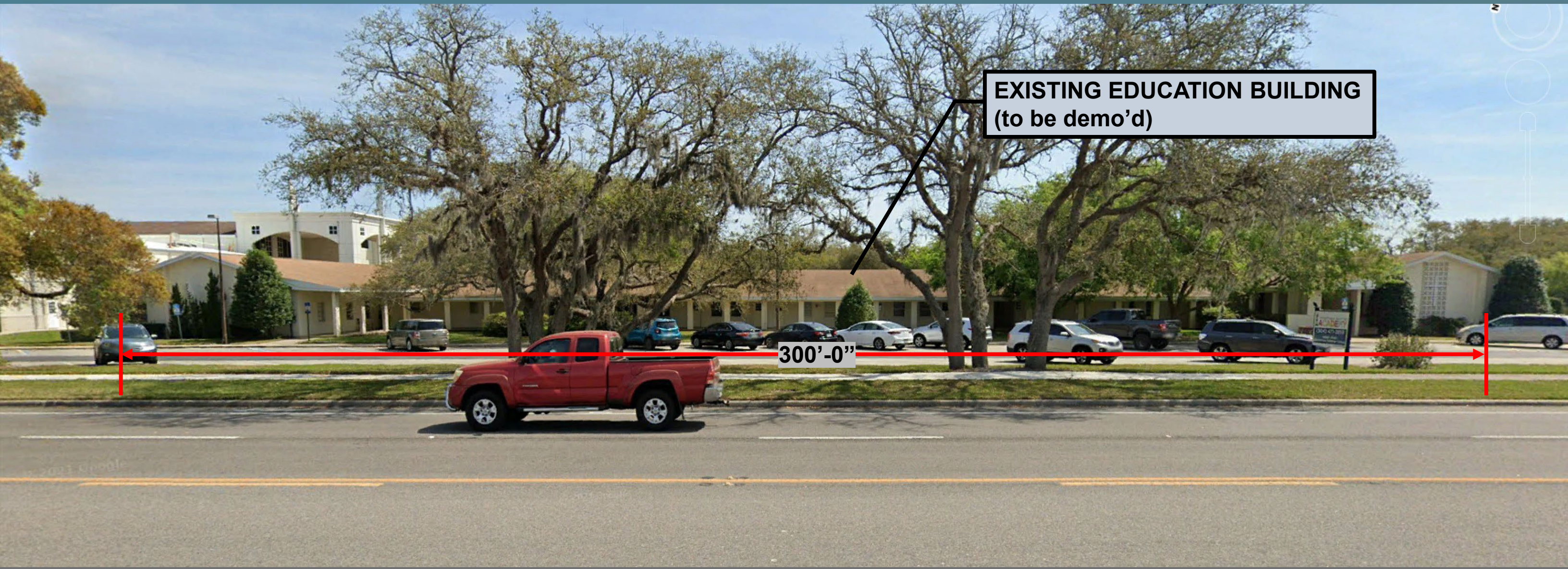
EXISTING BUILDINGS

ANASTASIA BAPTIST CHURCH

St. Augustine, Florida



BUILDING LENGTH



**EXISTING EDUCATION BUILDING
(to be demo'd)**

300'-0"

***CURRENT EDUCATION BUILDING IS PARALLEL TO A1A & EXTENDS 300' IN LENGTH**

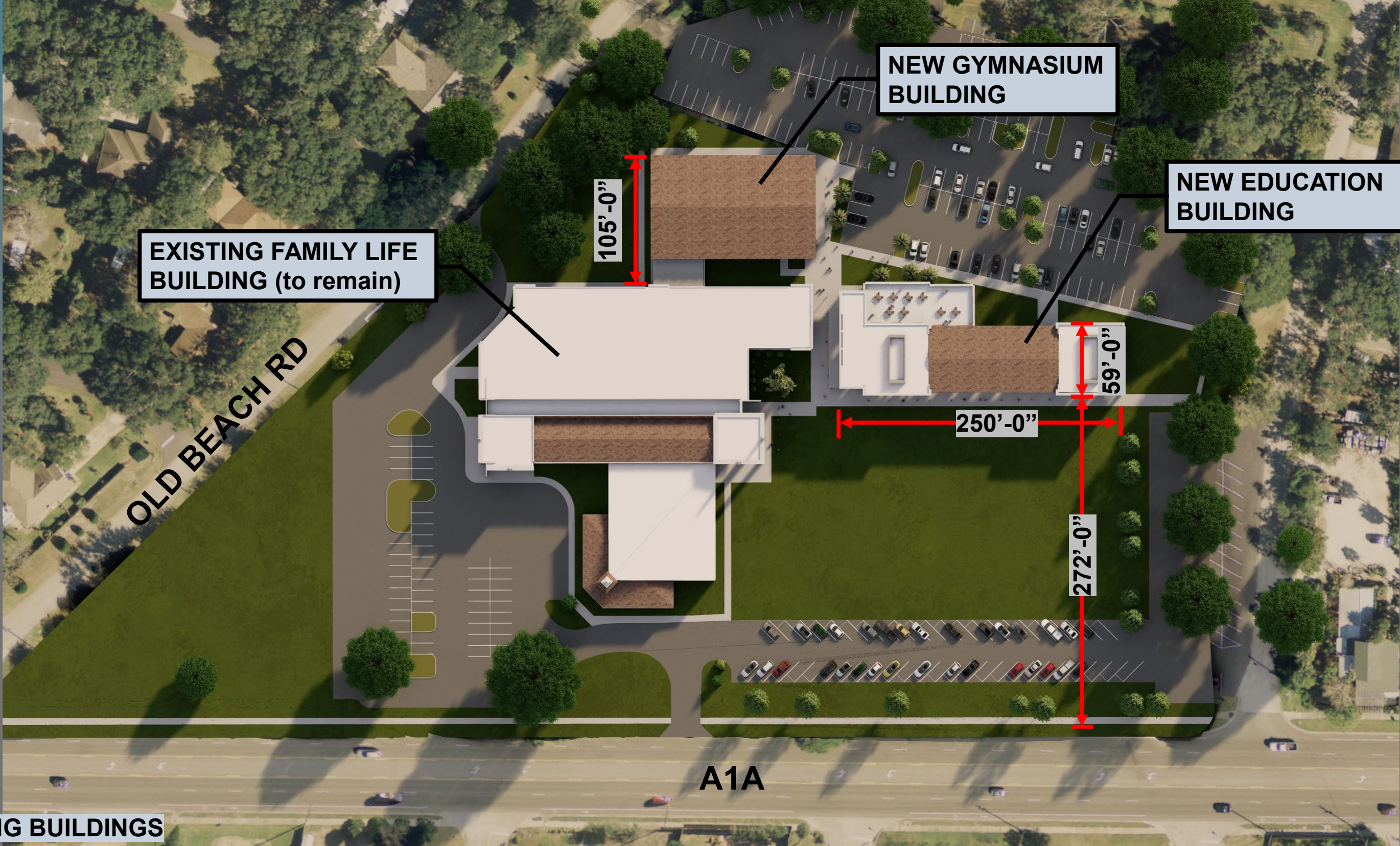
STREET VIEW - EDUCATION EXISTING BUILDINGS



ANASTASIA BAPTIST CHURCH
St. Augustine, Florida



EXISTING BUILDING LENGTH PARALLEL TO A ROADWAY



EXISTING BUILDINGS



ANASTASIA BAPTIST CHURCH

St. Augustine, Florida



BUILDING LENGTH



STREET VIEW – PROPOSED EDUCATION BUILDING

ANASTASIA BAPTIST CHURCH
St. Augustine, Florida



ROOF DESIGN

EXISTING FAMILY LIFE BUILDING (to remain)



EXISTING BUILDING DESIGN



ANASTASIA BAPTIST CHURCH
St. Augustine, Florida



ROOF DESIGN



EXISTING FAMILY LIFE BUILDING (to remain)

FLAT ROOF

FLAT ROOF

SLOPED ROOF

FLAT ROOF

EXISTING BUILDING DESIGN

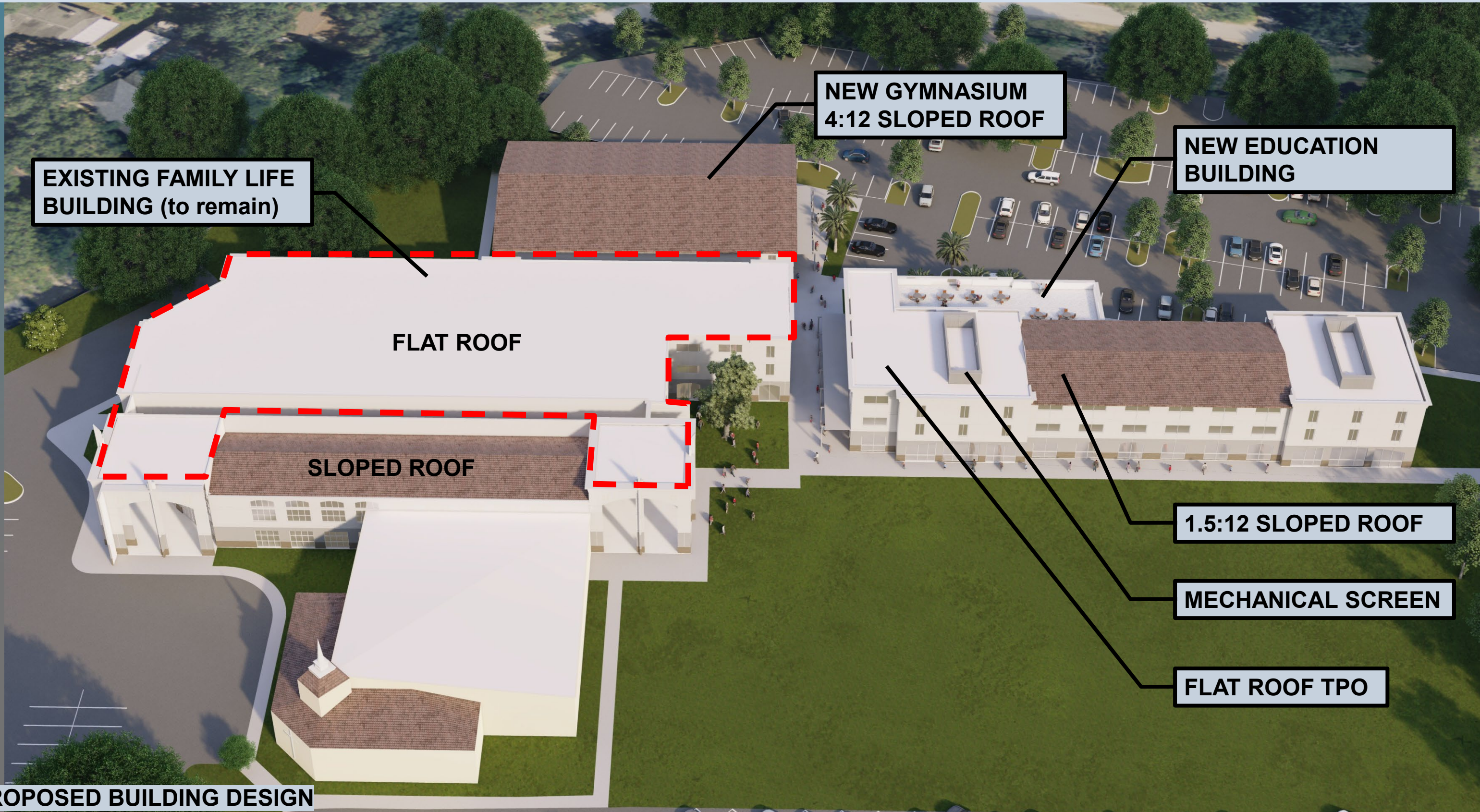


ANASTASIA BAPTIST CHURCH

St. Augustine, Florida



ROOF DESIGN



ANASTASIA BAPTIST CHURCH

St. Augustine, Florida



NON-ZONING VARIANCE NARRATIVE



St. Johns County Growth Management Department

Application for:

Date Property Tax ID No

Project Name

Property Owner(s) Phone Number

Address Fax Number

City State Zip Code e-mail

Are there any owners not listed? No Yes If yes please provide information on separate sheet.

Applicant/Representative Phone Number

Address Fax Number

City State Zip Code e-mail

Property Location

Major Access Size of Property Cleared Acres (if applicable)

Zoning Class No. of lots (if applicable) Overlay District (if applicable)

Water & Sewer Provider Future Land Use Designation

Present Use of Property Proposed Bldg. S.F.

Project Description (use separate sheet if necessary)

Demolition of Existing Educational and Administration Buildings
 New Educational and Administration Building - 47,754 sq. ft.
 New Gymnasium - 13,130 sq. ft.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
 Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s)

Anastasia Baptist Church

Application # MADRB 2021000006

Applicant: Brian Couch, KBJ – L&B Architects, LLC.

Application for Non-Zoning Variance

RE: Narrative for Variance from 3.08.04 Roof Design and Maximum Length of Building parallel to roadway

Sec. 3.08.04 Development Standards

The following general development standards shall apply within the Mid-Anastasia Overlay District:

A. Roof design shall be hipped, shed or gable unless otherwise approved by the Design Review Board. Horizontal roofs, which give the appearance of flat roofs, shall not be allowed. Long monotonous facade designs including, but not limited to, those characterized by unrelieved repetition of shape or form or design elements, or by unbroken extension of line shall be avoided. The maximum length of any Building parallel to a roadway shall be 120 feet.

Sec. 10.04.03 Non-Zoning Variances To Be Considered As Part Of Development Review

B. Required Findings

The BCC shall not vary the requirements of any provision of this Code unless it makes a positive finding, based on substantial evidence, on each of the following:

1. There are practical difficulties in carrying out the strict letter of the regulation.

Reply: Because of the existing site constraints, mature trees and existing education and administration buildings, there are practical difficulties in carrying out the strict letter of the regulation. The new gym and education/admin buildings are located to allow for construction while the existing buildings remain in use. After the new construction, the existing one-story education and administration buildings will be removed. We previously designed and permitted the existing family life center for Anastasia Baptist Church which is also three stories tall and under the 35' height limit. The three-story design does not allow a hipped, shed or gable roof under 35'. We have incorporated the 1.5:12 pitched roof section in the center of the building to match the existing design of the family life center and the campus. The new building is setback approximately 270' away from AIA and is shorter in length than the existing buildings. See attached presentation with renderings and site plan graphics for additional information.

2. The Variance request is not based exclusively upon a desire to reduce the cost of developing the site.

Reply: This variance request is not based on a desire to reduce the cost of developing the site. Since this is an existing site and because of many of the reasons listed in item #1, constructing a

3-story building under 35' in height is one of the only options to get this amount of square footage the church needs to serve their educational and administrative needs. Construction of a three-story building is more costly than a one-story building because of stairs, elevators, etc.

3. The proposed Variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.

Reply: The proposed variance will not substantially increase congestion on surrounding public street, the danger of fire or other hazard to the public. The new building is a replacement for several older buildings on the church campus in kind. The new building will be fully sprinklered and much safer for the public and the occupants.

4. The proposed Variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.

Reply: The proposed variance will not substantially diminish property values in, nor alter then essential character of, the area surrounding the site. The surrounding property values should increase in values after this construction because of the reduced footprint and further setbacks.

5. The effect of the proposed Variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.

Reply: The effect of the proposed variance is in harmony with the general intent of the code and the specific intent of the relevant subject areas of the code. A perfect case study would be the existing family life center. The character of the neighborhood remains intact and because of the increased setback from AIA, the appearance of the three-story building and the existing one-story buildings are the same based on site lines from AIA.



ANASTASIA BAPTIST CHURCH

St. Augustine, Florida



ATTACHMENT 2
DRAFT FINAL ORDERS
APPROVAL / DENIAL



ORDER OF THE ST. JOHNS COUNTY, FLORIDA
DESIGN REVIEW BOARD
OF THE MID-ANASTASIA OVERLAY DISTRICT

Brian Couch, KBJ- L&B Architects
50 N. Laura Street, Suite 4200
Jacksonville, FL 32202

FILE NUMBER: NZVAR 2022-03 Anastasia Baptist Church (roof and building length)
PARCEL: 161870-0000
DATE OF HEARING: April 14, 2022

ORDER GRANTING APPROVAL

The above referenced application, **NZVAR 2022-03 Anastasia Baptist Church (roof and building length)**, a request for a Non-Zoning Variance to Land Development Code Section 3.08.04.A to allow relief from the requirement to have a pitched roof and to allow relief from the maximum allowed building length parallel to a roadway located at **1650 A1A South** was considered by the Mid-Anastasia Design Review Board (MADRB) in a public hearing.

FINDINGS OF FACT

Having considered the application, supporting documents, statements made by the Applicant and Staff, and all evidence presented during the public hearing, the Board made the following Findings of Fact:

1. **The request for the Non-Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.**
2. **There are practical difficulties in carrying out the strict letter of the regulation.**
3. **The Non-Zoning Variance request is not based solely upon a desire to reduce the cost of developing the site.**
4. **The proposed Non-Zoning Variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.**
5. **The proposed Non-Zoning Variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.**
6. **The effect of the proposed Non-Zoning Variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.**
7. **The applicant, at the public hearing, has stated no objections to the proposed conditions.**

NOW THEREFORE, based on said Findings of Fact, the Board hereby approves this application as submitted subject to the following conditions:

1. **Any changes to the original application as submitted will require additional review by the Design Review Board.**
2. **The Non-Zoning Variances shall be transferable and shall run with title to the property.**
3. **The requested Non-Zoning Variance shall commence within one (1) year of the signing of the Order, otherwise all rights grants herein shall be null and void. Commencement shall be defined as issuance of a Building Permit by St. Johns County.**
4. **Approval of the Non-Zoning Variance is limited to the requested relief and does not release the project from compliance with all other relevant requirements of the St. Johns County Land Development Code or Comprehensive Land Use Plan. Representations and other documents shall assist in the interpretation of the requested relief but shall not be deemed as approval or waiver of any other provision of the Comprehensive Plan or Land Development Code.**

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.04 of the Land Development Code. Deed Restrictions, if any, are not affected by the actions of the Board or this Order.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DATED THIS _____ DAY OF _____, 2022.

DRB FOR THE MID-ANASTASIA OVERLAY DISTRICT WITHIN ST. JOHNS COUNTY, FLORIDA:

BY: _____
Bob Boese, Chair

The undersigned Clerk of the Board certifies that the above Order is a true and correct copy of the Order adopted by said Board as the same appears in the record of the Board Minutes.

BY: _____
Clerk: Saleena Randolph, Planner

Attachment: Stamped approved drawings



ORDER OF THE ST. JOHNS COUNTY, FLORIDA
DESIGN REVIEW BOARD
OF THE MID-ANASTASIA OVERLAY DISTRICT

Brian Couch, KBJ- L&B Architects
50 N. Laura Street, Suite 4200
Jacksonville, FL 32202

FILE NUMBER: NZVAR 2022-03 Anastasia Baptist Church (roof and building length)
PARCEL: 161870-0000
DATE OF HEARING: April 14, 2022

DENIAL ORDER

The above referenced application, **NZVAR 2022-03 Anastasia Baptist Church (roof and building length)**, a request for a Non-Zoning Variance to Land Development Code Section 3.08.04.A to allow relief from the requirement to have a pitched roof and to allow relief from the maximum allowed building length parallel to a roadway located at **1650 A1A South** was considered by the Mid-Anastasia Design Review Board (MADRB) in a public hearing.

FINDINGS OF FACT

Having considered the application, supporting documents, statements made by the Applicant and Staff, and all evidence presented during the public hearing, the Board made the following Findings of Fact:

- 1. There are no practical difficulties in carrying out the strict letter of the regulation.**
- 2. The Non-Zoning Variance request is based solely upon a desire to reduce the cost of developing the site.**
- 3. The proposed Non-Zoning Variance will substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.**
- 4. The proposed Non-Zoning Variance will substantially diminish property values in, or alter the essential character of, the area surrounding the site.**
- 5. The effect of the proposed Non-Zoning Variance is not in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.**

NOW THEREFORE, based on said Findings of Fact, the Board hereby denies this application as submitted.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.04 of the Land Development Code. Deed Restrictions, if any, are not affected by the actions of the Board or this Order.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DATED THIS _____ DAY OF _____, 2022.

DRB FOR THE MID-ANASTASIA OVERLAY DISTRICT WITHIN ST. JOHNS COUNTY, FLORIDA:

BY: _____
Bob Boese, Chair

The undersigned Clerk of the Board certifies that the above Order is a true and correct copy of the Order adopted by said Board as the same appears in the record of the Board Minutes.

BY: _____
Clerk: Saleena Randolph, Planner