



**GROWTH MANAGEMENT DEPARTMENT STAFF REPORT**  
**MID-ANASTASIA DESIGN OVERLAY DISTRICT**

**March 10, 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.

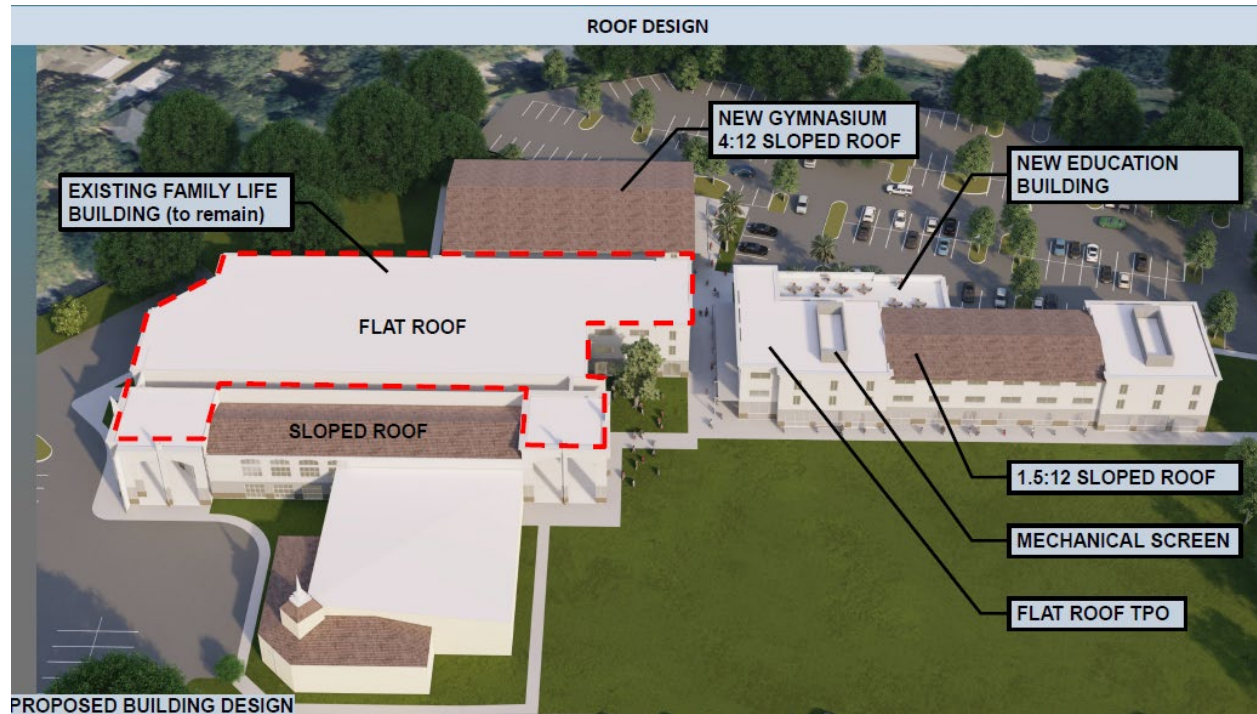
**STAFF COMMENTS**

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 (MADRB 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.

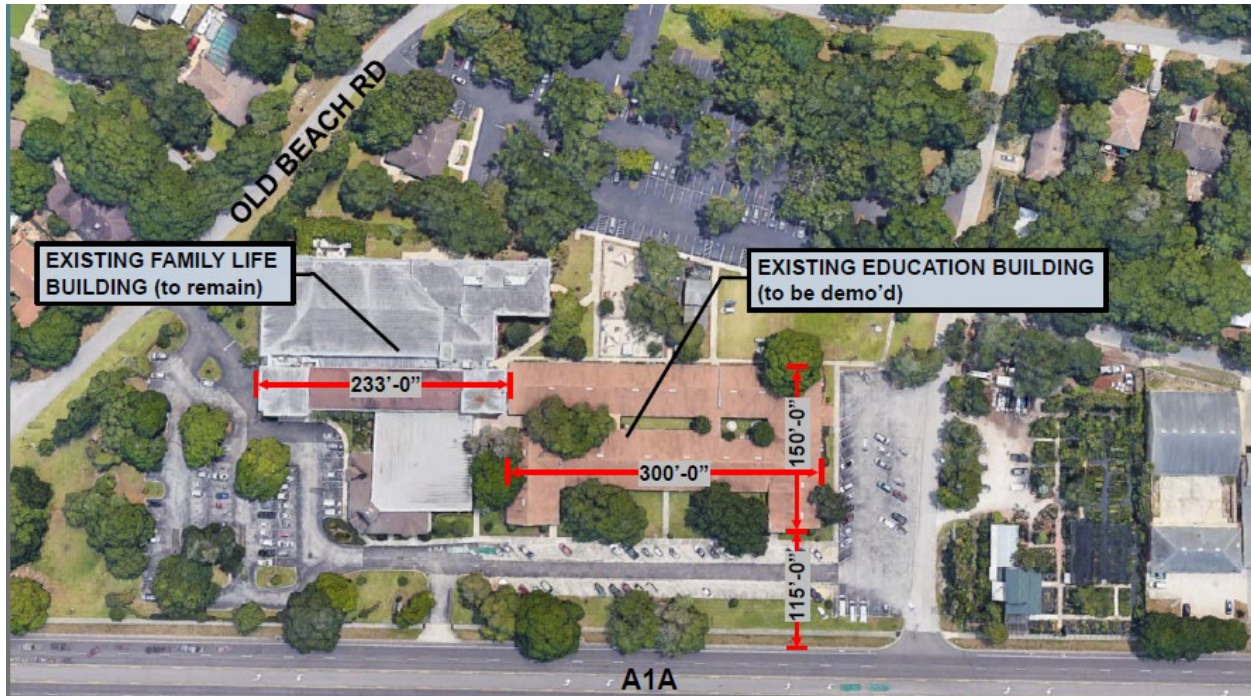
**ROOF Existing and Proposed:** Roofing types in the provided drawing shows that the existing Family Life Building is currently a flat roofed structure. The proposed new Education Building shows that portions of the building will have a flat roof, similar to the existing Family Life Building, and portions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



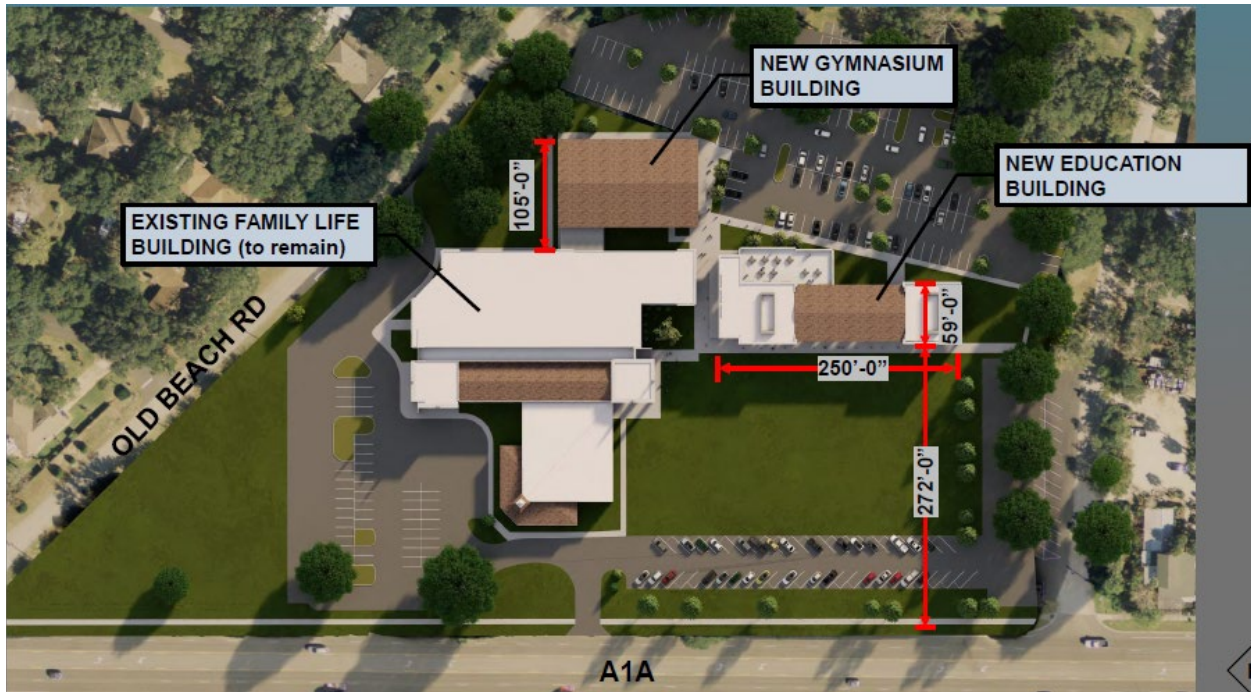
Provided Rendering:



**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 3:12 pitched roof section in the center of the building to match the existing design of 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



**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:

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

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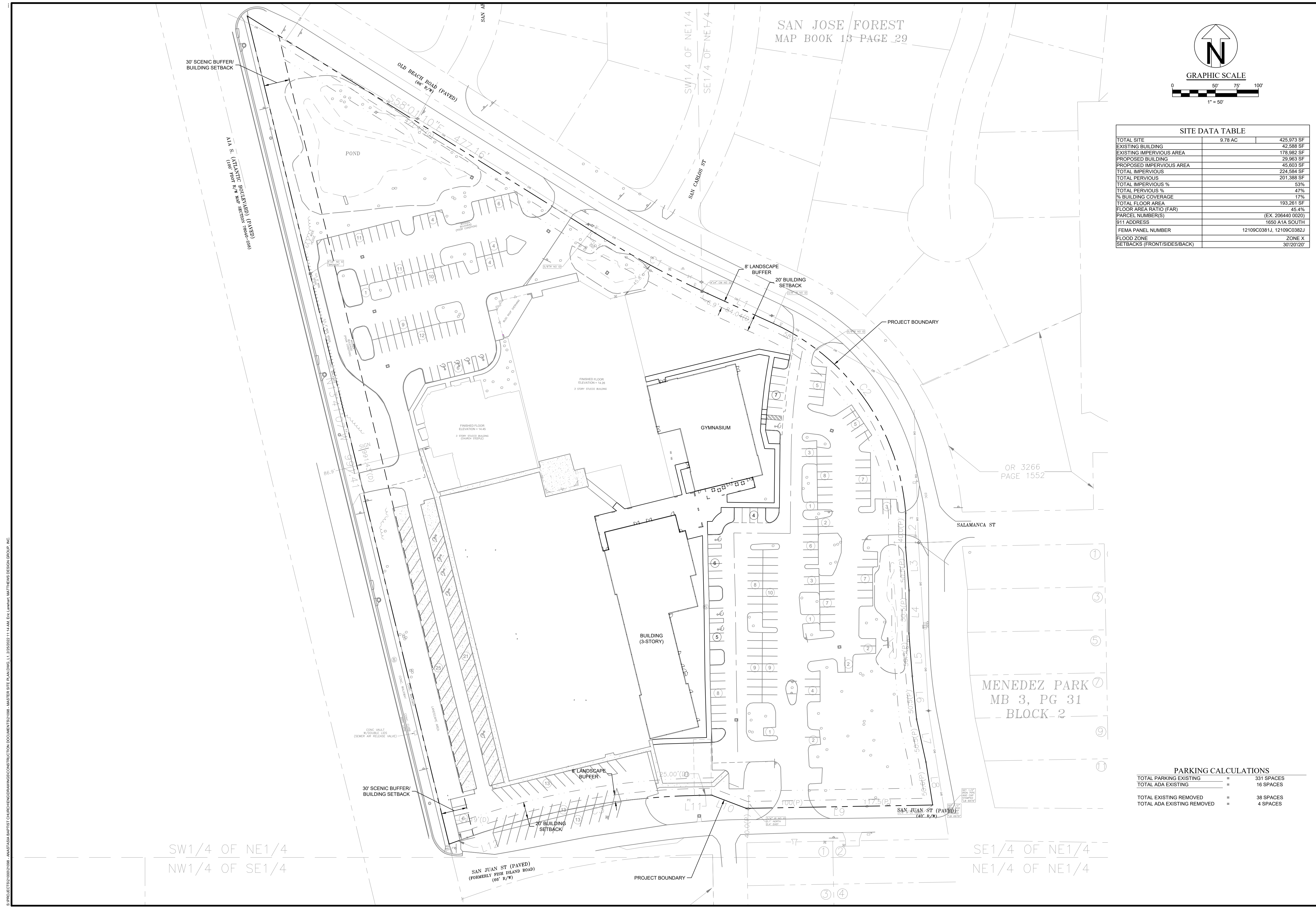
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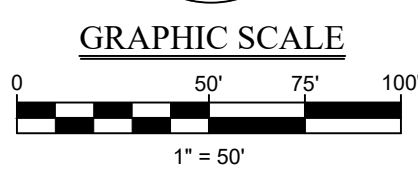
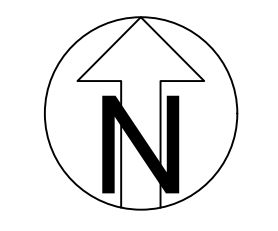
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SAN JOSE FOREST  
MAP BOOK 13 PAGE 29



SITE DATA TABLE		
TOTAL SITE	9.78 AC	425,973 SF
EXISTING BUILDING		42,588 SF
EXISTING IMPERVIOUS AREA		178,982 SF
PROPOSED BUILDING		29,963 SF
PROPOSED IMPERVIOUS AREA		45,603 SF
TOTAL IMPERVIOUS		224,585 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

C:\PROJECTS\2024\202408\ANASTASIA BAPTIST CHURCH\CONSTRUCTION DOCUMENTS\JOB MASTER SITE PLAN.DWG, 14:20:2024 11:44 AM, E:\114441.MATTHEWS DESIGN GROUP, INC.

**MASTER SITE PLAN**

**ANASTASIA BAPTIST CHURCH**

ST. JOHNS COUNTY

PREPARED FOR CLIENT

**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

NO.	DATE	REVISIONS

DESIGN BY	CLB
DRAWN BY: XXX	XXX
CHECK BY: RAM	RAM
DATE: XX-XX-XX	XX-XX-XX
JOB NO: 21088	21088

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		
	JS	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**

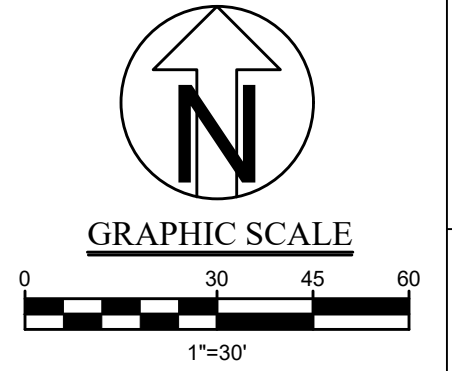
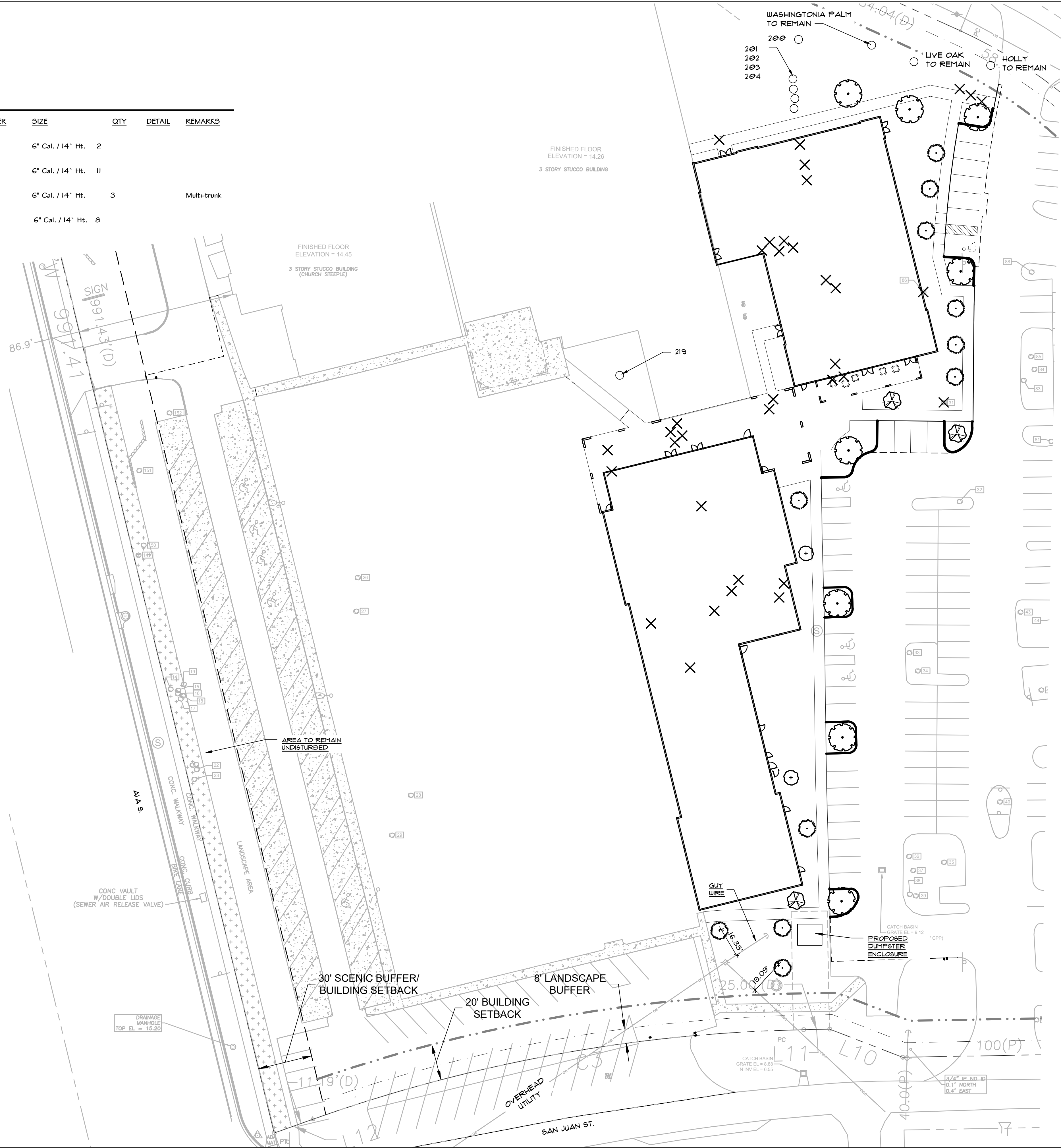
MINIMUM TREE REQUIREMENT = 80 INCHES/ ACRE  
 SITE AREA = 1.40 ACRES  
 MINIMUM TREES INCHES = 112 INCHES  
 REQUIRED = 112 INCHES  
 PRESERVED TREES INCHES + PLANTED TREE INCHES = TOTAL TREE INCHES  
 15 + 144 = 159 INCHES

**SIC TREE MITIGATION REQUIREMENT**

PLANTED TREE INCHES MUST BE ≥ 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/ENDOWMENT/CONSTRUCTION DOCUMENT/10/18 - LANDSCAPE PLAN/REV. 1.1 - 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	DESCRIPTION

DESIGN BY: E.J.L.  
 DRAWN BY: E.J.L.  
 CHECK BY: E.J.L.  
 DATE: NOV. 2021  
 JOB NO.: 21088

REGISTERED LANDSCAPE ARCHITECT  
 STATE OF FLORIDA  
 CA#29535 FL #66897

SHEET NO. **2**  
 OF XX

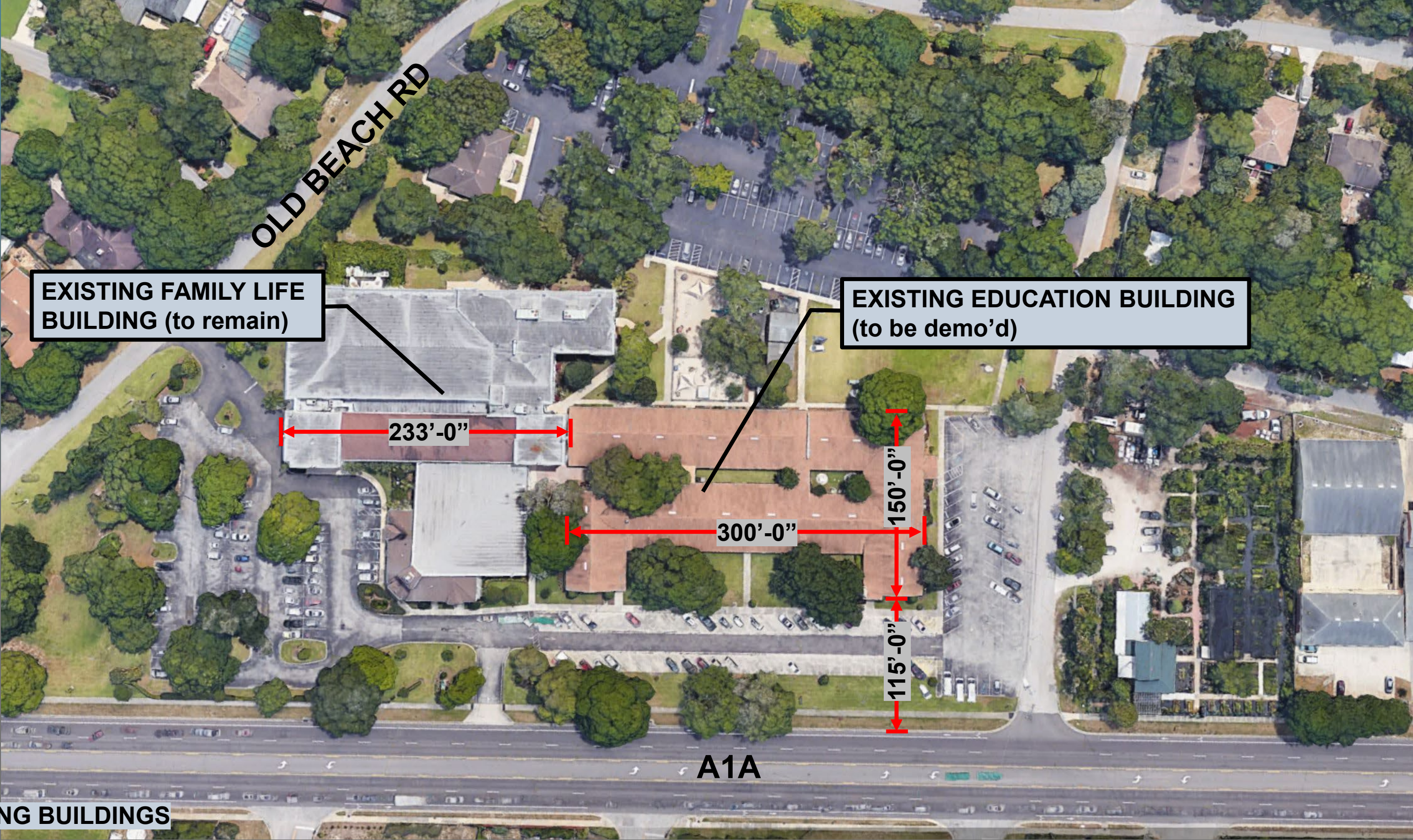
This plan has been digitally signed and sealed. CHECKS, BARRIERS, etc. shall also apply to the plan. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



**ANASTASIA BAPTIST CHURCH**  
St. Augustine, Florida



EXISTING BUILDING LENGTH PARALLEL TO A ROADWAY



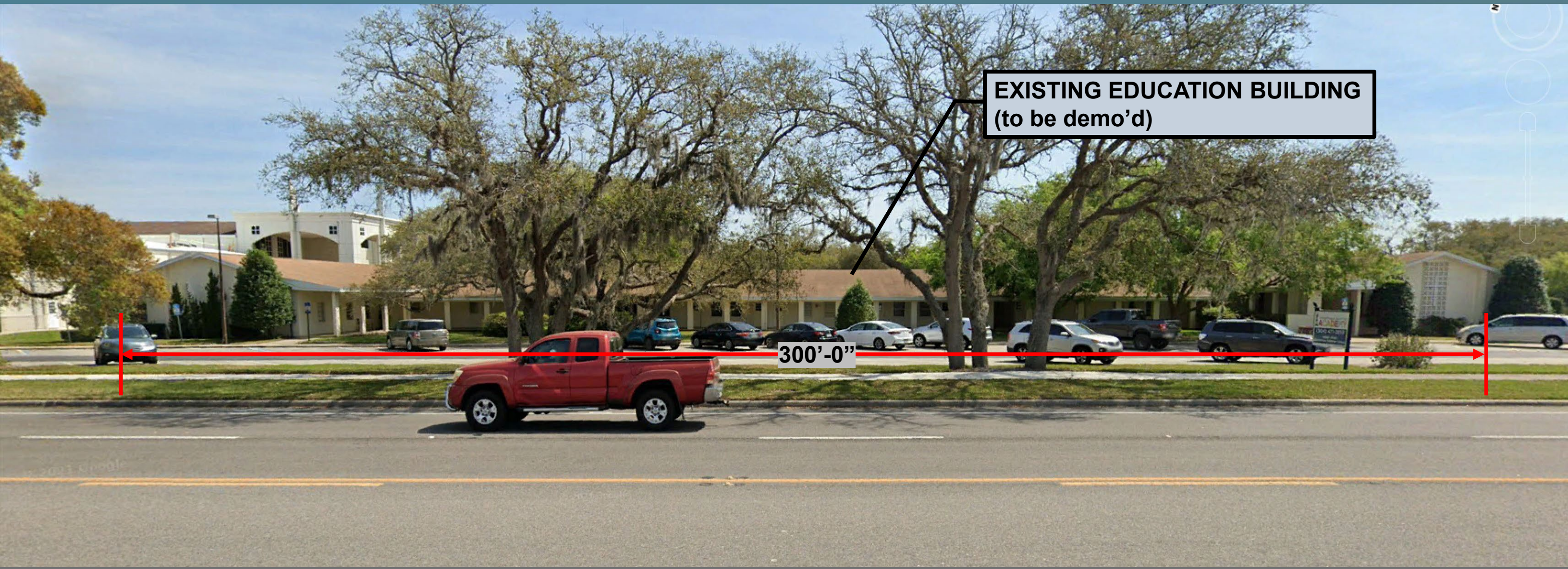
EXISTING BUILDINGS

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

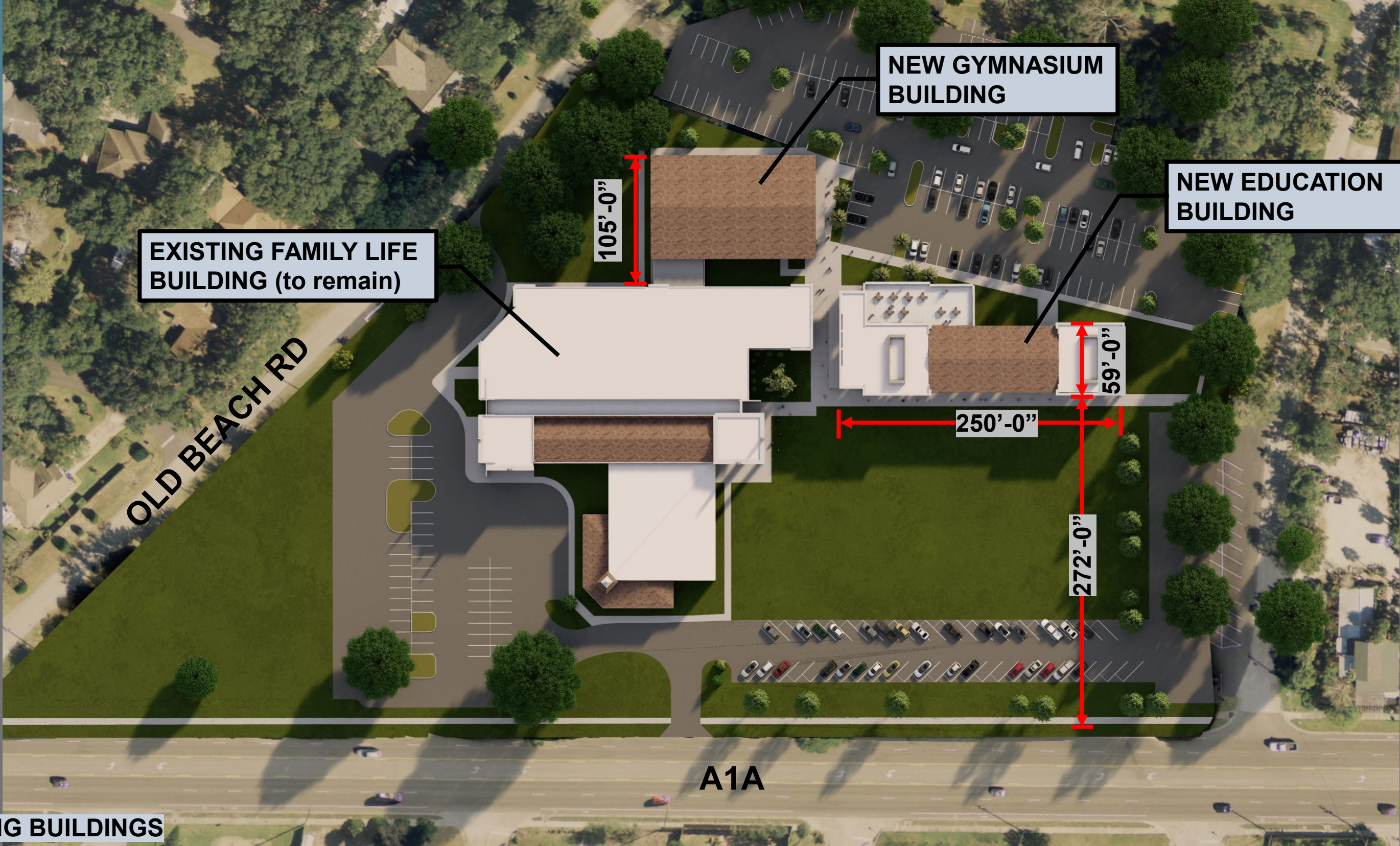
STREET VIEW - EDUCATION EXISTING BUILDINGS



ANASTASIA BAPTIST CHURCH  
St. Augustine, Florida



EXISTING BUILDING LENGTH PARALLEL TO A ROADWAY



# ANASTASIA BAPTIST CHURCH

St. Augustine, Florida



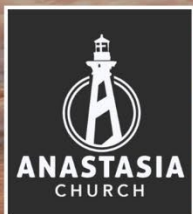


BUILDING LENGTH



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



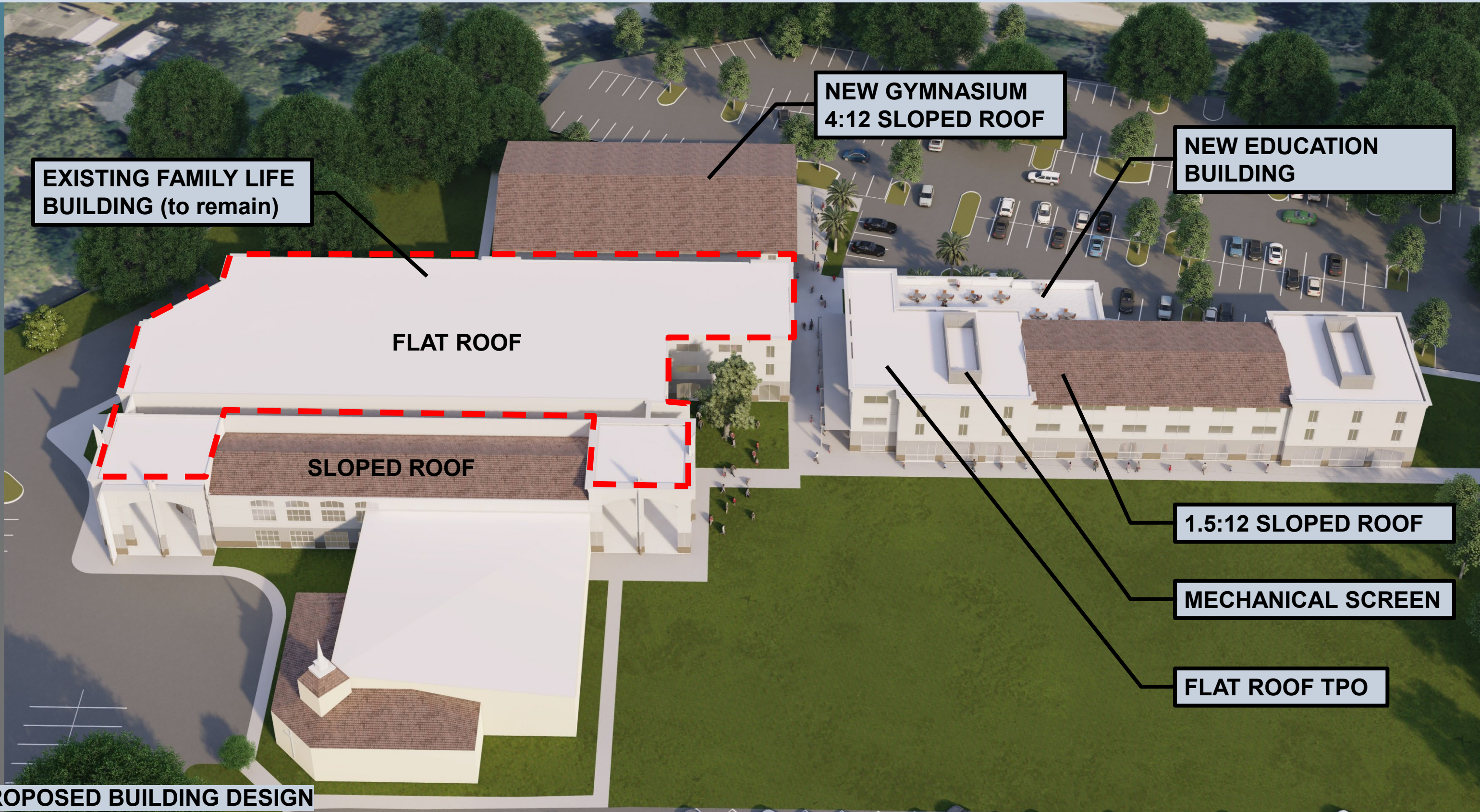
# ROOF DESIGN



**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:

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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 3:12 pitched roof section in the center of the building to match the existing design of 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:** March 10, 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:** March 10, 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