



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

**May 12, 2022 Public Meeting**  
**MADRB 2022-02 The Village Garden Fence,  
Parking Signage, and Landscape**

**To:** Mid-Anastasia Design Review Board

**From:** Saleena Randolph, Planner

**Applicant:** Brendan Schneck  
Village Garden Food Truck Park  
21 Sabor de Sal  
St. Augustine, FL 32080

**Location:** 1480 Old A1A South

**Zoning / FLUM:** Commercial, Intensive (CI) with conditions / Commercial

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

**Summary of Request:** The applicant requests design approval of proposed fencing, signage and landscaping; the fencing and signage was requested by the Board of County Commissioners per conditional approval of PLNAPPL 2021-06.

**STAFF COMMENTS**

The applicant is requesting the Board's review and approval for the following: construction of 3-foot-high fencing made of white metal, ground signs identifying additional parking location, and existing landscaping onsite.

On March 1, 2022, the Board of County Commissioners approved a Conditional Special Use Permit to allow for the on-site sale and consumption of beer and wine in conjunction with the existing food truck site. The conditions of the Special Use included installation of fencing and signage; based on the Order, the site must add a minimum 3-foot-high fence along any perimeter area that does not currently provide a barrier along Old Beach Road and install signage directing patrons to the overflow parking area. A copy of the Final Order from the March 1, 2022 BCC hearing is provided in **Attachment 2**. This application being brought to the Design Review Board is a request for approval of the proposed fencing and directional signage.

On June 13, 2019, the MADRB granted design approval with a condition that the applicant return to the Board for a landscaping progress report and final approval to ensure proper screening of truck signage, equipment, and tools. A copy of the Final Order from the June 13, 2019 MADRB hearing is provided in **Attachment 3**. This application being brought to the Design Review Board includes a request for approval of the existing landscaping.

**FENCING:**

*LDC Sec. 3.08.04 D. Chain link, barbed wire and similar fencing shall not be allowed in any required Front Yard, and where such fencing can be viewed from any delineated roadway, landscaping or berming shall be provided to prohibit visibility from such roadway or any adjacent residential properties. The fencing and screening provisions of Articles 2.02.04.C and 6.06.04 shall also apply.*

Based on the application materials, the proposed fencing will be white metal, 3 feet tall, and similar to the following screenshot:



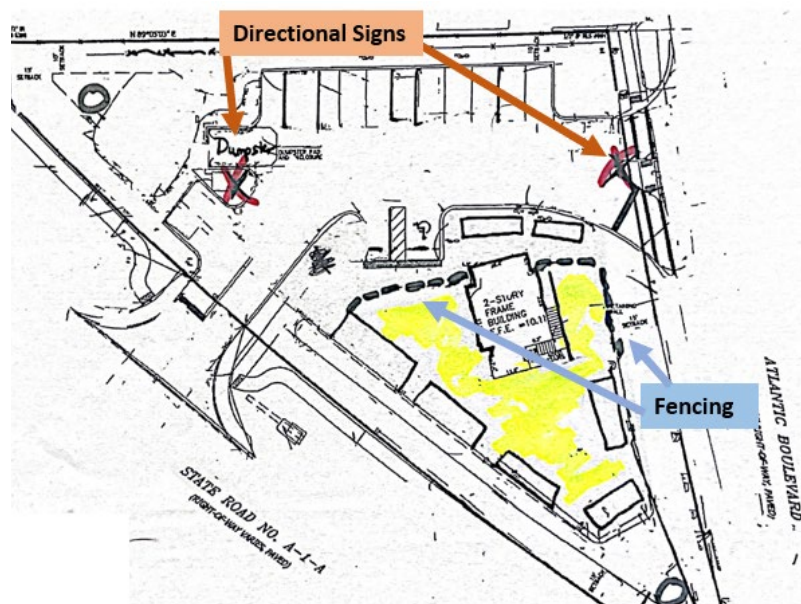
**DIRECTIONAL SIGNAGE:**

*LDC Sec. 3.08.07 C. Additional Directional Signs Allowed. In addition to the above Signs, two directional Ground Signs limited to two (2) square feet per Sign are allowed. The maximum allowable height shall be three (3) feet.*

Based on the application materials, the proposed directional signage will be similar to the following:



Based on the application materials, the placement of the proposed fencing and signs are as follows:



**LANDSCAPING:**

The MADRB hearing which took place on June 13, 2019 discussed the landscaping and screening of the site. The truck art/signage was to be screened from view since other businesses are only allowed wall signs of 24 square feet in size; the food trucks themselves are large signs and several are on site. Based on the final approval order, a final landscape plan with young plants was approved with the condition that the applicant return for a progress report in June 2020 for final approval to ensure proper screening of truck signage various equipment, and tools stored behind and around the trucks. The applicant is requesting landscape approval from this 2019 condition. Below shows the progress of the landscaping.

Site from May 28, 2019:



Site from January 11, 2019:



Site from April 28, 2022:



Site from April 28, 2022:



**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.

**Relevant Code Sections – Design Review; LDC Part 3.08.00 (provided in Attachment 4)**

- 3.08.04 Development Standards
- 3.08.06 Additional Buffer Requirements
- 3.08.07 Additional Signage Requirements
- 3.08.08 Design Review Guidelines
- 3.08.09 Design Elements and Material

**SUGGESTED ACTION TO APPROVE**

The Design Review Board may consider a motion to approve **MADRB 2022-02 The Village Garden**, as described within the application and supporting documents provided:

1. The request complies with the required design standards prescribed within Part 3.08.00 of the St. Johns County Land Development Code.

**SUGGESTED ACTION TO DENY**

The Design Review Board may consider a motion to deny **MADRB 2022-02 The Village Garden**, as described within the application and supporting documents provided:

1. The request does not comply with the design standards prescribed within Part 3.08.00 of the St. Johns County Land Development Code.

**ATTACHMENTS:**

1. Application and Supporting Documents
2. BCC Final Order from 3/01/22
3. MADRB Final Order from
4. LDC, Part 3.08.00 Mid-Anastasia Overlay District
5. Draft Final Orders

**ATTACHMENT 1**  
**APPLICATION AND SUPPORTING**  
**DOCUMENTS**



Application for Overlay District Review  
 Growth Management Department  
 Planning and Zoning Section  
 4040 Lewis Speedway, St. Augustine, FL 32084  
 Phone: 904.209.0675; Fax: 904.209-0576

Date 3/14/22 Overlay District MADRB Property ID No (Strap) 166410-0000

Applicant Village Garden FTP Phone Number 631-338-5522

Address 21 Saboc de sal Fax Number

City St Augustine State FL Zip Code 32080 E-mail villagegardenftp@gmail.com

Project Name Village Garden

Project Address & Location 1480 S Old AIA St Augustine FL 32080

Type of Review  Commercial Use  Multi-family Use  Other:   
 Check all that apply

The Project Involves  New Building  Changes to an existing Building  Exterior Repainting  Signage (Individual)  
 Check all that apply  
 Unified Sign Plan  Fences / Walls  Parking / Lighting  Landscaping / Buffers  
 Other:

Describe Project and work proposed to be done (Provide additional information by attachment as needed)

Application is for approval of fenced in area of consumption requested by board of county commissioners as well as signage stipulation for parking. Applicant would also like to discuss progress report of final landscape plan with new mature plants.

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

*[Handwritten Signature]*

Signed By  
 Printed or typed name(s) Brenda Schneck

Contact Information of person to receive all correspondence if different than applicant:  
 Phone Number 631-338-5522  Fax Number   E-mail BigIslandbawls@gmail.com  
 Postal Address  Name   
 City  State  Zip Code

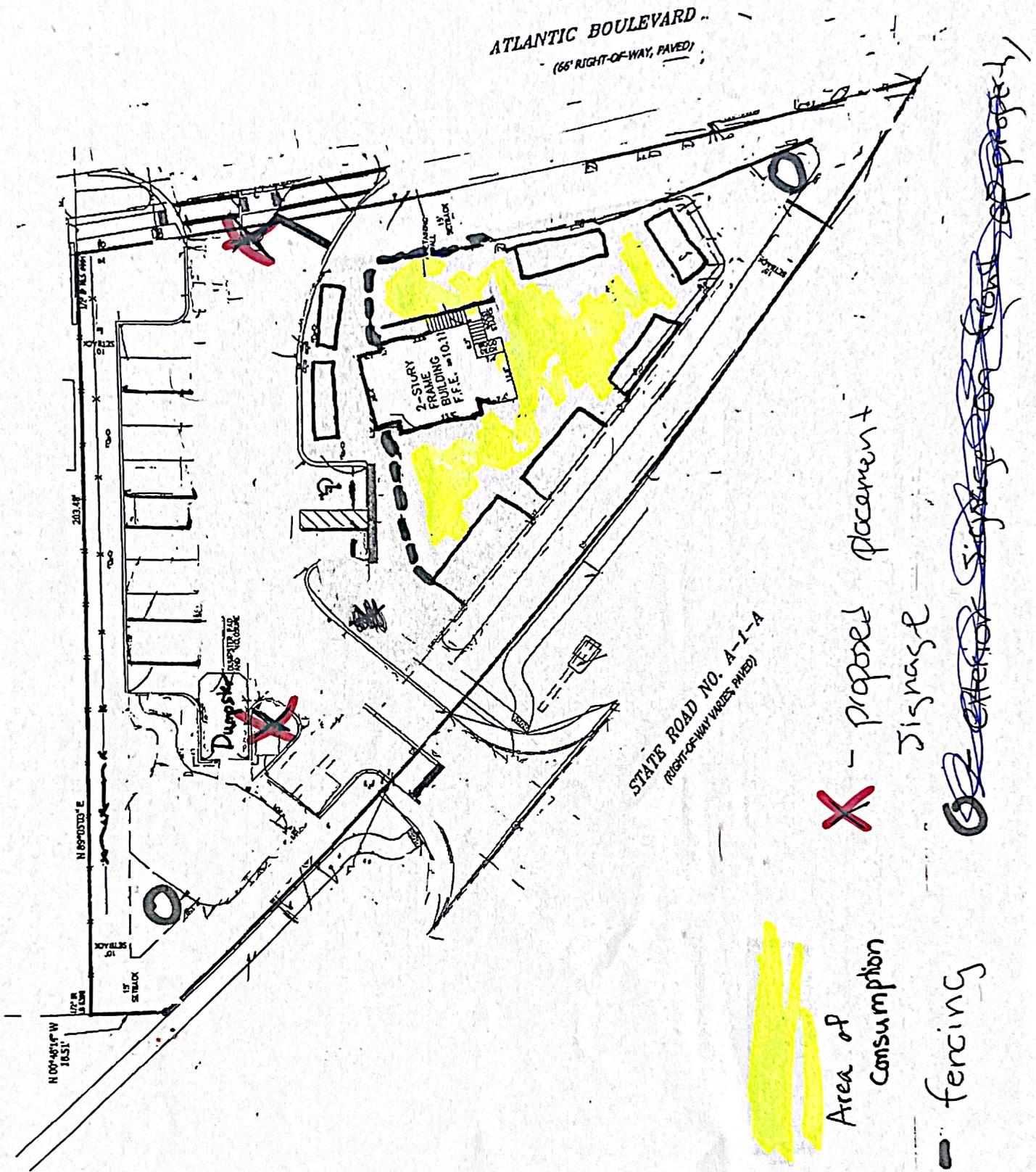
Please notify the Planning and Zoning Section at 904.209.0675 if you need any special assistance or accommodations to attend the meeting or if you have any questions concerning this application.

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:



***Both the signage and the fencing have been requested as conditions by the BCC for our beer and wine license. The fencing shall be placed on the property line on the east corner of the property and will surround the tree which will enclose an area of consumption. The fence will be 3 feet high and made of white metal. The signage will be a ground sign made of chloroplast that will inform customers of additional parking provided next door by safe. We are requesting two signs measuring 18" x 18". We are not requesting any changes to the landscape plan, we are providing examples of how that landscape has now grown over the last two years as requested by staff.***

Exhibit B

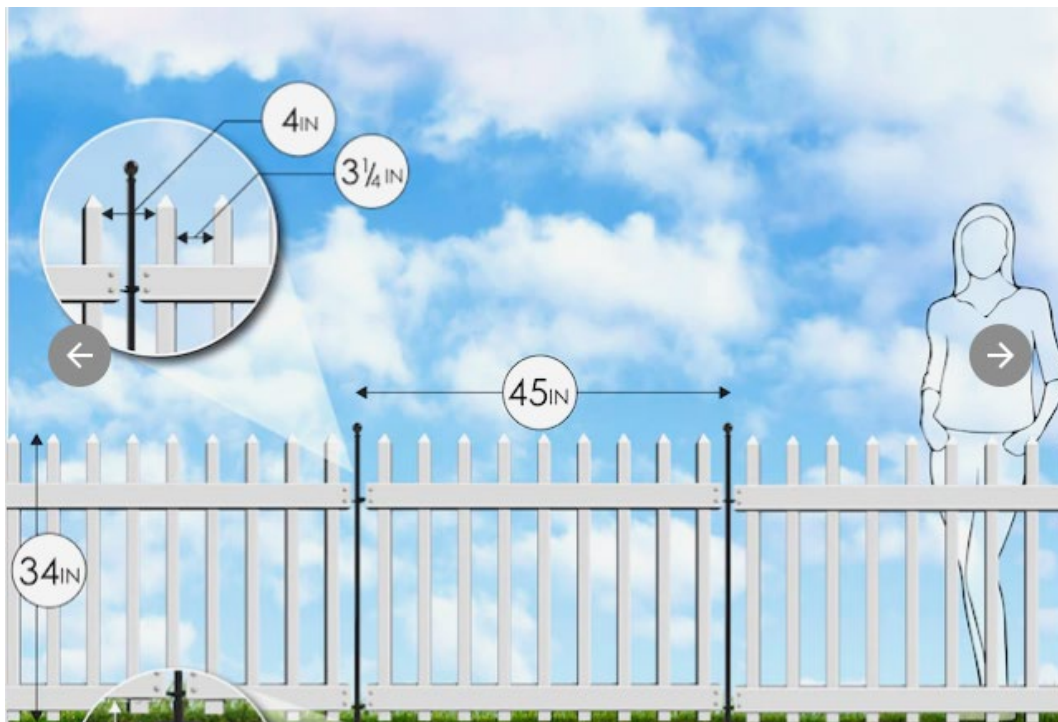
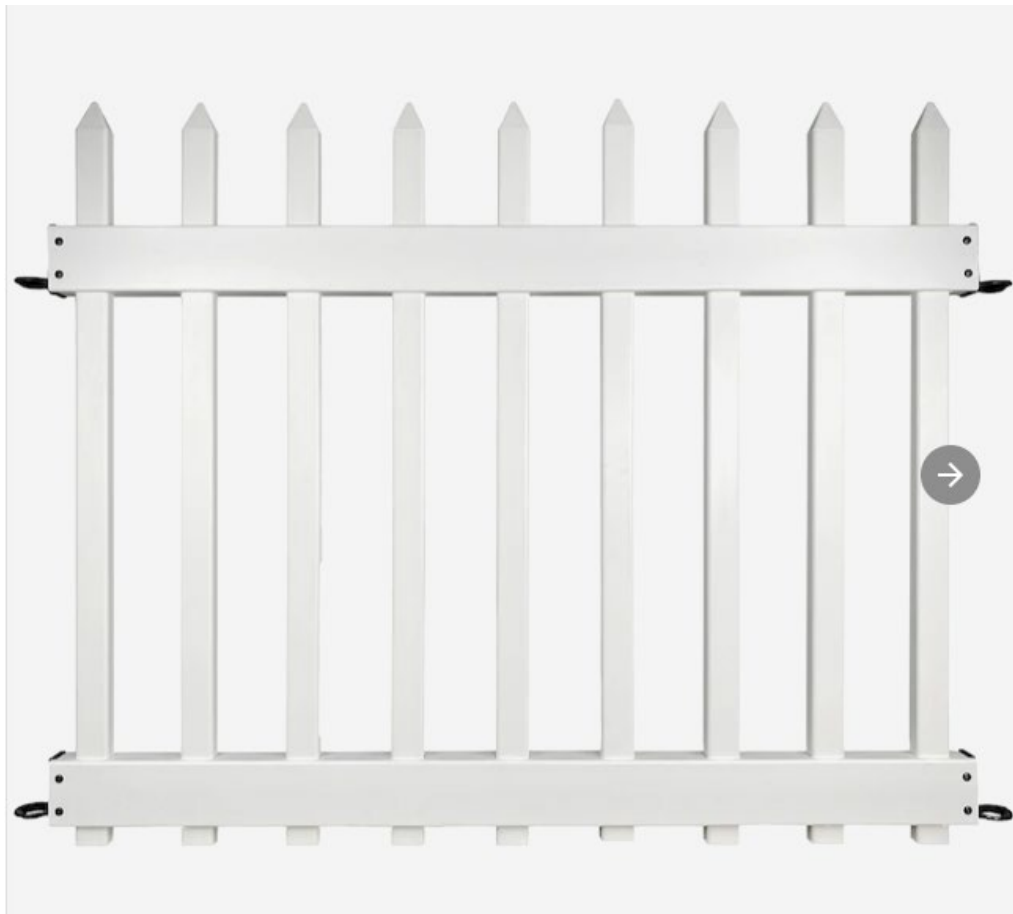


X - Proposed Placement Signage

Area of Consumption

fencing

~~Circular Signage on Front of Property~~



# Additional Parking Available Next Door At SAFE



*The*  
**Village**  
*Garden*  
Food Truck Park



**S.A.F.E.**  
PET RESCUE

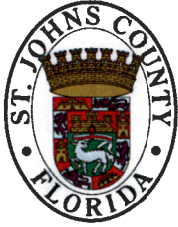
Original Landscaping 2020:



Current Landscaping 2022:



**ATTACHMENT 2**  
**BCC Final Order from**  
**3/01/2022**



# St. Johns County Board of County Commissioners

Growth Management Department

ORDER  
ST. JOHNS COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

MAR 03 2022

FILED  
St. Johns County  
Clerk of Court

By: *Juanne King*  
Deputy Clerk

RE: Brendan Schneck  
21 Sabor de Sal Road  
St. Augustine, FL 32080

FILE NUMBER: PLNAPPL 2021-06 of SUPMAJ 2021-14

LEGAL: Exhibit A

SITE PLAN: Exhibit B

DATE OF HEARING: March 1, 2022

ORDER CONDITIONALLY APPROVING APPEAL,  
OVERTURNING THE PLANNING AND ZONING AGENCY DENIAL  
AND  
APPROVING SUPMAJ 2021-14 ON A TRIAL BASIS

This was an Appeal of a Planning and Zoning Agency Final Order denying a Special Use Permit to allow for the on-site sale and consumption of beer and wine, under the regulation of the State of Florida Type 2COP license, in conjunction with an existing mobile food dispensing units within the conditional Commercial Intensive (CI) zoning (Ord. 2016-27), consistent with Sections 2.03.01.A and 2.03.02 of the Land Development Code, specifically located at 1480 Old A1A South. This Appeal of the Planning and Zoning Agency's decision was filed by the property owner on December 30, 2021.

The matter was brought before the Board of County Commissioners on March 1, 2022 at a public hearing with legal notice duly published as required by law and conducted in accordance with Florida law.

### FINDINGS OF FACT

Having considered this Appeal of the Planning and Zoning Agency's Final Order denying a Special Use Permit to allow for the on-site sale and consumption of beer and wine, under the regulation of the State of Florida Type 2COP license, in conjunction with an existing mobile food dispensing units within the conditional Commercial Intensive (CI) zoning (Ord. 2016-27), consistent with Section 2.03.02 of the Land Development Code, specifically located at 1480 Old A1A South, including all of the testimony and evidence presented by the appellant, and the public at the public hearing for the Appeal, the Board of County Commissioners made the following findings of fact:



1. The Special Use can be granted on a trial basis without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The Use, on a trial basis, is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The Use, on a trial basis, which is listed as a Special Use in the Commercial Intensive (CI) with an associated Conditional Ordinance (Ord. 2016-27) zoning district complies with all required regulations and standards of Article II of the Land Development Code.
4. The request, on a trial basis, is in compliance with Section 2.03.02 and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Designation of Commercial.
6. The requested Use, on a trial basis, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use, on a trial basis, is not in conflict with the development patterns of the area.

**ACCORDINGLY**, the Appeal is hereby **CONDITIONALLY APPROVED** based on the above stated Findings of Fact, and, based upon said Findings, the Board of County Commissioners hereby approves the Special Use Permit, on a trial basis and subject to further review by the Board of County Commissioners, to temporarily allow for the on-site sale and consumption of beer and wine, under the regulation of the State of Florida Type 2COP license, in conjunction with an existing mobile food dispensing units within the conditional Commercial Intensive (CI) zoning (Ord. 2016-27), consistent with Section 2.03.02 of the Land Development Code, specifically located at 1480 Old A1A South, subject to the following conditions:

1. The Special Use is granted to Village Garden FTP, on a trial basis, located at the above location, and shall not be transferable.
2. Conditional approval is for the Use as regulated by the State of Florida Type 2COP beverage license, specifically for on-site sales/consumption of beer and wine.
3. Sales/consumption area shall be limited to the area designated for such on the site plan labeled as Exhibit B submitted by the applicant and made a part of this application.
4. A minimum 3' fence will be installed along any perimeter area that does not currently provide a barrier along Old Beach Road.
5. Hours of operation are from 12:00 PM to 10:00 PM Monday through Sunday with all alcohol sales ending no later than 8:00 PM.

6. Signage will be installed directing patrons to the overflow parking area. Signage is to be placed on private property. Any proposal to have signage related to private property within the County ROW would require approval by the County traffic engineer.
7. The sale of beer or wine shall occur only from the café, which is the two-story frame building depicted on Exhibit B. There will be no sale of beer or wine from food trucks.
8. Upon installation of fencing and overflow parking signage the applicant will contact the Planning and Zoning Division for inspection.
9. Special Use Permit shall be governed by the St. Johns County Alcohol Beverage Ordinance (Ord. #90-48), as may be amended.
10. Special Use Permit shall be governed by the St. Johns County Sale or Service to persons under Twenty-One Ordinance (Ord. #2011-46), as may be amended.
11. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time the Special Use is being exercised.
12. The Special Use Permit shall be commenced within six (6) months of the signing of the Order; otherwise all rights granted here in shall be null and void. Commencement shall be defined as issuance, from the appropriate authority, of an alcoholic beverage license that is in accordance with the type of alcoholic beverage service stipulated in the Special Use Permit request.
13. The Special Use Permit is granted under the conditions of continual use for a time period of six (6) months from the date of this Order. At the end of the six (6) month period, the application will be scheduled for a quasi-judicial hearing, at the Applicant's expense, before the Board of County Commissioners for consideration to allow for permanent approval.
14. Conditional approval of the Special Use Permit does not release project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Land Use Plan, Florida Building Code or any other Agency having jurisdiction.
15. The violation of any conditions or time periods when made a part of the terms under which a Special Use is granted shall be deemed a violation of this Code. A violation of any adopted conditions or time periods shall render the Special Use invalid, unless the violation is corrected within a reasonable time period after receipt of written notice of violation from the County Administrator requiring the correction of the violation by a specified date.
16. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

Any Appeal of this decision may be made by filing a petition for writ of certiorari with the Clerk of the Circuit Court of St. Johns County in accordance with the St. Johns County Land Development Code and Florida Rules of Appellate Procedure.

Date of Commission action: March 1, 2022

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Henry Dean  
Henry Dean, Chair

Rendition Date: MAR 03 2022

ATTEST: BRANDON PATTY, Clerk of the Court & Comptroller  
By: Brandon Patty  
Deputy Clerk



# Exhibit A

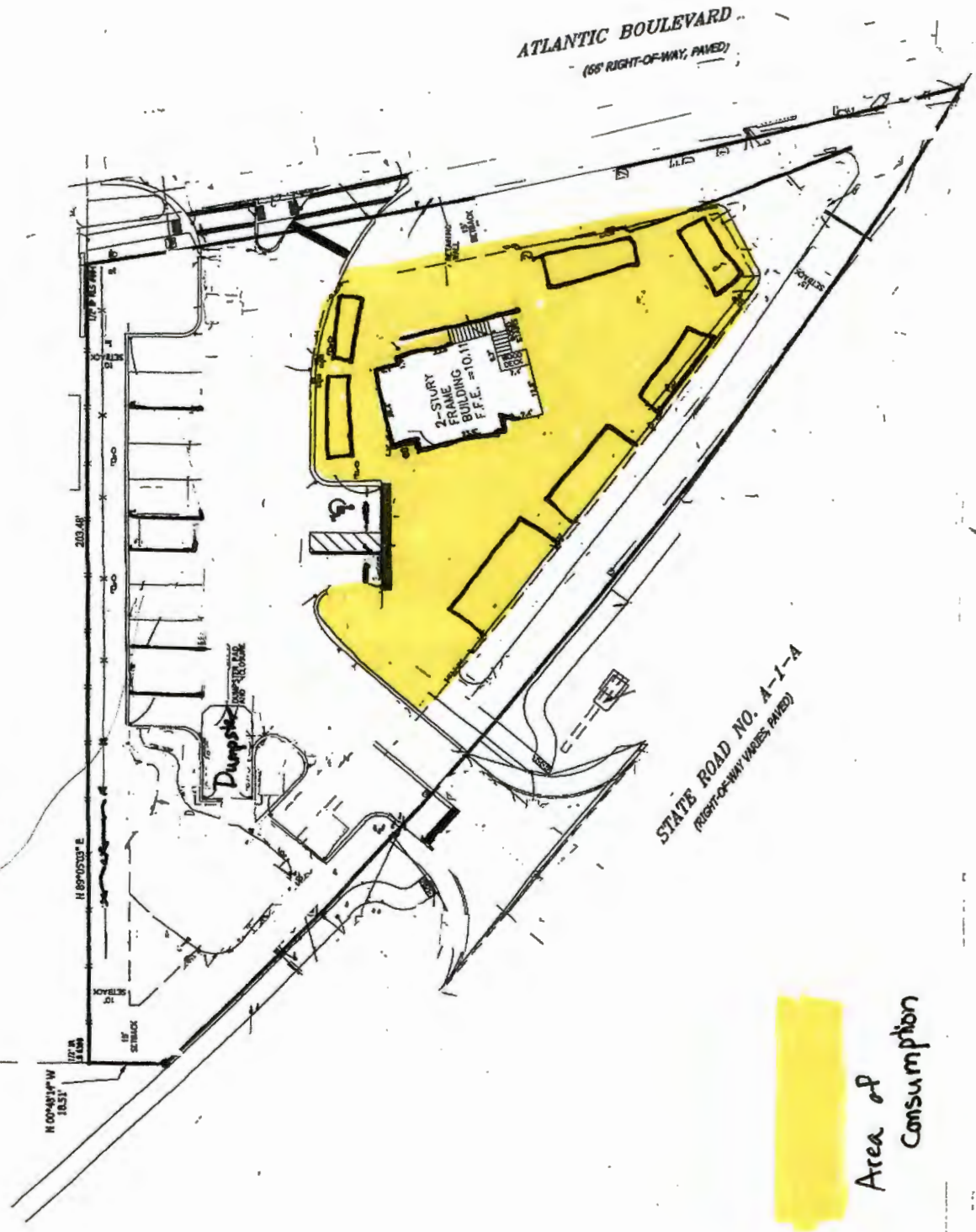
## Written Legal Description 1480 S Old A1A

Lot 3, 4, 5, Block 28, Menendez Park, as recorded in Map Book 3, Page 31, Public Records of St Johns County, Florida. Together with: That portion of Vacated Corunna Street, being a triangular shaped parcel being bounded on the North by the South Line of Lot 5, and on the East by the Easterly line of Lot 5 extended in a straight line to the point of intersection with the North right of way line of State Road A1A, and being bounded on the Southwest side by the North of the right of way line of State Road A1A.

Excepting Therefrom: That part conveyed to the state of Florida for right of way purposes by deeds recorded in official records book 84, page 187, and official records book 85, page 742, and the right of way of State Road A1A, and further excepting all that part of said lots and that part of vacated Corunna Street lying south of State Road A1A, as described in official records book 301, page 483, public records of St Johns County, Florida.

Together with that part of Vacated Alcazar street lying between the easterly right of way line of State Road A1A and the West Line of Lot number 3, of Block 28, Menendez Park, as recorded in Map Book 3, Page 31, of the public records of St. Johns County, Florida.

Exhibit B



Area of Consumption

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

VILLAGE GARDEN FOOD TRUCK PARK  
21 SABOR DE SAL

SAINT AUGUSTINE, FL 32080

ACCT: 60040  
AD# 0003397581-01  
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Legal Classified in the matter of PLNAPPL-2021-06 was published in said newspaper in the issue dated 02/04/2022.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

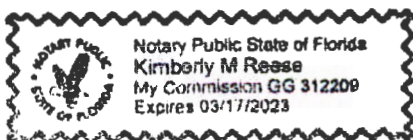
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_ day of FEB 04 2022

by *Melissa Rhinehart* who is personally known to  
me or who has produced as identification

*Kimberly M Reese*  
(Signature of Notary Public)



**NOTICE OF A PUBLIC HEARING TO  
CONSIDER AN APPEAL PURSUANT TO PART  
9.07.00 OF THE LAND DEVELOPMENT CODE**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on **3/1/2022** at **9:00 am** before the **Board of County Commissioners** in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a **request to appeal the Planning and Zoning Agency (PZA) denial of a Special Use Permit (SUPMAJ 2021-14) to allow for the on-site sale and consumption of beer and wine, under the regulation of the State of Florida Type 2COP license, in conjunction with an existing restaurant within conditional Commercial Intensive (CI) zoning, consistent with Section 2.03.02 of the Land Development Code.**

The subject property is located at **1480 S Old A1A**. See attached map (Exhibit A). This file is maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
HENRY DEAN, CHAIR  
FILE NUMBER: PLNAPPL-2021-06  
PROJECT NAME: Village Garden FTP**



**ATTACHMENT 3**  
**MADRB Final Order**  
**from 6/13/2019**





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

Mr. Brendan Schneck  
21 Sabor de Sal Rd.  
St. Augustine, FL 32080

**FILE NUMBER:** MADRB 2019-02 Village Garden Food Truck Park  
**DATE OF HEARING:** June 13, 2019

**ORDER GRANTING DESIGN APPROVAL**

The above referenced application for design approval to modify the previous approval for landscaping located at located at 1480 S. Old A1A was considered by the Design Review Board of the Mid-Anastasia Overlay District 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 is consistent with Section 3.08.00 of the St. Johns County Land Development Code and will meet all other Code requirements.**


NOW THEREFORE, based on said Findings of Fact, the Design Review 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 Mid-Anastasia Design Review Board.**
- 2. A final landscape plan with young plants has been approved with the condition that the applicant return for a progress report in June, 2020 for final approval to ensure proper screening of truck signage and various equipment and tools stored behind and around the trucks.**

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 Design Review Board or this Order.

DATED THIS 13<sup>st</sup> DAY OF June, 2019.

**DESIGN REVIEW BOARD FOR THE MID-ANASTASIA OVERLAY DISTRICT WITHIN ST. JOHNS COUNTY, FLORIDA:**

BY: 

Clerk: Kim K. Del Rance LEED AP, Senior Planner  
as authorized by Bob Boese, Chair, pursuant to LDC 3.08.10.F.1.

**ATTACHMENT 4  
LDC, PART 3.08.00  
MID-ANASTASIA OVERLAY  
DISTRICT**

## **Part 3.08.00 Mid-Anastasia Overlay District**

### **Sec. 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.

### **Sec. 3.08.02 Delineation of the Mid-Anastasia Overlay District**

- A. The Mid-Anastasia Overlay District, as delineated herein, is a special district in the form of an overlay superimposed upon the various zoning districts. This special district encompasses all that land situated within unincorporated St. Johns County extending from the entrance of Anastasia State Park on the North, extending to Owens Avenue on the South, and the Matanzas River on the West and the Atlantic Ocean on the East.
- B. Delineated roadways within the Mid-Anastasia Overlay District shall include State Road A1A South, State Road 312, Mizell Road, West Pope Road and West 16<sup>th</sup> Street.

### **Sec. 3.08.03 Uses and Activities Subject to Mid-Anastasia Overlay District Standards**

- A. All standards prescribed in this Part shall apply to all Uses contained within all zoning categories (including PUD's, PSD's, and PRD's) excluding single-family dwellings; Two-Family Dwellings; mobile homes; roadside stands; temporary uses; plant nurseries, barns, corrals, greenhouses and other substantially similar Structures; and boarding stables and riding academies. These requirements shall apply to property proposed for Development as a permitted Use, as well as to additions, exterior remodeling and renovations hereafter undertaken within the Mid-Anastasia Overlay District.
  - 1. Exterior remodeling and renovation shall be defined as any activity changing the exterior of a Structure that requires a County Building Permit, and also the repainting of any Structure to a color other than the existing color, as well as to Construction or alteration of fences or decks.
  - 2. These regulations shall apply to only that portion being added, remodeled, renovated or changed.

3. Landscaping, buffers, signage, parking lots and Structures may be maintained and repaired, Buildings re-painted using the same colors, and roofs repaired and replaced with the same materials and colors, without a review by the Design Review Board (DRB)
4. Any non-conforming Uses or Structures impacted by this Part shall follow Part 10.03.00 of this Code concerning non-conforming regulations.

**B. Allowable Uses**

The Uses for the property contained within the Mid-Anastasia Overlay District shall be as prescribed in the various zoning districts underlying the Mid-Anastasia Overlay District, except where such Use is not permitted by the St. Johns County Comprehensive Plan.

**C. Exemptions**

The following activities shall be exempt from review as otherwise required by this Part. In the event of any conflict related to an exempt activity, it shall be the responsibility of the County Administrator to determine that a proposed exempt activity is in compliance with this Part.

1. Repainting of Structures in existing colors.
2. Additions to the rear of a Structure not exceeding two-hundred and fifty (250) square feet which are of similar architectural style as the existing Structure, and consist of like exterior finishes and colors including windows and doors.
3. Replacement of roofing with like roofing materials.
4. Replacement of windows and doors, and existing porches, patio overhangs, porte cocheres or carports which are replaced in a similar style as the existing Structure or main portion of the existing Structure and consist of like exterior finishes and colors.
5. Replacement of landscaping consistent with a previously approved landscape plan or replacement of existing landscaping with like landscaping material.
6. Non-substantive changes, which do not change the character, design or commonly observed appearance of a site or Structure.

**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.

- B. Work areas, storage doors and open bays shall not open toward, face or otherwise be visible from any delineated roadway or any adjacent residential properties. The DRB may consider alternative screening and design concepts to shield work areas, storage doors and open bays from delineated roadway or any adjacent residential properties.
- C. Heating, ventilation and air conditioning equipment, duct work, air compressors, and other fixed operating machinery shall be either screened from view with fencing architecturally compatible with the Building; or vegetation; or located so that such items are not visible from any roadway or adjacent residential properties. Trash receptacles, dumpsters, utility meters, above-ground tanks, satellite dishes (except as provided by Florida law), Antenna, and other such Structures shall be similarly screened or made not visible.
- D. Chain link, barbed wire and similar fencing shall not be allowed in any required Front Yard, and where such fencing can be viewed from any delineated roadway, landscaping or berming shall be provided to prohibit visibility from such roadway or any adjacent residential properties. The fencing and screening provisions of Articles 2.02.04.C and 6.06.04 shall also apply.
- E. Architectural lighting shall be recessed under roof overhangs or generated from a concealed light source, or low level light fixtures. Site lighting shall be of low-intensity, shall be of white light which does not distort colors and shall not spill over into adjoining properties, roadways or in any way interfere with the vision of oncoming motorists. Specifically, lighting shall be downward facing full cut-off, no higher than 20 feet and s all have a maximum illumination level of 0.30 foot-candles at ground level at the lot line.
- F. The maximum vertical clearance of Canopies provided over the pump islands at gas stations, service stations and convenience stores shall not exceed seventeen (17) feet in height from established grade to the underside of the canopy. The maximum height of a canopy shall not exceed twenty-four (24) feet from established grade.

### **Sec. 3.08.05 Minimum Yard Requirements**

- A. Front along State Road AIA South: Twenty (20) feet for a Building up to and including twenty (20) feet in height; ; thirty (30) feet for a Building Above twenty (20) feet in height.
- B. Front along any other delineated roadway: Fifteen (15) feet for a Building up to and including twenty (20) feet in height; twenty (20) feet for a Building above twenty (20) feet in height.
- C. Side: Ten (10) feet.
- D. For Buildings proposed on sites which adjoin an existing residential Use or residentially-zoned Lands, the minimum adjoining a Side or Rear Yard, or both is thirty (30) feet for a Building up to and including twenty (20) feet in height; . Fifty (50) feet for a Building above twenty (20) feet in height.
  - a. Accessory Uses and Structures Accessory uses and structures, Aand parking lots, shall be adequately screened from any Palm Valley Overlay District delineated roadway.
  - b. Accessory Uses and Structures (excluding parking lots), shall not be allowed closer to the Palm Valley Overlay District Delineated Roadway than any Building on the

site.

- F. A distance of eight (8) feet shall separate parking areas and Buildings. This area shall be measured from the exterior wall and shall be used for landscaping and walkways, of which a minimum of three (3) feet shall be used for landscaping.

**Sec. 3.08.06 Additional Buffering Requirements**

- A. Buffers may be placed within required Yards, and where reasonably possible, shall contain native vegetation existing on the site proposed for Development. In addition to the Buffering and Screening Requirements of Section 6.06.04, the following requirements shall apply in the Mid-Anastasia Overlay District.
  - 1. A minimum twenty (20) foot buffer from the right-of-way of State Road A1A South except Scenic Highway A1A as described in 6.06.02.F.2.b.
  - 2. A minimum fifteen (15) foot buffer from the right-of-way of any other delineated roadway.
- B. The above buffers shall be landscaped in accordance with Section 6.06.04, paragraphs a. and c. of Screening Standards "C", which state:
  - 1. A row of evergreen Canopy Trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The Trees are to be planted within ten (10) feet of the property line; and
  - 2. Lawn, low growing evergreen plants, evergreen ground cover, or mulch covering the balance of the buffer.
- C. The width of a required Buffer shall be measured beginning at the property line. Continuation of landscaping into the right-of-way, where feasible and not otherwise prohibited by these regulations is encouraged. Required buffers shall be included in all plans submitted for review.
- D. Sidewalks and pedestrian seating may be placed in required buffers.
- E. The Design Review Board may request the use of certain vegetation and plant species where an established or preferred species exists on a site or within adjacent development.

**Sec. 3.08.07 Additional Signage Requirements**

All multi-family and commercial Signs, including new Signs and replacement of existing Signs, shall be governed as set forth in Article VII of this Code, and the following additional requirements shall apply.

- A. General provisions applying to multi-family and commercial Signs in the Mid-Anastasia Overlay District:
  - 1. All Ground Signs shall be wide-based monument style. Pylon Signs are only permitted when monument style signs cannot be adequately located due to site

constraints as determined by the DRB.

2. The overall height of a Sign Structure shall be twelve (12) feet including any foundation supporting the Sign. A foundation used to support a Sign shall not exceed four (4) feet in height. The use of dirt, sand or other material to elevate the height of a Sign on a mound is prohibited.
  3. The colors and materials of Signs shall be similar to and compatible with the architectural style and colors and materials of the related commercial or multi-family Building. Any icons that is not similar to and compatible with the architectural styles, colors, and materials of the related building shall be restricted to a maximum fifteen percent (15%) of the advertising display area, unless additional area is approved by the DRB.
  4. Signs should be oriented to pedestrians and scaled appropriately.
  5. Signs must be professionally designed, lettered and constructed.
  6. Signs may be double faced.
  7. Wall Signs shall be mounted directly upon wall surfaces, and shall not be mounted upon raceways or other protrusions from the wall surface.
  8. All ground or pylon Signs shall include the street number in a size and manner that is clear and visible. Street numbers should also be visible on the front of buildings.
  9. In construing the provisions of this Section, messages not exceeding six (6) inches in height erected within or upon doors and windows shall not be counted in computing the number of Signs.
  10. Any lighting shall be white in color for all signs, unless different lighting is required by the County for purposes of protecting turtles. External lighting must conceal and shield the light.
  11. Molded vinyl or plastic internally illuminated wall Signs shall not be allowed.
  12. For Signs that contain federally registered trademarks or service marks, documentation of such registration shall be provided with the application for review.
  13. Where feasible, as determined by the approval authority, all Ground Signs shall use shrubs that are twenty-four (24) inches at the time of planting around the base of the sign. These must be planted within 30 days of the sign installation.
- B. Ground or Pylon Signs: Number and size of Signs permitted for the street frontage
1. **For Sites five (5) acres or less:** One (1) on-site Sign, not to exceed thirty-two (32) square feet for each Sign Face, may be located on each arterial or collector street frontage.
  2. **For Sites more than five (5) acres:** One (1) on-site Sign, not to exceed sixty (60) square feet for each Sign Face, may be located on each arterial or collector street

frontage.

3. New Ground Signs and alterations to existing Ground Signs requiring a DRB review shall be externally illuminated with downward facing fixtures and hours of illumination to cease no later than 30 minutes after business closing, unless additional time is approved by the DRB.

C. Additional Directional Signs Allowed

In addition to the above Signs, two directional Ground Signs limited to two (2) square feet per Sign are allowed. The maximum allowable height shall be three (3) feet.

D. Commercial Wall, Hanging and Awning Signs: **Single-Story Buildings**

1. In addition to the above Signs, a commercial use is allowed one wall Sign not to exceed twenty-four (24) square feet and may be allowed on each street side of the Building.
2. Where a single-story Building is divided into units for several businesses, with separate entrances, one wall Sign as specified above is authorized for each business entrance, not to exceed twenty-four (24) square feet in advertising display area. In addition, each business entrance may have one double-faced hanging Sign under covered walkways with maximum dimensions of two (2) feet vertical by four (4) feet horizontal.
3. One awning Sign or one window identification Sign may be substituted for a wall Sign, with sign display area not to exceed twenty-four (24) square feet in area.

E. Commercial Wall, Hanging and Awning Signs: **Multi-Story Buildings**

1. Where a multi-Story Building is divided into units or floors for several businesses, one wall Sign, not exceeding twenty-four (24) square feet of area, may be allowed on each street side of the Building.
2. In addition to the above Wall Sign, where a multi-Story Building is divided into units or floors for several businesses, one awning Sign, not exceeding twenty-four (24) square feet of display area, may be allowed over each first story entrance, provided that any such awning sign is an integral and unified part of the architectural design of the entire building.
3. One double-faced hanging Sign under covered walkways with maximum dimensions of two (2) feet vertical by four (4) feet horizontal is allowed for each business entrance.

F. Multiple Tenant Directory Signs

For office and professional Buildings with multiple tenants, one directory Sign containing only the suite number, the names of individuals, organizations or businesses occupying the Building not exceeding fifteen (15) square feet of face area is allowed. Such signs may be wall signs or ground signs. Such signs are permitted in addition to any other allowed signs.



G. Prohibited Signs

In addition to those Signs prohibited within Section 7.08.01, the following Signs are prohibited in the Mid-Anastasia Overlay District.

1. Flashing or animated Signs with any moving parts.
2. Signs painted on, or displayed from the roof of any Building or Structure.
3. Statues, flags, banners, pennants, and inflatables used for advertising purposes, except as may be allowed by Article VII and Section 3.08.07.I of this Part.
4. Exterior Signs containing exposed neon, except those specifically approved by the Design Review Board and found consistent with the Purpose and Intent of this Part.
5. Interior neon window Signs, which exceed more than thirty percent (30%) of window area. In no case shall an interior neon sign exceed twelve (12) square feet.

H. The following provisions apply to temporary signage:

1. Banner signs shall be allowed between the timeframe of overlay application submittal and up to a period of sixty (60) days after permanent sign approval by the DRB. This shall consist of no more than three (3) signs at a maximum advertising display area of twenty-four (24) square feet each.
2. Banner signs shall be allowed in accordance with Section 7.05.00 and 7.07.01.A for a period of sixty (60) days per calendar year, not to exceed one (1) time in one (1) month and not to exceed ten (10) days per each event. This shall consist of no more than three (3) signs at a maximum advertising display area of sixty (60) square feet each.

I. Administrative Approval of Specific Signage

1. Any ground sign reface thirty-two (32) square feet or portion thereof in size provided the colors closely match any colors associated with the building and text type/sizes are similar to other DRB approved signage located on the ground sign face.
2. Any Wall, Awning or Window Sign reface twenty-four (24) square feet or any Hanging Sign up to eight (8) square feet or portion thereof in size provided the colors closely match any colors associated with the Building and text type and sizes are similar to other DRB approved signage located on existing Wall Signs on the same Building.
3. Any Directional Sign that is two (2) square feet or less in size.
4. Any wall, awning, ground, hanging and/or window identification signage within a Unified Sign Plan that is approved by the DRB.

J. Unified Signage Plan (USP)

The USP is an elective master plan for all Project (wall, ground, awning, and window) identification signs located for multi-family and commercial properties. The purpose of the USP is to develop a cohesive sign strategy/design that meets code, expresses the desire of the DRB, and allows an expedited approach to review signage. The USP shall follow the below requirements:

1. All signage must adhere to the overlay district code.
2. The USP shall provide information relating, but not limited, to the size of the advertising display area (minimum and maximum), type of sign (i.e. box or individual letter), mounting procedures, lighting, colors, font, materials, icons, and any other relevant information required by the County.
3. The DRB must consider the USP prior to approve of the USP and may require any conditions it finds necessary to meet the purpose and intent of the overlay code.

L. Signs Exempt from this Part

Real Estate for Sale or Lease, Contractor Identification Signs, trespass and alarm warning Signs, which are in compliance with the requirements of this Section are Exempt from this Part. However, if in the determination of the County Administrator, any Signs may be in conflict with the Purpose and Intent of the Mid-Anastasia Overlay District, a review by the Design Review Board may be required and appropriate modifications ordered.

**Sec. 3.08.08 Design Review Guidelines**

The pleasing and compatible relationship of architecture and design elements within the Mid-Anastasia Overlay District is of important public concern. The design of Structures and their materials and colors must be visually harmonious with the overall appearance, history and cultural heritage of the Mid-Anastasia Overlay District. Development must also be compatible with the natural landforms, existing coastal vegetation, dune systems and native beach and estuarine environments. Compatibility with existing adjacent Structures and approved development plans must also be considered. The intent of these standards is not to restrain diversity or innovative architecture, but to reduce incompatible and adverse impacts, and to insure an aesthetically pleasing environment. To accomplish this, the following guidelines shall apply to new Buildings, certain exterior renovations, and related site improvements.

- A. Proposed Development shall be located and configured in a visually complementary manner with the existing terrain and vegetation of the Parcel and surrounding Parcels. Structures shall obstruct as little as reasonably practical scenic views from the main road or from existing Structures and the natural environment. Structures shall not dominate any general Development or adjacent Building that is substantially in compliance with this Code. This may be accomplished by the use of architectural features and/or siting of proposed Structures to reduce the appearance of excessive and inappropriate height or mass of proposed Structures.
- B. New Buildings shall be designed to contribute to the image of the Mid-Anastasia Overlay District as a beach community with a pedestrian-oriented, non-urban scale and character.
- C. Buildings that are reflective of Florida's wood-frame vernacular architectural styles such as "Florida Cracker", shingle and low-country, Spanish Eclectic, Craftsman and Bungalow

styles shall be considered appropriate.

- D. To encourage pedestrian activity, buildings should where possible incorporate the following design patterns and details:
  - 1. A Building's main entrance should face the main roadway. Buildings located at street corners should have entrances at the corner.
  - 2. Blank walls facing the main roadway should be avoided. The use of entrance ways and display windows should be used to create business and store fronts that are inviting to the pedestrian.
- E. Outdoor pedestrian seating areas are encouraged, and similarly, outdoor cafe-type seating is encouraged.

### **Sec. 3.08.09 Design Elements and Materials**

The following specific design criteria shall apply to Development regulated by the Mid-Anastasia Overlay District:

- A. Roofs shall consist of wood or asphalt composition shingles, barrel tile, clay tile or similar non-reflective material having a natural texture and appearance. Metal roofs shall be allowed where they are characteristic of a recognized architectural style.
- B. Exterior walls on all sides shall be stucco, tabby, shingle, wood siding, exterior insulation-and-finish systems (EIFS), brick or other materials with similar texture and appearance. The DRB may consider other materials which are similar to the finishes listed above and provide for a cohesive building concept.
- C. Exterior colors of paints and stains of new Construction or Development shall be subdued and nature-blending with no more than three (3) colors per Building, excluding roof color. The DRB may allow up to two (2) additional colors for building accents (e.g. trim, awnings, columns, and shutters). Such hues of green, brown, blue, grey, tan and beige shall be considered appropriate. Public art such as murals will not be applicable to the color standards in this paragraph. The design of the mural will not exceed a maximum of fifteen percent (15%) of the façade in which it is located unless additional area is approved by the DRB.
- D. Roof and exterior wall surfaces, with the exception of glass doors and windows shall be non-reflective. Any glass coating shall not reflect outward and shall be limited in color to gray or green.
- E. Administrative Approval of Design Elements, Materials, and Exterior Finishes
  - 1. The Design Review Board, shall, with assistance of the County, develop architectural design guidelines in accordance with Section 3.08.01 of this Part. Such guidelines shall be adopted by the Board of County Commissioners and shall, at a minimum, include color palettes for exterior materials and finishes.
  - 2. Upon the adoption of color palettes for exterior materials and finishes, exterior painting of existing Structures and Buildings with a selection from the preferred color

palette may be approved by the County Administrator. However, if in the determination of the County Administrator, any proposed exterior painting appears to be in conflict with the Purpose and Intent of the Mid Anastasia Overlay District or with the preferred color palette, a review by the Design Review Board may be required.

### **Sec. 3.08.10 Administrative Requirements**

The following requirements shall apply to all projects and activities that are subject to the Mid-Anastasia Overlay District. For those projects involving Signs less than fifteen (15) square feet in size, Ground and Wall Sign re-faces, re-painting, or other activities not requiring a County building permit, a minor review application shall be allowed. Additionally, a minor review shall be allowed for those other projects, which are determined by the County Administrator to be minor in nature. For all other projects, a regular review application shall be required.

#### **A. Functions and Establishment of the Design Review Board**

The St. Johns County Board of County Commissioners shall direct the following functions to determine compliance with the Mid-Anastasia Overlay District:

1. The St. Johns County Board of County Commissioners shall establish by appointment a Design Review Board. Except as otherwise provided in this Code, it shall be the role of the Design Review Board to determine compliance with this Part.
2. The Design Review Board shall consist of five (5) members and two (2) alternates. Membership qualifications and the initial membership term shall be set by resolution of the Board of County Commissioners. The initial terms shall be staggered in 1, 2, 3, and 4 year terms. Except for the initial term, members shall be appointed to a four (4) year term, with an additional four (4) year term as approved by the Board of County Commissioners. Members shall serve at the pleasure of the Board of County Commissioners.
3. The Board of County Commissioners shall adopt by Resolution bylaws, operating procedures, and membership requirements of the DRB which shall be in accordance with all applicable St. Johns regulations Codes and State and Federal laws. The DRB may recommend changes to its bylaws, operating procedures, and membership criteria, to be approved by the Board of County Commissioners.
4. The Design Review Board shall meet as needed in order to fulfill its functions in a timely manner. Reasonable public notice shall be provided for all meetings of the Design Review Board, and all meetings shall be open to the public. The Design Review Board shall appoint a member or support staff to keep minutes of its proceedings and other official actions. A majority vote of a present quorum shall be required in order to take final action on an application.
5. Any previous citizen appointed to the DRB shall have the opportunity to reapply and have the same term limits as prescribe in subsection A.2, provided they have not been excluded by the Board of County Commissioners because of longevity on the DRB. If longevity is an issue, the citizen must wait a period of two (2) years from the date of their original expiration before reapplying to the DRB.

#### **B. Application and Permitting Requirements**

1. The County Administrator shall develop application forms and review procedures to assist the Design Review Board in determining compliance with the Mid-Anastasia Overlay District requirements. The Design Review Board shall meet as required to review applications and take action in a timely manner on all applications submitted for review.
2. Following any final action, the Design Review Board or its authorized support staff shall provide a written order to the Applicant stating that the request complies, complies with conditions, or does not comply, with the Mid-Anastasia Overlay District requirements. Any determination by the Design Review Board shall be supported by appropriate findings of fact.
3. The Applicant shall provide a copy of the final order of approval prior to obtaining construction permits as required for the proposed project or activity.
4. In general, all applications that are subject to the County's established development review process shall proceed through a first submittal development review prior to being scheduled for the Design Review Board. Any DRC comments that have not been addressed at the time of Design Review Board meeting shall be noted by the Applicant. If appropriate, the Design Review Board may attach conditions to its determinations related to outstanding development review comments. The Design Review Board shall not request modifications that are not in compliance with other land development regulations.

C. Vested Rights Determinations

1. As an alternative to a determination that a Project or activity complies with this Part, the Applicant may demonstrate that vested rights to proceed with the proposed Project or activity have been legally established, and/or demonstrate that the County is equitably estopped from applying Part 3.08.00 of this Code. Vested rights determinations shall be made in accordance with Part 10.02.00 of this Code. The legal requisites for such determinations and burdens of proof shall be those provided by applicable Federal and State Law. Applicants shall have the burden of demonstrating vested rights or equitable estoppel.
2. A Planned Unit Development (PUD) may be expanded, without a vested rights or estoppel determination, if the proposed addition(s) adjoins the existing PUD. The more restrictive standards and criteria of the existing PUD or the Mid-Anastasia Overlay District shall apply to the expansion.

D. Variances and Appeals

An Applicant may apply and be granted or denied a Variance from one or more standards of this Part. Variances or modifications to these requirements shall be governed as follows:

1. Any Variance or modification within existing PSD/PUDs to these requirements may be granted only by the Board of County Commissioners. Notwithstanding any other provision in the Land Development Code, such requests shall be considered by the Board of County Commissioners as a Non-Zoning variance pursuant to the requirements of Section 10.04.03 of this Code in lieu of the procedures set forth in

Section 5.03.05. Requests to change specific provisions not pertaining to the District requirements within PUDs and PSDs shall be processed pursuant to Section 5.03.05.

2. Any affected or aggrieved person may Appeal a written determination of the Design Review Board to the Board of County Commissioners, in accordance with Section 9.07.04, by filing such Appeal in writing to the County administrator within thirty (30) days of any such written determination.

E. Management of Applications among Multiple Boards

1. When a board or agency has made a decision or finding on an application, and the application or companion application will later appear before the Board of County Commissioners, its approval or approval with conditions shall constitute a recommendation to the Board of County Commissioners. The Board of County Commissioners may choose to accept the decision or finding of the board or agency, make a binding decision or finding of its own, or send the application back to the board or agency for a decision consistent with the Board of County Commissioners findings or suggestions.
2. This section does not impose any additional review standards on applications or board or agency decisions as set forth in this Code.

F. **Administrative Approval**

1. Delegation of Signing Authority. In the event that the Design Review Board has determined compliance with this Part, the DRB may authorize its support staff to sign and render and Order approved by the DRB in lieu of the Chair or Vice-Chair.
2. Failure to Hold a Quorum. In the event that the Design Review Board is unable to gather a quorum to render a decision on an application scheduled for a hearing before the DRB and is unable to gather another quorum within ten (10) days of the scheduled hearing, the County Administrator shall determine compliance with the provisions of the Mid-Anastasia Overlay District.
3. Failure to Establish a Design Review Board. Failure in the event that the St. Johns County Board of County Commissioners are unable to establish a Design Review Board as defined by this Part, it shall be the responsibility of the County Administrator to determine compliance with the provisions of this Part. Failure to establish shall mean that at any time there are less than three (3) regular members appointed to the DRB.

**ATTACHMENT 5**  
**DRAFT FINAL ORDERS**  
**APPROVAL / DENIAL**



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

Brendan Schneck  
Village Garden Food Truck Park  
21 Sabor de Sal  
St. Augustine, FL 32080

**FILE NUMBER:** MADRB 2022-02 The Village Garden  
**PARCEL:** 166410-0000  
**DATE OF HEARING:** May 12, 2022

**ORDER GRANTING APPROVAL**

The above referenced application, **MADRB 2022-02 The Village Garden**, a request for design approval of proposed fencing, parking signage and landscaping located at **1480 Old 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 is consistent with Section 3.08.00 of the St. Johns County Land Development Code and will meet all other Code requirements.**

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 Mid-Anastasia Design Review Board.**

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**

Brendan Schneck  
Village Garden Food Truck Park  
21 Sabor de Sal  
St. Augustine, FL 32080

**FILE NUMBER:** MADRB 2022-02 The Village Garden  
**PARCEL:** 166410-0000  
**DATE OF HEARING:** May 12, 2022

**DENIAL ORDER**

The above referenced application, **MADRB 2022-02 The Village Garden**, a request for design approval of proposed fencing, parking signage and landscaping located at **1480 Old 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 is not consistent with Section 3.08.00 of the St. Johns County Land Development 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