



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
SOUTH ANASTASIA OVERLAY DISTRICT

April 28, 2022 Public Meeting
SADRB 2022-01 Matanzas Market

To: South Anastasia Design Review Board

From: Justin Kelly, MPA, Senior Planner

Applicant: Trey Zahra, Seagreen Construction
1093 A1A Beach Boulevard, Suite 128
St. Augustine, FL 32080

Location: 8880 A1A South

Zoning: Commercial General (CG)

FLUM Designation: Commercial (CM)

Summary of Request: The applicant requests design approval for the exterior remodel of the existing commercial building located on the site.

Applicable Standards: Land Development Code (LDC), Section 3.07.00 South Anastasia Overlay District; Section 3.07.11 Architectural Design Standards; and Section 3.07.12 Design Elements and Materials

LDC, Section 3.07.01 Purpose and Intent:

The purpose and intent of establishing this Overlay District is to protect and preserve the “Old Florida” style, rural beach community in the South Anastasia Overlay District and achieve specific goals and objectives of the St. Johns County Comprehensive Plan. Objectives to be attained through the establishment of this South Anastasia Overlay District include protection of adjacent residential Uses; reduction of visual distraction through uniform Sign criteria; enhancement of physical appearance through increased landscaping of public and private property; clustering of complementary Uses throughout the various locations in the South Anastasia Overlay District; provision of architectural design guidelines within specific locations throughout the South Anastasia Overlay District; encouraging pedestrian oriented and non-urban scale to future Development; and enhancing the appearance of Development through landscaping. These goals shall be accomplished through the establishment of special Development standards for the South Anastasia Overlay District and the review of the impact upon the safe use of the roads of this South Anastasia Overlay District; the location, character, compatibility and appearance of all proposed commercial and multi-family land Uses; and the compliance with the standards, criteria, and application requirements of this Part. The review shall be performed with the goal of determining whether a proposed plan of Development meets the goals, objectives and policies set forth in the Comprehensive Plan and the standards and criteria of this Part.

LDC, Section 3.07.11 Architectural Design Standards:

The pleasing and compatible relationship of architecture along the South Anastasia Overlay District is of important public concern. The architectural design of Structures and their materials and colors must be visually harmonious with the overall appearance, history and cultural heritage of the communities within the South Anastasia Overlay District, and also with natural land forms and existing vegetation. Compatibility with existing adjacent Structures and other 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 standards shall apply to the review of proposed Buildings, 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, in an incompatible manner, any general Development or adjacent Building which 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. The proposed Building or Structure shall be of such design that it contributes to the image of the South Anastasia Overlay District as an “Old Florida” style, rural beach community with a pedestrian oriented, non-urban scale to the built environment preserving where possible the native beach and estuarine environments of the area.

LDC, Section 3.07.12 Design Elements and Materials: The following specific design criteria shall apply to Development regulated under the conditions of the South Anastasia Overlay District:

A. Roof design should generally be of hipped, shed or gable types unless the specific recognized architectural character of the Building suggests a flat roof. Mansard roofs shall be allowed provided they are on all visually exposed sides and the slope does not exceed one to one (1:1)

B. 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.

C. Roof shall consist of wood or asphalt composition shingles, barrel tile, clay tile or similar non-reflective finished material having a natural texture and appearance. Metal roofs shall only be allowed where they are characteristic of a recognized architectural style.

D. Exterior walls on all sides shall be stucco, tabby, wood siding or wood shingle siding, brick, exterior insulation-and-finish systems (EIFS) or other materials with similar texture and appearance; unless approved by the DRB.

E. Exterior colors of paints and stains for new Construction or Development which are subdued and nature-blending are preferred with no more than three (3) colors per Building, excluding roof color, unless approved by the DRB. The DRB may also allow up to two (2) additional colors for building accents (i.e. trim, awnings, columns, and shutters). Semi-transparent stains are recommended for application on natural wood finishes. 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 otherwise approved by the DRB.

F. 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. No more than forty percent (40%) of the facade facing State Road A1A South shall be glass or reflective material.

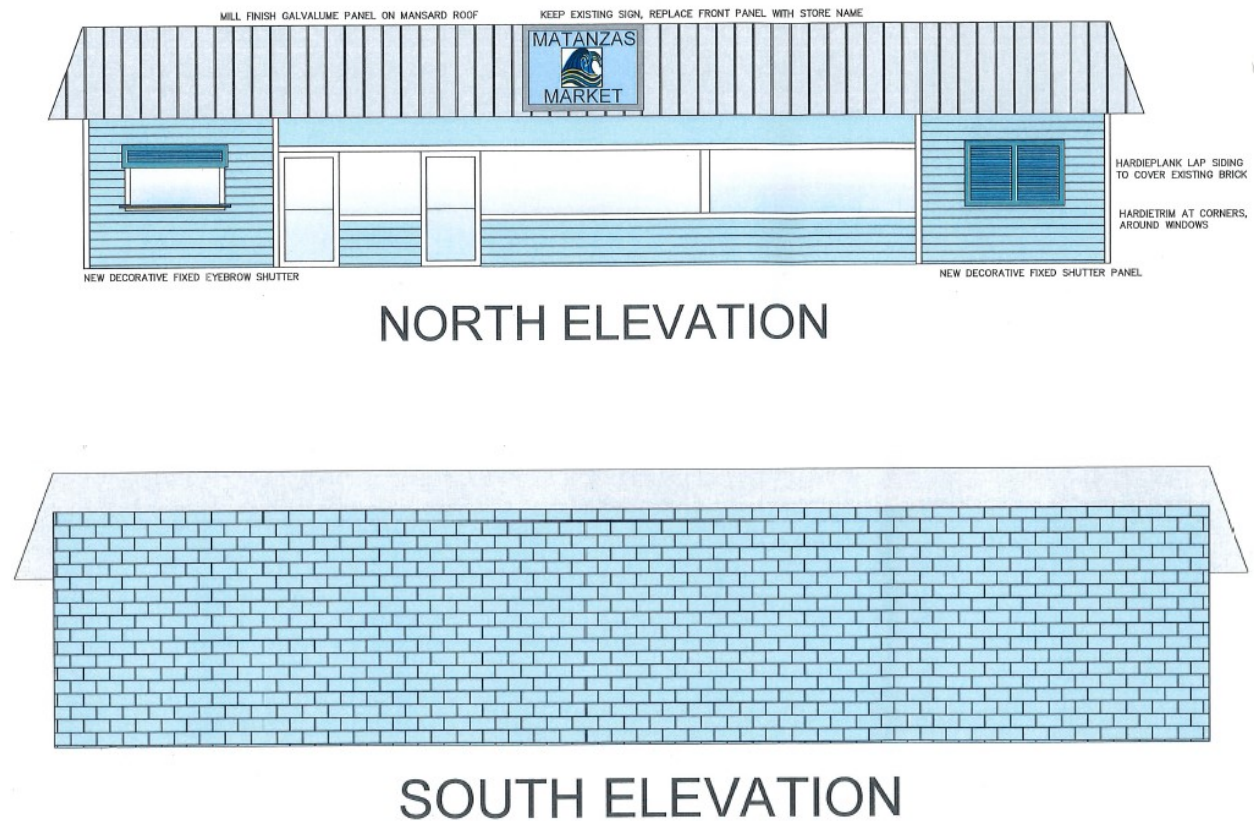
STAFF COMMENTS

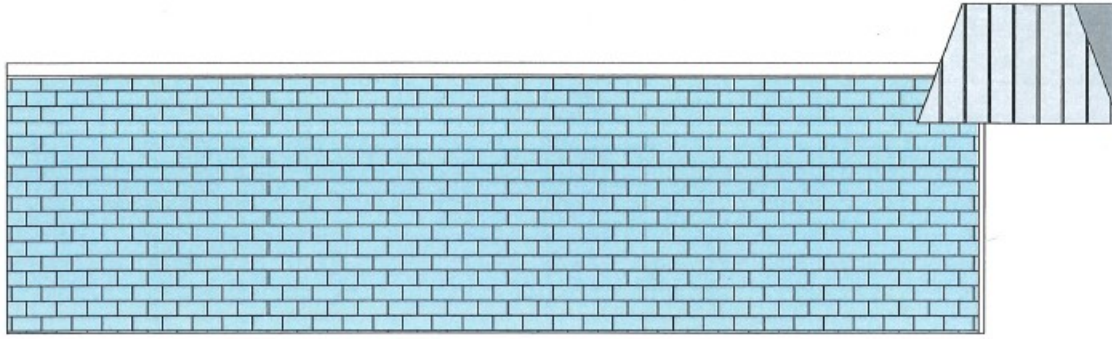
The applicant is requesting design approval to renovate the façade of the entire building. Provided application materials state that the applicant intends on installing HardiPlank Lap Siding over the existing brick veneer of the store front. A new Mill Finish Galvalume roofing is proposed for the faux-Mansard roof on the store front. The remainder of the building will be repainted with the color samples provided below in Figure 3. The HardiPlank Lap Siding and block walls are proposed to be repainted Meander Blue (SW6484), Bermuda Shutters are proposed Reflecting Pool (SW6486), and HardiPlank trim is proposed Extra White (SW7006). The applicant has proffered two color options as demonstrated in the provided application materials, should the proposed building colors not be acceptable.

Review by staff found that the existing structure is a non-conforming use of building per LDC, Section 10.03.02.D. This code section states that the lawful use of the building, existing before the effective date of the Code is permitted although it does not conform to the provisions of Section 3.07.00. The structure is a small-box commercial building with a faux mansard roof on the store front. Mechanical equipment is visible on the roof. The front of the building appears to be a brick veneer, with the remainder of the building concrete block. The lot is triangular in shape and fronts A1A South to the west and Old A1A to the east. A multi-family residential building adjoins the subject property to the south. No other changes are proposed to the building at this time. There are no proposed changes to the lot coverage, Impervious Surface Ratio (ISR), height, setbacks, or buffers. The sign shown on the elevation drawings is intended as a place holder to demonstrate the location of a proposed sign. The applicant is aware that a separate application will be required to approve any signs on the site.

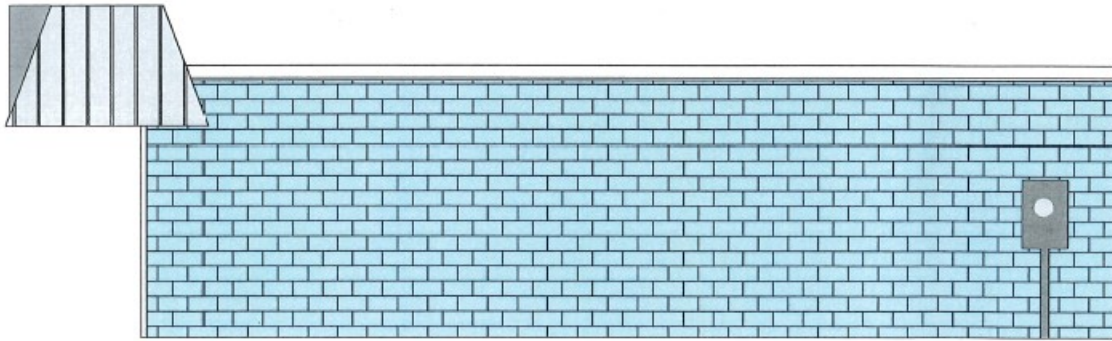
The architectural style, shutters, siding, materials, and colors presented with the application materials appear to meet the requirements of the South Anastasia overlay. Overall, staff finds that the proposed renovation appears to be consistent with the “Old Florida” style prescribed within LDC, Section 3.07.01

Figure 1: Elevation Drawings



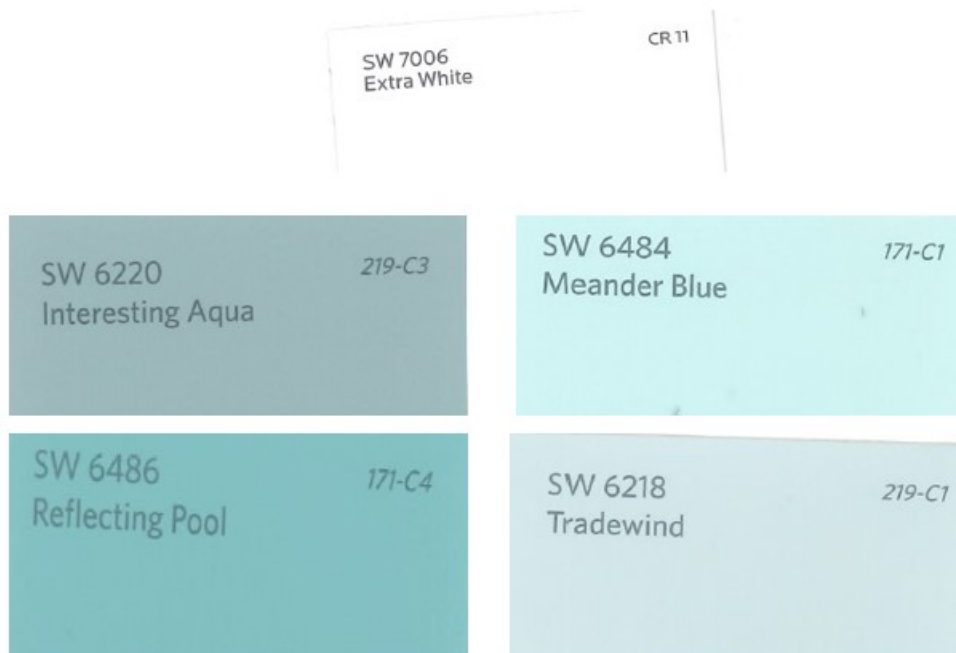


EAST ELEVATION



WEST ELEVATION

Figure 3: Paint Color Samples



SUGGESTED ACTION TO APPROVE

The Design Review Board may consider a motion to approve **SADRB 2022-01 Matanzas Market**, as described within the application, provided:

1. The request complies with Section 3.07.00 of the St. Johns County Land Development Code.

SUGGESTED ACTION TO DENY

The Design Review Board may consider a motion to deny **SADRB 2022-01 Matanzas Market**, as described within the application, provided:

1. The request does not comply with Section 3.07.00 of the St. Johns County Land Development Code.

ATTACHMENTS:

1. Application and Supporting Documents