



**GROWTH MANAGEMENT DEPARTMENT STAFF REPORT**  
**SOUTH ANASTASIA OVERLAY DISTRICT**  
**December 15, 2022 Public Meeting**  
**SADRB 2022-03 Biera Mar Mixed-Use Development**

**To:** South Anastasia Design Review Board  
**Staff:** Sloane Stephens, Planner  
**Date:** December 8, 2022

**Applicant:** Blair Knighting, AICP  
Kimley-Horn and Associates, Inc.  
12740 Gran Bay Parkway W, Suite 2350  
Jacksonville, FL 32258

**Location:** 5100 A1A South  
**Zoning / FLUM:** Commercial General (CG) / Residential-C (Res-C)

**Applicable Land Development Code Standards:** Part 3.07: South Anastasia Overlay District  
Part 3.07.04: Development Standards and Criteria  
Part 3.07.05: Minimum Yard Requirements  
Part 3.07.06: Buffers  
Part 3.07.11: Architectural Design Standards  
Part 3.07.12: Design Elements and Materials  
Part 6.01.03: Lot Width Area and Yard Requirements

**Summary of Request:** The applicant requests design approval of a 2-story mixed use building with 2,705 square feet of commercial space and two (2) 1,500 square foot residential units. This request is a companion application to NZVAR 2022-11.

#### **STAFF REVIEW**

##### **Planning & Zoning**

This application is to request architectural design approval of a new building located at 5100 A1A South. The intent of the owner is to mirror the existing building on the property abutting to the south. The applicant has provided photos of the existing building for reference, which are attached to this report.

This project meets the development standards of LDC 3.07.04 with a proposed impervious surface ratio (ISR) of 62.5%, which is less than the allowed maximum 65%. Additionally, the gross floor area (GFA) for commercial uses is limited at 10,000 square feet per acre. The site is approximately 0.26 acres, which permits the 2,600 square feet of commercial uses as designed.

The placement of the proposed building as shown on the concept plan meets the minimum yard and buffer requirements as set forth in LDC Section 3.07.05 and 3.07.06, except for the area between structures at the southern property boundary. The applicant is seeking a Variance to reduce the minimum separation between the new building and the existing mixed-use building from 20 feet to 10 feet and to allow the new building to be constructed 5 feet from the southern property boundary in lieu of 10 feet (NZVAR 2022-11). Staff notes that since the subject property is a corner through lot, two of the frontages are allowed a reduction of up to 20% per LDC Section 6.01.03.E4.

Design aspects of the proposed building appear to include wood and stucco exterior walls with a metal roof. The colors of the existing building appear to be light gray exterior walls, with white accent trim, and azure blue shutters on the second story. These aspects are in compliance with LDC Section 3.07.12 for Design Elements and Materials, and appear harmonious with the "Old Florida" style of the Overlay District.

The owner has not decided on signage for the proposed property at this time. Pending the approval of this project, the owner shall submit further SADR applications with proposed signage for approval.

### **Environmental Division**

The applicant has acknowledged that landscape plans will be required to be submitted with any future construction plans that demonstrate compliance with Section 3.07.10, 4.01.05, and 6.06.02 of the SJC Land Development Code.

### **Applicable Land Development Code Sections**

#### LDC Section 3.07.04 – Development Standards and Criteria

A. The following general criteria shall apply within the South Anastasia Overlay District:

1. 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).
2. Work areas or storage doors and open bays shall not open toward, face or otherwise be visible from State Road A1A South 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 roadways or any adjacent residential properties. No drive-through facilities shall be allowed as part of any commercial Structure, unless screened from view along public streets and adjacent properties by landscaping, walls, fences, canopies and other similar design elements.
3. Heating, ventilation and air conditioning equipment, duct work, air compressors, and other fixed operating machinery shall be either screened from view with fencing architecturally consistent with the Building or vegetation, or located so that such items are not visible from State Road A1A South, adjacent residential properties or intersecting Streets. 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.
4. Chain link, barbed wire and similar fencing materials shall not be allowed in any required Front Yard, and where such fencing can be viewed from any roadway, landscaping and/or berming shall be provided to prohibit visibility from State Road A1A South or any adjacent residential properties.
5. Exterior lighting for safety and security shall be kept to a minimum consistent with reasonable safety requirements of the particular business or Structure. Safety and security lights, other than low-wattage lights or ground-area lights, shall not be directly visible from adjacent residential properties. See additional lighting criteria in Sec. 3.06.13. Lighting criteria for the protection of marine turtles and their hatchlings defined in Section 4.01.09 shall be followed accordingly. The use of solar power should be explored to supply electricity to fixtures.
6. The maximum amount of impervious surface coverage of any site proposed for Development, excluding any jurisdictional Wetlands, shall not exceed sixty-five percent (65%).
7. Commercial Uses shall have a maximum Gross Floor Area (GFA) of ten thousand (10,000) square feet per acre (pro rata), excluding any jurisdictional wetlands.
8. For properties adjacent to State Road A1A South, the maximum length of Buildings parallel, or within 45 degrees of parallel, to State Road A1A South shall be one hundred twenty (120) feet.

LDC Section 3.07.05 – Minimum Yard Requirements

A. Minimum yard requirements shall be as follows:

1. Front along State Road A1A South right-of-way: 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.
2. Front along any other Collector: Fifteen (15) feet for Building up to and including twenty (20) feet in height; twenty-five (25) feet for a Building above twenty (20) feet in height.
3. Side: Ten (10) feet.
4. Rear: Ten (10) feet if adjoining rear of existing commercial Uses, twenty (20) feet if adjoining the side of commercial uses.
5. For Buildings proposed on sites which adjoin an existing residential land Use or residentially-zoned Lands, the minimum adjoining 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.
6. Required separation: Minimum twenty (20) feet between Buildings. *NZVAR 2022-11 requests relief from this requirement.*
7. Accessory Uses and Structures
  - a. Accessory uses and structure and parking lots shall be adequately screened from any South Anastasia Overlay District Delineated Roadway.
  - b. Accessory Uses and Structures (excluding parking lots), shall not be allowed closer to the South Anastasia Overlay District Delineated Roadway than any building on the site.

LDC Section 3.07.06 – Buffers

A. Buffering Requirements- The minimum buffering requirements are as follows:

1. A minimum ten (10) 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 ten (10) foot buffer from side property boundaries. Side Yard buffers shall begin not more than fifty (50) feet from the right-of-way of State Road A1A South and shall continue to the front or rear property line most distant from said right-of-way. *NZVAR 2022-11 requests relief from this requirement.*
3. A minimum ten (10) foot buffer from rear property boundaries.
4. Where a Building up to and including twenty (20) feet in height is to be constructed within sixty (60) feet of residentially-zoned property, or where a Building above twenty (20) feet is to be constructed within one hundred (100) feet of residentially-zoned property, a landscaped visual screen shall be provided and maintained between the Building and the residentially-zoned property, which provides seventy-five percent (75%) or greater opacity to a six (6) foot height.

B. Buffers within required Yards and landscaped visual screens shall, where reasonably possible, contain native vegetation existing on the site proposed for Development.

C. Buffer areas: Buffer areas are landscaped strips or existing native vegetation along parcel boundaries which separate incompatible Uses or serve as boundaries of parcels or Uses and may serve as a protective or safety barrier.

D. Buffer areas required shall be included in plans submitted for review. Buffer areas may be located between the Building restriction lines and the property lines and shall not be located in an existing or dedicated public or private street right-of-way. However, the continuation of buffer landscaping into the right-of-way, where feasible and permitted, is encouraged. (Note: Building restriction line is defined herein as a line offset by a prescribed distance within a property line beyond which Construction is not permitted unless authorized herein.)

#### 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. Roofs, see Section 3.07.04.A.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 nonreflective 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.

#### G. 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 3.07.01 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 South Anastasia Overlay District or with the preferred color palette, a review by the Design Review Board may be required.

#### LDC Section 3.07.13 – Lighting Criteria

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 twenty (20) feet and shall have a maximum illumination level of 0.30 foot-candles at ground level at the lot line.

#### LDC Section 6.01.03 – Lot Width Area and Yard Requirements

##### E. Lot Yards; Methods of Measurement; Special Requirements

3. Front Yards on Corner Lots shall be construed as extending across the Lot from each interior side Lot line to the opposite Street Line. Corner Lots are considered to have two (2) Front Yards. The required Front Yard of the second frontage may be reduced by twenty percent (20%). In Subdivisions where non-conforming Lots exist, the second frontage may be reduced by forty percent (40%), provided the residence is constructed on one (1) Lot only.

LDC Section 3.07.14 – Administrative Requirements: Staff review shows there are no open comments on this application. A Pre-application Meeting was held with the Planning Division. Attached for consideration are:

Application  
Site Plan  
Architectural Design Photos

#### **CORRESPONDENCE**

Staff has received two phone calls inquiring about this project and its companion project, NZVAR 22-11.

#### **SUGGESTED ACTION TO APPROVE**

The Design Review Board may consider a motion to approve **SADRB 2022-03 Biera Mar Mixed-Use Development**, as described within the application and supporting documents provided:

1. The request complies with the required design standards prescribed within Part 3.07 of the St. Johns County Land Development Code.

#### **SUGGESTED ACTION TO DENY**

The Design Review Board may consider a motion to deny **SADRB 2022-03 Biera Mar Mixed-Use Development**, as described within the application and supporting documents provided:

1. The request does not comply with the design standards prescribed within Part 3.07 of the St. Johns County Land Development Code.



**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  Overlay District  Property ID No (Strap)

Applicant  Phone Number

Address  Fax Number

City  State  Zip Code  E-mail

Project Name

Project Address & Location

Type of Review  Commercial Use  Multi-family Use  Other:

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)

The applicant is requesting to construct a new mixed-use structure on the vacant lot located at 5100 A1A South in St. Augustine. The request includes approval of the proposed building and a reduction from twenty (20) feet minimum between buildings to ten (10) feet in Section 3.07.05A.6 of the South Anastasia Overlay.

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



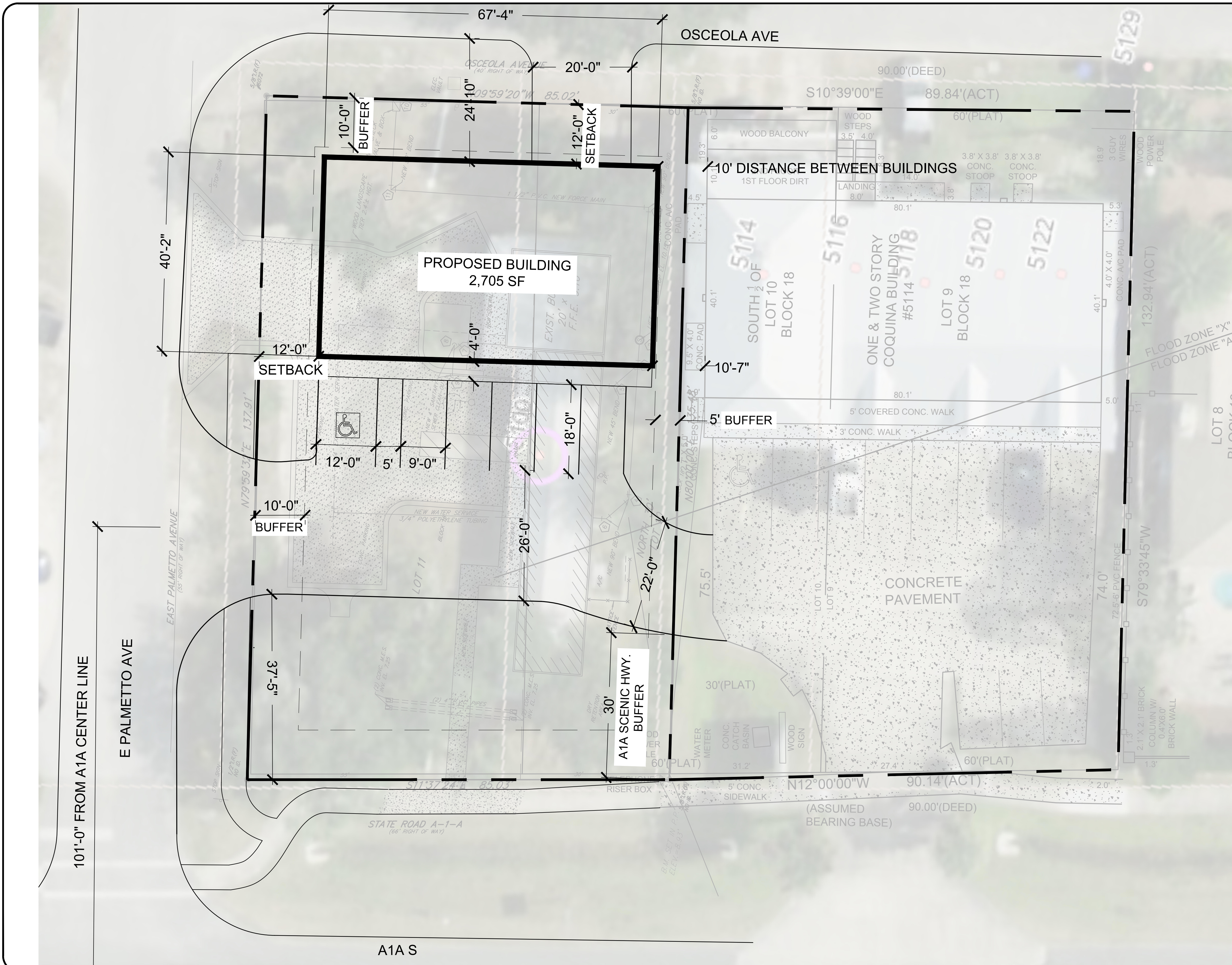
Signed By \_\_\_\_\_  
 Printed or typed name(s)

Contact Information of person to receive all correspondence if different than applicant:  
 Phone Number   Fax Number   E-mail   
 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:

Drawing name: K:\JAX\_LALP\0000000000 - Edmonds Trust\WORKING FILES\CAD\Plan Sheets\updated-x-base map-edmond trust.dwg Layout1 Dec 08, 2022 3:10pm by: Anna Walling



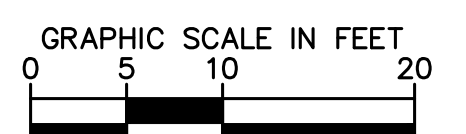
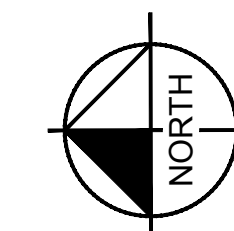
SITE DATA TABLE	RE#	1774100100
ZONING		COMMERCIAL GENERAL
OVERLAY		SOUTH ANASTASIA
TOTAL PARCEL AREA		11,619 SF
TOTAL BUILDING AREA		5,478 SF
MAXIMUM GROSS COMMERCIAL AREA -PROVIDED		10,000 SF PER ACRE 2,600 SF
MAXIMUM FLOOR AREA RATIO (FAR) -PROVIDED		50% 47%
COMMERCIAL AREA		2,600 SF - LEVEL 1
RESIDENTIAL UNITS		1 UNIT - LEVEL 2
-AREA PER UNIT		1,500 SF
SJC PARKING REQUIREMENTS		1 SPACE / 500 SF
-COMMERCIAL LOT REQUIRED PROVIDED		6 SPACES 5 SPACES + 1 HC
-RESIDENTIAL PER UNIT REQUIRED PROVIDED		2 SPACES 2 SPACES
TOTAL:		8 REQUIRED 7 + 1 HC PROVIDED
REQUIRED SETBACKS		
-A1A REQUIRED		30'
-PROVIDED		30'
-PALMETTO ROW REQUIRED		12'
-PROVIDED		12'
-OSCEOLA ROW REQUIRED		12'
-PROVIDED		12'
-DISTANCE BETWEEN BUILDINGS REQ.		20'
-PROVIDED		10'
-MAXIMUM BUILDING HEIGHT REQ.		35'
-PROVIDED		20'
REQUIRED BUFFERS		
-A1A SCENIC HWY. REQUIRED		30'
-PROVIDED		30'
-PALMETTO BUFFER REQUIRED		10'
-PROVIDED		10'
-OSCEOLA BUFFER REQUIRED		10'
-PROVIDED		10'
-ADJACENT PROP. BUFFER REQ.		10'
-PROVIDED		5'
ISR MAXIMUM		65%
-PROPOSED		62.3%

# EDMONDS TRUST - CONCEPT PLAN

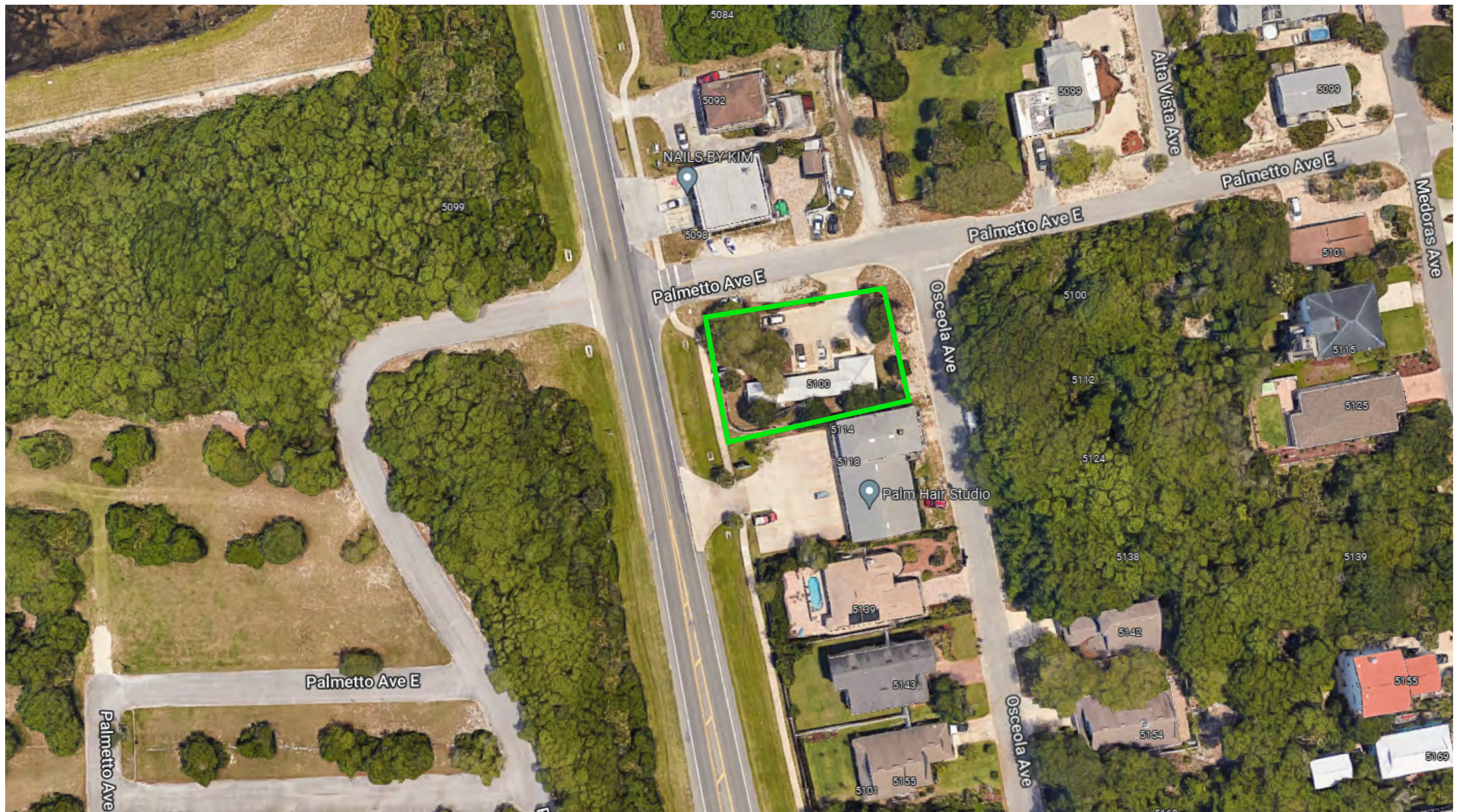
ST. JOHN'S COUNTY, FLORIDA



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JACKSONVILLE, FLORIDA 32258  
PHONE: 904-828-3900  
WWW.KIMLEY-HORN.COM REGISTRY 696







**5100 A1A SOUTH AERIAL MAP (BEFORE DEMO)**  
August 2022 • CONTACT: Blair Knighting, AICP (904) 828-3900

**OVERLAY VARIANCE**  
ST JOHNS COUNTY, FL





**5100 A1A SOUTH AERIAL MAP**

August 2022 • CONTACT: Blair Knighting, AICP (904) 828-3900

**OVERLAY VARIANCE**

ST JOHNS COUNTY, FL

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NORTH



**PROPERTY TO THE SOUTH (SAME OWNERSHIP)**  
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**VIEW OF BOTH PROPERTIES BEFORE DEMO**

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**OVERLAY VARIANCE**  
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**VIEW OF PROPERTY BEFORE DEMO**

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**OVERLAY VARIANCE**  
ST JOHNS COUNTY, FL



**VIEW OF PROPERTY AFTER DEMO**

August 2022 • CONTACT: Blair Knighting, AICP (904) 828-3900

**OVERLAY VARIANCE**  
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**VIEW OF PROPERTY AFTER DEMO**

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**OVERLAY VARIANCE**  
ST JOHNS COUNTY, FL



**PROPOSED BUILDING NEXT TO EXISTING**

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**OVERLAY VARIANCE**

ST JOHNS COUNTY, FL

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**NEW BUILDING TO MATCH ADJACENT IN STYLE, MATERIALS, AND COLORS**

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**OVERLAY VARIANCE**

ST JOHNS COUNTY, FL

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**NEW BUILDING TO MATCH ADJACENT IN STYLE, MATERIALS, AND COLORS**

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