



January 26, 2024

Spirit R. Shanti
Sta.homes.llc@gmail.com

RE: Administrative Approval of Specific Design Elements and Materials pursuant to Land Development Code (LDC) Sections 3.08.03.A.1 and 3.08.09.E.2 for **MADRB 2023-04 1925 A1A South**

To whom it may concern:

The Planning and Zoning application requests design review and approval of an exterior building repainting and replacement of fencing for the commercial site located at 1925 A1A South, St. Augustine, FL 32080. After reviewing the submitted information, the Administrator has determined that the request meets the requirements of LDC Section 3.08.03.A.1 and 3.08.09.E.2 (Administrative Approval of Design Elements, Materials, and Exterior Finishes). The Planning and Zoning Overlay Administrator finds that the following conditions have been met:

LDC Section 3.08.03 Uses and Activities Subject to Mid-Anastasia Overlay District Standards (provided in part)

- A. All standards prescribed in this Part shall apply to all Uses contained within all zoning categories. 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 re-painting of any Structure to a color other than the existing color, as well as to Construction or alteration of fences.

LDC Section 3.08.09 Design Elements and Materials (provided in part)

- E. Administrative Approval of Design Elements, Materials, and Exterior 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.

Additionally, evidence has been provided with the application that indicates the request is consistent with Part 3.08. In particular, the repainting of the building is compatible with the architectural style of the building pursuant to Section 3.08.09.E.2, and the fencing replacement is compatible with the existing fencing and colors of the building. **Approval is provided with the following conditions:**

1. The colors of the building are limited to those provided on the stamped drawings. (LDC 3.08.09.E.2)
2. The fencing replacement will be in areas located on the site plan and similar to the example found on the stamped drawings; maximum height of fence is 6 feet and color is to be natural wood.

Based on a review of the Land Development Code and the evidence provided by the applicant, it is the Administrator's determination this application meets the requirements of Part 3.08 and **IS HEREBY APPROVED**.

Please be aware that any deed/covenant restrictions are not affected by this action. In accordance with Section 5.03.02.H, any land with a Planned Unit Development (PUD) zoning may have additional architectural review requirements by the applicable association which must be met before County approval. In accordance with Section 9.07.02, this decision may be appealed to the Board of County Commissioners by filing a notice of appeal in writing with the Planning and Zoning Section of the Growth Management Services Department within thirty (30) days of the signing of this letter.

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.

Sincerely,



Saleena Randolph, SJC Senior Planner

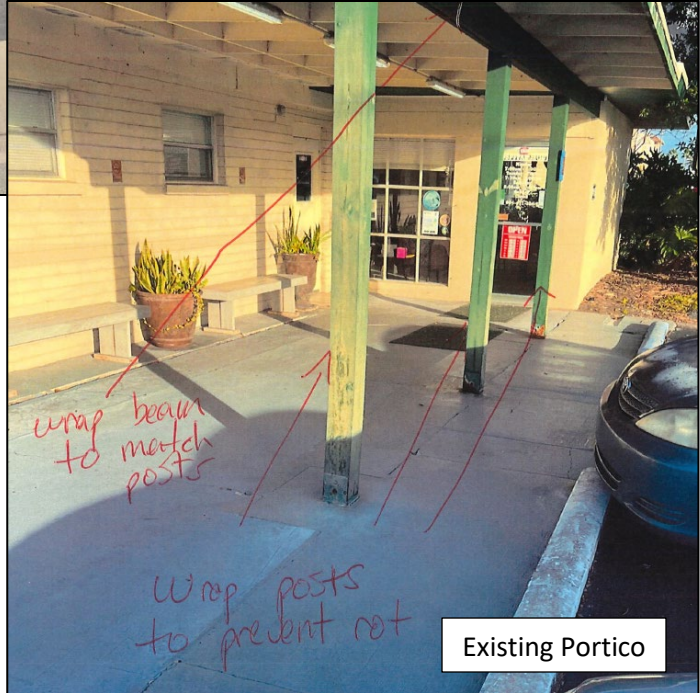
Attachment:

- 2 stamped drawings of proposed changes
- 1 stamped drawing of site plan

1925 A1A South



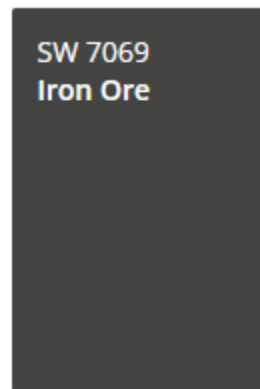
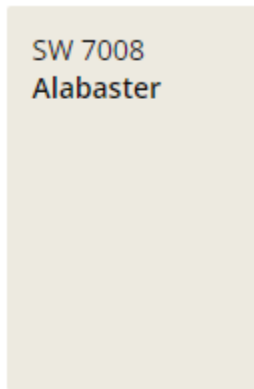
Existing Building Colors



Existing Portico

Proposed Building Colors:

- Main building - Alabaster
- Portico columns/posts - Alabaster
- Portico Beams – Alabaster
- Trim - Iron Ore



OVERLAY DESIGN APPROVAL		
Admin. Approval		
MADRB 2023-04	1/26/2024	SJR
File #	date	staff initials

1925 A1A South



Existing Fence



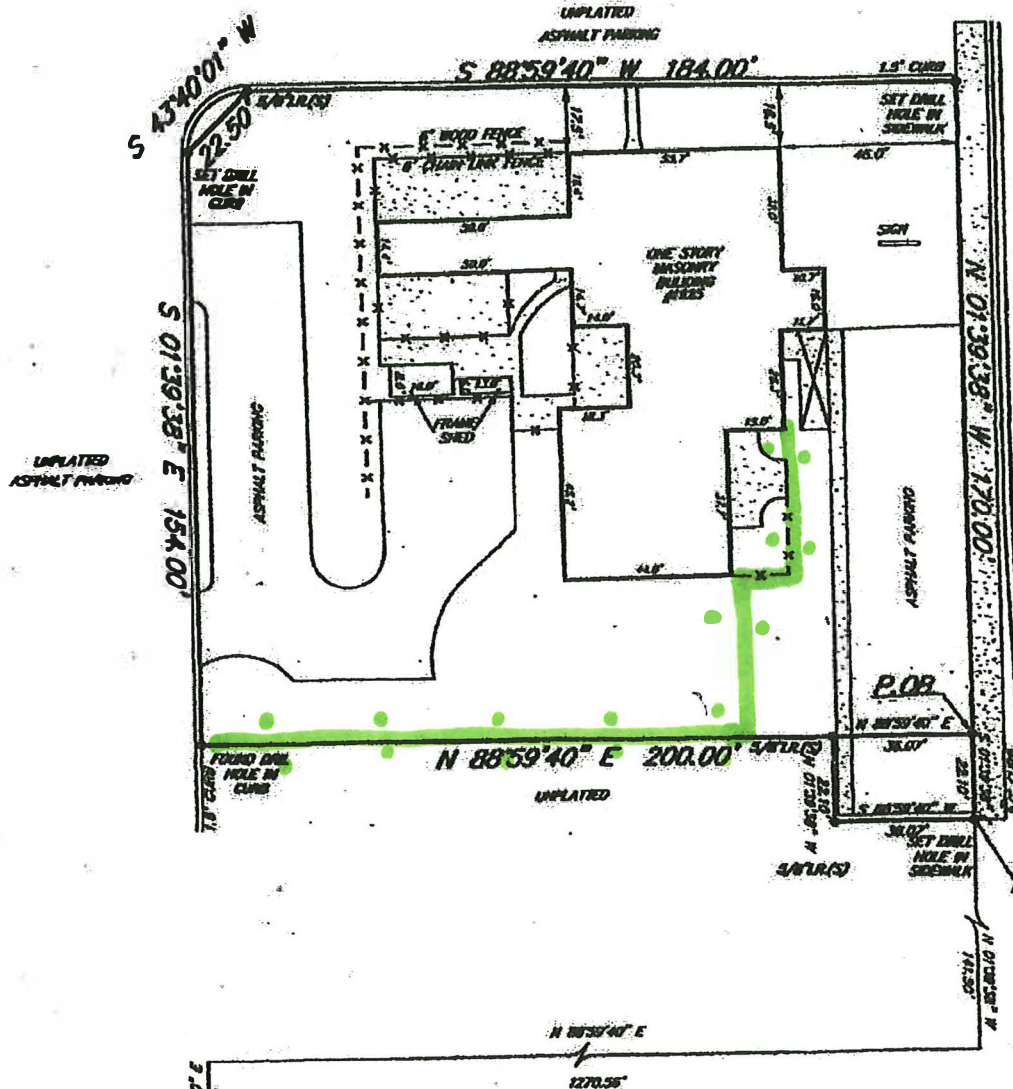
Proposed Fence Style

OVERLAY DESIGN APPROVAL		
Admin. Approval		
MADRB 2023-04	1/26/2024	SJFR
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CERTIFIED TO: S & B PARTNERSHIP/WILLIAM GOODWIN SEYMOUR/RICHARD BECKET/
PROSPERITY BANK/ESTATE TITLE & GUARANTY INC/OLD REPUBLIC NATIONAL TITLE INS CO



STATE ROAD #3
RIGHT-OF-WAY MARKS



Location of fence to be replaced

P.O.C.
SOUTHWEST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 30

AREA = 0.782 ACRES
OR 33,870 sq. ft.

LEGEND

- | | | | |
|----------|---------------------------------|---------|----------------|
| A/C | - AIR CONDITIONER PAD | R/W | - RIGHT-OF-WAY |
| F.F.E. | - FINISH FLOOR ELEVATION | Sq. Ft. | - SQUARE FEET |
| L.I.E(S) | - 3/4\" | N | - NORTH |
| M.L.H.D. | - MANUAL GEODESIC LEVELING MARK | S | - SOUTH |
| EXP | - EXPOSED CONCRETE | E | - EAST |
| COA | - COLORED AREA | W | - WEST |



- NOTES:**
- This survey shall be based on an abstract of title, the plat of map or records of record and recorded to this date except as shown.
 - The subdivision of this survey by a professional landman on this survey has been determined by this survey and any other survey in the area is hereby rejected.
 - This plan has not established the points of land for any unrecorded claims of title, easements or restrictions. All easements shall not be binding for the purposes of any party other.
 - This plan is not a warranty for any purpose other than that which is shown hereon, without liability on the part of the surveyor and without liability to the landowner.
 - All easements here shown shall be created by this survey in accordance with the plan and shall be in accordance with the provisions of the plan.
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OVERLAY DESIGN APPROVAL
Admin. Approval
MADRB 2023-04 1/26/2024 SFB
File # date staff initials

According to the Federal Emergency Management Agency (FEMA) Map No. 15000Z022400010000, the property described herein appears to be in Zone X-SE.

Kind of building construction: **RESIDENTIAL**

Depth of flooding: **2.5 to 3.0 feet**

NO.	DESCRIPTION	DATE	BY	SCALE
1	AS SHOWN	1/26/24	SFB	AS SHOWN

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