



CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE
A G E N D A
THURSDAY, JULY 7, 2022 - 2:00 PM
ALCAZAR ROOM - 75 KING STREET

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes – April 7, 2022
4. Modification and Approval of Agenda
5. New Business
 - a. HP2022-0041
Modification to
the Standards
Sweet Weddings, Inc. – Applicant
142 King Street LLC – Owner
142 King Street
To utilize colors for signage that are not listed as
pre-approved in the King Street Entry Corridor.
6. Other Business
7. Adjournment

Notices:

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Corridor Review Committee with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person 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."

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than three business days prior to the proceeding at the address given on the notice. Telephone 904-825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE

Corridor Review Committee Meeting April 7, 2022

The Corridor Review Committee met in formal session at 2:07 P.M., Thursday, April 7, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Michael Dixon, Chair, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Michael Dixon, Chair
Vaughn Cochran

Absent:

Lorna MacDonald, Vice- Chair, excused

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

VOTE ON MOTION:

AYES: Dixon, Cochran

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

3. Approval of Minutes

MOTION

Mr. Cochran MOVED to APPROVE the March 3, 2022 meeting minutes as presented. The motion was SECONDED by Mr. Dixon.

VOTE ON MOTION:

AYES: Cochran, Dixon

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Mr. Dixon announced the next meeting date would be May 5, 2022.

4. Modification and approval of Agenda

MOTION

Mr. Dixon MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Mr. Cochran.

5. New Business

(None)

6. Other Business

6. (a.) Election of Committee Chair and Vice Chair

Mr. Cochran nominated Mr. Dixon to be the Chair of the CRC Board.

MOTION

Mr. Cochran MOVED to Elect Mr. Dixon as the Chair of the CRC Board. The motion was SECONDED by Mr. Dixon.

VOTE ON MOTION:

AYES: Cochran, Dixon

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Mr. Dixon nominated Mr. Cochran to be the Vice-Chair of the CRC Board.

MOTION

Mr. Dixon MOVED to Elect Mr. Cochran as the Vice- Chair of the CRC Board. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE.

b. Overview of how the CRC fits into the work of the Planning & Building Department

Ms. Courtney reviewed the Design Standards for the Entry Corridor. She discussed the purpose and how the Board fit into the Planning and Building Department and the City as a whole. She reviewed when the design standards applied and reminded the Board, they were a part of the Local Government and they had to abide by certain criteria. She provided an overview of the application process and which Boards review each type of application. She reviewed some tips with the Board on best way to prepare for upcoming meetings and encouraged the Board members to speak openly, voice concerns, and provide justification for an approval or denial.

Ms. Seymour discussed how important it was for the Board to craft their motions clearly and provided the ingredients for a motion:

- Identify the finding of fact
- Identify criteria for the decision
- Identify the scope of work
- Identify if the Board would either approve, deny, or continue the application

Ms. Courtney presented a proposed motion for the Board to use when approving an application based on the recommendations from the staff report.

Ms. Courtney encourage the Board to keep learning and reviewed the different programs that could assist the Board and how to access the information on a National

and Local level. She urged the Board to participate as these programs were very educational.

The Board discussed:

Mr. Dixon complemented the staff regarding the staff reports and said they he appreciated the work that was done to put those together. He said he had visited the sites before but had taken photos for reference and asked if that needed to be disclosed.

Ms. Lopez replied that site visits were considered ex parte communication and if photos were taken, that needed to be disclosed and the photos should be brought to the meetings in order to be part of the record. She said she preferred Board members not become fact finders; however, if photos were taken, they needed to be brought to the meeting and those would be public record.

Mr. Dixon said parking was an issue with most of the projects they reviewed; however, it might not be in their purview, but it was difficult to not look at it since it was such a problem.

Ms. Lopez agreed; however, she pointed out in the presentation, there were different Boards that handled different applications, but everyone needed to stay within their purview and decisions had to be based on the design criteria for the Corridor.

Mr. Dixon said at the prior meeting there was an issue with widening a step and the criteria states to not focus on the design, but he felt that was more of a functional aspect a thought the design included function. He said he thought the guidelines focused more on the commercial properties and not residential uses, but this particular project was residential and did not want their entry on the street.

Ms. Lopez stated that was great mixed-use project on the Corridor and felt the Board

worked through the issues well and thoroughly. She said the Board identified the issues and why a strict reading of the guidelines did not work and how to accommodate the application.

Ms. Seymour said the orders and what was approved at the meetings was set in stone for the developer when permits were pulled, and staff approvals were based on the motions the Board indicated. She said that was why they encouraged the Board to be precise.

Mr. Cochran said he appreciated the motion wording and format as it was helpful.

Public comment was opened.

Mr. Pappas said he had attended the workshops regarding CRC guidelines and some of the issues the Board was dealing with was mobility and changing the City from being automobile driven. He said the streets were very important and it needed to be open and inviting to the streetscape. He said it may not all apply to the residents, but it applied to the streetscape and neighborhoods, which should encourage walking spaces for the people. He said there was a strong focus of making the business area inviting to the neighborhood to encourage people to walk or bike further.

Mr. Cochran said he was on the 2015 Vision Committee for the City and most of the discussion was about mobility and how the walking traffic would interact with everything and eliminate cars; however, that was not realistic, but it was important to review the Vision Plan often. He said he felt there were a lot of things that could still be done to help with the streetscape.

Public comment was closed.

Ms. Courtney reiterated the next meeting would be on May 5, 2022 and the deadline for that meeting was April 8, 2022; however, if no applications were received the May meeting would not take place. She thanked

the Board for their service and time as committee members.

7. Adjournment

MOTION

Mr. Cochran MOVED to adjourn the meeting. The motion was SECONDED by Mr. Dixon and APPROVED BY UNANIMOUS VOICE VOTE.

There being no further business, the meeting was adjourned at 2:42 P.M.¹

¹ Transcribed by Elyse Wiemann



**CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE
STAFF REPORT AND RECOMMENDATION**
Prepared for July 7, 2022 Meeting



Application HP2022-0041 Address: 142 King Street

142 King Street LLC – Owner Sweet Weddings, Inc. – Applicant

Project description: To utilize colors for signage that are not listed as pre-approved in the King Street Entry Corridor.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ01045
National Register:	Model Land Company NR District: Contributing	Construction date:	1924-1930
Archaeology Zone:	N/A	Zoning District:	CL-2
Parcel number:	2046800000	Typology:	Commercial
Agenda Item:	5(a)	Previous Action(s):	PL2021-0013

STAFF SUMMARY AND ANALYSIS:

1. The Corridor Review Committee (CRC) reviewed this property at the February 11, 2021, meeting for new design related to renovation of the building which was subsequently approved.
2. The applicant is requesting use of the colors Navy Blue, Metallic Gold, and White which are not listed as pre-approved colors within the King Street Design Standards.
3. Closely related colors that are on the pre-approved colors attached to the report list include:
 - a. Bunglehouse Blue
 - b. Independent Gold or Peristyle Brass (non-metallic)
 - c. Gauzy White
4. Pre-approved color saturation may be increased or decreased by 10% from the original color sample and are administratively approvable.
5. The applicant was notified of these similar colors during the sign review process but is requesting to use the proposed colors based on their marketing/merchandising color scheme.
6. Proposed lighting for the sign was reviewed by staff and found approvable at the staff level.
7. The sign meets all other Sign Code criteria for approval including size and location.

SUMMARY SCOPE OF WORK:

1. To install a 30.5" x 72" sign on an existing pole with colors that are not pre-approved in the King Street Design Standards including:
 - a. Navy Blue (Background)
 - b. Metallic Gold (Main text and border)
 - c. White (Secondary text)

STAFF RECOMMENDATION:

Based on a review of the King Street Design Standards for Entry Corridors and without evidence to the contrary the CRC may make the following motion in relation to this application:

1. **APPROVE** application HP2022-0041 for a modification to utilize colors for signage that are not listed as pre-approved in the King Street Entry Corridor with the finding that strict application of the standards is not warranted, and the modification will not have a material impact on adjacent uses and fulfills the intent of the Standards

All findings must be proven by the applicant and accepted by the CRC to grant a modification. In doing so, the CRC recognizes that the approval is unique to this property and its conditions and does not establish any precedent.

*If these findings cannot be made based upon this application and any additional testimony the Modification can be **denied** and the applicant may seek an appeal before the City Commission.*

Candice Seymour

Candice Seymour

Historic Preservation Planner

CITY CODES/DESIGN GUIDELINES: RELEVANT EXCERPTED SECTIONS ONLY

CITY OF ST. AUGUSTINE CODE OF ORDINANCES

Sec. 28-353. - Design standards for entry corridors.

The Design Standards for Entry Corridors, as originally prepared by Herbert-Halback, Inc., dated January 24, 2000, and subsequently amended by resolution from time to time ("DSEC standards"), are hereby adopted and incorporated herein by reference. All new construction and site development within the entry corridors, excluding work within right-of-way, shall conform to these standards unless a variance is granted pursuant to the criteria enumerated in the DSEC standards. Any change in the use of a parcel of property shall require that the site, excluding buildings and facilities, be developed to conform to these standards, unless technically infeasible. Each element or space of a building or facility that is altered shall comply with these standards, unless technically infeasible. When an alteration to a building or facility that incorporates exterior renovation constitutes fifty (50) percent or more of the assessed value of the building or facility, the entire building or facility shall be made to conform to these standards.

King Street Design Standards for Entry Corridors

Section 1. Purpose and Intent

The purpose of the standards contained in this document is to:

- a. Promote the unique characteristics of the San Marco overlay area that distinguish it from the other built environments of the City of St. Augustine.
- b. To facilitate the development of vacant land and the reimagination and repurposing of underutilized properties in this area into a high-quality, multi-modal, mixed-use environment.
- c. To provide standards and criteria by which proposed development in the area will be reviewed.

3.7 Modification of Standards

Due to the individual unique characteristics or circumstances of any given development along San Marco Avenue, flexibility in the application of design standards may be warranted in certain situations. Modifications from the standards may be requested by an applicant as part of the development review process. If an applicant requests multiple modifications, each modification shall be evaluated independently.

3.7.3 CRC Modifications

Modifications of more than ten (10) percent but no more than thirty (30) percent of a dimensional requirement, Modifications of ten (10) percent or less previously denied or referred to the Corridor Review Committee by staff, and Modifications to the non-dimensional requirements contained in this document.

3.7.4 Prohibited Modifications

- a. Use of property as defined in Land Development Regulations.
- b. Maximum levels of density or intensity allowed in comprehensive plan.
- c. Encroachments into the public right-of-way.
- d. A reduction of a setback to less than 5 feet adjacent to a single-family residential district

3.7.5 Review Criteria

A modification of standards may be granted by the approving authority if it finds that strict application of the standards is not warranted and that granting a modification will fulfill the intent of the standards. The approving authority shall apply all the following criteria, when applicable, to determine if the applicant has justified a request for a modification:

- a. The request is within the parameters listed above.
- b. The request is consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and this document.
- c. The proposed modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.
- d. Compliance with the requirement is technically infeasible based on-site conditions.

3.7.6 Additional Requirements

- a. The burden of presenting evidence sufficient to satisfy the applicable criteria remains with the applicant seeking the modification.
- b. The applicant may propose conditions to ensure that the use of the property to which the modification applies will be reasonably compatible with the surrounding properties, including visual screening.

Section 6. SIGNS

The Corridor regulates sign types, attachment points on buildings, and illumination as noted below in Section 6. Existing signs not meeting the requirements of this section are subject to the non-conforming provisions of the Code of Ordinances (see Section 3-23(k)).

6.1 Number and Types of Signs Allowed

1. The number of business identification signs attached to the building per business frontage on a public street shall be per City code.

2. The types of signs allowed are as follows (see Section 7, Definitions):

Building Signs

- Wall Sign
- Canopy Sign
- Awning Sign
- Projecting Sign
- Hanging Sign
- Window Sign
- Freestanding (only for residential conversions)

2. The use of portable signs, streamers and pennants shall follow sign code.

3. Blinking lights, bulbs facing the road, and electronic message signs are not permitted.

6.2 Building Sign Size

The total area of all building signs may be distributed among the various building signs allowed. The maximum size of any individual building sign shall be per City code.

6.3 Sign Illumination

1. Interior-illuminated cabinet or channel letter signs are not allowed. Signs may only be illuminated from an exterior light fixture or backlit to accentuate opaque raised lettering or images.

2. There shall be no illuminated signs facing a single family residential use.

6.5 Free Standing Signs

The need for freestanding signs is based on the placement of the building away from the street. When buildings cannot be seen by passing motorists, they need a larger sign by the street to indicate the location of the business. As future traditional commercial development in the King Street corridor is expected to bring the buildings closer to the street, it will not be necessary to utilize freestanding signs to locate the businesses. The building itself, and the signs on the building, will be visible to the passing motorists.

The existing residential conversion structures, on the other hand, contain buildings at a certain distance from the street. As an incentive for preserving this form of development, freestanding pedestrian pole signs will be allowed provided they meet the following standards:

1. The sign shall not exceed a height of fifteen (15) feet measured from the adjacent sidewalk and shall provide a clearance of 8 feet from the ground if it overhangs a pedestrian or vehicular circulation area.
2. Pedestrian pole signs may be supported by one or two poles, or may be suspended from the structure as shown in Figure 38. The supporting poles may not exceed a width of 6 inches (each).
3. The sign shall not be placed within 5 feet from any portion of the building.
4. The sign may be placed up to the front property line but shall not extend over the public sidewalk (far right below).

Link to full Comprehensive Plan

https://www.citystaug.com/DocumentCenter/View/2976/2040_Comp_Plan_Update?bidId=

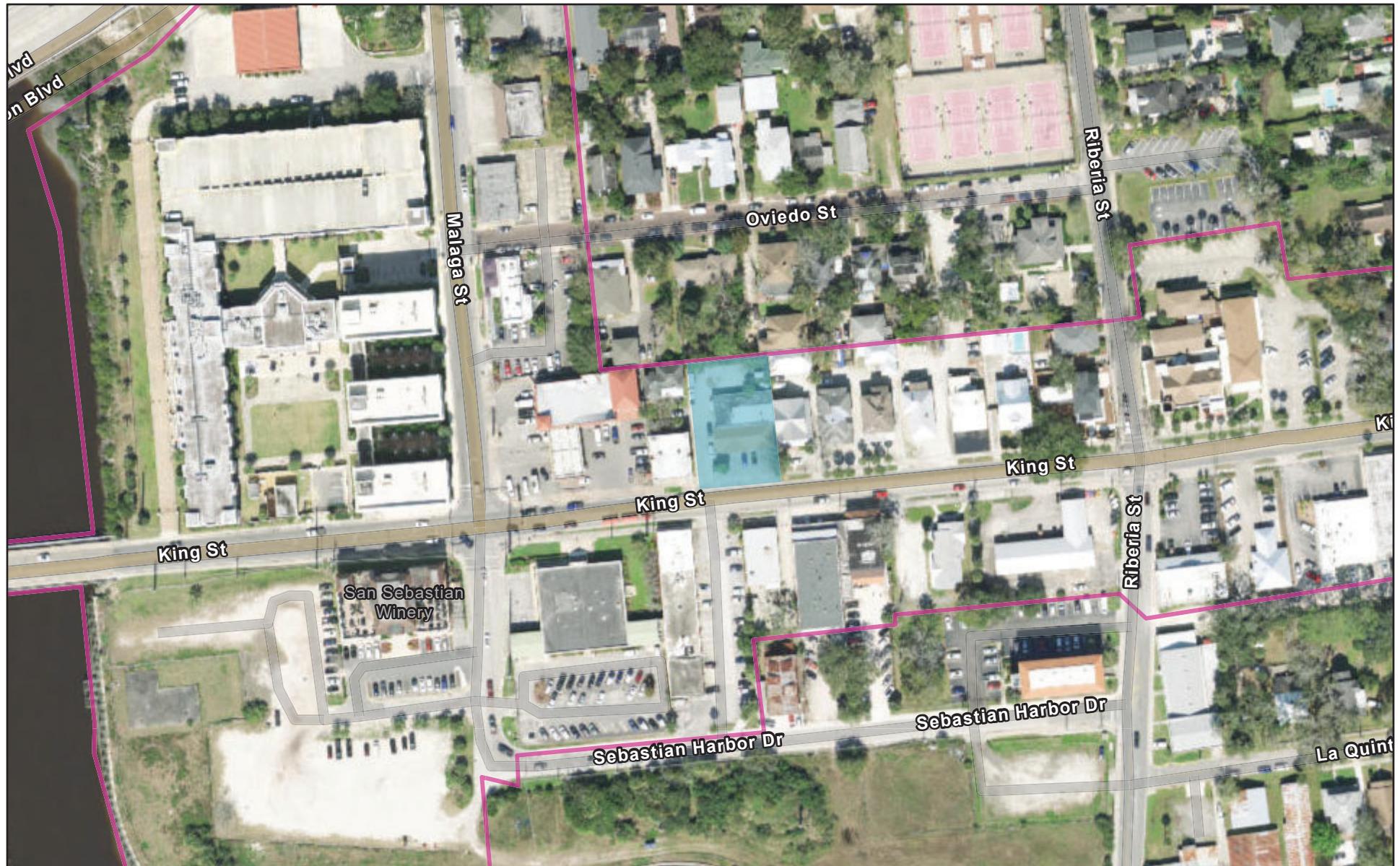
Link to full Land Development Code

https://library.municode.com/fl/st. augustine/codes/code_of_ordinances?nodeId=THCOSTAUFL

LIST OF ATTACHMENTS:

1. Location Map (GIS)
2. Staff Photographs
3. King street Desing Standards Pre-approved Colors

Location: 142 King Street



6/30/2022, 10:52:12 AM

 EntryCorridors

1:2,257

0 0.01 0.03 0.05 0.06 mi
0 0.03 0.05 0.1 km

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STAFF PHOTOGRAPHS
142 King Street



STAFF PHOTOGRAPHS

142 King Street



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142 King Street



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142 King Street



STAFF PHOTOGRAPHS

142 King Street



STAFF PHOTOGRAPHS

142 King Street





City of St. Augustine
King Street Design Standards

APPENDIX D: COLORS (EAST KING ONLY)



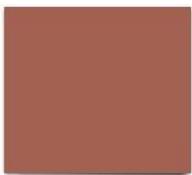
SW 0036
Buckram Binding
Interior



SW 0035
Indian White
Interior / Exterior



SW 0037
Morris Room Grey
Interior / Exterior



SW 0040
Roycroft Adobe
Interior / Exterior



SW 6316
Rosy Outlook
Interior / Exterior



SW 6771
Bathe Blue
Interior / Exterior



SW 6464
Aloe
Interior / Exterior



SW 6815
Awesome Violet
Interior / Exterior



SW 0041
Dard Hunter Green
Interior / Exterior



SW 0043
Peristyle Brass
Interior / Exterior



SW 0048
Bunglehouse Blue
Interior / Exterior



SW 0074
Radiant Lilac
Interior / Exterior



SW 0025
Rosedust
Interior / Exterior



SW 6035
Gauzy White
Interior / Exterior



SW 7083
Darkroom
Interior / Exterior



SW 0065
Vogue Green
Interior / Exterior



SW 0066
Cascade Green
Interior / Exterior



SW 0067
Belvedere Cream
Interior / Exterior



SW 0068
Copen Blue
Interior / Exterior



SW 6401
Independent Gold
Interior / Exterior



SW 6556
Obi Lilac
Interior / Exterior



SW 0069
Rose Tan
Interior / Exterior



SW 0070
Pink Shadow
Interior / Exterior



SW 0071
Orchid
Interior / Exterior



SW 0072
Deep Maroon
Interior

NOTE: Colors may be increased or decreased in saturation 10% from color sample.

RECEIVED

CITY OF ST. AUGUSTINE
CORRIDOR REVIEW COMMITTEE

JUN 07 2022



Planning/Building Dept.

 DESIGN APPROVAL MODIFICATION TO THE STANDARDSApplication Fee: \$ 100BDAC Project No. HP2022-0041Receipt No. 2395850Meeting July 7, 2022

Date: Advertising Costs \$ _____

Paid on _____ Receipt No. _____

1. NAME OF APPLICANT ARENE FORESBusiness (if applicable) SWEET WEDDINGS, INC.Address 144-2 KING STREETCity St. Aulg. State FL Zip Code 32084Daytime telephone (904)501-9779 Other phone/email (904) 824-24202. NAME OF PROPERTY OWNER 142 King Street, LLC

Business (if applicable) _____

Address 44 Avenida MenendezCity St. Augustine State FL Zip Code 32084Daytime telephone (required) 904-355-4253 Other phone _____3. PROJECT STREET ADDRESS 142 King street

4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel _____

5. EXISTING USE Office / Retail PROPOSED USE Office / cafe6. ENTRY CORRIDOR: ANASTASIA KING SAN MARCO7. TYPOLOGY: RESIDENTIAL INSTITUTIONAL TRADITIONAL COMMERCIAL MIXED

8. PROPOSED PROJECT WORK:

A. DEMOLITION: Buildings and architectural features that are 50 years old or older, listed on the Florida Master Site File, or which have been designated as an historical landmark require a Certificate of Demolition application to be filed separately.

Yes No

B. New construction on a vacant or redeveloped site

New construction on an existing site

New construction that includes parking structures

All other, describe fully below

C. PROJECT DESCRIPTION:

see attached alternative colors to replace
pre-approved colors, entry corridor

RECEIVED

JUN 07 2022

Planning/Building Dept.

Complete #9 only if seeking a modification
9. Modification of the Design Standards :

A. Section(s) of the Design Standards applicable to the Modification(s): _____

B. DESCRIBE THE MODIFICATION AND WHY IT IS NECESSARY:

proposed sign color

C. DESCRIBE HOW THE MODIFICATION IS CONSISTENT WITH THE INTENT OF THE DESIGN STANDARDS AND THE CHARACTER OF THE CORRIDOR:

not measurable for proposed color

Note that the applicant is responsible for presenting evidence sufficient to satisfy the applicable criteria

10. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Anjette Jones

SIGNATURE OF APPLICANT Anjette Jones

DATE 6/7/22

PRINT OWNER'S NAME L. John Arbizzani

Far. 142 King Street, LLC

SIGNATURE OF OWNER L. John Arbizzani

DATE 6/7/22

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

COMPLETENESS REVIEW CHECKLIST

JUN 07 2022

A Design Approval and/or a Modification application and related plans shall be submitted as required for review and approval by the Corridor Review Committee for exterior alterations and new construction associated with any property in a designated entry corridor area (Anastasia Boulevard, King Street, San Marco Avenue). All proposed work items shall be reviewed for consistency and compliance with the Design Standards for Anastasia Boulevard, King Street, or San Marco Avenue as applicable. Please consult our website for digital versions of these documents or visit the Planning and Building Department to view a hardcopy during business hours. Relevant information necessary for this application shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section of the Design Standards. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and the CRC will determine if additional materials may be presented at the meeting.

142 King Street - Modification to the Standards

H. S.
INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. To be completed by planning staff

OK	Need	N/A	PHOTOGRAPHS OF ANY EXISTING CONDITIONS (SITE, BUILDING, FEATURES)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scaled drawing of existing and proposed conditions
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scaled drawing of existing and proposed conditions
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
AWNING/CANOPY			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scaled elevation(s) showing the building façade and existing or proposed door
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	For new openings and new construction include a scaled wall section
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, hardware
WINDOWS (windows, shutters, and other associated features)			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	For new openings and new construction include a scaled wall section with proposed window
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
FOUNDATION (replacement, infill, alteration including elevation)			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details

*The below is a list of requirements based upon the scope of work. (To be completed by planning staff)

Planning/Building Dept.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

OK	Need	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Plant material list with identification, quantity, size at planting and maturity, spacing
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Irrigation plan

NEW CONSTRUCTION

OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing site area within view of proposed construction with context area
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled site plan showing the property line and proposed construction
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scale landscape plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled elevation drawings showing existing building(s) and major site features
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled elevation drawings showing proposed building(s) and major site features
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Wall sections
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Return to require details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints

❖ Other details necessary for review:

Project number: Not yet assigned Project Address: 142 King Street

Reviewed by: Candice Seymour Date: 06/17/22

CRC APPLICATION FEE SCHEDULE

RECEIVED
JUN 07 2022

Corridor Review Committee fees are set by Resolution 2021-38 as follows:

Planning/Building Dept.

Description of Work	Fee Amount
Modification of the standards, neon or color lighting, review of non-preapproved colors, etc.	\$100.00 + ads
Preliminary Design Approval for development exceeding size in acres/gross floor area, and new construction that includes structured parking	\$350.00 + ads
Appeal of staff determination	\$200.00 + ads

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

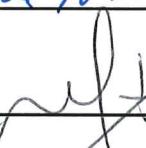
The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Planning and Building Department Staff.

Project Address: 142 King Street St. Augustine, FL 32084

Applicant's Name: Deanne Jones Applicant's Signature: 

Owner's Name: L. John Arbizzani Owner's Signature: 
for 142 King street, LLC

Meredith H. Randolph

From: Samuel Hale <sammyhale83@gmail.com>
Sent: Monday, June 20, 2022 3:28 PM
To: Meredith H. Randolph
Cc: Candice Seymour
Subject: Re: Sufficiency Checklist for Corridor Review Committee Application - 142 King Street
Attachments: IMG_1951.jpg; IMG_1952.jpg; parfait pastries.JPG; site plan with existing sign pole (1).pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the City IT Department.

Good afternoon,

Attached is the requested information, please disregard the colors on the material diagram. Below are the colors we are requesting for the parfait pastries sign. I can drop off the color samples below.

Navy blue

gold-metallic

white

Thanks,
Sammy

On Fri, Jun 17, 2022 at 3:41 PM Meredith H. Randolph <mr Randolph@citystaug.com> wrote:

I believe this was meant to be attached.

Have a great weekend!

Meredith Randolph

Planning & Building Clerk

E: mr Randolph@citystaug.com | P: 904.209.4325 | W: www.CityStAug.com

City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085



Received June 20, 2022
Planning and Buildign Department



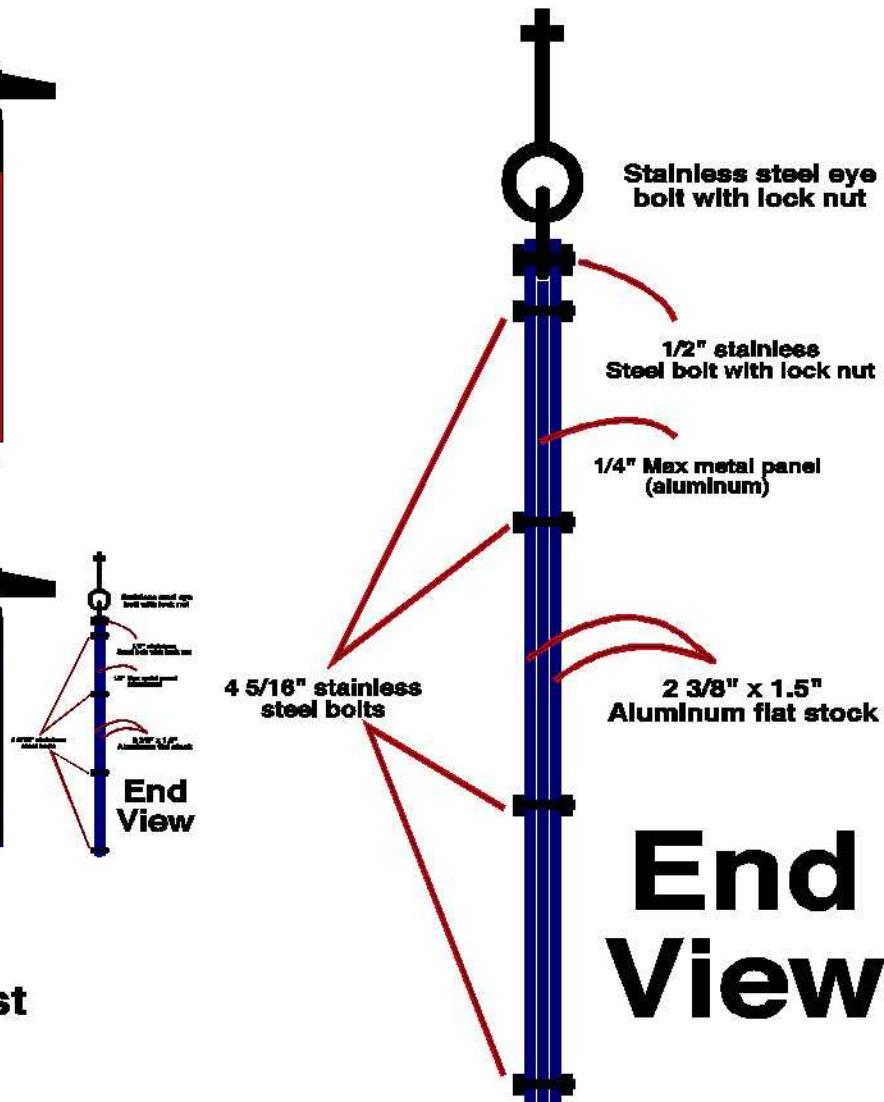
Received June 20, 2022
Planning and Buildign Department





Received June 20, 2022
Planning and Buildign Department

Signs by
Darrel Galtz
51 SOUTH DIXIE HWY.
ST. AUGUSTINE, FL.
32084



Meredith H. Randolph

From: Julie Courtney
Sent: Monday, June 13, 2022 1:42 PM
To: Samuel Hale; harb
Subject: RE: Attached Image

Hello Sammy,

The lighting shown in the attachment you sent is administratively approvable. Is that the only new exterior lighting you will be proposing beyond any lighting that was on the approved CRC application plans for the building renovations?

Thank you,

Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com



City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Samuel Hale <sammyhale83@gmail.com>
Sent: Friday, June 10, 2022 11:21 AM
To: harb <harb@citystaug.com>
Subject: Fwd: Attached Image

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the City IT Department.

Hi Julie,

Attached is the proposed sign lighting. Please note that the picture does not give an accurate representation of the light it will be black to match the sign with a goose neck angle

Thanks,

Sammy
904-315-4253

----- Forwarded message -----

From: Marine Holding <46officescanner@gmail.com>
Date: Thu, Jun 9, 2022 at 4:50 PM

SPECIFICATIONS

CONSTRUCTION: Extruded housing with heavy duty die cast adjustable aluminum swivels. Aluminum extension pole and mounting canopies.

LENS: High impact clear acrylic lens

LED SUPPLIED: 10w 3000K LED Module 863 Lumens (per module)

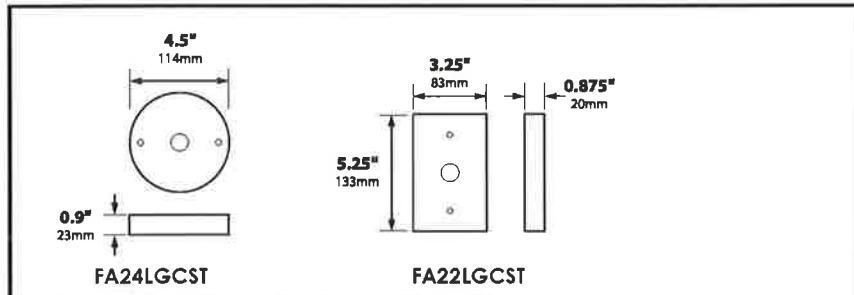
WIRING: 120V- Standard 120V Black, White, and Green

LED POWER SUPPLY: 120Vac - 277Vac universal input

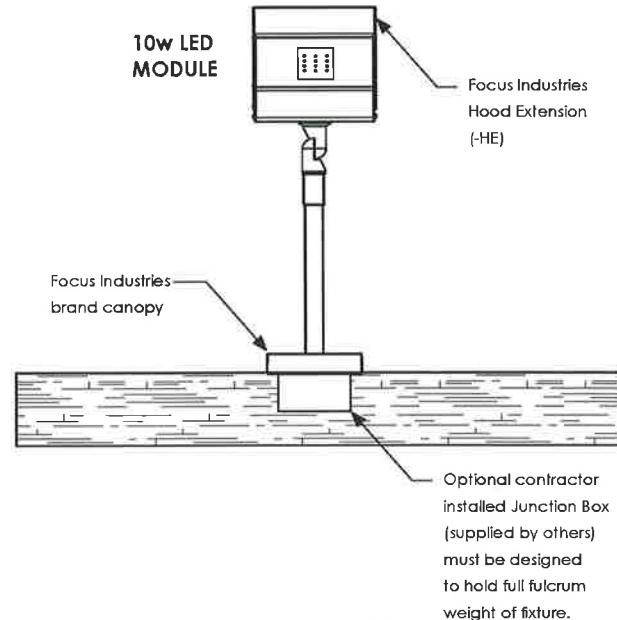
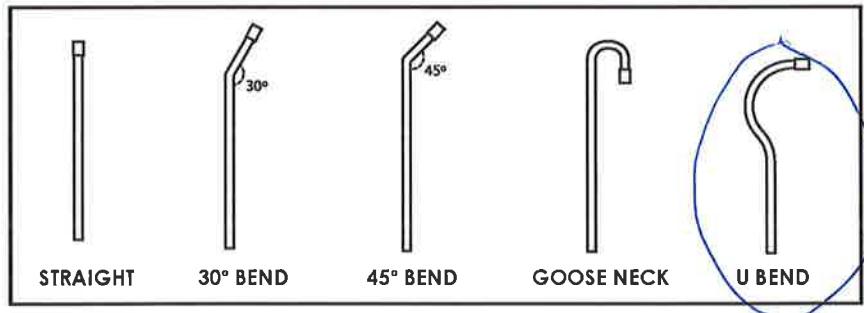
SOCKET: None (LED Module)

FINISH: Aluminum. Powder Coat options available.

CANOPY OPTIONS



POLE STYLE OPTIONS



Generated Part Number

SLSLM-

1 2 3 4 5 6 7 8 9 10 11

ORDERING INFORMATION

1) MATERIAL:

A. Aluminum

2) VOLTAGE:

1. 120V-277V

3) LIGHT SOURCE:

01. 10W LED Module 3000K

4) HOOD STYLE:

0. No hood extension
A. Hood extension

5) LENS TYPE:

0. Standard clear
1. Sandblasted softner lens
2. White acrylic

6) LENS ENHANCEMENT:

0. No lens enhancement
A. Blue gel
B. Green gel

7) GLARE SHIELDING:

0. No shielding
H. Hex cell louver

8) EXTENSION POLE LENGTH:

NP. No Pole
12. 12 Inches
18. 18 Inches
24. 24 Inches
30. 30 Inches
36. 36 Inches
Custom: (Added per inch)

9) EXTENSION POLE STYLE:

A. Straight
B. 30 bend
C. 45 bend
D. U bend (provide specs)
E. Goose neck (provide specs)
F. Custom bend (provide specs)

10) CANOPY:

0. No canopy (1/2" NPS required)
1. FA24LGCST Aluminum round
2. FA22CST Aluminum rectangle

11) COLOR:

1. BLT: Black texture only (standard)
2. Other powder coat color (fixture)
3. Other powder coat color (pole)
4. Other powder coat color (canopy)

Search

Cart 4

Need help from our experts?

800-865-7221

**PLEASE NOTE: This fixture
currently has a 5 - 7 week lead
time**



4.8 ★★★★★

Google
Customer Reviews



120V - 277V Aluminum Exterior LED Sign Light - SLS-LM - Focus Industries

BRAND FOCUS INDUSTRIES **WEIGHT** 17.00 LBS **SKU** SLS-LM

\$221.94

SOCKET/LAMPING Required

10w 2700K LED Module

HOOD STYLE Required

Hood Extension

4.8 ★★★★★

Google

Customer Reviews

FINISH Required

Black Texture

EXTENSION POLE LENGTH Required

18"

EXTENSION POLE STYLE Required

U Bend (Provide Specs)

CANOPY Required

NO CANOPY (1/2" NPS REQUIRED)

LENS Required

Sandblast

GLARE SHIELDING Required

4.8 ★★★★★

Google
Customer Reviews

Hex Cell Louver

LENS ENHANCEMENT Required

None

2

ADD TO CART

OVERVIEW

The SLS-LM features a 10-watt Warm White 3000K LED Module. This outdoor wall light has an extruded housing with heavy duty die cast adjustable aluminum swivels. This fixture was constructed with commercial grade metal and will withstand the harsh conditions.

4.8 ★★★★☆

Google

Customer Reviews

Voltage	120V
Power Draw	10w
Light Output	863 Lumens each module
Color Temperature	Warm White 3000K
CRI	~85
Rated Lifetime	50,000+ Hours
Dimming Capacity	N/A
Dimensions	6" X 1.75"
Certifications	UL 8750 Listed - Indoor/Outdoor

[DOWNLOAD PDF](#)[Specification Sheet](#)

4.8 ★★★★★

Google

Customer Reviews

REC: \$18.50 Doc: \$5425.00
After Recording Return to:
This Instrument Prepared by:
Marlene Lagasse (\$775,000.00)
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
204680-0000
File No.: 62943

WARRANTY DEED

This Warranty Deed, Made the 8th day of July, 2020, by

F.H. ROGERO CO, INC., a Florida Corporation, having its place of business at
PO Box 37 ST Augustine FL 32033
hereinafter called the "Grantor", to

142 KING STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is:
44 Avenida Menendez ST Augustine FL 32084
hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

LOTS 21 AND 22 OF BLOCK 2, SUBDIVISION OF BLOCK "G" OF THE CITY OF ST. AUGUSTINE, FLORIDA, AS PER PLAT FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA OCTOBER 6, 1911, IN MAP BOOK 1, AT PAGE 170, ST. JOHNS COUNTY RECORDS, MODEL LAND COMPANY'S SUBDIVISION.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Samuel W Hale

Printed Name: Samuel W Hale

Witness Signature: Carol A Lagasse

Printed Name: Carol A Lagasse

State of Florida

County of St Johns

The foregoing instrument was acknowledged before me by means of physical presence or

online notarization, this 8th day of July, 2020 by DAVID D. ROGERO as

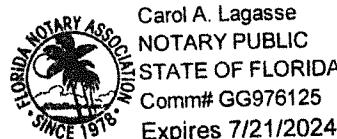
PRESIDENT of F.H. ROGERO CO, INC., on behalf of the Corporation. He/She/They is/are Personally Known OR Produced drivers license(s) as Identification.

Notary Public Signature Carol A Lagasse

Printed Name:

My Commission Expires: _____

Online Notary (Check Box if acknowledgment done by Online Notarization)





St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

[Sales Questionnaire](#)

2021 TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Summary

Parcel ID	2046800000
Location Address	142 KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	1-170 MODEL LAND CO SUB CITY LOTS 21 & 22 BLK G-2 OR4984/1384
Property Use Code	Stores (1100)
Subdivision	Model Land Co's Subdivision Of Block G
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.320
Homestead	N

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Owner Information

Owner Name	142 King Street LLC 100%
Mailing Address	44 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	\$191,049
Extra Features Value	\$7,471
Total Land Value	\$420,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$618,520
Total Deferred	\$0
Assessed Value	\$618,520
Total Exemptions	\$0
Taxable Value	\$618,520

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

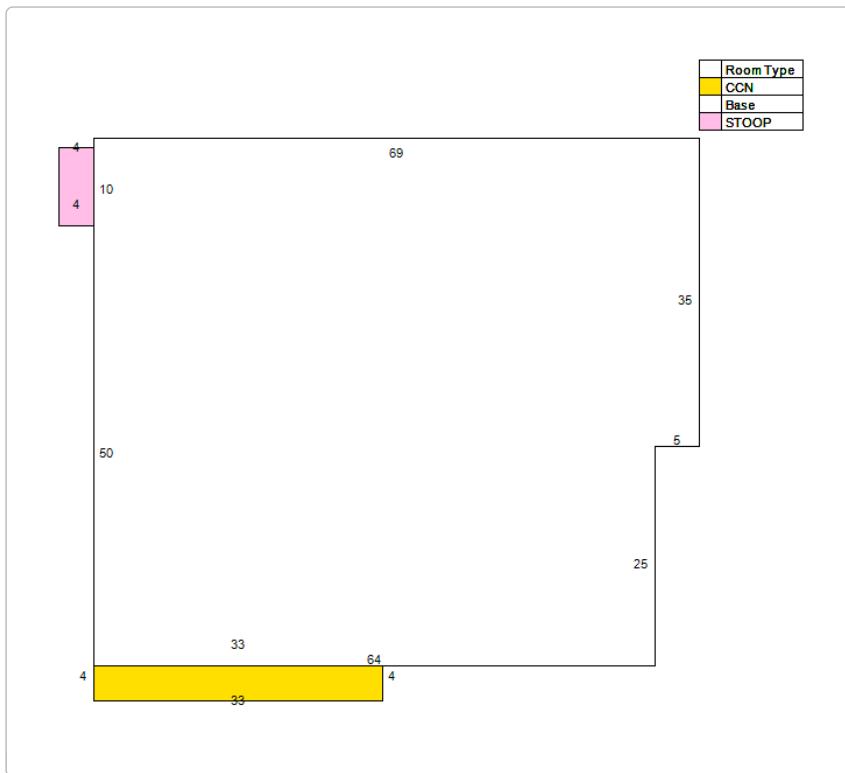
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$196,927	\$8,099	\$420,000	\$0	\$0	\$625,026	\$625,026	\$0	\$625,026
2020	\$202,806	\$8,725	\$420,000	\$0	\$0	\$631,531	\$585,725	\$45,806	\$585,725
2019	\$201,136	\$9,354	\$350,000	\$0	\$0	\$560,490	\$532,477	\$28,013	\$532,477
2018	\$101,982	\$7,763	\$420,000	\$0	\$0	\$529,745	\$484,070	\$45,675	\$484,070
2017	\$101,982	\$6,976	\$420,000	\$0	\$0	\$528,958	\$440,064	\$88,894	\$440,064
2016	\$101,982	\$6,976	\$420,000	\$0	\$0	\$528,958	\$400,058	\$128,900	\$400,058
2015	\$101,982	\$6,976	\$420,000	\$0	\$0	\$528,958	\$363,689	\$165,269	\$363,689
2014	\$106,650	\$6,976	\$217,000	\$0	\$0	\$330,626	\$330,626	\$0	\$330,626
2013	\$106,650	\$6,987	\$217,000	\$0	\$0	\$330,637	\$330,637	\$0	\$330,637
2012	\$106,650	\$6,998	\$217,000	\$0	\$0	\$330,648	\$330,648	\$0	\$330,648
2011	\$106,650	\$7,008	\$241,500	\$0	\$0	\$355,158	\$355,158	\$0	\$355,158
2010	\$111,983	\$7,019	\$269,500	\$0	\$0	\$388,502	\$388,502	\$0	\$388,502

Building Information

Building	1	Roof Cover	Built Up, Composite Shingle
Year Built	1920	Roof Structure	Wood Truss
Actual Area	4183	Interior Flooring	Concrete Finish
Conditioned Area	4015	Interior Wall	Drywall
Use	Stores (Retail)	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Jumbo Brick, Concrete Block	Baths	

Description	Square Footage
BASE AREA	4015
STOOP	36
CANOPY (COMMERCIAL)	132
Total SqFt	4183

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving		5752
Stops		173
Asphalt Paving		1546

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	100	140	14000	SF	\$420,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/8/2020	7/8/2020	\$775,000.00	WARRANTY DEED	4984	1384	Q	I	F H ROGERO CO INC	142 KING STREET LLC
10/30/1954	10/30/1954	\$0.00	WARRANTY DEED	215	544	U	I	ROGERO F H	F H ROGERO CO INC

No data available for the following modules: Exemption Information.

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[GDPR Privacy Notice](#)

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Detail by Entity Name

Florida Profit Corporation

SWEET WEDDINGS, INC.

Filing Information

Document Number P01000096442
FEI/EIN Number 59-3748676
Date Filed 10/03/2001
State FL
Status ACTIVE
Last Event AMENDMENT AND NAME CHANGE
Event Date Filed 09/30/2005
Event Effective Date NONE

Principal Address

144 KING STREET, SUITE #2
ST. AUGUSTINE, FL 32084

Changed: 09/30/2005

Mailing Address

144 KING STREET, SUITE #2
ST. AUGUSTINE, FL 32084

Changed: 09/30/2005

Registered Agent Name & Address

O'CONNELL, WILLIAM H
2825 LEWIS SPEEDWAY,
SUITE 104
ST. AUGUSTINE, FL 32084

Name Changed: 10/16/2006

Address Changed: 09/29/2008

Officer/Director Detail

Name & Address

Title DP

SANTOS, PAULO J

144-2 KING STREET
ST. AUGUSTINE, FL 32084

Title V

FORES, ARLENE
144-2 KING STREET
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	05/21/2020
2021	03/17/2021
2022	02/07/2022

Document Images

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05/05/2003 -- ANNUAL REPORT	View image in PDF format
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10/03/2001 -- Domestic Profit	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company

142 KING STREET LLC

Filing Information

Document Number	L20000151321
FEI/EIN Number	85-1421039
Date Filed	06/03/2020
Effective Date	06/01/2020
State	FL
Status	ACTIVE

Principal Address

142 King Street
Saint Augustine, FL 32084

Changed: 04/29/2022

Mailing Address

142 King Street
Saint Augustine, FL 32084

Changed: 04/29/2022

Registered Agent Name & Address

CLARKE, CHRISTOPHER C
44 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

ARBIZZANI, LOUIS J
44 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2021	04/09/2021
2022	04/29/2022

Document Images

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[06/03/2020 -- Florida Limited Liability](#)

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