

# ST. JOHNS COUNTY DEVELOPMENT REVIEW

## COMMERCIAL CLEARANCE SHEET: C2024-000827

Completed: 2/27/2024

(400 SF Office)

<u>APPLICANT INFORMATION</u>			
<b>Applicant</b>	Bob Morgen	<b>Owner</b>	LENNAY INVESTMENTS INC
<b>Address</b>	1928 River Lagoon Trace	<b>Address</b>	7 F ST
<b>City / State / Zip</b>	ST AUGUSTINE, FL 32092	<b>City / State / Zip</b>	SAINT AUGUSTINE, FL 320806915
<b>Telephone</b>	904-814-7633	<b>Telephone</b>	

<u>SITE INFORMATION</u>	
<b>Site Address</b>	1260 STATE ROAD 207
<b>City / Zip</b>	Saint Augustine 32086
<b>Parcel #</b>	099050-0000
<b>Legal</b>	10-27 ST AUGUSTINE HEIGHTS UNIT 1 TRACT 1 (EX N'LY 400FT IN OR407/301) OR1212/1302

<u>DEVELOPMENT SERVICES INFORMATION</u>														
<b>Census Tract</b>	021301	<b>Util Ltr Req</b>	No	<b>Coastal A Zone</b>	No									
<b>Min Floor Elev</b>	na	<b>Rd Insp Req</b>	No	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Flood Zn</th> <th style="width: 10%;">CLOMR</th> <th style="width: 10%;">Map</th> <th style="width: 10%;">Elev</th> <th style="width: 10%;">SFHA</th> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">No</td> <td style="text-align: center;">12109C0376J</td> <td style="text-align: center;">NA</td> <td style="text-align: center;">No</td> </tr> </table>	Flood Zn	CLOMR	Map	Elev	SFHA	X	No	12109C0376J	NA	No
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X	No	12109C0376J	NA	No										
<b>Rd Ownership</b>	State	<b>Site Seaward of CCC Line</b>	No											
<b>Req Open Protection</b>	No	<b>Lot Grading</b>	N/A											
<b>Hlth Dept Rvw Req</b>	No	<b>Environmental Planning</b>	No											
<b>Landscape</b>	N/A	<b>DOT Permit Req</b>	No											
<b>Subdivision</b>	UNPLATTED/COMMERCIAL/NA													

<u>PLANNING AND ZONING INFORMATION</u>					
<b>Planning Dist</b>	3	<b>PV District</b>	No	<b>OverLay</b>	No
<b>Zoning Class</b>	IW	<b>Comp Plan Desc</b>	MD	<b>Max Height</b>	35'
<b>Road Segment</b>	109				
<b>Lot Type</b>	Corner Front	<b>Setback Measured To</b>	Furthest Projection	<b>A/C Setback</b>	NA
<b>Front</b>	15	<b>Side</b>	15	<b>Rear</b>	15
<b>2nd Front Setback</b>	NA	<b>Garage Required</b>	No	<b>Front Entry Garage</b>	NA
<b>Max Bldg Coverage</b>	70% FAR	<b>Max Lot Coverage</b>	75% ISR	<b>Traffic Analysis Zone</b>	1329
<b>ARC b/f Plan</b>	No	<b>ARC b/f CO</b>	No	<b>ARC Setback Wave</b>	No

**REMARKS AND HOLDS**

- HOLD BLDG FINAL INSP FOR FIRE MARSHAL FINAL.
- HOLD C/O FOR SITE ASBUILT APPROV
- LANDSCAPE INSPECTION REQ
- Height 35'
- Section 6.01.03.H.1: Certain architectural features, such as eaves, bay windows and projecting fireplaces, which may occupy a portion of a Building footprint, may project not more than three (3) feet into required Front and Rear Yards, three (3) feet into Side Yards which measure a minimum of eight (8) feet in width, and two and one-half (2.5) feet into Side Yards measuring seven and one-half (7.5) feet in width. No such intrusion is permitted into Side Yards less than seven and one-half (7.5) feet in width
- Setbacks shall be measured in accordance with the definition of "Yard" per Article XII, LDC. YARD: ".....any portion of the Structure from thirty (30) inches above the general ground level of the graded Lot. Therefore since the LDC does not allow projections into a Side yard that is less than 7.5, the measured to would be "further projection"
- Maximum Building Coverage 35%
- Maximum Lot Coverage is 70%
- Pursuant to Section 6.01.00, Table 6.01 and Article XII: Open Rural (OR) Front: 25 Side: 10 Rear: 10
- Section 2.02.04.B.4: Private garage and storage, buildings provide such Structure shall be accessory in size to the main residential Building and the maximum eave height shall be no greater than the maximum eave height of the main Use Structure, unless the Structure is placed in such a manner on the Lot that the Structure cannot be viewed from the front property line, either due to distance or by being fully screened with opaque fencing or landscape
- Section 2.02.04.A.3.c: Detached Accessory Structures which, are separated from the main Structure by not less than ten (10) feet, may be located in a required Side or Rear Yard but not less than three (3) feet from any lot.
- Section 2.02.04.B.8.b. Pool meets the minimum Yard requirements of the zoning district in which it is located. Swimming pools are prohibited within the upland buffers. Pool shall be enclosed by a retaining wall, fence or other Structure having a minimum height of four (4) feet and so constructed or installed as to obstruct access thereto by persons other than the owners or occupants of the premises on which such swimming pool is located. All gates installed in such fences shall be self-latched with latches placed at least four (4) feet above the underlying ground.
- Section 6.01.03.H. 3. Covered Patios and Covered Pools. Rear Yard(s) Covered Patios, Covered Pools and similar Structures, as defined in Article XII, may project into the required Rear Yard but shall not be located within ten (10) feet of any Lot for any Zoning District requiring a Rear Yard setback twenty (20) feet or greater and shall not be located within five (5) feet of any Lot for any Zoning District requiring a Rear Yard setback less than twenty (20) feet. Side Yard(s) Covered Patios, Covered Pools, and similar Structures, as defined in Article XII, may project into the required Side Yard but shall not be located within five (5) feet of any Lot. Through Lots Covered Patios, Covered Pools, and similar Structures, as defined in Article XII, may project into the required Front Yard which functions as a Rear Yard and has no access to a Street but shall not be located within ten (10) of any Lot.
- Section 2.02.04.B.5: , such as air conditioning units, pumps, heating equipment, solar panels, and similar installations, and screening and housing for such equipments, may project into the required Side Yard(s) or Rear Yard(s) but shall not be located five (5) feet of any property line, and may not project into the required Front Yard.

**IMPACT FEES**

APPLICANTS WITH VOUCHERS, CREDITS EXEMPTIONS, OR INDEPENDENT FEES SHOULD REVEAL IT AT CLEARANCE SHEET APPLICATION TO AVOID A DELAY IN RELEASE OF EARLY POWER AND/OR C.O. NOTE THAT CLAIMS FOR EXEMPTIONS NOT SUBMITTED DURING THIS CLEARANCE SHEET PROCESS ARE WAIVED AND BARRED BY ORDINANCE.

**FEE: \$0.00 - \$0.00 = \$0.00**

Detail break down can be supplied upon request

**\$\$\$ Please note that Impact Fee Credits may be available for this project. It is the Applicant's responsibility to pay the applicable Impact Fees to the project Developer and submit a credit voucher to St. Johns County. \$\$\$**

I HEREBY ACKNOWLEDGE THAT THERE ARE IMPACT FEES APPLICABLE TO THIS PROJECT AND ARE TO BE PAID TO THE BUILDING DEPARTMENT PRIOR TO ELECTRICAL ENERGIZATION AS STIPULATED IN THE ORDINANCES. I ALSO CONFIRM THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**DATE** \_\_\_\_\_

**SIGNATURE** \_\_\_\_\_

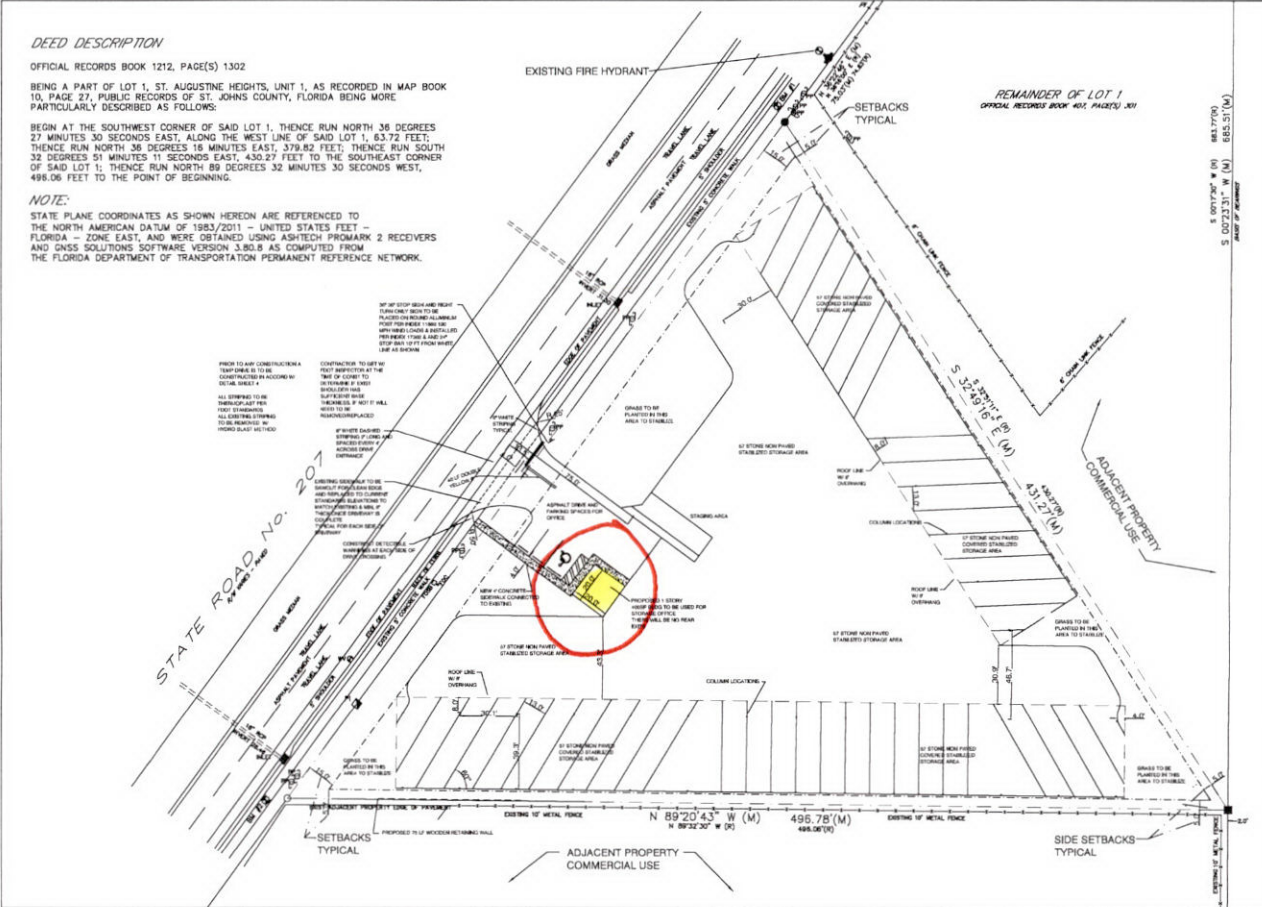
- Section 2.02.04.B.12: Fences, walls or hedges may be allowed along the edge of any required Yard in residential districts, provided that no fence, wall or hedge is greater than six (6) feet in height (measured from the established grade on either side of the fence, wall or hedge), nor obstructs the view of approaching traffic in each direction, and further provided that no fence, wall or hedge in excess of four (4) feet in height shall be allowed within twenty-five (25) feet of the front property line of residential districts, except: a. as may conflict with the Roadway, Drainage & Utilities Standards of this Code, as may be amended from time to time, or b. in the case of corner Lots, Lots with two (2) or more Front Yards, or through Lots, the maximum height of fence, wall or hedge may be six (6) feet within the second Front Yard, except within the visibility triangle at roadway intersections as described in Part 6.04.00 Roadway, Drainage & Utilities Standards, or c. that walls and combination of walls and berms, up to eight (8) feet in height, may be erected in Yards which abut Arterial or Major Collectors, as defined in this Code, and are projected by the County Administrator to be exposed to street noise levels that exceed 65 db provided that no access is provided to said arterial or collector and the fence is two and one-half (2-1/2) feet or less in height within the sight triangle described in Part 6.04.00 Roadway, Drainage & Utilities Standards. d. that posts, columns, gates, lights, and other substantially similar features may not exceed the maximum fence height by two (2) feet
- Second Front: 20% (if at require lot size and only one lot) or 40 % of Front yard setbacks (less than required lot size and only one lot) Section 6.01.03.E.3. Corner Through Lots: Section 6.01.03.C.3. On Through Lots, all portions adjacent to Streets shall be considered as a Front Yard for regulatory purposes. Section 6.01.03.E.4: Front Yards on corner through Lots shall be construed as extending across the Lot from the interior side Lot line to a point at which the Front Yards meet. Corner through Lots are considered to have two (2) or more Front Yards, and one Side yard. At least one of the Front Yards must meet minimum setback requirements. The required Front Yard of one or more of the other of the frontages may be reduced by up to twenty percent (20%). In Subdivisions where non-conforming Lots exist, one or more of the other Front Yards may be reduced by forty percent (40%), provided the residence is constructed on one Lot only. Section 6.01.03.E.6. Interior Side Yards on Through Lots with more than one (1) Front Yard shall be construed as running to the rear lines of the Front Yards involved, and measurements and requirements shall be as for Section 6.01.03.E.5 above.
- UpDated 9/6/19 TERR
- ORD 98-45 to RMH TRACT 17 Pursuant to Section 6.01.00, Table 6.01 and Article XII: Residential Mobile Home (RMH) RMH (Manufactured/ Mobile Home Subdiv. and Mobile Home on Individual Lot) Front: 20 Side: 8 Rear: 10
- Reason Impact Fee Exempt: RV Boat Storage assessed

C2024-000827

**DEED DESCRIPTION**

OFFICIAL RECORDS BOOK 1212, PAGE(S) 1302  
 BEING A PART OF LOT 1, ST. AUGUSTINE HEIGHTS, UNIT 1, AS RECORDED IN MAP BOOK 10, PAGE 27, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN NORTH 36 DEGREES 27 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, 83.72 FEET; THENCE RUN NORTH 36 DEGREES 18 MINUTES EAST, 379.82 FEET; THENCE RUN SOUTH 32 DEGREES 51 MINUTES 11 SECONDS EAST, 430.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN NORTH 89 DEGREES 32 MINUTES 30 SECONDS WEST, 496.06 FEET TO THE POINT OF BEGINNING.

**NOTE:**  
 STATE PLANE COORDINATES AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/2011 - UNITED STATES FEET - FLORIDA - ZONE EAST, AND WERE OBTAINED USING ASHTech PROMARK 2 RECEIVERS AND GNSS SOLUTIONS SOFTWARE VERSION 3.80.8 AS COMPUTED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.



**SITE DATA TABLE FOR PROJECT LIMITS**

TOTAL SITE		
EXISTING METLANS	0.00 SF	0.00 AC
PROPOSED METLANS	88,888 SF	2.02 AC
<b>TOTAL SITE</b>	<b>88,888 SF</b>	<b>2.02 AC</b>

SITE DEVELOPMENT DATA		
IMPACTED METLANS	0.00 SF	0.00 AC
PROPOSED METLANS	88,888 SF	2.02 AC
ADULT PARKING DRIVE AREA	41,959 SF	0.95 AC
CONCRETE DRIVEWAY DRIVE AREA	46,929 SF	1.06 AC
<b>TOTAL IMPERVIOUS AREA</b>	<b>88,888 SF</b>	<b>2.02 AC</b>
PERCENT IMPERVIOUS	100.00%	
PERCENT PAVED	100.00%	
PERCENT GRAVEL	0.00%	
PERCENT ASPHALT	0.00%	
PERCENT CONCRETE	100.00%	
PERCENT OTHER	0.00%	

- FIRE PROTECTION NOTES**
- ALL FIRE HYDRANTS TO OPEN COUNTER CLOCKWISE
  - APPROVAL OF THESE PLANS DO NOT INCLUDE APPROVAL FOR PRIVATE UNDERGROUND WATER MAIN, HYDRANTS, AND FIRE SPRINKLER MAINS
  - IF A PRIVATE HYDRANT IS INSTALLED WITHOUT A FIRM MARSHAL PERMIT, THIS WILL HOLD UP YOUR ASHLEET AND REQUIRE THE WATERMAIN TO BE LOCATED AFTER HURRICANE

- NOTES:**
- SUBMITTAL OF AS-BUILT SITE SURVEY INCLUDING BENCHMARKS IS REQUIRED IN COMPLIANCE WITH SECTION 8.05 OF THE LAND DEVELOPMENT CODE AND SECTION 15.04(A), 15.04(B), 15.04(C) OF THE DEVELOPMENT ORDER MANUAL, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE BUILDING BY THE BUILDING DEPARTMENT AND THE FPD MARSHALL.
  - ST. JOHNS COUNTY DEVELOPMENT REVIEW INSPECTION SHALL BE CONDUCTED 24 HOURS PRIOR TO ALL NECESSARY SETS WITH INSPECTIONS AND 5 DAYS PRIOR TO THE FINAL INSPECTION.
  - THE REQUIRED PARKING:
    - REQUIRED PARKING IS FOR PROFESSIONAL BUSINESS OFFICE
    - (OTHER THAN RESIDENTIAL OR COMMERCIAL) @ 1 SPACE PER 300 SF - 400' x 300' = 9 SPACES
    - PROVIDED PARKING IS 2 SPACES WITH 1 HC SPACE INCLUDED.
  - THE 100 YEAR FLOOD PLAIN DOES NOT INFLUENCE THIS PROJECT SITE.
  - MAXIMUM HEIGHT OF ALL BUILDINGS WILL NOT EXCEED 15 FEET.
  - SCREENING OF SOLID WASTE RECEPTACLES SHALL BE IN ACCORDANCE WITH LDC SECTION 8.05(B)(2). SCREENING OF ALL MECHANICAL EQUIPMENT SHALL BE IN ACCORDANCE WITH LDC SECTION 8.05(B)(3).
  - FOR ALL DETECTABLE WARNING SPACES FOR BARRIER LOCATIONS THAT ENTER DRIVE AREAS UNDER THE JURISDICTION OF ST. JOHNS COUNTY SHALL BE A CURB OR OTHER APPROVED TYPE COLORED CONCRETE BARRIER. THE CURB OR OTHER APPROVED TYPE COLORED CONCRETE BARRIER SHALL BE COLORED SAFETY YELLOW AND BE SET INTO THE CONCRETE AND BE TO BE ALIGNED WITH CONCRETE CURBS AND ALL OTHER DETECTABLE WARNING AREA SHALL COMPLY WITH FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD DRAWING SD-308 (1) THROUGH (4) AND IN CODE OF FEDERAL REGULATION (CFR) PART 39, APPENDIX A, LATEST EDITION.
  - A PRECONSTRUCTION MEETING IS TO BE SCHEDULED PRIOR TO CONSTRUCTION.
  - ALL THE MATERIALS AND METHODS TO BE USED IN CONSTRUCTION SHALL BE APPROVED BY THE ST. JOHNS COUNTY ENGINEER AND SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE FOR ALL CONSTRUCTION PROJECTS. THE APPROVED CONSTRUCTION PLAN SHALL BE SUBMITTED TO THE ST. JOHNS COUNTY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE APPROVED CONSTRUCTION PLAN SHALL BE SUBMITTED TO THE ST. JOHNS COUNTY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE APPROVED CONSTRUCTION PLAN SHALL BE SUBMITTED TO THE ST. JOHNS COUNTY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
  - ALL SETBACKS SHALL BE SHOWN ON THE CONSTRUCTION DOCUMENTS.
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**REVIEWED FOR CONSTRUCTION**

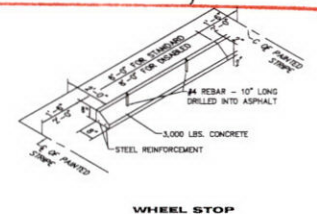
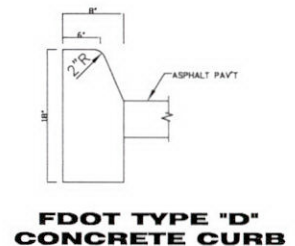
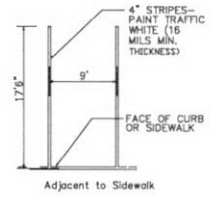
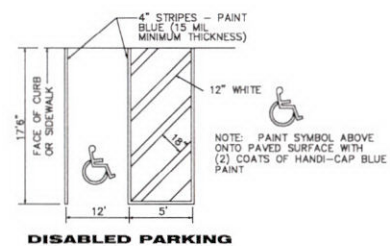
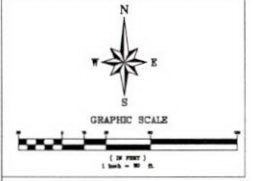
**St. Johns County Development Review**

**Paving and Drainage Plans**

**Site Plan**

**MODCP**

Date: 02/27/2024 By: SM



2024.02  
 .03  
 13:44:1  
 9-05'00"  
 2-2-24

Date: \_\_\_\_\_  
 65 LEWIS BLVD  
 ST. AUGUSTINE, FLORIDA 32064  
 904-814-7633  
**TRINCA CENTER**  
**OVERALL SITE PLAN**  
**3 OF 12**

COMMERCIAL CLEARANCE SHEET: C2024-000827\*001

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(2 - Open Air Covered Storage areas (380' x 48'/260' x 48'))

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FEE: \$6,504.65 - \$0.00 = \$6,504.65

Detail break down can be supplied upon request

\$\$\$ Please note that Impact Fee Credits may be available for this project. It is the Applicant's responsibility to pay the applicable Impact Fees to the project Developer and submit a credit voucher to St. Johns County. \$\$\$

I HEREBY ACKNOWLEDGE THAT THERE ARE IMPACT FEES APPLICABLE TO THIS PROJECT AND ARE TO BE PAID TO THE BUILDING DEPARTMENT PRIOR TO ELECTRICAL ENERGIZATION AS STIPULATED IN THE ORDINANCES. I ALSO CONFIRM THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

# ST. JOHNS COUNTY DEVELOPMENT REVIEW

- UpDated 9/6/19 TERR
- ORD 98-45 to RMH TRACT 17 Pursuant to Section 6.01.00, Table 6.01 and Article XI: Residential Mobile Home (RMH) RMH (Manufactured/ Mobile Home Subdiv. and Mobile Home on Individual Lot) Front: 20 Side: 8 Rea: 10
- Impact fee assessment: RV/Boat Storage 2.05 acres

