



**GROWTH MANAGEMENT DEPARTMENT STAFF REPORT**  
**VILANO BEACH TOWN CENTER OVERLAY DISTRICT**  
**February 9, 2022 Public Meeting**  
**VBTCDR 2021-06 Ocean View Lodge Expansion**

**To:** North Coastal Design Review Board  
**Staff:** Teresa Bishop, AICP, Planning Division Manager  
**Date:** January 24, 2022

**Applicant:** Shannon Acevedo  
Matthews Design Group  
7 Waldo St.  
St. Augustine, FL 32084

**Location:** 2701 Anahma Dr.  
**FLUM:** Town Center Mixed Use (TCMU)  
**Zoning:** TCMU

**Applicable Standards:** LDC Section 3.10.00 North Coastal Overlay District: Vilano Beach Town Center Overlay

**Summary of Request:** The applicant requests design approval for an expansion of the existing Ocean View Lodge. The expansion includes 12 hotel rooms within a 5,928 total square foot addition.

**Staff Review**

**Planning Division:** According to the Property Appraiser records, the existing Ocean View Lodge was built in 2002 and consists of 28 rooms. The plans for the original hotel were submitted in 1998 and pre-date the adoption of the Vilano Beach TCMU design requirements. The 12-room expansion is located to the south of the existing hotel, on a parcel added into the TCMU in 2020 with the adoption of Comprehensive Plan Amendment Ordinance 2020-27 and Rezoning Ordinance 2020-28. Don Crichlow & Associates provided an Architectural Review (attached) of the Ocean View Lodge expansion, based upon the Land Development Code regulations and with consideration of the existing hotel, which was approved prior to the adoption of the TCMU regulations. Applicable relevant Code Sections include:

Section 3.10.04.A.4. The existing building appears to be Building Type II. The addition is not listed on the Regulatory Plan, since it was added in 2020. It may be presumed the additional property will be considered Building Type II.

Section 3.10.04.A.5. According to the architectural review, the project does not appear to meet the preferred architectural styles; however, is consistent with the existing building, approved prior to the TCMU regulations. In addition, the architectural review provided the applicant has designed a rounded southern element, which is reminiscent of the Art Moderne style and may be intended to add an Art Moderne feature to the proposed addition.

Section 3.10.04.A.6. This section provides that new structures and redeveloped structures exceeding 50 percent of the current just value shall be developed according to the TCMU regulations. The applicant has provided the cost of the addition does not exceed 50 percent.

Section 3.10.04.A.8. HVAC shall be screened in accordance with this section and will be reviewed with the construction plan review.

Section 3.10.04.A.9. Transmission, phone and cable boxes will be placed in the rear of the development and decorated in a manner compatible with the architectural style of the building. These utility elements are not shown on the site plan. The DRB may want to ask the applicant to provide where such utility elements are located and how those are screened.

Section 3.10.04.A.10. It does not appear fencing is proposed with this addition. The DRB may want to further address the fencing of the addition.

Section 3.10.04.A.11. Lighting shall be addressed in accordance with the TCMU regulations and applicable Land Development Code regulations, and will be reviewed with the construction plans.

Section 3.10.04.A.12 & 13. Pedestrian accessways and streetscape elements were not provided with these plans.  
Section 3.10.04.A.14. Balconies, windows and porches match the existing building.  
Section 3.10.04.A.15. There are no drive-in facilities.  
Section 3.10.04.A.16. It does not appear additional signage is proposed. If the applicant proposes additional signage in the future, the sign will be reviewed by the NCDRB.  
Section 3.10.04.A.17. The addition is located on Corunna Street and Anahma Street. A new driveway is shown on Anahma Street and ten parking spaces are shown off Corunna Street.  
Section 3.10.04.A.18. Gas station is not proposed.

Section 3.10.05.A-F Site Development Criteria. The existing building appears to be Building Type II. The addition is not listed on the Regulatory Plan, since it was added in 2020. It may be presumed the additional property will be considered Building Type II. There is no office or retail space proposed. The proposed hotel expansion does not appear to be injurious to the public health or impact the area in an adverse manner. The maximum building height is 38 feet. The building does not face the water. Additional parking is proposed along Corunna Street. No residential is requested.

Section 3.10.05.G. Architectural Standards. Three styles are allowed within the Vilano Beach TCMU, Art Deco, Art Moderne, or Florida Vernacular also known as Old Florida Beach. The DRB must approve new buildings and renovations according to these styles. The DRB shall consider:

1. expert testimony regarding the authenticity of the architectural design,
2. documented patterns for Art Deco, Art Moderne, or Florida Vernacular,
3. the aesthetics of the proposed building or renovation,
4. its contribution to the objectives of the VBTC Overlay District.

The County enlisted Don Crichlow & Associates (Report attached) to provide an Architectural Review of the proposed Ocean View Lodge expansion. Mr. Crichlow found the proposed expansion does not meet the specific standards of Art Deco, Art Moderne, or Florida Vernacular; however, does match the existing hotel, which was approved prior to the TCMU regulations. Mr. Crichlow also found the applicant has proposed to round the southeastern corner of the new addition, which is the only curvilinear feature of the building. He further provides that this rounded feature is reminiscent of the Art Moderne style and may be intended to add an Art Moderne feature to the building. Except for density and building height, Section 3.10.05.H provides the DRB may consider variations to the architectural standards where upon there is good cause and where the owner or applicant proposes alternatives which conform to the spirit and intent of the Vilano Beach TCMU standards.

Section 3.10.05.I. Signage. Additional signage does not appear to be proposed; if additional signage is proposed, it will be reviewed by the DRB.

Section 3.10.05.J. Parking. Parking is proposed along Corunna Street. There are 40 parking spaces provided, including the existing and proposed. Parking will be reviewed with the construction plans.

Section 3.10.05.L. Landscape. Landscaping, buffering and screening is proposed according to the LDC and TCMU regulations. A landscape site plan is provided. Landscape will be reviewed with the construction plans.

Section 3.10.08. Administrative Requirements. The application was reviewed by staff, comments made and sent to the applicant. To the best of my knowledge, a Pre-application Meeting was not held with the Planning Division. Attached for consideration are:

Architectural Review Comments prepared by Don Crichlow & Associates  
East, South and West Elevation  
Floor Plan  
Site Plan  
Landscape Plan  
Existing Ocean View Lodge Photos  
Cover Letter and Application

The proposed addition does not exceed the 30 percent hotel/motel area as provided in Comprehensive Plan Policy A.3.2.2.

## **CORRESPONDENCE**

No correspondence has been received.

## **SUGGESTED ACTION TO APPROVE**

The Design Review Board may consider a motion to approve **VBTCDR 2021-06 Ocean View Lodge Expansion**, as described within the application, provided:

1. The request complies with Section 3.10 of the St. Johns County Land Development Code and is consistent with the intent and purpose of the Overlay District and is compatible with the architectural style.

## **SUGGESTED ACTION TO DENY**

The Design Review Board may consider a motion to deny **VBTCDR 2021-06 Ocean View Lodge Expansion**, as described within the application, provided:

1. The request does not comply with Section 3.10 of the St. Johns County Land Development Code.

# Don Crichlow & Associates

St. Augustine, Florida

Architectural Review Comments  
Vilano Beach Town Center  
Ocean View Lodge Expansion

Prepared by  
Donald A. Crichlow, AIA  
FL. Lic. AR0015950  
December 28, 2021

## **North Coastal Overlay District: Vilano Beach Town Center Overlay**

### Propose and Intent

The Vilano Beach Town Center (VBTC) is envisioned as a compact, pedestrian-oriented, mixed use district that serves Vilano Beach and surrounding areas. Unlike suburban residential and shopping areas, this type of mixed-use district requires urban types of development regulations concerning setbacks, parking requirements, height limitations and permitted uses.

The Vilano Beach Town Center is a designated Community Redevelopment Area (CRA) with the goal to foster economic redevelopment of the area. The intent of the development standards for the Vilano Beach Town Center is to encourage redevelopment and new development that results in a diverse mixture of compatible uses which create a lively community with daytime and evening activities. Anticipated uses within the Vilano Beach Town Center include community oriented commercial uses and services, residential, and recreational and leisure uses related to the waterfront and beach.

These regulations are intended to support the creation of a downtown area that has buildings designed to reflect the unique local flavor and character of this small beach town generally reflected in the existing historic and public buildings.

The development standards shall be utilized for properties located within the Vilano Beach Town Center District as shown on the St. Johns County Future Land Use Map in the adopted St. Johns County Comprehensive Plan.

# Don Crichlow & Associates

St. Augustine, Florida

## **Town Center Design Guidelines**

### Architectural Styles

The architectural styles of new buildings in the Vilano Beach Town Center shall be authentic representations of one of three styles, Art Deco, Art Moderne, or “Florida Vernacular”, also known as “Old Florida Beach”. The proposed architectural style of all new buildings and renovations to existing buildings will be reviewed by the North Coastal Design Review Board (NCDRB).

The NCDRB bases its determination of architectural authenticity on: 1) expert testimony regarding the authenticity of the proposed architectural design, 2) documented patterns for Art Deco, Art Moderne or Florida Vernacular, 3) the aesthetics of the proposed building or renovation, and 4) its contribution to the objectives of the VBTC Overlay District.

### **Ocean View Lodge Addition**

The existing hotel structure does not appear to exhibit any of the architectural characteristics found in the Art Deco, Art Moderne or Florida Vernacular styles as recommended in the architectural guidelines. I can only assume that the existing hotel was constructed prior to the creation of the North Coastal Overlay District: Vilano Beach Town Center Overlay. My review therefore will be limited to comparisons and consistencies between the proposed new addition and the existing hotel.

### Design and Scale

The proposed addition is consistent in design and scale with the existing hotel.

### Building Height, Fenestration and Orientation

The proposed addition is consistent in height with the existing hotel. Fenestration (windows, porches, arcades, loggias and balconies) are comparable with the existing hotel. The addition is an extension of the existing hotel and is oriented with the north-south axis of the existing building.

### Building Materials

The exterior finish of the addition is stucco which is consistent with the existing hotel.

# Don Crichlow & Associates

St. Augustine, Florida

## Color Scheme

The exterior color proposed for the new addition matches the color of the existing hotel.

## Doors and Windows

The doors and windows proposed for the new addition are consistent with the existing hotel.

## Porches, Balconies and Loggias

The proposed balconies and porches are an extension of the existing hotel and are compatible. The balcony railings are the same height, color and style as that of the existing hotel.

## Roof Design

The proposed new addition's roof is flat which is consistent with the existing hotel. It is proposed to be the same height as the existing.

## Exterior Lighting

No information was presented on the proposed lighting for the new addition.

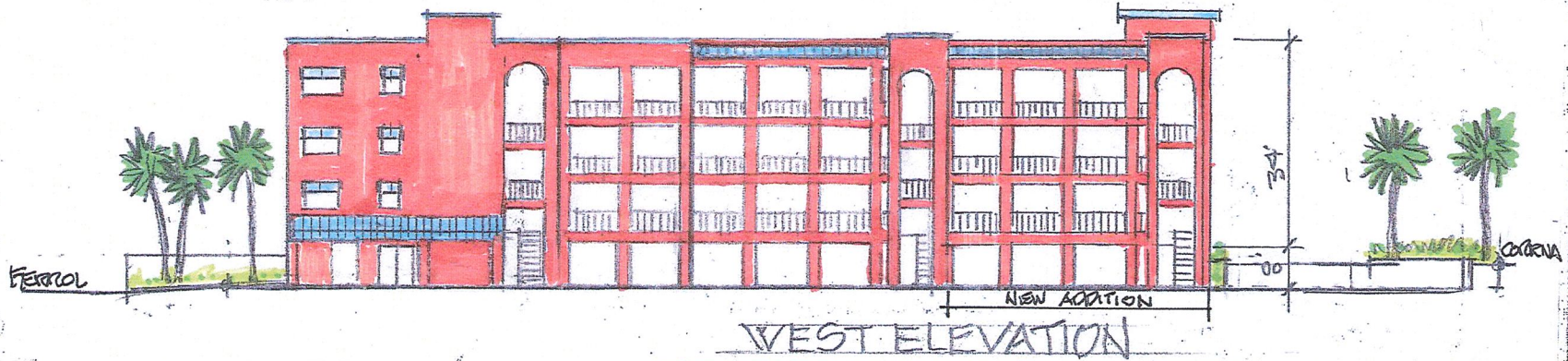
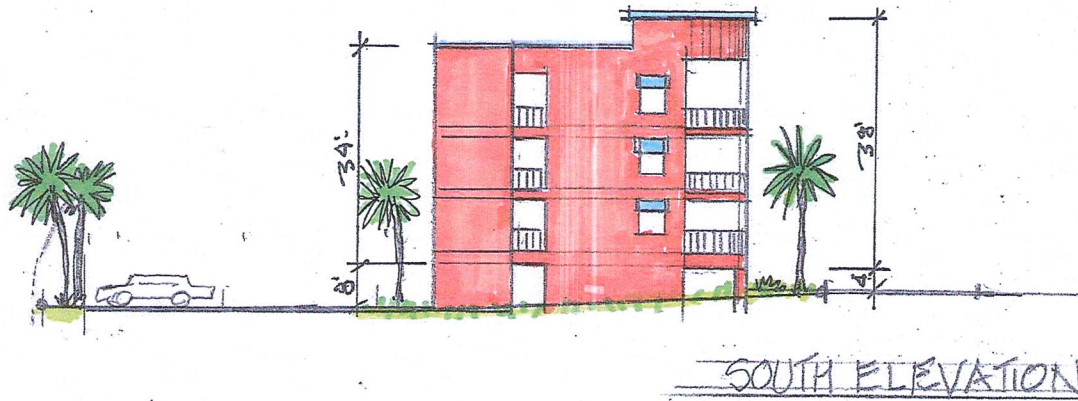
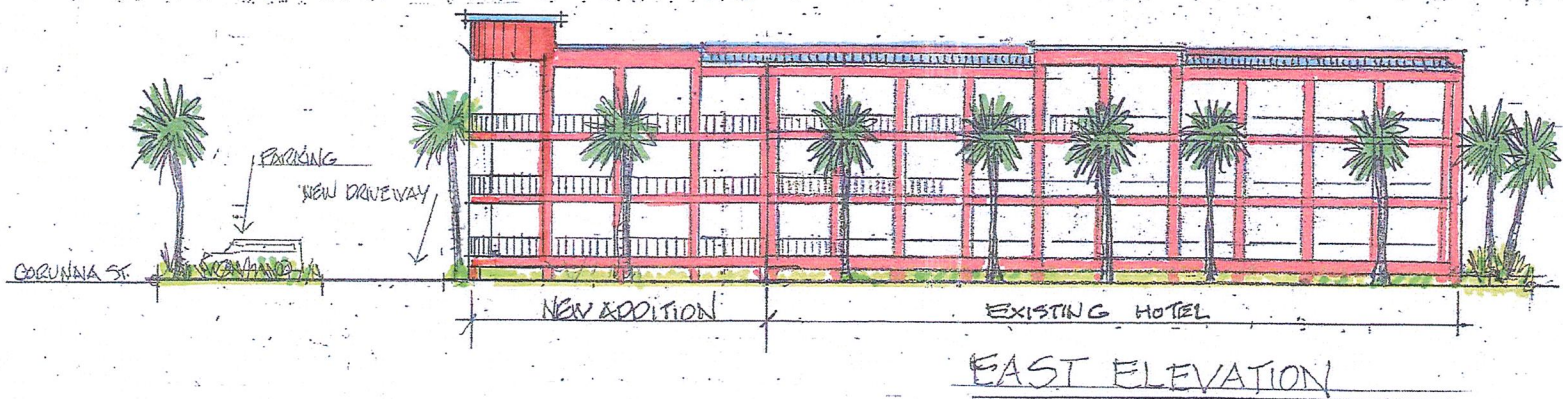
## **Summary and Analysis**

This application proposes an addition to the southern end of the existing Ocean View Lodge. The addition proposed is 3 stories in height with an exterior stairwell on the southern end. Although, as mentioned before, the design of the existing hotel is not consistent with the Town Center Design Guidelines, the addition is consistent with the existing hotel in all the elements referenced in this report. The designer has chosen to round the southeastern corner of the new addition which is the only curvilinear feature on the building. This rounded element is reminiscent of the Art Moderne style and may be intended to add an Art Moderne feature to the building.

In conclusion, the design of the proposed addition to the existing Ocean View Lodge, located at 2701 Anahma Dr., St. Augustine, FL, is consistent with the existing hotel design.

# Don Crichlow & Associates

St. Augustine, Florida



LES THOMAS  
 ARCHITECT  
 32 GORDOVA ST., ST. AUGUSTINE, FLORIDA 324-9708

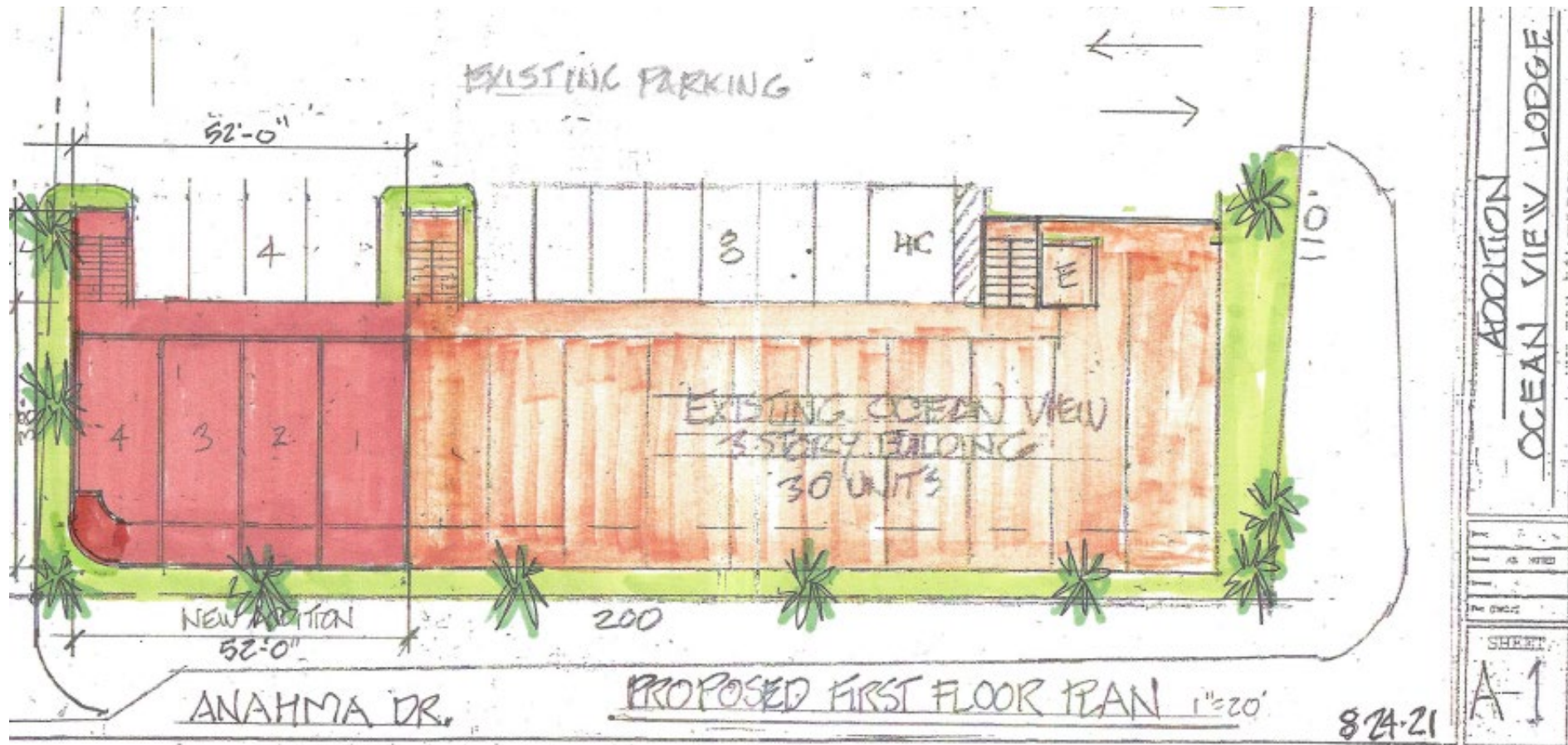
ADDITION  
 OCEAN VIEW LODGE

AS NOTED  
 SHEET  
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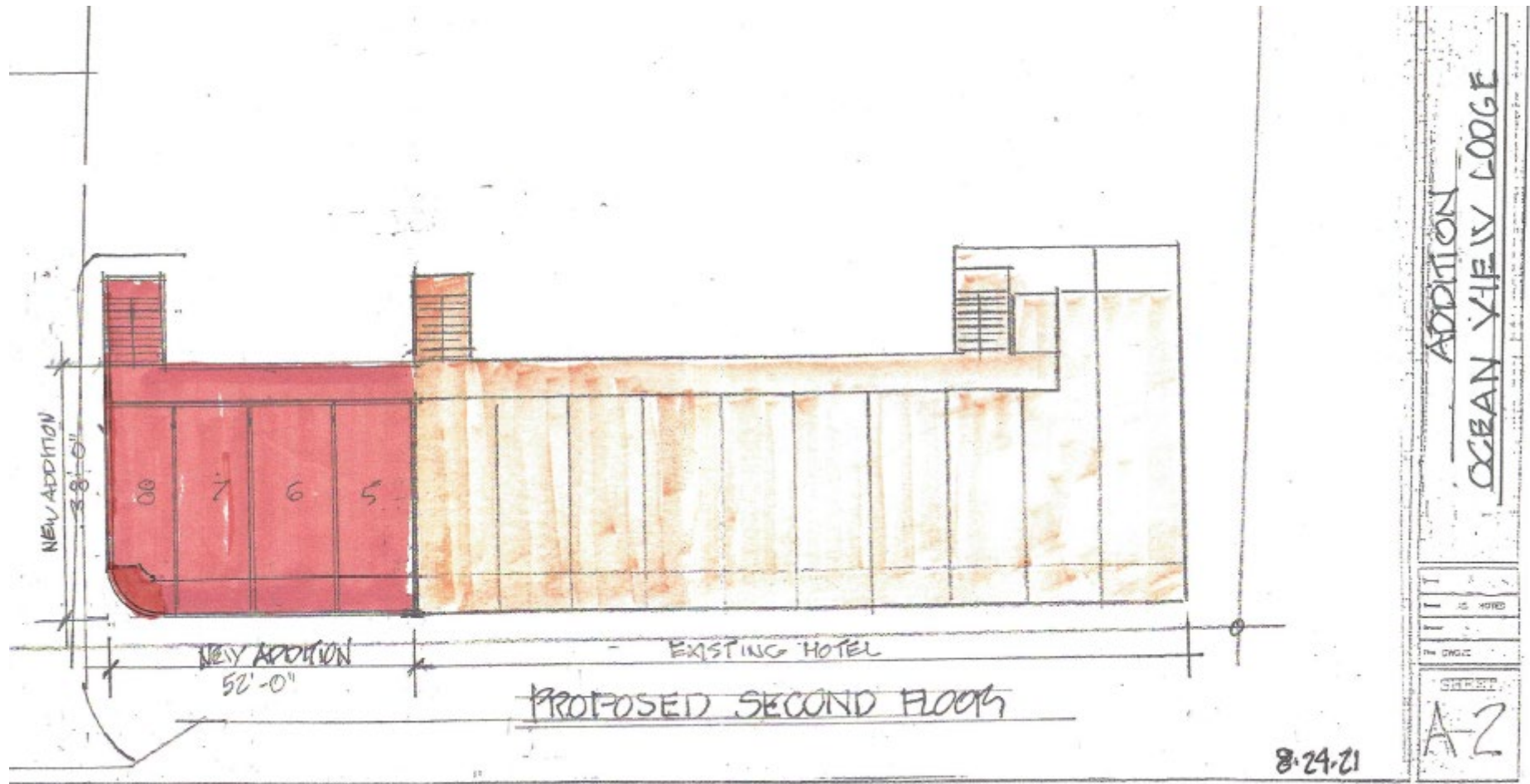


Ocean View Lodge Floor Plan

First Floor:



Second Floor:



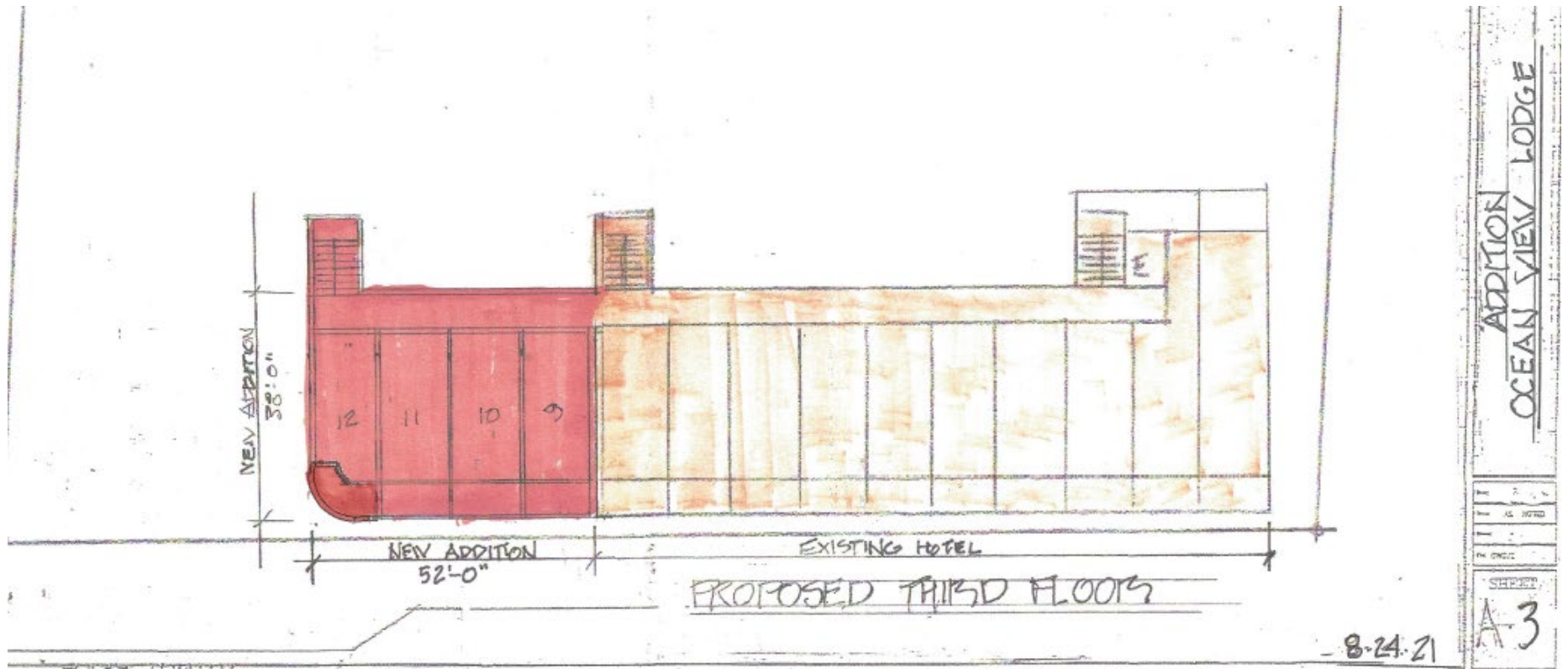
ADDITION  
OCEAN VIEW LOOGE

IN WORD  
IN DWG

8.24.21

A-2

Third Floor:



**TREE REQUIREMENT CALCULATIONS**

MINIMUM TREE REQUIREMENT =	80 INCHES/ ACRE	
SITE AREA =	0.13 ACRES	
REQUIRED TREES INCHES =	0.13 ACRES x	10 INCHES
PRESERVED TREES INCHES + PLANTED TREE INCHES =	TOTAL TREE INCHES	
0 + 24	24	24 INCHES
24 >	10	

**SJC TREE MITIGATION REQUIREMENT**

PLANTED TREE INCHES MUST BE ≥	REMOVED PROTECTED TREE INCHES
54 INCHES	54 INCHES
PLANTED TREE INCHES	24 INCHES
≥	54
	REQUIREMENT MET

**NOTES:**

- 70% OF NEWLY PLANTED TREES MUST BE CANOPY TREES.
- NO MORE THAN 50% OF NEWLY PLANTED TREES CAN BE OF THE SAME SPECIES.

THIS PROJECT IS OCEAN FRONT. ONLY SABAL PALMS ARE USED FOR TREE REQUIREMENTS.


- SAINT JOHNS COUNTY REQUIREMENTS:
  - VEGETATION THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN FIFTEEN (15) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
  - BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM TOP ONE-THIRD OF ROOT BALL.
  - NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30 FEET, DEPENDING ON SPECIES.
  - PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK", AMERICAN NATIONAL
  - PINE BARK OR PINE STRAW MULCH SHALL BE PROVIDED A MINIMUM OF TWO TO THREE INCHES IN DEPTH AROUND ALL NEWLY PLANTED LANDSCAPE.
  - A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.
  - IRRIGATION WILL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM.
  - TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OF CALIPER.
  - SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.
  - SOIL IN TREE ISLAND SHALL HAVE AT LEAST 12" OF SUITABLE SOIL FOR TREE PLANTINGS, AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIALS.
  - TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES.

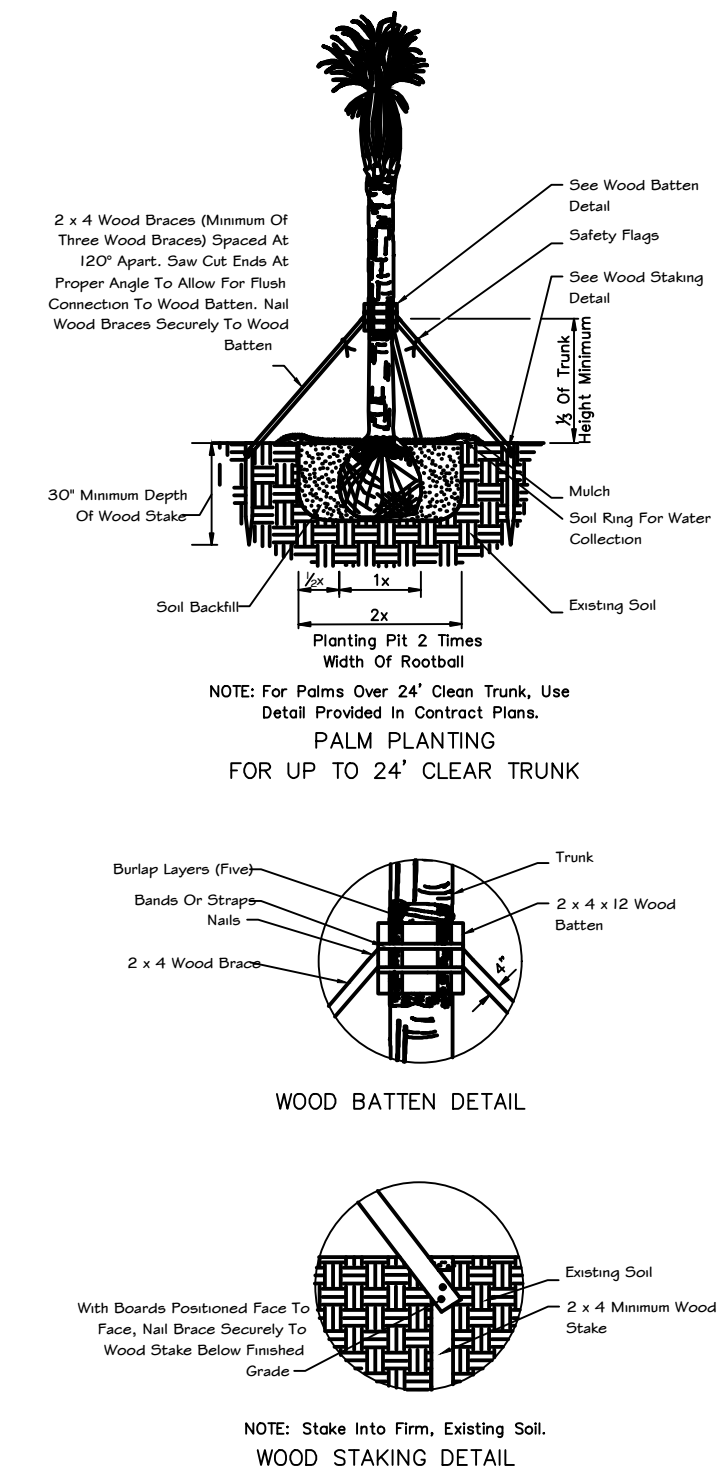
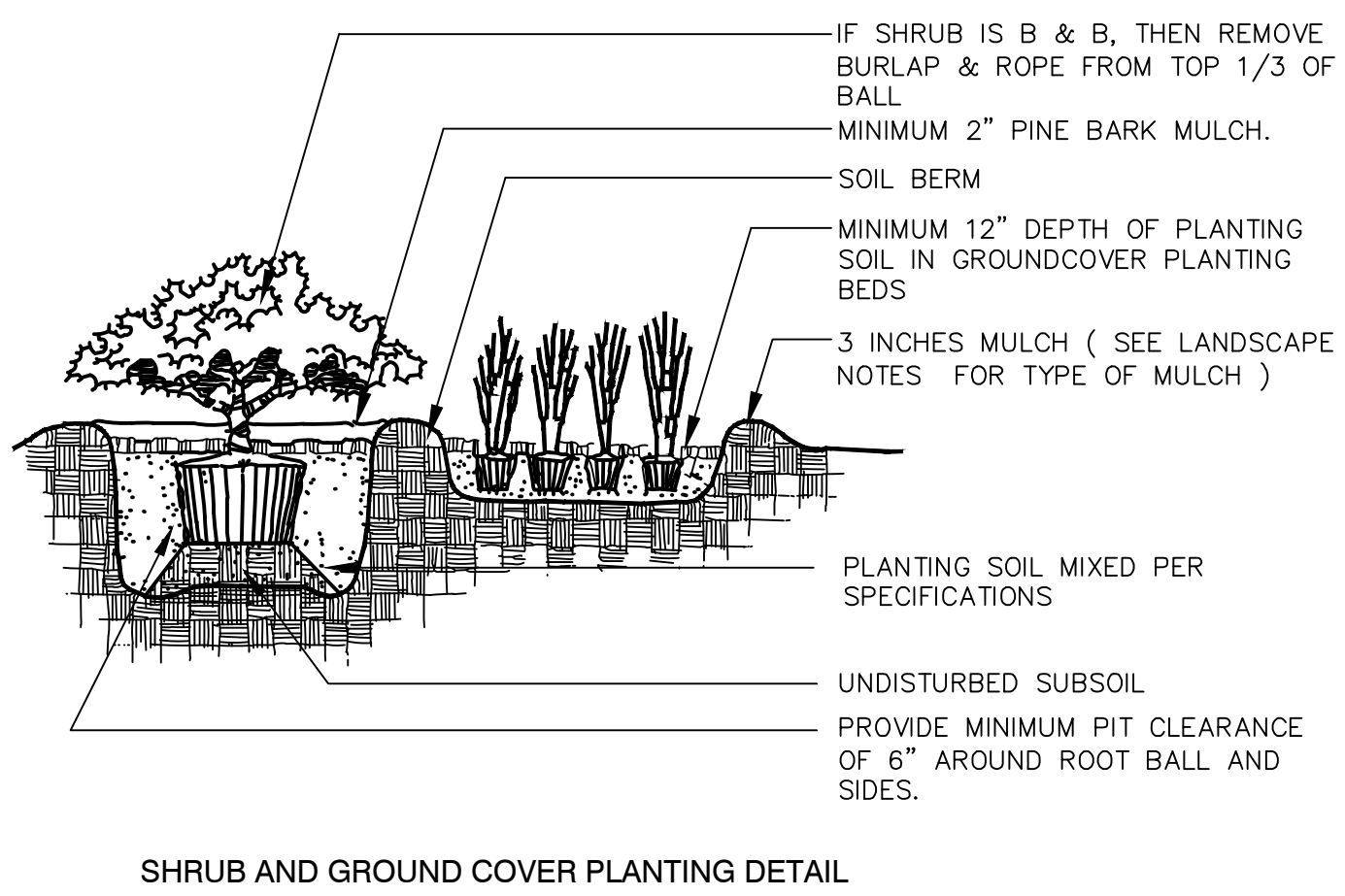
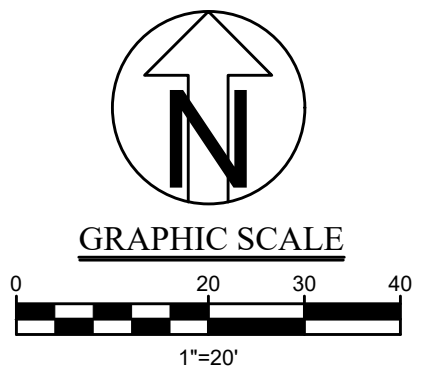
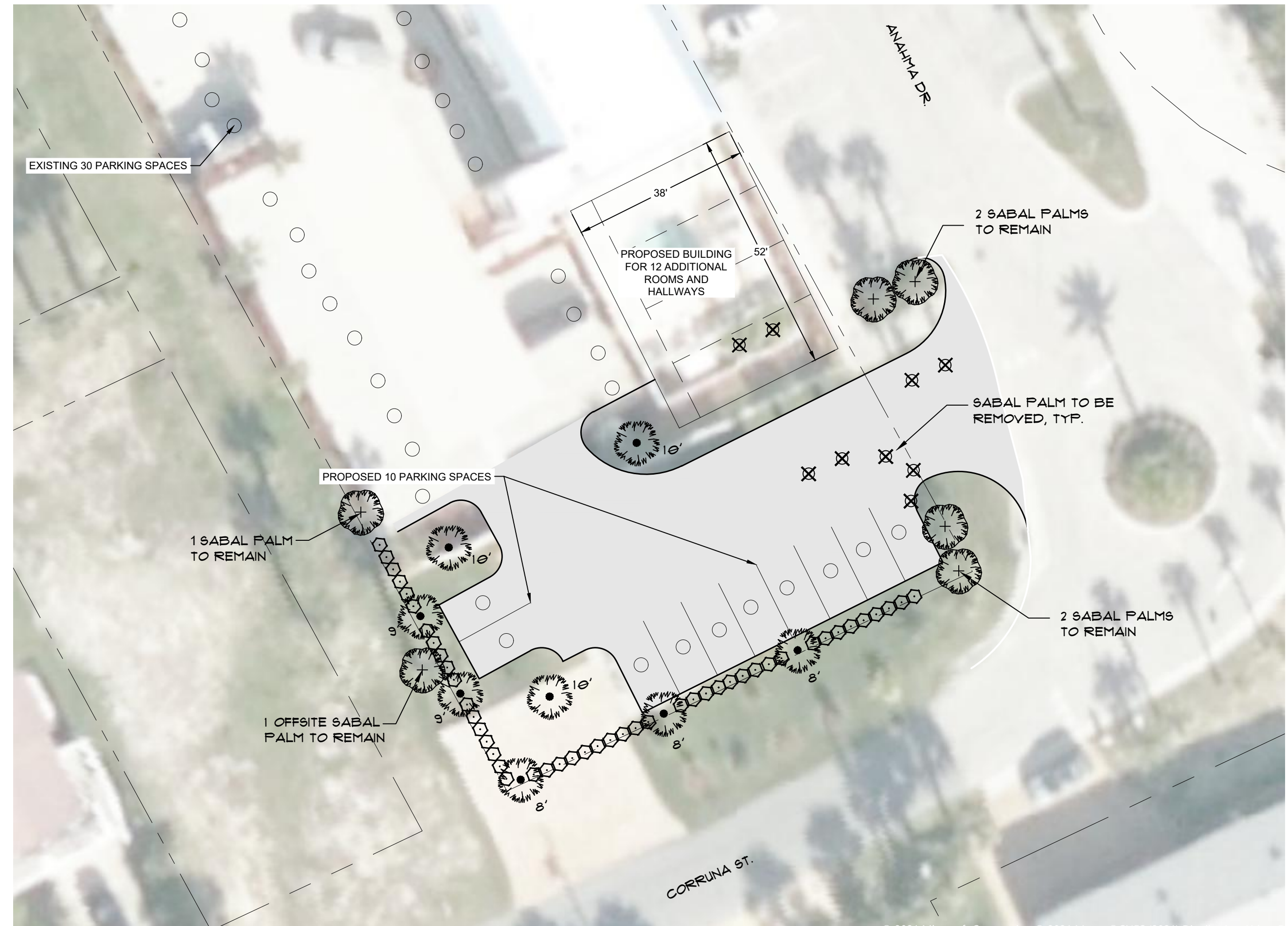
**PLANTING NOTES**

- The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine if substitution of materials is necessary.
- All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards
- All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before
- Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.
- Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
- LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.
- Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.
- After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to pre-mulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three (3) inches of #2 grade or better of PINE BARK MINI NUGGETS.
- Before fertilization a soil and/or foliar nutrient analysis shall be performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.
- Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.

- After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.
- The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.
- Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minimum 30" from buildings or walks.
- Sod areas shall be SPECIFIED Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.
- Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.
- The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work is accepted by the LANDSCAPE ARCHITECT and/or owner.
- All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.
- The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.
- There will be special care to all existing trees to be retained on site to avoid construction damage.

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	QTY	REMARKS
	S5	Sabal palmetto	Cabbage Palmetto	---	8'-10' Ct.	8	See plan for Ct.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
LJ2	Ligustrum japonicum	Japanese Privet	---	24" Ht. x 18" Sp. / 36" O.C.	46		



**1 PALM PLANTING**  
1/4" = 1'-0" P-CO-15

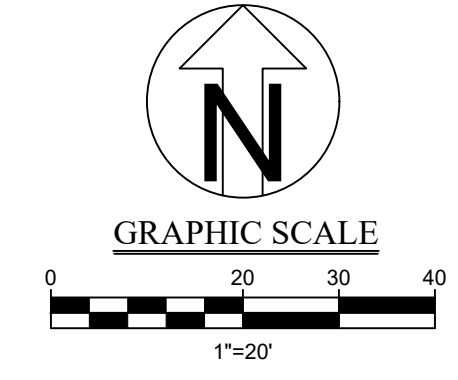
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REGISTERED LANDSCAPE ARCHITECT  
MATTHEWS DESIGN GROUP  
10000 W. BOCA RATON BLVD.  
BOCA RATON, FL 33433  
TEL: 561-993-8877  
FAX: 561-993-8878

NO.	DATE	DESCRIPTION
01	09/20/21	ISSUED FOR PERMIT
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**MATTHEWS DESIGN GROUP**  
P.O. BOX 3126, 7 WALDO STREET  
ST. AUGUSTINE, FL 32084  
PHONE: 904.826.1334 • FAX: 904.826.4547  
INFO@MDGINC.COM

**LANDSCAPE PLAN NOTES AND DETAILS**  
OCEAN VIEW LODGE EXPANSION  
LODGE MANAGEMENT  
PREPARED FOR  
ST. JOHNS COUNTY, FL.



SITE DATA TABLE		
TOTAL SITE	0.63 AC	27547 SF
EXISTING BUILDING FOOTPRINT		5243 SF
EXISTING IMPERVIOUS AREA		5893 SF
PROPOSED BUILDING FOOTPRINT		1978 SF
PROPOSED IMPERVIOUS AREA		5391 SF
TOTAL IMPERVIOUS		18,503 SF
TOTAL PERVIOUS		9,044 SF
TOTAL IMPERVIOUS %		67%
TOTAL PERVIOUS %		33%
% BUILDING COVERAGE		40%
TOTAL FLOOR AREA		21,657 SF
FLOOR AREA RATIO (FAR)		78.6%
PARCEL NUMBER(S)	148460-0010, 148460-0050	
911 ADDRESS	2701 ANAHMA DRIVE ST. AUGUSTINE, FL 32080	
FEMA PANEL NUMBER	12109C0316J	
FLOOD ZONE	ZONE "X" SHADED	
SETBACKS (FRONT/SIDES/BACK)	( 0'/5' TO 20'/20')	

PARKING CALCULATIONS		
MOTEL	= 1 SPACE PER	1 ROOM
NUMBER OF ROOMS	= 40 ROOMS	40 SPACES
TOTAL REQUIRED	=	40 SPACES
TOTAL PROVIDED	=	40 SPACES
ADA REQUIRED	=	2 SPACES
ADA PROVIDED	=	2 SPACES
COMPACT PARKING PROVIDED	=	4 SPACES
MAX COMPACT PARKING ALLOWED	=	8 SPACES

CONCEPT SITE PLAN - 1

OCEAN VIEW EXPANSION

ST. JOHNS COUNTY, FLORIDA

PREPARED FOR  
Earl and Renny Jensen

**MATTHEWS DESIGN GROUP**

P.O. BOX 3126, 7 WALDO STREET  
ST. AUGUSTINE, FL 32084  
PHONE: 904.826.1334 • FAX: 904.826.4547  
INFO@MDGINC.COM

REVISIONS

NO.	DATE	DESCRIPTION

DISIGNED BY: DTS

CHECKED BY: CLB

DATE: 09-09-19

JOB No.: 21187

SHEET No. **1**

OF 1

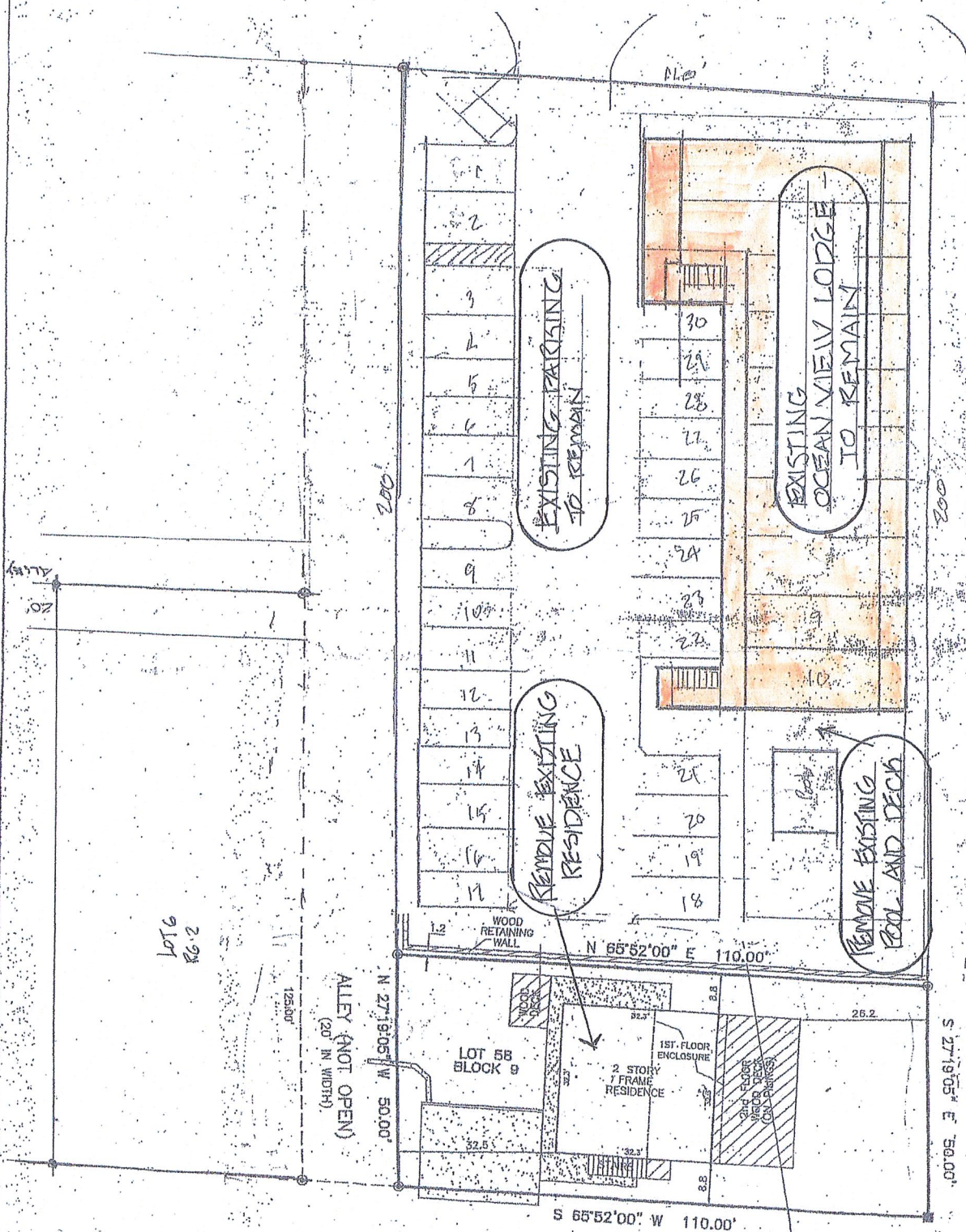
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LES THOMAS  
A R C H I T E C T  
82 GORDOVA ST., ST. AUGUSTINE, FLORIDA 321-8608

ADDITION  
OCEAN VIEW LODGE  
A-5

12-42-8

EXISTING SITE PLAN



CORUNNA STREET  
(60' RIGHT-OF-WAY)  
(PAVED)

(60' RIGHT-OF-WAY)  
(PAVED)

Lot 6  
R6-2

ALLEY (NOT OPEN)  
(20' IN WIDTH)

LOT 58  
BLOCK 9

2 STORY  
FRAME  
RESIDENCE

1ST. FLOOR  
ENCLOSURE

2ND FLOOR  
WOOD DECK  
(CONCRETE)

REMOVE EXISTING  
POOL AND DECK

EXISTING FARMING  
TO REMAIN

EXISTING OCEAN VIEW LODGE  
TO REMAIN

WOOD  
RETAINING  
WALL

WOOD  
RETAINING  
WALL

# Ocean View Lodge Existing Photos

Entry from Ferrol Road



View from Anahma Drive





View from Parking Lot





October 11, 2021

Valerie Stukes  
Planning & Zoning Department  
St. Johns County  
4040 Lewis Speedway  
St. Augustine, FL 32084

Re: Vilano Beach Overlay Application  
Project Name: Ocean View Lodge Expansion  
MDG Project No.: 21187

Dear Valerie Stukes:

Please see the attached Vilano Beach Town Center Overlay Application for the Vilano Beach Hotel (Parcel IDs 148460-0050 and 148460-0010) located at the northwestern corner of Ferrol Road and Anahma in the heart of the Vilano Beach Mixed Use District Town Center in St. Augustine, FL. As part of this application submittal, we are seeking review and requesting approval by the North Coastal Design Review Board for the site plan, landscape plan, and building elevations documenting this minor expansion that would add 4 hotel rooms to the 3-story hotel footprint, thus adding 12 rooms total.

The building expansion will be 3-stories following the Building Type II typology inherited from the Regulatory Plan associated with the TCMU overlay. As this is an expansion of the existing building, the addition will be consistent with those design elements to tie in seamlessly with the style and architecture of the existing built form. Photos of the existing hotel are included for reference. Lighting will remain consistent with what is existing and will comply with the Land Development Code.

As part of this review request, the following attachments are included:

- Review Fee (to be paid electronically)
- Application Form
- Owners Authorization Form
- Deed
- Site Plan
- Landscape Plan
- Architectural Plan
  - Conceptual Floor Plan
  - Elevation
- Existing Site Exhibit
- Photos of Existing Site Improvements

Thank you for your review of this property. We look forward to your review and scheduling for the next available overlay hearing with the North Coastal Design Review Board. If you need any additional information

for this application or have any questions, please do not hesitate to reach out.

Sincerely,  
Matthews Design Group



Shannon Acevedo, AICP  
Senior Planner  
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**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)

This project expands the Ocean View Lodge footprint to the south for an addition of approximately 12 hotel rooms, 4 rooms per floor for a proposed additional 1,976 sf footprint and 5,928 total additional square footage. Ten parking spaces are added as part of the expansion to meet the LDC parking requirement. Access is from Ferrol Rd and Anahma Dr. This overlay design provides the conceptual site plan, elevations, and landscape plan as part of the design review. The colors and materials will be consistent with the existing building. Photos are included for reference of the existing hotel.

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

*Shannon Acevedo*  
 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:



Prepared by:

Lisa M. Byers

Land Title of America, Inc.

2495 U.S. Highway 1 South

Saint Augustine, Florida 32086-6077

15-0432R

Parcel Account Number: 148460-0050

(Space above for recording information)

## Warranty Deed

This Indenture made this 9th day of July, 2015 BETWEEN Sarah G. Osgood, unmarried surviving spouse of Donald T. Osgood, deceased, GRANTOR\*, whose post office address is 7571 Hollyridge Circle, Jacksonville, FL 32256, and Earl H. Jensen and Remedios R. Jensen, husband and wife, GRANTEE\*, whose post office address is 36 Ferrol Road, Saint Augustine, FL 32084.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Saint Johns, State of Florida, to-wit:

**Lot 5, Block 9, Vilano Beach Unit A, according to the map or plat thereof, as recorded in Map Book 4, Page 48, of the Public Records of St. Johns County, Florida.**

**SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS and RESERVATIONS of record, if any; However, this reference does not operate to reimpose same; SUBJECT TO Zoning Ordinances that may affect subject property; SUBJECT TO Taxes for the year 2015 and Subsequent Years.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*Singular and plural are interchangeable, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Sheryl Ann Harmon  
Witness: Sheryl Ann Harmon

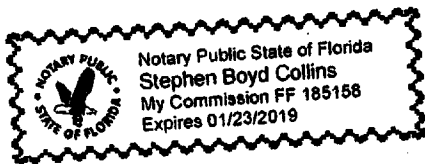
Sarah G Osgood  
Sarah G. Osgood

Douglas S Ekern  
Witness: Douglas S Ekern

County of Saint Johns  
State of Florida

THE FOREGOING INSTRUMENT was acknowledged before me on July 9th, 2015 by Sarah G. Osgood who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]



Stephen Boyd Collins  
Notary Public: Stephen Boyd Collins  
My commission expires: 1/23/19