

3

AGENDA ITEM
Planning & Zoning

Meeting

11/6/2025

MEETING DATE

TO: **Planning and Zoning Board Members**

DATE: **October 16, 2025**

FROM: **Trevor Steven, Planner**

PHONE: **904 209-0587**

SUBJECT OR TITLE: **ZVAR 2025-25 Hansel Garage**

AGENDA TYPE: **Business Item, Ex Parte Communication, Order, Report**

PRESENTER: **Brian Amerson, Amerson Construction Group**

BACKGROUND INFORMATION:

Request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the construction of a detached accessory garage for personal use & storage that will be larger in size and taller in eave height than the existing Main Use Structure, located specifically at 8875 A1A S.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve ZVAR 2025-25 Hansel Garage based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

DENY: Motion to deny ZVAR 2025-25 Hansel Garage based upon four (4) findings of fact as provided in the Staff Report.



Growth Management Department

Planning Division Report
Application for Zoning Variance
ZVAR 2025-25 Hansel Garage

To: Planning and Zoning Agency

From: Trevor Steven, Planner

Date: October 22, 2025

Subject: **ZVAR 2025-25 Hansel Garage**, request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the construction of a detached accessory garage for personal use & storage that will be larger in size and taller in eave height than the existing Main Use Structure; located specifically at 8875 A1A S.

Applicant: Brian Amerson | Amerson Construction Group

Owner: Jeff and Janine Hansel

Hearing Date: Planning and Zoning Agency | November 6, 2025

Commissioner District: District 3

SUGGESTED MOTION/ACTION

APPROVE: Motion to approve **ZVAR 2025-25 Hansel Garage** based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

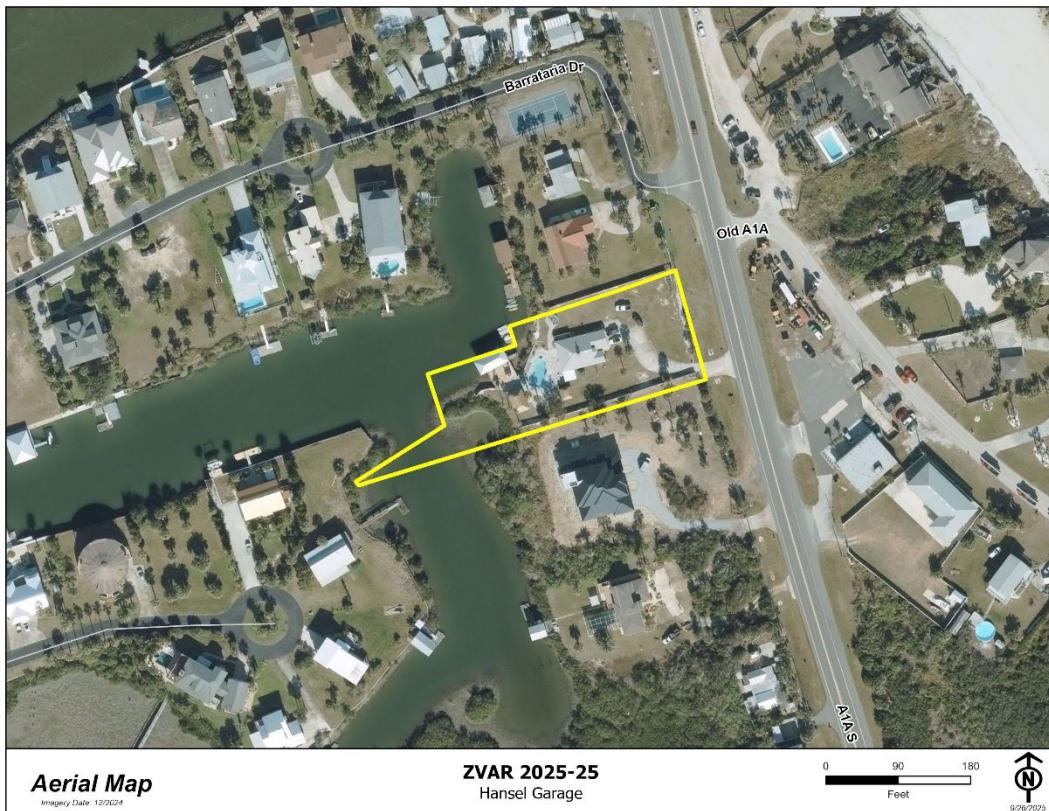
DENY: Motion to deny **ZVAR 2025-25 Hansel Garage** based upon four (4) findings of fact as provided in the Staff Report.

MAP SERIES

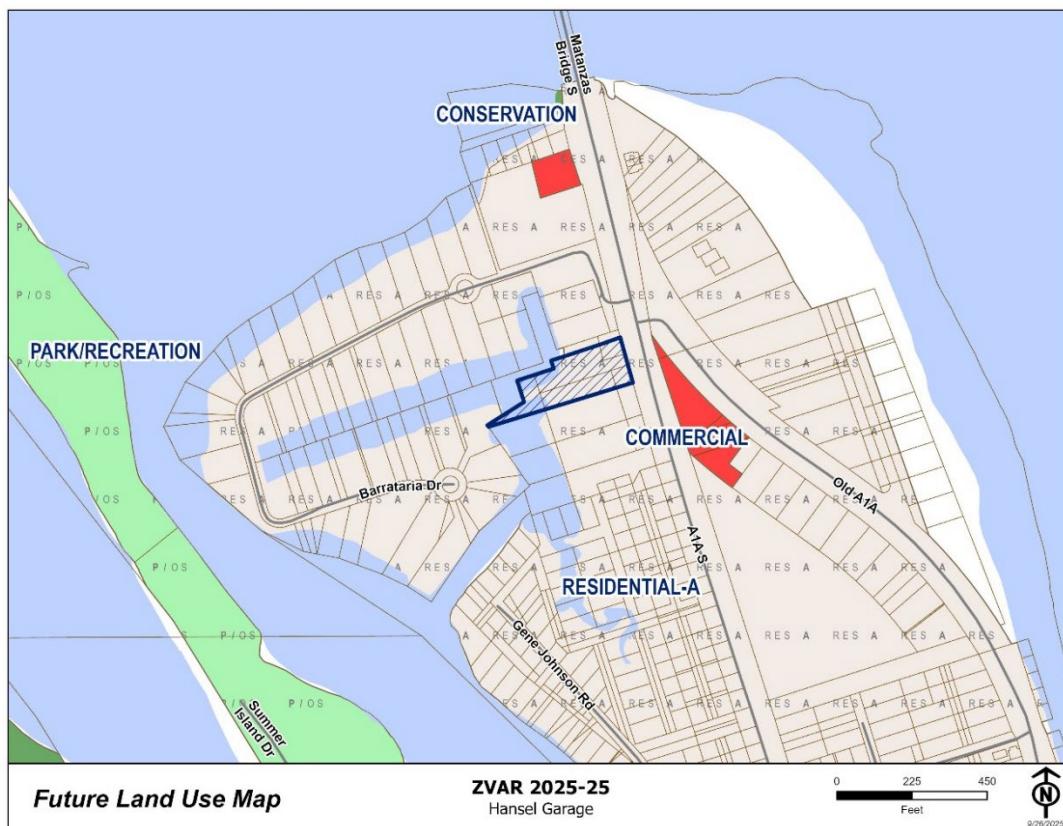
Location: The subject property is located on the west side of A1A S, approximately 0.15 miles south of the Matanzas Inlet.



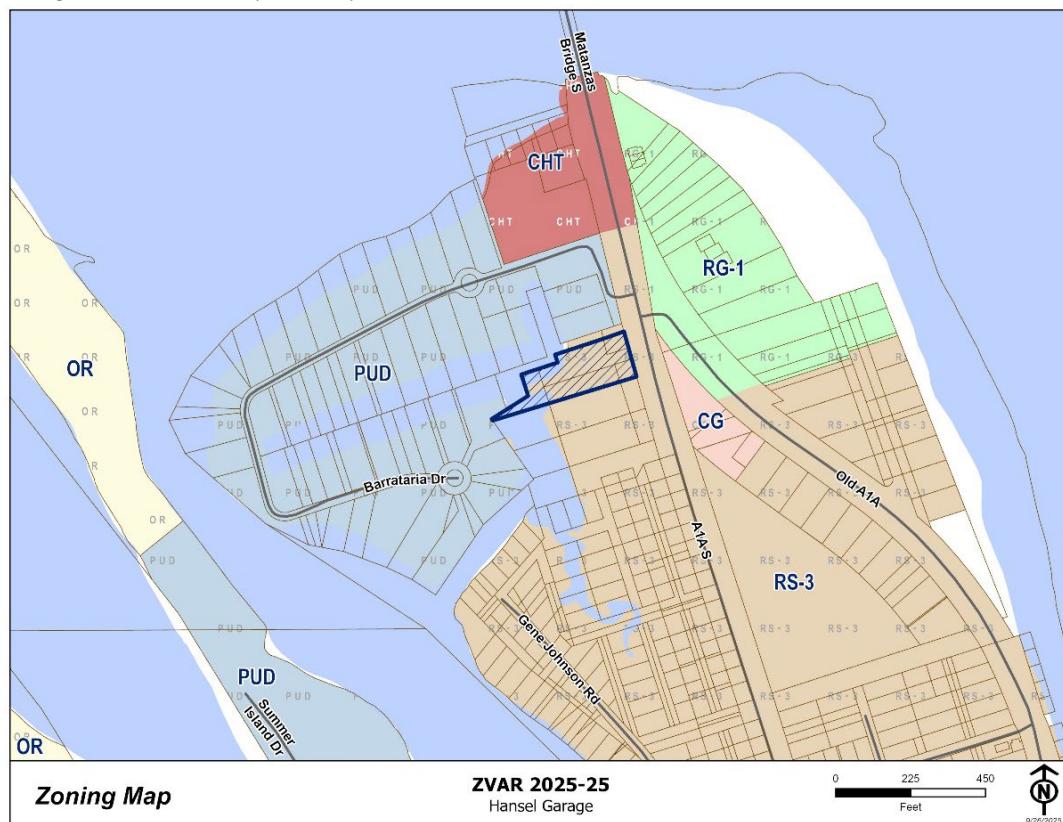
Aerial Imagery: The subject property consists of 1.03 acres or 44,295 sq. ft. and is currently developed with a single family residence, which is consistent with the surrounding area.



Future Land Use: The subject property and the surrounding areas are designated Residential-A on the Future Land Use Map (FLUM). FLUM designations in nearby vicinity include Commercial, Parks/Recreation, and Conservation.



Zoning District: The subject property and adjacent properties are zoned Residential, Single Family (RS-3). Zoning designations in nearby vicinity include PUD, CG, RG-1, and CHT.



Flood Zone Map: The subject property and surrounding properties are located in Flood Zone AE.

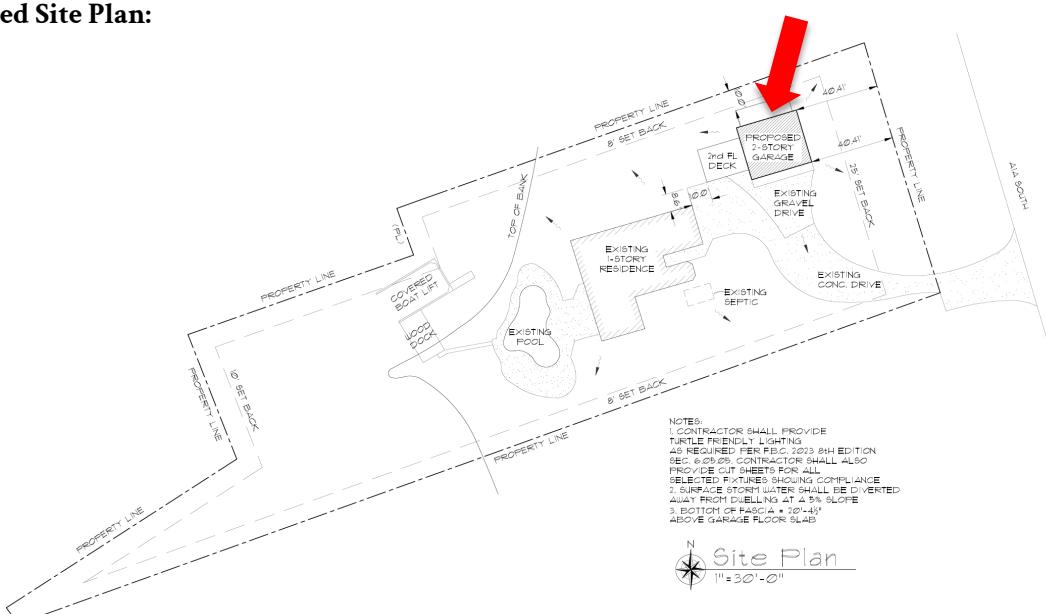


APPLICATION SUMMARY

The applicant requests a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the construction of a detached accessory garage for personal use & storage that will be larger in size and taller in eave height than the existing Main Use Structure. The detached garage has a proposed height of 29' while the existing single-family home has a height of 16'-10". Per the application materials provided, the property owner intends to replace the existing home at some point in the future with a new home that will be larger than the proposed garage, which would make it in compliance with Section 2.02.04.B.4.

The location of the detached garage is delineated with the red arrow in the attached site plan below:

Proposed Site Plan:



Proposed Elevations:

The Application, Narrative, Site Plan, and other relevant information are provided within **Attachment 2 Application and Supporting Documents**.

APPLICABLE REGULATIONS

LDC, Section 2.02.04.B.4

Private garages and storage Buildings, provided 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. All private garages and storage buildings shall require a building permit.

LDC Table 6.01 Schedule of Area, Height, Bulk and Placement Standards

TABLE 6.01

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning Districts	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio	Impervious Surface Ratio	Min. Yard Req. \otimes Front/ Side/Rear	Maximum Height of Structures \oplus
RS-E	150 feet \odot	1 acre \odot	20%	N/A	70%	30/20/20 feet \star	35 feet
RS-1	120 feet \odot	13,200 square feet \odot	25%	N/A	70%	30/10/15 feet \star	35 feet
RS-2	90 feet \odot	10,000 square feet \odot	30%	N/A	70%	25/8/10 feet \star	35 feet
RS-3	75 feet \odot	7,500 square feet \odot	35%	N/A	70%	25/8/10 feet \star	35 feet

LDC, Section 10.04.02 Zoning Variances

The St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances, which are found not to be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship. The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

Article XII, Definitions

Variance, Zoning: Variance is a relaxation of the terms of this Code where;

- i) such Variance will not be contrary to the public interest, and where;
- ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question,
- iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and
- iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

DEPARTMENT REVIEW

The Planning and Zoning Division routed this request to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review:

Pursuant to Section 10.04.02 of the Land Development Code, the St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances, which are found not to be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship. The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

As defined in Article 12 of the LDC, a Variance is a relaxation of the terms of this Code where; i) such Variance will not be contrary to the public interest, and where; ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question, iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

The Applicant bears the burden of demonstrating by competent substantial evidence that there exists a special condition or unique circumstance of the property such that the literal application of the Land Development Code constitutes a hardship. The Agency may consider the quality (character convincing power, probative value or weight) of the evidence and testimony in the Staff report as well as by Staff, evidence and testimony produced by the applicant, and of the evidence and testimony produced by public comment, as well as any other evidence presented or disclosed during the hearing.

The Agency may grant such relief to the extent only necessary to alleviate the hardship. If the evidence presented does not warrant the full relief requested, the Agency may grant only a portion of the relief. The Agency may attach additional reasonable conditions to further mitigate the effect of the requested relief along with corresponding findings.

The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

Please be advised that, pursuant to Section 10.04.02.A of the LDC, the Planning and Zoning Agency may grant a variance that is less than the full requested variance to the extent that a hardship no longer exists. Additionally, the Planning and Zoning Agency may impose reasonable additional conditions in order to mitigate for the harm caused by the granting of the variance.

Technical Division Review:

The subject property is located within FEMA Flood Zone AE with a base flood elevation of 7'. As such, the proposed two-story garage will be required to have a finished floor elevation of 8' or higher to comply with FEMA/NFIP standards for flood plain development. In some cases, a detached garage is allowed to be located below the minimum FFE requirement given the implementation of other flood protection measures if the bottom floor is used for parking and storage only.

In the case that the Zoning Variance is approved by the Planning and Zoning Agency, all site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable Federal, State, and local regulations.

Planning and Zoning Division Review:

The property is improved with a 1,995 square foot single-family home that was constructed in 1997, per the St. Johns County Property Appraiser. The site has direct access from A1A South, which is owned and maintained by the Florida Department of Transportation (FDOT). The location of the proposed detached garage is shown to be forty (40) feet from the front property line along A1A South, which exceeds the required twenty-five (25) foot Front Yard setback in Residential Single Family (RS-3) zoning. The proposed structure will be approximately 80' from the edge of the roadway.

Furthermore, the location of the proposed detached garage is shown to be ten (10) feet from the side property line (north), which exceeds the required eight (8) foot Side Yard setback in Residential Single Family (RS-3) zoning. The site plan, as submitted, appears to meet all requirements of the LDC and Table 6.01 (provided on page 5), which includes lot coverage standards.

In the narrative submitted by the applicant along with the provided floor plans, it is stated that the first floor of the structure will be a garage, and the second floor will be a Guest House, which has the following definition within Article 12 of the Land Development Code:

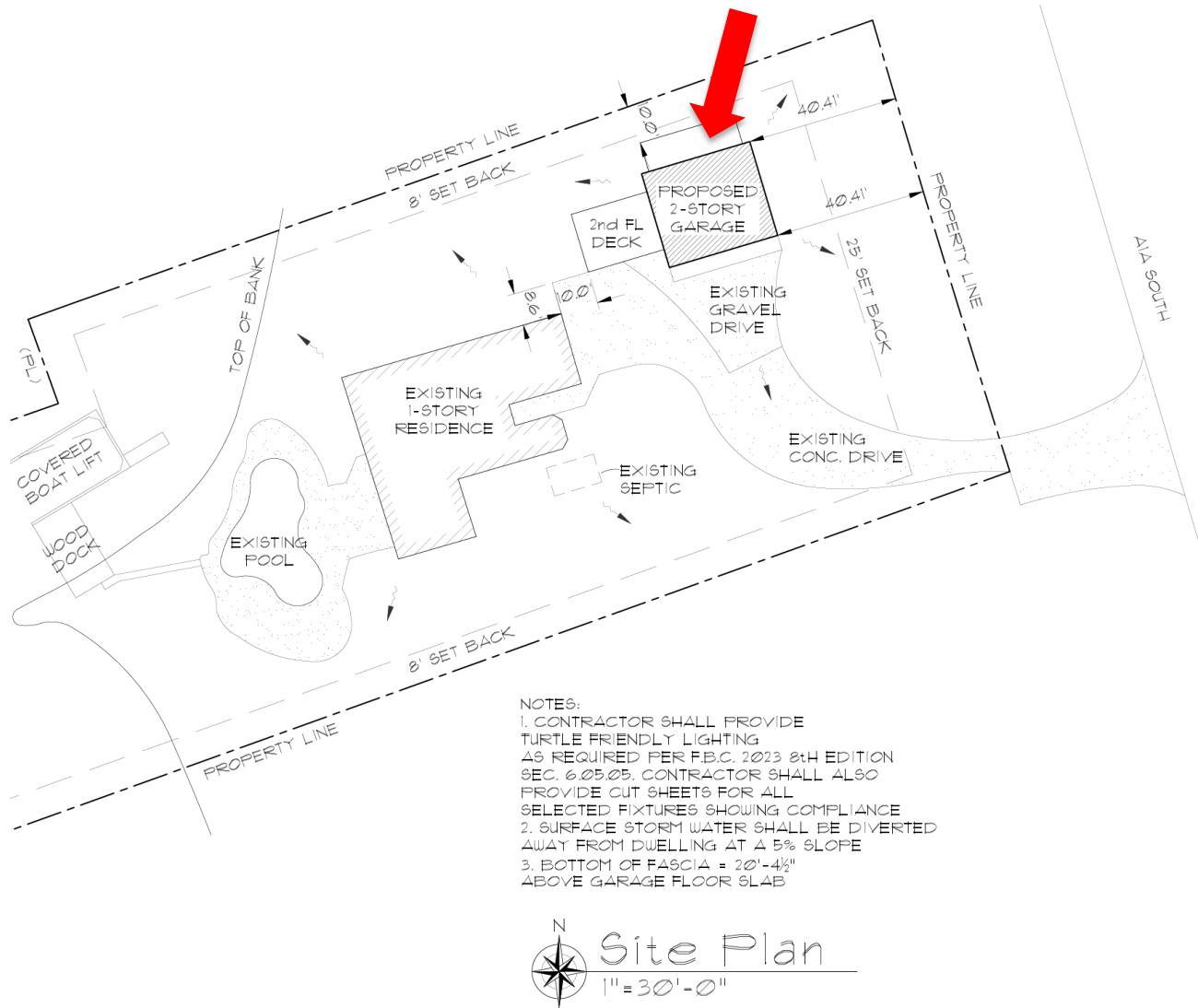
"A unit in a Building separate from and Accessory in Use and size to the main residential Building on a Lot, intended and used only for intermittent or temporary occupancy by a non-paying guest or family member. A Guest House may contain limited kitchen facilities such as microwave oven, bar sink, less than 10 cubic foot refrigerator/freezer, provided the unit is not occupied by the same tenant in excess of thirty (30) days within the same calendar year, and the unit shall not be rented. A Guest House shall not be considered a separate

Dwelling Unit provided such conditions are met. A Guest House shall also meet the same required yards as the principal Building or Structure."

Compliance with the standards of a Guest House will be reviewed at the time of Clearance Sheet and Building Permit review.

The applicant also states that constructing an addition to the existing home would not be feasible, due to FEMA regulations. The garage being detached would prevent any improvements being required for the single-family home.

Enhanced Site Plan:



Street view from December of 2024:**CORRESPONDENCE/PHONE CALLS**

Since the writing of this report, staff have not received any correspondence or phone calls related to the application.

ACTION

Staff offers six (6) findings of fact and six (6) conditions to support a motion to approve or four (4) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Final Draft Orders
2. Application and Supporting Documents

SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST

Motion to approve **ZVAR 2025-25 Hansel Garage**, a request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the construction of a detached accessory garage for personal use & storage that will be larger in size and taller in eave height than the existing Main Use Structure, specifically located at 8875 A1A South, came before the Planning & Zoning Agency for public hearing on November 6, 2025, subject to the following conditions:

SUGGESTED FINDINGS

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.
2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.
3. The request is not contrary to the public interest and is not in conflict with surrounding development.
4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-A (Coastal).
6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

SUGGESTED CONDITIONS

1. The Variance will be transferable and apply only to the proposed detached garage as submitted for this approval. Should the property be conveyed, the requested relief will run with the property.
2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.
3. Development of the site shall be consistent with improvements depicted on the site plan labeled Exhibit B submitted by the applicant and made part of this Order.
4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.
6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

(Additional conditions may be added as a result of the public hearing)

SUGGESTED MOTION / FINDINGS TO DENY REQUEST

Motion to deny **ZVAR 2025-25 Hansel Garage**, a request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the construction of a detached accessory garage for personal use & storage that will be larger in size and taller in eave height than the existing Main Use Structure, specifically located at 8875 A1A South, came before the Planning & Zoning Agency for public hearing on November 6, 2025, subject to the following conditions:

SUGGESTED FINDINGS

1. The Variance request is not in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has not been submitted to support a hardship as defined by the Code.
2. The request is in contrary to the public interest and is in conflict with surrounding development.
3. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.
4. The request is in conflict with the Future Land Use Map designation of Residential-A (Coastal).

(The Agency may choose any or all of the above Findings or may provide additional Findings to support the motion.)

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

**BEGIN DOCUMENTS
TO BE RECORDED**



ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE: Brian Amerson
Amerson Construction Group
5431 A1A S Unit 1
St. Augustine, FL 32080

FILE NUMBER: ZVAR 2025-25

LEGAL: Exhibit A

SITE PLAN: Exhibit B

PARCEL ID: 189240-0010

DATE OF HEARING: November 6, 2025

ORDER GRANTING ZONING VARIANCE REQUEST

The above referenced application for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the construction of a detached accessory garage for personal use & storage that will be larger in size and taller in eave height than the existing Main Use Structure, specifically located at 8875 A1A South, came before the Planning & Zoning Agency for public hearing on November 6, 2025.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.
2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.

3. The request is not contrary to the public interest and is not in conflict with surrounding development.
4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-A (Coastal).
6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby grants the request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the construction of a detached accessory garage for personal use & storage that will be larger in size and taller in eave height than the existing Main Use Structure, specifically located at 8875 A1A South, came before the Planning & Zoning Agency for public hearing on November 6, 2025, subject to the following conditions:

1. The Variance will be transferable and apply only to the proposed garage as submitted for this approval. Should the property be conveyed, the requested relief will run with the property.
2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.
3. Development of the site shall be consistent with improvements depicted on the site plan labeled Exhibit B submitted by the applicant and made part of this Order.
4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.
6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DATED THIS _____ DAY OF _____, 2025.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

Clerk
Growth Management Department

Date Filed

EXHIBIT A

A TRACT OF LAND LYING IN AND BEING A PART OF TRACTS N, O AND P OF THE PLAT OF MATANZAS INLET BEACH, MAP BOOK 4, PAGE 62 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A PERMANENT REFERENCE MONUMENT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A, WITH THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF BARRATARIA ISLAND, MAP BOOK 12, PAGES 86 THROUGH 89 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 15 DEGREES 24' 00" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. A-1-A, A DISTANCE OF 27.00' TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 15 DEGREES 24' 00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 32.01' TO THE POINT OF CURVATURE OF A CURVE CONCAVE AT THE SOUTHEAST, HAVING A RADIUS OF 5779.65'; THENCE SOUTHEASTERLY ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 00' 04" AN ARC DISTANCE OF 100.99'; THENCE SOUTH 70 DEGREES 15' 00" WEST, PARALLEL WITH THE SOUTHERLY LINE OF THE AFORESAID PLAT OF BARRATARIA ISLAND, A DISTANCE OF 470.28'; THENCE NORTH 36 DEGREES 30' 00" WEST, 9.64'; THENCE NORTH 56 DEGREES 00' 00" EAST, 130.21'; THENCE NORTH 19 DEGREES 45' 00" WEST, 67.30'; THENCE NORTH 70 DEGREES 15' 00" EAST, 115.00'; THENCE NORTH 19 DEGREES 45' 00" WEST, 25.00'; THENCE NORTH 70 DEGREES 15' 00" EAST, 41.00'; THENCE NORTH 70 DEGREES 30' 31" EAST, 200.06' TO THE POINT OF BEGINNING. ALSO BEING SUBJECT TO AN EASEMENT FOR NAVIGATIONAL PURPOSES OF THE WATERS OF THE CANAL THAT ARE PART OF THIS TRACT, ALSO BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 10 FEET OF THE EAST 60 FEET OF SAID TRACT, AND BEING, ENTITLED TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 10 FEET OF THE EAST 60 FEET OF TRACT "B" AS DESCRIBED IN OFFICIAL RECORDS BOOK 880, PAGE 79, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

EXHIBIT B

BUILDING FOOTAGE INFORMATION

EXISTING RESIDENCE FOOTPRINT	2236 Sq Ft
NEW GARAGE	700 Sq Ft
NEW IN-LAW SUITE	700 Sq Ft
DECK & PORCHES	752 Sq Ft
NEW GARAGE FOOTPRINT	1324 Sq Ft
TOTAL (RESIDENCE + GARAGE)	3560 Sq Ft
LOT SIZE	44295 Sq Ft
EXISTING LOT COVERAGE	5.0 %
PROPOSED LOT COVERAGE	8.0 %

STRUCTURE INFORMATION

RESIDENCE TOTAL ROOF HEIGHT	16'-10"
RESIDENCE MEAN ROOF HEIGHT	12'-3"
GARAGE TOTAL ROOF HEIGHT	29'-0"
GARAGE MEAN ROOF HEIGHT	25'-0"
RESIDENCE NUMBER OF STORIES	1
GARAGE NUMBER OF STORIES	2

TYPE OF CONSTRUCTION

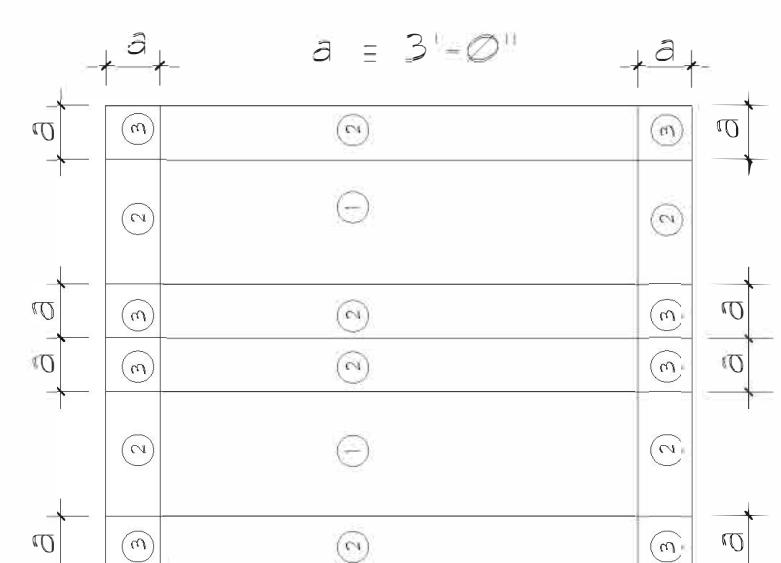
TYPE VB
PROJECT IS NOT LOCATED WITHIN 1 MILE OF THE COASTLINE
WIND BORNE DEBRIS PROTECTION IS NOT REQUIRED

WIND ZONE INFORMATION

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 8th EDITION
1. BASIC WIND SPEED (3 SECOND GUSTS) — 130 MPH.
2. WIND IMPORTANCE FACTOR — 1.0
3. WIND EXPOSURE CATEGORY — B
4. INTERNAL PRESSURE COEFFICIENT — +0.0 OR -0.0
5. COMPONENT & CLADDING WIND LOADS — 1600 LBS/SQ.FT.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

EFFECTIVE WIND AREA Ft. Sq.					
10	20	50	100		
1 105 -25.0 10.0 -25.0 10.0 -24.4 10.0 -23.7					
2 105 -43.5 10.0 -38.8 10.0 -32.7 10.0 -25.1					
WALL					
4 15.8 -25.1 24.7 -20.3 23.2 -25.4 22.0 -24.2					
5 25.8 -34.7 24.7 -32.4 23.2 -29.3 22.0 -26.9					
ROOF OVERHANG	10	20	50	100	
	-37.0	-36.7	-35.2	-35.1	
	-61.5	-48.3	-30.8	-17.6	



NOTES:
1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF:
2023 FLORIDA BUILDING CODE TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONE, EIGHTH EDITION
NATIONAL ELECTRICAL CODE (NEC) (2020)
NFPA-101 LIFE SAFETY CODE (2024)
FLORIDA FIRE PREVENTION CODE EIGHTH EDITION (2023)
2023 FLORIDA BUILDING CODE, BUILDING, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, RESIDENTIAL, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, ACCESSIBILITY, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, MECHANICAL, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, PLUMBING, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, FUEL GAS, EIGHTH EDITION
2023 FLORIDA BUILDING CODE EXISTING BUILDING, EIGHTH EDITION

Hansel Residence New Garage 8875 A1A South St. Augustine, Florida 32080

INDEX OF DRAWINGS

- A1 SITE PLAN CODE INFORMATION, & SHEET INDEX
- A2 PROPOSED GARAGE FLOOR PLANS
- A3 PROPOSED GARAGE ELEVATIONS
- A4 GARAGE FOUNDATION PLAN & ROOF PLAN
- A5 GARAGE FRAMING PLAN
- A6 GARAGE BUILDING SECTION
- A7 CONSTRUCTION DETAILS
- A8 GARAGE ELECTRICAL PLAN

STRUCTURAL NOTES

1. DESIGN LOADS:
 - A. ROOF LIVE LOADS — 16 PSF.
 - B. FLOOR LIVE LOADS — 40 PSF.
 - C. WIND LOADS — 130 MPH.
 - (FL. BLDG. CODE 2023 8th EDITION)
2. MATERIAL
 - A. CONCRETE: DESIGN AND CONSTRUCTED PER ACI 318-23
 - ITEM COMPRESSIVE STRENGTH @ 28 DAYS
 - SLAB 2,500 PSI.
 - CMU, FILLED CELLS & BEAMS 2,500 PSI.
 - B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
 - C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF AISC.
 - 1. SHAPES AND PLATES CONFORM TO ASTM A-36
 - 2. WELDING CONFORM TO "AWS D1.1, STRUCTURAL WELDING CODE"
 - 3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
 - 4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
 - D. FRAMING LUMBER: SOUTHERN PINE PER NFPA, NATIONAL DESIGN SPEC. FOR WOOD CONSTRUCTION.
 - 1. SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 & 15% MC.
 - 2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO. 2.
 - 3. LVL BEAMS SHALL BE SOUTHERN PINE FB=2400 PSI.
 - 4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 & 15% MC.
 - E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
 - 1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
 - 2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
 - 3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
 - F. PLYWOOD ROOF AND WALL SHEATHING: CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
 - G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90. MORTAR SHALL BE TYPE M OR S.
 - H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE 1/4" O.D. OR EQUAL.
 - 4. CONCRETE MASONRY UNITS:
 - A. ALL CMU SHALL HAVE 15 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
 - B. ALL CMU SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 9 GAUGE GALVANIZED WIRE.
 - 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
 - 6. SHEATHING NAILING:
 - A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
 - 3d RING SHANK NAILS
 - 2d NAILS @ 6" O.C. AT PANEL EDGES.
 - 2d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
 - 2d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
 - B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
 - 2d NAILS @ 4" O.C. AT PANEL EDGES.
 - 2d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
 - C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS. FLY-WOOD NAILING TO BE: 2d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2" O THREADED ROD WITHIN 8' OF SHEAR WALL.
 - D. CMU, WALL OPENING HEADS, JAMB, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. X 3/16" LONG "TAPCON" @ 16" O.C.
 - E. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 MPH. WIND SPEED. WIND BORNE DEBRIS PROTECTION IF REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR.

NEW GARAGE

HANSEL RESIDENCE

LIES THOMAS A.R.C H.I.T E.C T 32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 32080

Date: 9.16.25

Scale: AS NOTED

Drawn: MURPHY

File: 8875

SHEET A1



ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE: Brian Amerson
Amerson Construction Group
5431 A1A S Unit 1
St. Augustine, FL 32080

FILE NUMBER: ZVAR 2025-25

LEGAL: Exhibit A

PARCEL ID: 189240-0010

DATE OF HEARING: November 6, 2025

ORDER DENYING ZONING VARIANCE REQUEST

The above referenced application for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the construction of a detached accessory garage for personal use & storage that will be larger in size and taller in eave height than the existing Main Use Structure, specifically located at 8875 A1A South, came before the Planning & Zoning Agency for public hearing on November 6, 2025.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The Variance is not in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has not been submitted to support a hardship as defined by the Code.
2. The request is contrary to the public interest and is in conflict with surrounding development.
3. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.
4. The request is in conflict with the Future Land Use Map designation of Residential-A (Coastal).

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby denies the request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the construction of a detached accessory garage for personal use & storage that will be larger in size and taller in eave height than the existing Main Use Structure, specifically located at 8875 A1A South.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

DATED THIS _____ DAY OF _____, 2025.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

Clerk
Growth Management Department

Date Filed

EXHIBIT A

A TRACT OF LAND LYING IN AND BEING A PART OF TRACTS N, O AND P OF THE PLAT OF MATANZAS INLET BEACH, MAP BOOK 4, PAGE 62 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A PERMANENT REFERENCE MONUMENT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A, WITH THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF BARRATARIA ISLAND, MAP BOOK 12, PAGES 86 THROUGH 89 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 15 DEGREES 24' 00" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. A-1-A, A DISTANCE OF 27.00' TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 15 DEGREES 24' 00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 32.01' TO THE POINT OF CURVATURE OF A CURVE CONCAVE AT THE SOUTHEAST, HAVING A RADIUS OF 5779.65'; THENCE SOUTHEASTERLY ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 00' 04" AN ARC DISTANCE OF 100.99'; THENCE SOUTH 70 DEGREES 15' 00" WEST, PARALLEL WITH THE SOUTHERLY LINE OF THE AFORESAID PLAT OF BARRATARIA ISLAND, A DISTANCE OF 470.28'; THENCE NORTH 36 DEGREES 30' 00" WEST, 9.64'; THENCE NORTH 56 DEGREES 00' 00" EAST, 130.21'; THENCE NORTH 19 DEGREES 45' 00" WEST, 67.30'; THENCE NORTH 70 DEGREES 15' 00" EAST, 115.00'; THENCE NORTH 19 DEGREES 45' 00" WEST, 25.00'; THENCE NORTH 70 DEGREES 15' 00" EAST, 41.00'; THENCE NORTH 70 DEGREES 30' 31" EAST, 200.06' TO THE POINT OF BEGINNING. ALSO BEING SUBJECT TO AN EASEMENT FOR NAVIGATIONAL PURPOSES OF THE WATERS OF THE CANAL THAT ARE PART OF THIS TRACT, ALSO BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 10 FEET OF THE EAST 60 FEET OF SAID TRACT, AND BEING, ENTITLED TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 10 FEET OF THE EAST 60 FEET OF TRACT "B" AS DESCRIBED IN OFFICIAL RECORDS BOOK 880, PAGE 79, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 2

APPLICATION AND SUPPORTING

DOCUMENTS



St. Johns County Growth Management Department

Application for: **Zoning Variance**

Date **9/8/25**

Property Tax ID No **1892400010**

Project Name **Hansel Garage**

Property Owner(s) **Jeff Hansel, Janine Hansel**

Phone Number **561-702-0485**

Address **8875 A1A S**

Fax Number

City **St Augustine**

State **FL**

Zip Code **32080**

e-mail **jhansel@customermotivators.com**

Are there any owners not listed? No Yes If yes please provide information on separate sheet.

Applicant/Representative **Brian Amerson**

Phone Number **189**

Address **5431 A1A S Unit 1**

Fax Number **NA**

City **St Augustine**

State **FL**

Zip Code **32080**

e-mail **Brian@acgincorporated.net**

Property Location **8875 A1A S ST AUGUSTINE FL 32080**

Major Access **NA**

Size of Property **1.030 Ac**

Cleared Acres (if applicable)

Zoning Class **AD**

No. of lots (if applicable)

Overlay District (if applicable) **Ponte Vedra/Palm Valley**

Water & Sewer Provider

Future Land Use Designation **A-CST**

Present Use of Property **Single Family**

Proposed Bldg. S.F. **1324**

Project Description (use separate sheet if necessary)

Request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the eave height of an Accessory Structure to be greater than the eave height of the Main Use residential building. Request to construct a two story Accessory Garage Building with Guest Quarters above. There currently is not a garage on the property so the home owner has no place to store his vehicles or any other items. Also due to the current existing house elevation being below the current fema flood plane they are wanting the garage to be 2 story so when family or guests come they have a place to stay because adding to the existing house would not work due to fema compliance. Also the home owner plans to eventually demolish the existing house to build a new structure that is out of the flood plane and wants to have this new garage space to use to stay on the property while the new house is being built.

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:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s) **Brian Amerson**

Revised August 24, 2015

BUILDING FOOTAGE INFORMATION

EXISTING RESIDENCE FOOTPRINT	2,236 Sq Ft
NEW GARAGE	720 Sq Ft
NEW IN-LAW SUITE	720 Sq Ft
DECK & PORCHES	752 Sq Ft
NEW GARAGE FOOTPRINT	1,324 Sq Ft
TOTAL (RESIDENCE + GARAGE)	3,560 Sq Ft
LOT SIZE	44,295 Sq Ft
EXISTING LOT COVERAGE	50 %
PROPOSED LOT COVERAGE	80 %

STRUCTURE INFORMATION

RESIDENCE TOTAL ROOF HEIGHT	16'-10"
RESIDENCE MEAN ROOF HEIGHT	12'-3"
GARAGE TOTAL ROOF HEIGHT	29'-0"
GARAGE MEAN ROOF HEIGHT	25'-0"
RESIDENCE NUMBER OF STORIES	1
GARAGE NUMBER OF STORIES	2

TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS NOT LOCATED WITHIN 1 MILE OF THE COASTLINE
WIND BORNE DEBRIS PROTECTION IS NOT REQUIRED

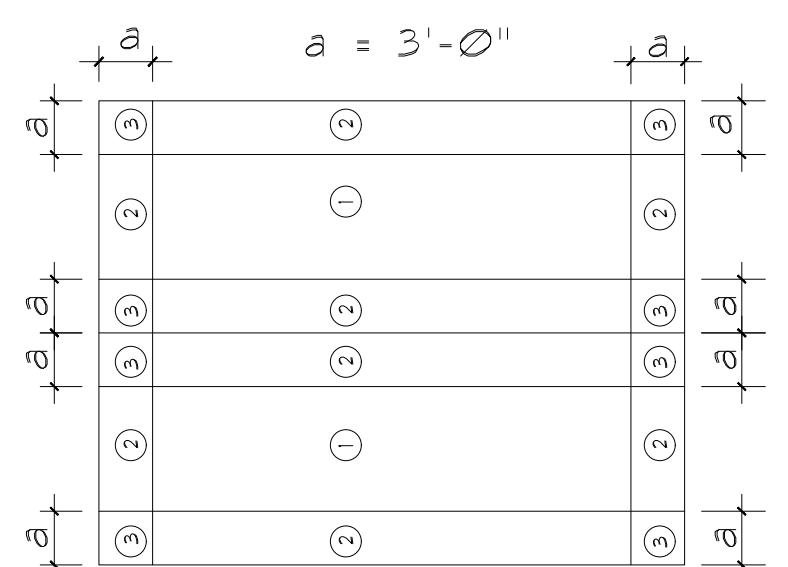
WIND ZONE INFORMATION

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 8th EDITION

1. BASIC WIND SPEED (3 SECOND GUSTS)	130 M.P.H.
2. WIND IMPORTANCE FACTOR	1.0
3. WIND EXPOSURE CATEGORY	B
4. INTERNAL PRESSURE COEFFICIENT	+1.0 OR -1.0
5. COMPONENT & CLADDING WIND LOADS	lbs/sqft.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

EFFECTIVE WIND AREA Ft. Sq.				
10	20	50	100	
ROOF				
1	10.5	-25.9	10.0	-25.2
243	10.5	-43.5	10.0	-38.8
	100	100	100	100
WALL				
4	25.9	-28.1	24.7	-26.9
5	25.9	-34.7	24.7	-32.4
ROOF OVERHANG				
10	10	20	50	100
	-37.3	-36.7	-35.2	-35.1
	-61.5	-48.3	-30.8	-17.6



NOTES:

- FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
- SEE FIGURES FOR LOCATION OF ZONES.
- PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

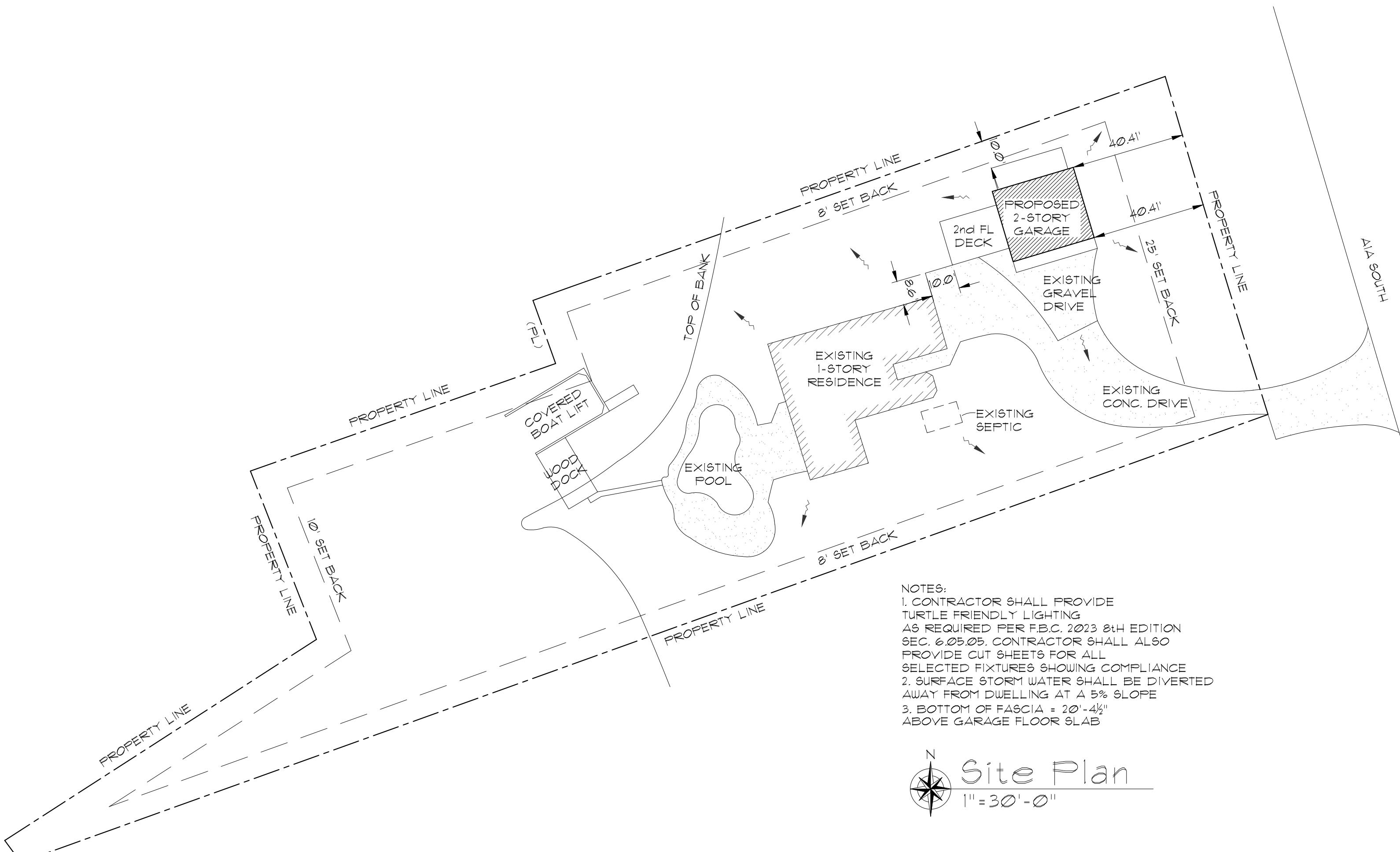
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF:
2023 FLORIDA BUILDING CODE TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONE, EIGHTH EDITION
NATIONAL ELECTRICAL CODE (NEC) (2020)
NFPA-101, LIFE SAFETY CODE (2024)
FLORIDA FIRE PREVENTION CODE EIGHTH EDITION (2023)
2023 FLORIDA BUILDING CODE, BUILDING, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, RESIDENTIAL, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, ACCESSIBILITY, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, MECHANICAL, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, PLUMBING, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, FUEL GAS, EIGHTH EDITION
2023 FLORIDA BUILDING CODE EXISTING BUILDING, EIGHTH EDITION

Hansel Residence New Garage

8875 A1A South
St. Augustine, Florida 32080

INDEX OF DRAWINGS

- SITE PLAN, CODE INFORMATION, & SHEET INDEX
- PROPOSED GARAGE FLOOR PLANS
- PROPOSED GARAGE ELEVATIONS
- GARAGE FOUNDATION PLAN & ROOF PLAN
- GARAGE FRAMING PLAN
- GARAGE BUILDING SECTION
- CONSTRUCTION DETAILS
- GARAGE ELECTRICAL PLAN

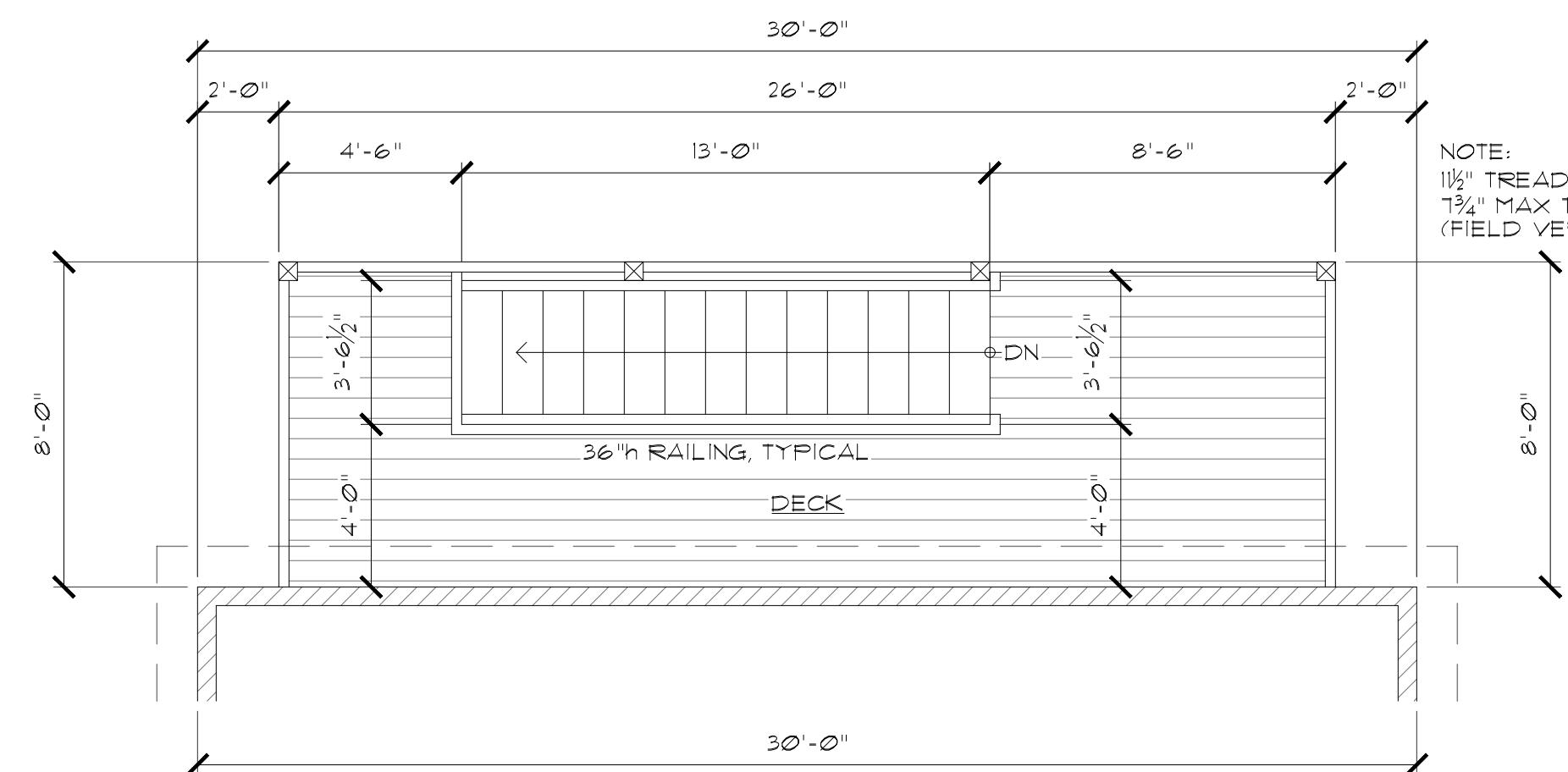


STRUCTURAL NOTES

- DESIGN LOADS:
 - ROOF LIVE LOADS
 - FLOOR LIVE LOADS
 - WIND LOADS

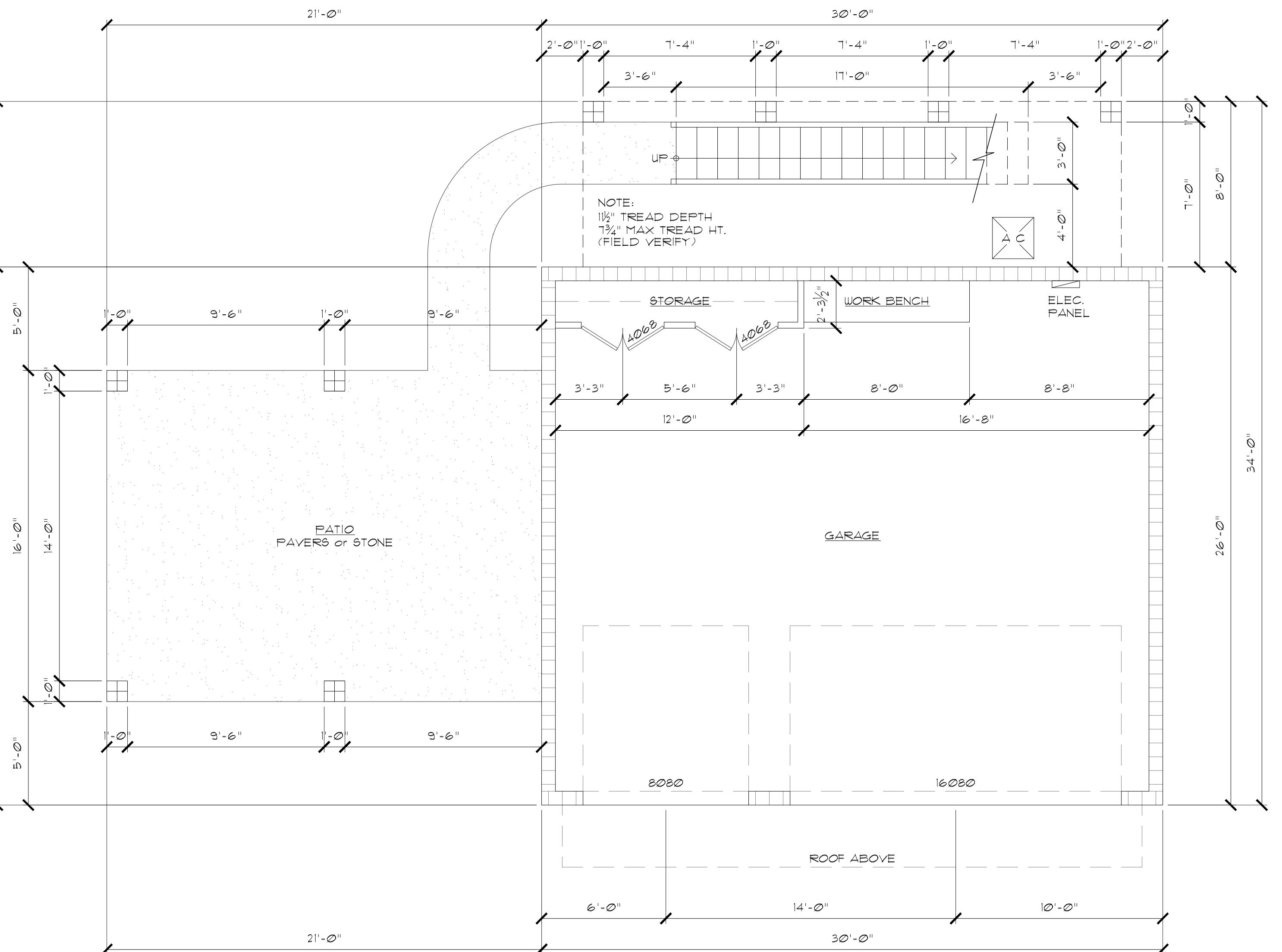
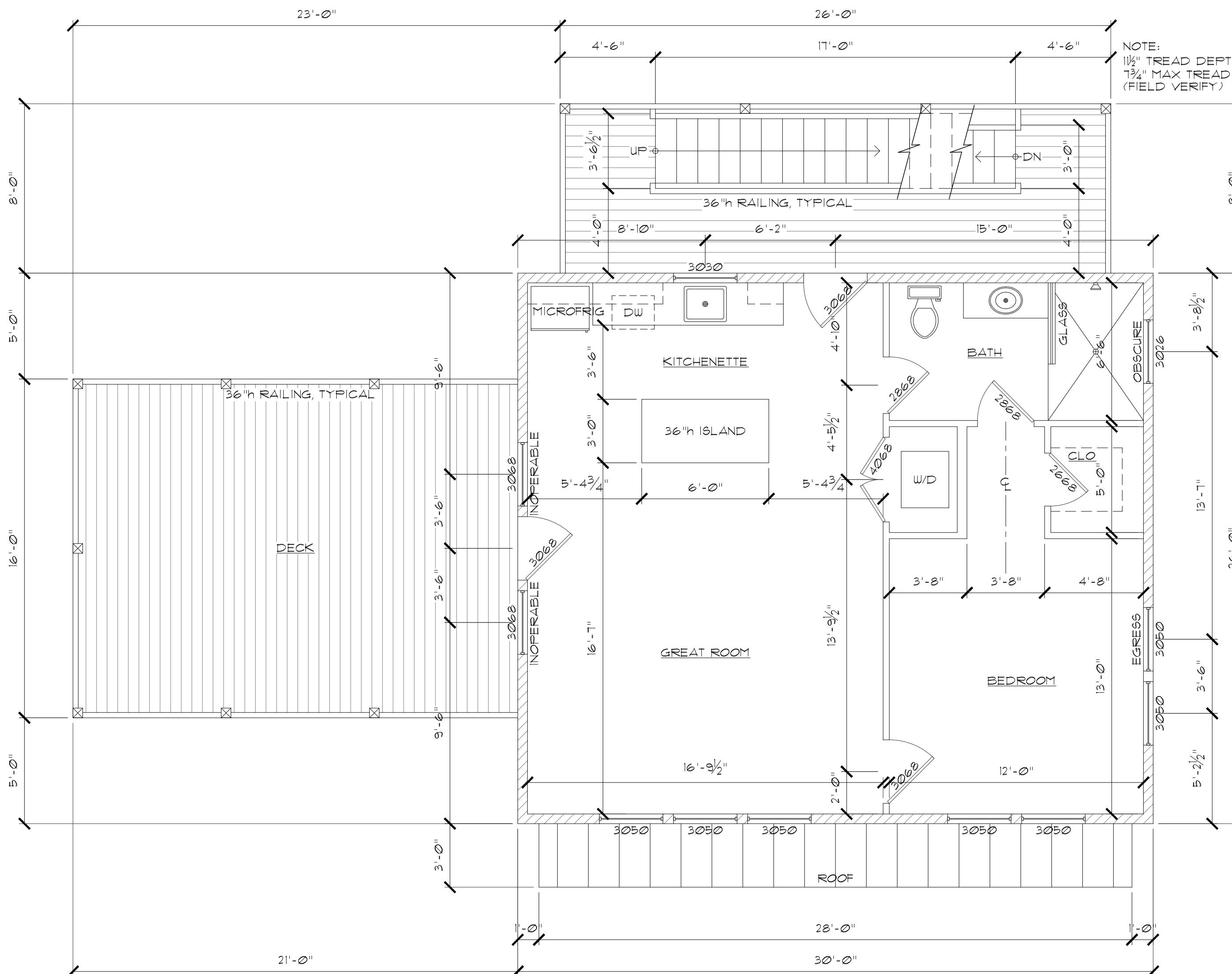
(FL. BLDG. CODE 2023 8th EDITION)
- MATERIAL
 - CONCRETE: DESIGN AND CONSTRUCTED PER ACI. 318-23
 - ITEM
 - SLAB
 - CMU, FILLED CELLS & BEAMS

COMPRESSIVE STRENGTH @ 28 DAYS
2,500 P.S.I.
- REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
- STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF AISC.
- SHAPES AND PLATES CONFORM TO ASTM A-36
- WELDING CONFORM TO "AWS D1.1, STRUCTURAL WELDING CODE"
- ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
- WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
- FRAMING LUMBER: SOUTHERN PINE PER NFPA, NATIONAL DESIGN SPEC'S, FOR WOOD CONSTRUCTION
 - SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
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 - RING SHANK NAILS
 - NAILS @ 6" O.C. AT PANEL EDGES.
 - NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
 - NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
 - PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
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 - NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
 - ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS. FLY-WOOD NAILING TO BE: 2d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2" Ø THREADED ROD WITHIN 8' OF SHEAR WALL.
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 - ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED. WIND BORNE DEBRIS PROTECTION IF REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR.



NOTE:
1 1/8" TREAD DEPTH
1 3/4" MAX TREAD HT.
(FIELD VERIFY)

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION...

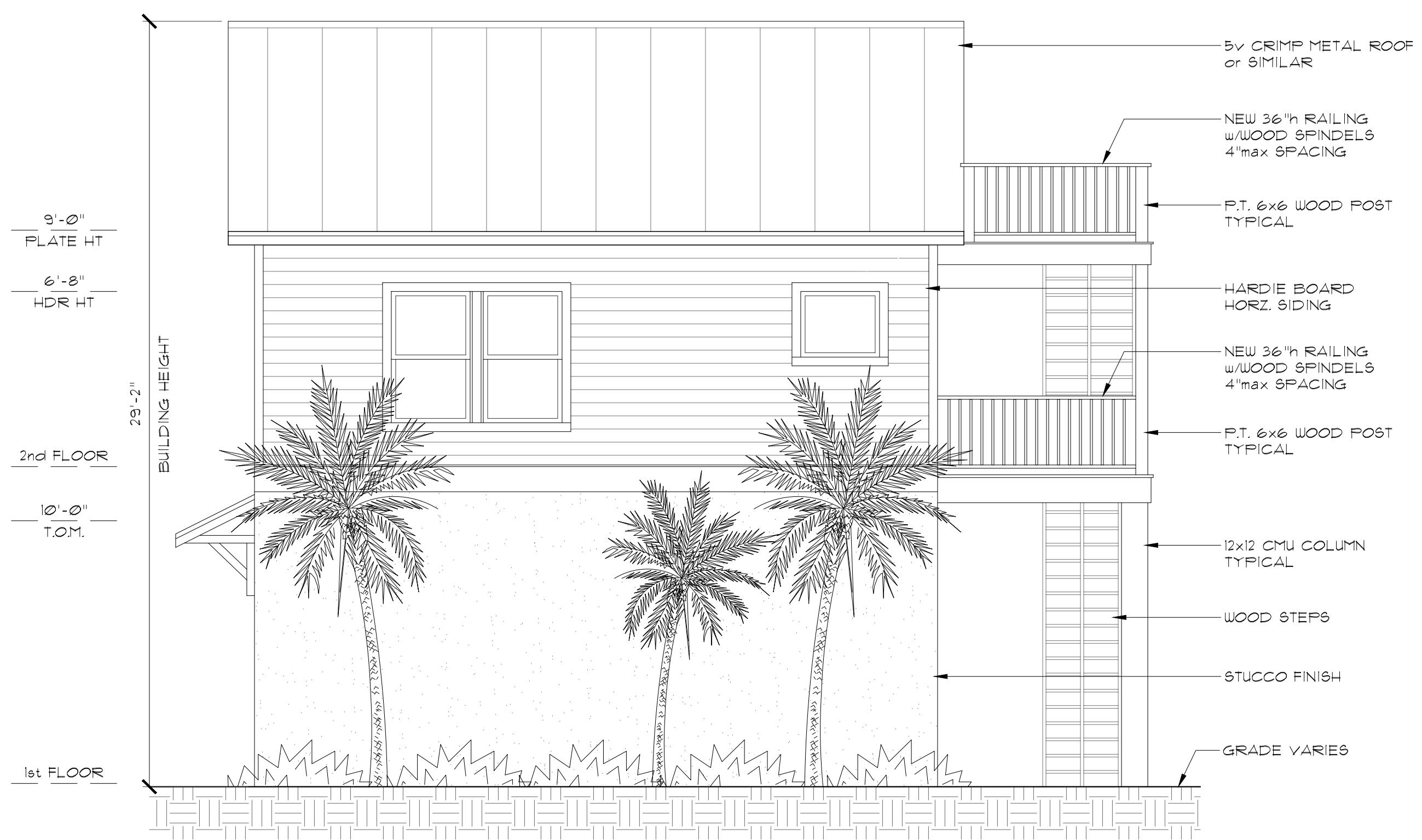


LES THOMAS
A R C H I T E C T
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 32080

NEW GARAGE
HANSEL RESIDENCE

Date: 9.16.25
Scale: AS NOTED
Drawn: MURPHY
File: 8875
SHEET
A3

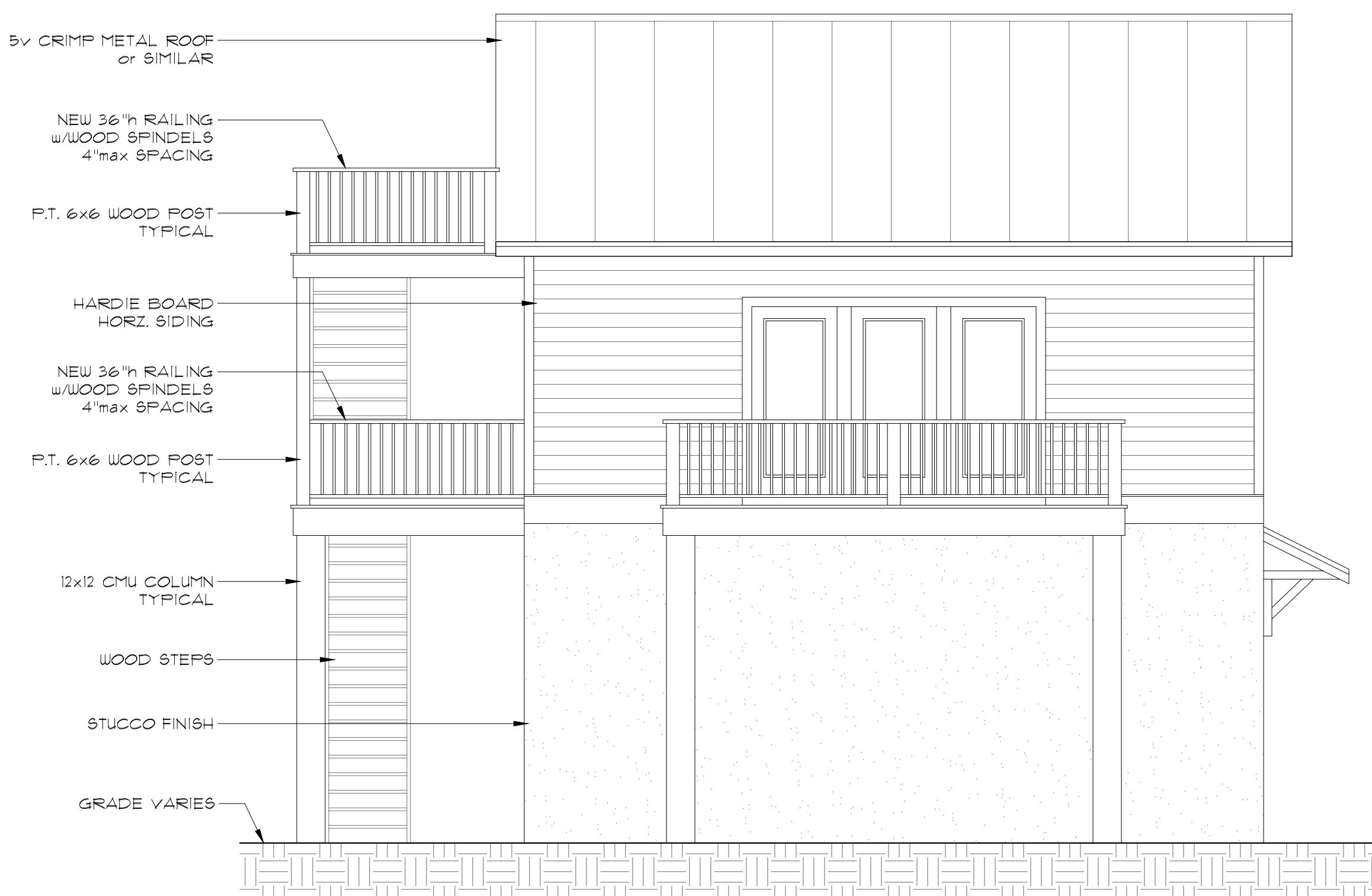
NOTE:
ELEVATION DRAWINGS ARE INTENDED
FOR DESIGN PURPOSES ONLY.
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.



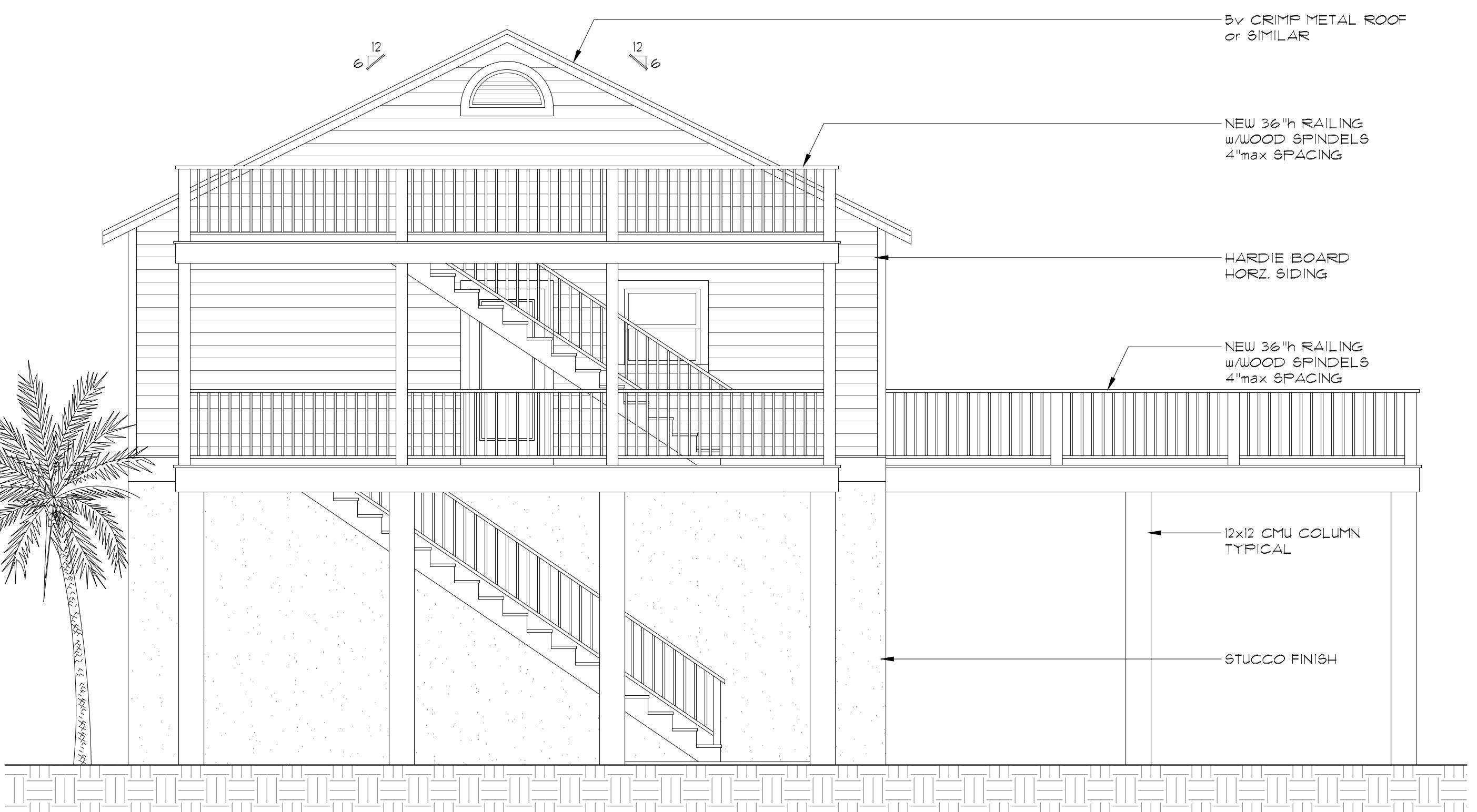
East Elevation
1/4" = 1'-0" Garage



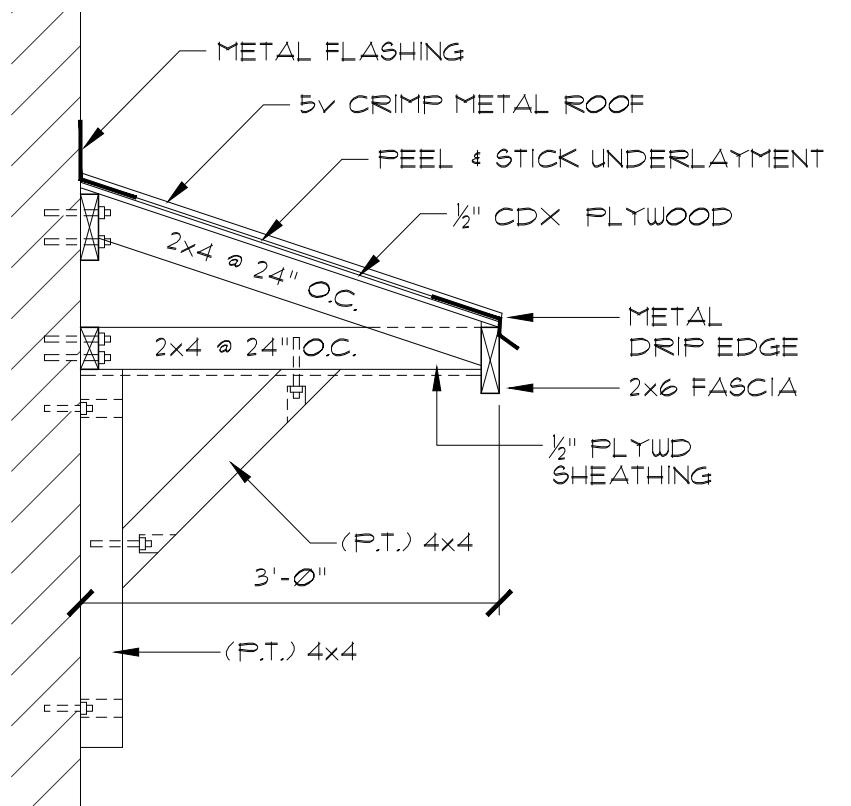
South Elevation
1/4" = 1'-0" Garage



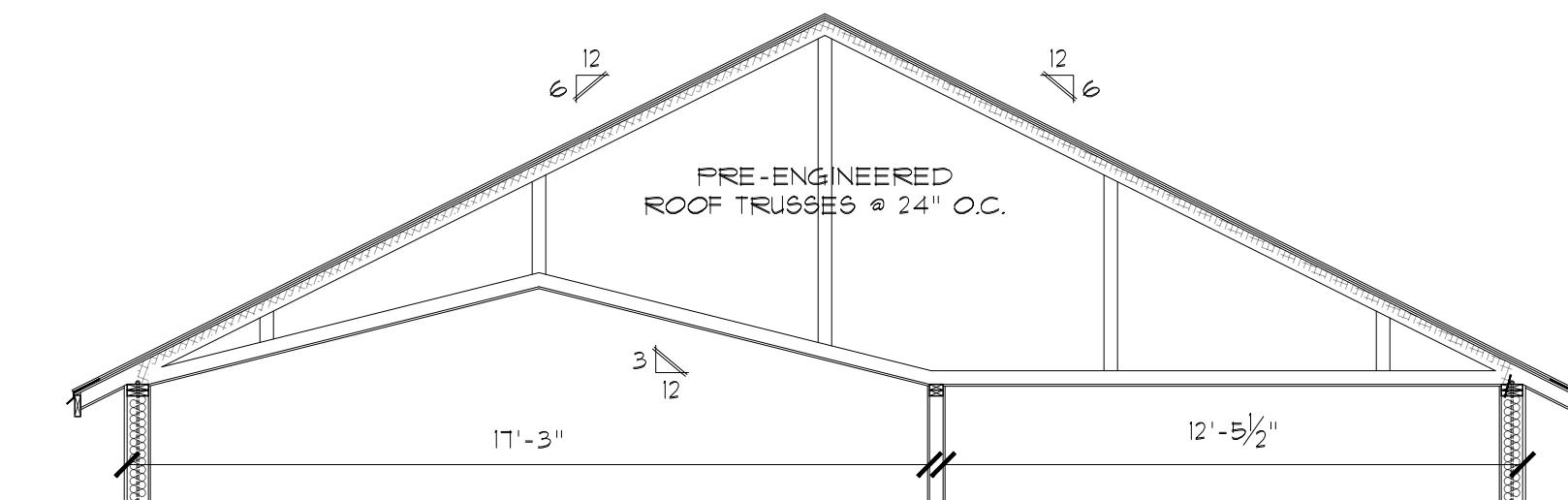
West Elevation
1/4" = 1'-0" Garage



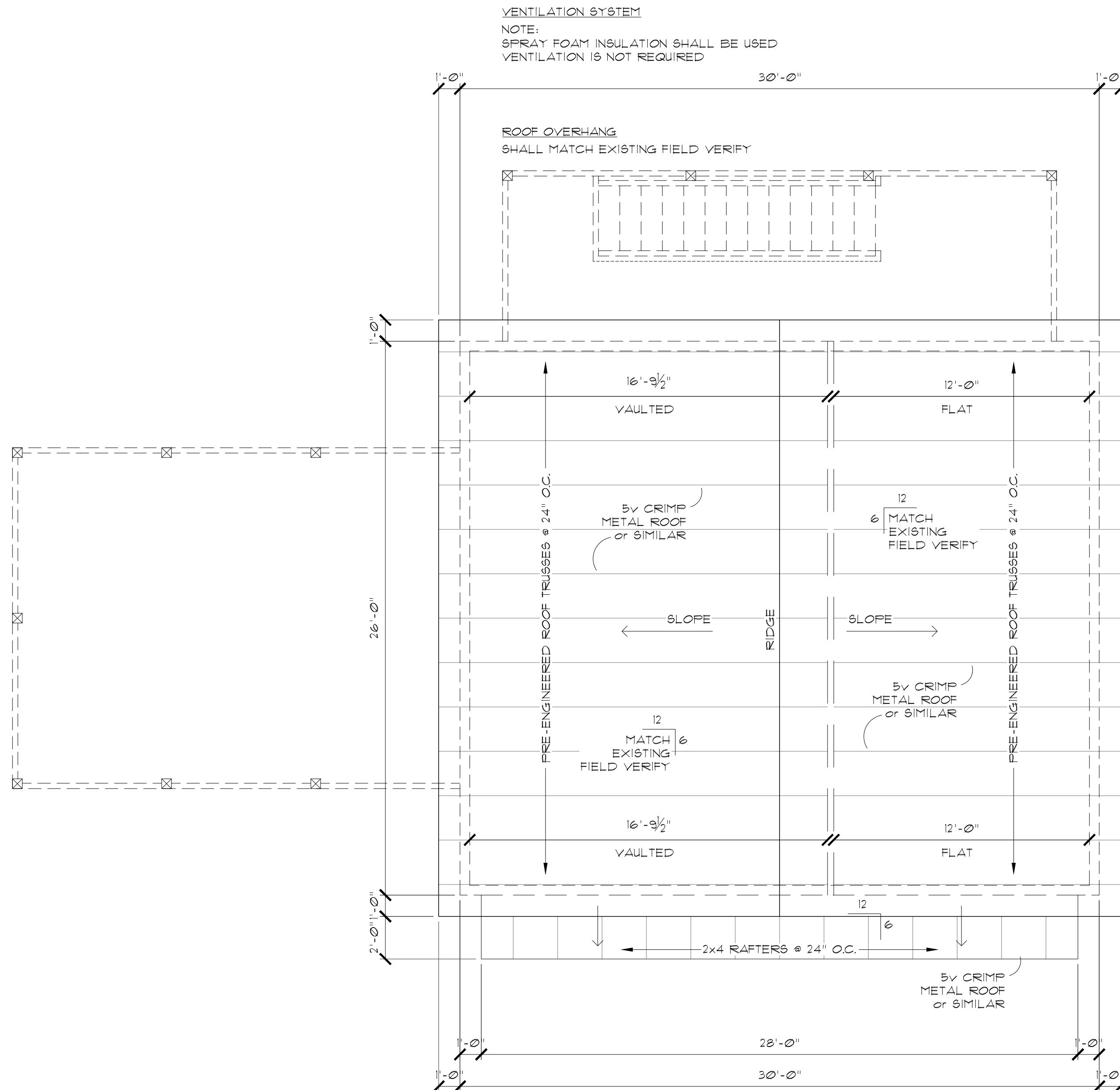
North Elevation
1/4" = 1'-0" Garage



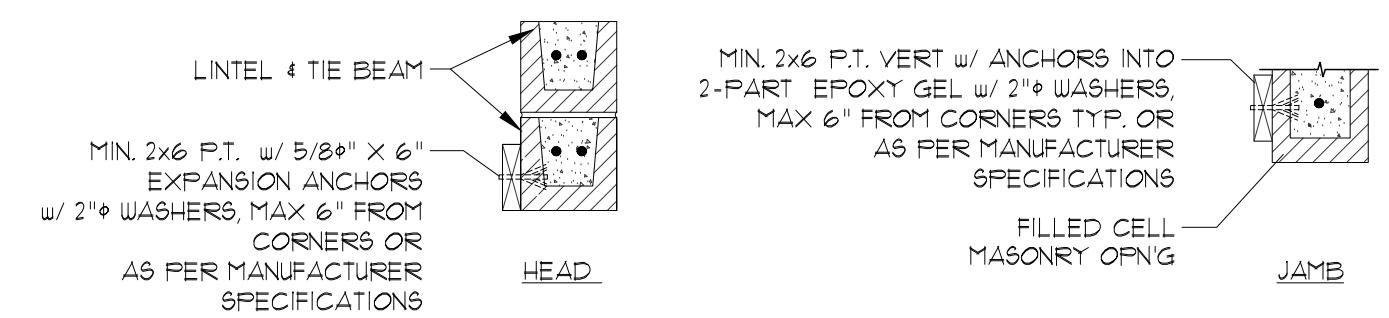
Bracket Detail



Roof Truss Profile

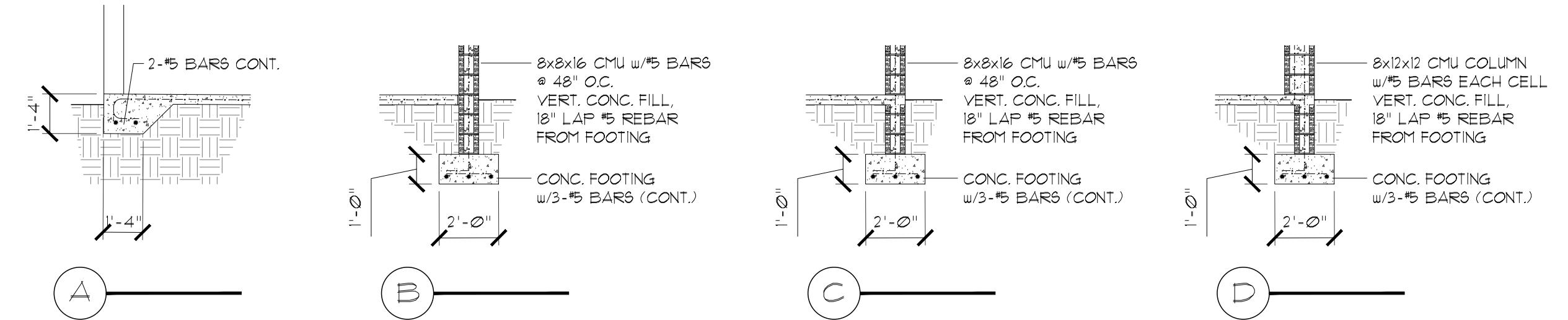


Roof Plan

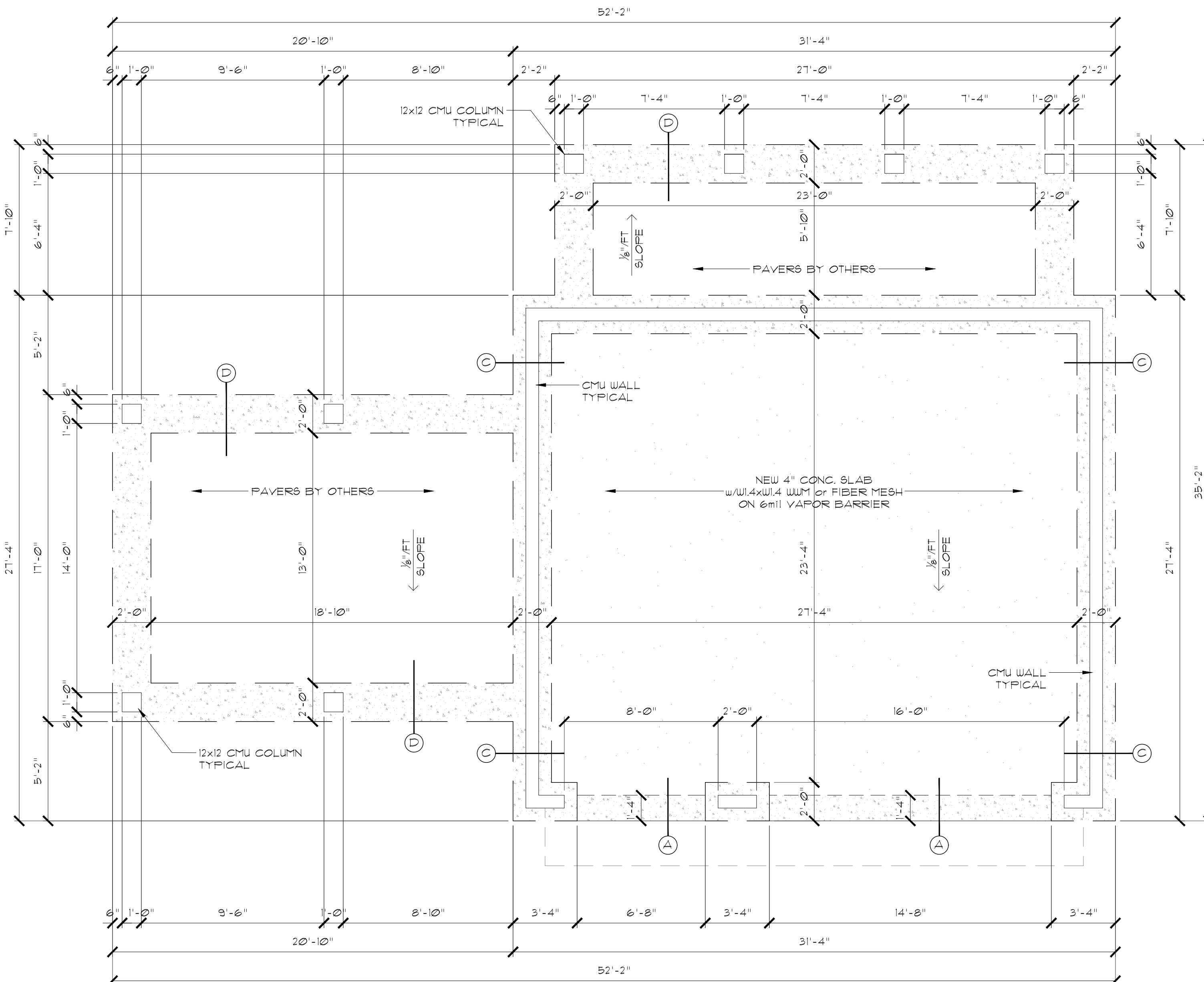


Garage Door Anchor

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION...

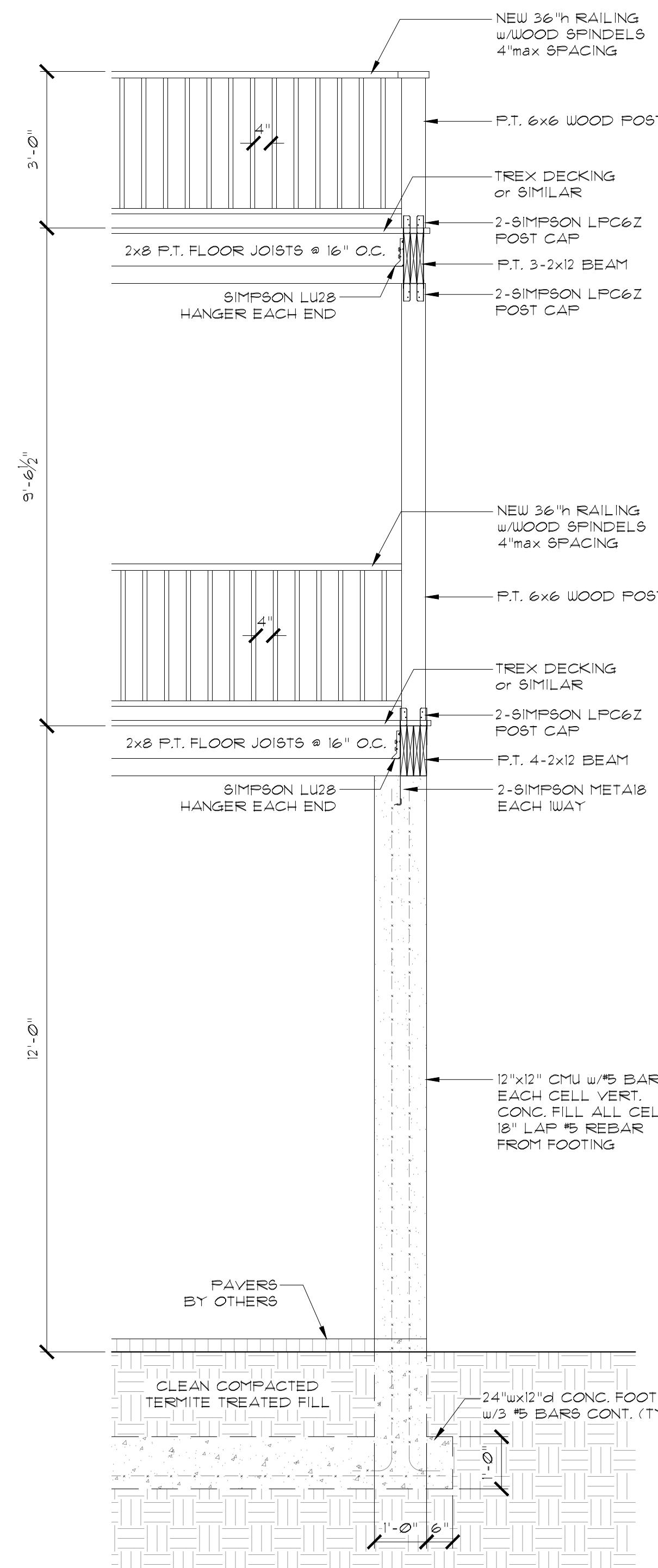


Foundation Details

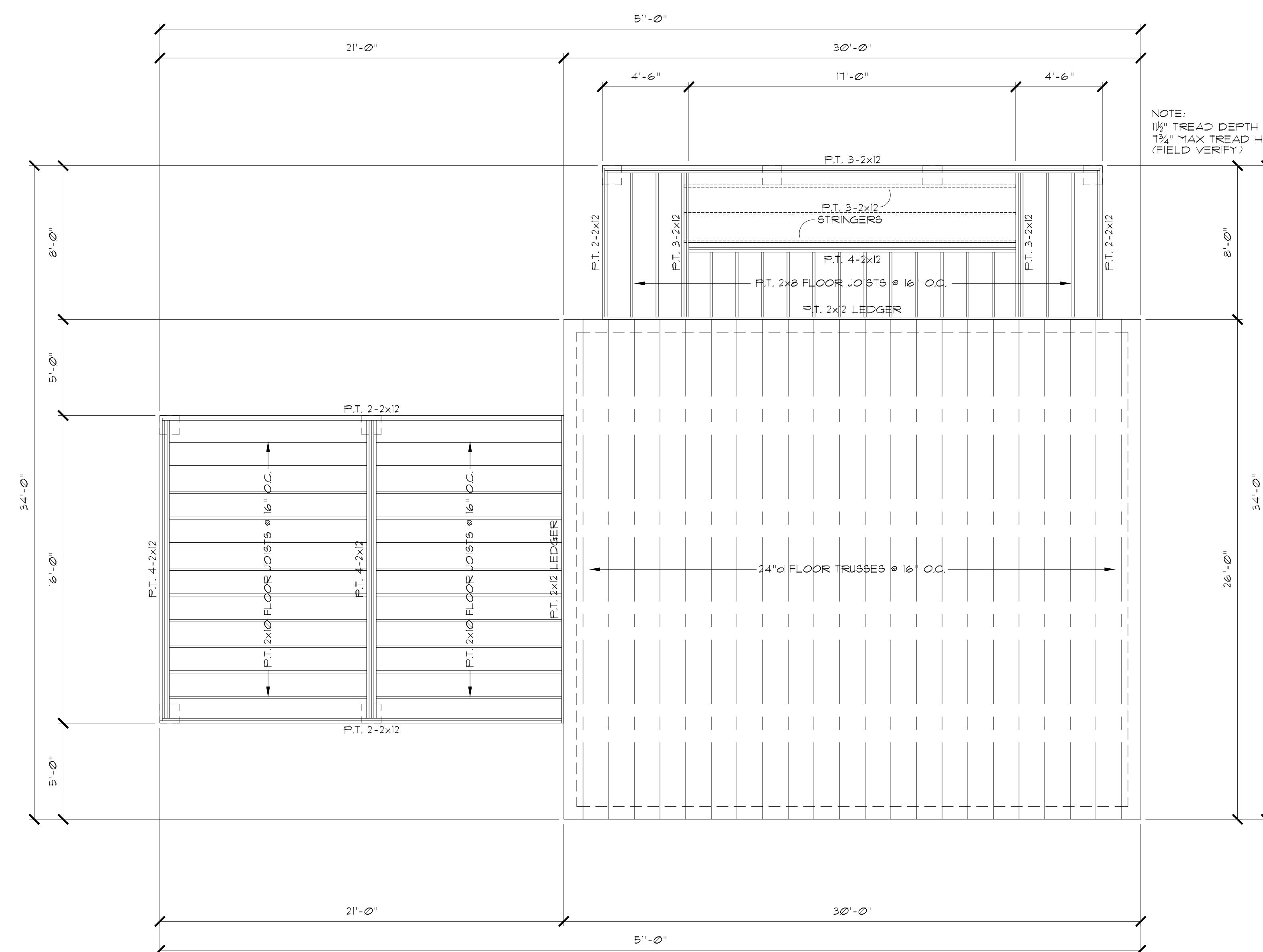


Foundation Plan

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION...



Porch Section



2nd Floor Framing Plan

$\frac{1}{4}$ " = 1'-0" Garage

te: 9.16.25

ale: AS NOTED

awn: MURPHY

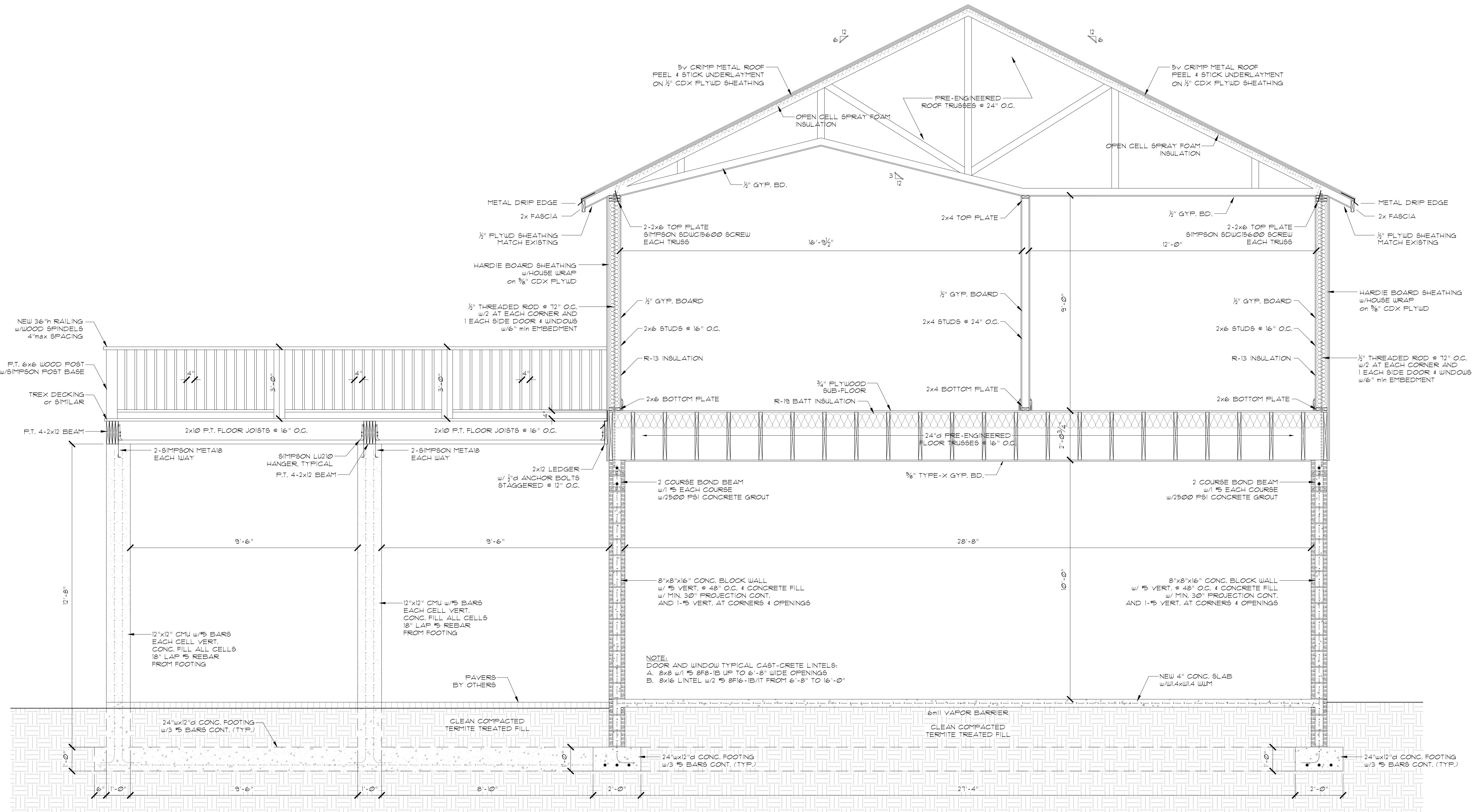
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HANSEL RESIDENCE NEW GARAGE

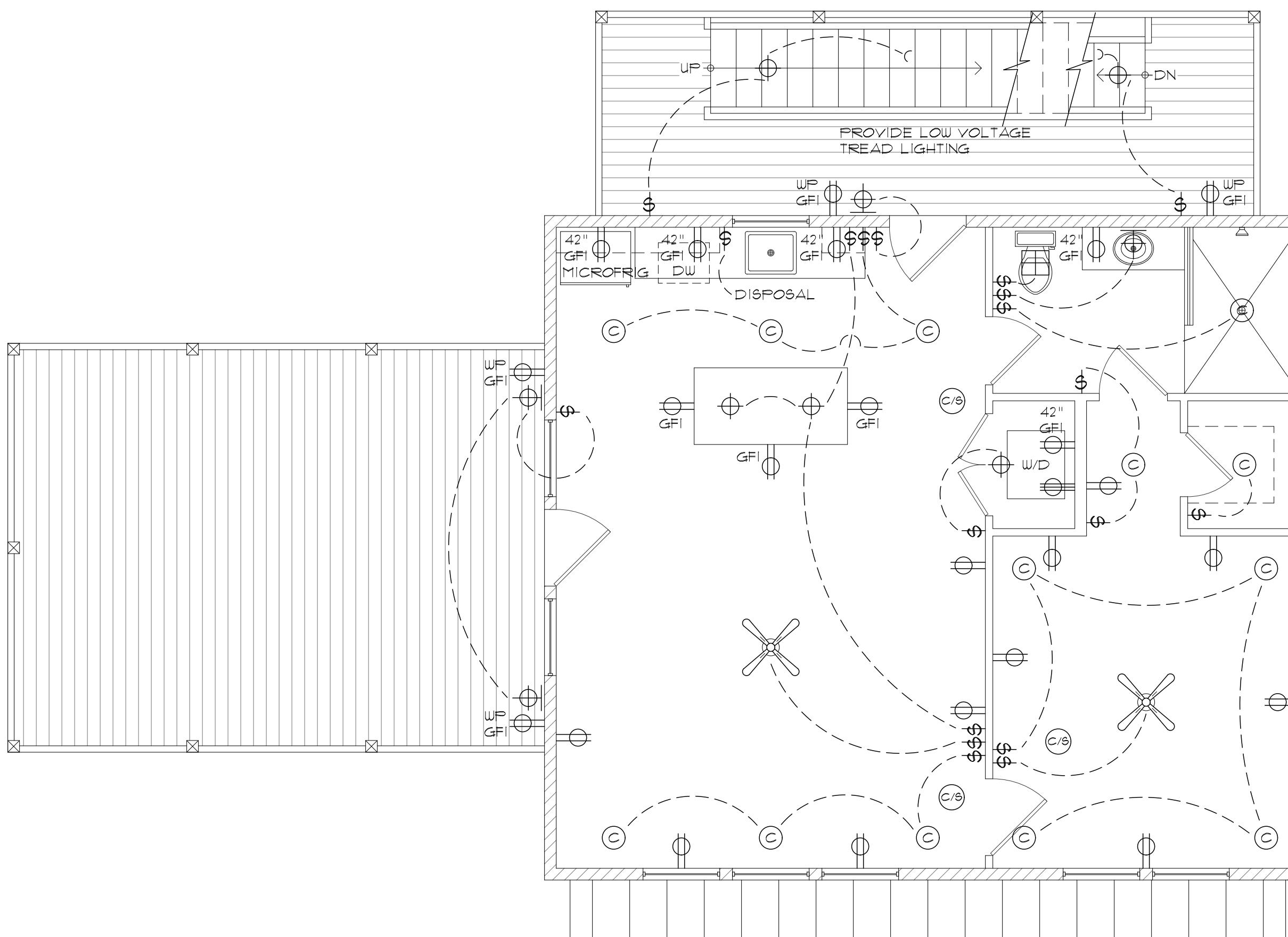
38875 AIA SOUTH, ST. AUGUSTINE, FLORIDA 32080
HANSEL RESIDENCE
NEW GARAGE

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508
A R C H I T E C T
JESSE H. THOMAS



Building Section
1/2" = 1'-0"

Garage

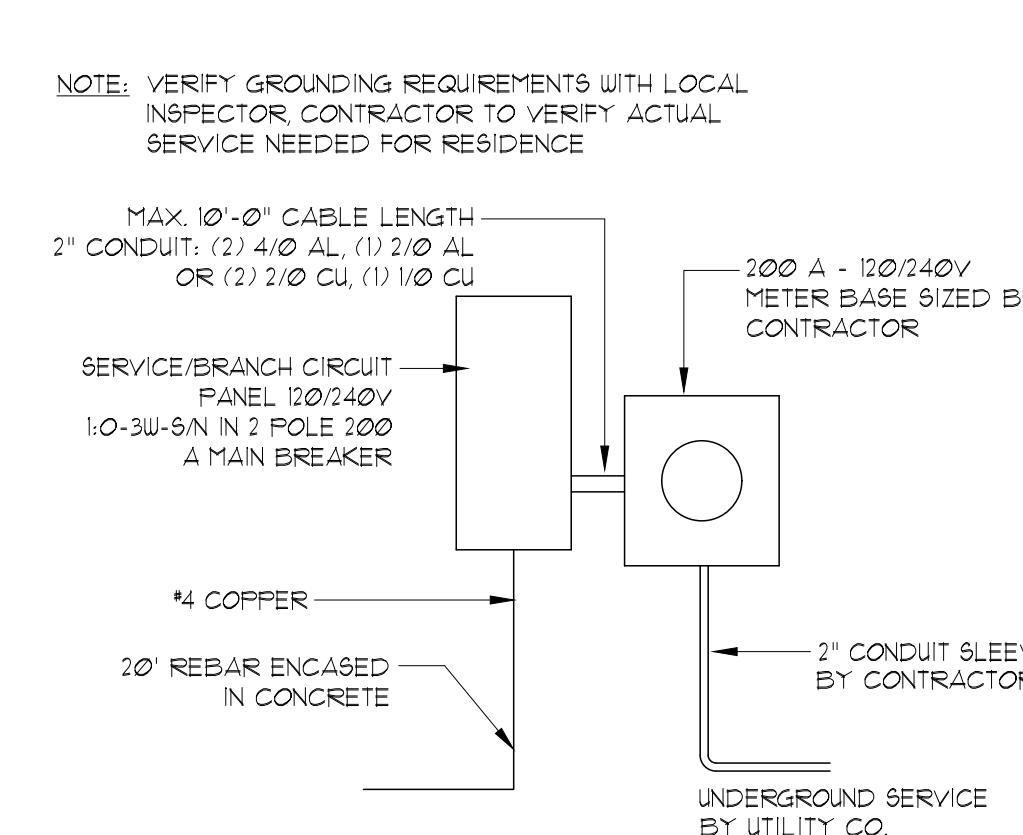


2nd Floor Electrical Plan

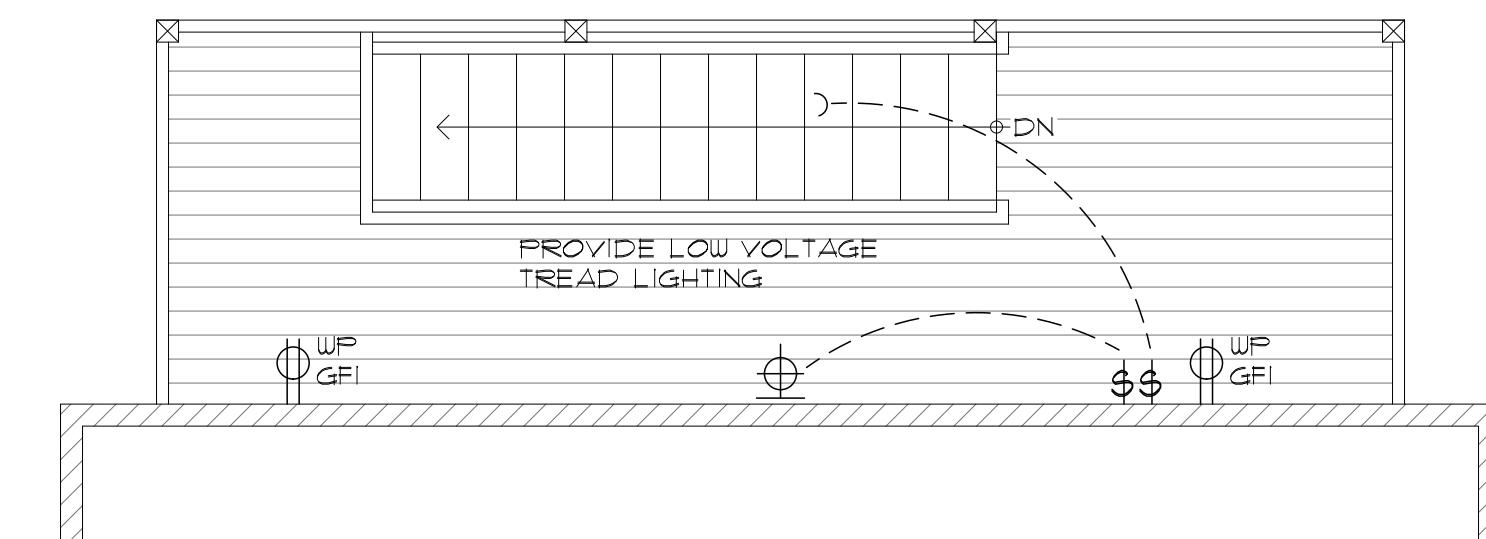
1/4" = 1'-0"

Electrical Notes

- ALL SMOKE PROTECTORS SHALL MEET THE REQUIREMENTS OF FBC AND NFPA12.
- GFCI PROTECTED ALL WET AREAS.
- SMOKE ALARMS TO BE INSTALLED IN SLEEPING ROOMS AND HALLS.
- SMOKE ALARMS TO BE INTERCONNECTED W/ BATTERY BACKUP.
- HVAC AIRHANDLER W/ DISCONNECT.
- ELECTRICIAN TO PROVIDE GFCI LINE IF REQUESTED BY OWNER. TERMINATION TO BE LOCATED BY OWNER.
- ELECTRICIAN TO PROVIDE FOR (4) PHONE LINES TERMINATION LOCATED BY OWNER.
- PROVIDE SEPARATE SWITCH FOR FAN AND LIGHTING IN EACH BATHROOM.
- BRANCH CIRCUITS IN LIVING ROOMS, BEDROOMS, Foyer, DINING ROOM, STAIRWAYS, LAUNDRY ROOM, KITCHEN, PANTRY, CLOSETS AND HALLWAYS SHALL BE ARC FAULT CIRCUIT-INTERRUPTER PROTECTED.
- ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT.
- CARBON MONOXIDE DETECTORS SHALL MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE FBC.

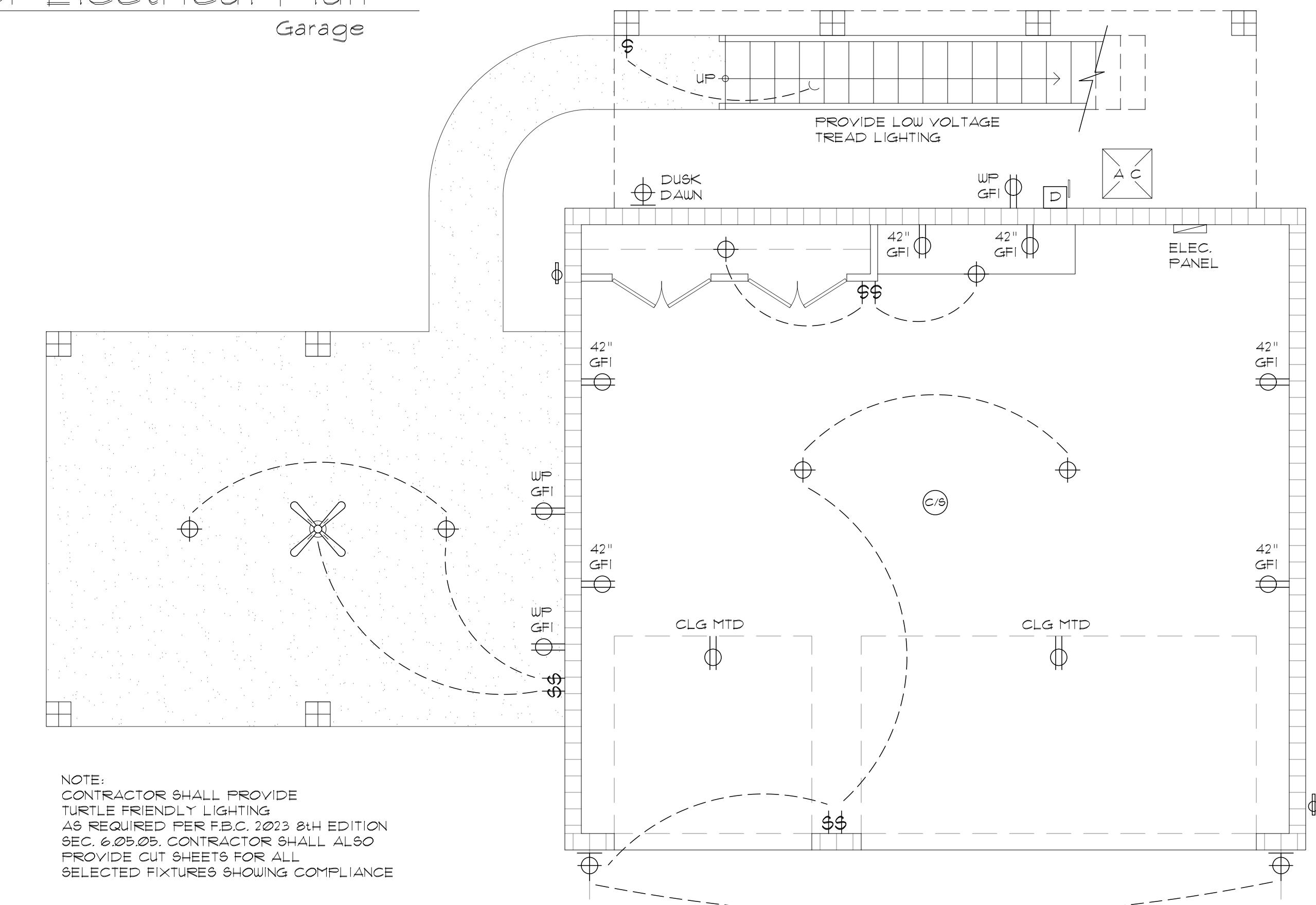


Service Riser Diagram
N.T.S.



3rd Floor Electrical Plan

1/4" = 1'-0"

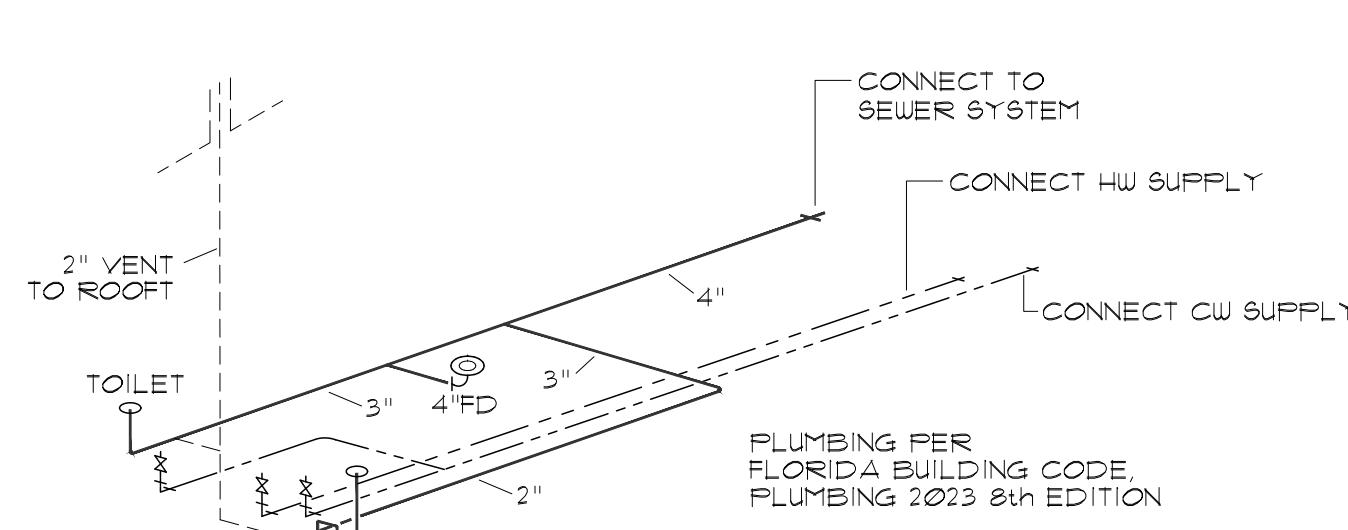


1st Floor Electrical Plan

1/4" = 1'-0"

Electrical Legend

- 120V WALL MOUNT DUPLEX RECEPTACLE 12" AFF. UNO.
- 240V WALL MOUNT DUPLEX RECEPTACLE 12" AFF. UNO.
- WALL MTD LIGHT
- CEILING MTD LIGHT
- STANDARD BOX w/RECESSED LIGHT
- WALL MOUNTED SWITCH - 48" AFF. UNO.
- CEILING MTD EXHAUST FAN
- HOSE BIB
- GFI w/ GROUND FAULT INTERRUPTER
- WEATHER PROTECTED
- DISCONNECT
- CARBON MONOXIDE AND SMOKE DETECTOR
- CEILING MTD FAN w/LIGHT AND REMOTE CONTROL



Typ Riser Diagram
N.T.S.



Owner's Authorization Form

Brian Amerson

is hereby authorized TO ACT ON BEHALF OF

Jeff Hansel, Janine Hansel

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Zoning Variance

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated (NA), have been notified of the Application for Zoning Variance
(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

Print Name

Jeff Hansel

Signature of Owner

Print Name

Janine Hansel

Telephone Number

561-70-0485

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of September, 2025 by Karla Moore Carter as Notary for Jeff Hansel and Janine Hansel



Notary Public, State of Florida
Name: Karla Moore Carter
My Commission Expires: 1/9/2029
My Commission Number is: HH 627376

Personally Known OR Produced Identification _____

Type of Identification Produced _____
Revised August 30, 2011

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Peter B. Weintraub, Esq.
WEINTRAUB & WEINTRAUB, P.A.
7700 Congress Avenue, Suite #1110
Boca Raton, Florida 33487
Our File No.: 24087

Property Appraisers Parcel Identification (Folio) Number: 1892400010

Florida Documentary Stamps in the amount of **\$9,625.00** have been paid hereon.

Space above this Line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 6th day of August 2024 by **PAULA R. SEVERINO, LLC**, a Florida limited liability company, whose post office address is 3348 NE 27th Avenue, Lighthouse Point, FL 33064 herein called the Grantor, to **Jeffrey Hansel and Janine Hansel, husband and wife** whose post office address is 6755 Wind Point Way, Lake Worth, Florida 33467, hereinafter called the Grantees:

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

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. JOHNS County, State of Florida, viz.:

A TRACT OF LAND LYING IN AND BEING A PART OF TRACTS N, O AND P OF THE PLAT OF MATANZAS INLET BEACH, MAP BOOK 4, PAGE 62 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A PERMANENT REFERENCE MONUMENT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A, WITH THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF BARRATARIA ISLAND, MAP BOOK 12, PAGES 86 THROUGH 89 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 15 DEGREES 24' 00" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. A-1-A, A DISTANCE OF 27.00' TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 15 DEGREES 24' 00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 32.01' TO THE POINT OF CURVATURE OF A CURVE CONCAVE AT THE SOUTHEAST, HAVING A RADIUS OF 5779.65'; THENCE SOUTHEASTERLY ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 00' 04" AN ARC DISTANCE OF 100.99'; THENCE SOUTH 70 DEGREES 15' 00" WEST, PARALLEL WITH THE SOUTHERLY LINE OF THE AFORESAID PLAT OF BARRATARIA ISLAND, A DISTANCE OF 470.28'; THENCE NORTH 36 DEGREES 30' 00" WEST, 9.64'; THENCE NORTH 56 DEGREES 00' 00" EAST, 130.21'; THENCE NORTH 19 DEGREES 45' 00" WEST, 67.30'; THENCE NORTH 70 DEGREES 15' 00" EAST, 115.00'; THENCE NORTH 19 DEGREES 45' 00" WEST, 25.00'; THENCE NORTH 70 DEGREES 15' 00" EAST, 41.00'; THENCE NORTH 70 DEGREES 30' 31" EAST, 200.06' TO THE POINT OF BEGINNING. ALSO BEING SUBJECT TO AN EASEMENT FOR NAVIGATIONAL PURPOSES OF THE WATERS OF THE CANAL THAT ARE PART OF THIS TRACT, ALSO BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 10 FEET OF THE EAST 60 FEET OF SAID TRACT, AND BEING, ENTITLED TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 10 FEET OF THE EAST 60 FEET OF TRACT "B" AS DESCRIBED IN OFFICIAL RECORDS BOOK 880, PAGE 79, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CFN: 1892400010

A/K/A 8875 A1A SOUTH, SAINT AUGUSTINE, FLORIDA 32080

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

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 Grantees 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, and hereby 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 December 31, 2023.

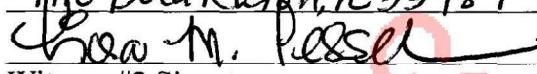
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature

Cheryl L. Hejmowski
Witness #1 Printed Name

Witness #1 Address: 7700 Congress Ave
#1110 Boca Raton, FL 33487


Witness #2 Signature

Lisa M. Pessel
Witness #2 Printed Name

Witness #2 Address: 7700 Congress Ave
#1110 Boca Raton, FL 33487

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me this 5th day of August, 2024, by Paula R. Severino, authorized member and Michael Severino, authorized member of Paula R. Severino, LLC, a Florida limited liability company on behalf of the company, who appeared by physical presence and are personally known to me or who have produced valid Drivers' Licenses as identification.

SEAL

My Commission Expires:



Notary Public
Cheryl L. Hejmowski
Printed Notary Name

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Peter B. Weintraub, Esq.
WEINTRAUB & WEINTRAUB, P.A.
7700 Congress Avenue, Suite #1110
Boca Raton, Florida 33487
Our File No.: 24087

File No: 24087



This Survey has been prepared for:

PROPERTY ADDRESS:

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.

TYPE OF SURVEY:

BOUNDARY
 ALTA/NSPS

CONSTRUCTION
 TOPOGRAPHIC

CONDOMINIUM
 SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):
A OR AL = ARC LENGTH
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM
RECORD
DE = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F. = GARAGE FINISHED
FLOOR ELEV.
L= LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND
CURVATURE
PH = POOL HEATER
PI = POINT OF INTERSECTION
PK = PARKER KELON
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RNG = RANGE
PI = POINT OF INTERSECTION
PK = PARKER KELON
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
TWP = TOWNSHIP

UE = UTILITY EASEMENT
UP = UTILITY POLE
CURVATURE
WM = WATER METER
WV = WATER VALVE
QTR = QUARTER
PT = POINT OF TANGENCY
WV = WATER VALVE
CURVATURE
R = RADIUS
RNG = RANGE
PI = POINT OF INTERSECTION
PK = PARKER KELON
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP

PP = POOL PUMP
PRC = POINT OF REVERSE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RNG = RANGE
PI = POINT OF INTERSECTION
PK = PARKER KELON
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):
= UTILITY POLE
= LIGHT POLE
= CATCH BASIN
= FIRE HYDRANT
= MANHOLE
= WATER VALVE
= POOL PUMP
= POINT OF REVERSE
= POINT OF TANGENCY
= POINT OF INTERSECTION
= PARKER KELON
= POINT OF BEGINNING
= POINT OF COMMENCEMENT
= UTILITY EASEMENT
= UTILITY POLE
= CENTER LINE
= PARTY WALL
= AIR CONDITIONER
= SEPTIC LID
= ELEV. SHOT
= WATER METER

LINETYPES:
BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Elevations, if shown:

Benchmark: XXX

Benchmark Elev.: X'

Benchmark Datum: XXX

Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

Revisions:

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "Fit".

LANDTEC
SURVEYING
and Lien
LICENCED BUSINESS No. 8507

SIGNATURE _____ DATE: _____
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)