

12

AGENDA ITEM
Planning & Zoning

Meeting

10/15/2026

MEETING DATE

TO: Planning and Zoning Board Members

DATE: September 21, 2026

FROM: Patrick Heekin, Planner

PHONE: 904 209-0669

SUBJECT OR TITLE: ZVAR 2026-31 6951 Charles Street

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

PRESENTER: Zak Adams, Entire Inc.

BACKGROUND INFORMATION:

Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of four (4) feet in lieu of the required 15 feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve ZVAR 2026-31 6951 Charles Street based on six (6) findings of fact and six (6) conditions, as provided in the Staff Report.

DENY: Motion to deny ZVAR 2026-31 6951 Charles Street based on four (4) findings of fact, as provided in the Staff Report.



**Growth Management Department
Planning Division Report
Application for Zoning Variance
File Number: ZVAR 2026-31 6951 Charles Street**

To: Planning and Zoning Agency

From: Patrick Heekin, Planner

Date: September 21, 2026

Subject: **ZVAR 2026-31 6951 Charles Street**, a request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of four (4) feet in lieu of the required 15 feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage.

**Applicant/
Representative:** Zak Adams | Entire, Inc.

Owner(s): Argyle Forest Blvd, LLC

Hearing date(s): Planning and Zoning Agency – October 15, 2026

**Commissioner
District:** District 3

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve **ZVAR 2026-31 6951 Charles Street** based on six (6) findings of fact and six (6) conditions, as provided in the Staff Report.

DENY: Motion to deny **ZVAR 2026-31 6951 Charles Street** based on four (4) findings of fact, as provided in the Staff Report.

MAP SERIES

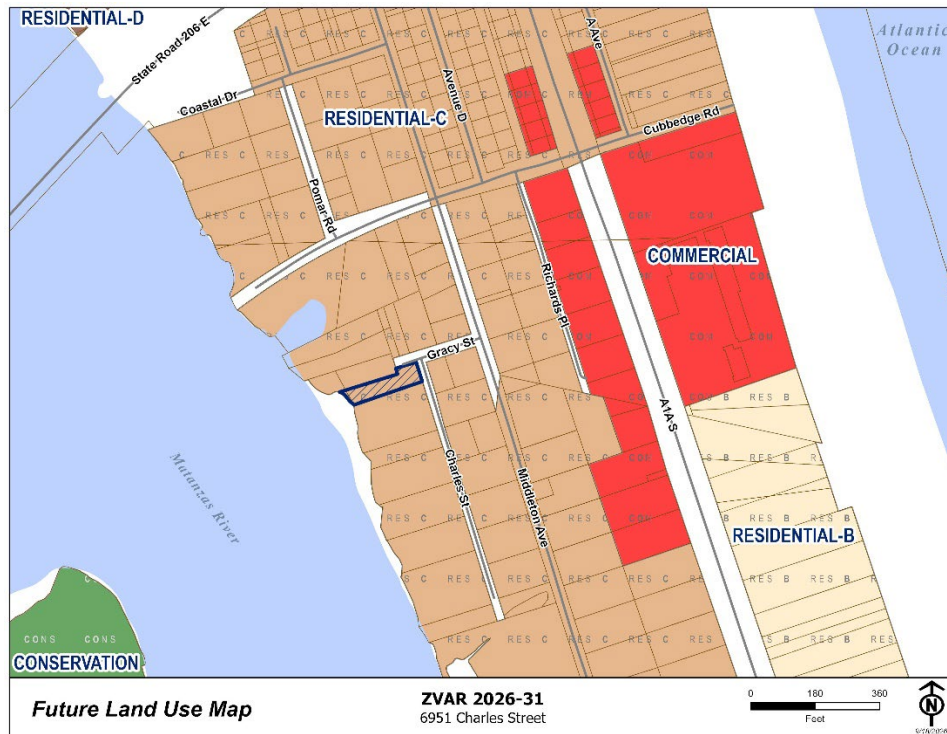
Location: The subject property is a vacant lot located on the western side of Charles Street, which is located west of A1A South.



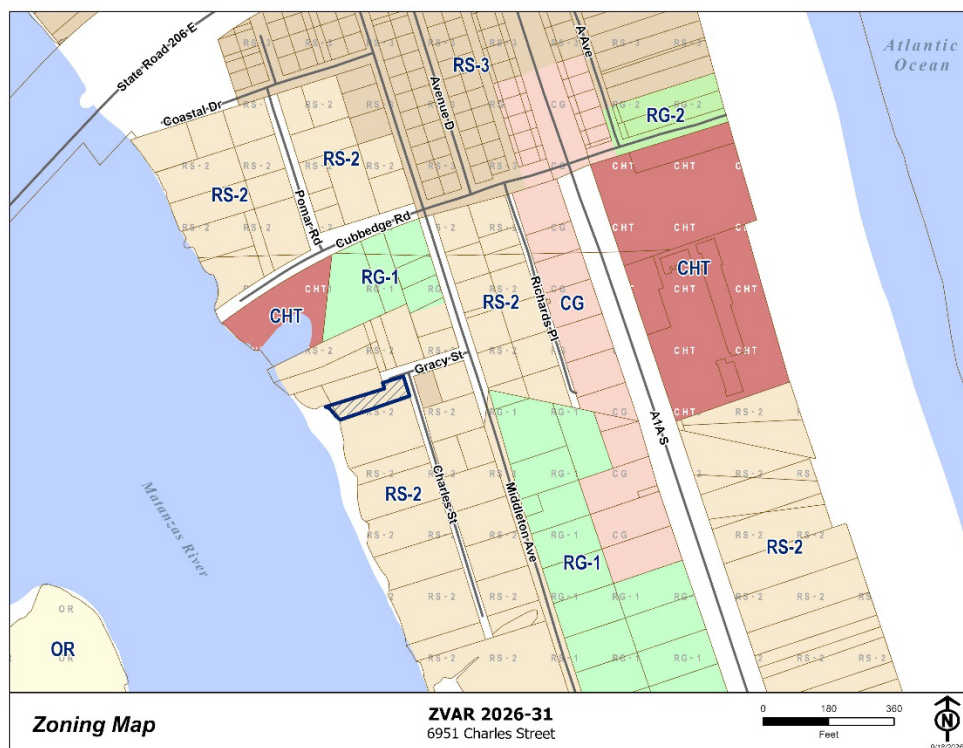
Aerial Imagery: According to St. Johns County Property Appraiser, the subject property is currently 0.21 acres in area. The surrounding area is comprised of single family residential uses.



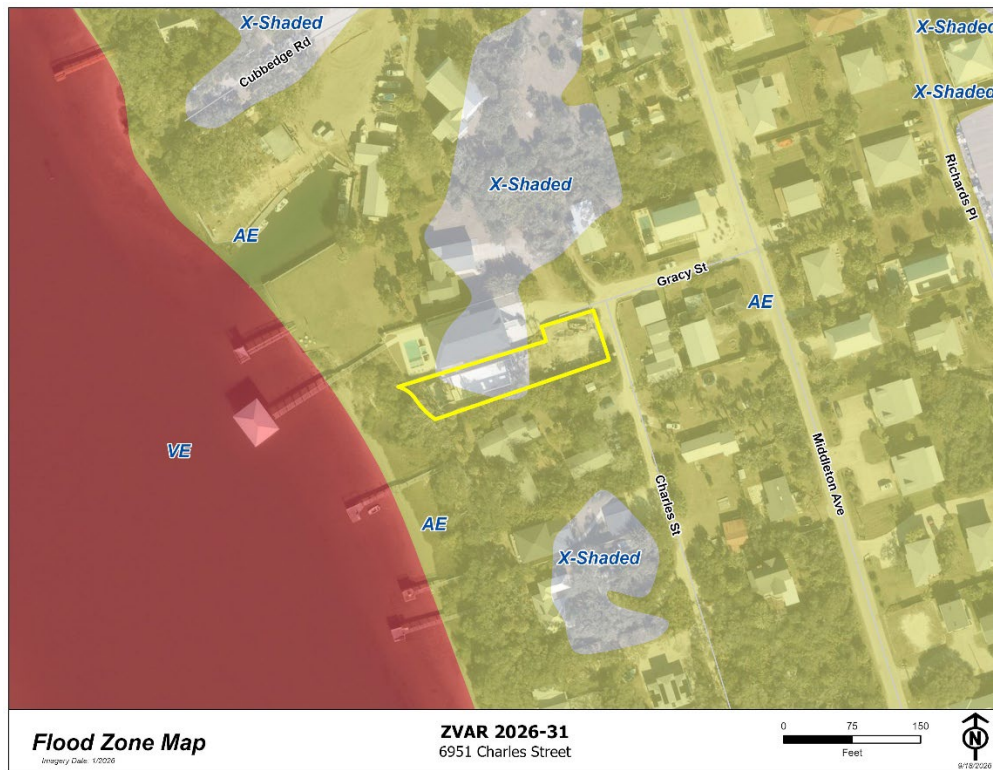
Future Land Use: The subject property and surrounding lands are designated Residential-C (Coastal) on the Future Land Use Map. The Matanzas River is located to the west. Lands to the east are designated Commercial and Residential-B (Coastal).



Zoning District: The subject property and adjacent properties are zoned Residential, Single-Family (RS-2). The surrounding area also includes properties zoned Commercial General (CG), Commercial Highway Tourism (CHT), and Residential, General (RG-1).



Flood Zone: The subject property and adjacent properties are located within the AE Flood Zone designation.



APPLICATION SUMMARY

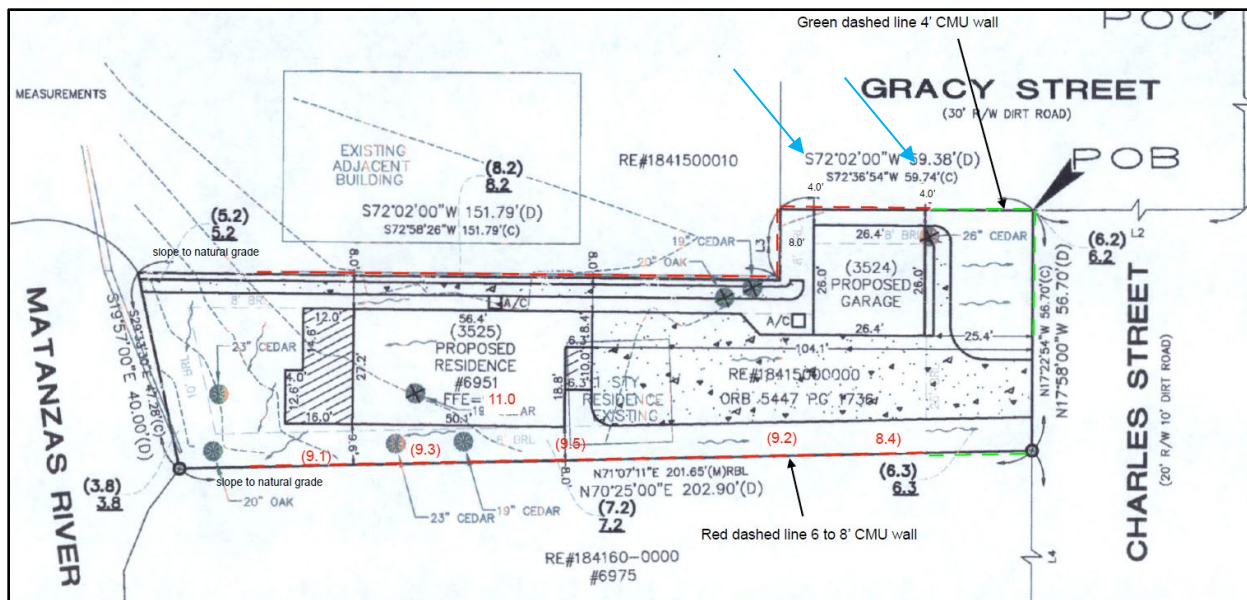
The applicant requests a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code (LDC) to allow for an encroachment of eleven (11) feet into the required fifteen (15) foot second Front Yard setback to allow for a setback of four (4) feet to accommodate the construction of a detached garage. The property is located at 6951 Charles Street and is zoned Residential, Single Family (RS-2). The subject property, a non-conforming lot of record, is considered Corner Lot, which contains two (2) Front Yards and two (2) Side Yards. The Applicant provided the following narrative in their application which explains their hardship:

“Hardship: The hardship arises from the property’s irregular, non-conforming corner lot and dual-setback requirements. The secondary 15-foot setback makes a functional design impractical and significantly diminishes the property’s usability, safe circulation, and architectural character. The proposed layout provides adequate on-site parking away from the street, safe turnaround space so vehicles can exit without backing into the roadway, improved traffic flow and privacy, and enhanced tropical landscaping to soften the streetscape along Gracy Street while preserving the home’s front entrance.

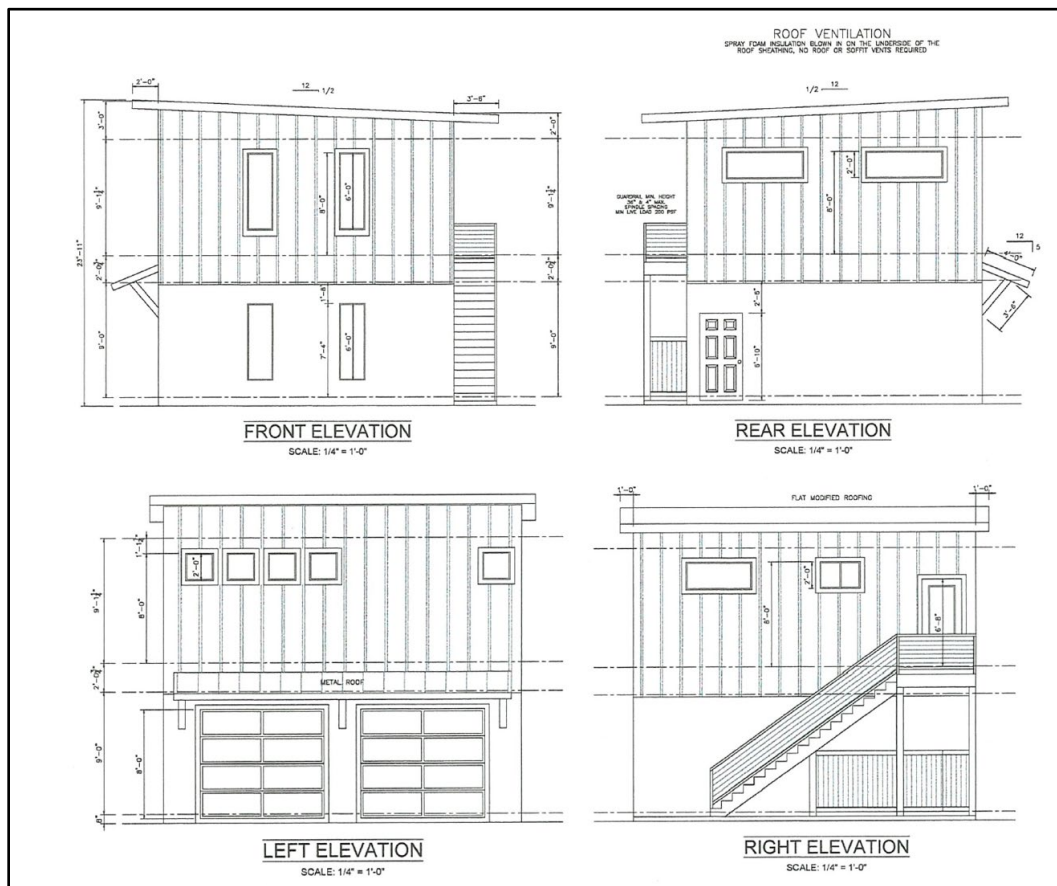
Request: No modification to the primary 25-foot front setback is requested. The request is limited to reducing the secondary setback along Gracy Street to 4 feet for a stairway, and 7 feet for the main structure of the garage.”

The applicant’s submitted site plan depicts the proposed location for the detached garage, with the main structure located seven (7) feet from the frontage on Gracy Street. The design plans for the detached garage include access stairs over thirty (30) inches in height, resulting in the accessory structure’s furthest projection being four feet from the second front on Gracy Street. The full site plan and garage elevations can be viewed in **Attachment 1** of this report.

Proposed Site Plan: The following site plan depicts the proposed layout of the site, which includes the newly constructed single-family residence and the proposed 1,325 square foot detached garage along the eastern portion of the site, near the western terminus of Gracy Street. While the site plan illustrates a setback to the garage's structure, the four (4) foot setback will be do access stairs located on the northern side of the garage.



Proposed Garage Elevations: The following exterior elevations for the proposed garage were submitted by the applicant.



[illegible]

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,

Applicant Response: *“The requested reduction of the secondary setback from 15 feet to 4 feet is the minimum relief necessary due to the property's unique physical constraints. The hardship is not self-imposed or based solely on economic considerations and remains consistent with the intent of the setback and visibility regulations while maintaining the required primary setback.”*

- 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

Applicant Response: *“This variance was originally filed in December 2024. Following an initial staff determination that the block wall violated Code, which was later determined to be incorrect. After one continuance and two denials, this is the fourth hearing under “good cause.”*

- 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.

Applicant Response: *“Public comments have raised concerns regarding the project and the Charles Street driveway; however, many of these concerns reflect individual preferences rather than the specific hardship and safety considerations before the Board. Importantly, the two properties most directly affected support the variance.”*

Lot Frontage: The front of an interior Lot shall be construed to be the portion nearest the street. For the purpose of determining Yard requirements on corner Lots and through Lots, all sides of a Lot adjacent to street shall be considered frontage, and Yards shall be provided as set out in this Code.

Yard: A required open space other than a court unoccupied and unobstructed by a Structure or portion of a Structure from thirty (30) inches above the general ground level of the graded Lot upward; provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any Yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, Front: A required Yard extending between Side Lot lines across the front of a Lot adjoining a public or private street.

LDC, Section 6.01.03.E3 Front Yards on Corner Lots:

Front Yards on Corner Lots shall be construed as extending across the Lot from each interior side Lot line to the opposite Street Line. Corner Lots are considered to have two (2) Front Yards. The required Front Yard of the second frontage may be reduced by twenty percent (20%). In Subdivisions where non-conforming Lots exist, the second frontage may be reduced by forty percent (40%), provided the residence is constructed on one (1) Lot only.

TABLE 6.01: SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning District	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio	Impervious Surface Ratio	Min. Yard Req. Front/ Side/Rear	Maximum Height of Structures
RS-2	90 feet	10,000 sq. ft.	30%	N/A	70%	25/8/10 feet	35 feet

DEPARTMENTAL REVIEW

The Planning and Zoning Division has 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.

Please fully address each of the issues raised by Staff. Following the Applicant's response, this Office will provide further legal review.

Planning & Zoning Division Review: Review by Planning staff found that the subject property has a unique shape compared to the other lots located along both Charles Street and Gracy Street, all of which are considered legal, non-conforming lots of record. The subject property is approximately 0.21 acres in size, with neighboring properties at 295 Gracy Street and 6957 Charles Street measuring 0.31 and 0.70 acres, respectively. The subject property fronts the western terminus of Gracy Street to the north and Charles Street to the east.

The proposed garage is two (2) stories with an approximate height of 24' and has an approximate ground base area of 600 square feet. If this application is approved by the Planning and Zoning Agency, County staff have provided conditions to include both the proposed floor plan and elevations as part of the approval order, along with the submitted site plan.

As noted, the subject property is a non-conforming lot of record that is exempt from meeting the required Minimum Lot Width (90 feet) and Minimum Lot Area (10,000 sq. ft.) of the RS-2 zoning district per Section 10.03.02.G of the St. Johns County Land Development Code. Moreover, the subject property is also permitted a 40% reduction to the required second Frontage from 25' to 15' since it is a non-conforming lot per Section 6.01.03.E.3.

This project was previously set to be heard during a regularly scheduled public hearing before the Planning and Zoning Agency on August 8, 2025, however the item was granted a continuance and was heard on November 21, 2025 where it was subsequently denied due to the request being amended to include an 8-foot wall. The applicant appealed the denial through PLNAPPL 2025-04 which appeared before the Board of County Commissioners on March 3, 2026, where it was also denied. With modifications to their site plans to account for elevations after fill was brought onto the site, the 8-foot wall was able to meet LDC requirements of a greater than 2-foot change in grade within 20 feet of the property line.

One June 18, 2026, the owner of the subject property appeared before the PZA and requested through public comment that the one (1) year wait period for a resubmittal of a Variance petition be waived in accordance with LDC Sections 10.04.02.A.3 & 10.04.02.A.4:

- | |
|---|
| <ol style="list-style-type: none">3. Whenever the PZA has granted or denied a Variance, it shall not then consider any petition for Variance on any part or all of the same property for a period of one (1) year from the effective date of the Development Order granting the Variance.4. The time limits in Section 10.04.02.A.3. above may be waived by the affirmative vote of a majority of the PZA with good cause. |
|---|

With a vote of – the Agency approved the waiver request with the good cause stated as being that the PZA would be hearing a new application and site design. The present application has amended the original request of ZVAR 2025-12 from a three (3) foot setback on Gracy Street to be a four (4) foot setback, with the major components of the site's design remaining the same in relation to the proposed garage's location.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, staff has received one (1) letter of opposition relating to this request.

FINDINGS/ACTION

Staff have provided the Agency with six (6) Findings of Fact and six (6) Conditions to approve this request. Four (4) Findings of Fact have been provided to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Draft Final Orders
2. Application and Supporting Documents
3. Correspondence

SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST

Motion to approve **ZVAR 2026-31 6951 Charles Street**, a request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of four (4) feet in lieu of the required 15 feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage, specifically located at 6951 Charles Street, came before the Planning & Zoning Agency for public hearing on October 15, 2026, 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-C (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. The garage shall be consistent with how it is depicted on the site plan, elevation, and floor plans labeled **Exhibit B and C** 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 2026-31 6951 Charles Street**, a request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of four (4) feet in lieu of the required 15 feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage, specifically located at 6951 Charles Street, came before the Planning & Zoning Agency for public hearing on October 15, 2026, in accordance with the following findings:

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-C (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: Zak Adams
Entire, Inc.
335 Arricola Avenue
St. Augustine, FL 32080

FILE NUMBER: ZVAR 2026-31

LEGAL: Exhibit A

SITE PLAN: Exhibits B and C

PARCEL ID: 184150-0000

DATE OF HEARING: October 15, 2026

ORDER GRANTING ZONING VARIANCE REQUEST

The above referenced application for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of four (4) feet in lieu of the required 15 feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage, specifically located at 6951 Charles Street, came before the Planning & Zoning Agency for public hearing on October 15, 2026.

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-C (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 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of four (4) feet in lieu of the required 15 feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage, specifically located at 6951 Charles Street, came before the Planning & Zoning Agency for public hearing on October 15, 2026, 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. The garage shall be consistent with how it is depicted on the site plan, elevation, and floor plans labeled **Exhibit B and C** 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 _____, 2026.

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"
LEGAL DESCRIPTION

File No.: CB216101A

1

COMMENCE at the intersection of the south line of Third Street and the west line of Avenue "E", according to Middleton's Subdivision, Crescent Beach, as recorded in Plat Book 4, Page 27, of the public records of St. Johns County, Florida; thence South 17 degrees, 58 minutes East, along the west line of Avenue "E" produced, 400.0 feet to the south line of a 30 foot strip reserved for a public road known as Gracy Street; thence South 72 degrees, 02 minutes West, along the south line of Gracy Street, 170 feet to an iron pipe marking the intersection of the southerly side of Gracy Street and the westerly side of Charles Street, and the point of beginning of the land herein conveyed; thence South 72 degrees, 02 minutes West 59.38 feet to the property of Howard; thence South 17 degrees, 58 minutes East, along the property of Howard, 16.7 feet to an iron pipe; thence South 72 degrees, 02 minutes West, along the southerly line of property of Howard, 151.79 feet to an iron pipe; thence South 19 degrees 57 minutes East 40 feet; thence North 70 degrees, 25 minutes East 202.9 feet, more or less, to the westerly side of Charles Street; thence North 17 degrees, 58 minutes West, along the westerly side of Charles Street, 56.7 feet, more or less, to the point or place of BEGINNING.

COPY

R24-3477

(10.0)	= EXISTING ELEVATION
<u>10.0</u>	= PROPOSED ELEVATION
	= EXISTING TREE
	= TREE TO BE REMOVED
	= EXISTING GROUND ELEVATION
	= EXISTING DRAINAGE FLOW
	= FOUND 1/2" IRON PIPE
	= PROPOSED CONCRETE
	= COVERED OR ENCLOSED
	= EXISTING CONCRETE

A/C = AIR CONDITIONER ON PAD
TBR = TO BE REMOVED
BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
R/W = RIGHT-OF-WAY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
LB = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
RBL = REFERENCE BEARING LINE
(M) = FIELD MEASURED VALUE
(D) = DEED CALL
(C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS

Cross Section

CMU

6" to 30" FILL

0" to 6" FILL

LINE	BEARING	DISTANCE
L1(D)	S17°58'00"E	400.00'
L2(D)	S72°02'00"W	170.00'
L3(D)	S17°58'00"E	16.70'
L4(D)	S18°45'00"E	142.50'
L3(C)	S17°18'37"E	16.70'
L4(M)	S17°22'54"E	142.39'

LOT DIMENSION TABLE	
LOT SIZE	AREA (SQ.FT.)
PROPOSED BUILDING	9884.5
AC PAD	1855.4
PROPOSED GARAGE	9.0
PROPOSED SIDEWALK	686.4
DRIVE TO R/W	472.9
TOTAL IMPERVIOUS AREA:	2323.9
	5347.6 (54.1%)

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property has been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" and "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: PLAT PLAN - SHOWING BOUNDARY TOPO AND TREE
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not intended to Locate any subsurface/underground object improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in Item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
15. Elevations if shown are based on the North American Vertical Datum of 1988.
16. Dimensions for the proposed residence shown hereon are from the provided foundation plan.
17. Revision Note: Topographic and Tree Information added per client request. 03/04/2024.
18. See house plans for additional details.
19. **Plat hereon contains no angles or bearings for comparison to field measured values.**
20. **Current FEMA F.I.R. Maps show property in FLOOD ZONE "AE", according to flood insurance rate map panel: #1210903264L effective on 12/7/2018.**

ZONING INFORMATION
RS-2 FROM PROPERTY
APPRAISER'S WEBSITE

- FRONT 25'
- SIDE 8'
- REAR 10'



(IN FEET)
1 inch = 30 ft.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

REPRODUCTIONS OF THIS EMBOSSED SEAL OF THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS OF THE STATE OF FLORIDA ARE UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF PRACTICE SET FORTH HEREON CONFORMS TO THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 51-17 (FORMERLY 61-17), INSISTANT TO CHAPTER 472-022, FLORIDA STATUTES, AS AMENDED, AND WAS DONE UNDER MY SUPERVISION BY D. Shugart

STATE OF
FLORIDA
Professional Surveyor and Mapper
Licenses No. 7009

Digitally signed
by Brandon
Shugart
Date:
2024.04.08

Signature Jat Brandon D. Shegoff, PSM #7065
surveying@meccivil.com

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THIRD STREET AND THE WEST LINE OF AVENUE "E" ACCORDING TO MIDDLETON'S SUBDIVISION OF CRESCENT BEACH, AS RECORDED IN PLAT BOOK 4, PAGE 27, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 72 DEGREES, 58 MINUTES EAST, ALONG THE WEST LINE OF AVENUE "E" PRODUCED, 400.0 FEET TO THE SOUTH LINE OF A 30 FOOT STRIP RESERVED FOR THE KNOX ROAD KNOX TRACT, AS GRACY STREET; THENCE SOUTH 72 DEGREES, 02 MINUTES WEST, ALONG THE SOUTH LINE OF GRACY STREET, 170 FEET TO AN IRON PIPE MARKING THE INTERSECTION OF THE SOUTHERLY SIDE OF GRACY STREET AND THE WESTERLY SIDE OF CHARLES STREET, AND THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE SOUTH 72 DEGREES, 02 MINUTES WEST 59.38 FEET TO THE PROPERTY OF HOWARD; THENCE SOUTH 17 DEGREES, 58 MINUTES EAST, ALONG THE PROPERTY OF HOWARD, 16.7 FEET TO AN IRON PIPE; THENCE SOUTH 72 DEGREES, 02 MINUTES WEST, ALONG THE SOUTHERLY SIDE OF PROPERTY OF HOWARD, 151.79 FEET TO AN IRON PIPE; THENCE SOUTH 19 DEGREES 57 MINUTES EAST 40 FEET, THENCE NORTH 70 DEGREES 20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE WESTERLY SIDE OF CHARLES STREET; THENCE NORTH 17 DEGREES, 58 MINUTES WEST, ALONG THE WESTERLY SIDE OF CHARLES STREET, 56.7 FEET, MORE OR LESS, TO THE POINT OR PLACE OF BEGINNING.

PLOT PLAN SHOWING BOUNDARY SURVEY AND TOPOGRAPHIC AND TREE

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

**Licensed Survey Business #8139
Certificate of Authorization #33025**

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FOR: **ENTIRE INC.**
AT: 6951 CHARLES STREET
ST. AUGUSTINE, FL 32080

Drawn By:	VG
Field Survey Date:	2/16/2024
FB/PQ:	N/A

Scale 1" = 30 Feet
Drawing/File #: 012624.2

Additional Information/Certifications:
XXXXX

JUN 17 2024



ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE: Zak Adams
Entire, Inc.
335 Arricola Avenue
St. Augustine, FL 32080

FILE NUMBER: ZVAR 2026-31

LEGAL: Exhibit A

PARCEL ID: 184150-0000

DATE OF HEARING: October 15, 2026

ORDER DENYING ZONING VARIANCE REQUEST

The above referenced application for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of four (4) feet in lieu of the required 15 feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage, specifically located at 6951 Charles Street, came before the Planning & Zoning Agency for public hearing on October 15, 2026.

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-C (Coastal).

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby denies the request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of four (4) feet in lieu of the required 15 feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage., specifically located at 6951 Charles Street.

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 _____, 2026.

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"
LEGAL DESCRIPTION

File No.: CB216101A

1

COMMENCE at the intersection of the south line of Third Street and the west line of Avenue "E", according to Middleton's Subdivision, Crescent Beach, as recorded in Plat Book 4, Page 27, of the public records of St. Johns County, Florida; thence South 17 degrees, 58 minutes East, along the west line of Avenue "E" produced, 400.0 feet to the south line of a 30 foot strip reserved for a public road known as Gracy Street; thence South 72 degrees, 02 minutes West, along the south line of Gracy Street, 170 feet to an iron pipe marking the intersection of the southerly side of Gracy Street and the westerly side of Charles Street, and the point of beginning of the land herein conveyed; thence South 72 degrees, 02 minutes West 59.38 feet to the property of Howard; thence South 17 degrees, 58 minutes East, along the property of Howard, 16.7 feet to an iron pipe; thence South 72 degrees, 02 minutes West, along the southerly line of property of Howard, 151.79 feet to an iron pipe; thence South 19 degrees 57 minutes East 40 feet; thence North 70 degrees, 25 minutes East 202.9 feet, more or less, to the westerly side of Charles Street; thence North 17 degrees, 58 minutes West, along the westerly side of Charles Street, 56.7 feet, more or less, to the point or place of BEGINNING.

COPY

**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 2
SUPPORTING DOCUMENTS



St. Johns County Growth Management Department

Application for: Secondary Setback Variance

Date 7/7/26

Property Tax ID No 1841500000

Project Name 6951 Charles st

Property Owner(s) Argyle Forest LLC

Phone Number

Address 3304 Coastal Highway

Fax Number

City St Aug

State FL

Zip Code 32084

e-mail

Are there any owners not listed?

☒ No

☐ Yes

If yes please provide information on separate sheet.

Applicant/Representative Entire Inc, Zak Adams

Phone Number

Address 335 Arricola Ave

Fax Number

City St Aug

State FL

Zip Code 32080

e-mail

Property Location 6951 Charles St Saint Augustine FL, 32080

Major Access Charles St

Size of Property

Cleared Acres (if applicable)

Zoning Class RS-3

No. of lots (if applicable)

Overlay District (if applicable)

Residential

Water & Sewer Provider St Johns County

Future Land Use Designation

Present Use of Property Under Construction

Proposed Bldg. S.F. 4755

Project Description (use separate sheet if necessary)

Hardship: The hardship arises from the property's irregular, non-conforming corner lot and dual-front setback requirements. The secondary 15-foot setback makes a functional design impractical and significantly diminishes the property's usability, safe vehicle circulation, and architectural character. The proposed layout provides adequate on-site parking away from the street, safe turnaround space so vehicles can exit without backing into the roadway, improved traffic flow and privacy, and enhanced tropical landscaping to soften the streetscape along Gracy Street while preserving the home's front entrance.

Request: No modification to the primary 25-foot front setback is requested. The request is limited to reducing the secondary setback along Gracy Street to 4 feet for a stairway, and 7 feet for the main structure of the garage.

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) Zak Adams



Architectural drawing of a metal roof section. The drawing shows a cross-section of the roof structure with two windows and a door. The windows are labeled 'METAL ROOF' and 'METAL ROOF'. The door is labeled 'METAL ROOF'. The drawing includes dimensions and structural details.



117778



114777



11 ELEVAI

Type of Identification Produced _____
Revised August 30, 2011

Revised August 30, 2011

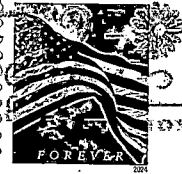
ATTACHMENT 3
CORRESPONDENCE

Patricia Hamilton
6989 CHARLES ST.
ST. AUGUSTINE, FL 32080

JACKSONVILLE RPDC 320

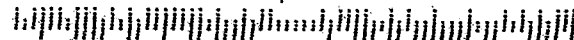
28 SEP 2026 PM 2 L

Thinking
of



ST. JOHNS COUNTY PLANNING & ZONING
4040 Lewis Speedway
ST. AUGUSTINE, FL
32084

32084-863740



Correspondence is a part of the public records and will be provided to the Agency / Board and applicant.

Comments: (please attach additional pages if necessary)

PLEASE Deny ZVAR-2026000031. My property Lies 100 Feet east of the subject. The proposal is not in character with the neighborhood. This is the oldest section of Crescent Beach with over a dozen ^{historic} houses and genuine fish camp within one block of the proposal.

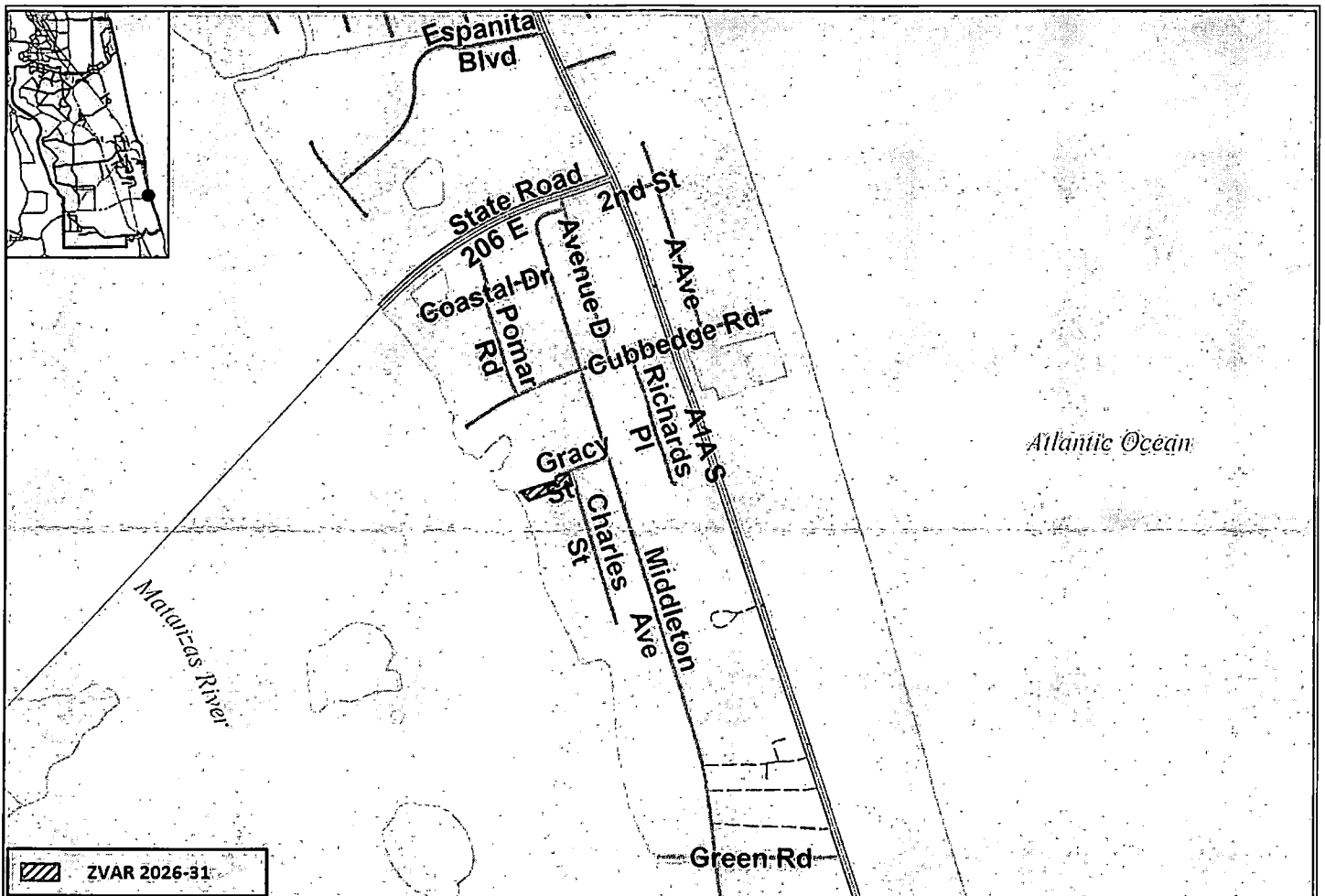
The lot is the smallest lot in the neighborhood (40 ft in width versus 120 ft width of his neighbor to the south) AND can only support a certain density - The owner bought the lot knowing what he could build. There is no hardship that justifies this variance. This Board turned down this request previously AND told him to remove his 8 ft fence (wooden). Please deny this request.

Signature:

Dante Hamilton

Address:

6989 CHARLES STREET



St Johns County Location Map
ZVAR 2026-31
6951 Charles Street

DISCLAIMER

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County Growth Management Division disclaims all responsibility for the accuracy or completeness of the data shown herein.

Scale: 0 0.06 0.1 0.2 Miles

