

**RESOLUTION NO. 2023-417**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA REGARDING A PARTIAL AD VALOREM PROPERTY TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY LOCATED AT 301 NORTH MAIN STREET IN HASTINGS, OWNED BY 301 N MAIN STREET, LLC; PROVIDING FOR EXEMPTION FROM THAT PORTION OF AD VALOREM TAX LEVIED BY THE COUNTY ON ONE HUNDRED PERCENT (100%) OF THE INCREASE IN ASSESSED VALUE RESULTING FROM THE QUALIFYING IMPROVEMENT PROJECT, PURSUANT TO ST. JOHNS COUNTY ORDINANCE NO. 2022-55; PROVIDING FOR AN EXEMPTION PERIOD OF TEN (10) YEARS BEGINNING ON JANUARY 1<sup>ST</sup> OF THE YEAR FOLLOWING IN WHICH THE BOARD ADOPTS THIS RESOLUTION; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A HISTORIC PROPERTY TAX EXEMPTION COVENANT ON BEHALF OF THE COUNTY; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, in 1992, Florida voters overwhelmingly approved by referendum an amendment to the Constitution of the State of Florida authorizing local governments to provide a partial ad valorem property tax exemption to owners of Florida historic properties who restore, rehabilitate, or renovate those structures; and

**WHEREAS**, pursuant to the Constitution of the State of Florida, Article VII, Section 3(d), St. Johns County may, for the purpose of its respective tax levy, grant historic preservation partial ad valorem property tax exemptions to owners of historic properties by ordinance; and

**WHEREAS**, section 196.1997(1), Florida Statutes, provides that a county may grant partial ad valorem property tax exemptions under the Constitution of the State of Florida, Article VII, Section 3(d) to historic properties, if the owners are engaging in the restoration, rehabilitation, or renovation of such properties, in accordance with the guidelines established therein; and

**WHEREAS**, in 1997, the St. Johns County Board of County Commissioners enacted Ordinance No. 1997-61 which was subsequently amended by Ordinance No. 20029-59, both of which were repealed and replaced by Ordinance No. 2022-55 to provide for a Historic Property Tax Exemption for qualifying properties; and

**WHEREAS**, the property located at 301 N Main Street in Hastings is a Significant Cultural

Resource<sup>1</sup> designated by the Cultural Resource Review Board on June 6, 2022 (“Historic Property”); and

**WHEREAS**, the owner of the Historic Property, 301 N Main Street, LLC, has submitted a complete Historic Preservation Property Tax Exemption Application, attached hereto as Exhibit 1, including all required documentation (“Application”); and

**WHEREAS**, County staff has determined the Historic Property is a Qualifying Property and the rehabilitation thereof, as described in the Application, is a Qualifying Improvement as those terms are defined in Ordinance No. 2022-55; and

**WHEREAS**, at its June 12, 2023 meeting, the Cultural Resource Review Board determined the Qualifying Improvement project is consistent with the U.S. Department of the Interior *Secretary of the Interior’s Standards for Rehabilitation* and recommended the Board of County Commissioners grant the tax exemption; and

**WHEREAS**, the Owner of the Property has executed the required Historic Preservation Tax Exemption Covenant, attached hereto as Exhibit 2, in which the Owner agrees to maintain and repair the Historic Property, including the Qualifying Improvement project, so as to preserve its architectural, historical or archaeological integrity during the exemption period; In order to retain the exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption is granted. Now, therefore

**BE IT RESOLVED** by the Board of County Commissioners, St. John County, Florida as follows:

**Section 1.** The Board adopts the above recitals as its findings of fact and hereby grants a Historic Rehabilitation Tax Exemption pursuant to St. Johns County Ordinance No. 2022-55, for the Historic Property located at 301 N Main Street. The exemption approved herein is a partial ad valorem property tax exemption for one hundred percent (100%) of the increase in the assessed value resulting from the Qualifying Improvement Project.

**Section 2.** The Board hereby approves the exemption granted in Section 1 for a period of ten (10) years, beginning on January 1st of the year following the year in which Board adopts this Resolution, and expiring on December 31st of the tenth year thereafter, pursuant to section 8, Ordinance No. 2022-55, which period begins on January 1, 2024, and expires on December 31, 2034.

**Section 3.** The Board authorizes the County Administrator, or designee, to execute the Historic Property Tax Exemption Covenant, on behalf of the County.

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<sup>1</sup> The County’s definition of “Cultural Resource” has the same meaning as “Historic Property” under the Florida Historical Resources Act. See §267.021(4), Fla. Stat. and Art. XII, Pt. 12.01.00, Land Development Code.

**Section 4.** This Resolution shall become effective upon signature of the Chair.

**Section 5.** To the extent there are any typographical or administrative errors or omissions that do not change the tone, tenor, or context of this Resolution, then this Resolution may be revised without subsequent approval of the Board of County Commissioners.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida this 7th day of November, 2023.

**BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**

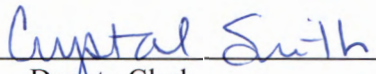
By:   
Christian Whitehurst, Chair

Rendition Date: NOV 08 2023

**ATTEST:**

**Brandon J. Patty,**  
**Clerk of the Circuit Court and Comptroller**

Effective Date: NOV 08 2023

By:   
Deputy Clerk



**Historic Preservation Property Tax Exemption Application**  
**Part 1 – Evaluation of Property Eligibility**

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

**GENERAL INFORMATION (To be completed by all applicants)**

**1. Property identification and location:**

Property Identification Number (from tax records): 0445900000 *Attach legal description of property*

Address of property: 301 N. Main Street

City: Hastings County St. Johns Zip Code 32145

- ( ) Individually National Register listed ( x ) Locally designated historic property or landmark\*  
( ) In a National Register district ( ) In a locally designated district

*\* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district St. Johns County/Hastings Downtown

*For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:*

Name of local historic preservation agency/office St. Johns County Cultural Resources, Growth Management  
Mailing Address 4030 Lewis Speedway

City St. Augustine State Florida Zip Code 32084

Telephone Number ( 904 ) 209-0579

**2. Type of request:**

- ( x ) Exemption under 196.1997, F.S. (standard exemption)  
( ) Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) *If applying under s. 196.1998, F.S., complete Question 9 on page five.*

**3. Owner information:**

Name of individual or organization owning the property 301 N Main St LLC c/o Jena Baker-Dennis

Mailing address 105 S Ponce de Leon Blvd

City St. Augustine State Florida Zip code 32084

Daytime Telephone Number ( 904 ) 806-4274

*If the property is in multiple ownership, attach a list of all owners with their mailing addresses.*



**Page Two – Historic Preservation Property Tax Exemption Application**

Property Identification Number 0445900000

Property Address 301 N. Main Street, Hastings, FL 32145

**4. Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Jena Baker-Dennis  
Name



Signature

May 16, 2023

Date

Complete the following if signing for an organization or multiple owners:

Owner  
Title

301 N Main St, LLC  
Organization name

**EVALUATION OF PROPERTY ELIGIBILITY**

**(To be completed only for properties in historic or archaeological districts):**

**5. Description of Physical Appearance:**

The Stanton Motors, a Ford dealership building, constructed ca. 1927, is a two-story, flat-roofed, eight-bay masonry vernacular, Commercial style structure with a first-floor storefront. The building is constructed of masonry. The front façade of structural brick in a running bond pattern is sheathed in a brushed brick veneer. The sides and rear of the original building are rusticated concrete block with grapevine mortar joints. A decorative flat arch marks the center of the parapet roof. Openings are marked by vertical bricks shielding the lintels.

The storefront's multiple entrances, rear addition, and angled windows were modifications made after the end of World War II, ca. 1945-1975. Second story windows are 1/1 sash replacements that mirror the original style. A one-story, flat-roofed rear wing is attached. The building and interior, including rare murals located on the second story, require significant work to preserve the structure.

An auxiliary structure is located at the rear of the property.

Date of Construction ca. 1927 Date(s) of Alteration(s) ca. 1910, 1947

Has building been moved? (x) Yes ( ) No If so, when? 2017

**6. Statement of Significance:**

The Stanton Motors building, constructed for Christopher Charles Stanton, is significant for its Commercial style masonry vernacular architecture (Criteria 4) that is symbolic of Main Streets across St. Johns County and the United States in the early 20th century with the advent of consumerism and the availability of the automobile. The business remained in the family and was recognized as the oldest family owned Ford dealership in Florida, at the time. The building has associations with the development and heyday of the historic town of Hastings and St. Johns County (Criteria 3).

The interior is significant because of hand painted murals on the second story, the work of well-known Fort Pierce, Florida imagery artist A. E. "Beanie" Backus (1906-1990), recognized as the "father of Florida landscape art." In 1993, Backus was inducted into the Florida Artists Hall of Fame.  
(<https://dos.myflorida.com/cultural/programs/florida-artists-hall-of-fame/a-e-bean-backus/>)

Additionally, the structure satisfies 3/7 attributes of integrity which included location, design, and materials.

**Page Three – Historic Preservation Property Tax Exemption Application**

Property Identification Number 0445900000

Property Address 301 N Main Street, Hastings, FL 32145

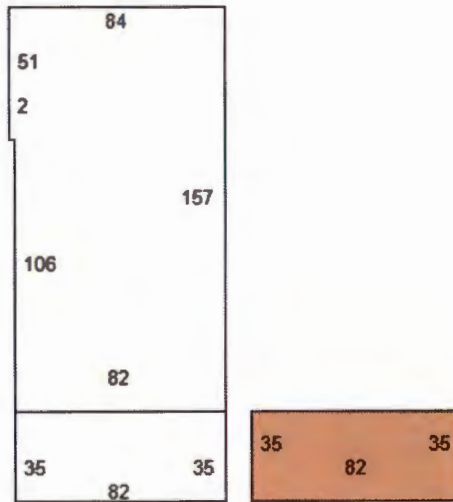
**7. Photographs and maps:**

Attach photographs and maps to application.

**Tax Description**

2-68 KILLINGSWORTH SUB HASTINGS LOTS 1 2 3 & 4 BLK C INCL ALLEY WAY  
BETWEEN LTS 1 2 & 3 & 4 & LOT 12 (EX N69FT) BLK 1 OF MC CLUNG'S ADDN  
HASTINGS MB1-109 OR5241/965

Room Type
FINISHED UPPER STORY
Base
WRH



Stanton Ford Building  
301 N. Main Street  
Hastings

Florida  
Ad Valorem Tax Exemption  
Part 2 - Description of Improvements

Photos and Legend to accompany Form pages 4-6

Owner: 301 N Main St, LLC  
c/o Jena Baker-Dennis  
105 S. Ponce de Leon Blvd.  
St. Augustine, FL 32084

Owner's Representative for Tax Exemption:  
Leslee F. Keys, PhD, Principal  
Keys and Associates, LLC  
207 Mission Cove Circle  
St. Augustine, FL 32084  
email: [keysandassociates@gmail.com](mailto:keysandassociates@gmail.com)  
mobile: 904-814-1022

In 1924, Christopher Charles Stanton founded Stanton Motors. His namesake son sold the business in 1980. It was one of the oldest family-owned Ford dealerships in Florida.

"Christopher Charles Stanton Obituary," <https://www.tributearchive.com/obituaries/8184138/Christopher-Stanton>

Upper Photo: Stanton Ford Building is in the flat-roofed building, without awnings, mid-ground of the photo. 1930

Florida State Archives, "Street scene - Hastings, Florida." Florida Memory, Accessed May 1, 2023, <https://www.floridamemory.com/items/show/141022>

Lower Photo: Stanton Ford Building, ca. 1927, with vehicular access, N end of front facade





## Stanton Ford Building, 301 N. Main Street, Hastings

Upper: Interior, ca. 1930  
Lower: Interior Parts Sales

Images: "A Homecoming at Hastings, Florida" presentation, reprinted in Gregory Leonard, *Hastings: Florida's Potato Capital*, Charleston, SC: Arcadia Publishing, 2021, 58.



## Stanton Ford Building, 301 N. Main St., Hastings

Photo 1: Front (East) Façade exhibiting water and street dirt damage, storefront with replacement windows and doors. Second story windows missing and openings for ventilation/AC units

Photo 2: Latin Street and Main Street, south and east facades, exhibiting water and street dirt damage, fungus and plant infiltration  
Used as storage facility





Stanton Ford Building, 301 N. Main St., Hastings  
Side street (East) facade

Photo 3: Detail of rusticated concrete block, vehicle access, and post-WWII concrete block wing at rear of building



Photos 4 & 5: Detail of rusticated concrete block alterations, water damage, and plant infiltration



# Stanton Ford Building, 301 N. Main St., Hastings

Photos 6 & 7: Flat roof





Stanton Ford Building 301 N. Main  
Street, Hastings  
Accessory Structure, rear of property

Photo: 8



# Stanton Ford Building 301 N. Main Street, Hastings

Non-conforming bathroom to be removed as  
part of rehabilitation



**Historic Preservation Property Tax Exemption Application**  
**Part 2 – Description of Improvements**

(To be completed by **all applicants**):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 0445900000

Property Address 301 N Main Street

**Feature 1**

Feature Masonry Foundation and Floors  
Approx. date of feature ca. 1927

Describe existing feature and its condition:

The shallow masonry foundation and poured concrete and brick walls are structurally sound and in fair condition.

Walls exhibit water intrusion and street dirt.

Photo no. 1,2 Drawing no.

Describe work and impact on existing feature:

Masonry will be gently cleaned, with the brick foundation repointed to match original materials in composition and color.

The interior poured concrete floor will be repaired following removal of defunct utilities and closure of unneeded openings.

**Feature 2**

Feature Masonry Exterior Walls – Front  
Approx. date of feature ca. 1927

Describe existing feature and its condition:

Solid masonry condition of brushed brick over pressed brick on the front facade in poor to fair condition due to neglect, environmental factors, and incompatible modifications

Photo no. 1 Drawing no. \_\_\_\_\_

Describe work and impact on existing feature:

Gentle cleaning of the building and repointing will be undertaken to match original material in composition and color.

**Feature 3**

Feature Masonry Exterior Walls – Sides and Rear  
Approx. date of feature ca. 1927

Describe existing feature and its condition:

Side walls are constructed of rusticated concrete block with grapevine mortar joints. Some windows were removed and openings enclosed similarly. Rear addition and façade is newer construction and plain faced concrete block.

Photo no. 2 - 5 Drawing no. \_\_\_\_\_

Describe work and impact on existing feature:

Gentle cleaning of the building will be undertaken to remove the fungus and plant materials.

Repointing will be undertaken to match original material in composition and color.



Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 0445900000

Property Address 301 N Main Street

**Feature 4**

Feature Flat Roof

Approx. date of feature ca. 1927

Describe existing feature and its condition:

Rolled flat roofing material and underlayment are severely deteriorated from age, sun, and recent storms. This compromises the building envelope and has resulted in leaks through the second floor.

Photo no. 6, 7 Drawing no.

Describe work and impact on existing feature:

The roof structure will be repaired or replaced with new pressure treated wood. An engineered synthetic roof underlayment will be installed, over which will be placed new rolled roofing material. The latter will be installed with overlapping seams to provide a solid seal for the roof surface and including the back surface of the parapet.

**Feature 5**

Feature vehicular entry door

Approx. date of feature ca. 1927

Describe existing feature and its condition:

Vehicular entry door is a non-historic replacement and in poor condition in type and function

Photo no. 3 Drawing no. \_\_\_\_\_

Describe work and impact on existing feature:

A new vehicular overhead door will be installed to provide security and access to the structure. As the new door replaces a non-original door, it is appropriate to meet SOI Standards 9 and 10 to distinguish the new door.

**Feature 6**

Feature Doors and Windows

Approx. date of feature ca. 1970s

Describe existing feature and its condition:

Original window openings on the front façade remain, though windows are not in place.

Non-historic, non-original windows are located throughout the rest of the building and in fair condition.

Photo no. 1, 2 Drawing no. \_\_\_\_\_

Describe work and impact on existing feature:

New 1/1 single hung sash windows will be installed in the front façade in the original openings.

New metal framed windows will be installed in openings on side facades as repairs to the structure are completed



**Page Six – Historic Preservation Property Tax Exemption Application**

Property Identification Number 0445900000

Property Address 301 N Main Street

<b>Feature 7</b>	
<p>Feature <u>Auxiliary Building</u> Approx. date of feature _____</p> <p>Describe existing feature and its condition:</p> <p>Located at the rear of the property is a one-story masonry concrete block structure, with multiple vehicular openings, all under an end-gabled roof with a false parapet on north end. The property is in fair condition.</p> <p>Photo no. _____ Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p> <p>The building will receive a new roof, cleaning of exterior masonry, repointing as needed, and painting. New vehicular entries will be installed.</p>

<b>Feature 8</b>	
<p>Feature _____ Approx. date of feature _____</p> <p>Describe existing feature and its condition:</p> <p>Photo no. _____ Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p>

<b>Feature 9</b>	
<p>Feature _____ Approx. date of feature _____</p> <p>Describe existing feature and its condition:</p> <p>Photo no. _____ Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p>

Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 0445900000

Property Address 301 N Main Street, Hastings, FL 32145

**Property Use (To be completed by all applicants):**

1. Use(s) before improvement: commercial

2. Proposed use(s) after improvement: commercial

**Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):**

*NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.*

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:

2. How often does this organization or agency use the building or archaeological site? \_\_\_\_\_

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) \_\_\_\_\_ square feet ( ) acres ( )

4. How much area does the organization or agency use? \_\_\_\_\_ square feet ( ) acres ( )

5. What percentage of the usable area does the organization or agency use? \_\_\_\_\_ %

6. Is the property open to the public ( )Yes ( )No If so, when? \_\_\_\_\_

7. Are there regular hours? ( )Yes ( )No If so, what are they? \_\_\_\_\_

8. Is the property also open by appointment? ( )Yes ( )No

9. Is the property open only by appointment? ( )Yes ( )No

**PART 1 APPLICATION REVIEW**  
**For Local Historic Preservation Office or Division Use Only**

Property Identification Number 0445900000

Property Address 301 N Main Street

The  Local Preservation Office ( ) Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Certifies that the above referenced property \_\_\_\_\_ is \_\_\_\_\_ consistent with the provisions of s. 196.1997 (11), F.S.
- Certifies that the above referenced property \_\_\_\_\_ consistent with the provisions of s. 196.1997 (11), F.S.
- Certifies that the above referenced property \_\_\_\_\_ provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- Certifies that the above referenced property \_\_\_\_\_ provided under s.196.1998, F.S.

**Review Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Review Comments attached? Yes ( ) No (x)

Signature Hali Barkley

Typed or printed name Hali Barkley

Title Environmental and Cultural Resource Specialist

Date 05/19/2023

**PART 2 APPLICATION REVIEW**  
**For Local Historic Preservation Office or Division Use Only**

Property Identification Number 0445900000

Property Address 301 N Main Street

The  Local Preservation Office ( ) Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.
- Determines that improvements to the above referenced property **are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

**Review Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Review Comments attached? Yes ( ) No ()

Signature Hali Barkley

Typed or printed name Hali Barkley

Title Environmental and Cultural Resource Specialist

Date 05/19/2023



# PACKAGE CERTIFICATE

**BROKER MINT**

## AD VALOREM PART 1

9 pages

301 N Main, Hastings Tax Exemption Parts 1 & 2.pdf

9 pages

## E-SIGN INFO



Status:

**SIGNED**

Originator:

Jena Baker-Dennis  
gerealtyteam@gmail.com  
IP: 73.35.43.251  
Domain: my.brookermint.com  
Date: May 16, 2023 10:03 AM

Package ID:

B34FF4AFA55DB45C3CB9FDB8F16EC8E5

Time zone:

EDT (UTC-4)

Signers:

JB

Jena Baker-Dennis  
Jena Baker-Dennis

gerealtyteam@gmail.com  
IP: 73.35.43.251

Signed May 16, 2023 10:03 AM

id: 0c7c22f2b2af8d49ecabb5b17f41f6be

**SIGNED**  
*Jena Baker-Dennis*  
05/16/23 10:03 AM EDT

## HISTORY

May 16, 2023	10:03 AM	JB	Jena Baker-Dennis	gerealtyteam@gmail.com	IP: 73.35.43.251	Viewed
May 16, 2023	10:03 AM	JB	Jena Baker-Dennis	gerealtyteam@gmail.com	IP: 73.35.43.251	Signed
May 16, 2023	10:03 AM		Package has been fully signed and sealed			Completed

## Historic Preservation Property Tax Exemption Application

### Part 3 – Request for Review of Completed work

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

#### 1. Property identification and location:

Property Identification Number (from tax records) 0445900000

Address of property: 301 N. Main St.

City Hastings County St. Johns Zip Code 32145

#### 2. Data on restoration, rehabilitation, or renovation project:

Project starting date November 3, 2021 Project completion date: December 31, 2023

Estimated cost of entire project: \$464,957.07 includes Permit Fees: \$211.46

Estimated costs attributed solely to work on historic buildings or archaeological site: \$464,745.61

**3. Owner Attestation:** I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Jena Baker-Dennis

Name

Signature

May 16, 2023

Date

*Complete the following if signing for an organization or multiple owners (See next page for additional owners):*

Owner

301 N Main St LLC

Title

Organization name

Mailing Address 105 S Ponce de Leon Blvd

City St. Augustine

State Florida

Zip Code 32084

Daytime Telephone Number ( 904 ) 806-4274

**Page Eleven – Request for Review of Completed Work**

**List Additional Owners:**

Name \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

*If there are additional owners, provide the indicated information for each on a separate sheet of paper.*

**REVIEW OF COMPLETED WORK  
For Local Historic Preservation Office or Division Use Only**

Property Identification Number 0445900000 \_\_\_\_\_

Property Address 301 N Main Street \_\_\_\_\_

The  Local Historic Preservation Office ( ) Division has reviewed Part 3 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

Determines that the completed improvements to the property **are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.

( ) Determines that the completed improvements to the above referenced property **are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

**Review Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Page Twelve – Request for Review of Completed Work

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Additional Review Comments attached? Yes( ) No(x)

Signature Hali Barkley

Typed or printed name Hali Barkley

Title Environmental and Cultural Resource Specialist

Date 05/19/2023



# PACKAGE CERTIFICATE

**BROKER MINT**

**AD VALOREM SIGNATURE PART 3**

3 pages

301 N Main St, Hastings Tax Exemption Part 3.pdf

3 pages

## E-SIGN INFO



Status:

**SIGNED**

Originator:

Jena Baker-Dennis  
gerealtyteam@gmail.com  
IP: 73.35.43.251  
Domain: my.brotermint.com  
Date: May 16, 2023 10:00 AM

Package ID:

77B03ED3E33A2273142821302C1777CA

Time zone:

EDT (UTC-4)

Signers:

JB

Jena Baker-Dennis  
Jena Baker-Dennis

gerealtyteam@gmail.com  
IP: 73.35.43.251

Signed

May 16, 2023 10:00 AM

id: 0c7c22f2b2af8d49ecabb5b17f41f6be



## HISTORY

May 16, 2023	10:00 AM	JB	Jena Baker-Dennis	gerealtyteam@gmail.com	IP: 73.35.43.251	Viewed
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May 16, 2023	10:00 AM		Package has been fully signed and sealed			Completed

Stanton Ford Building  
301 N. Main Street  
Hastings

Florida  
Ad Valorem Tax Exemption  
Part 3 - Review of Completed Work

Owner: 301 N Main St, LLC  
c/o Jena Baker-Dennis  
105 S. Ponce de Leon Blvd.  
St. Augustine, FL 32084

Owner's Representative for Tax Exemption:  
Leslee F. Keys, PhD, Principal  
Keys and Associates, LLC  
207 Mission Cove Circle  
St. Augustine, FL 32084  
email: [keysandassociates@gmail.com](mailto:keysandassociates@gmail.com)  
mobile: 904-814-1022

In 1924, Christopher Charles Stanton founded Stanton Motors. His namesake son sold the business in 1980. It was one of the oldest family-owned Ford dealerships in Florida.

"Christopher Charles Stanton Obituary," <https://www.tributearchive.com/obituaries/8184138/Christopher-Stanton>

Upper Photo: Stanton Ford Building is in the flat-roofed building, without awnings, mid-ground of the photo. 1930

Florida State Archives, "Street scene - Hastings, Florida." Florida Memory, Accessed May 1, 2023, <https://www.floridamemory.com/items/show/141022>

Lower Photo: Stanton Ford Building, ca. 1927, with vehicular access, N end of front facade





## Stanton Ford Building, 301 N. Main Street, Hastings

Upper: Interior, ca. 1930  
Lower: Interior Parts Sales

Images: "A Homecoming at Hastings, Florida" presentation, reprinted in Gregory Leonard, *Hastings: Florida's Potato Capital*, Charleston, SC: Arcadia Publishing, 2021, 58.





# Stanton Ford Building, 301 N. Main St., Hastings

Upper: Front (East) Façade

Lower: Side Street (South) Façade with view of central clerestory channel

Photos: Leslee Keys, May 1, 2023



## Stanton Ford Building, 301 N. Main St., Hastings

North Façade – Gently cleaned, repointed and repainted rusticated concrete block masonry walls, new egress doors at first and second stories, exterior staircase to second story (owners' private storage space)



## Stanton Ford Building, 301 N. Main St., Hastings

New Roof over second story building

Upper: North façade

Lower: South Facade





# Stanton Ford Building, 301 N. Main St., Hastings

North Façade, rear section of smooth-faced concrete block— Gently cleaned, repointed and repainted rusticated concrete block masonry walls, new metal framed windows

South Façade – Gently cleaned, repointed and painted smooth face concrete block masonry walls, new vehicular entry door.



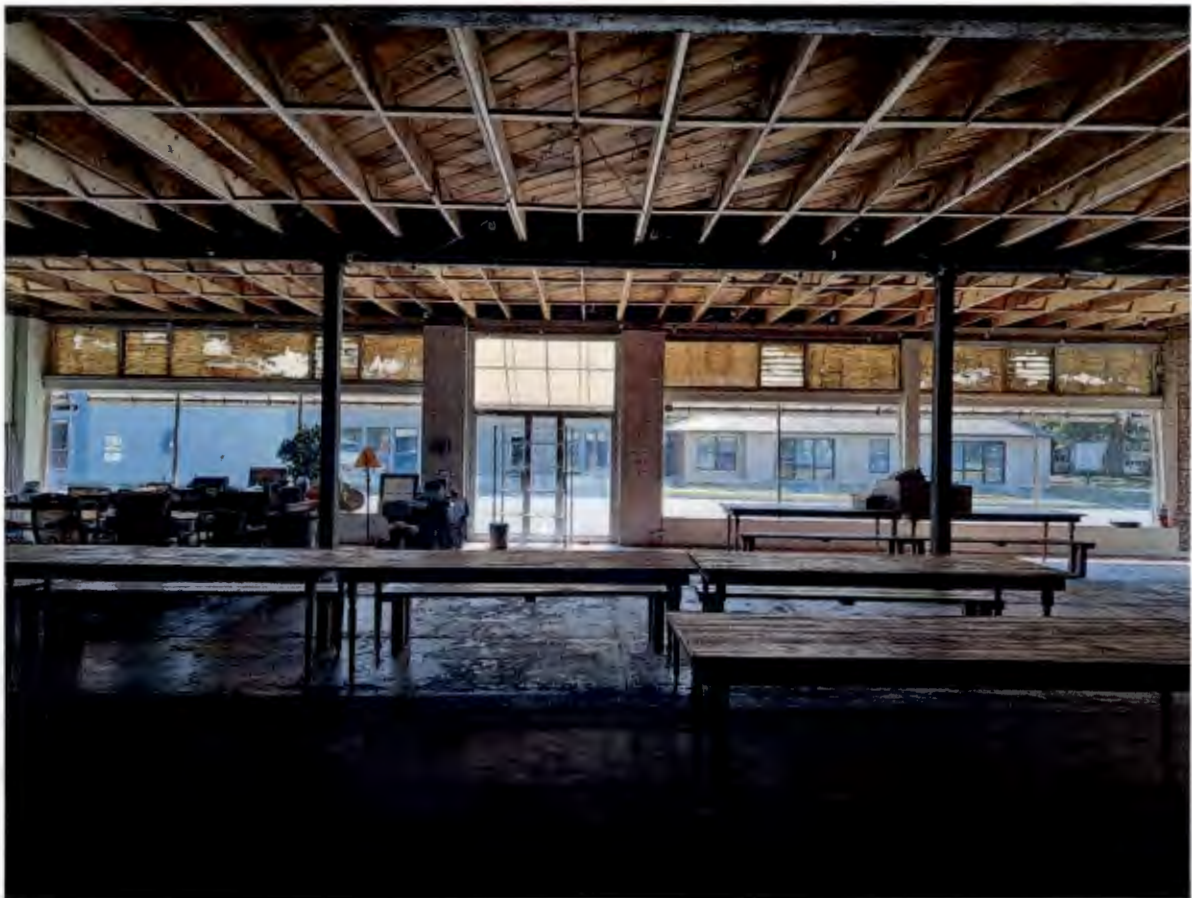


## Stanton Ford Building, 301 N. Main St., Hastings

Two-story masonry front section: original showroom interior – facing Main Street (East)

Features include repaired walls ceiling framing, new plate glass windows and doors.

Floors cleaned following removal of truck loads of debris and refuse.



# Stanton Ford Building, 301 N. Main St., Hastings

Single-story masonry middle section, view facing S/SW

Features include repaired walls ceiling framing, repaired clerestory light channel, new metal framed windows and vehicular entries

Floors cleaned following removal of truck loads of debris and refuse.

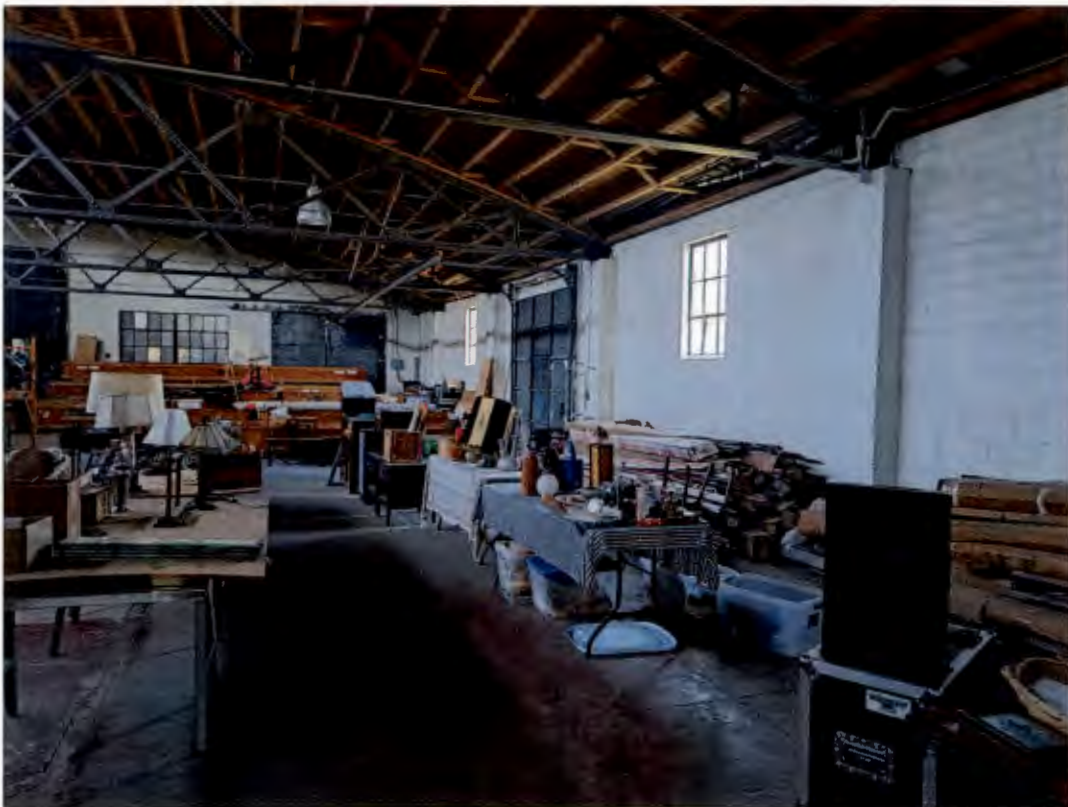


## Stanton Ford Building, 301 N. Main St., Hastings

Single-story masonry middle section: View S

Features include repaired walls and ceiling framing

Floors cleaned following removal of truck loads of debris and refuse.





## Stanton Ford Building, 301 N. Main St., Hastings

Rear addition with vehicular door that opens to Latin Street at south of property : View S

Features include repaired walls and ceiling framing

Floors cleaned following removal of truck loads of debris and refuse.





## Stanton Ford Building, 301 N. Main St., Hastings

Original use: professional offices

Current use: owners' collections' storage

Not open to the public

Preserved space configurations and room arrangements, woodwork, doors and trim

Rehabilitation included repairs to walls and ceilings, new lights and fire protection



# Stanton Ford Building, 301 N. Main St., Hastings

A. E. "Beanie" Backus Murals, Second Floor

Evidence of water intrusion

New Roof installed as part of rehabilitation

Future work anticipated to conserve the murals following evaluation by a professional fine and decorative arts conservator



## 301 N Main Street, Hastings

WORK ITEMS	COST
Debris Removal	1,250.62
Selective Demolition	83,487.27
Masonry Repair, Cleaning & Repointing	5,322.69
Roof Repair or Replacement	30,120.04
Window Replacement and Protection	64,858.45
Wall Framing and Trim, Floors	76,455.65
HVAC, Mechanical, Electrical, Plumbing	87,894.78
Doors, Including Overhead	23,939.00
Painting	13,656.93
Second Floor Finishes	60,354.76
Miscellaneous Lumber, Hardware	1,815.69
Exterior Staircase	9,576.19
Architectural/Engineering/Design Services	6,225.00
<b>TOTAL</b>	<b>464,957.07</b>



301 N Main Street Ad valorem Additional Expenses

Date	Name	Memo/Description	Amount
06/28/2023	Smith Trucking Company	Dirt	524.48
08/09/2023	Open City Architecture	Project 2306 - Hastings Event Space	9,000.00
08/15/2023	Open City Architecture	Project 2306 - Hastings Event Space	3,000.00
08/21/2023	Open City Architecture	Pre design and 1/3 schematic design	4,200.00
09/11/2023	Open City Architecture	33% Schematic Design (9000*.33)	3,035.85
09/21/2023	Open City Architecture	Project 2306 - Hastings Event Space	11,000.00
06/13/2023	Calvin Deelah	Sinks - Check 1008	1,000.00
			31,760.33

# **KEYS AND ASSOCIATES, LLC**

**Leslee F. Keys, PhD, Principal**

**Heritage, Arts and Cultural Preservation Services**

**Affiliate with The Craig Group | Sacramento, CA; Museum Muse | Virginia Beach, VA Heritage  
Cultural Services | Dunnellon, FL**

207 Mission Cove Circle, St. Augustine, FL 32084-1179

FEID: 82-4333605

Email: [keysandassociates@gmail.com](mailto:keysandassociates@gmail.com)

Mobile: 904-814-1022

May 18, 2023

St. Johns County Cultural Resources Review Board  
St. Johns County Permit Center  
4040 Lewis Speedway  
St. Augustine, Florida

REF: Ad Valorem Tax Exemptions  
Stanton Ford Building, 301 N. Main St., Hastings  
Big Brick Garage and Hastings Herald Building, 316 N. Main St., Hastings

Dear CRRB Members:

As part of the submission for the above-referenced actions, the staff made the following request:

“Additionally, for both properties we are requesting descriptions of how the improvements are consistent with the ten Secretary of the Interiors Standards for Rehabilitation for the CRRB’s review.”

The work items were addressed with regard to the SOI Standards for Rehabilitation (1977). Recognizing contemporary issues, the SOI Standards for Rehabilitation & Guidelines on Flood Adaptation for Rehabilitating Historic Buildings (2021) were reviewed, also. Both buildings are addressed together as they share similar construction. Moreover, they are across the street from each other and were built within the same decade, part of the heyday of Hastings’ history and growth as the “potato capital.”

**Stanton Ford Building, 301 N. Main Street, Hastings, ca. 1927**

**Big Brick Garage and Hastings Herald Building, 316 N. Main St., Hastings, ca. 1920**

## Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

**The buildings retain their historic use following rehabilitation: commercial**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Many of the character defining features of the buildings were deteriorated, damaged, or removed by previous owners or through weather or insect infestation. The features that remain in place and/or were reestablished include a 2-story masonry structure that addresses the street, features large glass storefront openings under second story spaces identified by tall 1/1 sash windows, singularly or in groupings. Building wings or additional structures on the property were secondary in importance and emphasized their utilitarian roles in their construction. These roles remained in place as part of the rehabilitation.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The actions undertaken were compatible with 1920s construction. The building shape, forms, scale and materials remain intact. Roof shape and materials are contemporary, resilient, adaptations which meet the appearance and form of the originals.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The building or site modifications date from the 1920s-1950s and remain.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The Commercial Style construction remains evident. Details are minimal, with the second story of 301 N. Main addressed through the photographs and descriptions of work.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Commercial Style construction remains evident. Details are minimal, with the second story of 301 N. Main addressed through the photographs and descriptions of work.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Gentle cleaning and repointing of masonry were used to return the buildings to full economic use and aesthetic appearance.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Not applicable to these situations

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Window and door replacements, though clearly new materials, reflect the size, shape, and style of the originals.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Not applicable to these situations





TYPE OF REQUEST:  Certificate of Appropriateness  Certificate of Completion

**IN THE MATTER OF:**

Application: AVT 2022-02  
Applicant: Jena Baker-Dennis  
Owner: 301 N Main Street LLC  
Address: 301 N Main Street, Hastings, FL 32145  
Parcel Number: 044590-0000

Subject: Certification of Appropriateness and Certification of Completion for the Ad Valorem Tax Exemption, pursuant to Section 3.01.01.A. of the St. Johns County Land Development Code, for 301 N Main Street in Hastings, Florida

The Stanton Motors building located at 301 N Main Street in Hastings, Florida is a two-story commercial structure with architecture that is symbolic of historic Main Streets across the United States. The building was constructed as a Ford dealership in 1927 by Christopher Charles Stanton and was once known as the oldest family owned Ford dealership in Florida. It represents historic Hastings and the community's contribution to the development of St. Johns County.

The rehabilitation of the Stanton Motors building restored the integrity of the structure and is an incredible success in the story of maintaining historic Hastings Main Street. The completed restoration meets the County's Comprehensive Plan Objective A.1.4.7 and Land Development Code Section 3.01.01.B which encourage the continued use and adaptive re-use of buildings that have been identified as Significant Cultural Resources. The rehabilitation and restoration of the historic building will also contribute to the preservation of the cultural, architectural and historical heritage of St. Johns County and the Hastings historic streetscape.

The Cultural Resource Review Board heard the tax exemption application on Monday, June 12, 2023 and determined the improvements appropriate, complete, and in concurrence with the Secretary of the Interior's Standards of Rehabilitation as listed by the applicant. The application and work completed is also in compliance with St. Johns County Ordinance Number 2022-55 and all building permit requirements.

The Cultural Resource Review Board decided unanimously to recommend approval of the Ad Valorem Tax Exemption for the rehabilitation of the Stanton Motors building at 301 N Main Street in Hastings, Florida to the Board of County Commissioners.

Nick Jonihakis  
Chair, Cultural Resource Review Board





BUILDING PERMIT APPLICATION

12207781

PERMITS BECOME NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED, OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

Tax Parcel Number 044590-0000 Depository Account Number

Site Legal Description 268 Killingsworth Sub HASTINGS LOTS 12314 BLK C MC ALLEY WAY BETWEEN LOTS 12314 & 12312 BLK 1 OF MC CLINGS ADDN HASTINGS MBI-7010R524765

Owner's Name 301 N MAIN ST LLC Address 105 S POINTE DE LEON BLVD City SAINT AUGUSTINE State FL Zip Code 32084 Phone Number (904) 806 4274 Email geRealtyTeam@gmail.com

Contractor's Name Joseph C Muscetta Qualifying Name MUSCETTA CARPENTRY Address 2831 Olympic of Gibraltar City ST AUGUSTINE State FL Zip Code 32084 Phone Number 904 599 1646 Email MuscettaCustom@gmail.com

Fee Simple Titleholder's Name of the Site N/A Address City State Zip Code

Job Name 301 N MAIN ST Job Address 301 N MAIN ST City HASTINGS State FL Zip Code

Bonding Co. Name N/A Address Architect/ Engineer's Name N/A Address Mortgage Lender's Name N/A Address

Description of Work Repair DAMAGED Floor joists Structure Use Owner Personal \$ Valuation of Work \$6500 Stories 2 Sq. Ft. N/A Conditioned Sq. Ft. N/A Height 13' # of Units 1 FIA Zone First Floor Elevation N/A

Water N/A Sewer N/A Well N/A Septic Tank N/A (Provider's name) (Provider's name) (Permit #) (Permit #)

Termite Protection By N/A Treatment Method: Soil [ ] Bait [ ] Wood [ ] Per Florida Building Code 1816.1

Alternative plans review and inspection services by: Private Provider Private Provider Firm Services include: Plans review and inspections Inspections only

(PLEASE COMPLETE OTHER SIDE)



BUILDING PERMIT APPLICATION

CS# \_\_\_\_\_

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please complete the information below for single product use. For multiple product use, please complete St. Johns County Product Approval Specification Form.

Manufacturer \_\_\_\_\_ Product Description \_\_\_\_\_ Limitation of Use \_\_\_\_\_ Approval # \_\_\_\_\_

Job Address 301 North Main St City HASTINGS FL

Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNANCES, BOILERS, HEATERS, TANKS AND AIR CONDITIONERS, ETC.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNER'S AFFIDAVIT: I certify that all foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Jena Baker-Dennis  
Print Owner's or Owner Agent's Name  
[Signature]  
Owner's or Owner Agent's Signature

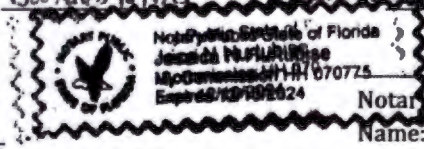
MUSCETTA Custom  
Business Qualifying Name  
Joseph C Muscetta  
Print Contractor's Name  
[Signature]  
Contractor's Signature

BL 3764  
RB 29003685  
License No.

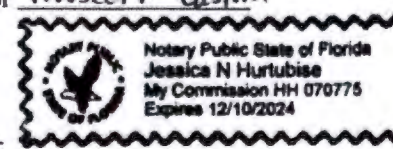
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of May, 2022, by Jessica N Hurtubise as Jena Baker-Dennis for Boundaries Future

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of May, 2022, by Jessica N Hurtubise as Joseph Muscetta for MUSCETTA Custom

Notary Public, State of Florida  
Name: Jessica N Hurtubise  
My Commission Expires: 12/10/24  
My Commission Number is: HH 070775



Notary Public, State of Florida  
Name: Jessica N Hurtubise  
My Commission Expires: 12/10/24  
My Commission Number is: HH 070775



Personally Known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_

Personally Known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_

THIS SPACE FOR COUNTY USE ONLY

Plans Examiner: \_\_\_\_\_  
VALUATION CALCULATION:  
LIVING: 17  
GARAGE: \_\_\_\_\_  
PORCHES: \_\_\_\_\_  
TOTALS: \$6500.  
ENCLOSED:  PARTIALLY ENCLOSED:   
ROOF: CLAY  CONCRETE  METAL  SHINGLE   
EXPOSURE "B"  EXPOSURE "C"  EXPOSURE "D"   
TOP CORD DEAD LOAD \_\_\_\_\_





ST. JOHNS COUNTY BUILDING  
DEPARTMENT RESIDENTIAL  
SUFFICIENCY CHECK LIST

12207781

CLEARANCE SHEET #: (R) \_\_\_\_\_ (N) 22-3971

CONDITIONAL SUBMITTAL YES/NO

DATE RECEIVED 5/4/22

PROJECT TYPE Storage Building Floor Joists. SITE ADDRESS 301 N Main St.

CONTRACTOR Museetta CONTACT \_\_\_\_\_ DEPOSITORY ACCOUNT#: \_\_\_\_\_

PHONE 904 599 1046 EXT# \_\_\_\_\_ FAX \_\_\_\_\_ EMAIL See app.

DATE ROUTED 5/4/22 By CS RESUBMITTED \_\_\_\_\_

NOTIFIED PENDING COMMENTS: \_\_\_\_\_ NOTIFIED PERMIT STATUS: \_\_\_\_\_

Item	Pending	Rec'd by	N/A
Completed Clearance Sheet with Approved Site Plan (SJC Land Development Code)			—
Completed Building Permit Application (FBC Section 105.3)		CS	
Two (2) Sets of Building Plans (FBC Section 107)			—
Two (2) Sets of Energy Sheet Forms and one (1) additional copy of signature page including (Manual J & D (FBC Energy Conservation Section 103)			—
Two (2) sets Truss Engineering (FBC Residential Section R802.10)			—
Two (2) sets Product Approval Form (must be signed)(FS 553.842)			—
Water / Sewer Availability Letter or Paid Water / Sewer Receipt (FBCR P2602.1)			—
Septic Tank Permit / Environmental Health Department Approved Site Plan and Floor Plan (FS 381.0065)			—
Well Permit (FBCR P2602.1)			—
Verification of Ownership: Property Appraiser / Deed / NAL (FBC 105.1)		CS	
Contractor Verification: License / Workers Comp / Liability (FS 489) / \$50 Fee		CS	
Signature for Impact Fee (ORD 2011-7)			—
DEP Permit (If Applicable) (Chapter 62B-33 Florida Administrative Code) Check Clearance Sheet			—
Notice of Commencement (FS 713.135) Note: A recorded copy must be received by the Building Department prior to first inspection	✓		
Termite Bond Company Termite Treatment Method: SLAB   WOOD   BAIT (FBC 110.3.11)			—

PRIVATE PROVIDER SERVICES (FS 553.791) PPI \_\_\_\_\_ PPR \_\_\_\_\_ Notice to B.O. \_\_\_\_\_ Plan Review affidavit \_\_\_\_\_ R'cd by: \_\_\_\_\_

Office Use Only

Initial for Valuation Increase: YES \_\_\_\_\_ NO ✓

Comments:

For Questions regarding comments please contact our Office at (904) 827-6800 – Fax (904) 827-6849  
When calling or faxing please reference the contractors name, job address and clearance sheet number.

Plans Examiner

Date

5/5/22

APPROVED

**Office Use ONLY:  
SJC Permit Release Check List**

**Contractor** \_\_\_\_\_

**Project type** \_\_\_\_\_ **Created by** \_\_\_\_\_

**Project Address / Legal** \_\_\_\_\_  
City State Zip

**NECESSARY ITEMS FOR PICK-UP:**

Valuation Increase \_\_\_\_\_ Applicant Initials \_\_\_\_\_

Impact fee acknowledgement signature \_\_\_\_\_

Deed \_\_\_\_\_

Verify application and deed match \_\_\_\_\_

Contractor Licensing Data: License \_\_\_\_\_ W/C \_\_\_\_\_ Liability \_\_\_\_\_ Other \_\_\_\_\_

Utility Source \_\_\_\_\_

Water/Sewer Availability \_\_\_\_\_ Paid receipt \_\_\_\_\_

Well \_\_\_\_\_

Septic \_\_\_\_\_ FDOH Site Plan \_\_\_\_\_ FDOH Floor Plan \_\_\_\_\_

NOC \_\_\_\_\_ Pending \_\_\_\_\_

**Additional Items:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT TO COMPLETE OR CORRECT**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Payout Required** \_\_\_\_\_ **Print Permit** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**VERIFIED & RELEASED BY:**

\_\_\_\_\_  
\_\_\_\_\_

**CONTRACTOR:** \_\_\_\_\_



12200063

N21-7800



BUILDING PERMIT APPLICATION

PERMITS BECOME NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED, OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

Tax Parcel Number 044590-0000 Depository Account Number

Site Legal Description 2-68 Killingworth Sub Hastings LOTS 12364 RLC C 1st Alley way BETWEEN 13124344 LOT 12 (EX NORT) BIK 10F Mc CLUNG'S ADDN HASTINGS MBI-105 OR 5241/25

Owner's Name 301 N Main St. LLC
Address 105 S. Ponce De Leon Blvd. City St. Augustine State FL Zip Code 32084
Phone Number 904-806-4274 Email geresityteam@gmail.com

Contractor's Name Joseph C Muscetta Qualifying Name MUSCETTA CUSTOM
Address 2831 Glimpse of Glory Rd City ST. AUGUSTINE State FL Zip Code 32084
Phone Number 904-599-1646 Email MUSCETTACUSTOM@gmail.com

Fee Simple Titleholder's Name of the Site
Address City State Zip Code

Job Name NEW STAIR CASE
Job Address 301 NORTH MAIN ST City HASTINGS State FL Zip Code 32145

Bonding Co. Name Address
Architect/ Engineer's Name Address
Mortgage Lender's Name Address

Description of Work Build new staircase/new doors Structure Use second Entrance to 2nd Floor
\$ Valuation of Work \$10,500 Stories 1 Sq. Ft. 64 Conditioned Sq. Ft. NA
Height 12' # of Units 1 FIA Zone First Floor Elevation NA

Water Sewer Well Septic Tank
(Provider's name) (Provider's name) (Permit #) (Permit #)

Termite Protection By Treatment Method: Soil Bait Wood
Per Florida Building Code 1816.1

Alternative plans review and inspection services by:
Private Provider
Private Provider Firm
Services include: Plans review and inspections Inspections only

(PLEASE COMPLETE OTHER SIDE)

BUILDING PERMIT APPLICATION

CS# N21-7800

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please complete the information below for single product use. For multiple product use, please complete St. Johns County Product Approval Specification Form.

Manufacturer \_\_\_\_\_ Product Description \_\_\_\_\_ Limitation of Use \_\_\_\_\_ Approval # \_\_\_\_\_

Job Address 301 NORTH MAIN ST. City HASTINGS FL 32145

Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNANCES, BOILERS, HEATERS, TANKS AND AIR CONDITIONERS, ETC.

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

**OWNER'S AFFIDAVIT:** I certify that all foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Jena Baker - Dennis  
Print Owner's or Owner Agent's Name  
[Signature]  
Owner's or Owner Agent's Signature

Muscetta Custom  
Business Qualifying Name  
Joseph C Muscetta  
Print Contractor's Name

[Signature] RB29003685/13764  
Contractor's Signature License No.

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6th day of October, 2021, by Jena Baker - Dennis as Managing member for 301 N Main St LLC

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6th day of October, 2021, by Joseph C Muscetta as contractor for self

Jessica N Hurtubise  
Notary Public, State of Florida  
Name: Jessica Hurtubise  
My Commission Expires: 12/10/24  
My Commission Number is: 44070775

Jessica N Hurtubise  
Notary Public, State of Florida  
Name: Jessica Hurtubise  
My Commission Expires: 12/10/24  
My Commission Number is: 44070775

Personally Known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_

Personally Known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_

**THIS SPACE FOR COUNTY USE ONLY**

Plans Examiner: [Signature]

VALUATION CALCULATION: 10,500

LIVING: \_\_\_\_\_ ENCLOSURE:  PARTIALLY ENCLOSED:

GARAGE: \_\_\_\_\_ ROOF: CLAY  CONCRETE  METAL  SHINGLE

PORCHES: \_\_\_\_\_ EXPOSURE "B"  EXPOSURE "C"  EXPOSURE "D"

TOTALS: 10,500 TOP CORD DEAD LOAD \_\_\_\_\_





12200063

St. Johns County Board of County Commissioners  
Growth Management | Building Services Division

ST. JOHNS COUNTY BUILDING DEPARTMENT  
COMMERCIAL SUFFICIENCY CHECK LIST

CLEARANCE SHEET #: (C) \_\_\_\_\_ (N) 21-7800

OCT 11 2021  
NOV 09 2021

CONDITIONAL SUBMITTAL YES \_\_\_ NO \_\_\_ DATE RECEIVED \_\_\_/\_\_\_/\_\_\_

NAME OF PROJECT New Stair case PROJECT TYPE \_\_\_\_\_  
SITE ADDRESS 301 N main st PRELIMINARY REVIEW: YES \_\_\_ NO DEC 06 2021  
CONTRACTOR Muscetta CONTACT \_\_\_\_\_  
PHONE 904-599-7646 EXT# \_\_\_\_\_ FAX \_\_\_\_\_ EMAIL See APP  
DATE PLANS REC'D 10/8/21 By BB RESUBMITTED \_\_\_\_\_

NOTIFIED PENDING COMMENTS/STATUS: \_\_\_\_\_ DEPOSITORY ACCOUNT #: \_\_\_\_\_  
11/1/21 - sent fire comments - RR 12/1/21 - sent fire comments - RR

Item	Pending	Rec'd By	N/A
Completed Clearance Sheet (signature acknowledging impact fee) (SJC Land Development Code/Ord. 2011-7)			1
Approved DRC Site Plan (SJC Land Development Code)			
Completed Building Permit Application (FBC Section 105.3)		BB	
Two (2) Sets of Building Plans (FBC Section 107)		✓	
Two (2) Energy Forms with Manual N; ASHRAE or ACCA and One (1) copy of signature page marked STATE (FBC Energy Conservation Section 103)			
Two (2) sets Truss Engineering (one set must have raised seal) (FBC Sec.802.10)			
Two (2) Product Approval Form (must be signed) (FS 553.842)			
Water / Sewer Availability Letter or Paid Water / Sewer Receipt (FBCR P2602.1) Utility Company: _____			
Septic Tank Permit / Environmental Health Department Approved Site Plan and Floor Plan (FS 381.0065)			
Well Permit (FBCR P2602.1)			
Verification of Ownership: Property Appraiser / Deed / NAL (FBC 105.1)		✓	
Contractor Verification: License / Workers Comp / Liability (FS 489)		✓	
Notice of Commencement (FS 713.135) Note: A recorded copy must be received by the Building Department prior to first inspection	✓		
Termite Bond Company Termite Treatment Method: SLAB   WOOD   BAIT (FBC 110.3.11)			
PRIVATE PROVIDER SERVICES (FS 553.791) PPI _____ PPP _____ Notice to B.O. _____ Plan Review Affidavit _____ R'ed by: _____			
Office Use Only			
Initial for Valuation Increase:	YES _____	NO _____	
Sent to Fire Marshall:	Date: <u>OCT 28 2021</u>	Approved _____	Rejected <u>[Signature]</u>
Resubmitted to Fire Marshall:	Date: <u>NOV 30 2021</u>	Approved _____	Rejected <u>[Signature]</u>
Comments:	<u>APPROVED</u> <u>12/30/21 Fire Resubmittal Review - Change # 107</u>		

Plans Examiner [Signature]  
Revised 07.31.19  
Page 1 of 2  
OT# 1277006

Date 10-28-21



Ed 000-65

**Office Use ONLY:  
SJC Permit Release Check List**

Contractor \_\_\_\_\_

Project type \_\_\_\_\_ Created \_\_\_\_\_

Project Address / Legal \_\_\_\_\_  
City State Zip

**NECESSARY ITEMS FOR PICK-UP:**

Valuation Increase \_\_\_\_\_ Applicant Initials \_\_\_\_\_

Impact fee acknowledgement signature \_\_\_\_\_

Deed \_\_\_\_\_

Verify application and deed match \_\_\_\_\_

Contractor Licensing Data: License \_\_\_\_\_ W/C \_\_\_\_\_ Liability \_\_\_\_\_ Other \_\_\_\_\_

Utility Source \_\_\_\_\_

Water/Sewer Availability \_\_\_\_\_ Paid receipt \_\_\_\_\_

Well \_\_\_\_\_

Septic \_\_\_\_\_ FDOH Site Plan \_\_\_\_\_ FDOH Floor Plan \_\_\_\_\_

NOC \_\_\_\_\_ Pending \_\_\_\_\_

Additional Items:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT TO COMPLETE OR CORRECT**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Payout Required \_\_\_\_\_ Print Permit \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**VERIFIED & RELEASED BY:**

\_\_\_\_\_  
\_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

Muscetta

12200063

Office Use ONLY:  
SJC Permit Release Check List

1/3/22

Contractor \_\_\_\_\_

Project type New Staircase Created by Kemi R.  
(Commercial)

Project Address / Legal 301 N. Main St.  
City State Zip

NECESSARY ITEMS FOR PICK-UP:

Valuation Increase \_\_\_\_\_ Applicant Initials \_\_\_\_\_

Impact fee acknowledgement signature \_\_\_\_\_

Deed \_\_\_\_\_

Verify application and deed match \_\_\_\_\_

Contractor Licensing Data: License \_\_\_\_\_ W/C \_\_\_\_\_ Liability \_\_\_\_\_ Other \_\_\_\_\_

Utility Source \_\_\_\_\_

Water/Sewer Availability \_\_\_\_\_ Paid receipt \_\_\_\_\_

Well \_\_\_\_\_

Septic \_\_\_\_\_ FDOH Site Plan \_\_\_\_\_ FDOH Floor Plan \_\_\_\_\_

NOC FYI Pending \_\_\_\_\_

Additional Items:

\* ~~BP Application needs to be signed by Contractor~~ \*

APPLICANT TO COMPLETE OR CORRECT

- \* on BP App:
  - fill in Tax PA # to match Permit ✓
  - fill in legal descript " " " " L

Payout Required \_\_\_\_\_ Print Permit \_\_\_\_\_

VERIFIED & RELEASED BY:

CONTRACTOR: \_\_\_\_\_



---

## Emailing: Issues Report.htm

1 message

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Dawn Lyons <dlyons@sjcfl.us>

Mon, Nov 1, 2021 at 2:44 PM

To: muscettacustom@gmail.com <muscettacustom@gmail.com>

### Issues Report For FIRE

Fax Copy

Clearance Sheet: N2021-007800

Project Name:

Project Address: 301 N MAIN ST

Contractor: MUSCETTA, JOSEPH C

#### DEPARTMENTS:

#### FIRE SERVICES

Reviewed By : PJ Webb

Issued: 10/28/2021 7:51:12 AM

Plans for the installation of a new egress door on the second floor of an existing building and a new set of stairs.

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Reviewed using FFPC 7th edition effective Dec. 31, 2020.

Reviewer: PJ Webb 904 209 1744

To schedule fire inspections please call 827-6842 (automated system). Questions about inspections please call 209-1740x1.

*Review by the AHJ shall not relieve the applicant of the responsibility for compliance with the Code.*

---

Issued: 10/28/2021 7:51:54 AM

**RESUBMITTING: Please make necessary changes and resubmit the complete permit application package. Response to comments / plans / specifications should be submitted to the Permit Center as a resubmission for the original project unless other arrangements are**



**RESUBMITTING: Please make necessary changes and resubmit the complete permit application package. Response to comments / plans / specifications should be submitted to the Permit Center as a resubmission for the original project unless other arrangements are made with the Fire Plan Reviewer or the Fire Plan Review Supervisor.**

To help speed the review process you *should* include a written response to comments summary to clarify *and/or* illustrate corrections on plans (bubbling, highlighting, or notations are best). Please use the *Florida Fire Prevention Code 7th Ed.* for all code reference in a response to comments. You are required to remove old pages and reinsert the new pages.

The numbered items require a response or plans to be updated to complete the review.

---

Issued: 10/28/2021 7:52:28 AM

1) What is the construction of the stairs? They appear to be wood.

Tuesday, November 30, 2021: Revised plans;"All wood material to be P.T." A Connell ✓

Sign Off: 11/30/2021 2:11:41 PM aConnell

---

Issued: 10/28/2021 7:53:18 AM

✿ 2) Provide handrail detail with dimensions. NFPA 101:7.2.2.4.5

Tuesday, November 30, 2021: New handrails shall be installed to provide a clearance of not less than 2 1/4 in. between the handrail and the wall to which it is fastened. NFPA 101:7.2.2.4.5.5 A Connell ✓

SEE REVISED PLAN

---

Issued: 10/28/2021 7:54:00 AM

3) Identify the tread depth and riser height. NFPA 101: Table 7.2.2.2.1.1(a) ✓

Sign Off: 11/30/2021 2:19:08 PM aConnell

---

Issued: 10/28/2021 7:54:36 AM

4) Identify the guard height. NFPA 101:7.2.2.4.6.2

Sign Off: 11/30/2021 2:21:54 PM aConnell

---

Issued: 10/28/2021 7:55:23 AM

\* 5) Demonstrate compliance with the 4" sphere guard requirement of NFPA 101:7.2.2.4.6.3.

Tuesday, November 30, 2021: All references to the 4" sphere guard requirement in the plans must state the "MAX" opening. A Connell

SEE REVISED PLAN

---

Issued: 10/28/2021 7:56:50 AM

6) What is the building occupancy classification? If there are minimum construction requirements (1.6 or occupancy chapter) as type I or II, the stairs must be non combustibile. NFPA 101:7.2.2.3.1.2.

After review of the occupancy, this is determined to be a mercantile. A Connell

Sign Off: 11/30/2021 3:07:00 PM aConnell

---

Issued: 10/28/2021 7:57:47 AM

7) What is the occupant load that will be utilizing the new means of egress door/stairs as it relates to the required width? NFPA 101:7.2.2.2.1.2.

Sign Off: 11/30/2021 3:14:24 PM aConnell

---

Issued: 10/28/2021 7:59:28 AM

8) Emergency Lighting

If the building is required to have emergency lights, emergency lighting will be required to illuminate the stairs. Demonstrate on plans. NFPA 101:7.9. The occupancy classification provided for comment 6 and any additional information necessary will help determine this.

Tuesday, November 30, 2021: Revised plans show the addition of new emergency light at the stairs. A Connell

**Sign Off: 11/30/2021 2:25:11 PM aConnell**

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**Issued: 10/28/2021 8:00:45 AM**



**9) Provide the proposed door hardware information on the plans.**

**Sign Off: 11/30/2021 2:35:07 PM aConnell**

---





made with the Fire Plan Reviewer or the Fire Plan Review Supervisor.

To help speed the review process you *should* include a written response to comments summary to clarify *and/or* illustrate corrections on plans (bubbling, highlighting, or notations are best). Please use the *Florida Fire Prevention Code 7th Ed.* for all code reference in a response to comments. You are required to remove old pages and reinsert the new pages.

The numbered items require a response or plans to be updated to complete the review.

---

Issued: 10/28/2021 7:52:28 AM

✓ 1) What is the construction of the stairs? They appear to be wood.

ALL WOOD, USE P.T.

---

Issued: 10/28/2021 7:53:18 AM

✓ 2) Provide handrail detail with dimensions. NFPA 101:7.2.2.4.5

SEE DETAIL OF STAIRS

---

Issued: 10/28/2021 7:54:00 AM

✓ 3) Identify the tread depth and riser height. NFPA 101: Table 7.2.2.2.1.1(a)

SEE DETAIL OF STAIRS 11 1/2" TREAD, 7" RISE

---

Issued: 10/28/2021 7:54:36 AM

✓ 4) Identify the guard height. NFPA 101:7.2.2.4.6.2

GUARD RAIL IS 42"

---

Issued: 10/28/2021 7:55:23 AM

✓ 5) Demonstrate compliance with the 4" sphere guard requirement of NFPA 101:7.2.2.4.6.3.

SEE STAIR DETAIL

Issued: 10/28/2021 7:56:50 AM

6) What is the building occupancy classification? If there are minimum construction requirements (1.6 or occupancy chapter) as type I or II, the stairs must be non combustible. NFPA 101:7.2.2.3.1.2.

PERSONAL STORAGE AT THIS TIME.  
IF OCCUPANCY CHANGE WE WILL PERMIT AGAIN

Issued: 10/28/2021 7:57:47 AM

7) What is the occupant load that will be utilizing the new means of egress door/stairs as it relates to the required width? NFPA 101:7.2.2.2.1.2.

PERSONAL STORAGE AT THIS TIME  
IF OCCUPANCY CHANGES WE WILL PERMIT AGAIN.

Issued: 10/28/2021 7:59:28 AM

8) Emergency Lighting

If the building is required to have emergency lights, emergency lighting will be required to illuminate the stairs. Demonstrate on plans. NFPA 101:7.9. The occupancy classification provided for comment 6 and any additional information necessary will help determine this.

NO EMERGENCY LIGHTING REQUIRED  
BUT WE WILL ILLUMINATE STAIRS

Issued: 10/28/2021 8:00:45 AM

9) Provide the proposed door hardware information on the plans.

Schlagg/Kwikset Single Cylinder Dead Bolt and Handle



12207781

St. Johns County Board of County Commissioners  
Growth Management | Building Services Division



# Affidavit for Renovations and Remodeling

The work performed on an existing building shall be classified per the Florida Building Code by electing the level of alteration.

\_\_\_\_\_ 502.1 **Repair:** Patching or Restoration of materials, elements, equipment, or fixtures for the purpose of maintaining such materials, elements, equipment, or fixtures.

X 503.1 **Level 1 Alteration** includes the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

\_\_\_\_\_ 504.1 **Level 2 Alteration** includes the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

\_\_\_\_\_ 505.1 **Level 3 Alteration** applies where the work area exceeds 50% of the aggregate area of the building and made within any 12 month period.

\_\_\_\_\_ 506.1 **Change of Occupancy** shall comply with the provision of Chapter 10, FBC-Existing Building.

Please list the complete scope of work proposed for this project:

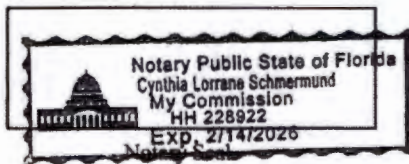
STORAGE FLOOR SYSTEM REPAIR EXISTING FLOOR JOISTS  
SISTER NEXT TO SPLIT + DAMAGED FLOOR JOISTS  
W/ 2X10 SYP LAGED TO EXISTING JOIST 16" STAGGERD  
PATTERN W/ 1/2 X 3" APPROX 20pc 18' Long

I (PRINT) Joseph Muscetta affirm the scope of work listed above represents the entire project. I understand any work not listed above will require an approved revision. Work commenced prior to obtaining a permit can result in the issuance of a stop work order and penalty charges.

\_\_\_\_\_  
Signature of Owner/Contractor/Design Professional

OFFICE COPY

In St. Johns County, Florida:  
The foregoing Instrument was  
Acknowledge Before me on  
4th May 2022



REVIEWED FOR CODE COMPLIANCE  
Review of these plans, and any Permits issued under the Applicants "Clearance Guidesheet". Information are VOID if or when erroneous information from the Applicant is discovered. The issuance of a permit conveys no right to violate any governing Code, zoning or Engineering regulations.

Known Personally \_\_\_\_\_ or Identification

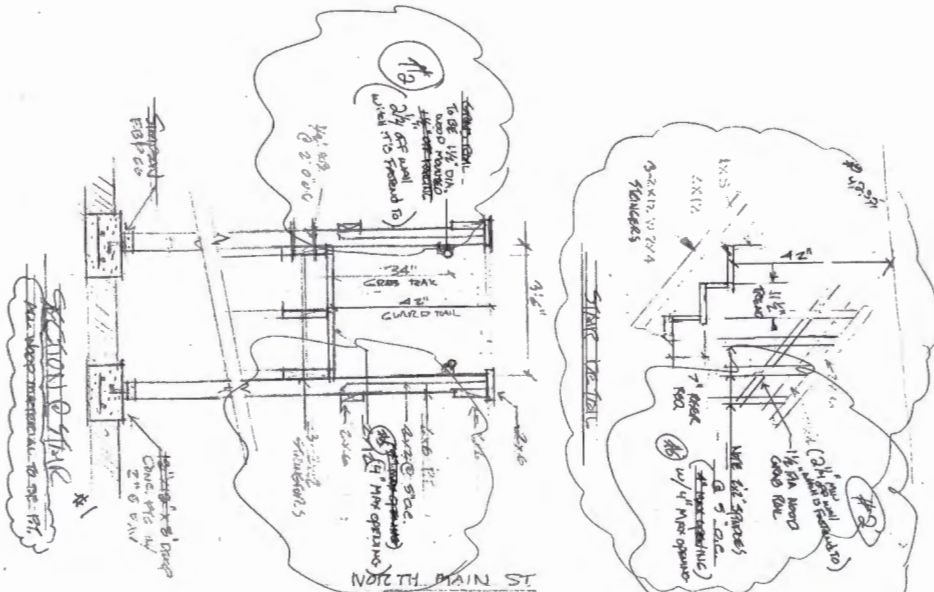
Cynthia Lorraine Schermund  
Name of Notary, typed or printed

BY 5/5/22  
St. Johns Co. Building Dept.

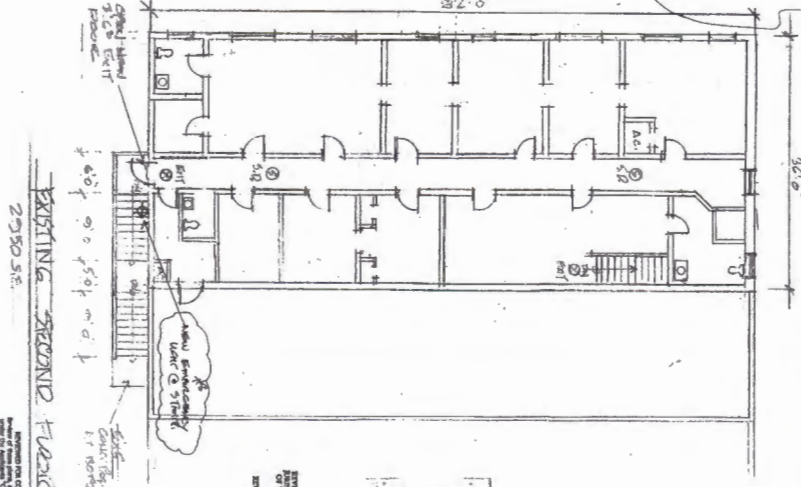
Cynthia Lorraine Schermund  
Signature

Note: Opening Protection is required for additions and remodels with a valuation of \$50,000 or more when the home is valued at \$750,000 or more, except single family structures permitted under the Florida Building Code.

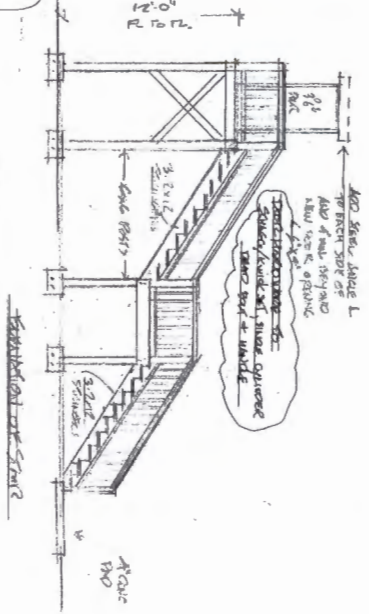




SECTION OF STAIR  
 ALL HEIGHTS INTERFERING TO THE FIN.



EXISTING SECOND FLOOR PLAN  
 2750 SF



ADD STAIR SHAPE L  
 TO EXIST STAIR  
 AND FLOOR STRIP  
 NEW USE & OPENING  
 STAIRWAY  
 STAIRWAY  
 STAIRWAY

OFFICE COPY  
 7-15-21



OFFICE COPY

NOTES TO ALL CONTRACTORS  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.  
 8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

NEW SECOND FLOOR STAIRWAY  
 # 301 NORTH MAIN ST.  
 HASTINGS, FLORIDA ST. JOHN'S COUNTY

LES THOMAS  
 ARCHITECT  
 32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

123000103



**NOTICE OF COMMENCEMENT**

State of Florida County of St. Johns

Permit No. \_\_\_\_\_

Tax Folio No. \_\_\_\_\_

Public Records of St. Johns County, FL  
Clerk number: 202114345  
BK: 5398 PG: 1314  
10/20/2021 1:40 PM  
Recording \$10.00

THE UNDERSIGNED HEREBY GIVES NOTICE THAT IMPROVEMENT WILL BE MADE TO CERTAIN REAL PROPERTY, AND IN ACCORDANCE WITH CHAPTER 713, FLORIDA STATUTES, THE FOLLOWING INFORMATION IS PROVIDED IN THIS NOTICE OF COMMENCEMENT.

Expiration Date of Notice of Commencement (the expiration date is 1 year from the Date of recording unless a different date is specified) \_\_\_\_\_

Owner's name (print) 301 N Main St. LLC

Owner's address 105 S Ponce De Leon Blvd St Augustine, FL 32084

Owner's interest in property \_\_\_\_\_

Legal description of property 2/48 Hastings Land & Improvement Corp Sub of Hastings FL Lots 34520

Property address 301 N Main St. Hastings FL 27 BLK 10R2293/1758

General description of improvement Add new out side staircase and door

Fee simple title holder, if other than owner (print) NA

Address \_\_\_\_\_

Contractor's name (print) Joseph C Muscetta (Muscetta Custom Phone (904) 599 1646

Address 2831 Glimpse of Glory rd St. Augustine FL 32084 Fax ( )

Surety's name, if any (print) NA Amount of bond \$ \_\_\_\_\_

Address \_\_\_\_\_ Phone ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

Lender's name (print) NA Phone ( ) \_\_\_\_\_

Lender's address \_\_\_\_\_ Fax ( ) \_\_\_\_\_

PERSONS WITHIN THE STATE OF FLORIDA DESIGNATED BY OWNER UPON WHOM NOTICES OR OTHER DOCUMENTS MAY BE SERVED AS PROVIDED BY SECTION 713.13(1) (A) 7, FLORIDA STATUTES:

Name (print) \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Address \_\_\_\_\_ Fax ( ) \_\_\_\_\_

IN ADDITION TO HIMSELF OR HERSELF, OWNER DESIGNATES \_\_\_\_\_

OF \_\_\_\_\_ TO RECEIVE A COPY OF THE LIENOR'S NOTICE AS PROVIDED IN SECTION 713.13(1)(B), FLORIDA STATUTES.

PHONE NUMBER OF PERSON OR ENTITY DESIGNATED BY OWNER: \_\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.**

[Signature] Managing Member 10/16/21  
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager Date Signed

Jena Baker Dennis St. Johns Florida  
Print Name of Person Signing Above In County Named Of State

STATE OF FLORIDA COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16th day of October, 2021, by Jena Baker Dennis as Managing Member for

301 N Main St. LLC

[Signature]  
Notary Public, State of Florida  
Name: Jessica Hurtubise  
My Commission Expires: 12/10/24  
My Commission Number is: 44020775



Personally Known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_



**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT**

This Covenant is made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
301 N Main Street LLC (hereinafter referred to as the Owner)  
and in favor of St. Johns County  
(hereinafter referred to as the Local Government) for the purpose of the restoration,  
renovation or rehabilitation of a certain Property located at 301 North Main Street, Hastings,  
Florida 32145

\_\_\_\_\_

which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located, are ✓ architecture, ✓ history, \_\_\_\_\_ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers): Killingsworth Sub Hastings Lots 1, 2, 3, & 4 BLK C INCL Alley Way Between Lts 1, 2, & 3 & 4 & Lot 12 (EX N69FT) Blk 1 of Mc Clungs ADDN Hastings  
In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption which is from January 1, 2024 to December 31, 2034 :

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.



2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the ( ) Division of Historical Resources (X) Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office, if one exists in the jurisdiction, is:

Name of Office/Agency: St. Johns County Board of County Commissioners  
Growth Management c/o Environmental Division  
Address: 4040 Lewis Speedway  
City: St. Augustine, FL Zip: 32084  
Telephone: 407-209-0623

The address of the Division of Historical Resources is:

Bureau of Historic Preservation  
Division of Historical Resources  
R. A. Gray Building, 500 South Bronough Street  
Tallahassee, Florida 32399-0250  
Telephone Number: (850) 245-6333 or (800) 847-PAST (7278)

3. *[Only for properties of archaeological significance]* The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the ( ) Division of Historical Resources (X) Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of this Covenant by the Owner or any successor-in-interest during the term of the Covenant, the  Division of Historical Resources  Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the  Division of Historical Resources  Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the  Division of Historical Resources  Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the  Division of Historical Resources  Local Historic Preservation Office in writing of the loss. The  Division of Historical Resources  Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the

( ) Division of Historical Resources (X) Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.


8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the ( ) Division of Historical Resources (X) Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care, which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the ( ) Division of Historical Resources (X) Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the ( ) Division of Historical Resources (X) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.



9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER

<u>Jena Dennis</u>	<u></u>	<u>10/20/23</u>
Name	Signature	Date
Managing member		

LOCAL GOVERNMENT: \_\_\_\_\_

_____	_____	_____
Name of Authorized Local Official	Signature	Date
_____		
Title		