

# **Sea View**

## **Design Code**

September 15, 2016  
Amended June 25, 2017

*McGarvey Residential Communities*

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## *Introduction*

Sea View is a unique coastal community located on the Atlantic Coast of Florida. Just minutes from the beach and downtown St. Augustine, it is a truly special place to call home.

Living in Sea View, residents relish in the sea breeze and sunshine that make the area such an enjoyable place to live. This design code was carefully constructed in order to create consistency and uniformity among the community while allowing designers and architects to blend their creativity into Sea View.

## **Neighborhood Site Plan**

The Neighborhood plan for Sea View is designed to fit into surrounding beach culture.

- ▯ Lot dimensions for Rectangular Lots: Approximately 50' x 100'

Some lots in Sea View, due to their location on a curve or cul-de-sac, require additional attention to setbacks .

# Sea View Master Development Plan

## Site Planning

### Minimum Setbacks

- All residential lots must maintain a minimum fifty (50)-foot setback from the State Road A1A.

### Building Setbacks

- **Front:** 12' minimum from front property line; attached garages set back 20' from front property line.
- **Rear:** 10' minimum from rear property line.
- **Side:** 5'
- All structures shall have a minimum separation of 10 feet, as measured from the outer foundation wall of the structure to the outer foundation wall of the adjacent structure. Setbacks shall be measured from a point on each structure that is at least 30" above the general ground level.
- **Building Height:** Buildings shall not exceed 35' in height; provided, however that building elements shall be permitted to 42'. The 42' height is restricted to a portion of the structure (such as a tower element) that is not to exceed 20% of the footprint area of the main structure, including garage. Buildings exceeding 2 stories, excluding a tower, are not allowed.
- **Maximum impervious surface ratio:** 70% per lot
- **Maximum Lot Coverage by Buildings:** ~~45%~~ per lot and 35% for the property as a whole. Approved at P&Z meeting June 20,2015 to 65% per lot coverage.



□ **Parking:** Each residence will have a driveway that can accommodate 2 cars, as well as a 2 car garage.

**Any items or information that is part of the PUD/Zoning for Sea View are incorporated herein and must be adhered to.**

## **Parking/Driveways/Walkways**

Driveways and front walkways are to be constructed only of pavers. Driveways must be able to accommodate 2 cars.

Driveways must be set back 5' from side lot lines. Driveway flares may be constructed as close as 3' from side lot lines.

Pedestrian circulation will be provided via a 5 ft. wide sidewalk on one side of all interior roads within the project. See site plan for sidewalk locations.

## **Pool Equipment**

Pool equipment is required to be screened from the view of adjacent properties. All equipment shall be located to minimize its visual and aural impact on neighbors. Fencing or privacy walls appropriately detailed with the style of house are typical screening methods.

## **Porches and Balconies**

The materials used for porches and balconies shall be compatible with that of the main house. Decking material can be painted or stained wood, brick, stone, tile, or painted concrete. Columns and posts can be constructed of wood, Hardie material or similar, stucco, tabby, or stone. The minimum porch finished floor should be 24" off of finished landscape grade. Steps leading to the porch must be made of wood, with a minimum 3 risers. Vinyl railings will be accepted upon approval by the ARB.

**Fences.** In Sea View, fences in the back yard must be made of black anodized aluminum with a 54" maximum height. Front yard fences must first be approved by the ARB for material type, color and style, and include a hinged gate where the front walkway meets the sidewalk.

## **Eaves and Soffits**

Eaves and Soffits are an integral part of defining the character of a house. Their design is crucial to creating an attractive transition between roof and wall. The design of eaves and soffits will be reviewed by the ARB Review Committee.

Overhangs are key elements in protecting your house from rain and shading it from the sun. Overhangs may project a maximum of 24" into setbacks. Dormers and other small elements may have reduced overhangs. Barge boards (8" MIN) between floors of two story houses and first floor watertable boards or bands are required to be constructed/applied unless previously approved by the ARB to use otherwise. Cornice boards are to be 4" minimum. Exposed rafter tails are encouraged on each house in Sea View.

## **Architectural Elements**

### **Garage Doors**

Minimizing the impact of automobiles is one of our goals at Sea View. Therefore, the detail of the garage doors is critical to softening their appearance. Garage doors are to be 8' in height and a maximum 9' wide.

## **Miscellaneous**

### **Paint Colors**

Paint colors are an important facet of the community, and colors should be selected to complement the natural setting. Colors in Sea View should reflect the coastal environment it sits in, using the surrounding fun and beachy elements as inspiration. Exterior paint colors are required to be reviewed by the ARB by first looking at paint chips followed by a review of the colors on the actual house. **WHEN REPAINTING PART OR ALL OF A HOUSE, COLORS MUST BE APPROVED BY THE ARB IF THERE IS ANY COLOR CHANGE.**

### **Accessory Structures**

Accessory structures such as gazebos, storage, sheds, workshops, playhouses, etc. must be approved by the ARB.

**Television or radio masts**, towers, poles, antennas, aerials, satellite dishes, or other appurtenances shall not be erected, constructed, or maintained on the exterior of any house or lot unless the location, size, and design thereof have been approved by the ARB. It is required that any proposed satellite dish or antenna system for the house be designed to be hidden from view from the street and adjacent lots.

**No boat**, recreational vehicle, trailer, or non-four wheel passenger automobile may be placed, parked, or stored on any lot or driveway except within a building where it is totally isolated from public view.

**Basketball goals** are allowed in Sea View but must be of a design and location approved by the ARB in writing.

**No Window or wall air conditioning** units shall be permitted.

Garbage Cans, AC compressors and pool equipment are required to be enclosed within a **utility yard**. A utility yard shall be screened by garden walls or other approved fence types.

**Exterior mounted 'Flood Lights'** are not permitted.

The height, grade and contour of any **lake embankment** shall not be changed without the prior written consent of the Association. No **decks, docks, moorings, pilings, bulkheads**, or other structures shall be constructed on such embankments.

## **Landscaping**

Consideration of adjacent lots must be taken into account when considering the landscaping of each home. Any landscaping trees shall be placed at a minimum of 7.5 feet away from the centerline of underground pipelines to the centerline of the trees. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD.

A 10-foot natural/landscaped buffer is to be maintained around the perimeter of the property per LDC Section 5.03.03.A.4.

**Existing Trees.** All existing hardwood trees and pine trees shall be shown on the site plan and the landscape plan even if they are to be removed and are located within the house perimeter or site improvement.

**Front and Rear Yard Trees.** Trees in the front and rear yards of each house are required and shall have the following minimum components: One 5" caliper oak tree with a minimum 16' height and one 5" magnolia a minimum of 8' tall when planted.

**Hedge requirement.** This applies specifically to lots 24, 25, 26, 27, and 28. These lots are required to plant a 6' viburnum hedge with an initial planting size of 7 gallons on the rear lot line. The viburnum, when first planted, must be spaced no farther than 3' apart on center. If a fence is constructed, per the ARB Guidelines, at the rear of lots 24,25,26,27,28 , then,

the location of the fence shall be on the 'house side' of the viburnum hedge.

**Sod.** All sod for Sea View houses must be St. Augustine grass. Large areas of sod are discouraged.