



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PONTE VEDRA OVERLAY DISTRICT
November 6, 2023 Public Meeting
ARC 2023-10 Beach House (The Plantation at PV)

To: Architectural Review Committee
Staff: Brandon Tirado, Planner
Date: October 26, 2023

Applicant: Melissa Angulo
 The Plantation at PV
 101 Plantation Drive
 Ponte Vedra, FL 32082

Location: 1111 Ponte Vedra Blvd
FLUM: Res-B
Zoning: R-1-A

Applicable Standards: Ponte Vedra Zoning District Regulations, Sections VIII.Q.5.d and VIII.Q.5.e.

Summary of Request: Applicant is requesting design approval for modifications to a previous ARC approval (ARC 2022-08). The previous approved Final Order is attached to this report for reference. Modifications include a reduction in the pavilion size, roof style/material option, and proposed building location.

Staff Review

Planning Division: It appears that the proposed changes are still in keeping with the existing building design and are consistent with the regulations of the Ponte Vedra Overlay District. The table below outlines the changes from the previous approval that are being proposed and their extent:

	Previously Approved	Newly Proposed
Pavilion Size	Showers, restroom, galley ~1439 sf	Showers, restroom, galley 1163 sf
Location	32.94 side setback from the south	47.67 side setback from the south
Roof Style	Mixed styles	All HIP
Roof Material	Davinci Slate Black	Davinci Slate Black OR Gulf Coast MFG - Gulf Lok Aluminum Matte Black

These changes would make for a smaller overall new building size, further away from the property line. Additionally, HIP style roofs and standing seam metal materials appear to be appropriate and consistent with the Ponte Vedra Overlay regulations. Please see the provided attachments for additional information.

PVZDR Section VIII.Q.5.d – Architectural Design Standards

The pleasing and compatible relationship of architecture along Roads in the Overlay District is of important public concern. The architectural design of Structures and their materials and colors must be visually harmonious with the overall appearance, history and cultural heritage of Ponte Vedra, and also with natural Land forms and existing vegetation. Compatibility with existing adjacent Structures and other approved development plans must also be considered.

The intent of these standards is not to restrain diversity or innovative architecture, but to reduce incompatible and adverse impacts, and to insure an aesthetically pleasing environment. To accomplish this, the following standards shall apply to the review of proposed Buildings, renovations and related site improvements.

1. Proposed development shall be located and configured in a visually complementary manner with the existing terrain and vegetation of the parcel and surrounding parcels. Structures shall obstruct as little as reasonably practical scenic views from the main Road or from existing Structures and the natural environment. Structures shall not dominate, in an incompatible manner, any general development or adjacent Building which is substantially in compliance with this Ordinance. This may be accomplished by the use of architectural features and/or siting of proposed Structures to reduce the appearance of excessive and inappropriate height or mass of proposed Structures.
2. The proposed Building or Structure shall be of such design that it contributes to the image of the Ponte Vedra Coastal Corridor as a place of beauty, spaciousness and high quality.
3. The proposed Building or Structure shall not, in its exterior design and appearance, be of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance or value.
4. Where a single Building, or group of related Buildings contains more than one (1) store or business front, all Wall Signs shall be of similar style and shall be compatible and uniform in terms of size, color and any lighting. Any back-lighting or appearance of lighting shall be white in color.
5. The color and materials of Signs shall be compatible with the architectural style, color and materials of the related commercial or multi-Family Building
6. New Ground Signs and alterations to existing Ground Signs requiring an ARC review shall be externally illuminated.

PVZDR Section VIII.Q.5.e – Design Elements and Materials

The following specific design criteria shall apply to development regulations under the conditions of the Overlay District.

1. Flat roof lines, or the appearance of flat roof lines are not permitted.
2. Work areas or storage doors and open bays shall not open toward, face or otherwise be visible from an Overlay District Delineated Roadway.
3. Architectural grade shingles, metal standing seam, tile or other non-reflective roof materials with similar nature-blending texture and appearance shall be considered appropriate.
4. Stucco, tabby, wood siding or wood shingle siding, brick or other materials with similar texture and appearance shall be considered appropriate.

5. Exterior colors of paints and stains shall be Earth Tones with no more than three colors per Building, excluding roof color. Semi-transparent stains are recommended for application on natural wood finishes. All exterior color hues shall be subdued, consistent and compatible with those on existing adjacent properties as well as those throughout the Ponte Vedra Coastal Corridor.

6. Roof and exterior Wall surfaces, with the exception of glass doors and windows shall be non-reflective. Any glass coating shall not reflect outward and shall be limited in color to gray or green. No more than forty (40) percent of the façade facing an Overlay District Delineated Roadway shall be glass or reflective material.

7. The location and dimensions of Wall Signs shall maintain compatibility with architectural materials, finishes and features of the Building. Wall signs shall be directly mounted on the surface of the building and shall not be mounted on raceways or other such protrusions from the surface of the building.

8. The Architectural Review Committee may require utilization of particular landscape and plant species where a pattern of vegetation has been established or where such species are determined to be desirable.

9. Architectural lighting shall be recessed under roof overhangs or generated from a concealed light source or low level light fixtures. Site lighting shall be of low intensity, shall be of white light which does not distort colors and shall not spill over into adjoining properties, roadways or in any way interfere with the vision of oncoming motorists.

Staff review shows there are no open comments on this application. This application was continued from the 8/23/2023 , 9/27/2023, and 10/18/2023 PVARC Hearing. A Pre-application Meeting was not held with the Planning Division. Attached for consideration are:

- Application
- Supporting Documents
- Previous ARC 2022-08 Final Order

CORRESPONDENCE

Staff has not received any phone calls or letters regarding the proposal as of the writing of this Staff Report.

SUGGESTED ACTION TO APPROVE

The Design Review Board may consider a motion to approve **ARC 2023-10 Beach House (Plantation at Ponte Vedra)**, as described within the application, provided:

1. The request complies with the Ponte Vedra Zoning District Regulations relating to design standards, specifically Sections VIII.Q.5.d and VIII.Q.5.e, and is consistent with the intent and purpose of the Ponte Vedra Zoning and Overlay District Regulations.

SUGGESTED ACTION TO DENY

The Design Review Board may consider a motion to deny **ARC 2023-10 Beach House (Plantation at Ponte Vedra)**, provided:

1. The request does not comply with the regulations set forth in the Ponte Vedra Zoning Regulations, and is not consistent with the intent and purpose of the Ponte Vedra Overlay District Regulations.



Application for Overlay District Review
Growth Management Department
Planning and Zoning Section
4040 Lewis Speedway, St. Augustine, FL 32084
Phone: 904.209.0675; Fax: 904.209-0576

Date Overlay District Property ID No (Strap)

Applicant Phone Number
 Address Fax Number
 City State Zip Code E-mail

Project Name

Project Address & Location

Type of Review Commercial Use Multi-family Use Other:
Check all that apply

The Project Involves New Building Changes to an existing Building Exterior Repainting Signage (Individual)
Check all that apply Unified Sign Plan Fences / Walls Parking / Lighting Landscaping / Buffers
 Other:


Describe Project and work proposed to be done (Provide additional information by attachment as needed)

Beach House (The Planataion at Ponte Vedra)

Modification to ARC 2022-08 Beach House (The Plantation at Ponte Vedra)

- Reduced Pavilion Size
- Modified Roof to all HIP
- Moved Bldg further North from adjacent property
- Option for alternative roof material

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



 Signed By

Printed or typed name(s)

Contact Information of person to receive all correspondence if different than applicant:

Phone Number Fax Number
 E-mail
 Postal Address Name
 City State Zip Code

Please notify the Planning and Zoning Section at 904.209.0675 if you need any special assistance or accommodations to attend the meeting or if you have any questions concerning this application.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

Beach Club – Current Overhead View



THE PLANTATION
AT PONTE VEDRA BEACH





Beach Club – Modification to ARC 2022-08

This submission is for a modification to ARC 2022 -08 with the following changes:

- **Reduced new pavilion size**
 - Seating Area 940 sq ft
 - Showers, restrooms, galley 1163 sq ft
- **Building being moved further north away from adjacent south property.**
 - Now 47.67 ft
 - Previous approval 32.94 ft
- **Modified Roof to all HIP**
- **Requesting a second option for roof material**
 - Previously approved roofing material is Davinci Slate Black
 - Request for Gulf Coast Mfg- Gulf Lok Aluminum Roofing Black as an option

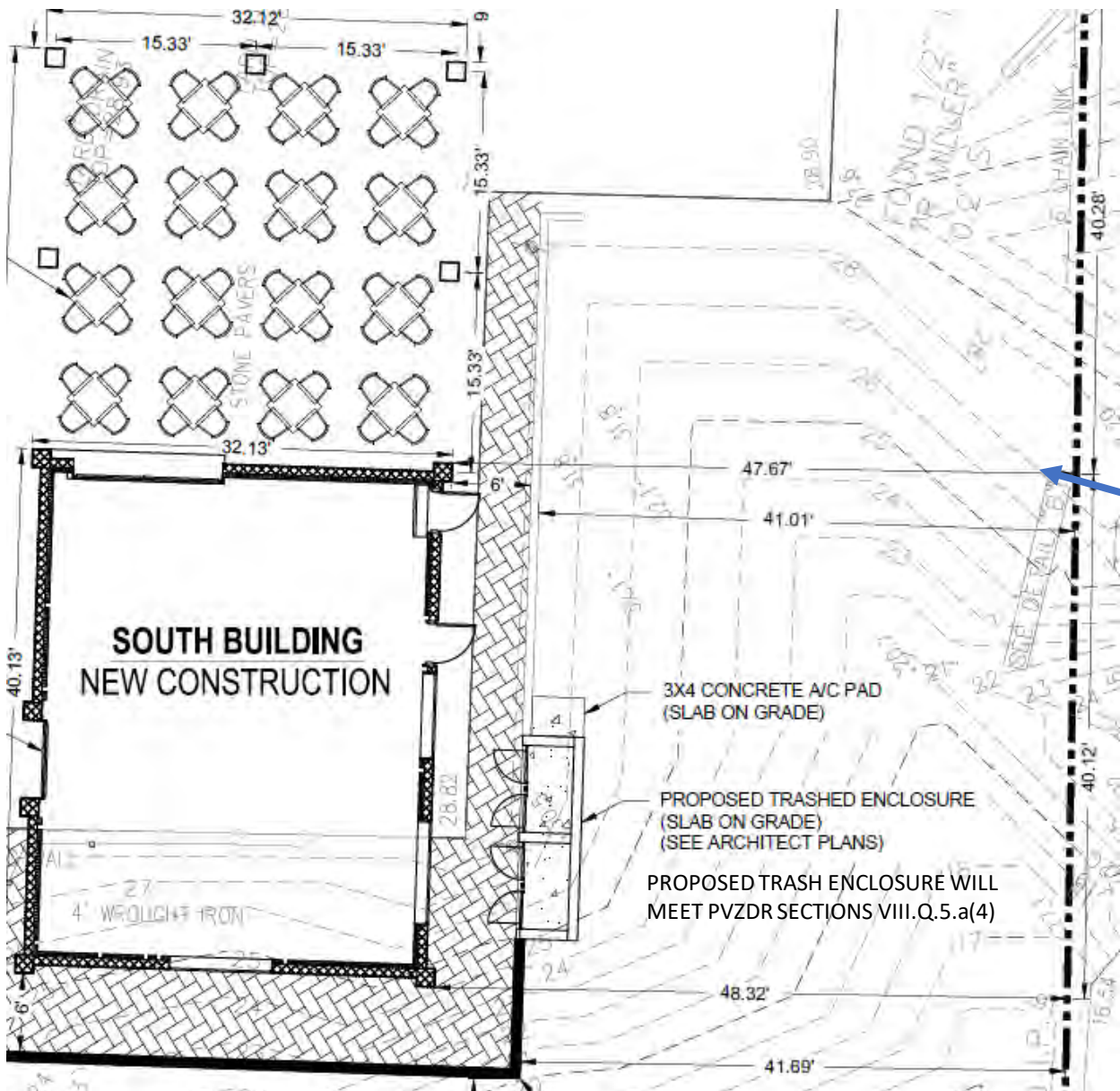
Exterior Finish Schedule

1. Roof: Gulf Coast Mfg – Gulf Lok Aluminum Roofing Matte Black or DaVinci Slate Black.
2. Stucco Finish Color: Benjamin Moore Seashell OC 120
3. Fascia Trim Color: Benjamin Moore Seashell OC 120
4. Downspout and Gutter: Pac-Clad IGG-9 Gutter Profile – Almond
5. Doors and Frames: Hollow Metal, Painted Seashell OC 120
6. Windows: Aluminum Storefront, Finish: Kynar Color to match wall Color
7. Bahama Shutters: Florida Shutters Inc. Black
High Velocity wind zone & Impact rated
Miami Dade NOA 15-0316.11

Beach Club – South Building Setbacks



THE PLANTATION
AT PONTE VEDRA BEACH



47.67ft Building Setback

3X4 CONCRETE A/C PAD
(SLAB ON GRADE)

PROPOSED TRASHED ENCLOSURE
(SLAB ON GRADE)
(SEE ARCHITECT PLANS)

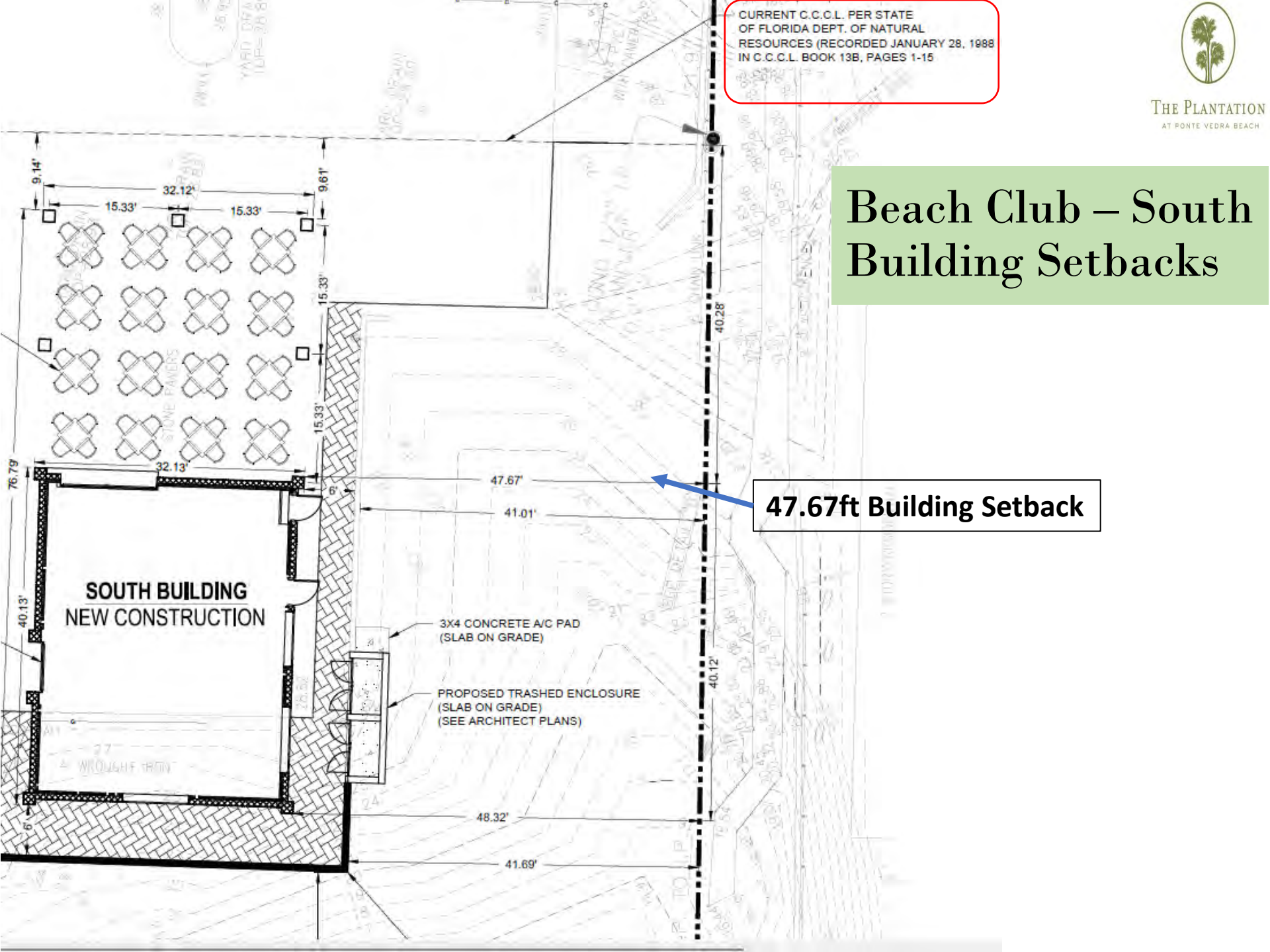
PROPOSED TRASH ENCLOSURE WILL
MEET PVZDR SECTIONS VIII.Q.5.a(4)

CURRENT C.C.C.L. PER STATE OF FLORIDA DEPT. OF NATURAL RESOURCES (RECORDED JANUARY 28, 1988 IN C.C.C.L. BOOK 13B, PAGES 1-15)



THE PLANTATION
AT PONTE VEDRA BEACH

Beach Club – South Building Setbacks

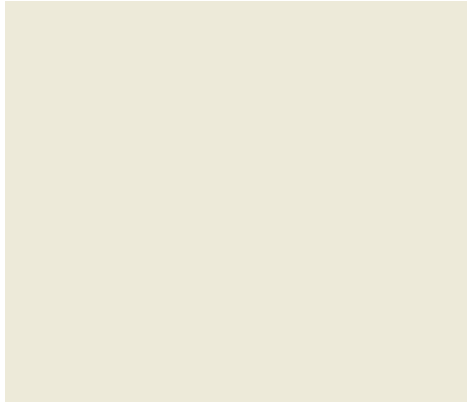


47.67ft Building Setback

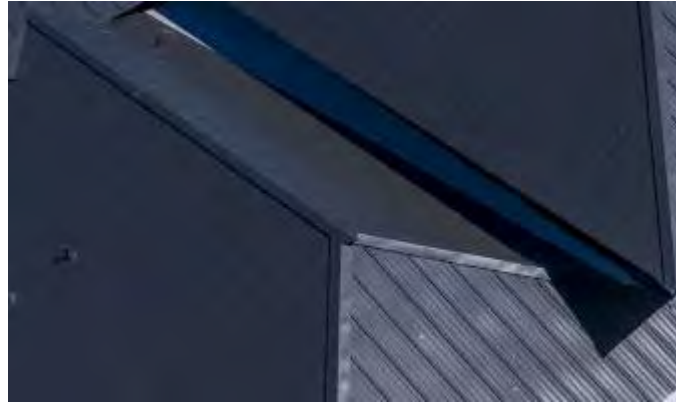


THE PLANTATION
AT PONTE VEDRA BEACH

Beach Club –Building Exterior Selections



Benjamin Moore SeaShell OC120



Gulf Coast MFG - Gulf Lok Aluminum Roofing Matte Black

Exterior Finish Schedule

1. Roof: Gulf Coast Mfg – Gulf Lok Aluminum Roofing Matte Black **or** Davinci Slate Black
2. Stucco Finish Color: Benjamin Moore Seashell OC 120
3. Fascia Trim Color: Benjamin Moore Seashell OC 120
4. Downspout and Gutter: Pac-Clad IGG-9 Gutter Profile – Almond
5. Doors and Frames: Hollw Metal, Painted Seashell OC 120
6. Windows: Aluminum Storefront, Finish: Kynar Color to match wall Color
7. Bahama Shutters: Florida Shutters Inc. Black
High Velocity wind zone & Impact rated
Miami Dade NOA 15-0316.11



Beach Club – South Renderings



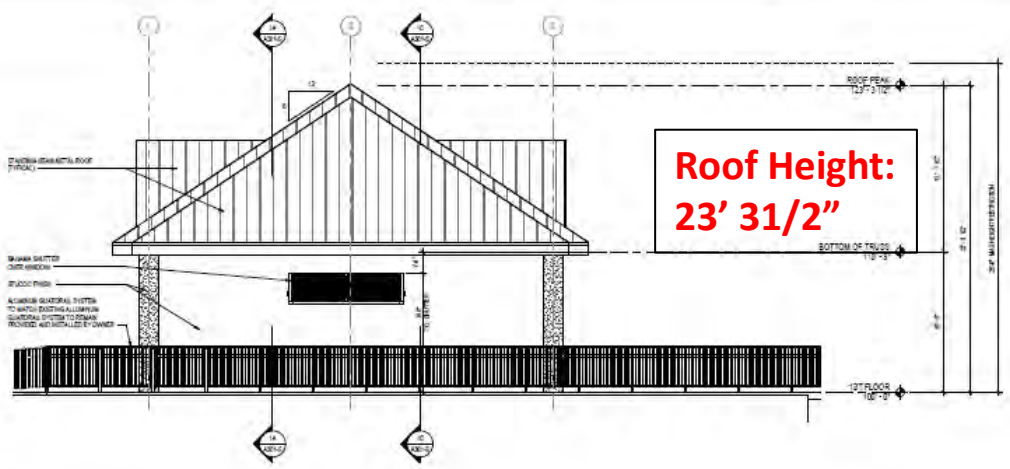
THE PLANTATION
AT PONTE VEDRA BEACH



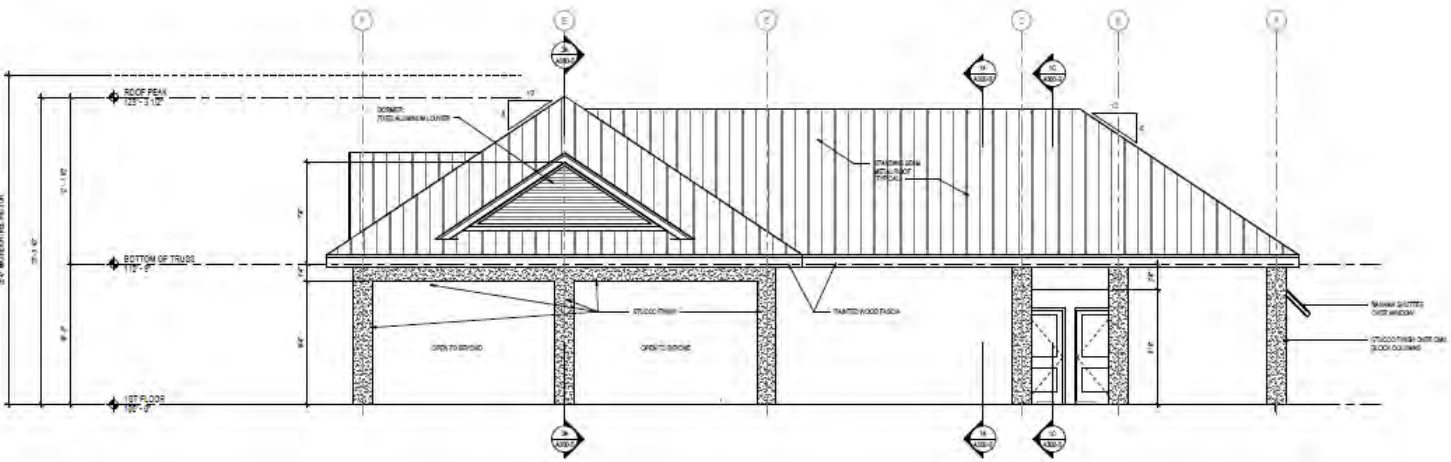
Beach Club – South Building Elevation



THE PLANTATION
AT PONTE VEDRA BEACH



1C WEST ELEVATION
SCALE: 1/4" = 1'-0"



1A NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
LOCATION	FINISH INFORMATION
ROOF	SHED-LUCK COLOR: SLATE BLACK TANE: STANDING SEAM WITH ROOF
STUCCO FINISH COLOR:	SEAWHAW WOODS (SANDSIL) 00-101
PAINT COLOR:	SEAWHAW WOODS (SANDSIL) 00-101
DOOR AND WINDOW	WOOD FINISH (SANDSIL) 00-101
FINISHES:	ALUMINUM QUARTERLY TUTTS: FINISH: KYNAR COLOR: BRONZE SLIDING TIGHT LOCK
BRASS SHUTTERS:	FLORIDA SHUTTERS, INC. COLOR: BLACK 150% BLOCKOUT WINDOW & IMPACT SHUTTER MANUFACTURER: USASIS 11



15145 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0517
904.250.9600
www.rsandh.com
P.O. Box 1000000, Jacksonville, FL 32210-0000



PROJECT TITLE:
BEACH CLUB RENOVATION

PROJECT ADDRESS:
1111 Ponte Vedra Blvd.
Ponte Vedra Beach, FL 32082

REVISIONS		
NO.	DESCRIPTION	DATE

DATE ISSUED: 10/20/20
REVISION BY: JAC
DRAWN BY: JAC
DESIGNED BY: TSM
PROJECT NUMBER:
200146800
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SHEET TITLE:
BUILDING ELEVATIONS

SHEET ID:
A202-S

PROJECT STATUS:
CONSTRUCTION DOCUMENTS

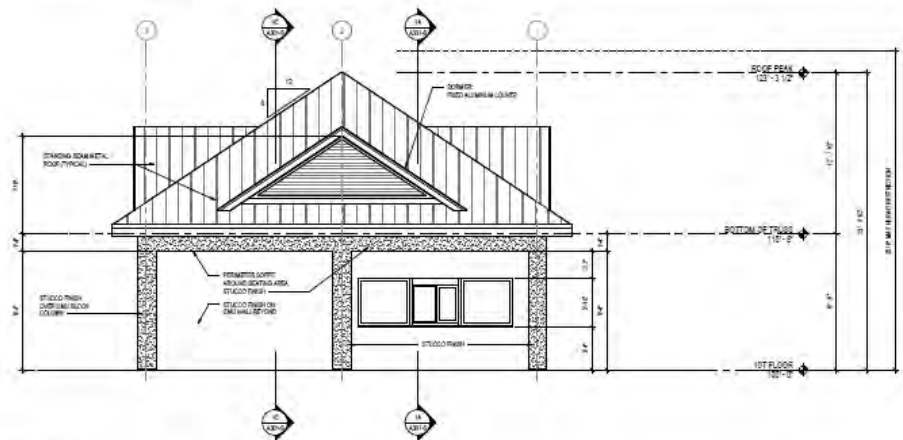


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Beach Club – South Building Elevation



THE PLANTATION
AT PONTE VEDRA BEACH



1C EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
LOCATION	FINISH DESCRIPTION
ROOF	STANDING SEAM METAL ROOF
STUCCO FINISH	STUCCO FINISH OVER 1/2" GYPSUM BOARD
WOODS AND TRIM	WOOD PAINTED: SEASHELL OIL
WINDOWS	ALUMINUM EXTERIOR FINISH: FLORIDA FINISH COLOR: BRONZE
SHAWN SLUTTERS	SHAWN SLUTTERS OVER WINDOW

RSH
12748 CRENSHAW PARK BLVD. SOUTH
JACKSONVILLE, FLORIDA 32256-2857
904.956.2654
www.rshinc.com
FL STATE LICENSE # 120000000-1
REG. 12/08/2011



PROJECT TITLE:
BEACH CLUB RENOVATIONS

PROJECT ADDRESS:
11111 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

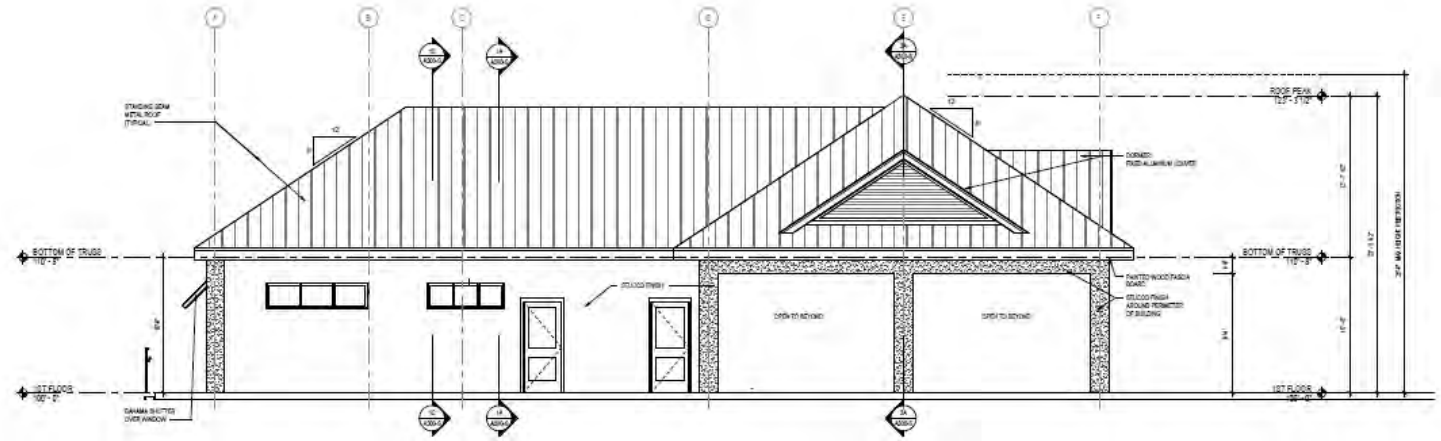
REVISIONS		
NO.	DESCRIPTION	DATE

DATE ISSUED: 1/20/21
REVISED BY: AJS
DRAWN BY: AJS
CHECKED BY: TSB
PROJECT NUMBER:
000148891
© 2021 RSH INC
EAL

SHEET TITLE:
BUILDING ELEVATIONS

SHEET ID:
A201-S

PROJECT STATUS:
CONSTRUCTION DOCUMENTS



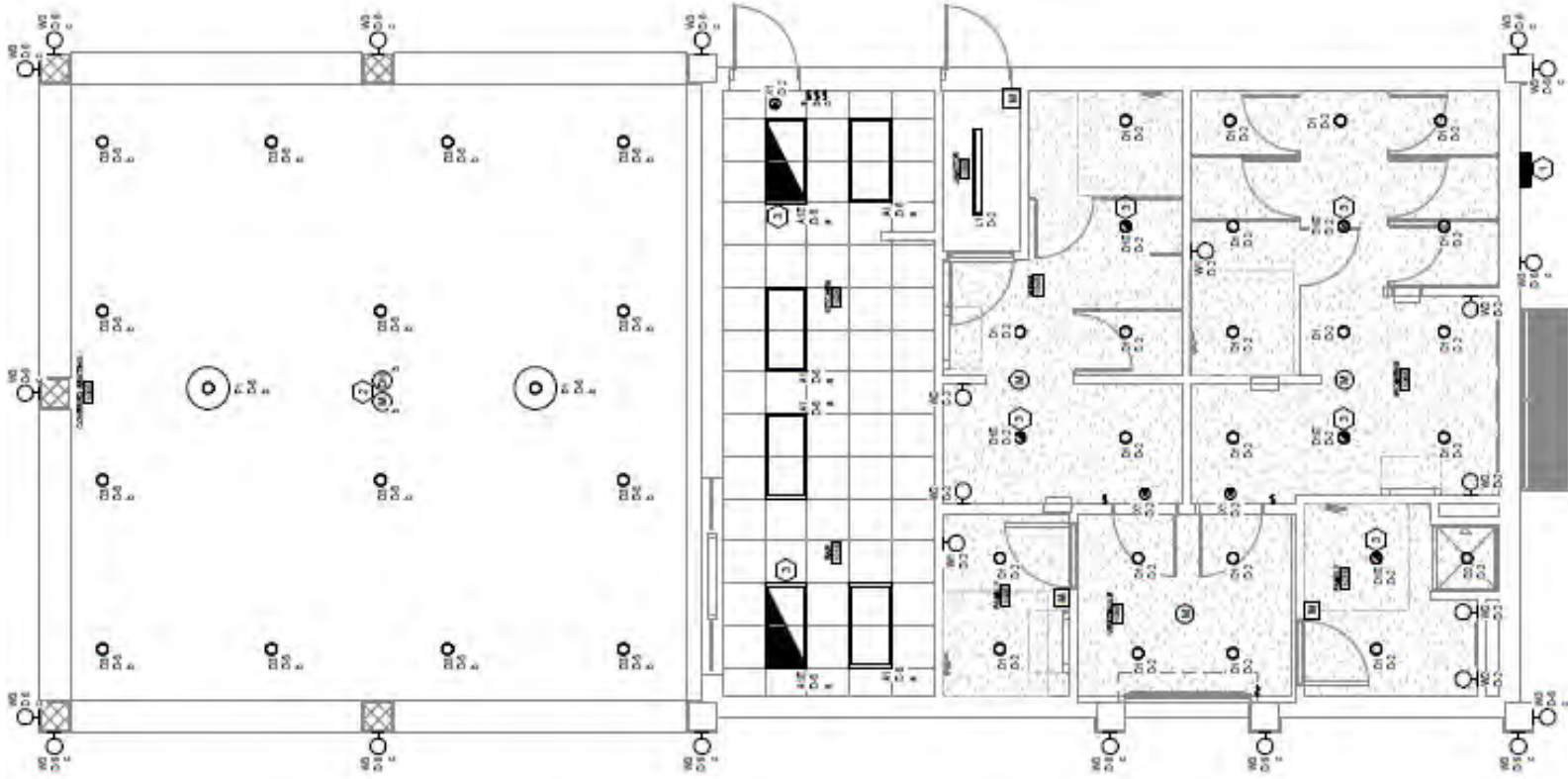
1A SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



Beach Club – South Lighting Plan



THE PLANTATION
AT PONTE VEDRA BEACH



1 LIGHTING PLAN - SOUTH BUILDING
SCALE 1/4" = 1'-0"

Beach Club – Southern Border



THE PLANTATION
AT PONTE VEDRA BEACH

Existing landscape screen to remain



Existing landscape screen to remain



Beach Club – Entrance



THE PLANTATION
AT PONTE VEDRA BEACH



Beach Club – North to South



THE PLANTATION
AT PONTE VEDRA BEACH



Micklers Parking Lot View



Micklers Parking Lot Restrooms/Showers

Beach Club – North to South



THE PLANTATION
AT PONTE VEDRA BEACH

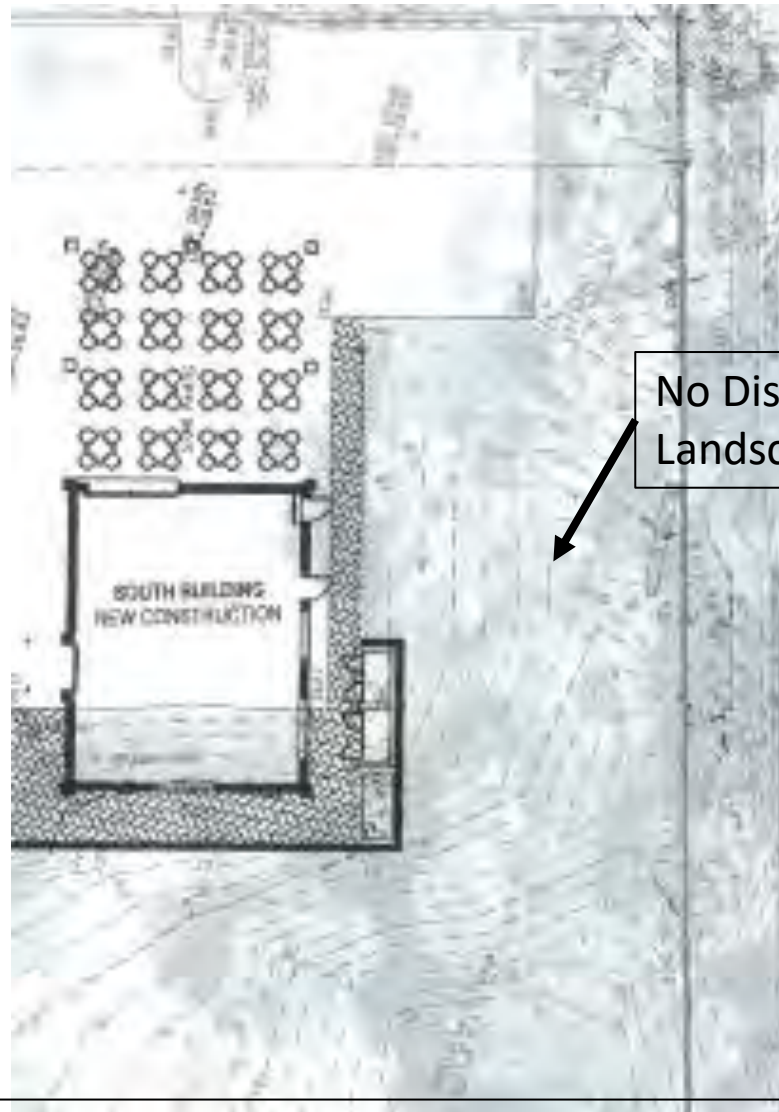


Intersection of Micklers and Ponte Vedra Blvd

Beach Club – Landscape Plan



THE PLANTATION
AT PONTE VEDRA BEACH



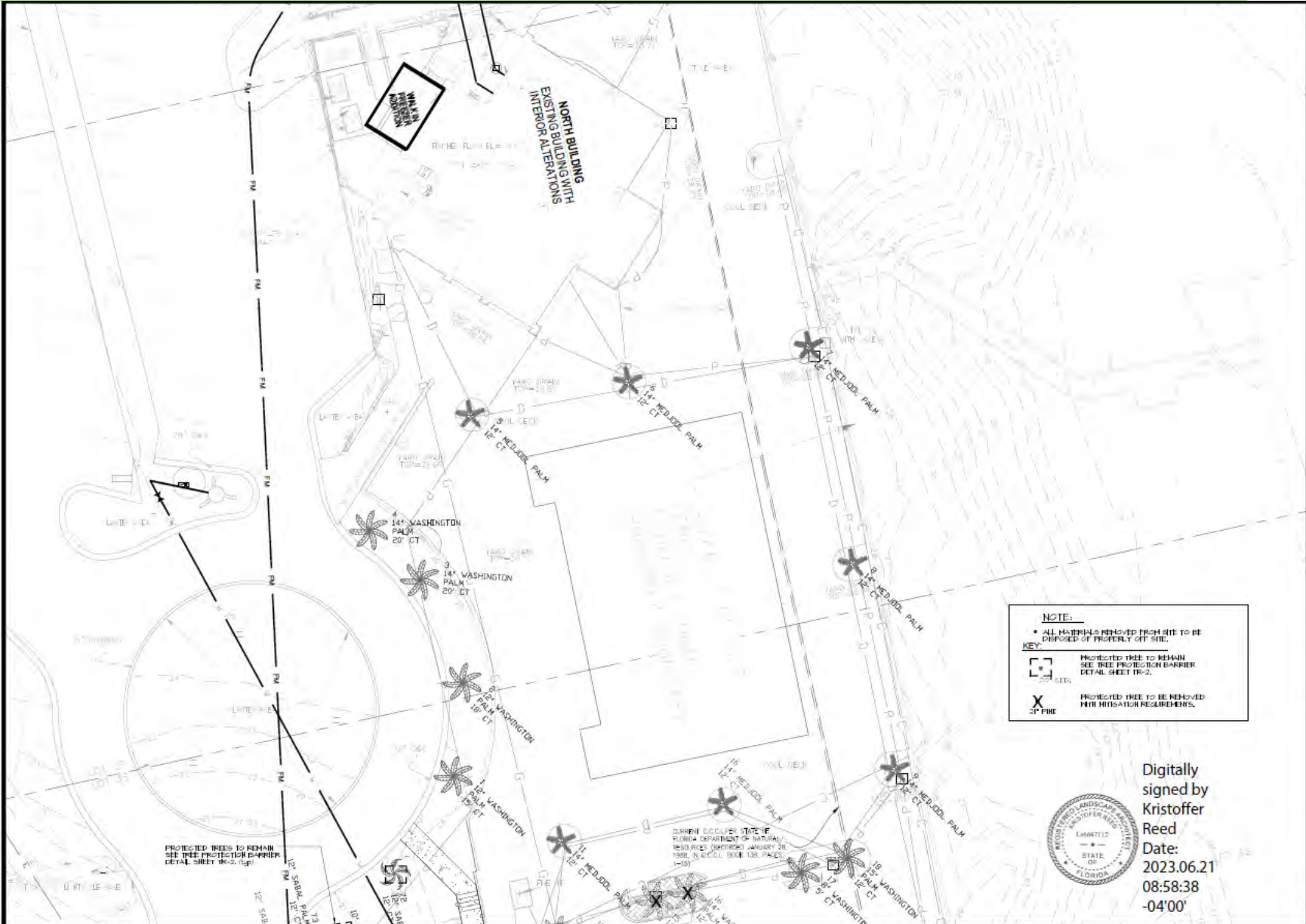
No Disturbance of existing screen
Landscaping.

Any Tree removed for construction will be replaced like-for-like on this site

Beach Club – Landscape Plan



THE PLANTATION
AT PONTE VEDRA BEACH



NOTE:
 • ALL MATERIALS REMOVED FROM SITE TO BE DEPOSITED OFF SITE.

KEY:

PROTECTED TREE TO REMAIN - SEE TREE PROTECTION BARRIER DETAIL SHEET TR-2.

PROTECTED TREE TO BE REMOVED WITH MITIGATION REQUIREMENTS.



Digitally signed by
 Kristoffer Reed
 Date: 2023.06.21 08:58:38 -04'00'



THE PLANTATION AT
 PONTE VEDRA
 11111 PONTE VEDRA BLVD, SOUTH
 PONTE VEDRA, FL 32082

REVISIONS	DATE
1	06/22/23
2	06/27/23
3	06/28/23
4	06/28/23
5	06/28/23
6	06/28/23
7	06/28/23
8	06/28/23
9	06/28/23
10	06/28/23



DATE	06/28/23
PROJECT NO.	2023-01
DESIGNED BY	KRE
DRAWN BY	KRE
CHECKED BY	KRE
SCALE	1" = 10'

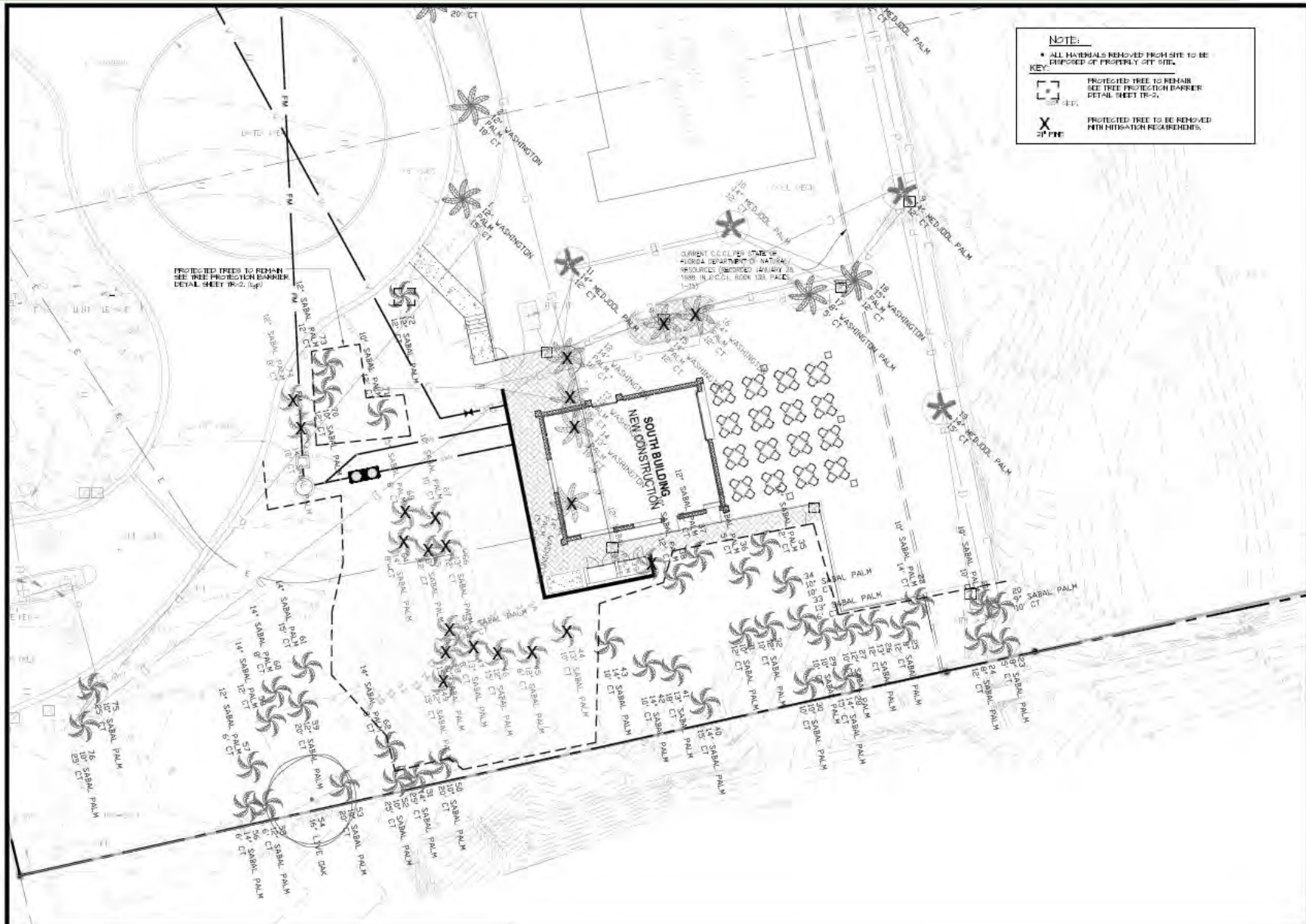
SHEET TITLE
 TREE REMOVAL /
 PROTECTION PLAN

TR-1
 SHEET

Beach Club – Landscape Plan



THE PLANTATION
AT PONTE VEDRA BEACH



NOTE:
 • ALL MATERIALS REMOVED FROM SITE TO BE DEPOSITED ON PROPERTY OFF SITE.
KEY:
 PROTECTED TREE TO REMAIN SEE TREE PROTECTION BARRIER DETAIL SHEET TR-2.
 PROTECTED TREE TO BE REMOVED WITH MITIGATION REQUIREMENTS.



THE PLANTATION AT
 PONTE VEDRA
 11111 PONTE VEDRA BLVD., SOUTH
 PONTE VEDRA, FL 32082

REVISIONS

9/16/22	REV. 01	COMMENTS
10/10/22	REV. 02	RE-BUILDING
4/20/23	REV. 03	RE-BUILDING

DATE: AUGUST 27, 2022
 PROJ. E.T. NO.: 2022-01
 DESIGNED BY: JESB
 DRAWN BY: JESB
 CHECKED BY: JESB
 SCALE: 1" = 30'

SHEET TITLE
 TREE REMOVAL /
 PROTECTION PLAN

TR-2
 SHEET

Beach Club – Landscape Plan

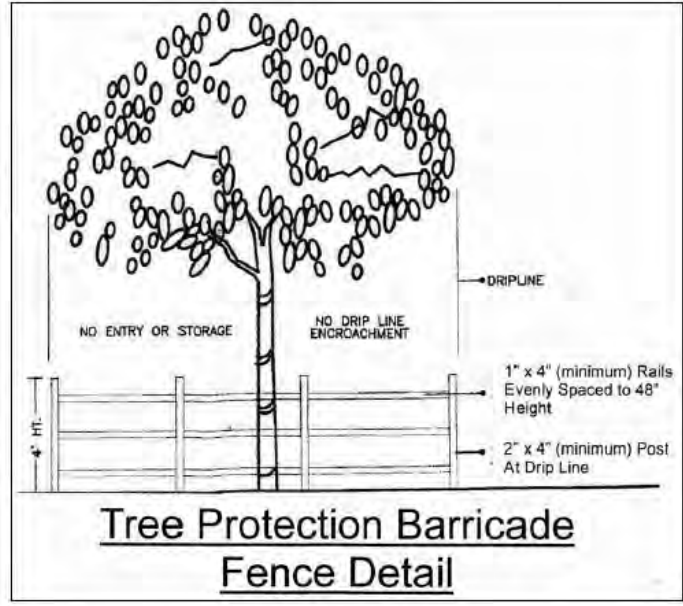


THE PLANTATION
AT PONTE VEDRA BEACH

TREES TO REMAIN		
TREE NUMBER	NAME	DBH INCHES
1	PALM	6
2	PALM	6
3	PALM	6
4	PALM	6
5	PALM	6
6	PALM	6
7	PALM	6
8	PALM	6
9	PALM	6
10	PALM	6
11	PALM	6
17	PALM	6
18	PALM	6
19	PALM	6
20	PALM	6
21	PALM	6
22	PALM	6
23	PALM	6
24	PALM	6
25	PALM	6
26	PALM	6
27	PALM	6
28	PALM	6
29	PALM	6
30	PALM	6
31	PALM	6
32	PALM	6
33	PALM	6
34	PALM	6
35	PALM	6
36	PALM	6
37	PALM	6
38	PALM	6
40	PALM	6
41	PALM	6
42	PALM	6
43	PALM	6
50	PALM	6
51	PALM	6
52	PALM	6
53	PALM	6
54	OAK	16
55	PALM	6
56	PALM	6
57	PALM	6
58	PALM	6
59	PALM	6
60	PALM	6
61	PALM	6
62	PALM	6
70	PALM	6
71	PALM	6
72	PALM	6
73	PALM	6
75	PALM	6
76	PALM	6
TOTAL	INCHES	346

PROTECTED TREES REMOVED		
TREE NUMBER	NAME	DBH INCHES
12	PALM	6
13	PALM	6
14	PALM	6
15	PALM	6
16	PALM	6
34	PALM	6
39A	PALM	6
44	PALM	6
45	PALM	6
46	PALM	6
47	PALM	6
48	PALM	6
49	PALM	6
63	PALM	6
64	PALM	6
65	PALM	6
66	PALM	6
67	PALM	6
68	PALM	6
69	PALM	6
74	PALM	6
TOTAL	INCHES	126

MITIGATION INCHES REQUIRED:
126"
MITIGATION INCHES PROVIDED:
30 PALMS 16' C.T. OR GREATER = 180"
TOTAL = 180"



THE PLANTATION AT
PONTE VEDRA
11111 PONTE VEDRA BLVD. SOUTH
PONTE VEDRA, FL 32082

REVISIONS	DATE	BY	DESCRIPTION



DATE: August 29, 2022
 PROJECT NO.: 202231
 DESIGNED BY: KGB
 DRAWN BY: KGB
 CHECKED BY: KGB
 SCALE: 1" = 20'

SHEET TITLE
 TREE REMOVAL /
 PROTECTION PLAN

TR-3
 SHEET

Beach Club – Landscape Plan



THE PLANTATION
AT PONTE VEDRA BEACH



A & K LAND PLANNING & DESIGN
11111 PONTE VEDRA BLVD., SUITE 200
PONTE VEDRA, FL 32082
PHONE: 904.246.1111
WWW.A&KLANDPLANNING.COM

THE PLANTATION AT
PONTE VEDRA
11111 PONTE VEDRA BLVD. SOUTH
PONTE VEDRA, FL 32082

REVISIONS:
01/20/21 (P) AIR COMMENTS
02/16/21 (P) AIR COMMENTS
03/10/21 (P) AIR COMMENTS
03/10/21 (P) AIR COMMENTS



DATE: August 22, 2021
PROJECT NO.: 210213
DESIGNED BY: ESKB
DRAWN BY: ESKB
CHECKED BY: ESKB
SCALE: 1" = 30'

SHEET TITLE
LANDSCAPE
PLAN

L-1
SHEET

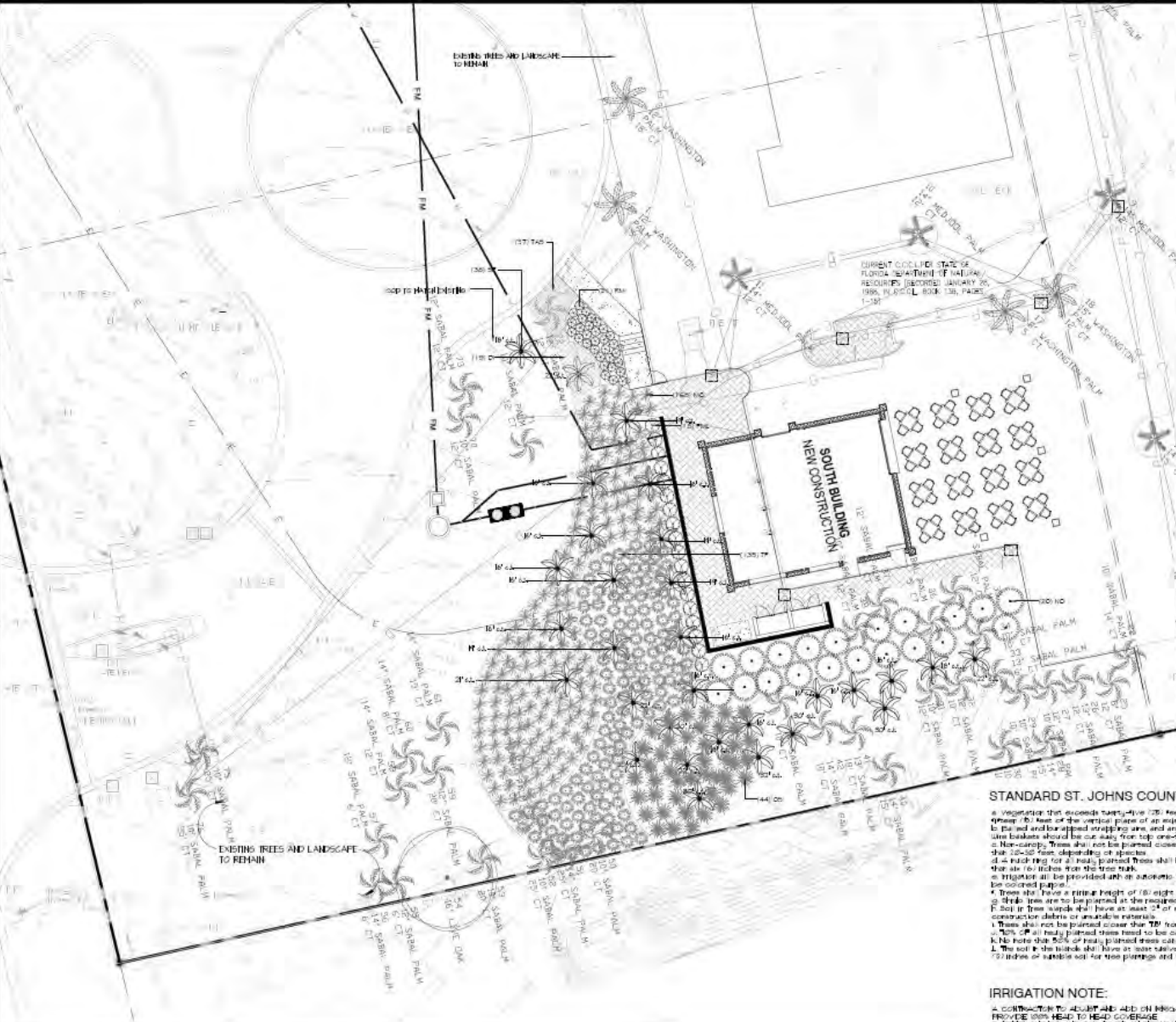
Spacer Interval	Frequency	Application Rate
1" (10' max)	1x per week	0.50" (1.25")
2" (10' max)	1x per week	0.50" (1.25")
3" (10' max)	1x per week	0.50" (1.25")
4" (10' max)	1x per week	0.50" (1.25")

Notes on Irrigation:

- Irrigation system shall be installed in accordance with the Florida Department of Agriculture and Consumer Services (FDACS) and the Florida Department of Environmental Protection (FDEP) rules and regulations.
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IRRIGATION NOTE:

A CONTRACTOR TO ADJUST AND ADD OR INCREASE IRRIGATION AS NECESSARY TO EXISTING IRRIGATION SYSTEMS TO PROVIDE UNIFORM HEAD-TO-HEAD COVERAGE.
B. TRUCK, BARREL, AND PIPING TO BE ON THE PLANT ZONES.



STANDARD ST. JOHNS COUNTY NOTES:

- Vegetation that exceeds twenty-five (25) feet in height or maturity shall not be planted closer than 10 feet to the face of the vertical plane of an existing power line, including overhead lines.
- Placed and be applied to the area, and any synthetic material shall be removed prior to final inspection.
- Non-canopy trees shall not be planted closer than 10 feet from other trees and canopy trees no closer than 25 feet from depending on species.
- Each tree shall be planted in a hole that shall be provided at least five (5) feet in diameter and not closer than six (6) inches from the tree trunk.
- Irrigation air be provided with an automatic irrigation system. Restricted areas to be used, all piping to be colored purple.
- Trees shall have a trunk height of 18 inches to 20 feet and 12 inches in diameter at 48 inches of canopy.
- Tree trees are to be planted at the required minimum height, not by container size.
- Soil in tree pits shall have at least 24" of suitable soil for tree plantings, and be used of any construction debris or synthetic materials.
- Trees shall not be planted closer than 10 feet from the corner of underground utilities.
- 70% of all trees planted shall be to be canopy trees.
- No note that 50% of trees planted shall be of the same species.
- The soil in the pit shall have at least 24 inches.
- Trunks of landscape trees shall be painted and color of construction debris. For LDC 6.26.05 (2)

IRRIGATION NOTE:

A CONTRACTOR TO ADJUST AND ADD OR INCREASE IRRIGATION AS NECESSARY TO EXISTING IRRIGATION SYSTEMS TO PROVIDE UNIFORM HEAD-TO-HEAD COVERAGE.
B. TRUCK, BARREL, AND PIPING TO BE ON THE PLANT ZONES.



Beach Club – Landscape Plan

PLANT SCHEDULE PLANTATION AT PONTE VEDRA

TREES	QTY	COMMON / BOTANICAL NAME	SIZE @ PLANT	SPACING
SP	50	Colgate Palmetto / <i>Sabal palmetto</i>	48 GAL/IN	Clear Trunk, as shown, no blooms, propagated
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE @ PLANT	SPACING
SB	44	Pompano Shrub - <i>Cordia lutea</i>	48" GAL	8' H. x 18" SPD MINIMUM 6'0" 4' CLEAR
NC	168	PINE HILLY / <i>Myrsine argentea</i>	36" GAL	8' H. x 18" SPD MINIMUM 6'0" 4' CLEAR
ND	20	Oleander / <i>Nerium oleander</i>	72" GAL	8' H. x 18" SPD MINIMUM 6'0" 4' CLEAR TO GROUND
PH	18	Large Plectocarpus / <i>Plectocarpus macrophylla</i>	36" GAL	48" H. x 24" SPD MINIMUM 6'0" 4' CLEAR
RM	31	Small Pink Rose / <i>Rosa x 'Small Pink'</i>	24" GAL	24" H. x 24" SPD MINIMUM 6'0" 4' CLEAR
TR	126	Turkeytail Grass / <i>Tripsacum dasyloides</i>	36" GAL	8' H. x 18" SPD MINIMUM 6'0" 4' CLEAR
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE @ PLANT	SPACING
PI	11	Pennant Lily / <i>Dietsia iridifolia</i>	24" GAL	24" H. x 24" SPD MINIMUM 6'0" 4' CLEAR
TAS	37	Small II Summer Aesthetic Jasmine / <i>Trachelospermum asiaticum 'Small II Summer'</i> TH	18" GAL	6" H. x 24" SPD MINIMUM 6'0" 4' CLEAR

CONTRACTOR TO VERIFY ALL QUANTITIES

NOTES:

- MULCH ALL PLANTING BEDS WITH 3" PINE STRAW OR PINE BARK MULCH.
- ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED TO MATCH EXISTING SOD.
- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
- NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
- CONTRACTOR TO VERIFY ALL QUANTITIES

Any Tree removed for construction will be replaced like-for-like on this site

STANDARD ST. JOHNS COUNTY NOTES:

- Vegetation that exceeds twenty-five (25) feet in height at maturity should not be planted closer than fifteen (15) feet of the vertical plane of an existing power line, excluding service wires.
- Balled and burlapped strapping wire, and any synthetic material shall be removed prior to final inspection, wire bales should be cut away from top one-third of root ball.
- Non-canopy Trees shall not be planted closer than 10 feet from other Trees and Canopy Trees no closer than 20-30 feet, depending on species.
- A mulch ring for all newly planted Trees shall be provided at least five (5) feet in diameter and not closer than six (6) inches from the tree trunk.
- Irrigation will be provided with an automatic irrigation system (Reclaimed water to be used, all piping to be colored purple).
- Trees shall have a minimum height of (8) eight to (10) feet and (2) two inches of caliper.
- Shrub lines are to be planted at the required minimum height, not by container size.
- Soil in Tree Islands shall have at least 12" of suitable soil for tree plantings, and be void of any construction debris or unsuitable materials.
- Trees shall not be planted closer than 15' from the centerline of underground utilities.
- 70% of all newly planted trees need to be canopy trees
- No more than 50% of newly planted trees can be of the same species.
- The soil in the Islands shall have at least twelve (12) inches of suitable soil for tree plantings and void of construction debris (Per LDC 6/26/03 G2)

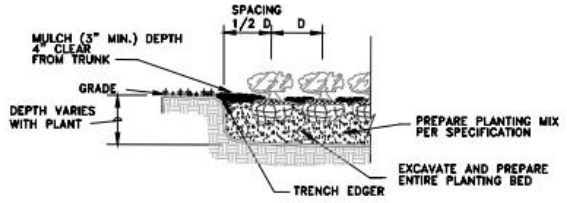
IRRIGATION NOTE:

- CONTRACTOR TO ADJUST AND ADD ON IRRIGATION AS NECESSARY TO EXISTING IRRIGATION SYSTEM TO PROVIDE 100% HEAD TO HEAD COVERAGE
- TREES, SHRUBS, AND SOD TO BE ON SEPARATE ZONES

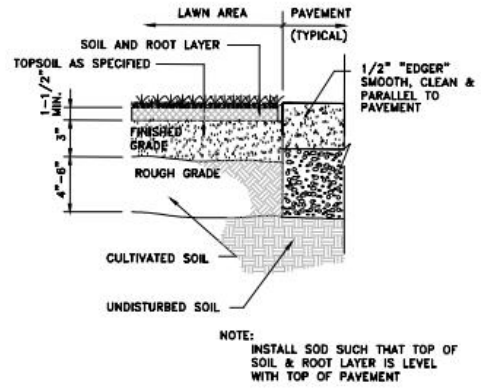
Beach Club – Landscape Plan



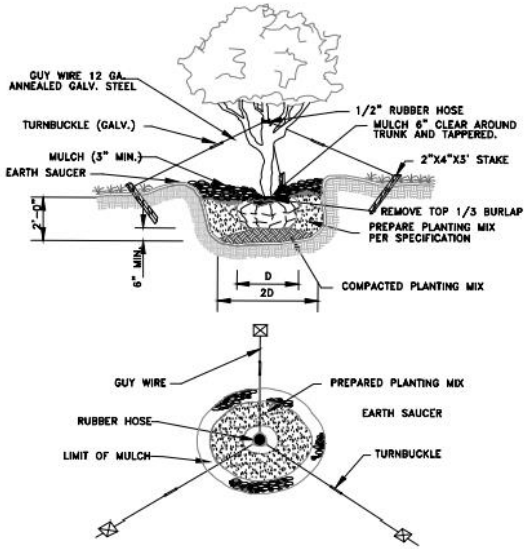
THE PLANTATION
AT PONTE VEDRA BEACH



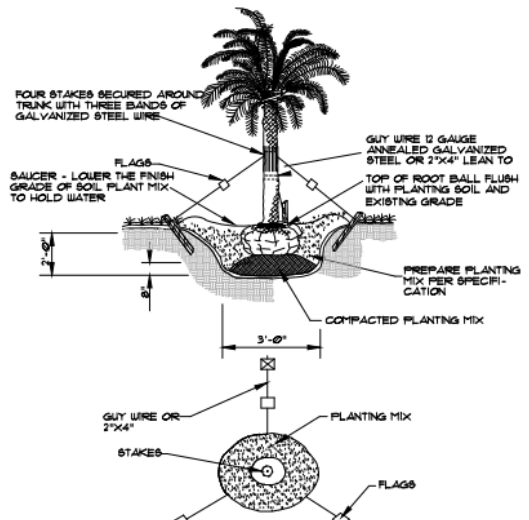
SHRUB & GROUNDCOVER PLANTING DETAIL



SOD DETAIL



TREE PLANTING DETAIL



PALM TREE PLANTING DETAIL



THE PLANTATION
AT PONTE VEDRA BEACH



ORDER OF THE ST. JOHNS COUNTY, FLORIDA
ARCHITECTURAL REVIEW COMMITTEE
OF THE PONTE VEDRA OVERLAY DISTRICT

Thomas A. Cruz
The Plantation
112 Muirfield Drive
Ponte Vedra Beach, FL 32082

FILE NUMBER:

ARC 2022-08 Beach House (The Plantation at Ponte Vedra)

ADDRESS:

1111 Ponte Vedra Blvd.

DATE OF HEARING:

November 2, 2022

ORDER GRANTING APPROVAL

The above referenced application for design approval to renovate the existing structure and construct a new building on site at 1111 Ponte Vedra Blvd. was considered by the Architectural Review Committee (ARC) in a public hearing.

FINDINGS OF FACT

Having considered the application, supporting documents, statements made by the Applicant and Staff, and all evidence presented during the public hearing, the Committee made the following Findings of Fact:

1. **The request is consistent with Section VIII.Q of the Ponte Vedra Zoning District Regulations.**

NOW THEREFORE, based on said Findings of Fact, the ARC hereby approves this application as submitted subject to the following conditions.

1. **Exterior color of new building shall be Benjamin Moore SeaShell.**
2. **Roof of new building shall be DaVinci Slate Black.**
3. **Roof of existing building shall be replaced to match roof of new building.**
4. **Any changes will require additional review by the ARC.**

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.04 of the Land Development Code. Deed Restrictions, if any, are not affected by the actions of the ARC or this Order.

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

DATED THIS 9th DAY OF November, 2022.

ARC FOR THE PONTE VEDRA OVERLAY DISTRICT WITHIN ST. JOHNS COUNTY, FLORIDA:

BY: H. Thomas Bahy
Chair

The undersigned Clerk of the ARC certifies that the above Order is a true and correct copy of the Order adopted by said Committee as the same appears in the record of the Committee Minutes.

BY: [Signature]
Clerk: Sloane Stephens, Planner

ATTACHMENTS
Exhibit A – Approved Plans

Beach Club –Building Exterior Selections



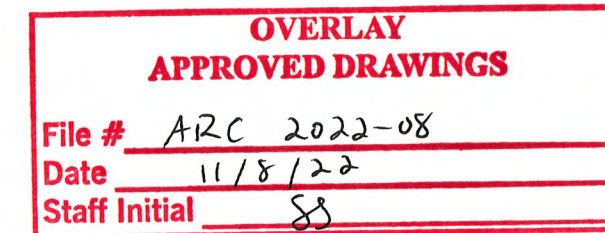
THE PLANTATION
AT PONTE VEDRA BEACH



Benjamin Moore SeaShell OC120



DaVinci Slate Black



EXTERIOR FINISH SCHEDULE

1. ROOF: DAVINCI SLATE, COLOR: SLATE BLACK
2. STUCCO FINISH COLOR: BENJAMIN MOORE SEASHELL OC 120
3. FASCIA TRIM COLOR: BENJAMIN MOORE SEASHELL OC-120
4. DOWNSPOUT AND GUTTER: PAC-CLAD IGG-B GUTTER PROFILE, COLOR: ALMOND
5. DOORS AND FRAMES: HOLLOW METAL, PAINTED SEASHELL OC-120
6. WINDOWS: ALUMINUM STOREFRONT, FINISH: KYNAR COLOR: TO MATCH WALL COLOR
GLAZING: TINT LIGHT GRAY
7. BAHAMA SHUTTERS: FLORIDA SHUTTERS INC. COLOR: BLACK
HIGH VELOCITY WIND ZONE & IMPACT RATED
MIAMI DADE NOA 15-0316.11



Revised: Sep 05, 2022 - 6:12pm, Bjr, rdc

P:\ME Projects\2022\22-08 Beach Club - Renovation of Plantation Veda Design\ASSET\SITE-ARC.dwg

THE PLANTATION AT PONTE VEDRA

1111 Ponte Vedra Blvd, South, Ponte Vedra Beach, FL 32082

9/6/2022

Eric J. Almond, P.E.
FL # 59246

Date	Revision

0 20 40
SCALE IN FEET

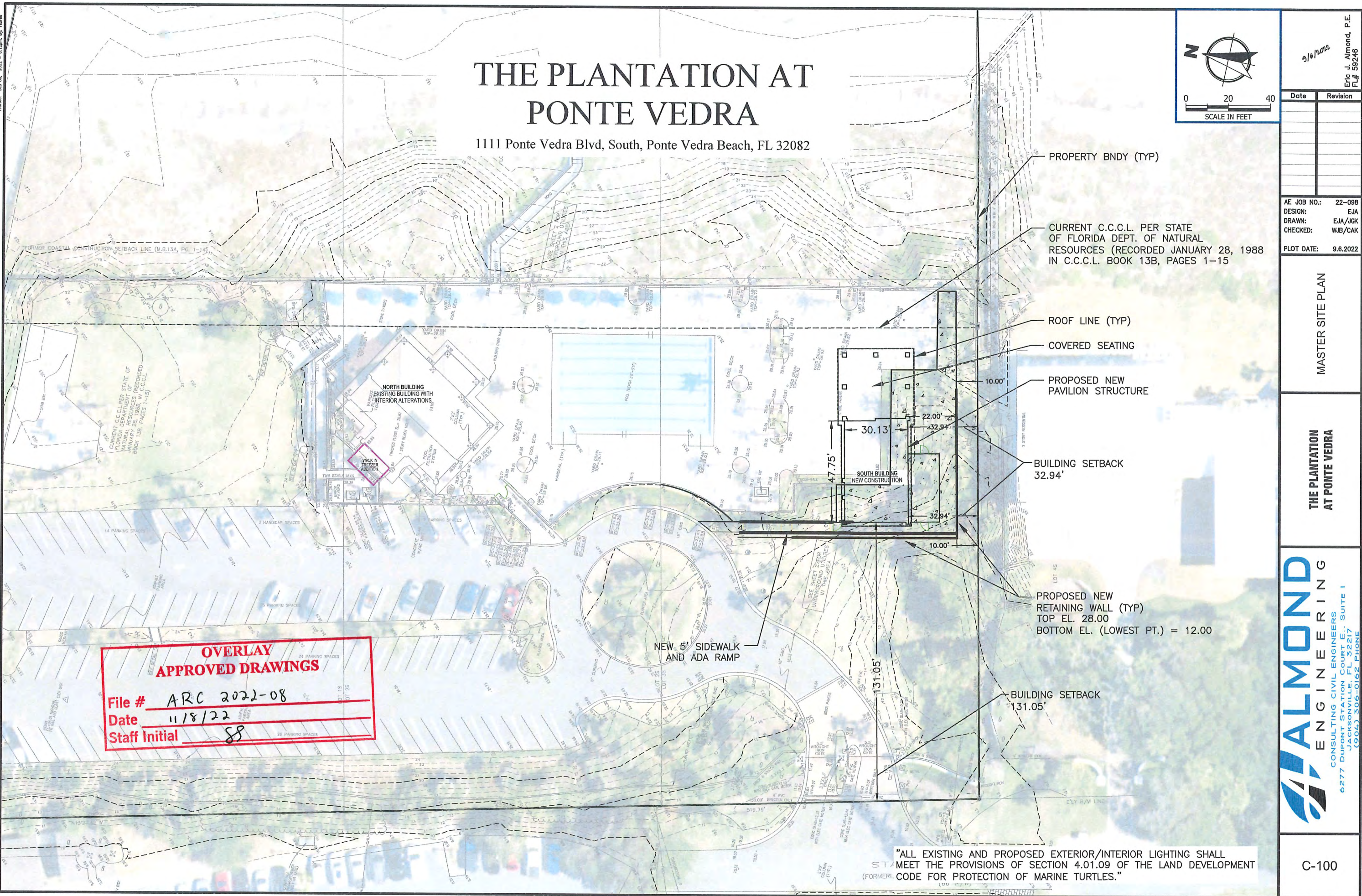
AE JOB NO.: 22-098
DESIGN: EJA
DRAWN: EJA/JJK
CHECKED: WJB/CAK
PLOT DATE: 9.6.2022

MASTER SITE PLAN

THE PLANTATION AT PONTE VEDRA

AALMOND
ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE 1
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

NOT FOR CONSTRUCTION, NOT FOR BIDDING - FOR REGULATORY REVIEW ONLY. - 9/6/2022



OVERLAY APPROVED DRAWINGS

File # ARC 2022-08
Date 11/8/22
Staff Initial SS

"ALL EXISTING AND PROPOSED EXTERIOR/INTERIOR LIGHTING SHALL MEET THE PROVISIONS OF SECTION 4.01.09 OF THE LAND DEVELOPMENT CODE FOR PROTECTION OF MARINE TURTLES."