



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PALM VALLEY OVERLAY DISTRICT
November 6, 2023 Public Meeting
ARCCC 2023-12 Community Center at Bethel Point

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

Applicant: Brad Wester
1 Independent Drive, Suite 1200
Jacksonville FL, 32082

Location: 236 North Roscoe Blvd.
FLUM: Residential-A
Zoning: Open Rural (OR)

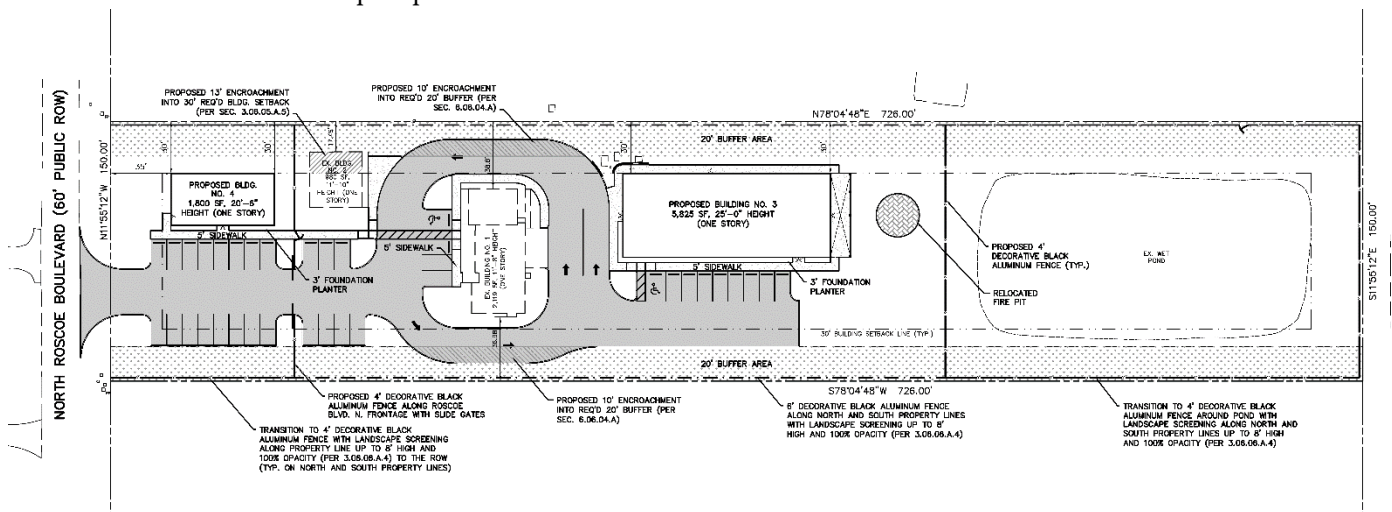
Applicable Standards: [St. Johns County Land Development Code, Section 3.06](#)

Summary of Request: Applicant is requesting design approval for a proposed Community Center, located at 236 N Roscoe Blvd. This request is a companion application to Zoning Variance application ZVAR 2023-23 Community Center at Bethel Point. The applicant has confirmed they will be providing physical color/material samples for the Board to review at the hearing.

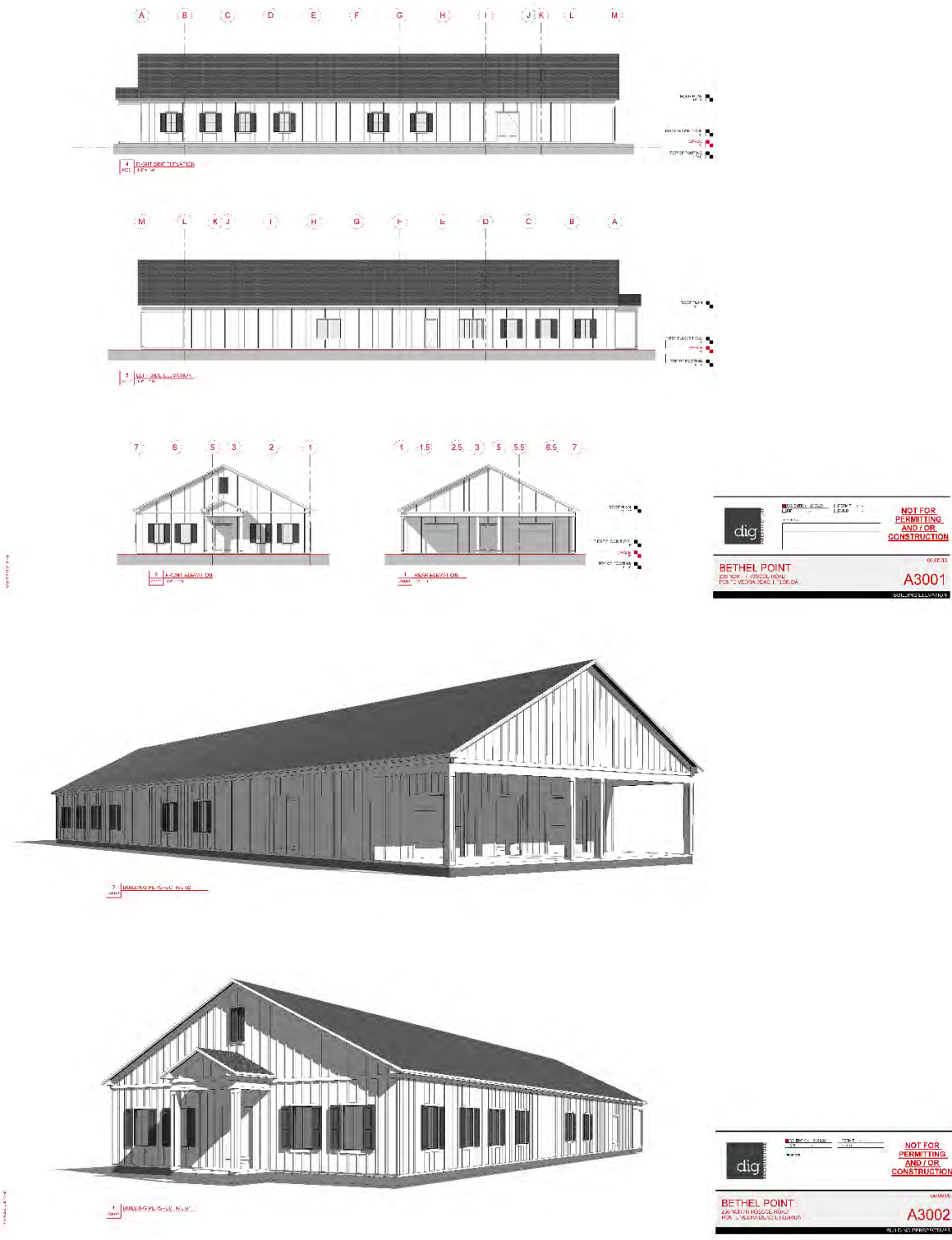
The applicant is proposing the construction of two new one-story buildings with associated parking and buffering on the subject property while retaining two existing structures and a pond on the site.

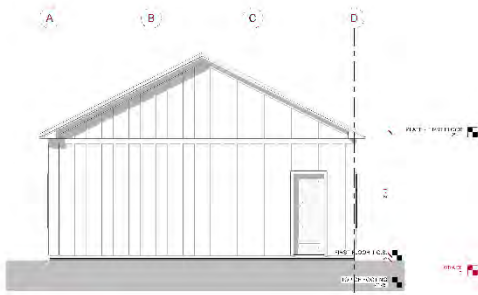
Staff Review

Planning Division: The Community Center at Bethel Point property is located northeast side of N. Roscoe Blvd., approximately .68 miles south of the intersection of N. Roscoe Blvd and Solana Rd. The layout of the proposed Community Center is indicated on the site plan provided below:



The proposed Community Center and associated buffering and parking appear to be consistent with LDC Section 3.06.04 Development Standards and Criteria, 3.06.05 Minimum Yard Requirements, 3.06.07 Fences and Walls, 3.06.08 Parking, 3.06.11 Architectural Design Standards, and 3.06.12 Design Elements and Materials. The applicant has not provided colors or examples of construction materials for the building, trim, or roofing material. However, the applicant has provided a 3D rendition of the site with depictions of the building and has informed Staff the color pallet illustrated within the renderings would be consistent with the colors that are being sought for approval. Samples will be brought to the hearing.

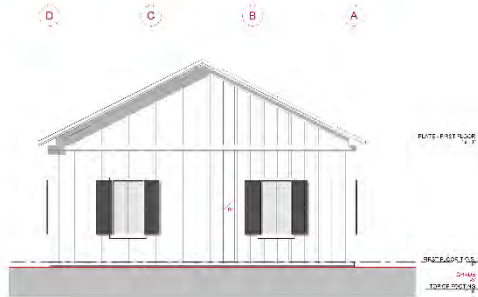




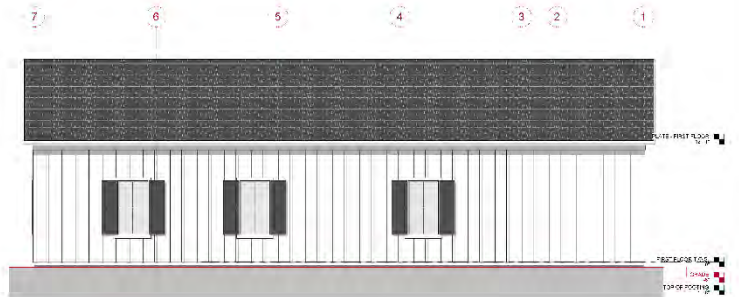
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SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

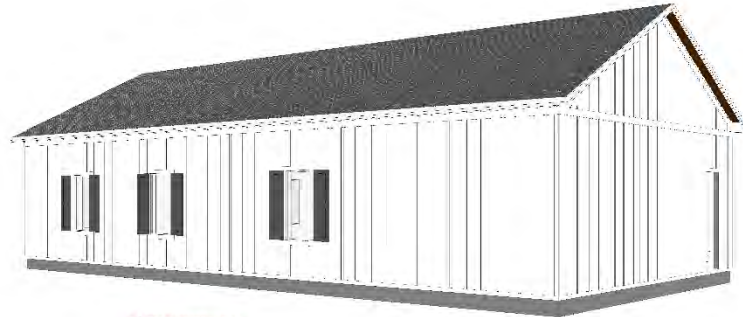


2 REAR ELEVATION
SCALE: 1/8" = 1'-0"

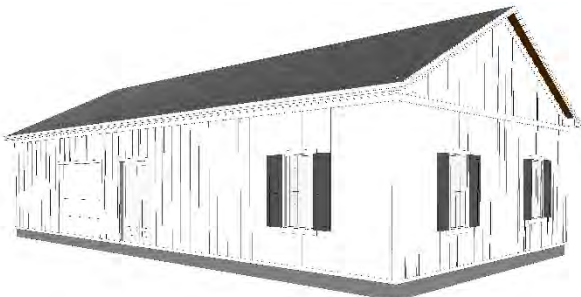


1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"


 NOT FOR PERMITTING AND/OR CONSTRUCTION
 06/20/20
BETHEL POINT
 236 NORTH EVANCOCK ROAD
 PONTE VEDRA BEACH, FLORIDA
A3001
 BLUE PRINT



5 3D PERSPECTIVE 02



6 3D PERSPECTIVE 01


 NOT FOR PERMITTING AND/OR CONSTRUCTION
 06/20/20
BETHEL POINT
 236 NORTH EVANCOCK ROAD
 PONTE VEDRA BEACH, FLORIDA
A3002
 BLUE PRINT



The proposed fence elements appear to follow LDC Section 3.06.07 for fences and walls. The maximum allowed fence height outside the Building Restriction Lines in the Overlay District is typically 4 feet. The subject property is required to meet a 20/B Incompatibility Screening Buffer on the north and south property lines, which consist of a combination of a six-foot masonry wall, fence, berm, or evergreen plantings and a row of canopy trees, which are not less than 10' in height at the time of planting. The Palm Valley Overlay District also requires, according to Section 3.06.06.A.4., "... where a Building above twenty (20) feet in height is to be constructed within one hundred (100) feet of residentially-zoned property, **an eight (8) foot high masonry wall** shall be provided and maintained between the Building and the residentially-zoned property, or **alternatively, landscaping and fencing which provides one-hundred percent (100%) opacity to an eight (8) foot height** shall be provided and maintained."

Applicable Standards:

LDC Section 3.06.04 – Development Standards and Criteria

A.1: Flat roof lines, or the appearance of flat roof lines, are not allowed. Pitched roofs, or the appearance of pitched roofs, with a minimum slope of 5/12 are required.

A.4: Chain link, barbed wire and similar fencing materials shall not be allowed in any required Front Yard, and where such Fencing can be viewed from any roadway, landscaping and/or berming shall be provided to prohibit visibility from any Ponte Vedra/Palm Valley Overlay District Delineated Roadway.

A.5: Exterior lighting for safety and security shall be kept to a minimum consistent with reasonable safety requirements of the particular business or Structure. Safety and security lights, other than low-wattage lights or ground-area lights, shall not be directly visible from adjacent residential properties. See additional lighting criteria in 3.06.13. Lighting criteria for the protection of marine turtles and their hatchlings defined in Section 4.01.09 shall be followed accordingly. The use of solar power should be explored to supply electricity to fixtures.

A.6: The maximum amount of impervious surface coverage of any site proposed for Development, excluding any jurisdictional wetlands and pervious parking areas, shall not exceed sixty-five percent (65%).

A.8.: The maximum length of Buildings parallel, or within 45 degrees parallel, to any Palm Valley Overlay District Delineated Roadway shall be one hundred twenty (120) feet.

LDC Section 3.06.05 - Minimum Yard Requirements

A.1: Front along State Road A1A North right-of-way: Forty (40) feet for a Building up to and including twenty (20) feet in height; sixty (60) feet for a Building above twenty (20) feet in height.

A.2: Front along any other collector or local roadway: Thirty (30) feet for a Building up to and including twenty (20) feet in height; fifty (50) feet for a Building above twenty (20) feet in height.

A.3: Side: Twenty (20) feet.

A.4: Rear: Ten (10) feet if adjoining rear of existing commercial Uses, twenty (20) feet if adjoining the side of commercial uses.

A.5: For Buildings proposed on sites which adjoin an existing residential land Use or residentially-zoned Lands, the minimum adjoining Side or Rear Yard, or both is: thirty (30) feet for a Building up to and including twenty (20) feet in height; fifty (50) feet for a Building above twenty (20) feet in height.

A.6: Required separation: Minimum twenty (20) feet between Buildings.

A.7.a: Accessory Uses and Structures including parking lots, shall be adequately screened from any Palm Valley Overlay District delineated roadway

LDC Section 3.06.06 – Buffers

A.1: A minimum twenty (20) foot buffer from the right-of-way of the Palm Valley Overlay District Delineated Roadway except Scenic Highway A1A as described in Sec. 6.06.02.F.2.b.

A.2: A minimum ten (10) foot buffer from side property boundaries. Side Yard buffers shall begin not more than fifty (50) feet from the right-of-way of the Palm Valley Overlay District Delineated Roadway and shall continue to the front or rear property line most distant from said right-of-way.

A.3: A minimum ten (10) foot buffer from rear property boundaries.

A.4: Where a Building up to and including twenty (20) feet in height is to be constructed within sixty (60) feet of residentially-zoned property, or where a Building above twenty (20) feet in height is to be constructed within one hundred (100) feet of residentially-zoned property, an eight (8) foot high masonry wall shall be provided and maintained between the Building and the residentially-zoned property, or alternatively, landscaping and fencing which provides one-hundred percent (100%) opacity to an eight (8) foot height shall be provided and maintained.

E. The design of buffer areas may utilize three features: (1) distance, (2) plant material and (3) structural elements, such as walls or berms. One or more of these features shall be required depending on adjacent existing or zoned Uses. They shall be continuous except for driveway and walk entrances and of prescribed height except within sight triangles at street or roadway intersections, see Section 3.06.06.G. below.

LDC Section 3.06.07 – Fences and Walls

A. Within the Palm Valley Overlay District the maximum allowable height for fences or walls, including posts/columns, gates, lights, etc. outside Building restriction lines shall have a maximum height of four (4) feet except:

1. On rear Lot lines which coincide with the right-of-way line of any Palm Valley Overlay District Delineated Roadway, the maximum height may be eight (8) feet.
2. For property adjacent to a borrow pit or drainage pond, the maximum height may be six (6) feet.
3. Properties in a commercial zoning district are allowed fences only in the Rear and Side Yard with a maximum height of six (6) feet and a maximum height of any posts/columns, gates, lights, etc. of eight (8) feet, except as provided in Section 3.06.06.A.4.

4. The height shall be measured from the established grade on the exterior side of the fence or wall. They are allowed anywhere on the Lot except as prohibited on corner lots and because of sight triangles (see Section 3.06.06.G.).

LDC Section 3.06.08 – Parking

A. All parking in the Palm Valley Overlay District shall be governed by this Land Development Code, with the addition of the following:

1. Space Required Between Parking Area and Building:

A minimum distance of eight (8) feet will be maintained between any Building and its parking area. This space is to be reserved and utilized for walkways and/or vegetation. Within this eight (8) feet wide distance, a minimum three (3) feet wide strip for vegetation is required. No such space is required at the rear of the Building, unless there is an adjoining residential Use.

2. Lighting:

Adequate lighting shall be provided if off-Street parking or loading facilities are to be used at night. The lighting shall be designed and installed to minimize glare on adjacent property. The parking area illumination shall be confined to the parking area, not extending beyond the property line. Bulbs shall be concealed from adjacent properties. See additional criteria in Sec. 3.06.13

LDC Section 3.06.11 – Architectural Design Standards

The pleasing and compatible relationship of architecture along Palm Valley Overlay District Delineated Roadways 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 St. Johns County, 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.

LDC Section 3.06.12 – Design Elements and Materials

The following specific design criteria shall apply to Development regulated under the conditions of the Palm Valley Overlay District:

D. Exterior colors of paints and stains shall be nature-blending with no more than three (3) colors per Building, excluding roof color. The ARC may allow up to two (2) additional colors for building accents (e.g. trim, awnings, columns, and shutters). 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 Palm Valley Overlay District.

LDC Section 3.06.13 – Lighting Criteria

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. Specifically, lighting shall be downward facing full cut-off, no higher than twenty (20) feet and shall have a maximum illumination level of 0.30 footcandles at ground level at the lot line.

Staff review shows there are no open comments on this application. This item was rescheduled from the 10/18/23 PVARC hearing due to a lack of quorum. A Pre-application Meeting was not held with the Planning Division.

Attached for consideration are:

- Application
- Owners Authorization
- Site Plan
- Renderings

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 **ARCCC 2023-12 Community Center at Bethel Point**, as described within the application, provided:

1. The request complies with the St. Johns County Land Development Code relating to design standards and is consistent with the intent and purpose of the Palm Valley Zoning and Overlay Regulations.

SUGGESTED ACTION TO DENY

The Design Review Board may consider a motion to deny **ARCCC 2023-12 Community Center at Bethel Point**, provided:

1. The request does not comply with the St. Johns County Land Development Code; the proposed design standards are not compatible with the purpose and intent of the Palm Valley Zoning and Overlay 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:

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)

Proposed Community Center at Bethel Point, as further depicted on the site plan as part of the application exhibits. See attached. Two new buildings are proposed and two existing buildings are being renovated and repurposed. This includes relief from the 20' side yard buffer width requirement per LDC Sec. 6.06.04.A for the northern (9' encroachment) and southern (10' encroachment) side yards to accommodate a circulation driveway loop around the existing main structure (former residential home, circa 1977) and relief from LDC Sec. 3.06.05.A.5 to maintain the existing detached garage structure within the required 30' buffer area specifically along the northern side yard (13' existing encroachment). This ARC request is companion to the Zoning Variance application number ZVAR 2023-00023 for the aforementioned design standard relief.

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:



Owner's Authorization Form

Brad Wester of Driver McAfee Hawthorne & Diebenow, PLLC

is hereby authorized TO ACT ON BEHALF OF

Timothy A. Yeager and Lynn P. Yeager

the owners(s) of those lands described within

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

Overlay District Review

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated (Deed), have been notified of the Palm Valley ARC.

(Identify what document)

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

Signature of Owner

[Handwritten signature of Timothy A. Yeager]

Print Name

Timothy A. Yeager

Signature of Owner

[Handwritten signature of Lynn P. Yeager]

Print Name

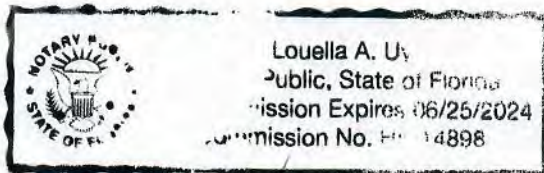
Lynn P. Yeager

Telephone Number

727-947-2066

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 11th day of July, 2023, by Timothy Yeager and Lynn Yeager as for



Notary Public, State of Florida

Name: Louella A. Uy

My Commission Expires: 06/25/2024

My Commission Number is: 14898

Personally Known OR Produced Identification

Type of Identification Produced

Revised August 30, 2011

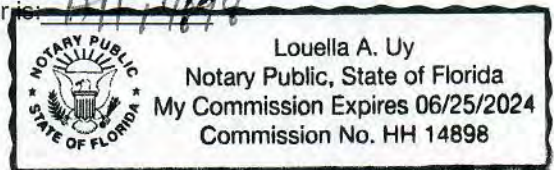


Exhibit A
Legal Description

236 Roscoe Blvd. North

Tract 17, Palm Valley Gardens, Unit 4, according to the map or plat thereof, as recorded in Map Book 5, Page 71, of the Public Records of St. Johns County, Florida.

STATISTICAL SUMMARY

SITE AREA: 108,900 SF (2.50 ACRES)

BUILDING SUMMARY:

DESCRIPTION	GROSS AREA	HEIGHT	LENGTH PARALLEL TO ROSCOE BLVD.
1 EXISTING	2,119 SF	11'-8"	74'-2"
2 EXISTING	980 SF	11'-10"	32'-3"
3 PROPOSED	5,825 SF	25'-0"	48'-5"
4 PROPOSED	1,800 SF	20'-6"	30'-0"

TOTAL BLDG. AREA: 10,724 SF (9.8%)

MAX. LOT COVERAGE BY BLDGS: 20%
 PROVIDED BLDG. LOT COVERAGE: 10%

MAXIMUM IMP. SURFACE RATIO: 65% (70,785 SF)
 PROVIDED IMP. SURFACE RATIO: 36% (39,357 SF)

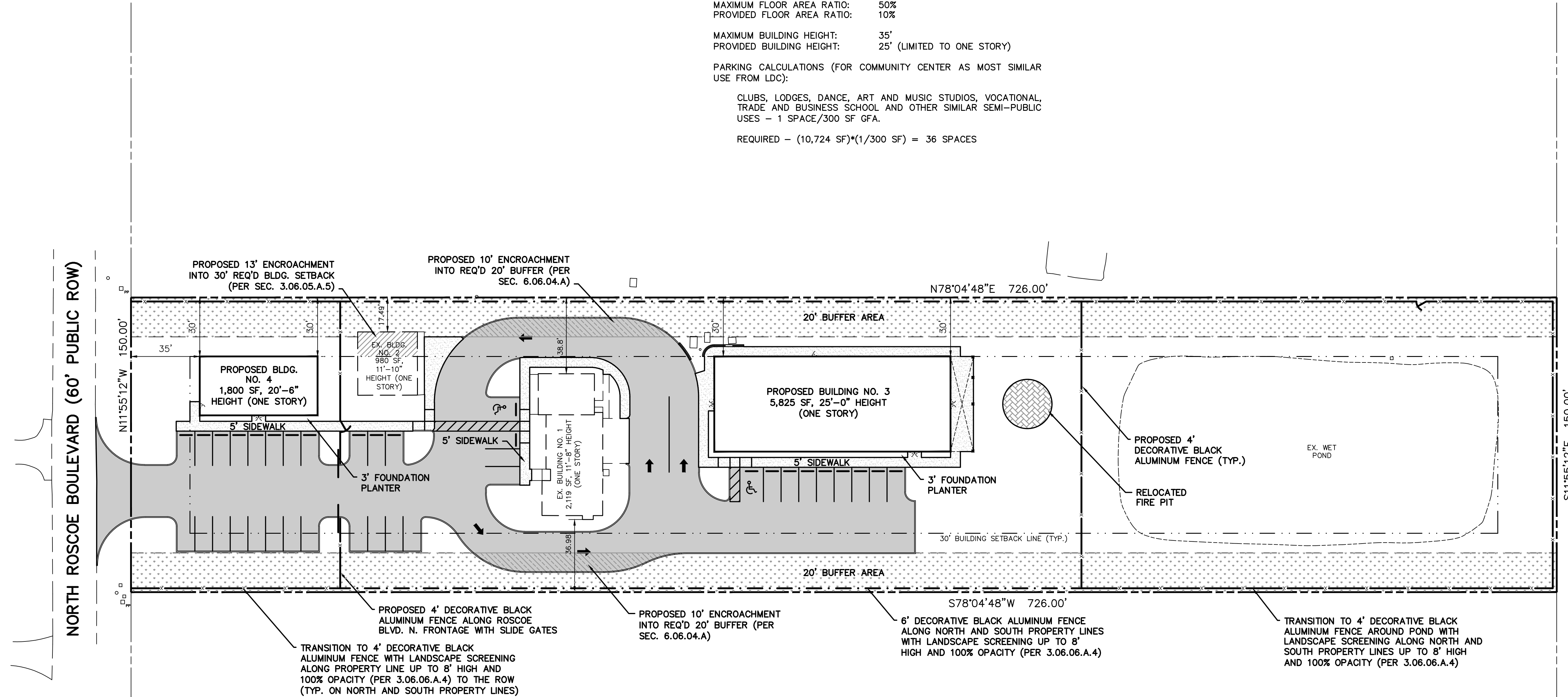
MAXIMUM FLOOR AREA RATIO: 50%
 PROVIDED FLOOR AREA RATIO: 10%

MAXIMUM BUILDING HEIGHT: 35'
 PROVIDED BUILDING HEIGHT: 25' (LIMITED TO ONE STORY)

PARKING CALCULATIONS (FOR COMMUNITY CENTER AS MOST SIMILAR USE FROM LDC):

CLUBS, LODGES, DANCE, ART AND MUSIC STUDIOS, VOCATIONAL, TRADE AND BUSINESS SCHOOL AND OTHER SIMILAR SEMI-PUBLIC USES - 1 SPACE/300 SF GFA.

REQUIRED - (10,724 SF)*(1/300 SF) = 36 SPACES

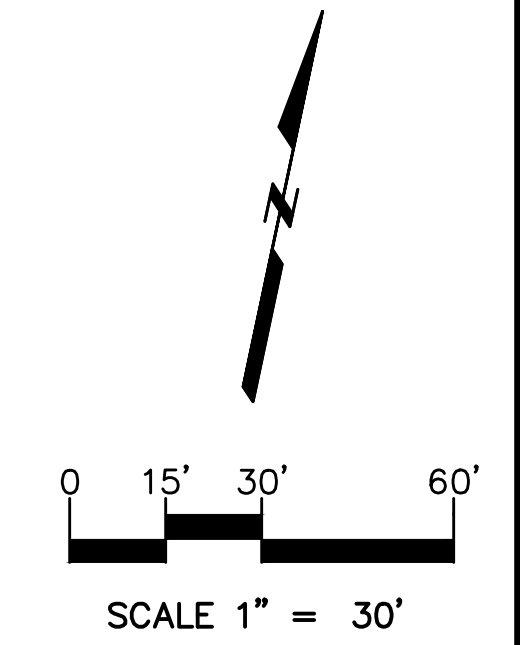


ST. JOHNS COUNTY NOTES

- DUMPSTERS WILL BE SCREENED AND BUFFERED AS REQUIRED BY SJC LDC.
- MECHANICAL EQUIPMENT WILL BE SCREENED AS REQUIRED BY SJC LDC.
- LIGHTING STANDARDS WILL BE MET PER LDC SECTIONS 5.03.06.H.6 AND 6.09.00, AS WELL AS THE PALM VALLEY OVERLAY DISTRICT REGULATIONS PER LDC SECTION 3.06.13.
- ALL SIGNS WILL MEET THE REQUIREMENTS OF LDC SECTION 7.02.00 AS WELL AS THE PALM VALLEY OVERLAY DISTRICT REGULATIONS PER LDC SECTION 3.06.09.

ST. JOHNS COUNTY FIRE ACCESS NOTE

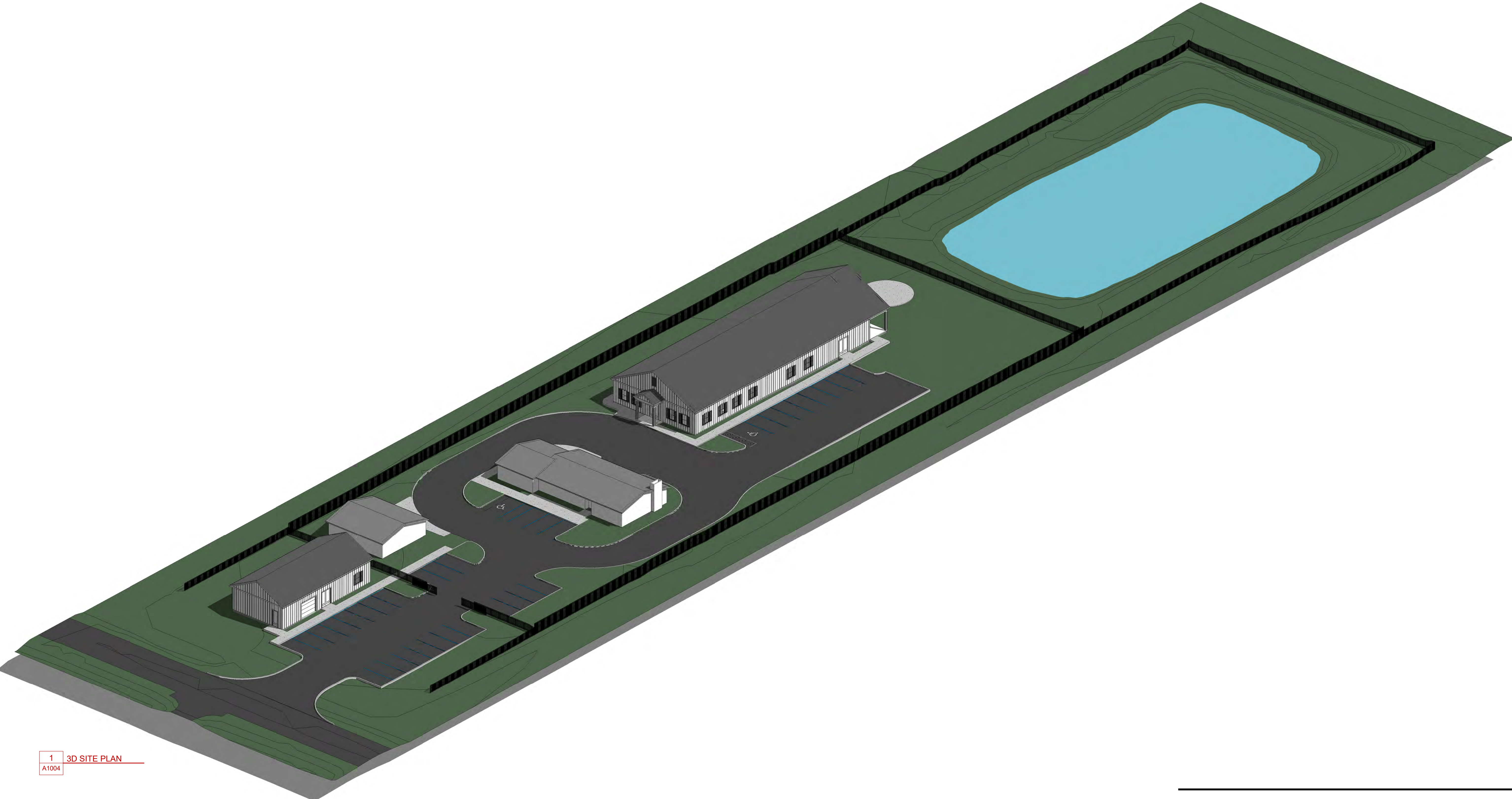
WHEN VERTICAL CONSTRUCTION BEGINS, FIRE DEPARTMENT ACCESS IS REQUIRED. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. FIRE DEPARTMENT ACCESS ROADS SHALL BE UNOBSTRUCTED 20' WIDE, STABILIZED TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50' FIRE APPARATUS.



OVERALL SITE PLAN

REV.	DATE	BY	DESCRIPTION
D	9-29-23	MJP	REVISED PERMIT ISSUE
C	9-8-23	MJP	REVISED PERMIT ISSUE
B	7-27-23	MJP	REVISED PERMIT ISSUE
A	6-2-23	MJP	PERMIT ISSUE

JOB NO. 22ENG052
 DRAWN: MJP
 CHECKED: MJP
 SCALE: 1" = 30'
C200
 DRAWING NO.



1 3D SITE PLAN
A1004



SCHEMATIC : 23.09.27 PERMIT : - -
 BID : - - BUILD : - -

REVISIONS

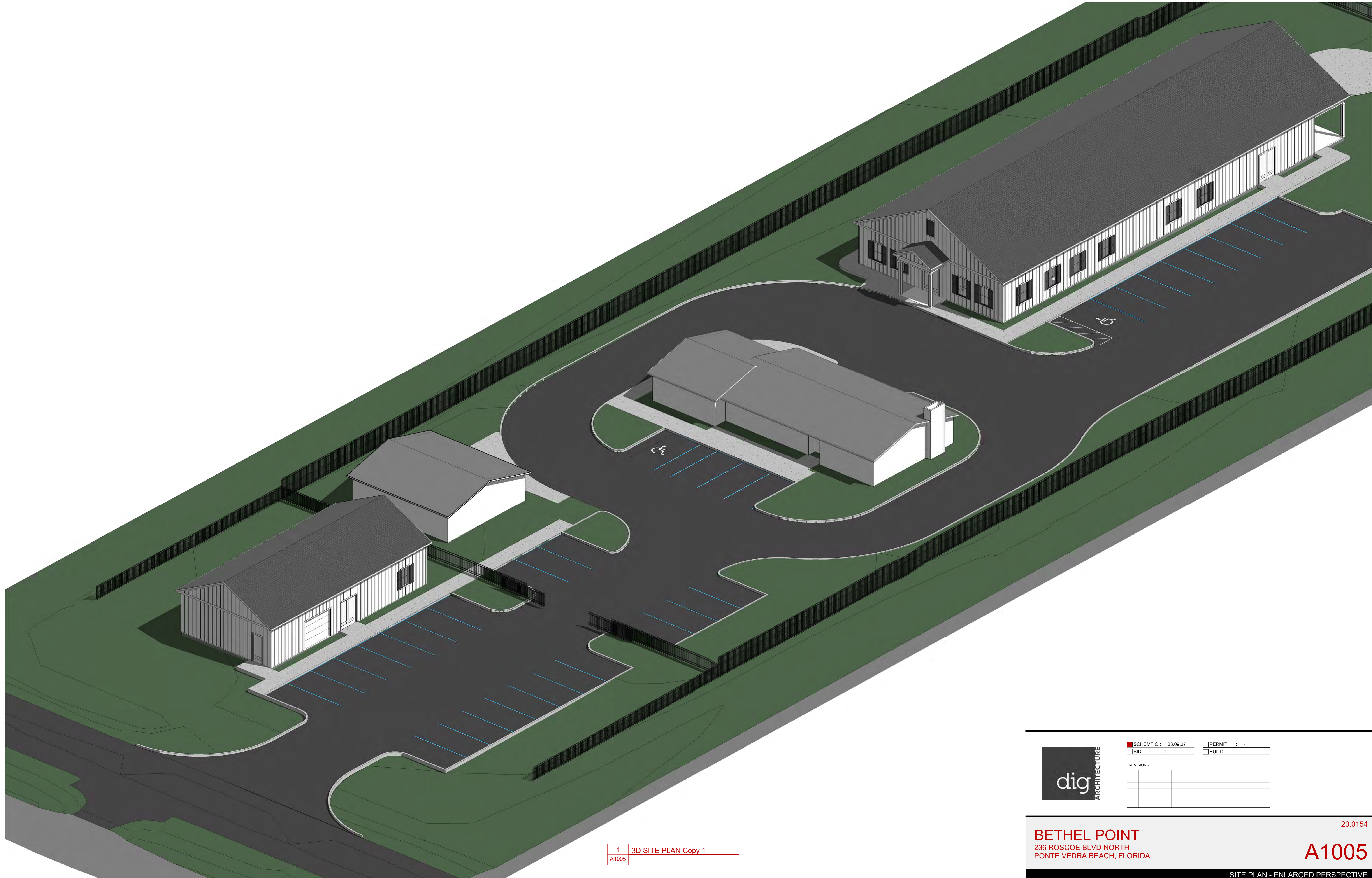
NO.	DESCRIPTION	DATE

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BETHEL POINT
236 ROSCOE BLVD NORTH
PONTE VEDRA BEACH, FLORIDA

20.0154
A1004

SITE PLAN - PERSPECTIVE



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1 3D SITE PLAN Copy 1
A1005



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 BID : - BUILD : -

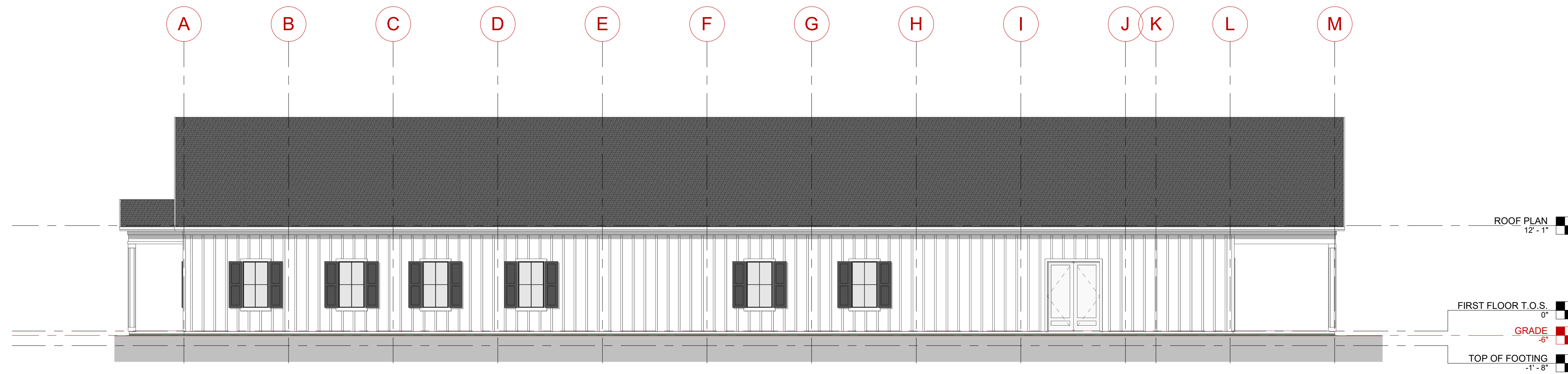
REVISIONS

NO.	DESCRIPTION	DATE

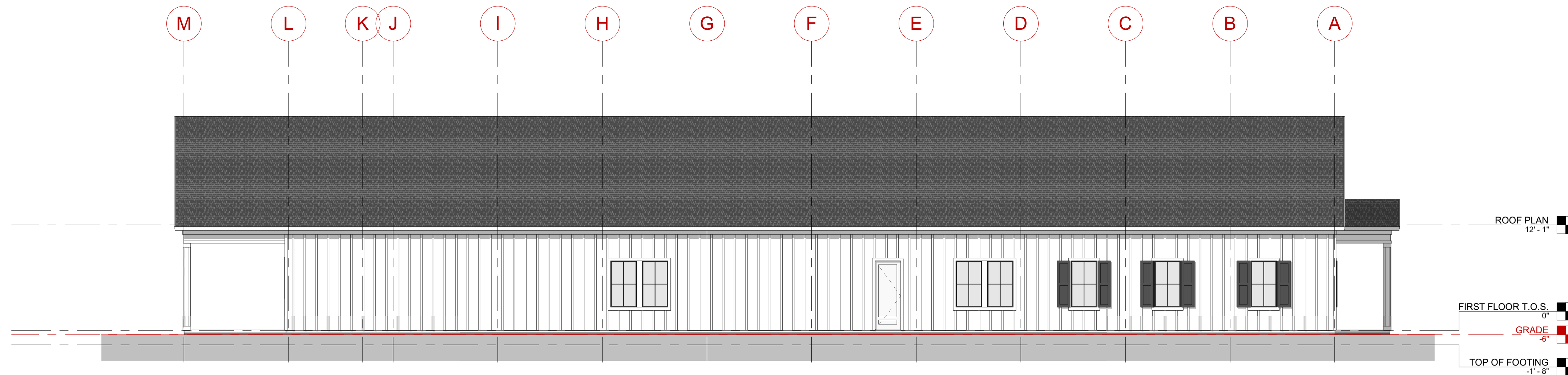
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 236 ROSCOE BLVD NORTH
 PONTE VEDRA BEACH, FLORIDA

20.0154
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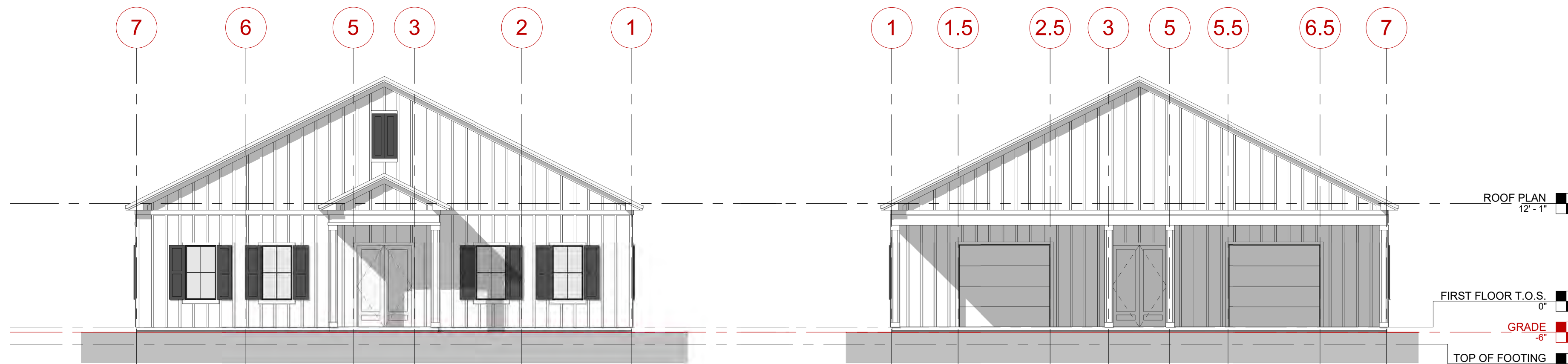
SITE PLAN - ENLARGED PERSPECTIVE



4 RIGHT SIDE ELEVATION
A3001 1/8" = 1'-0"



3 LEFT SIDE ELEVATION
A3001 1/8" = 1'-0"



2 FRONT ELEVATION
A3001 1/8" = 1'-0"

1 REAR ELEVATION
A3001 1/8" = 1'-0"

dig ARCHITECTURE

SCHEMATIC : 23.08.22 PERMIT : -
 BID : - BUILD : -

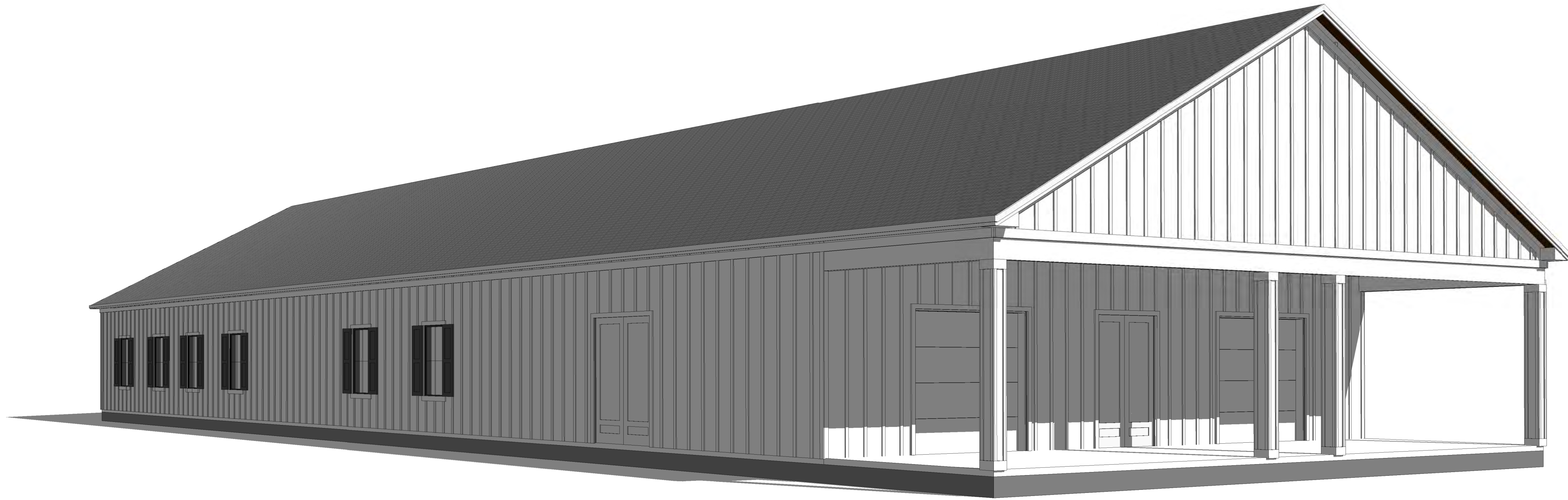
REVISIONS

NOT FOR PERMITTING AND / OR CONSTRUCTION

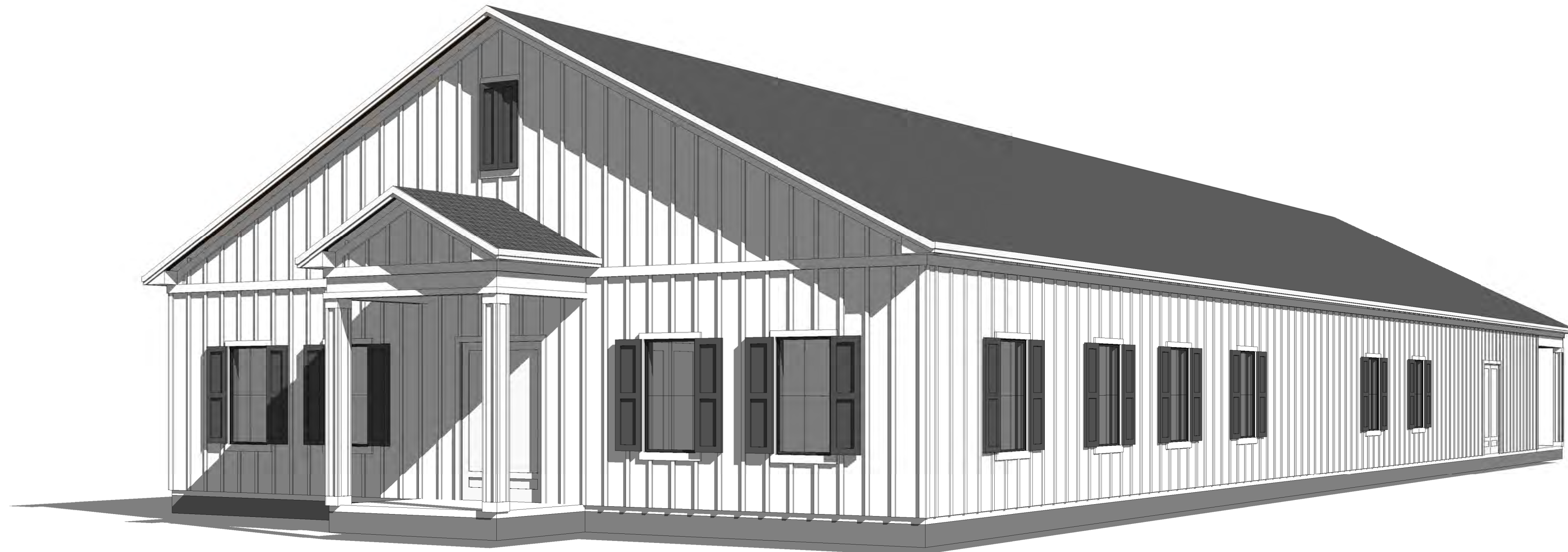
BETHEL POINT
236 NORTH ROSCOE ROAD
PONTE VEDRA BEACH, FLORIDA

A3001


BUILDING ELEVATION



2 BUILDING PERSPECTIVE 02
A3002



1 BUILDING PERSPECTIVE 01
A3002



SCHEMATIC : 23.08.22 PERMIT : - -
 BID : - - BUILD : - -

REVISIONS

NOT FOR
PERMITTING
AND / OR
CONSTRUCTION

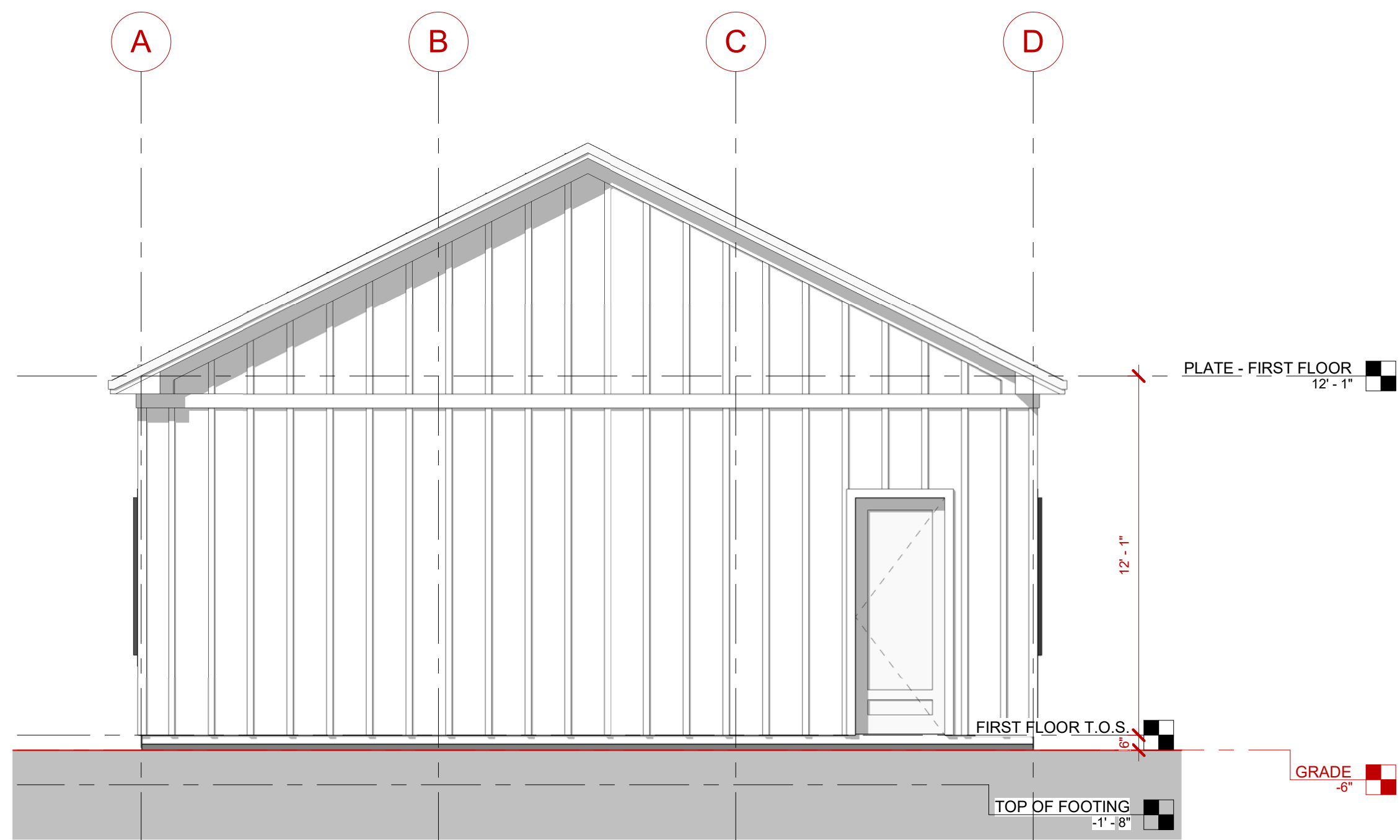
BETHEL POINT
236 NORTH ROSCOE ROAD
PONTE VEDRA BEACH, FLORIDA

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A3002

BUILDING PERSPECTIVES

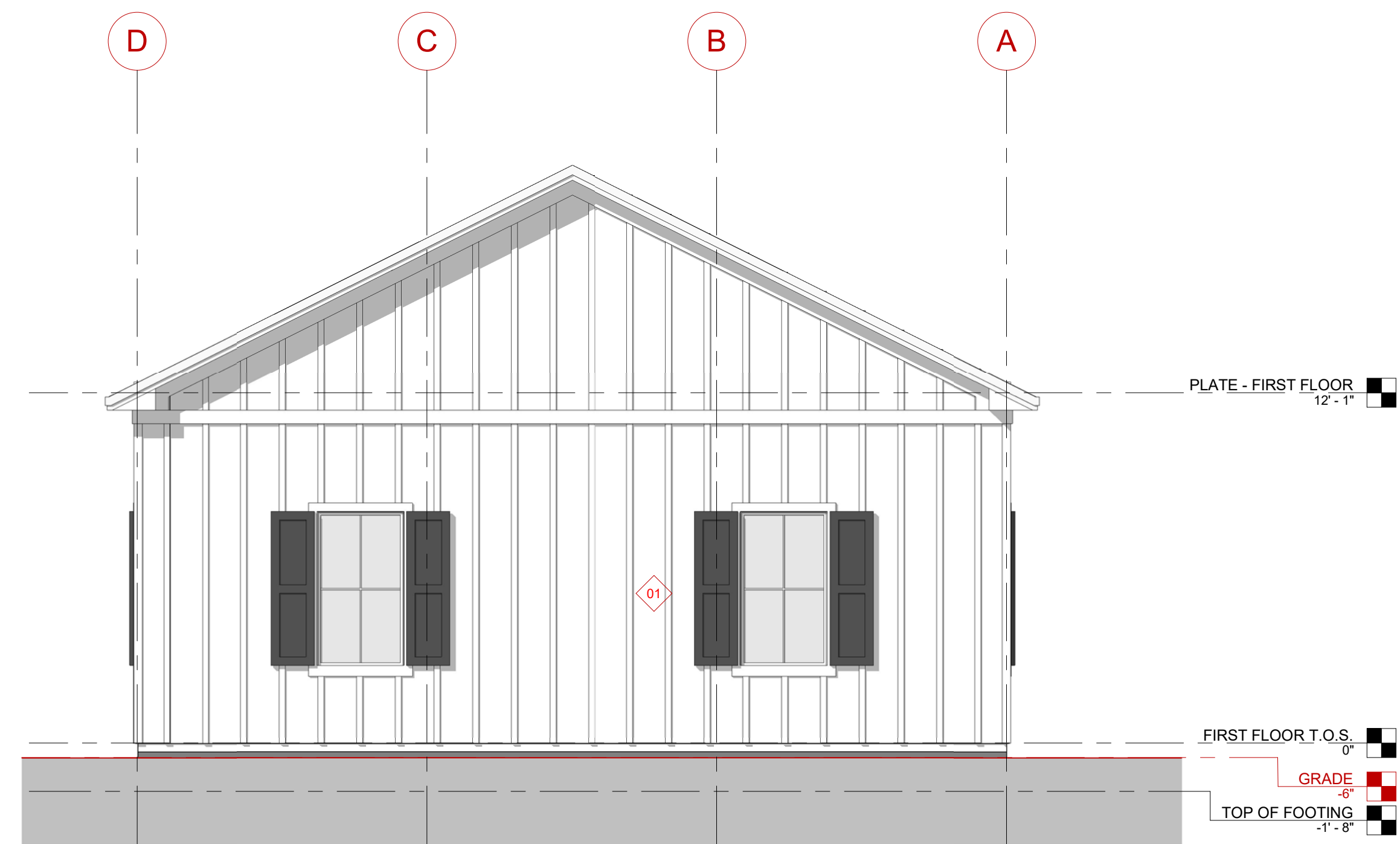
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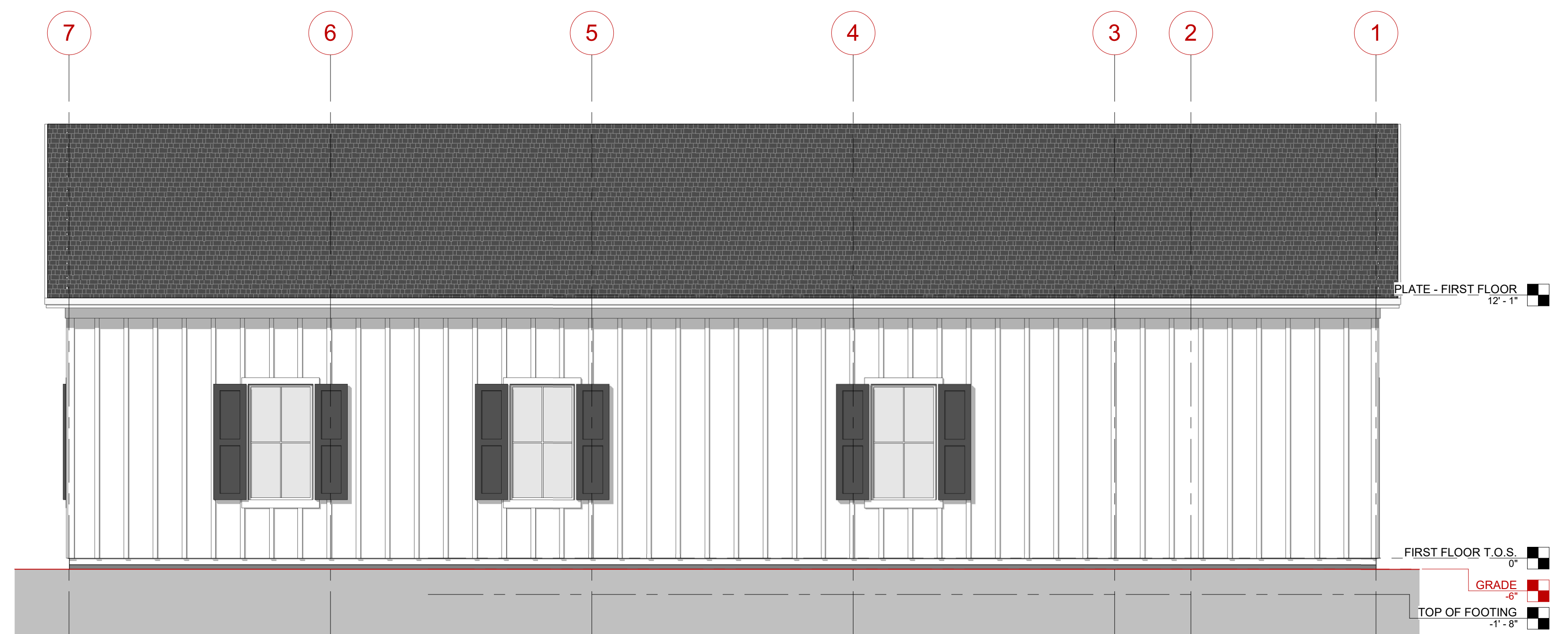
4 FRONT ELEVATION
A3001 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION
A3001 1/4" = 1'-0"



2 REAR ELEVATION
A3001 1/4" = 1'-0"



1 LEFT SIDE ELEVATION
A3001 1/4" = 1'-0"



SCHEMATIC : 23.08.22 PERMIT : -
 BID : - BUILD : -

REVISIONS

NO.	DESCRIPTION	DATE

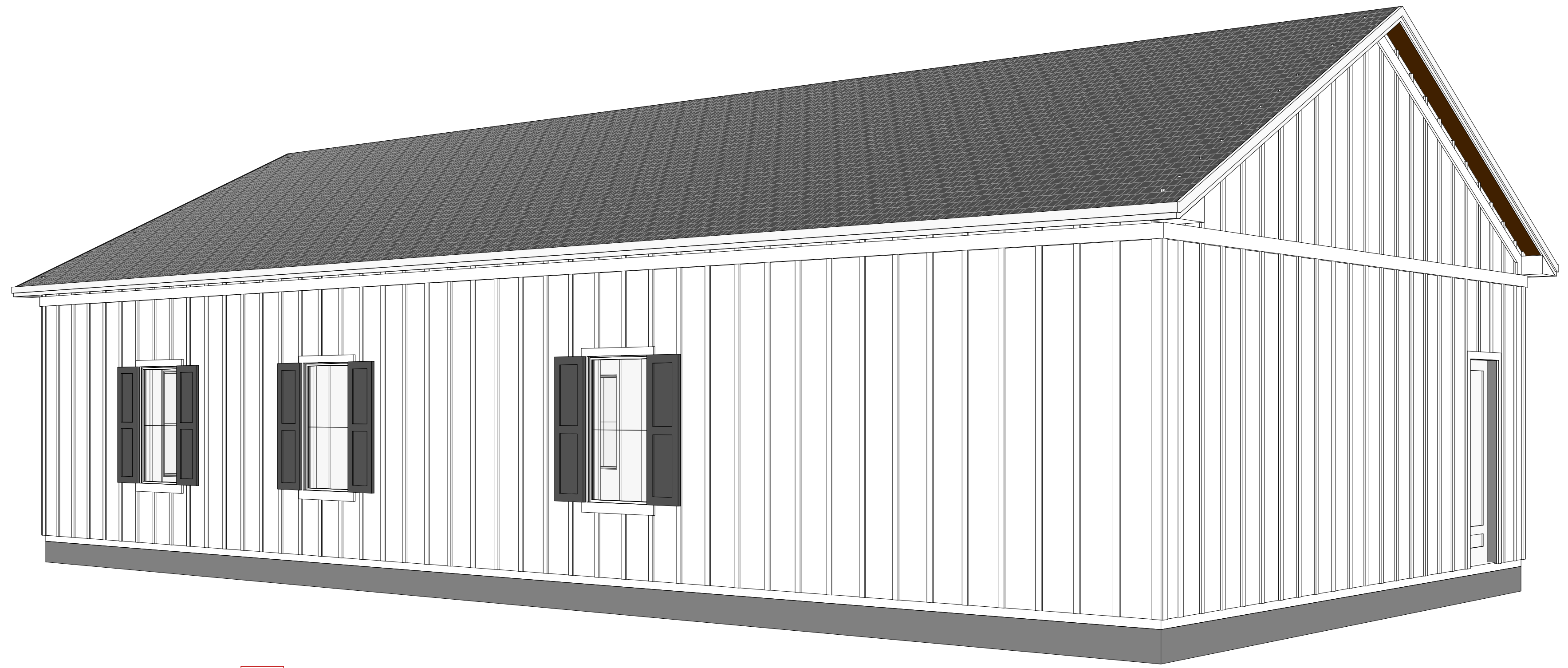
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 AND / OR
 CONSTRUCTION**

BETHEL POINT
 236 NORTH ROSCOE ROAD
 PONTE VEDRA BEACH, FLORIDA

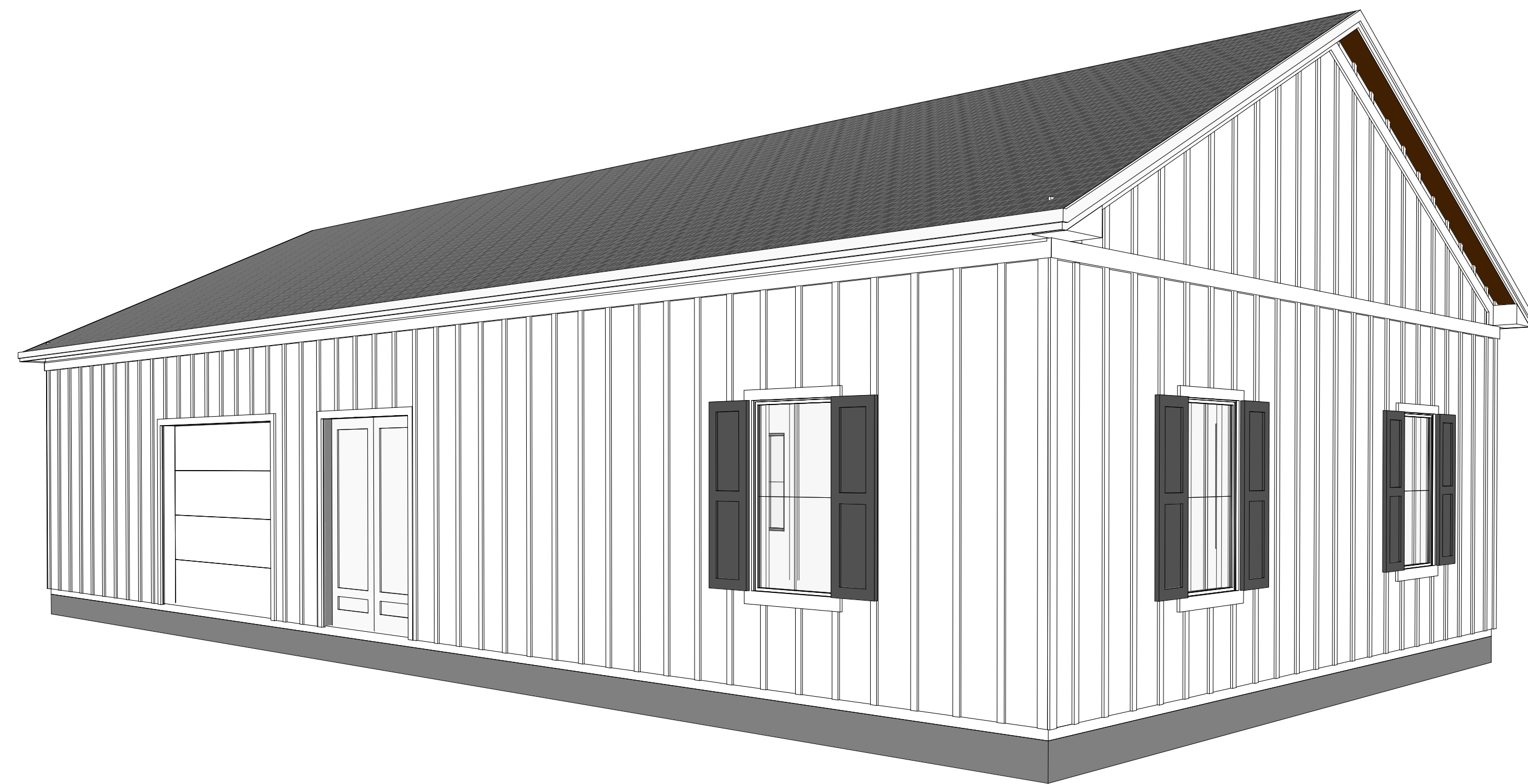
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A3001

BUILDING ELEVATION



2 BUILDING PERSPECTIVE 02
A3002



1 BUILDING PERSPECTIVE 01
A3002



SCHEMATIC : 23.08.22 PERMIT : -
 BID : - BUILD : -

REVISIONS

**NOT FOR
PERMITTING
AND / OR
CONSTRUCTION**

8/22/2023 10:34:06 AM

BETHEL POINT
236 NORTH ROSCOE ROAD
PONTE VEDRA BEACH, FLORIDA

00.00.00

A3002

BUILDING PERSPECTIVES