



**GROWTH MANAGEMENT DEPARTMENT STAFF REPORT**  
**PALM VALLEY OVERLAY DISTRICT**  
**February 22, 2023 Public Meeting**  
**ARCCC 2022-04 Downtown Palm Valley**

**To:** Architectural Review Committee  
**Staff:** Trevor Steven, Planner  
**Date:** February 22, 2023

**Applicant:** Joe Loretta  
Halff Associates, Inc.  
7807 Baymeadows Rd East, Suite 200  
Jacksonville, FL 32256

**Location:** NW corner of N. Roscoe Blvd and Canal Blvd  
**FLUM:** Commercial  
**Zoning:** CG

**Applicable St. Johns County Land Development Code (LDC) Sections:** [LDC Part 3.06](#) – Palm Valley Overlay District

**Summary of Request:** Applicant is requesting design approval for a new mixed-use commercial development located at the NW corner of N. Roscoe Blvd and Canal Blvd, along the Intracoastal waterway.

The applicant states they are proposing a walkable commercial development containing a mixture of 3 separate restaurants – 2 daytime / evening and one breakfast / coffee style.

The applicant has confirmed they will be providing physical color/material samples for the Board to review at the hearing to go along with their submitted elevations/renderings.

#### **Staff Review**

**Planning Division:** The proposed colors and materials of the proposed development appear to be consistent with LDC Section 3.06.11 Architectural Design Standards, and 3.06.12 Design Elements and Materials. The proposed design and colors appear subdued and in harmony with the overall expectations of the Palm Valley Overlay District.

The proposed perimeter buffering appears to be in compliance with LDC Section 3.06.07 for fences and walls. The applicant originally proposed an 8' wall for the incompatibility buffer along the northern property line, but this has since been revised to just provide landscaping and fencing which provides one-hundred percent (100%) opacity to an eight (8) foot height. This would meet the requirements of LDC Section 3.06.06.A.4.

There is a companion Non-Zoning Variance application (NZVAR 2022-06) to waive the buffering requirements of the southern property boundary, due to the proposed parking along Canal Blvd, along with the applicant stating they want to maintain a strong street frontage along this area.

The Lighting Criteria set forth in LDC Section 3.06.13 states that the maximum allowed height for lighting is 20', with a maximum illumination level of 0.30 footcandles at ground level at the lot line. The applicant confirms that the proposed site lighting for the parking lot is consistent with these requirements and will meet them. A Photometric Plan will be required to be submitted with a Commercial Constructoin Plans submittal to confirm compliance.

The applicant confirms on the site plan that signage will adhere to the requirements outlined in LDC 3.06.09.

All Environmental/Landscaping comments were signed off, and there are none open. Full Landscaping Plans will need to be submitted and reviewed when Commercial Construction Plans are submitted to ensure all Land Development Code requirements are being met specific to the Palm Valley Overlay District.

LDC Section 3.06.04 – Development Standards and Criteria

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.

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. 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.

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:

- A. Long monotonous facade designs including, but not limited to, those characterized by unrelieved repetition of shape or form or design elements, or by unbroken extension of line shall be avoided.

B. Architectural grade shingles, metal standing seam, tile or other non-reflective roof materials with similar nature-blending texture and appearance shall be considered appropriate.

C. Stucco, tabby, wood siding or wood shingle siding, brick or other materials with similar texture and appearance shall be considered appropriate.

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. Public art such as murals will not be applicable to the color standards in this paragraph. The design of the mural may not exceed a maximum of fifteen percent (15%) of the façade in which it is located unless additional area is approved by the ARC.

E. Roof and exterior wall surfaces, with the exception of glass doors and windows shall be nonreflective. 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 facade facing any of the Palm Valley Overlay District Delineated Roadways shall be glass or reflective material.

### 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. Full Commercial Construction Plans will be required to be reviewed and approved by County staff for full approval of this proposal. Attached for consideration for the design review are:

Application  
Site Plan  
Elevations  
Renderings  
Proposed Floor Plans  
Parking memo

### **CORRESPONDENCE**

Staff has received several phone calls inquiring about the scope of the proposal, none were in support or opposition.

### **SUGGESTED ACTION TO APPROVE**

The Design Review Board may consider a motion to approve **ARCCC 2022-04 Downtown Palm Valley**, 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 2022-04 Downtown Palm Valley**, 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:

*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)

We are developing a mixed-use walkable commercial development that has primary frontage along Roscoe, Canal and the Intercoastal Way. The property is a mixture of 3 restaurants, 2 day time and evening and one breakfast / coffee style restaurant. Please see attached shared parking analysis associated with the mixture of restaurant use types.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:  
 Signature of owner or person authorized to sign on behalf of applicant:  
**Joseph P Loretta** Loretta  
 Digitally signed by Joseph P Loretta  
 Date: 2022.03.08 15:44:53 -05'00'

Signed By

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:

# LANDSCAPE CODE REQUIREMENTS (ST. JOHNS COUNTY)

## MISCELLANEOUS CODE REQUIREMENTS

TYPE	REQUIRED	PROVIDED	COMMENTS
CANOPY TREES	70%	86%	24 CANOPY TREES/28 TOTAL TREES = 86%
NATIVE TREES	50%	86%	24 NATIVE TREES/28 TOTAL TREES = 86%
NATIVE SHRUBS	50%	89%	6,381 SF NATIVE SHRUBS/ 7,173 SF TOTAL SHRUBS = 89%
50% MAX. SAME TREE SPECIES	YES	YES	
EIGHTY OR FORTY TREE INCHES PER ACRE	N/A	N/A	

## PERIMETER BUFFER REQUIREMENTS ADJACENT TO ROAD RIGHT-OF-WAY

TYPE (SEC.3.06.06.B.1.)	TREES		COMMENTS
THE MINIMUM TWENTY (20) FOOT LANDSCAPED BUFFER FROM THE RIGHT-OF-WAY OF ANY PALM VALLEY OVERLAY DISTRICT DELINEATED ROADWAY SHALL CONTAIN EXISTING OR INSTALLED EVERGREEN SPECIES TREES WHICH ARE NOT LESS THAN FOUR (4) INCHES DBH AND TWELVE (12) FEET IN HEIGHT, WITH A SIX (6) FEET SPREAD, PLACED NOT MORE THAN TWENTY (20) FEET APART.	REQUIRED	PROVIDED	BE PROVIDED THROUGH EXISTING EVERGREEN TREES, ALONG WITH A 3 FT. OPAQUE HEDGE OF ILLICUM BEING PLANTED TO SCREEN THE VEHICLE-USE AREA. 327 LF / 20 = 17
	YES	YES	
TYPE (SEC.6.06.03.D)	SHRUBS		COMMENTS
6 FT. LANDSCAPE BUFFER (WHERE P/L BOUNDARY ABUTS A VEHICULAR USE AREA)	REQUIRED	PROVIDED	BE PROVIDED THROUGH A 20' LANDSCAPE BUFFER, ALONG WITH A 3 FT. OPAQUE HEDGE OF ILLICUM BEING PLANTED TO SCREEN THE VEHICLE-USE AREA.
	YES	YES	

## NORTHERN PERIMETER BUFFER REQUIREMENTS

TYPE (SEC.3.06.06.B.2.)	REQUIRED	PROVIDED	COMMENTS
WHERE COMMERCIAL OR MULTI-FAMILY DEVELOPMENT ADJOINS SINGLE-FAMILY RESIDENTIAL PROPERTY, A TEN (10) FOOT BUFFER FROM THE RESIDENTIAL PROPERTY LINES SHALL CONTAIN A VISUAL SCREEN CONSISTING OF EXISTING OR INSTALLED EVERGREEN SPECIES TREES WHICH ARE NOT LESS THAN SIX (6) INCHES DBH AND TWENTY (20) FEET IN HEIGHT WITH AN EIGHT (8) FEET SPREAD, AND NOT MORE THAN FIFTEEN (15) FEET APART.	24	24+	BE PROVIDED THROUGH SOUTHERN MAGNOLIA, LIVE OAK, AND EASTERN RED CEDAR. (400 LF - 50 FROM R/W) / 15 = 24 TREES

TYPE (SEC.3.06.06.A.4.)	REQUIRED	PROVIDED	COMMENTS
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.	YES	YES	BE PROVIDED THROUGH AN 6-8' SCREEN FENCING REQUIRED BUFFER WILL ADHERE TO REQUIREMENT OF LDC 3.06.06

## WESTERN PERIMETER BUFFER REQUIREMENTS

TYPE (SEC.6.06.04.B.4.)	REQUIRED	PROVIDED	COMMENTS
SEE TABLES 6.19 & 6.20 IN SEC 6.06.04.A OF SJC DESIGN STANDARDS. A ROW OF EVERGREEN CANOPY TREES WHICH ARE NOT LESS THAN TEN (10) FEET HIGH AT THE TIME OF PLANTING, A MINIMUM OF TWO (2) INCH CALIPER, AND ARE SPACED NOT MORE THAN TWENTY (20) FEET APART. THE TREES ARE TO BE PLANTED WITHIN TEN (10) FEET OF THE PROPERTY LINE.	12	14	BE PROVIDED THROUGH EXISTING TREES. (249 LF / 20 = 12 TREES)
TYPE (SEC.6.06.04.B.4.)	SHRUBS		COMMENTS
6 FT. LANDSCAPE BUFFER (WHERE P/L BOUNDARY ABUTS A VEHICULAR USE AREA)	REQUIRED	PROVIDED	BE PROVIDED THROUGH A 10' LANDSCAPE BUFFER, BEING PLANTED ALONG BULKHEAD WITH FAKAHATCHEE GRASS
	YES	YES	

(28 TREES)

## DIVERSITY

## PLANT\_SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	NATIVE	REMARKS
	JV	8	JUNIPERUS VIRGINIANA	SOUTHERN RED CEDAR	65G	NATIVE	20' HT., 8' SPD., 6" CAL., B&B-12
	MG	9	MAGNOLIA GRANDIFLORA 'MISS CHLOE' TM	SOUTHERN MAGNOLIA	670 G	NATIVE	20' HT., 8' SPD., 6" CAL., F.L.S
	PS	3	PHOENIX SYLVESTRIS	SYLVETRIS PALM	B&B		C.T. NOTED ON PLAN, FLORIDA #1, F.L.S.
	PS3	1	PHOENIX SYLVESTRIS	SYLVETRIS PALM	B&B		C.T. NOTED ON PLAN, FLORIDA #1, F.L.S. TRIPLE TRUNK
	QV	7	QUERCUS VIRGINIANA	LIVE OAK	670 G	NATIVE	20' HT., 8' SPD., 6" CAL., F.L.S.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	NATIVE	REMARKS
	IP	50	ILLICUM PARVIFOLIA	YELLOW STAR ANISE	7G	NATIVE	24-30" HT., 24-30" SPD., 3" O.C.
	NO	23	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	3G		15-18 HT., 15-18 SPD., 30" O.C.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	NATIVE	REMARKS
	MC	465	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3G	NATIVE	24-30" HT., 18-24" SPD., 30" O.C.
	TF	83	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3G	NATIVE	24-30" HT., 15-18" SPD., 4" O.C.
	VD	357	VIBURNUM OBOVATUM 'DWARF WALTER'S'	DWARF WALTER'S VIBURNUM	3G	NATIVE	12-18" HT., 12-18" SPD., 30" O.C.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	NATIVE	REMARKS
	EG	72	EVOLVULUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	1G		6-8" HT., 8-10" SPD., 12" O.C.
	LM	174	LIRIOPE MUSCARI 'EMERALD GODDESS'	LIRIOPE	1G		FULL PLANT, 18" O.C.

## SOUTHERN PERIMETER BUFFER REQUIREMENTS

TYPE (SEC.3.06.06.B.1.)	REQUIRED	PROVIDED	COMMENTS
THE MINIMUM TWENTY (20) FOOT LANDSCAPED BUFFER FROM THE RIGHT-OF-WAY OF ANY PALM VALLEY OVERLAY DISTRICT DELINEATED ROADWAY SHALL CONTAIN EXISTING OR INSTALLED EVERGREEN SPECIES TREES WHICH ARE NOT LESS THAN FOUR (4) INCHES DBH AND TWELVE (12) FEET IN HEIGHT, WITH A SIX (6) FEET SPREAD, PLACED NOT MORE THAN TWENTY (20) FEET APART. SHRUBBERY IS ALSO REQUIRED IN THIS AREA AND SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE ESTABLISHED GRADE AT TIME OF PLANTING.	9	12	BE PROVIDED THROUGH EXISTING TREES, SYLVESTER PALMS (408 LF TOTAL - 189 LF PARKING - 41 LF ENTRY / 20 = 9 TREES)
TYPE (SEC.6.06.04.B.4.)	SHRUBS		COMMENTS
3 FT. OPAQUE SCREENING OF LANDSCAPING, 24" AT THE TIME OF PLANTING (WHERE R.O.W. ABUTS A VEHICULAR USE AREA)	REQUIRED	PROVIDED	BE PROVIDED THROUGH MUHLY GRASS, DWARF VIBURNUM & GROUNDCOVERS (408 LF TOTAL - 189 LF PARKING - 41 LF ENTRY / 3 = 59 SHRUBS)
	59	593	

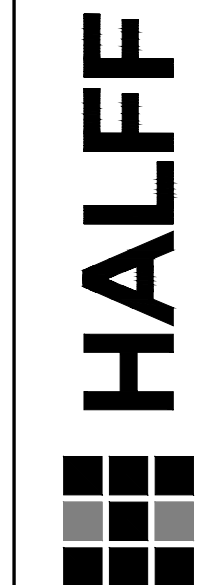
NEW RESTAURANT

PONTE VEDRA BEACH, FLORIDA

ROSCOE LANDING RESTURANTS

Project Name

Prepared For



7807 BAYMEADOWS ROAD EAST, SUITE 200  
JACKSONVILLE, FLORIDA USA 32256PPhone  
904.730.9360 www.Halff.com  
FL CA 33380 FL LC 26000645

Revision No.	Date	Description

Seal

JOSEPH P. LORETTA, P.L.A.  
License Number: 0666755

Project No.:	45216.001
Issued:	February 2022
Drawn By:	ASD
Checked By:	JPL
Scale:	1"=20'
Sheet Title	PALM VALLEY CODE REQUIREMENT AND PLANT SCHEDULE
Sheet Number	LS-100

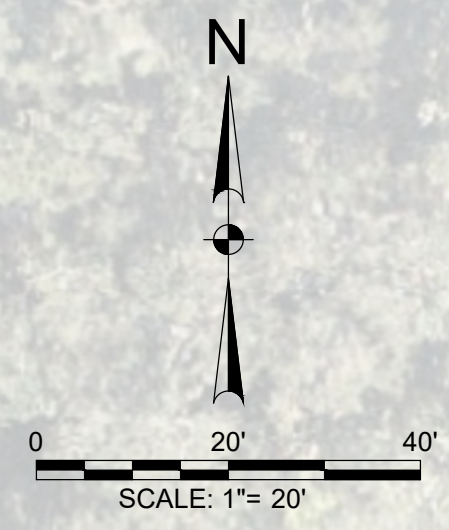
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**EXISTING TREES TO REMAIN**

PALM

TREE



**NEW RESTAURANT**

Project Name

PONTE VEDRA BEACH, FLORIDA

Prepared For

**ROSCOE LANDING RESTURANTS**

**HALFF**

7807 BAYMEADOWS ROAD EAST, SUITE 200  
 JACKSONVILLE, FLORIDA USA 32256  
 904.730.9360 www.Halff.com  
 FL CA 33380 FL LC 26000645

Revision No.	Date	Description

Seal

JOSEPH P. LORETTA, P.L.A.  
 License Number: 0666725

Project No.: 45216.001  
 Issued: FEBRUARY 2022  
 Drawn By: ASD  
 Checked By: JPL  
 Scale: 1"=20'

Sheet Title

**BUFFER LANDSCAPE PLAN**

Sheet Number

**LS-101**

**NOTE:**

1. 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.
2. ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS IN LDC 3.06.09

**SITE DATA**

ZONING	C-1
SITE AREA	2.64 AC.
DEVELOPMENTAL RIGHTS	26,500 SQ. FT.
BUILDING AREA	18,500 SQ. FT.
PERVIOUS SURFACE	40,500 SQ. FT.
PERCENT PERVIOUS	35% +
PERVIOUS AREA REQUIRED	40,401 SQ. FT. (35%)
RESTAURANT A SEATS	220 Seats
RESTAURANT B SEATS	200 Seats
RESTAURANT C SEATS	100 Seats
TOTAL PARKING REQUIREMENT	142*
TOTAL PARKING SPACES	144 (5 HC)
PERIMETER LS BUFFER NORTH & EAST	20'
SOUTH (FRONT) SETBACK	30'
EAST (FRONT) SETBACK	30'
NORTH (SIDE) SETBACK	30' for 1 story Bld. or 50' for 2 story Bld.
WEST (REAR) SETBACK	10'

\* REFER TO ATTACHED SHARED PARKING ANALYSIS

**BUILDING DATA**

RESTAURANT	SEATS	A/C	N/C	HT.
A	220	7,454 SF	892 SF	35' MAX
B	200	6,067 SF	1,014 SF	35' MAX
I	*	0 SF	4,306 SF	35' MAX
C	100	2,560 SF	0 SF	35' MAX

\* SEATING WITHIN THE INTERSTITIAL AREA ARE ALLOCATED WITHIN A & B

**NEW RESTAURANT**

Project Name

PONTE VEDRA BEACH, FLORIDA

Prepared For

**ROSCOE LANDING RESTAURANTS**

**HALFF**

7807 BAYMEADOWS ROAD EAST, SUITE 200  
 JACKSONVILLE, FLORIDA USA 32256  
 904.730.9360 www.halff.com  
 FL CA 33380 FL LC 26000645

Revision No.	Date	Description

Seal

JOSEPH P. LORETTA, P.L.A.  
 License Number: 6868755

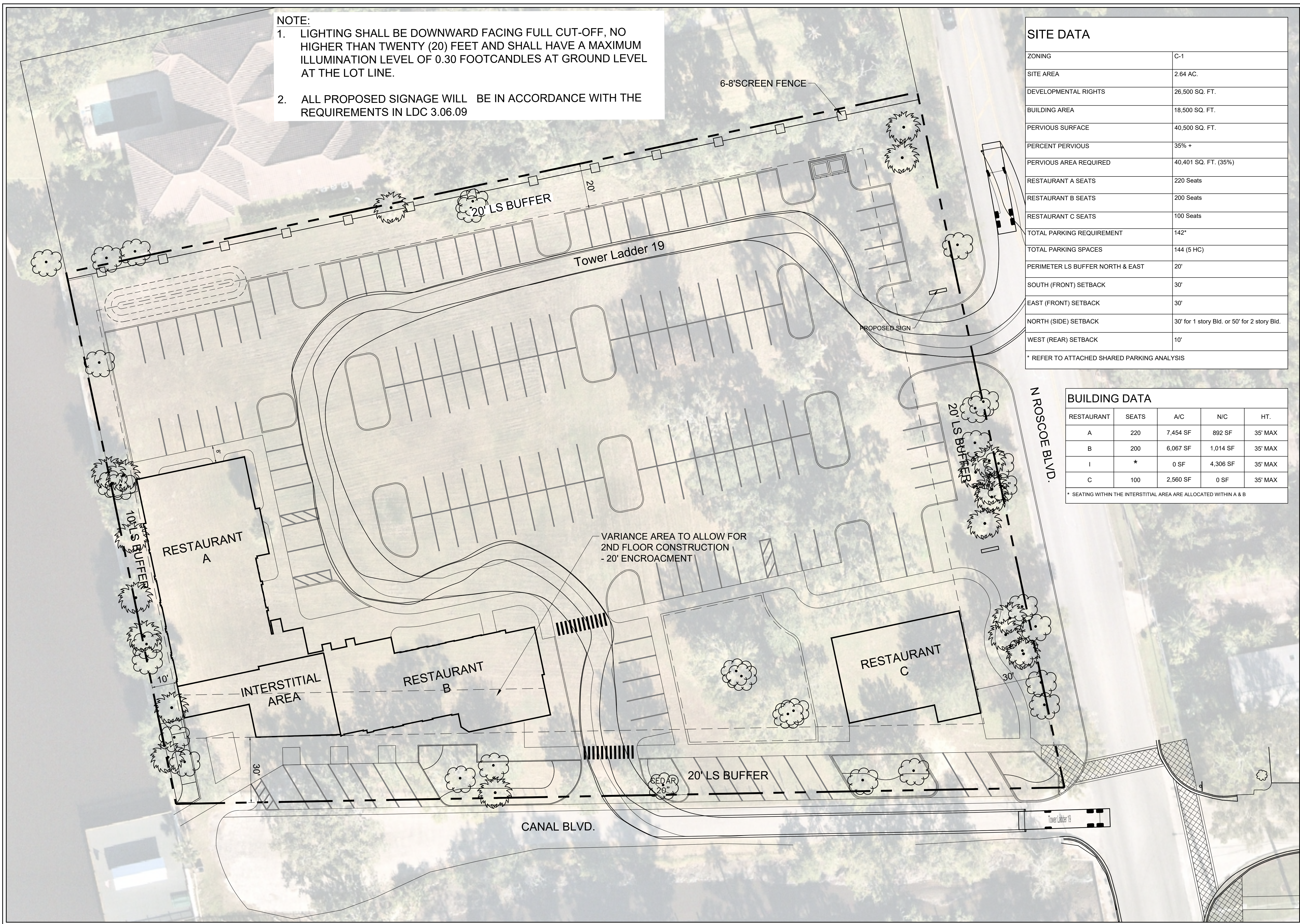
Project No.: 45216.001  
 Issued: FEBRUARY 2023  
 Drawn By: ASD  
 Checked By: JPL  
 Scale: 1"=20'

Sheet Title

**SITE PLAN**

Sheet Number

**CSP-01**



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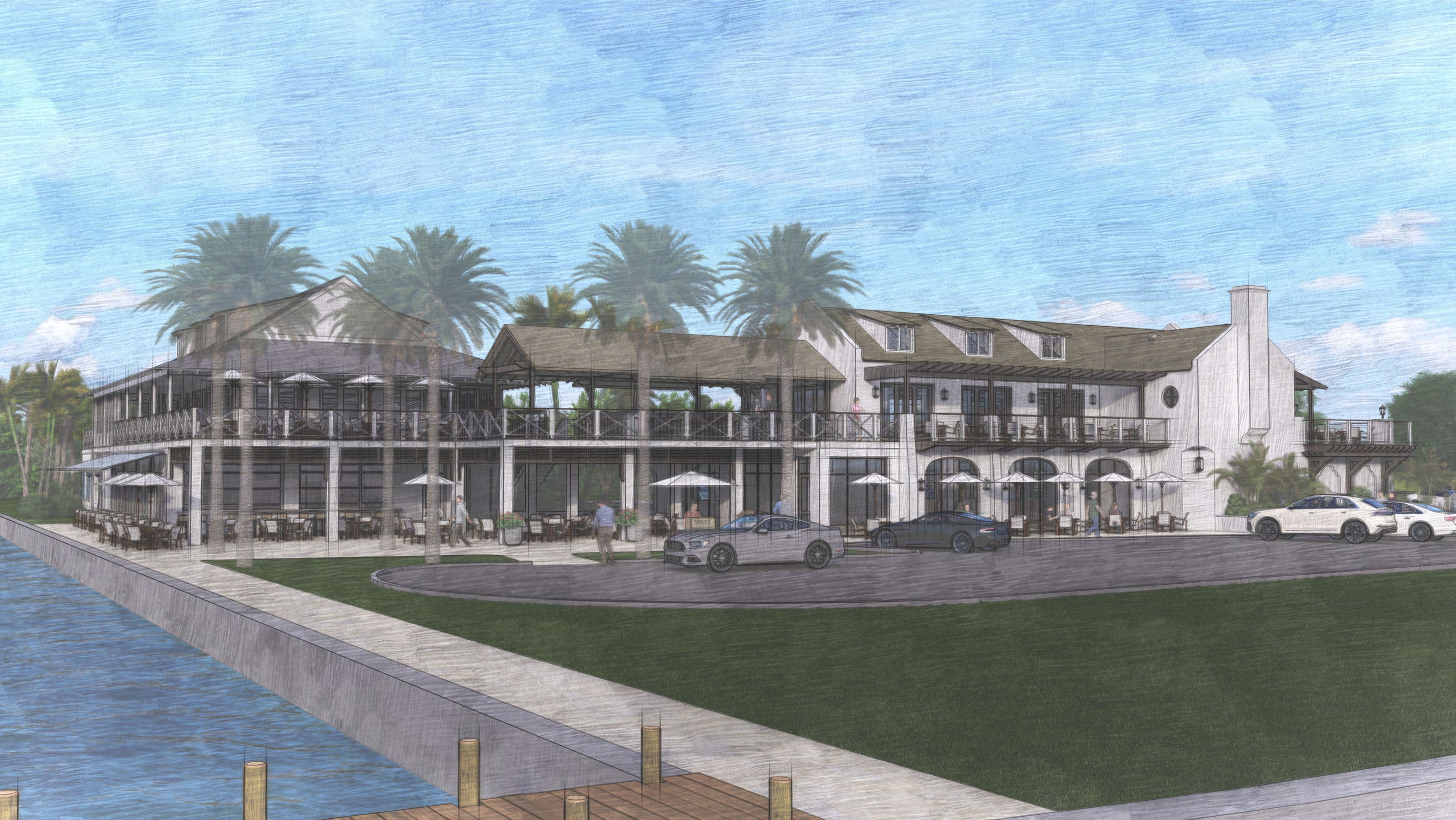


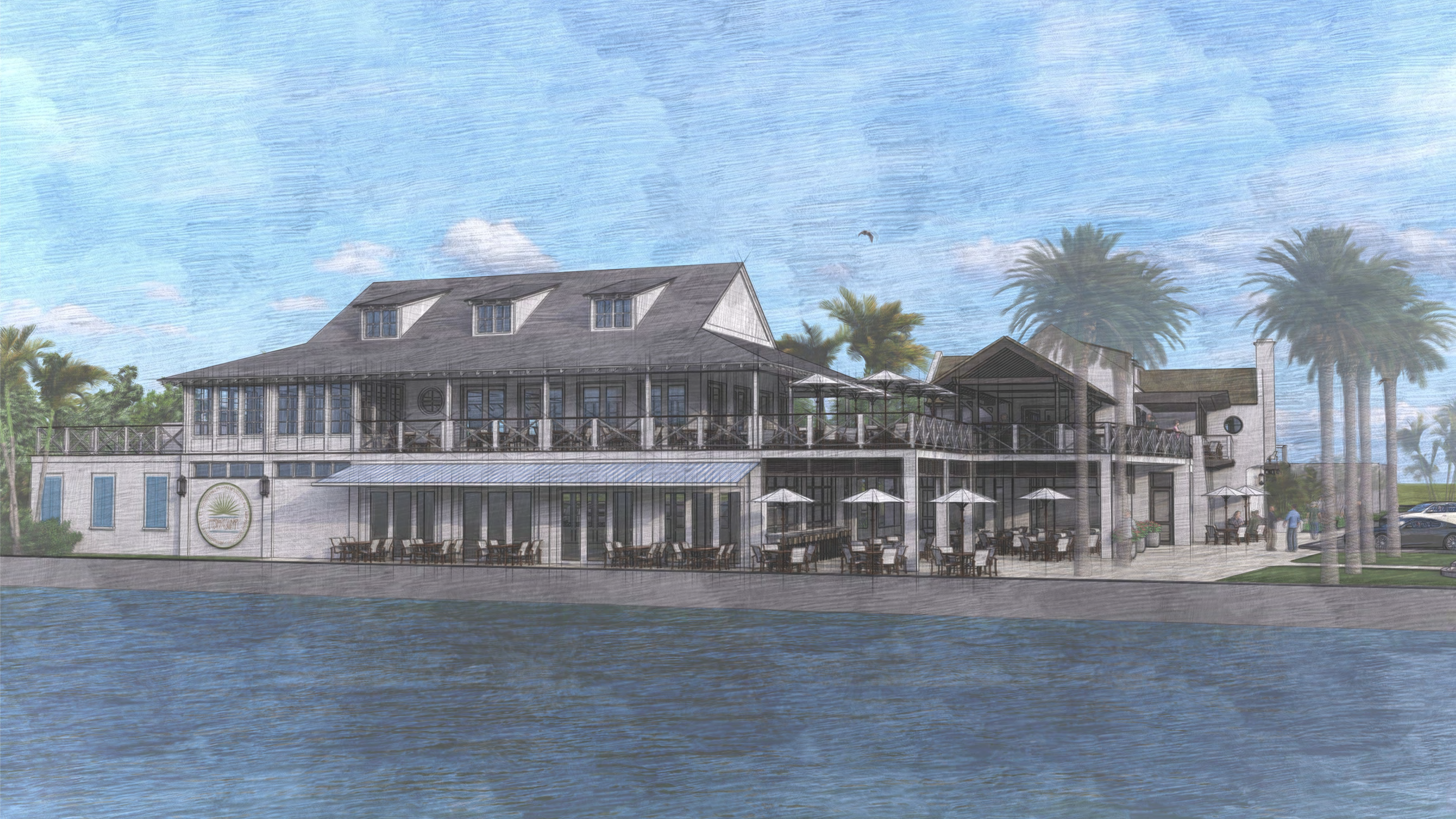






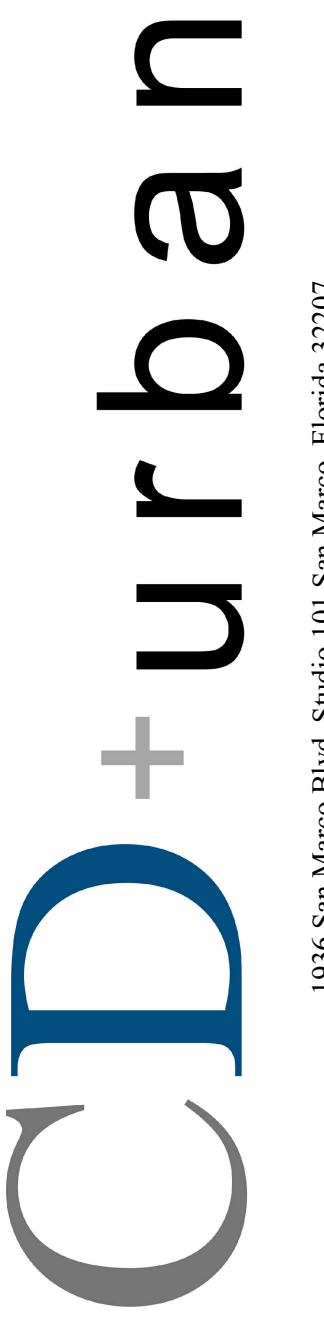








DO NOT MEASURE DRAWINGS  
 NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES  
 PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1936 San Marco Blvd., Studio 101, San Marco, Florida 32207  
 904.302.2848 / 304.625-4525  
 202 Worth Ave., Palm Beach, Florida 33480  
 904.302.2848 / 904.625-3452

CONSULTANTS:  
 MEP ENGINEER

STRUCTURAL:

REVISION:	DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE:  
 AS SHOWN

CADD USER ID:  
 HDS

LEGAL DESCRIPTION:

PROJECT PHASE:  
 DESIGN DEVELOPMENT

PROJECT NUMBER  
 18-11-\_\_\_

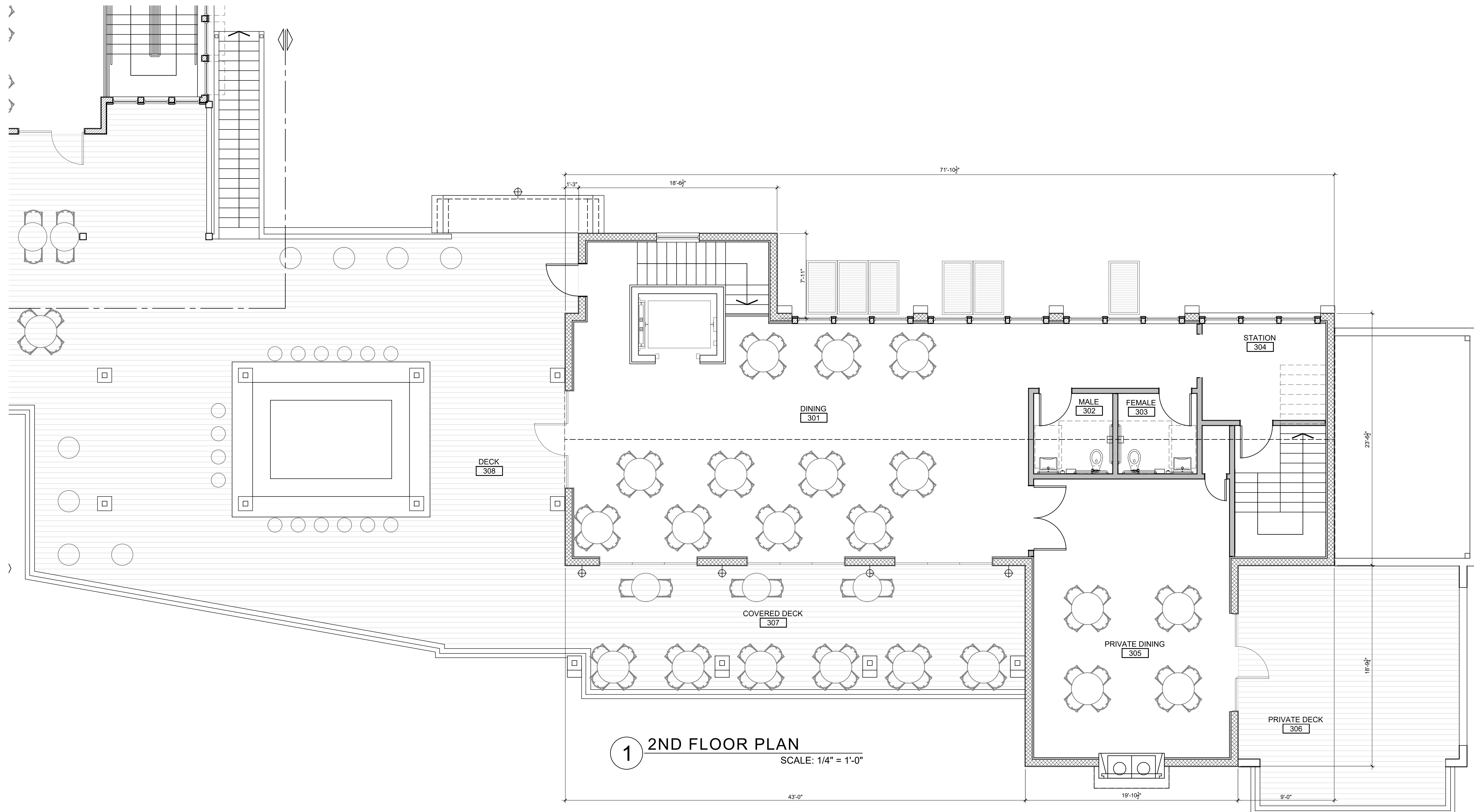
NEW RESTAURANT

PONTE VEDRA BEACH, FL

ROSCOE LANDING RESTAURANTS

MEX RESTAURANT'  
 2ND FLR

A1.2



100% Issue - Schematic Design Phase II - 01/31/22

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

DO NOT MEASURE DRAWINGS  
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES  
PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

**CD+urban**

1936 San Marco Blvd, Suite 101, San Marco, Florida 32207  
904.302.2848 / 904.626-5452  
202 Worth Ave, Palm Beach, Florida 33480  
904.302.2848 / 904.626-5452

CONSULTANTS:  
MEP ENGINEER

STRUCTURAL:

REVISION:	DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE:  
AS SHOWN

CADD USER ID:  
HDS

LEGAL DESCRIPTION:

PROJECT PHASE:  
DESIGN DEVELOPMENT

PROJECT NUMBER  
18-11-\_\_

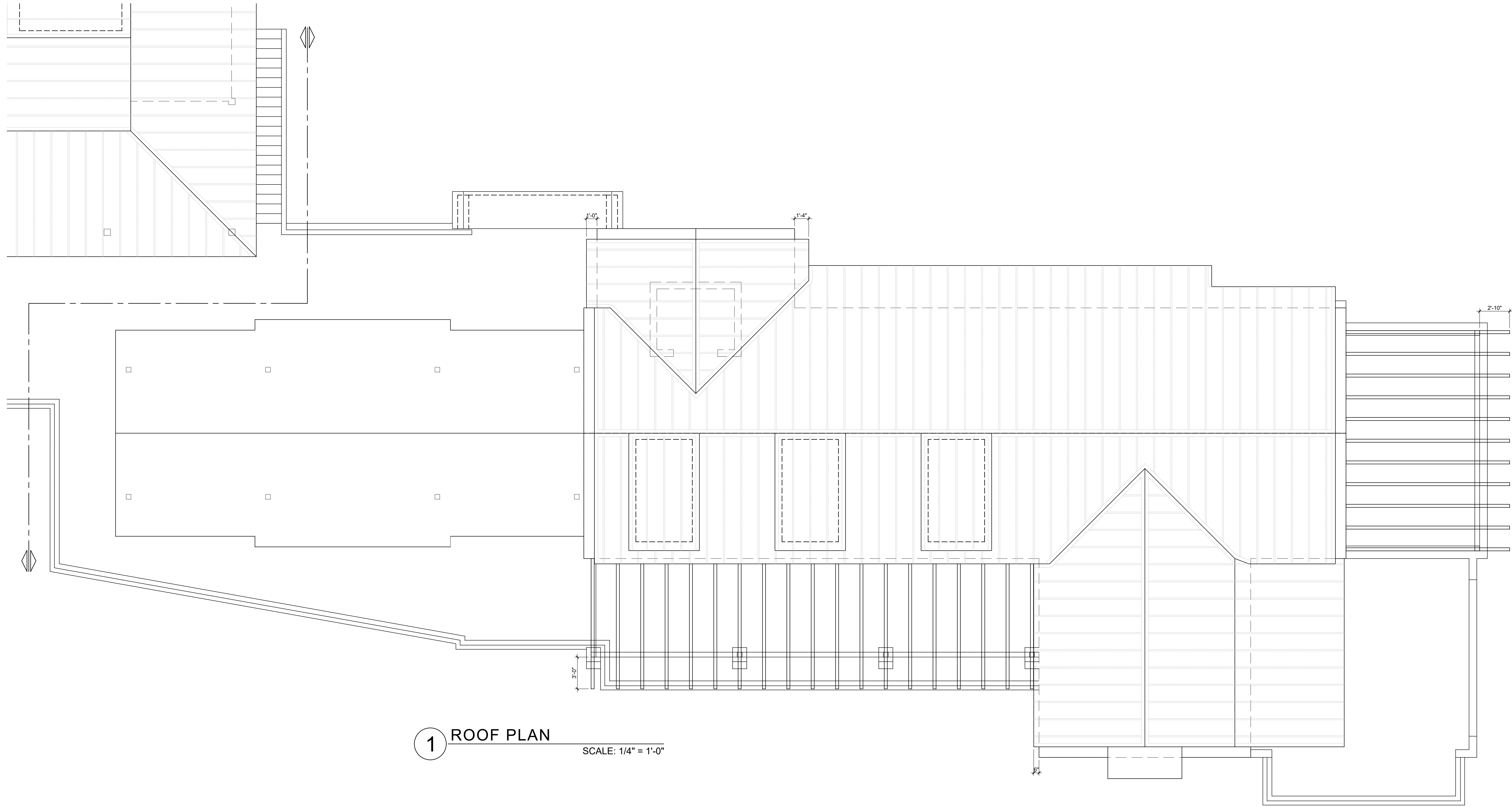
**NEW RESTAURANT**

PONTE VEDRA BEACH, FL

ROSCOE LANDING RESTAURANTS

MEX RESTAURANT' ROOF FLR

A1.3



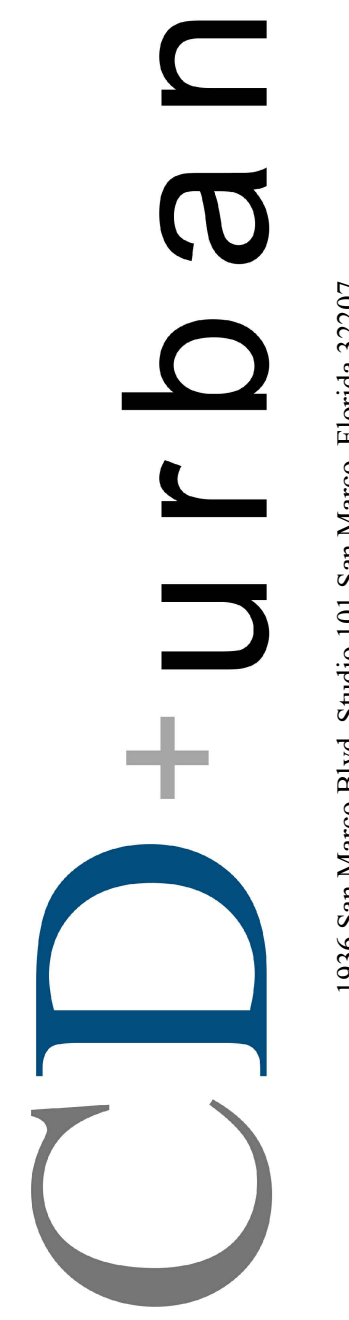
**1** ROOF PLAN  
SCALE: 1/4" = 1'-0"

**100% Issue - Schematic Design Phase II - 01/31/22**

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DO NOT MEASURE DRAWINGS  
 NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES  
 PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1936 San Marco Blvd., Suite 101, San Marco, Florida 32707  
 904.302.2848 / 904.626-9252  
 202 Worth Ave., Palm Beach, Florida 33480  
 904.302.2848 / 904.626-3452

CONSULTANTS:  
 MEP ENGINEER

STRUCTURAL:

REVISION:	DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE:  
 AS SHOWN

CADD USER ID:  
 HDS

LEGAL DESCRIPTION:

PROJECT PHASE:  
 DESIGN DEVELOPMENT

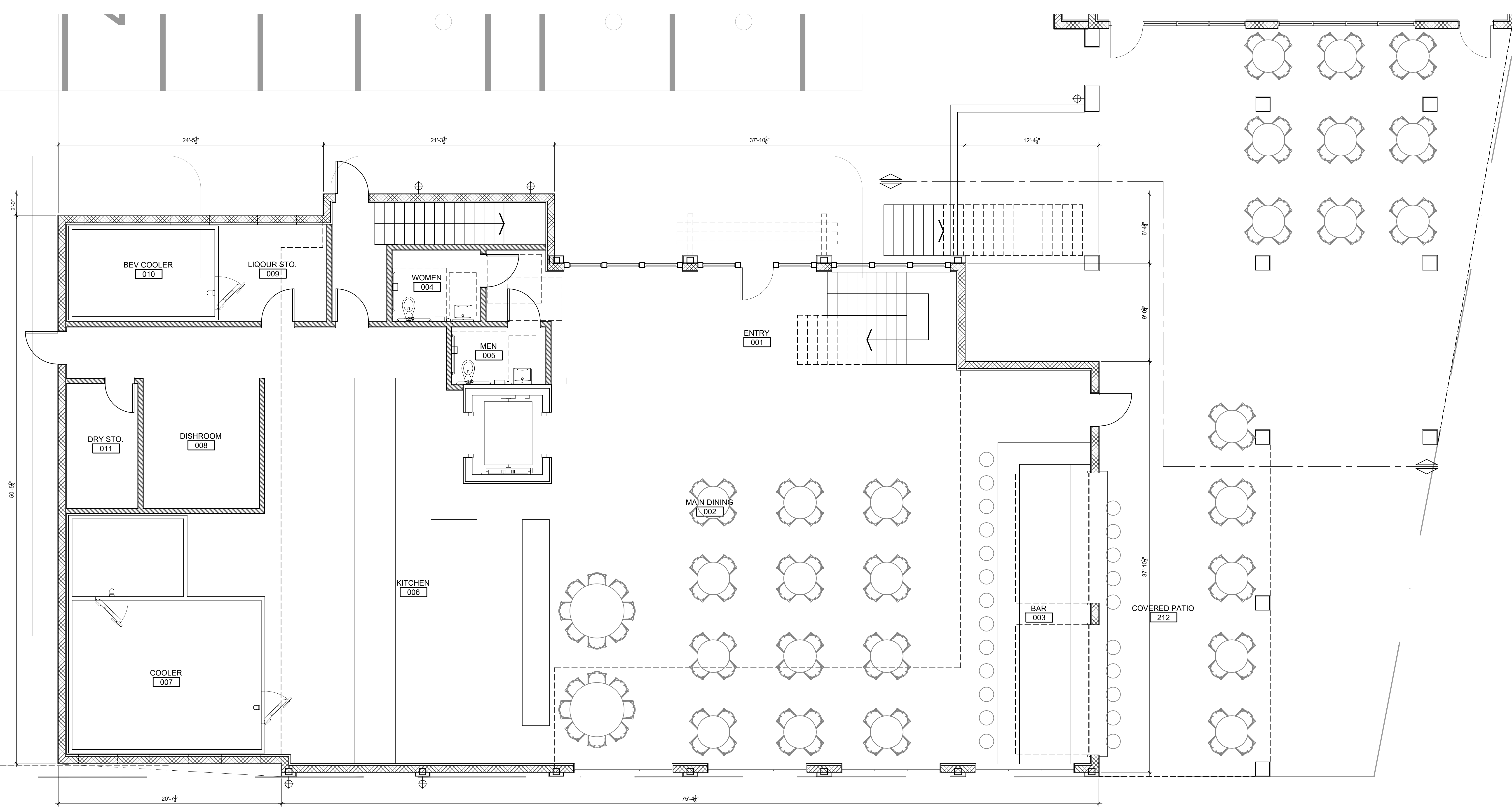
PROJECT NUMBER:  
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NEW RESTAURANT  
 PONTE VEDRA BEACH, FL

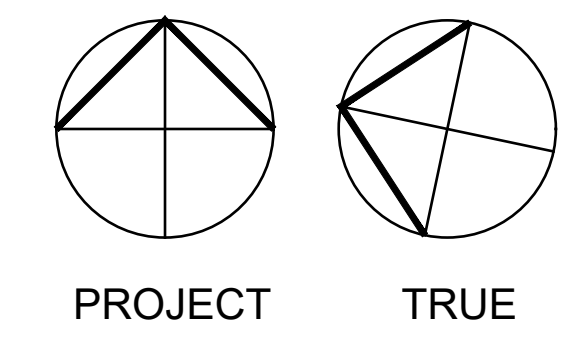
ROSCOE LANDING RESTAURANTS

FISH CAMP RESTAURANT'  
 GROUND FLR

A1.5



1 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



100% Issue - Schematic Design Phase II - 01/31/22

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 MEP ENGINEER

STRUCTURAL:

REVISION:	DATE

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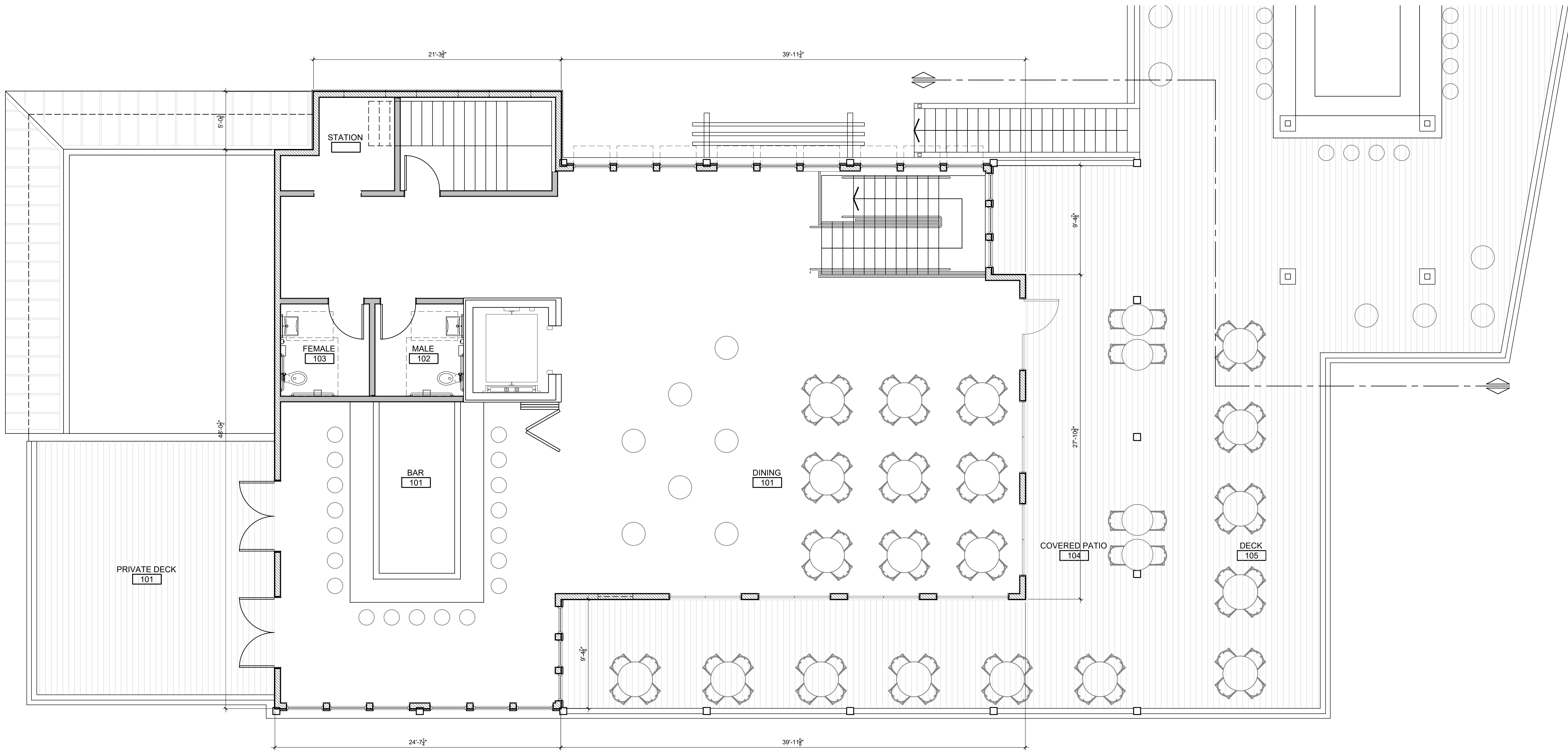
**NEW RESTAURANT**

PONTE VEDRA BEACH, FL

ROSCOE LANDING RESTAURANTS

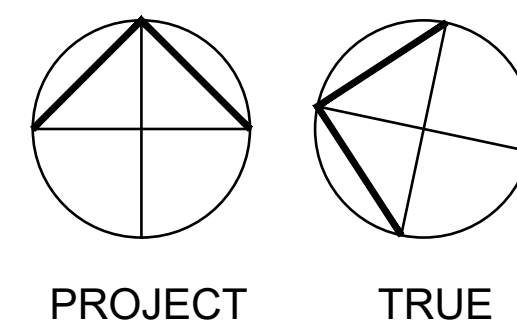
FISH CAMP RESTAURANT'  
 2ND FLR

**A1.6**



**1 2ND FLOOR PLAN**

SCALE: 1/4" = 1'-0"



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NEW RESTAURANT

PONTE VEDRA BEACH, FL

ROSCOE LANDING RESTAURANTS

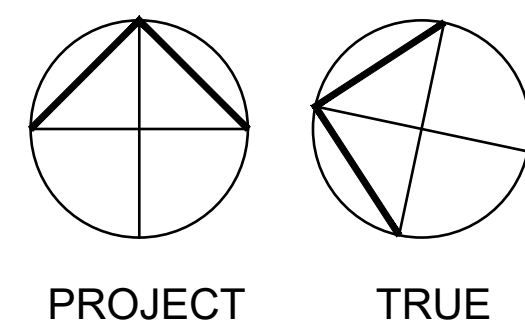
FISH CAMP RESTAURANT'  
 ROOF PLAN

A1.7



**1 ROOF PLAN**

SCALE: 1/4" = 1'-0"



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NEW RESTAURANT

PONTE VEDRA BEACH, FL

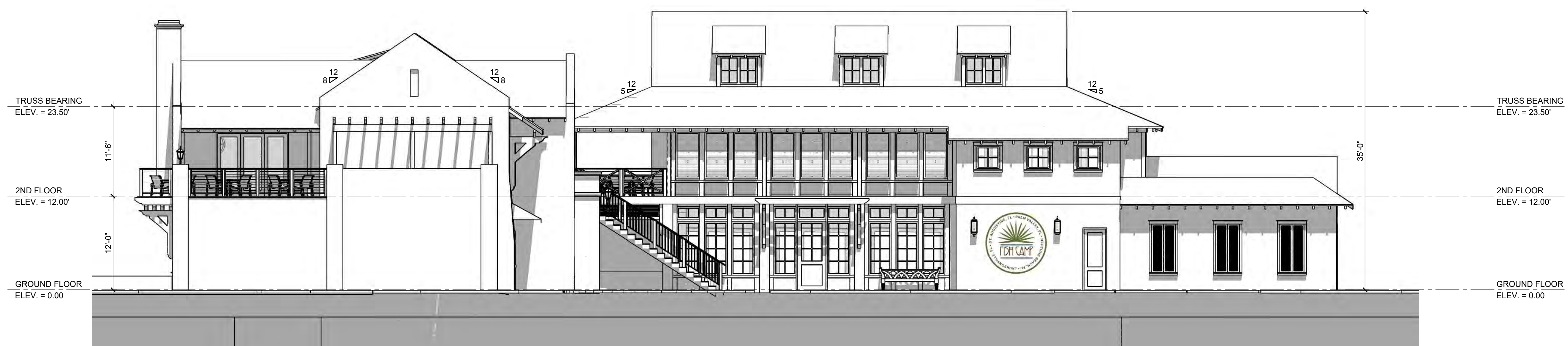
ROSCOE LANDING RESTAURANTS

BUILDING ELEVATIONS

A2.1



**1 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



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

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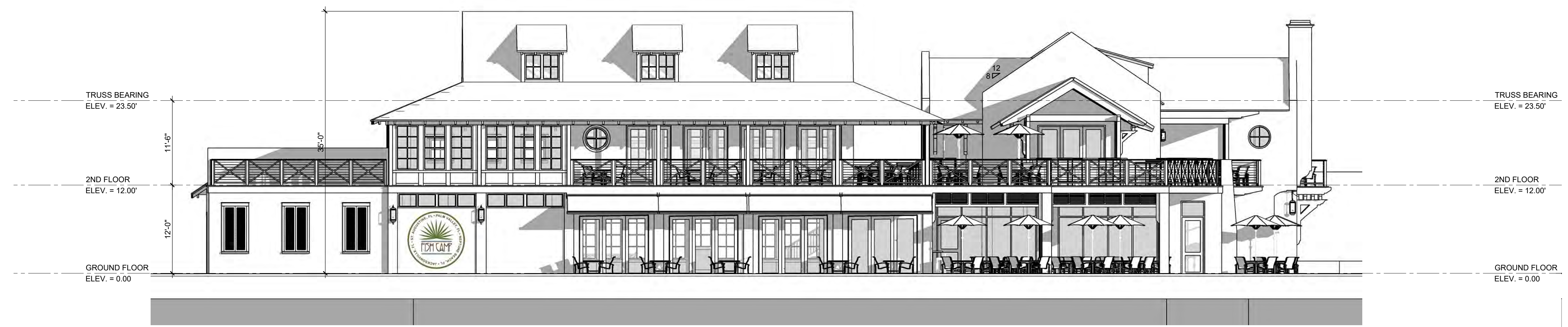
PROJECT NUMBER  
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NEW RESTAURANT  
 PONTE VEDRA BEACH, FL

ROSCOE LANDING RESTAURANTS

BUILDING ELEVATIONS

A2.2



**1 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



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

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3/8/2022

To: Mr. Jacob Smith  
Senior Planner, Growth Management Services  
St. Johns County Board of County Commissioners

**RE: Downtown Palm Valley Parking Analysis**

Dear Mr. Smith,

Attached is our shared parking Analysis for the above referenced project. Based on the fact that Restaurant #3 operates at peak times different than Restaurants 1 and 2, we are showing the below shared parking analysis.

**PREFERRED**

Building ID	#1	#2	#3	
Land Use	Lunch/Dinner Restaurant	Lunch/Dinner Restaurant	Breakfast Restaurant	
Description	Future Restaurant	Future Restaurant	Future Restaurant	
Volume (# of Seats)	<b>220</b>	<b>200</b>	<b>100</b>	<b>520</b>
<b>Average Rate: Weekday, PM Peak Hour (6pm - 7pm)</b>				
Occupancy Rate	100%	100%	5%	
Parking Spaces Required	<b>73.0</b>	<b>67.0</b>	<b>2.0</b>	<b>142.0</b>
<b>Average Rate: Weekend, Peak Hour (12pm - 2pm)</b>				
Occupancy Rate	75%	75%	100%	
Parking Spaces Required	<b>55.0</b>	<b>50.0</b>	<b>33.0</b>	<b>138.0</b>

We are maintaining the 1 space per 3 seats but illustrating that a weekday PM Peak hour generator hits the required 142 spaces, and the weekend Peak hour would be less.

Sincerely,

Joe Loretta, PLA  
Operations Manager – Halff Jacksonville