



MINUTES OF THE ST. JOHNS COUNTY, FLORIDA
ARCHITECTURAL REVIEW COMMITTEE
OF THE PONTE VEDRA OVERLAY DISTRICT
Special Hearing
Monday November 6, 2023
The PLAYERS Community Senior Center

Members present: Sean Mulhall (Chair), Dave Christine, Alison McCallum.

Members absent: Tom Baker, Glenn Hettinger.

Staff present: Brandon Tirado, Planner.

Mulhall called meeting to order at approximately 5:05 PM.

Mulhall took Roll Call and proceeded to read the Public Notice Statement.

No general Public Comment.

Agenda Item #1: ARC 2023-10 Beach House (The Plantation at Ponte Vedra Beach)

Mulhall opened item #1, ARC 2023-10. Applicant Keith Campbell and team presented item, explaining the purpose of the proposed changes to the previously approved ARC approval. The Applicant provided a sample of the newly proposed roofing material and roofing color. The Board had some follow-up discussion regarding the color of the roof, the increased setback, and the durability of the newly proposed aluminum roof.

Mulhall: Motion to approve ARC 2023-10, with the conditions that the roof material be changed to the Pewter Aluminum and the change to the southern setback. Second by Christine. **Motion pass 3-0.**

Agenda Item #2: ARCCC 2023-11 Veranda

Mulhall opened item #2, ARCCC 2023-11. The applicant was not present at the time of the meeting due to a scheduling conflict. Chairman Mulhall briefly spoke about the project, how it appears to comply with the overlay, and expressed curiosity why couldn't this project be administratively approved.

Mulhall: Motion to approve ARCCC 2023-11, with the conditions that the signage be white lettering black returns and is placed centered on the facade building, and that the signage is in keeping and matching with existing signage in the Veranda. Second by Christine. **Motion pass 3-0.**

Agenda Item #3: ARCCC 2023-13 Recovery Keys Treatment Center Wood Deck

Mulhall opened item #3, ARCCC 2023-13. Applicant representative and team presented this item, detailing the proposed wooden deck, gazebo, and associated fencing/lighting to the Board. The Applicant provided details regarding the types activities that the wooden deck would be utilized for, the color of the deck stain, the material the fence would be composed of, the lighting, and details regarding the location the wooden deck is being proposed. The Board had some follow-up discussion regarding the distance from the neighboring property and the view from the roadway.

Mulhall: Motion to approve ARCCC 2023-13, as submitted by the applicant. Second by McCallum. **Motion pass 3-0.**

Agenda Item #4: ARCCC 2023-04 Public Storage

Mulhall opened item #4, ARCCC 2023-04. Applicant representative, Jennifer Ronneburger presented this item, detailing the proposed Public Storage monument and wall signage updates to the Board. The Applicant provided details regarding the proposed the color and lighting associated with the proposed monument sign update and details regarding the wall sign and associated awning removals to accommodate the proposed wall signs. The Board had concerns regarding the proposed color (orange)/ percentage of accent color for the monument sign, in which they suggested utilizing an alternative sign color as well as landscaping. Additionally, the Board discussed the proposed wall signage and the location/number of wall signs allowed on the property. The Board and Applicant went back on forth trying to come to a compromise on the coloring on the Public Storage monument sign. Ultimately, the Board ended up providing recommendations to the Applicant regarding the potential size of the monument sign or utilizing an alternative color (duranodic bronze) for the monument signage with landscaping in both instances. Asking the Applicant to return after these revisions have been made.

Mulhall: Motion to table ARCCC 2023-04, until the next PVARC hearing. Second by Christine. **Motion pass 3-0.**

Agenda Item #5: ARCCC 2023-14 Community Center at Bethel Point

Mulhall opened item #5, ARCCC 2023-13. Applicant representative and team presented this item, detailing the proposed fencing, building colors and materials, and proposed landscaping to the Board. The Applicant provided details regarding the types activities that would occur at the community center, and the color and material the building and roof would be composed of. The Board had some follow-up discussion regarding the size of the project, whether or not the Community Center use is an allowable use, and the visibility of some buildings from the roadway. Staff gave an explanation regarding the incompatibility buffer screening requirements from both the Overlay and Land Development Code. The Board requested to view the Landscaping Plans and Photometric Plan for the project.

Mulhall: Motion to approve ARCCC 2023-14, as submitted, with the special condition that the Applicant come back to the PVARC with Photometric and Landscaping Plans. Second by Christine. **Motion pass 3-0.**

Agenda Item #6: ARC 2023-14 Rejuvenate Med Spa

Mulhall opened item #6, ARC 2023-14. Applicant representative, Chuck Knight, presented this item, detailing the proposed wall sign to the Board. The Applicant provided details regarding the type and color of channel lettering, returns, and lighting associated with the sign. The Board had no follow up questions/discussion.

Mulhall: Motion to approve ARC 2023-14, as submitted by the Applicant. Second by McCallum. **Motion pass 3-0.**

Minutes

Motion by Mulhall to approve the June 28, 2023 and July 26, 2023 meeting minutes. Second by Christine. **Motion pass 3-0.**

Board Member McCallum had a concern with the way the Ponte Vedra Resort PUD has presented the way the ARC's recommendations were presented in the most recently submitted PUD application. Staff informed the Board of the process for the PUD application as it moves forward to the hearing and recommended the Board members to attend the BCC meeting to voice any concerns. Staff also brought up a conversation regarding the County's efforts in advertising for the various Overlay board located throughout the County. | Meeting adjourned approximately 6:30 pm.