



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PALM VALLEY OVERLAY DISTRICT
March 27, 2024 Public Meeting
ARC 2023-15 Boathouse Restaurant- Front Canopy

To: Architectural Review Committee
Staff: Brandon Tirado, Planner
Date: March 15, 2024

Applicant: Nathan Stuart
Seafood Kitchen
seafoodkitchen1983@gmail.com

Location: 240 A1A North
FLUM: Commercial
Zoning: R-3 Commercial District

Applicable Standards: Ponte Vedra Zoning District Regulations

Summary of Request: Applicant is Requesting design approval to install a new canopy, fencing, landscaping, pavers, columns, and lighting for an outdoor dining area, located at 240 A1A North, within the Merchants Plaza Shopping Center. The applicant has confirmed they will be providing physical color/material samples for the Board to review at the hearing.

Staff Review

Planning Division: The subject site is located within the Merchants Plaza Shopping Center property, on the west side of A1A North, approximately 0.84 miles north of the intersection of Solana Road and A1A N. The proposed New Boathouse Restaurant will occupy the tenant space of the former Zoë's Kitchen Location, within the Merchants Plaza Shopping Center. The applicant has provided the location of the proposed canopy as demonstrated below:

Figure 1: General Location

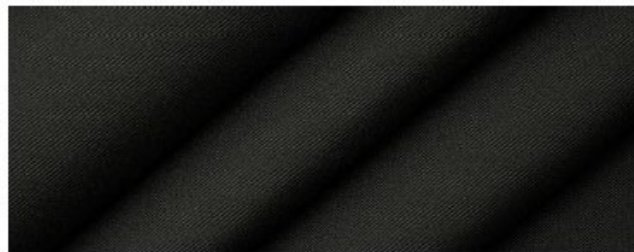


The colors and materials of the proposed canopy appears to be consistent with PVZDR Section VIII.Q.5(e). Design Elements and Materials of the Ponte Vedra Zoning District Regulations. The proposed design and colors appear subdued and in harmony with the overall expectations of the Ponte Vedra Overlay District. Currently, some shopping centers along A1A N, within close proximity of the Merchants Plaza Shopping Center has similar existing awnings. For example, the applicant has described the awning of JJ's Bistro located at The Shoppes of Ponte Vedra, would be similar to the color and materials to what is being proposed for the Boathouse Restaurant.

Figure 2: Overall Outdoor Seating Rendering



Figure 3: Awning Rendering



Black Sunbrella Fabric

Figure 4: Awning Engineered Drawings

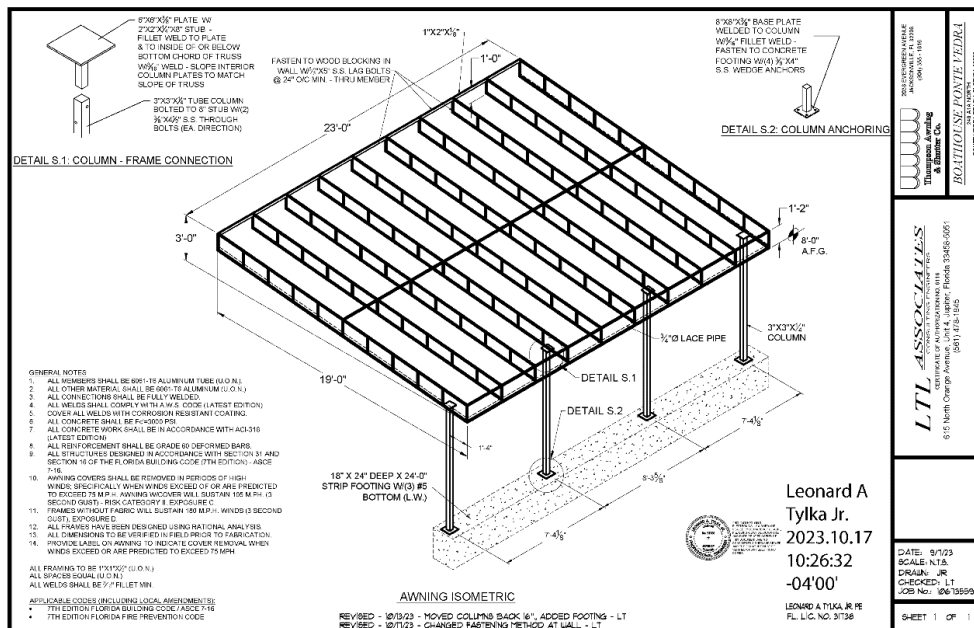


Figure 5: Outdoor Seating Fence

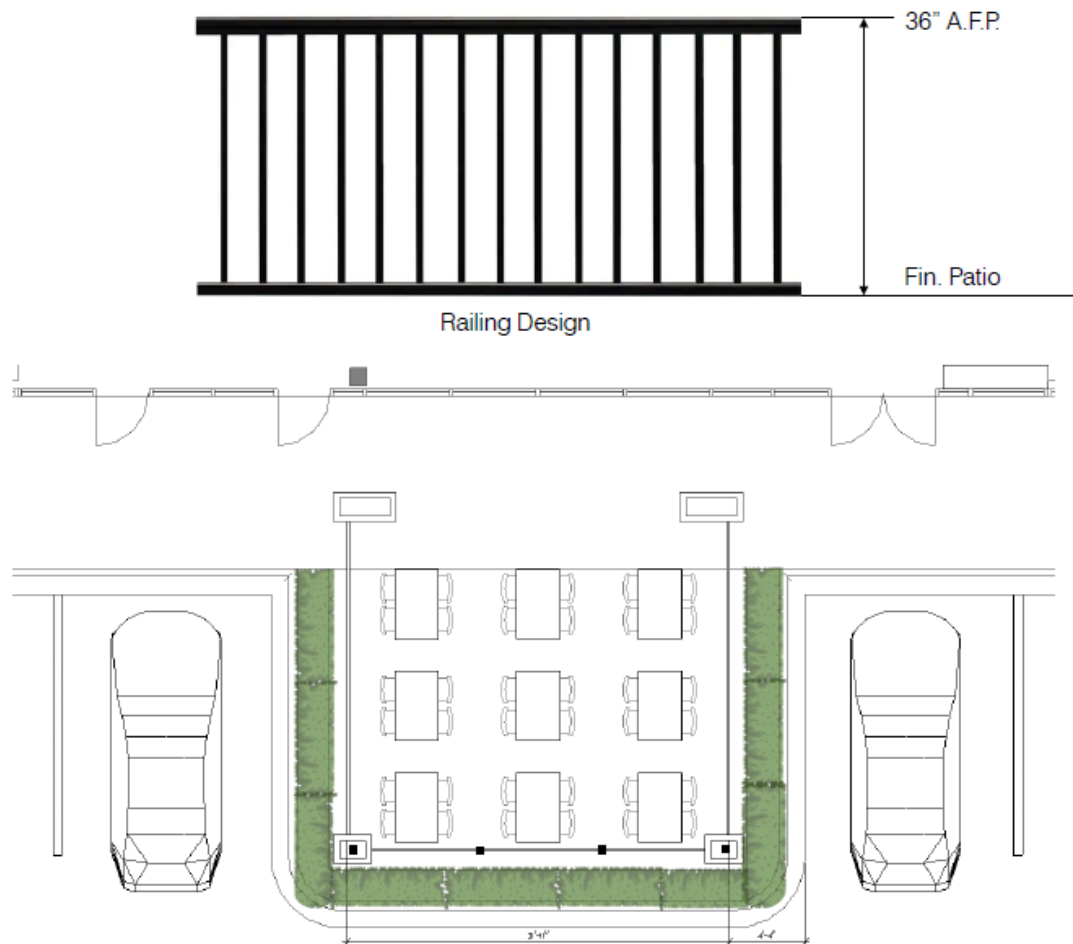
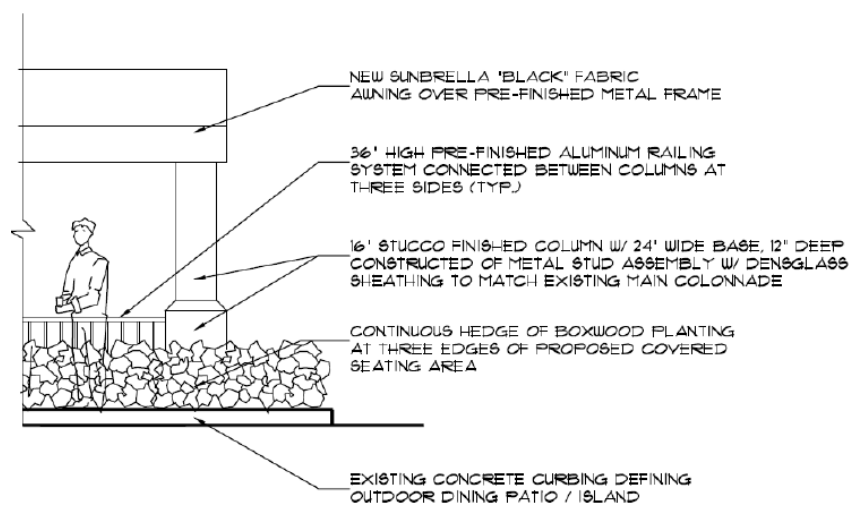


Figure 5. demonstrates the appearance and locations of fencing around the outdoor seating area. The fence does not appear to be in conflict with PVZDR Section Q.5.a.

Figure 6: Column Profile



TYPICAL COLUMN PROFILE

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

Figure 6. illustrates the typical column profile proposed in this request. As seen in Figure 2 & 3, it appears that there will be 4 columns that will have a stucco finish and the two center columns will retain their 3" x 3" x 1/4" tube column.


Figure 7. Landscape and Paver Finishes



Boxwood Shrubs



Paver Installation



SHELLSTONE 16X16 PAVERS

PRODUCT CODE: PV21430G

THICKNESS: 2-1/4" (60MM)

DIMENSIONS: 16" X 16"

SF PER CUBE: 107

CUBE WEIGHT: 2760 LBS

FINISH: STANDARD

SURFACE TEXTURE: GROUND SHELL

Paver Finish

Figure 8. Light Fixture Options

Exhibitor Series - 1.8 Watt LEDs

Catalog#	P(Inch)	Maximum Length
EX(BK,WH)-6-(LED Code)-(G14, S14, G19)	6" ± .075	125' (38 M)
EX(BK,WH)-12-(LED Code)-(G14, S14, G19)	12" ± .075	200' (60 M)
EX(BK,WH)-18-(LED Code)-(G14, S14, G19)	18" ± .075	225' (68 M)
EX(BK,WH)-24-(LED Code)-(G14, S14, G19)	24" ± .075	250' (76 M)

1.8 Watt LED 24VAC/75.0mA			
Part#	LED Code	Color	Lumen
EX-VI-LW	VILW	2000K	36 Lm
EX-VI-WW	VIIWW	2400K	40 Lm
EX-VI-IW	VIIW	3000K	44 Lm
EX-UB-LW	UBLW	2000K	41 Lm
EX-UB-WW	UBW	2400K	45 Lm
EX-UB-IW	UBIW	3000K	50 Lm

Cable Color Code: BK=Black,WH=White

Virtual Incandescent LED (EX-VI) Not Recommended for use with Frosted Globes

Applicable Standards:

PVZDR Section Q.5.a. Development Standards.

- (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) Building Heights shall be limited to two (2) Stories and thirty-five (35) feet, except that the maximum Building Height shall be twenty-five (25) feet where a Building is located less than one hundred and fifty (150) feet from a residentially zoned property, and no greater than one Story when located less than fifty (50) feet from residentially zoned property. A mechanical room and/or a non-habitable storage room shall be allowed in the Attic. A mezzanine or loft shall be considered a Story.
- (4) Heating, ventilation and air conditioning equipment, duct work, air compressors, and other fixed operating machinery shall be either screened from view with Fencing or vegetation, or located so that such items are not visible from any Overlay District Delineated Roadway, adjacent residential properties or intersecting Streets. Trash receptacles, dumpsters, utility meters, above-ground tanks, satellite dishes, Antennae, and other such Structures shall be similarly treated.
- (5) Satellite dishes shall be subject to Section VIII.J of these Regulations.
- (6) No temporary Structures shall be permitted, except for those used in conjunction with construction projects and special community events, and for which, applicable permits have been obtained. Office type mobile units when used as such temporary facilities shall be equipped with rigid skirting on all sides. Any towing gear shall be removed, and if not removable, shall be screened with landscaping.
- (7) Chain link, barbed wire and similar Fencing shall not be permitted in any required Front Yard, and where such Fencing can be viewed from any roadway. Landscaping and/or berm shall be provided to prohibit visibility from any Overlay District Delineated Roadway.
- (8) 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 visible from adjacent residential properties.
- (9) 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 (65) percent.
- (10) Commercial uses shall have a maximum Gross Floor Area (GFA) of ten thousand (10,000) square feet per acre, excluding any jurisdictional wetlands.
- (11) The maximum length of Buildings parallel, or within 45 degrees of parallel to any Overlay District Delineated Roadway shall be one hundred twenty (120) feet.

PVZDR Section 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 is 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 Q.5.e Design Elements and Materials

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

- (1) Flat roofs, or the appearance of flat roofs, shall not be permitted. Pitched roofs, or the appearance of pitched roofs are required.
- (2) Long monotonous façade 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.
- (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 at the time of writing this staff report. A Pre-application Meeting was not held with the Planning Division.

Attached for consideration are:

- Application
- Owners Authorization
- Site Plan
- Renderings/Colors and Materials Details

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 2023-15 Boathouse Restaurant- Front Canopy**, as described within the application, provided:

1. The request complies with the Ponte Vedra Zoning District Regulations relating to design standards and is consistent with the intent and purpose of the Ponte Vedra Zoning and Overlay Regulations.

SUGGESTED ACTION TO DENY

The Design Review Board may consider a motion to deny **ARC 2023-15 Boathouse Restaurant- Front Canopy**, provided:

1. The request does not comply with the Ponte Vedra Zoning District Regulations of the Ponte Vedra 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 10/17/2023 Overlay District PONTE VEDRA Property ID No (Strap) 0512 800 050

Applicant ROBERT F. O'BRIEN / THOMPSON AWNING Phone Number 904-355-1616

Address 2036 EVERGREEN AVE Fax Number 904-212-1875

City JACKSONVILLE State FL Zip Code 32206 E-mail BOB@THOMPSONAWNING.COM

Project Name BOATHOUSE RESTAURANT - FRONT CANOPY

Project Address & Location 240 A1A NORTH, PONTE VEDRA BEACH, FL 32082

Type of Review Commercial Use Multi-family Use Other:

The Project Involves New Building Changes to an existing Building Exterior Repainting Signage (Individual)
 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)

INSTALL NEW CANOPY (APPROX 23' x 19') ON FRONT OF RESTAURANT FOR OUTDOOR DINING.

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) JT THORNTON

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

Phone Number 904-545-5003 Fax Number E-mail JT@THORNTONASSOCIATESLLC.COM

Postal Address 751 OAK ST STE 110 Name

City JACKSONVILLE State FL Zip Code 32204

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:

LETTER OF AUTHORIZATION

Affidavit

To Whom It May Concern:

This Letter authorizes **Nathan Stuart** to act as Agent, to ~~secure~~ ^{SIGN} permits or variances required by the local governing body, and to perform sign or awning installations, removals, or maintenance at the property located at:

Property Name & Address: BOATHOUSE PONTE VEDRA LLC
240 A1A NORTH SUITE 5
PONTE VEDRA BEACH FLORIDA 32082

Owners Name: MERHCANT'S PLAZA AT PONTE VEDRA C/O THORNTON & ASSOCIATES INC-JT THORNTON

Phone Number: 904.545.5003



SIGNATURE OF OWNER

STATE OF: FLORDIA

COUNTY OF: ALACHUA

Sworn to and subscribed before me this 10 day of 24, 2023



Signature of Notary State of FL Commission Expires 12-01-23

LISA HUTCHINS

Print or Type Commissioned Name of Notary Public

Personally Known () OR Produced Identification

Type of Identification Produced: FL DL

(Notary Stamp or Seal Required)



LETTER OF AUTHORIZATION

Affidavit

To Whom It May Concern:

This Letter authorizes Thompson Awning & Shutter Company to act as Agent, to secure permits or variances required by the local governing body, and to perform sign or awning installations, removals, or maintenance at the property located at:

Property Name & Address: BOATHOUSE PONTE VEDRA LLC
240 A1A NORTH SUITE 5
PONTE VEDRA BEACH FLORIDA 32082

Owners Name: NATHAN STUART

Phone Number: 904.955.4684

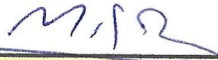


SIGNATURE OF OWNER

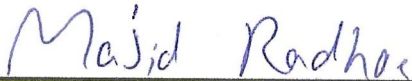
STATE OF: Florida

COUNTY OF: Duval

Sworn to and subscribed before me this 18th day of October, 2023.



Signature of Notary State of Florida Commission Expires March 26, 2027

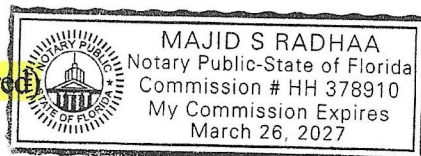


Print or Type Commissioned Name of Notary Public

Personally Known () OR Produced Identification (X)

Type of Identification Produced: FL driver license

(Notary Stamp or Seal Required)





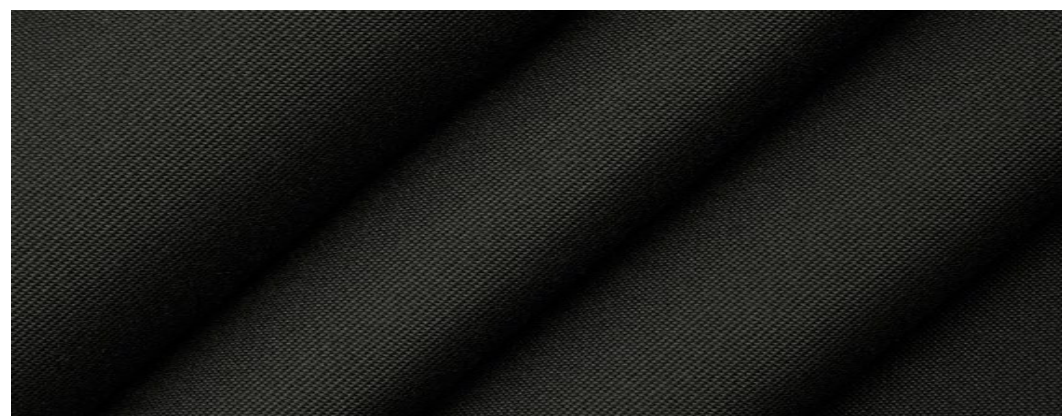
MICAMY
DESIGN STUDIO



Boathouse Restaurant at Ponte Vedra

Overlay District Presentation

February 22, 2024

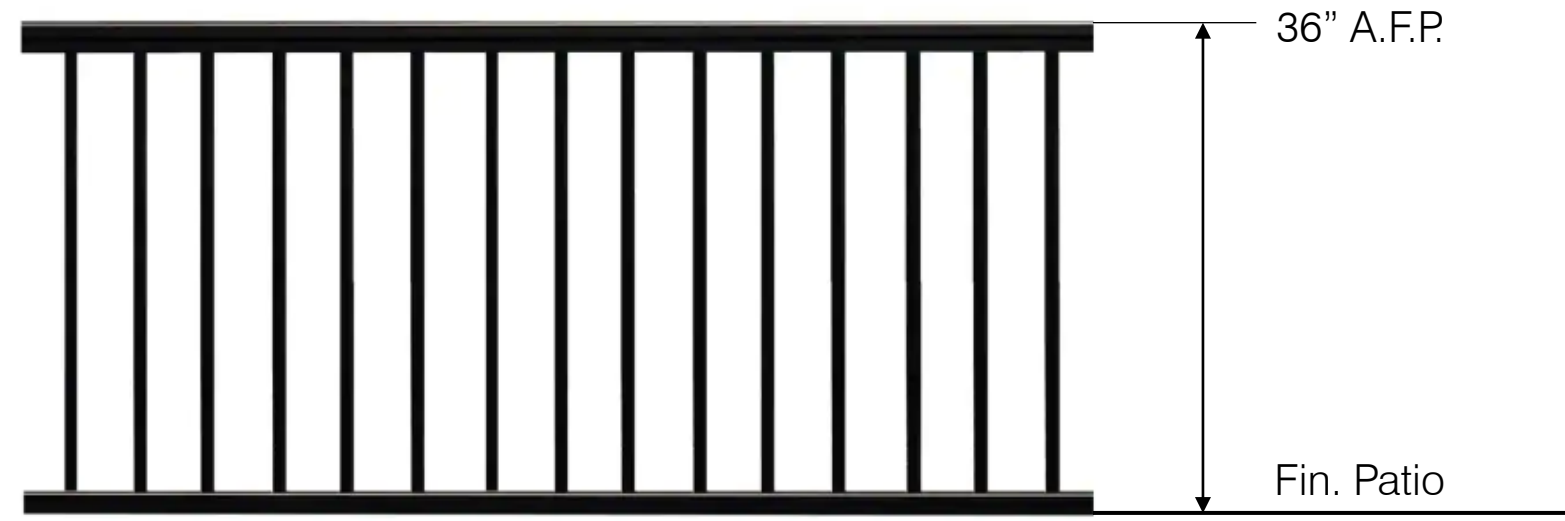


Black Sunbrella Fabric

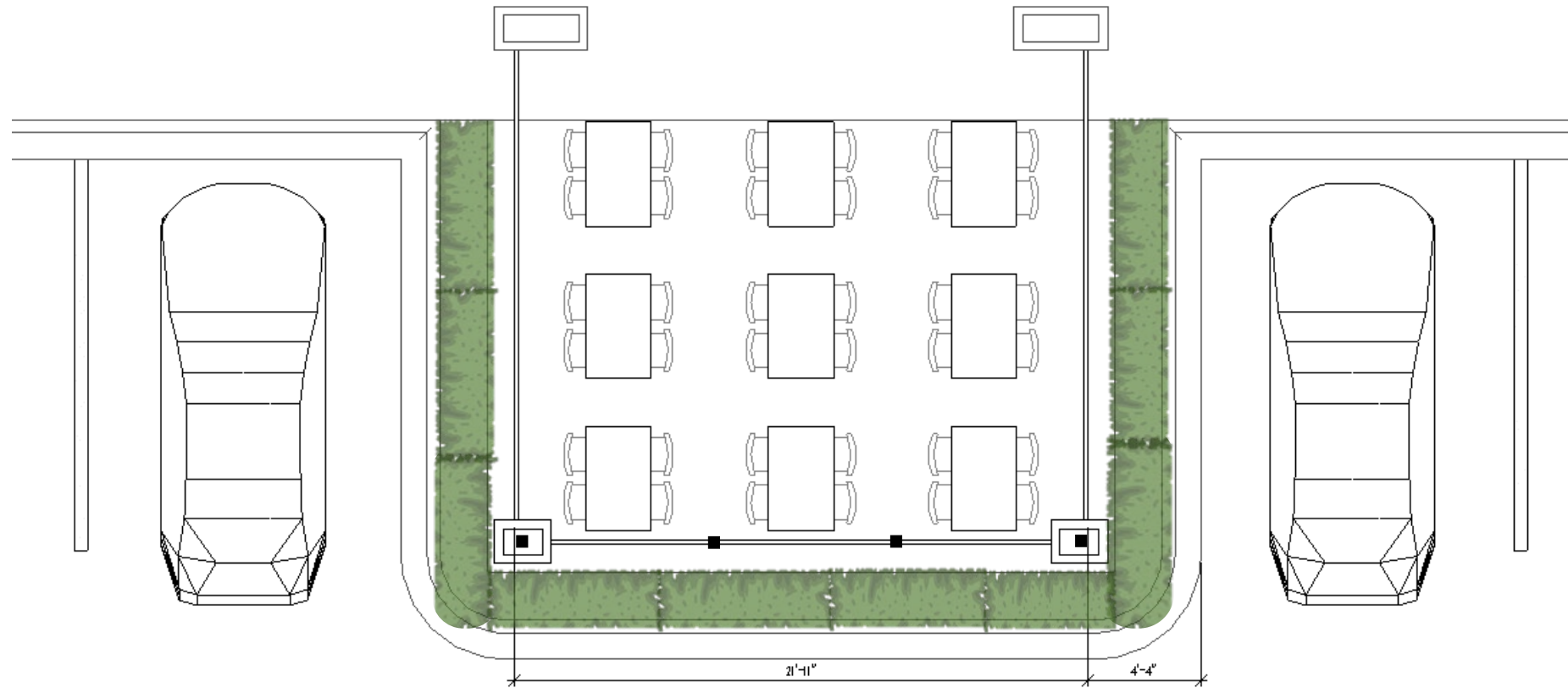
Boathouse Restaurant at Ponte Vedra

Awning Details

Page 1

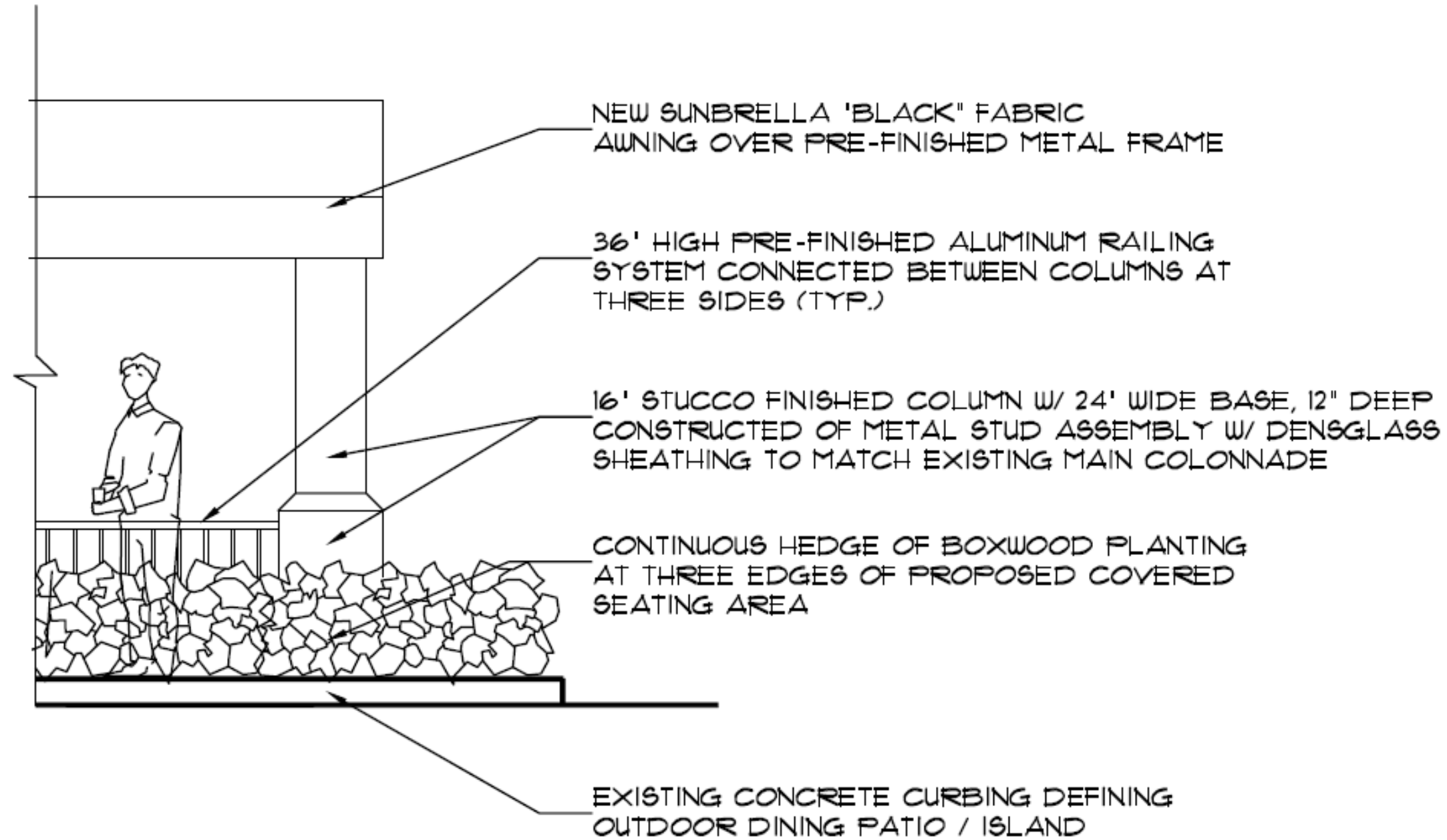


Railing Design



Boathouse Restaurant at Ponte Vedra

Railing Details



TYPICAL COLUMN PROFILE

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

Boathouse Restaurant at Ponte Vedra

Column Details

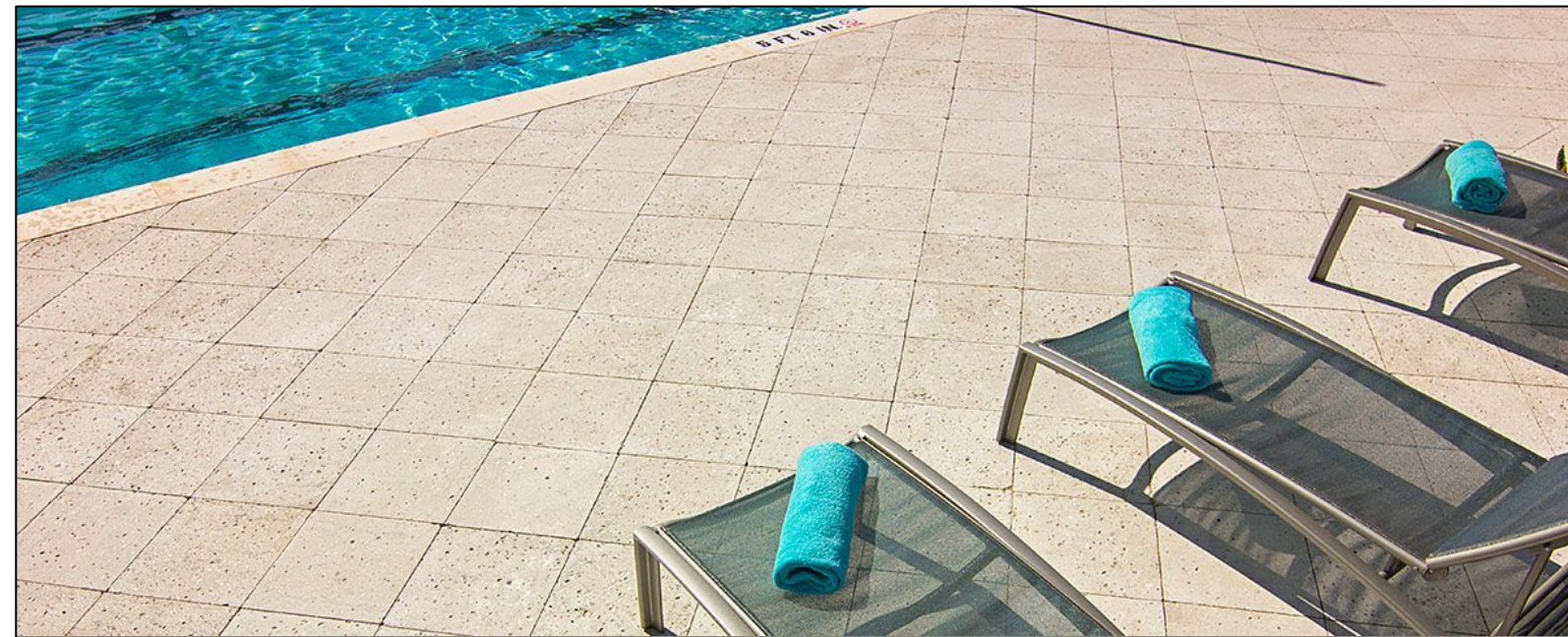
Page 3



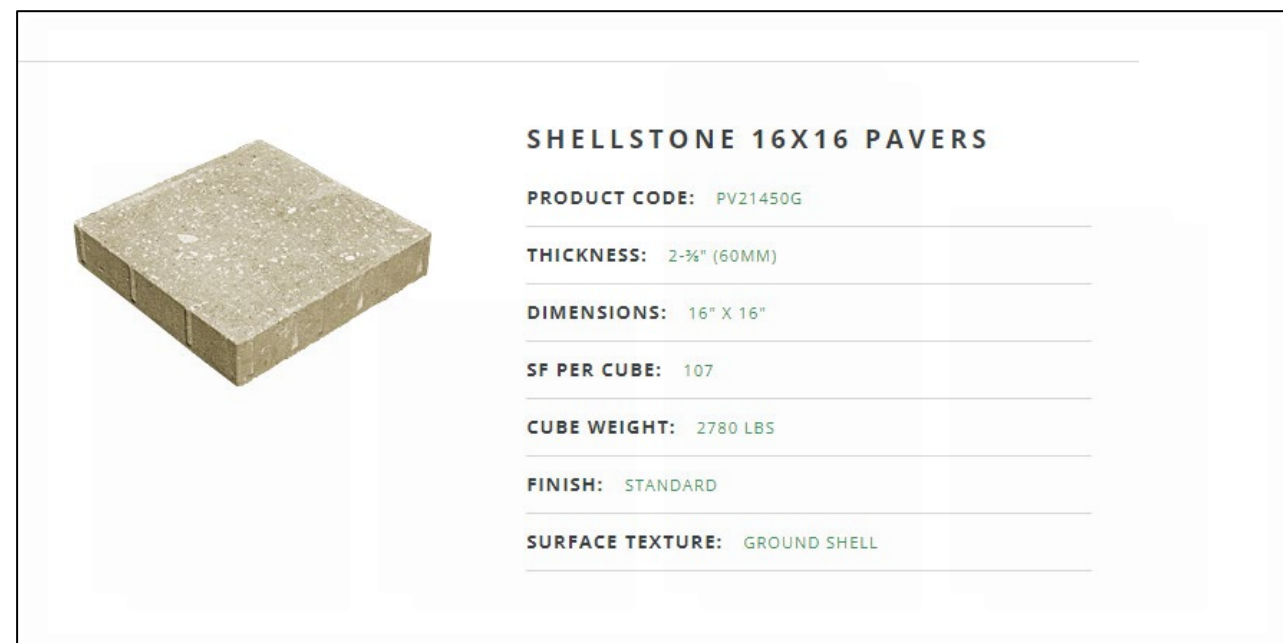
MICAMY
DESIGN STUDIO



Boxwood Shrubs



Paver Installation

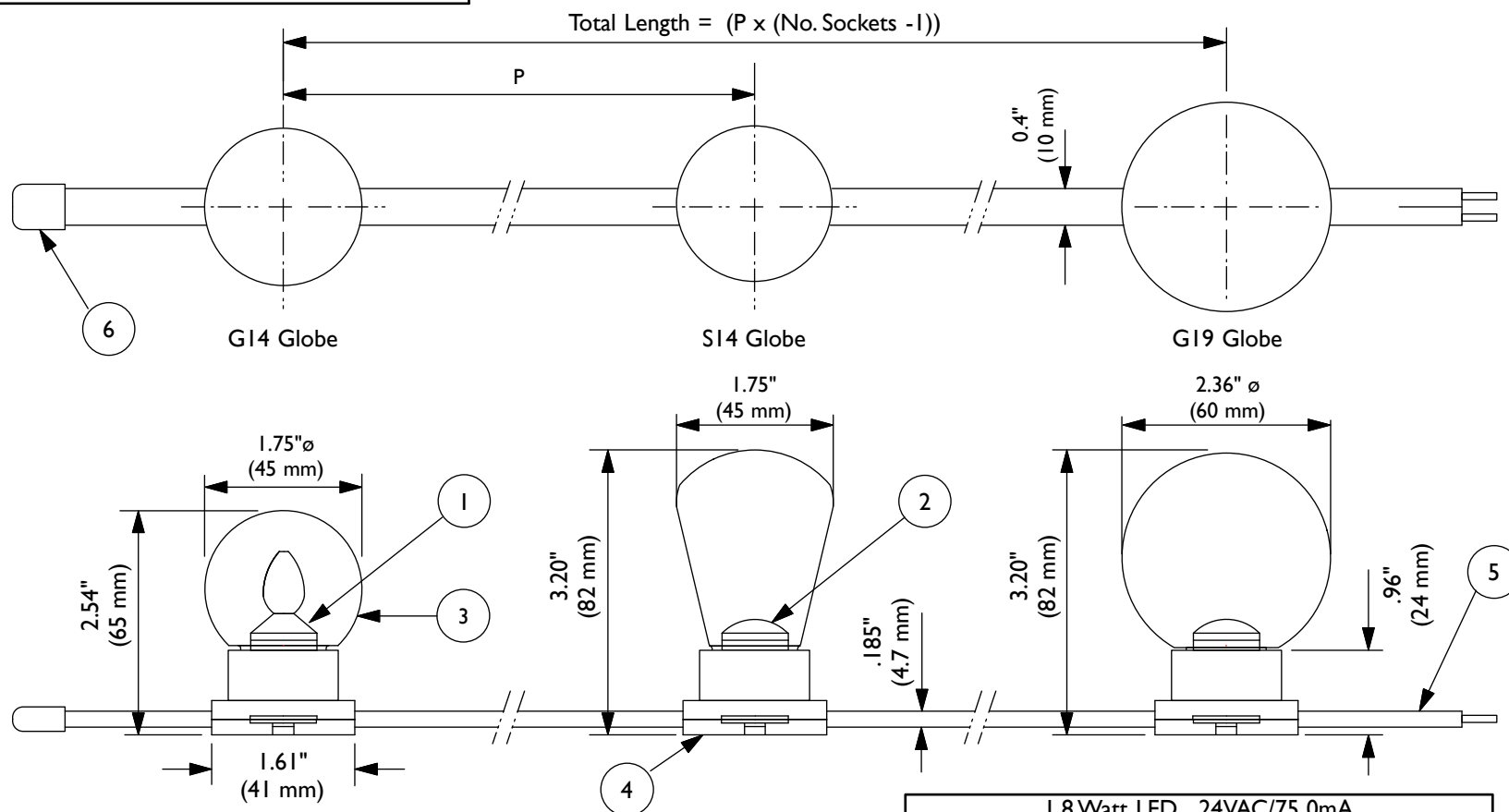


Paver Finish

Boathouse Restaurant at Ponte Vedra

Finish+ Landscape Details

Exhibitor Series - 1.8 Watt LEDs



Catalog#	P(Inch)	Maximum Length
EX(BK,WH)-6-(LED Code)-(G14, S14, G19)	6" ± .075	125' (38 M)
EX(BK,WH)-12-(LED Code)-(G14, S14, G19)	12" ± .075	200' (60 M)
EX(BK,WH)-18-(LED Code)-(G14, S14, G19)	18" ± .075	225' (68 M)
EX(BK,WH)-24-(LED Code)-(G14, S14, G19)	24" ± .075	250' (76 M)

Cable Color Code: BK=Black, WH=White

1.8 Watt LED 24VAC/75.0mA			
Part#	LED Code	Color	Lumen
EX-VI-LW	VILW	2000K	36 Lm
EX-VI-WW	VIWW	2400K	40 Lm
EX-VI-IW	VIIW	3000K	44 Lm
EX-UB-LW	UBLW	2000K	41 Lm
EX-UB-WW	UBWW	2400K	45 Lm
EX-UB-IW	UBIW	3000K	50 Lm

Virtual Incandescent LED (EX-VI) Not Recommended for use with Frosted Globes



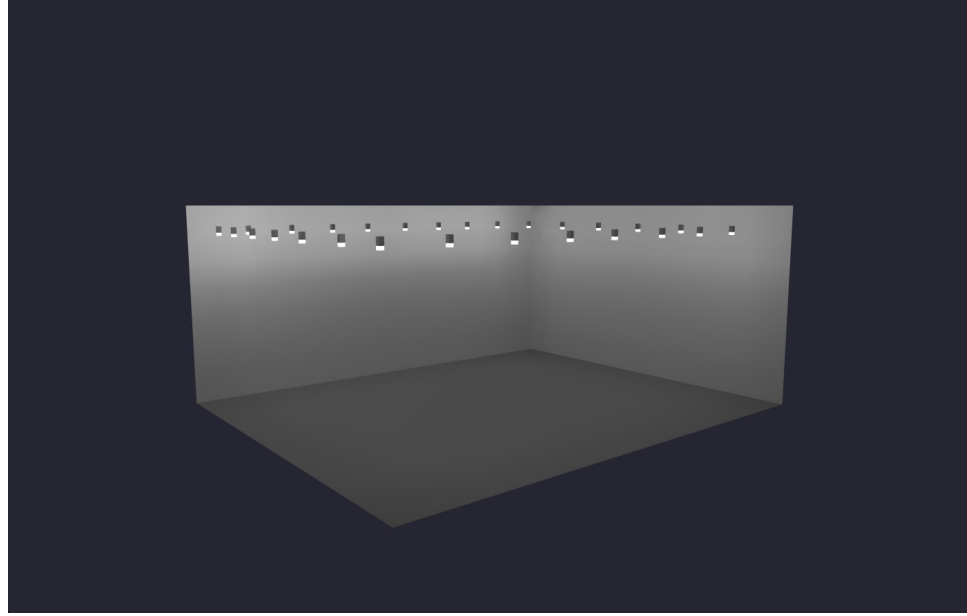
TOKISTAR LIGHTING INC.

1015 E. DISCOVERY LANE
ANAHEIM, CA 92801
TEL: 714 772 7005 FAX: 714 772 7014
email: info@tokistar.com Website: tokistar.com

Exhibitor Series Submittal	No.	Part	Material
Catalog#: EX(BK,WH)-(Spacing)-(LED Code)-(G14, S14, G19)	1	EX-VI-LW, EX-VI-WW, EX-VI-IW LEDs	Solid-State LED
Date: April 20, 2020	2	EX-UB-LW, EX-UB-WW, EX-UB-IW LEDs	Solid-State LED
Drawn By: R.Cordova	3	Globe	Polycarbonate
Scale: 1:2	4	Socket	PBT
Weight: 80 g / .18 lb per Socket	5	#12 AWG Wire	PVC with Plated Copper Conductor
	6	End Cap	PVC

NOTES:

- 1. .9 LLF USED
- 2. STANDARD REFLECTANCES USED
- 3. 9' AFG USED



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Mounting	LLF	Description
☒	27	UB-EX_IW_G19-F	Single		0.900	UB-EX_IW_G19-F

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.25	1.3	1.2	1.04	1.08
Room_1_Workplane	Illuminance	Fc	1.40	1.7	1.1	1.27	1.55

