



**GROWTH MANAGEMENT DEPARTMENT STAFF REPORT**  
**PALM VALLEY OVERLAY DISTRICT**  
**March 27, 2024 Public Meeting**  
**ARCC 2023-14 Community Center at Bethel Point**

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

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

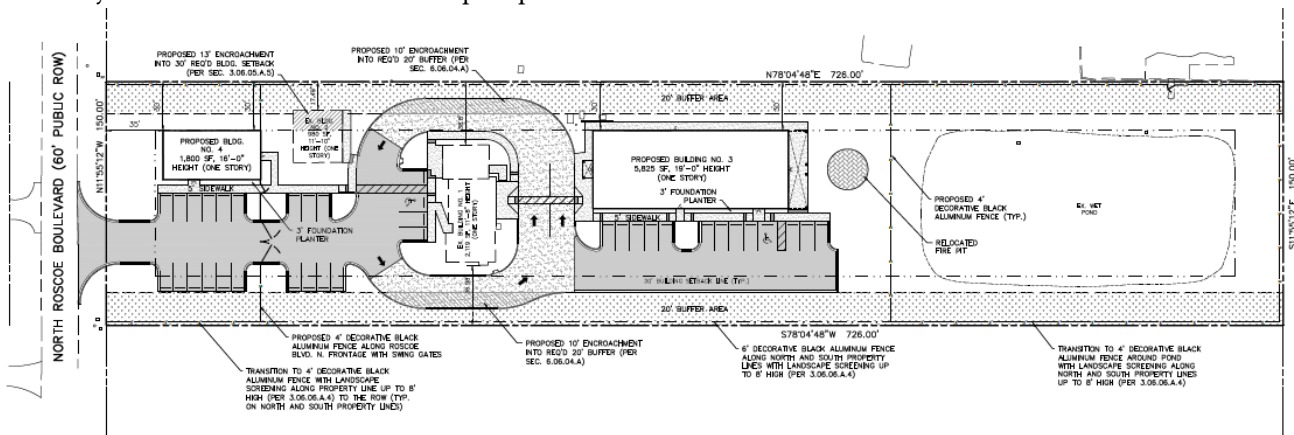
**Location:** 236 North Roscoe Blvd.  
**FLUM:** Residential-A  
**Zoning:** Open Rural (OR)

**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 application has already been heard and conditionally approved by the Committee, with a condition to return once the Photometric and Landscaping Plans have been finalized for review.

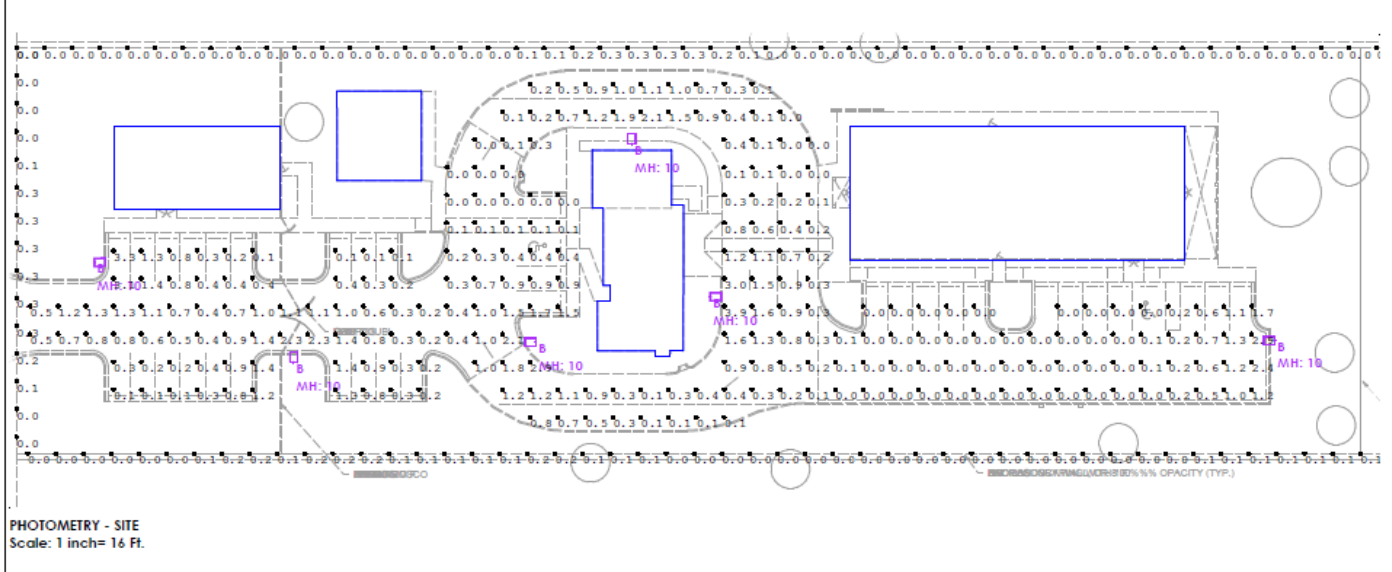
**Staff Review**

**Planning Division:** The Community Center at Bethel Point property is located northeast side of N. Roscoe Blvd., approximately 0.68 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 Landscaping and Photometric Plans appear to be consistent with LDC Section 3.06.08.A.2 Lighting, Section 3.06.10 Landscape Criteria, 3.06.13 Lighting Criteria. Please refer to the submitting Photometric and Landscaping Plans submitted by the applicant, provided below within Figure 1 and 2A & 2B.

Figure 1. Photometric Plan



Per Section 3.06.13, 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.

Figure 2A. Landscape Plan

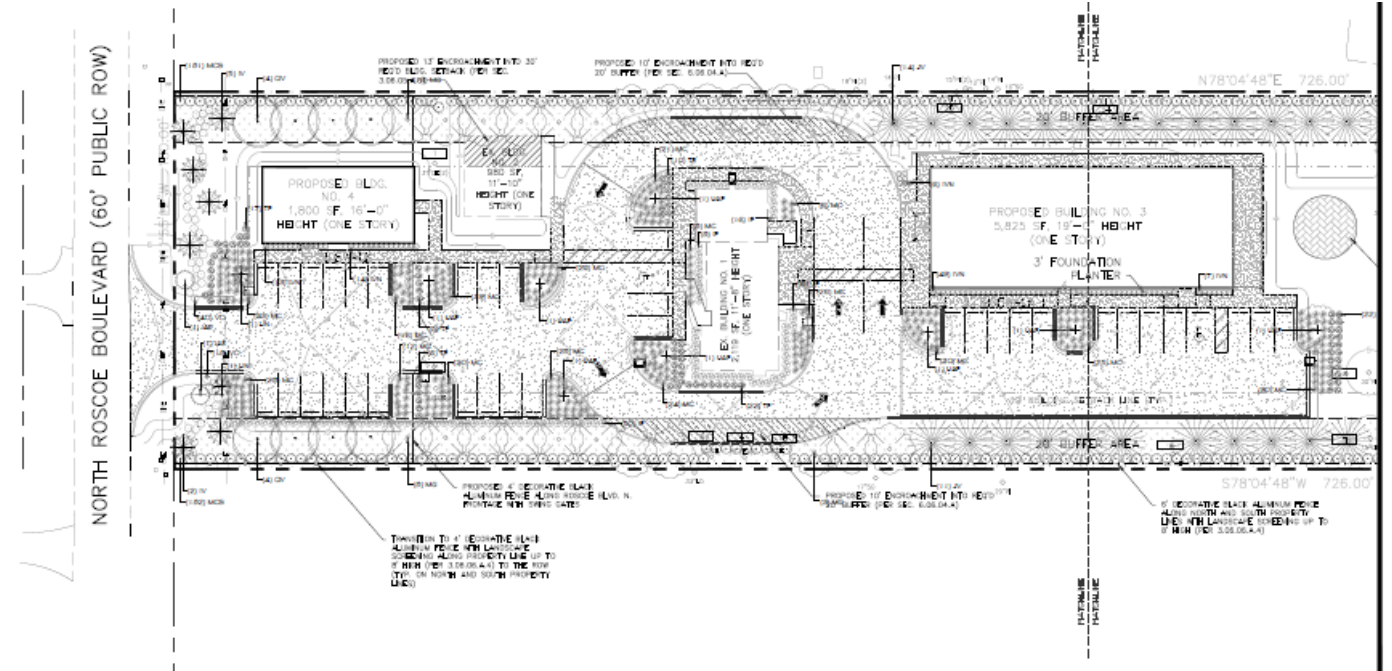
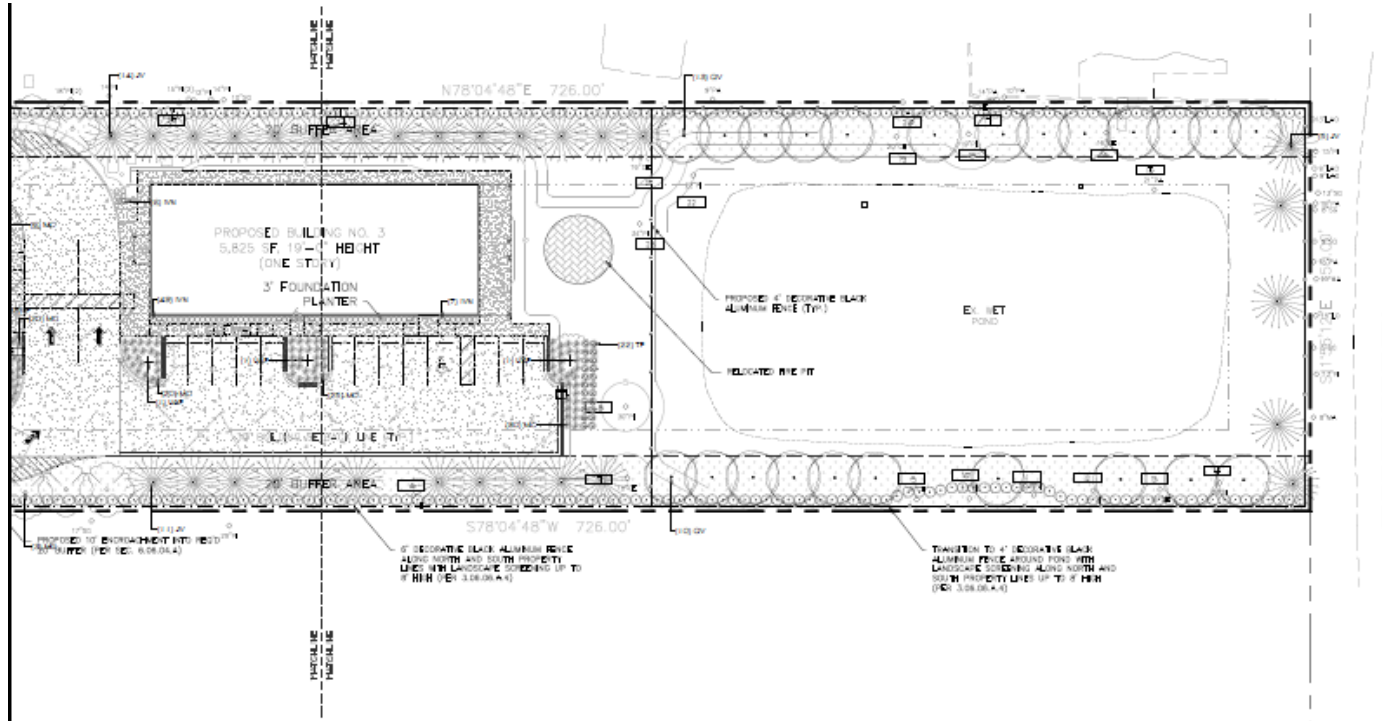


Figure 2B. Landscape Plan Cont.



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 3.06.08.A.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 3.06.10 – Landscape Criteria

A. Applications for rezoning's shall provide schematic and textual information which describes existing vegetation including any Specimen, Historic or Protected Trees. Specimen, Historic and Protected Trees shall be as defined in Article XII of this Code. The rezoning application shall also address proposed Tree protection, proposed landscaping, and required buffering.

B. Landscape Plan

At the time of Construction Plan review, in accordance with the County's Development Review Committee (DRC) process, and prior to issuance of any Land Clearing or Construction Permits, the following detailed information shall be

provided (this requirement shall apply to all Development, that which is pursuant to a rezoning or otherwise, to which the established DRC process is applicable). A detailed landscape plan, which depicts and describes the following items, shall address or reference each item numerically in the following order on the plan drawings or by attached text.

1. A survey of all Specimen, Historic and Protected Trees shall be submitted in conjunction with the Development site layout. The Tree survey shall also depict any Protected Trees as defined in Article XII of this Code. All Trees proposed for removal shall be clearly noted. The Tree survey shall note sizes, locations, species identification, and spacing, and shall be certified by either a registered land surveyor, registered engineer, registered landscape architect or certified arborist.
2. All proposed Trees and plant materials, with sizes, locations, species identification, existing and proposed contours and spacing.
3. All existing and proposed Structures and vehicular use areas, with sizes, square footage, materials, and circulation noted.
4. Proposed irrigation system layout (if required).
5. Parking Lot islands which include one shade Tree, existing or planted, not less than fourteen (14) feet in height and four (4) inch caliper, for each island. Shrubbery in each island shall include a minimum of three (3) three-gallon container stock for each forty (40) square feet of planting area.
6. Retention and protection of Specimen and valuable native Protected Trees and use of native and drought-resistant plant materials (see following Section 3.06.10.C.).
7. Buffering and screening requirements as described in Section 3.06.06 and landscaped as follows:
  - a. The minimum twenty (20) feet landscaped buffer from any Palm Valley Overlay District Delineated Roadway right-of-way 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. The established grade includes the height of any berm on which shrubbery is planted.
  - b. Where commercial or multi-family Development adjoins single-family residential property, a ten (10) feet buffer from the residential property lines shall contain a visual screen consisting of existing or installed evergreen species Trees which are not less that six (6) inches DBH and twenty (20) feet in height with an eight (8) feet spread, and not more than fifteen (15) feet apart
  - c. Maintenance plan for Trees and plant materials during Construction and after Development is completed.

#### C. Tree Protection

Development of land for different Uses and intensity often necessitates the removal of Trees to accommodate roads, parking, Buildings, and facilities. It is the intent of this Palm Valley Overlay District that every effort be made through the design, layout, and Construction of Development projects to incorporate and save as many Trees as possible. All Development pursuant to this Part shall comply with the St. Johns County Land Clearing and Tree Protection in Section 4.01.05, and the following standards shall also apply within the Palm Valley Overlay District. Where applicable, the following information shall also be addressed or referenced numerically in the following order on the landscape plan drawings or by attached text.

1. No person shall cut, destroy, move, or remove any living, disease-free Tree of any species having a trunk of eight (8) inches DBH or larger, in conjunction with any Development of land governed by this Code unless and until such removal

or destruction has been approved under the provisions of this Code, as well as the St. Johns County Land Clearing and Tree Protection pursuant to Section 4.01.05.

2. No person shall cut or clear land of Trees for the sole purpose of offering land for sale.
3. The clear-cutting of Trees shall be avoided where reasonably possible. The term "clear-cutting" as used herein shall mean the cutting of more than seventy-five percent (75%) of the Trees four (4) inches DBH or greater. Clear-cutting pursuant to an approved Development Plan shall require the planting of replacement Trees as indicated in the detailed landscape plan accompanying the Construction Permit application.
4. The requirement for a Tree survey, as required by Section 3.06.10.A., shall be waived when the Applicant demonstrates the ability to accomplish the proposed project without removal of any Trees eight (8) inches DBH or greater. The Applicant shall submit to the County Administrator, a written statement prior to obtaining any Land Clearing or Construction Permits which provides that no such Trees shall be removed, and subsequent Permit will indicate "No Tree Removal" as a condition thereof.
5. Removal of Protected Trees shall be strongly discouraged. Where removal of such Trees is required, replacement of such species shall be required on an inch for inch basis. Relocation (spading) of such Trees, where reasonably possible, shall be required.
6. Considerable damage to or the death of Trees may result if more than six (6) inches of soil is added around the base of a Tree, more than thirty percent (30%) of circumferential bark is removed, or more than thirty percent (30%) of the root system is removed. In addition, asphalt paving, Building Construction, and soil compaction too close to Trees may cause their destruction. Accordingly, it shall be the responsibility of the Applicant to institute alternative site designs to assure the best chance of Tree survival whenever these criteria cannot be adhered to. The use of alternative pervious surfaces such as "Turf-Block" may be required in Tree drip line areas within parking areas only.
7. Where there are Specimen or Historic Trees, as defined in Article XII of this Code, preservation of such Trees shall be required, where reasonably possible. When such Trees exist where greater than six (6) inches of fill is required, tree wells shall be utilized and constructed within the drip line area.
8. Those Trees designated for preservation in accordance with the provisions of this Code, and as shown on the approved landscape plan, shall be marked with bright blue ribbons encircling the Tree trunk at a four (4) feet DBH, and a four (4) feet high structural barricade shall be constructed around the Tree at the drip line prior to the start of Construction. It shall be the responsibility of the Applicant to insure that markings and barricades remain in place until completion of all Construction or improvements.

#### LDC Section 3.06.13 – Lighting Criteria

Sec. 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 foot candles at ground level at the lot line.

Staff review shows there are no open comments on this application. This item was is returning from the 11/6/23 PVARC Special Hearing due to the presentation missing the Photometric and Landscaping Plan at the time of review. A Pre-application Meeting was not held with the Planning Division.

Attached for consideration are:

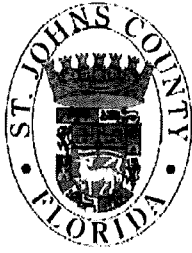
Owners Authorization

Photometric Plan

Landscape Plan

**CORRESPONDENCE**

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



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

[Notary Public Seal: Louella A. Uy, Public, State of Florida, Commission Expires 06/25/2024, Commission No. HH 14898]

[Handwritten signature of Louella A. Uy]
Notary Public, State of Florida
Name: Louella A. Uy
My Commission Expires: 06/25/2024
My Commission Number is: HH 14898

Personally Known / OR Produced Identification

Type of Identification Produced
Revised August 30, 2011

[Notary Public Seal: Louella A. Uy, Notary Public, State of Florida, My Commission Expires 06/25/2024, Commission No. HH 14898]

STATISTICAL SUMMARY

PARCEL ID: 065730-0000  
 SITE AREA: 108,900 SF (2.50 ACRES)  
 ORDINANCE NOS.: ZVAR 2023-23  
 ARCC 2023-14

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	19'-0"	48'-5"
4 PROPOSED	1,800 SF	16'-0"	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: 37% (40,835 SF)

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

	FRONT	SIDE	REAR
REQUIRED SETBACK:	30'	30'	30'
PROVIDED SETBACK:	35'	17'*	293'

\*APPROVED PER VARIANCE FILE NO. ZVAR 2023-23

MAXIMUM BUILDING HEIGHT: 35'  
 PROVIDED BUILDING HEIGHT: 19' (LIMITED TO ONE STORY)

MINIMUM BUILDING SEPARATION: 20'  
 PROVIDED BUILDING SEPARATION: 20'

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.

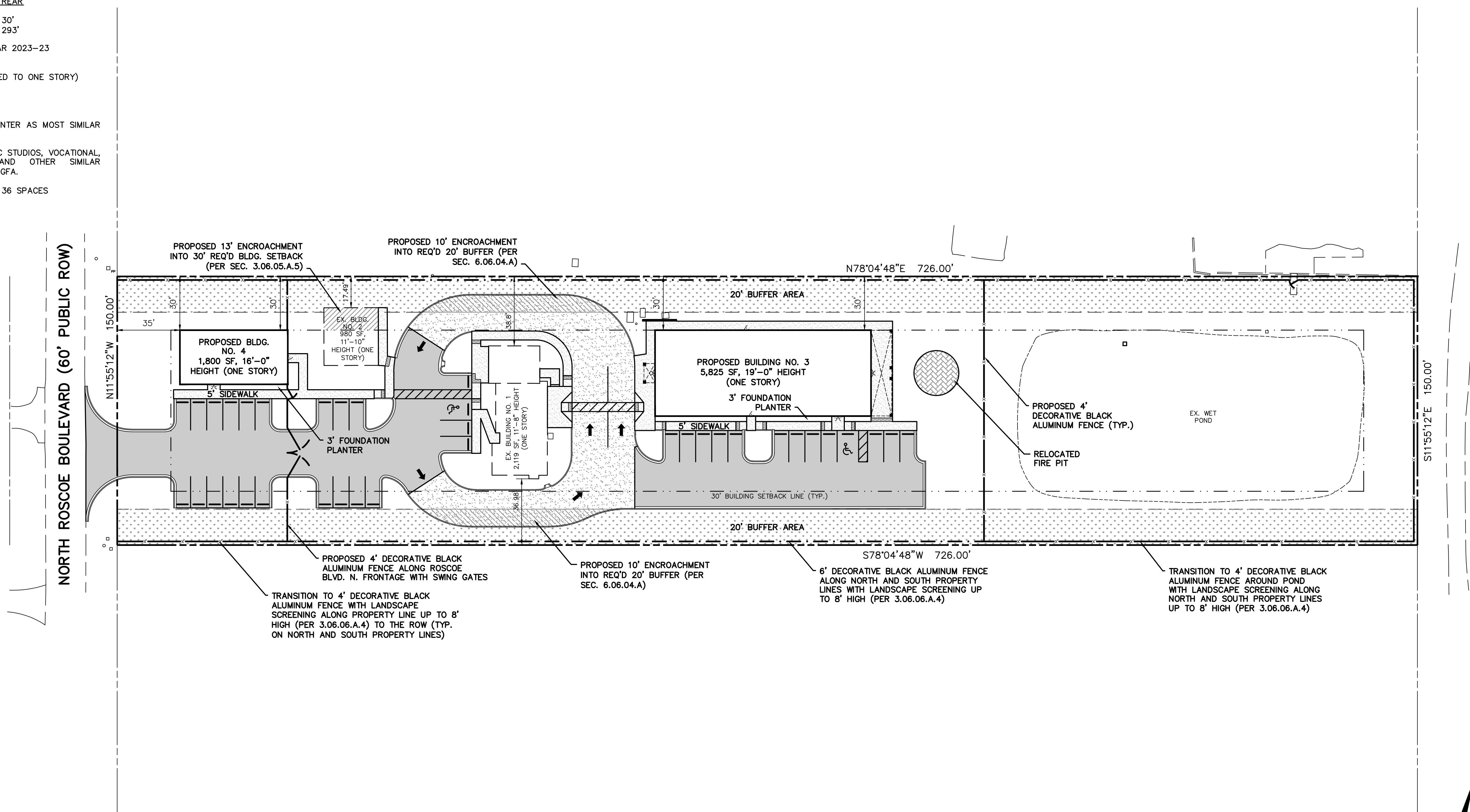
REQUIRED - (10,724 SF)/(1/300 SF) = 36 SPACES

ST. JOHNS COUNTY NOTES

- 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.



SOUTHEAST ENGINEERING GROUP  
 11235 ST. JOHNS INDUSTRIAL PKWY. N #4  
 JACKSONVILLE, FL 32246 (904) 619-3400  
 WWW.SoutheastEngineers.COM

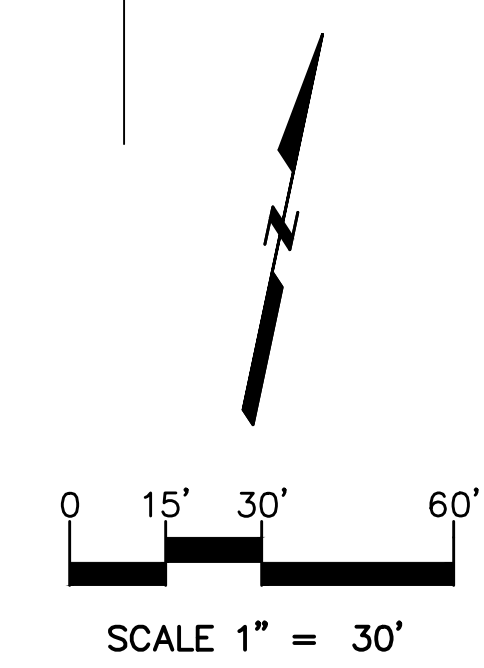
COMMUNITY CENTER AT BETHEL POINT  
 PROPOSED COMMUNITY CENTER  
 236 ROSCOE BOULEVARD NORTH, PONTE VEDRA BEACH, FL 32082

OVERALL SITE PLAN

REV.	DATE	BY	DESCRIPTION
F	2-12-24	MJP	REVISED PERMIT ISSUE
E	10-31-23	MJP	REVISED PERMIT ISSUE
D	9-28-23	MJP	REVISED PERMIT ISSUE
C	8-8-23	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.

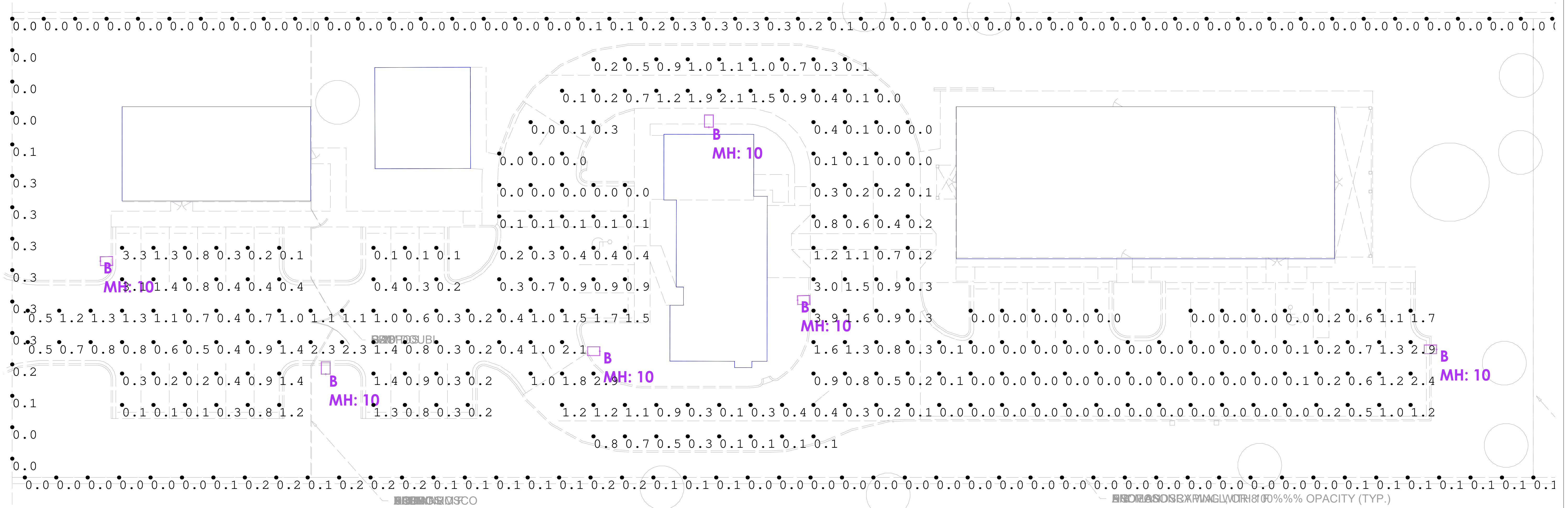




Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description
□	6	B	Single	4931	0.950	49	294	VBL-2 (9-10-11) T5W 16LC-S_10_3K IES

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
PARKING AND DRIVE_At Grade	Illuminance	Fc	0.57	3.9	0.0	N.A.	N.A.	0
PROPERTY LINE_At Grade	Illuminance	Fc	0.04	0.3	0.0	N.A.	N.A.	N.A.

- NOTES:
- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
  - MOUNTING HEIGHT IS ALWAYS A.F.F. OR A.F.G. UNLESS NOTED
  - MOUNTING DETAILS TO BE CONFIRMED BY OTHERS
  - CALCULATIONS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES, TAKEN AT GRADE



**PHOTOMETRY - SITE**  
**Scale: 1 inch= 16 Ft.**



Disclaimer: SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product line only. The information provided is based on standardized industry procedures. This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.) In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

Sales Rep: TIM HUTCHERSON  
Office: JACKSONVILLE, FLORIDA  
Contact No: (904) 646-4772  
Processed By: S.OAKLEY, T HUTCHERSON, E BUSCH  
Filename: 01-23-2024 COMMUNITY CENTER AT BETHEL POINT - SITE.AGI

**COMMUNITY CENTER  
AT BETHEL POINT**

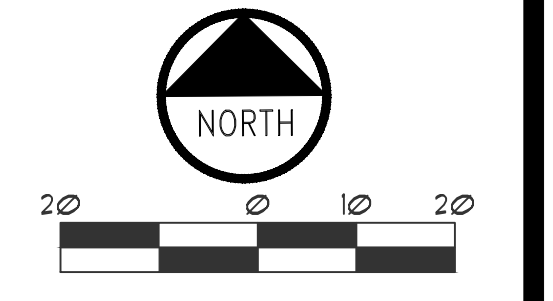
Date: 2/6/2024

Page 1 of 1



**COMMUNITY CENTER  
 AT BETHEL POINT  
 PONTE VEDRA BEACH, FLORIDA  
 32082**

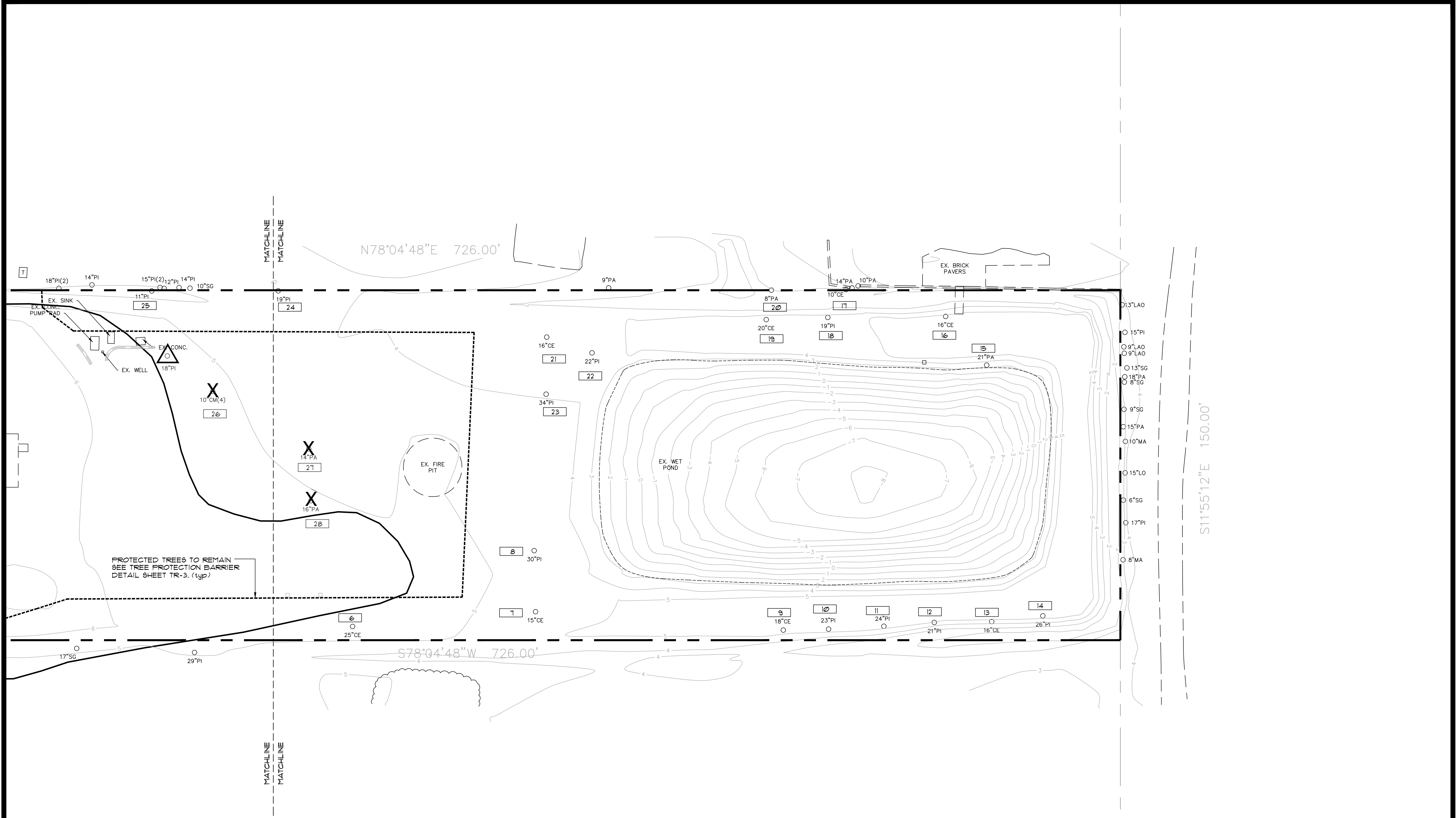
REVISIONS :

DATE : January 29, 2024  
 PROJECT NO. : 2023.09  
 DESIGNED BY : KSR  
 DRAWN BY : KSR  
 CHECKED BY : KSR  
 SCALE : 1" = 20'

SHEET TITLE  
**TREE REMOVAL/  
 PROTECTION PLAN**

**TR-1  
 SHEET**



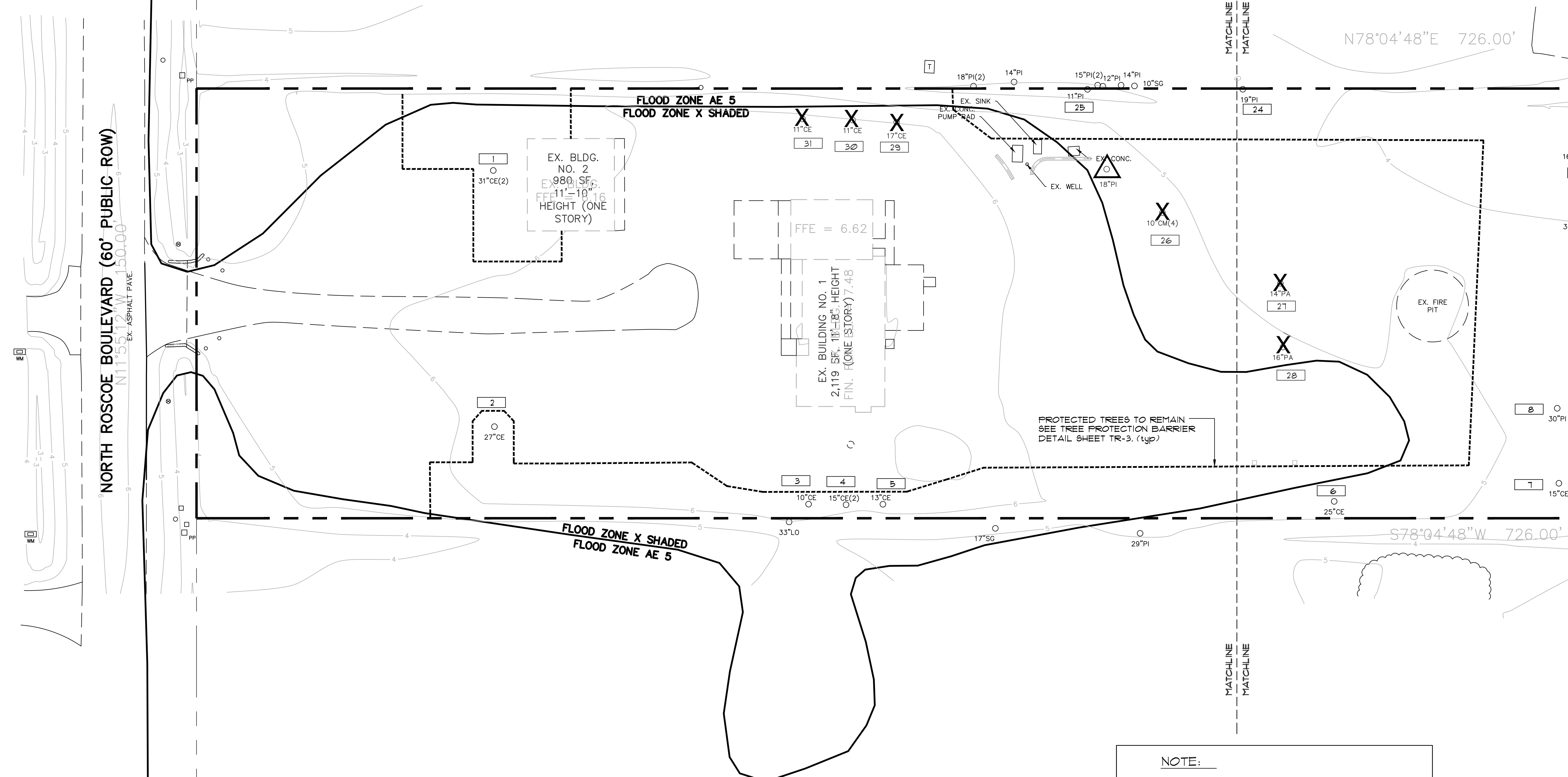
**NOTE:**

- ALL MATERIALS REMOVED FROM SITE TO BE DISPOSED OF PROPERLY OFF SITE.

**KEY:**

- 20' CED.  
 PROTECTED TREE TO REMAIN  
 SEE TREE PROTECTION BARRIER  
 DETAIL SHEET TM-1.
- 21' FINE  
 PROTECTED TREE TO BE REMOVED  
 WITH MITIGATION REQUIREMENTS.
- 9' FINE  
 NONPROTECTED TREE TO BE REMOVED  
 WITH NO MITIGATION REQUIREMENTS.

COMMUNITY CENTER AT BETHEL POINT, PONTE VEDRA BEACH, FLORIDA 32082



NORTH ROSCOE BOULEVARD (60' PUBLIC ROW)  
 N11°55'41"W 150.00'  
 EX. ASPHALT PAVEMENT

FLOOD ZONE X SHADED  
 FLOOD ZONE AE 5

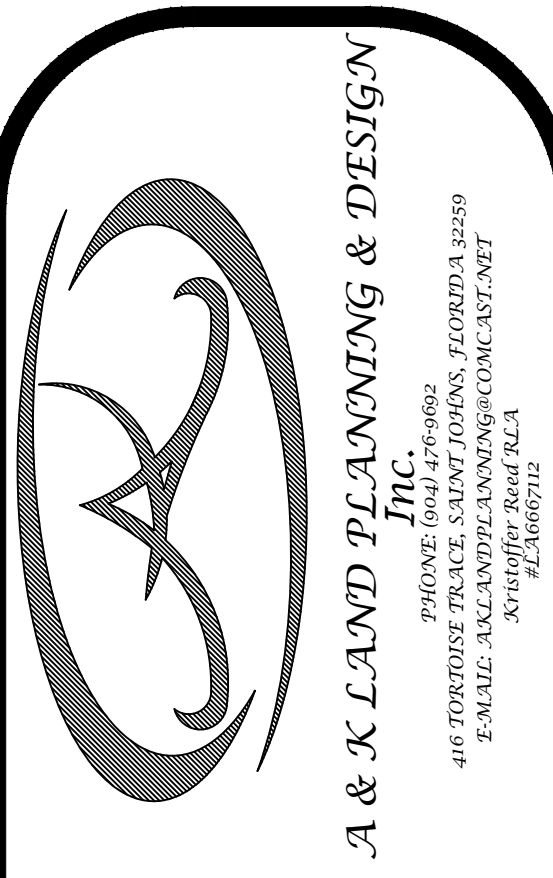
**NOTE:**  
 • ALL MATERIALS REMOVED FROM SITE TO BE DISPOSED OF PROPERLY OFF SITE.

**KEY:**

20° CED.  
 PROTECTED TREE TO REMAIN SEE TREE PROTECTION BARRIER DETAIL SHEET TM-1.

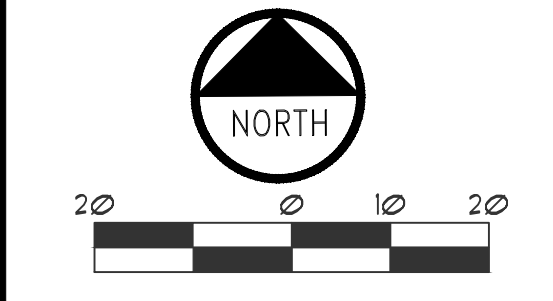
21° PINE  
 PROTECTED TREE TO BE REMOVED WITH MITIGATION REQUIREMENTS.

9° PINE  
 NONPROTECTED TREE TO BE REMOVED WITH NO MITIGATION REQUIREMENTS.



COMMUNITY CENTER  
 AT BETHEL POINT  
 PONTE VEDRA BEACH, FLORIDA  
 32082

REVISIONS :

DATE : January 29, 2024  
 PROJECT NO. : 2023.99  
 DESIGNED BY : KSR  
 DRAWN BY : KSR  
 CHECKED BY : KSR  
 SCALE : 1" = 20'

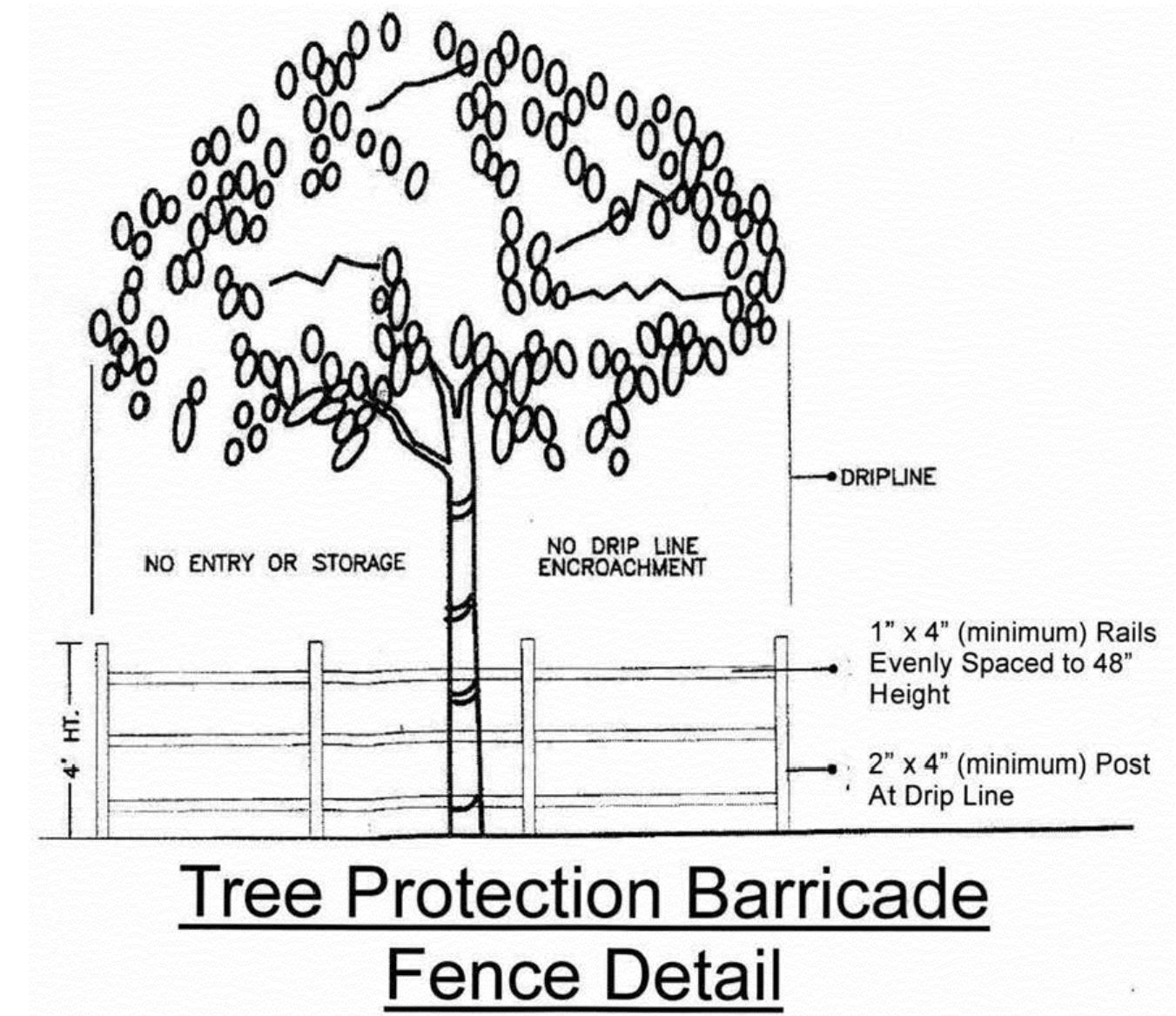
SHEET TITLE  
 TREE REMOVAL/  
 PROTECTION PLAN

TR-2  
 SHEET

COMMUNITY CENTER AT BETHEL POINT - PONTE VEDRA BEACH, FLORIDA 32082

TREES TO REMAIN		
TREE NUMBER	NAME	DBH INCHES
1	CEDAR	31
2	CEDAR	27
3	CEDAR	10
4	CEDAR	15
5	CEDAR	13
6	CEDAR	25
7	CEDAR	15
8	PINE	30
9	CEDAR	18
10	PINE	23
11	PINE	24
12	PINE	21
13	CEDAR	16
14	PINE	26
15	PALM	6
16	CEDAR	16
17	CEDAR	10
18	PINE	19
19	CEDAR	20
20	PALM	6
21	CEDAR	16
22	PINE	22
23	PINE	34
24	PINE	19
25	PINE	11
TOTAL	INCHES	473

PROTECTED TREES REMOVED		
TREE NUMBER	NAME	DBH INCHES
26	GRAPE	10
27	PALM	6
28	PALM	6
29	CEDAR	17
30	CEDAR	11
31	CEDAR	11
TOTAL	INCHES	61



Note 1. Bonus: Tree inches shall be assigned for any Native Tree(s) preserved within a Parking Area, or between a road right of way and the Parking Area or Building Footprint, such that the distance separating these areas is not more than one hundred (100) feet. These inches may be applied against the deficit of Tree inches from Removal of other Protected Trees. These Trees become Protected Trees, and shall be clearly identified on plans.

Note 2. Bonus: A stand of ten (10) or more Native Protected Trees in a cluster with one (1) continuous drip line shall also earn double Tree inch value. Trees, which are Protected size or not Protected size within this area shall be included, as long as they form a continuous drip line. Tree inches from these Trees shall be applied against the deficit of Tree inches from Removal of other Protected Trees. All of these clustered Trees become Protected and shall be clearly identified on Site Plans submitted.

Note 3. Planted Multi-Trunk Trees shall earn total Tree inches based upon the size of each individual trunk such that the largest three trunks of the Multi-Trunked Tree shall be added together to obtain the Tree's total Caliper size.

Note 4. Bonus: Transplanted from on site Native non-Exempt Trees up to twelve (12) inch DBH: These Trees shall receive Tree inch value, and these Tree inches may be applied against the deficit of Tree inches from Removal of other Protected Trees. All Trees of unprotected size then become Protected Trees and shall be labeled as such on all appropriate Site Plan sheets.

Note 5. All planted Palms shall receive three (3) Tree inches of value for those with six (6) feet to fifteen (15) feet of clear trunk and six (6) Tree inches of value for those greater than fifteen (15) feet clear trunk. Those surveyed at Protected Tree minimum size shall all be assigned six (6) Tree inches of value.



**A & K LAND PLANNING & DESIGN, INC.**  
 PHONE: 888.476.9882  
 46 TORTOUSE TRAIL, SAINT JOHNS, FLORIDA 32889  
 EMAIL: AKLANDPLANNING@COMCAST.NET  
 SALES@AKLANDPLANNING.COM  
 #12066712

**COMMUNITY CENTER  
AT BETHEL POINT  
PONTE VEDRA BEACH, FLORIDA  
32082**

REVISIONS :	
1	

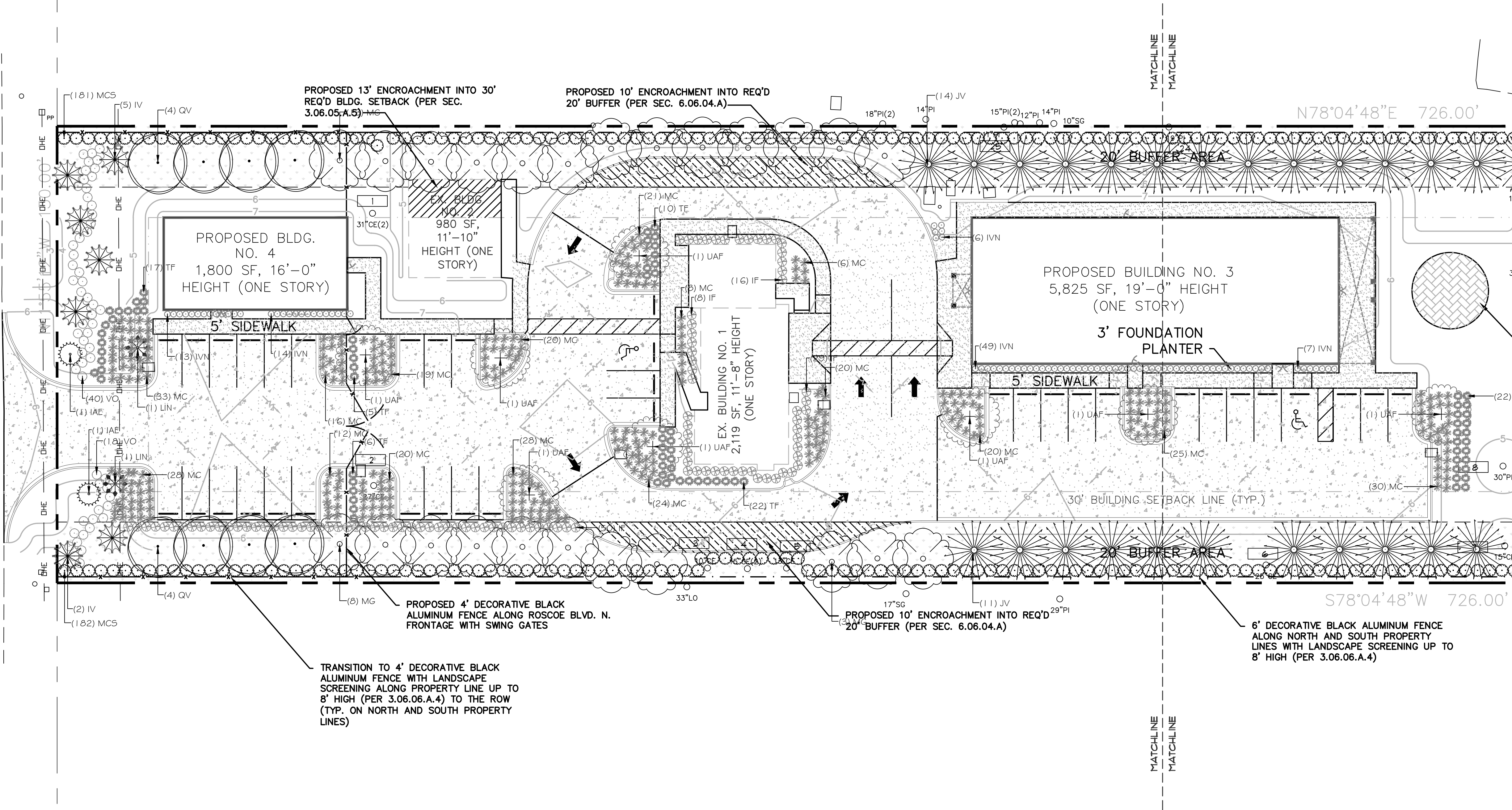
DATE :	January 23, 2024
PROJECT NO. :	2023.09
DESIGNED BY :	KSR
DRAWN BY :	KSR
CHECKED BY :	KSR
SCALE :	NTS

SHEET TITLE  
**TREE REMOVAL/  
PROTECTION PLAN**

**TR-3  
SHEET**

COMMUNITY CENTER AT BETHEL POINT - PONTE VEDRA BEACH, FLORIDA 32082

NORTH ROSCOE BOULEVARD (60' PUBLIC ROW)



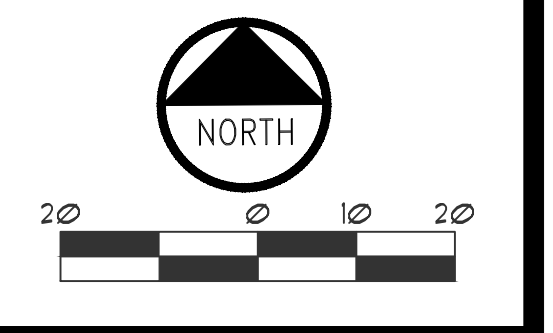
**STANDARD ST. JOHNS COUNTY NOTES:**

- a. 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.
- b. Balled and burlapped strapping wire, and any synthetic material shall be removed prior to final inspection. Wire baskets should be cut away from top one-third of root ball.
- c. 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.
- d. 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.
- e. Irrigation will be provided with an automatic irrigation system (Reclaimed water to be used, all piping to be colored purple).
- f. Trees shall have a minimum height of (8) eight to (10) feet and (2) two inches of caliper.
- g. Shrub lines are to be planted at the required minimum height, not by container size.
- h. 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.
- i. Trees shall not be planted closer than 1.5' from the centerline of underground utilities.
- j. 70% OF all newly planted trees need to be canopy trees
- k. No more than 50% of newly planted trees can be of the same species.

**A & K LAND PLANNING & DESIGN, INC.**  
 PHONE: 904.476.9822  
 46 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32889  
 EMAIL: AKLANDPLANNING@COMCAST.NET  
 SALES@AKLANDPLANNING.COM  
 #36066712

**COMMUNITY CENTER  
 AT BETHEL POINT  
 PONTE VEDRA BEACH, FLORIDA  
 32082**

REVISIONS :

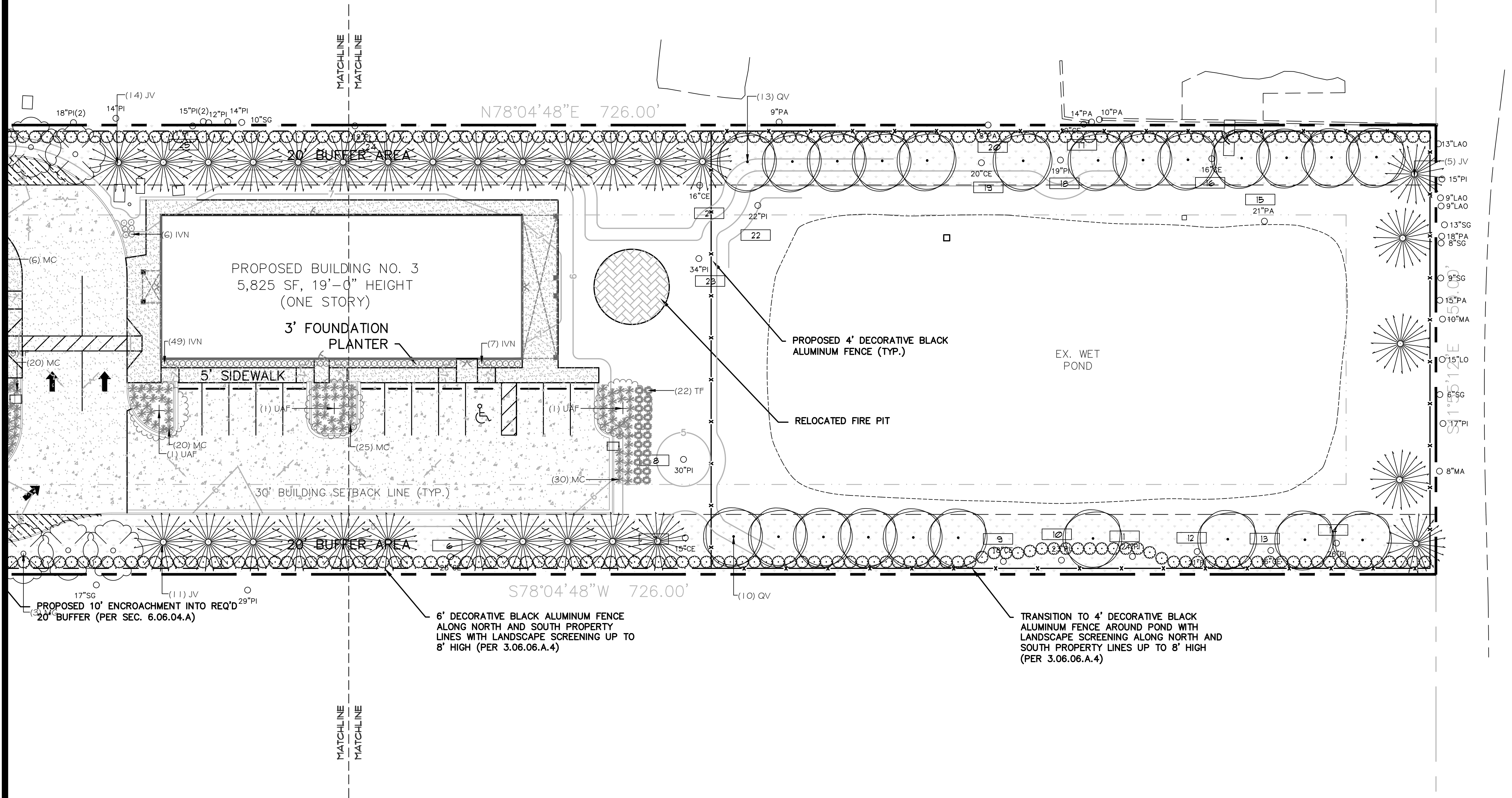
DATE : January 29, 2024  
 PROJECT NO. : 2023.39  
 DESIGNED BY : KSR  
 DRAWN BY : KSR  
 CHECKED BY : KSR  
 SCALE : 1" = 20'

SHEET TITLE  
**PLANTING PLAN**

**L-1**  
 SHEET

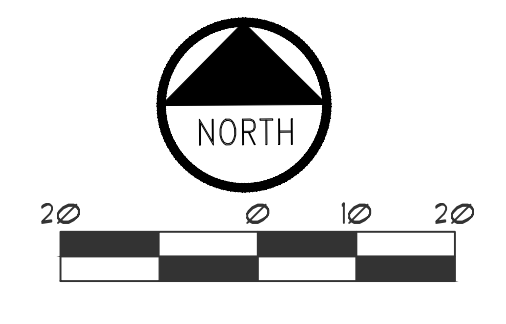
**STANDARD ST. JOHNS COUNTY NOTES:**

- a. 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.
- b. Balled and burlapped strapping wire, and any synthetic material shall be removed prior to final inspection. Wire baskets should be cut away from top one-third of root ball.
- c. 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.
- d. 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.
- e. Irrigation will be provided with an automatic irrigation system (Reclaimed water to be used, all piping to be colored purple).
- f. Trees shall have a minimum height of (8) eight to (10) feet and (2) two inches of caliper.
- g. Sprinkler lines are to be planted at the required minimum height, not by container size.
- h. 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.
- i. Trees shall not be planted closer than 7.5' from the centerline of underground utilities.
- j. 70% OF all newly planted trees need to be canopy trees.
- k. No more than 50% of newly planted trees can be of the same species.



**COMMUNITY CENTER  
 AT BETHEL POINT  
 PONTE VEDRA BEACH, FLORIDA**  
 32082

REVISIONS :

DATE : January 23, 2024  
 PROJECT NO. : 2023.99  
 DESIGNED BY : KSR  
 DRAWN BY : KSR  
 CHECKED BY : KSR  
 SCALE : 1" = 20'

SHEET TITLE  
**PLANTING  
 PLAN**

**A & K LAND PLANNING & DESIGN, INC.**  
 PHONE: 904.476.9882  
 46 FORTITUDE TRACE, SAINT JOHNS, FLORIDA 32389  
 EMAIL: AKLANDPLANNING@GMAIL.COM  
 301 W. PALM BLVD., SUITE 200  
 JACKSONVILLE, FLORIDA 32202

COMMUNITY CENTER AT BETHEL POINT - PONTE VEDRA BEACH, FLORIDA 32082

**General Notes and Specifications**

- Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
- When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.
- All plants must be healthy, vigorous material, free of pests and disease.
- All trees, palms, and shrubs shall be highest grade Dept. of Agriculture and Consumer Services.
- All plant material must be approved by the Landscape Architect before the plant material is installed.
- Any changes to the plant material (size, type, etc.), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.
- All plants to be field grown or container grown as indicated on plant list. Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to owner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
- All plants shall be triangular spaced.
- Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
- Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
- All plants and planting areas must be completely mulched as specified with three (3) inches of pine straw or pine bark mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
- The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
- The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
- The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repairing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
- All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project. Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the contractor's negligence. Furnish and plant replacements which comply with requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
- All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
- Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
- At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
- All planting beds to be treated with pre-emergent weed control prior to planting.
- Contractor is to check the site weekly to insure all plant material is healthy and well watered.
- All disturbed areas to be sodded.

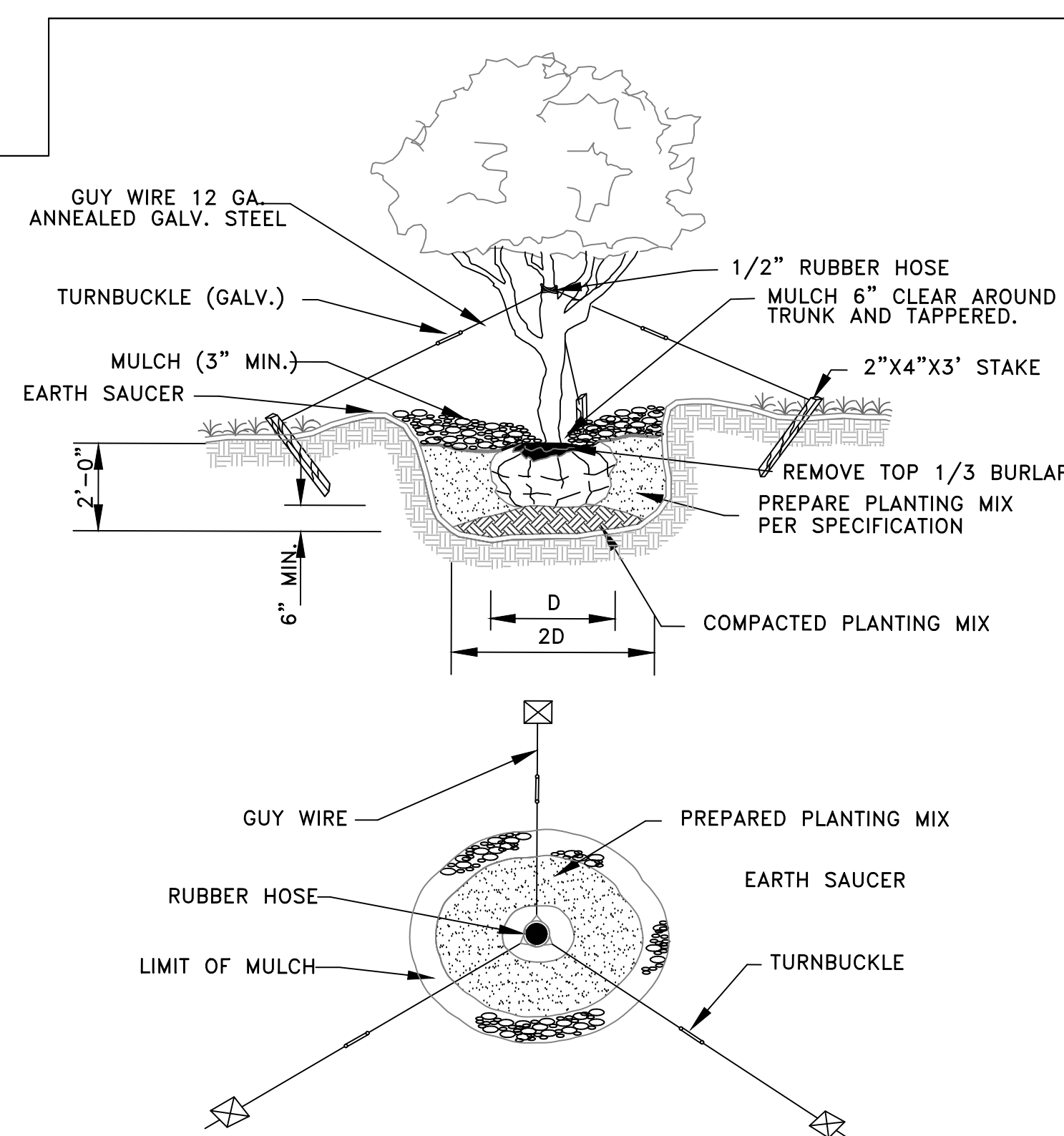
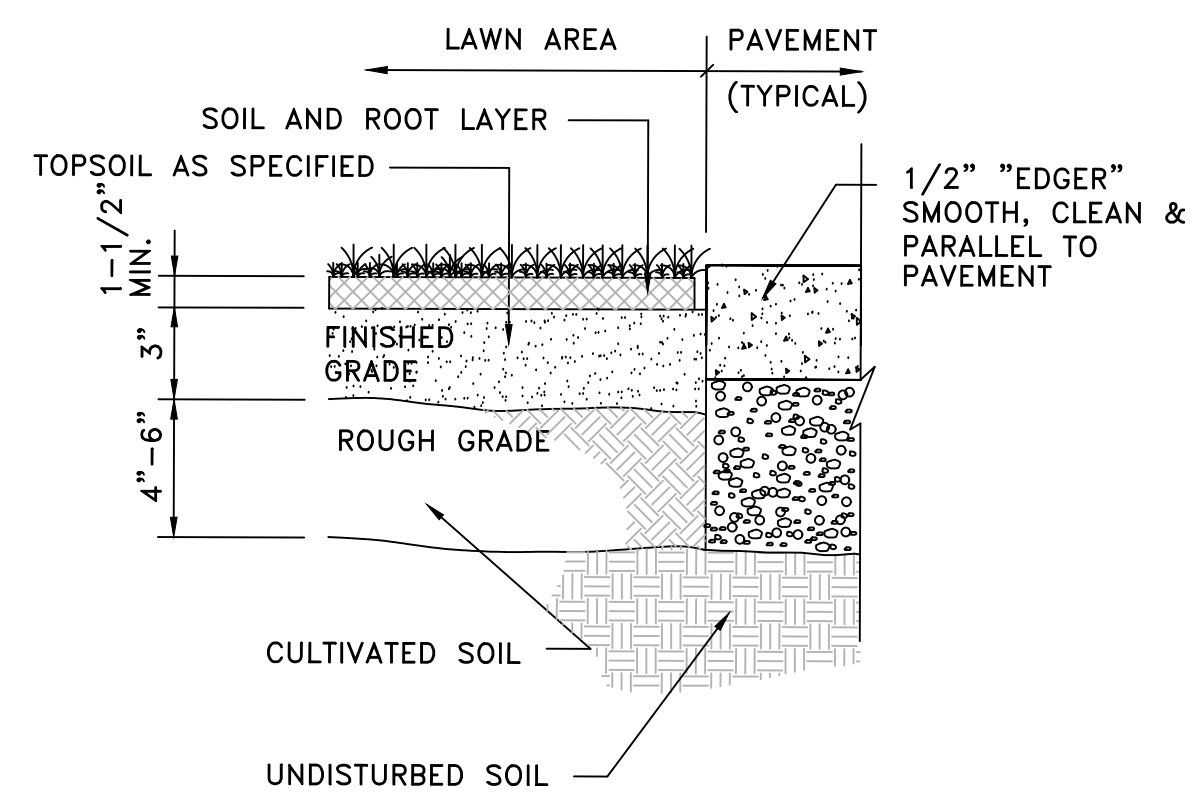
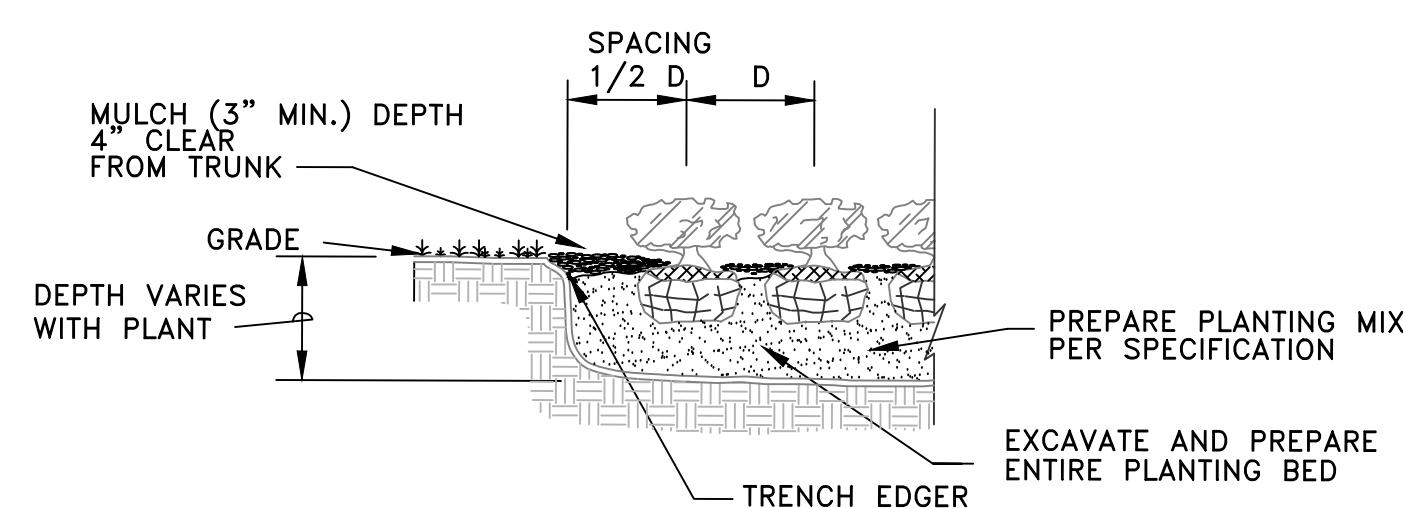
**PLANT SCHEDULE COMMUNITY CENTER**

CODE	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	TOTAL CAL. INCHES	% NATIVE	% CANOPY
<b>TREES</b>							
IAE	2	East Palatka Holly / <i>Ilex x attenuata</i> 'East Palatka'	AS SHOWN	4" cal. at D.B.H., 12' ht., 6' spd.	8"	2% native	0% canopy
IV	7	Yaupon Holly / <i>Ilex vomitoria</i>	AS SHOWN	4" cal. at D.B.H., 12' ht., 6' spd.	28"	7% native	0% canopy
JV	30	Eastern Red Cedar / <i>Juniperus virginiana</i>	15' o.c.	6" cal. at D.B.H., 20' ht., 8' spd., full to the ground	180"	29% native	29% canopy
LIN	2	Grape Myrtle / <i>Lagerstroemia x Natchez</i>	AS SHOWN	4" cal. at D.B.H., 12' ht., 6' spd.	8"	0% native	0% canopy
MG	24	Southern Magnolia / <i>Magnolia grandiflora</i>	15' o.c.	6" cal. at D.B.H., 20' ht., 8' spd.	144"	23% native	23% canopy
QV	31	Southern Live Oak / <i>Quercus virginiana</i>	15' o.c.	6" cal. at D.B.H., 20' ht., 8' spd.	186"	30% native	30% canopy
UAF	8	Florida Elm / <i>Ulmus americana</i> Floridaana	AS SHOWN	4" cal. at D.B.H., 12' ht., 6' spd.	32"	7% native	7% canopy
					Total = 586"	98% native trees total	89% canopy trees total
<b>SHRUBS</b>							
IF	103	Florida Anise / <i>Illicium floridanum</i>	36" o.c.	18" ht. x 18" spd. minimum full 4 dense		Native	936 s.f.
IVN	89	Dwarf Schillings Holly / <i>Ilex vomitoria</i> 'Schillings Dwarf'	24" o.c.	12" ht. x 12" spd. minimum full 4 dense, 3 gallon minimum		Native	400 s.f.
MC	330	Pink Muhly / <i>Muhlenbergia capillaris</i>	36" o.c.	18" ht. x 18" spd. minimum full 4 dense		Native	2,970 s.f.
MCS	363	Wax Myrtle / <i>Myrica cerifera</i>	48" o.c.	8' ht. x 4' spd. minimum full 4 dense to the ground		Native	5,808 s.f.
TF	82	Fakahatchee Grass / <i>Tripsacum dactyloides</i>	36" o.c.	18" ht. x 18" spd. minimum full 4 dense		Native	756 s.f.
VO	58	Dwarf Walter's Viburnum / <i>Viburnum obovatum</i> 'Dwarf Walter's'	36" o.c.	24" ht. x 24" spd. minimum full 4 dense		Native	522 s.f.
					Total s.f. = 11,392 s.f.		
					Native s.f. = 11,392 s.f.		
					Native % = 100%		

**NOTES:**

- MULCH ALL PLANTING BEDS WITH 3" PINE STRAW OR PINE BARK MULCH.
- ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA 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.
- ALL CALIPER SIZES MUST BE MET AT DBH.
- CONTRACTOR TO VERIFY ALL QUANTITIES

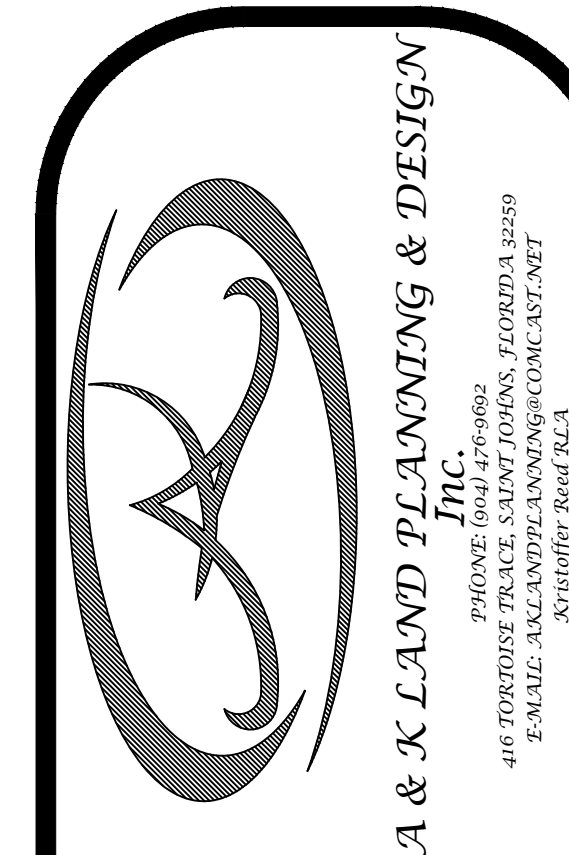
PERIMETER BUFFER / TREES NORTH SIDE: 1 EVERGREEN TREE / 15 LF. TREES REQUIRED: TREES PROVIDED:	726 LF. 49 49 Planted + Existing	PARKING LOT ISLAND SHRUBS: 1 SHRUB / 40 SF. SHRUBS REQUIRED: SHRUBS PROVIDED:	23,371 LF. 585 662 Planted	TREE INCH AND MITIGATION REQUIREMENTS 80" PER ACRE PROJECT 2.5 ACRES: TREE INCHES REQUIRED: 200" TREE INCHES PROVIDED: 586"
PERIMETER TREES SOUTH SIDE: 1 EVERGREEN TREE / 15 LF. TREES REQUIRED: TREES PROVIDED:	726 LF. 49 49 Planted + Existing	PERIMETER TREES EAST SIDE: 1 EVERGREEN TREE / 50 LF. TREES REQUIRED: TREES PROVIDED:	110 LF. 3 3 Planted	TREE MITIGATION 1" REQUIRED FOR 1" REMOVED: PROTECTED TREE INCHES REMOVED: 61" PROTECTED TREE INCHES PROVIDED: 586"
PERIMETER TREES WEST SIDE: 1 EVERGREEN TREE / 20 LF. TREES REQUIRED: TREES PROVIDED:	81 LF. 5 5	10% Canopy Trees in Parking Islands 10 Islands CANOPY TREES REQUIRED: CANOPY TREES PROVIDED:	7 9	



SHRUB & GROUNDCOVER PLANTING DETAIL

SOD DETAIL

TREE PLANTING DETAIL



**COMMUNITY CENTER  
AT BETHEL POINT  
PONTE VEDRA BEACH, FLORIDA  
32082**

REVISIONS :

1	
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DATE : January 29, 2024  
PROJECT NO. : 2023.99  
DESIGNED BY : KSR  
DRAWN BY : KSR  
CHECKED BY : KSR  
SCALE : N.T.S.

SHEET TITLE  
**PLANTING  
DETAILS**

L-3  
SHEET

COMMUNITY CENTER AT BETHEL POINT, PONTE VEDRA BEACH, FLORIDA 32082