

# ST. JOHNS COUNTY

## Palm Valley / Ponte Vedra Architectural Review Board

### BOARD

Thomas Baker  
Glenn Hettinger  
Alison McCallum  
Chris Brazda  
Kurt von der Osten



### REGULAR MEETING AGENDA

Ponte Vedra Beach Branch Library  
101 Library Blvd.

Michael Roberson, Director of Growth Management  
Lex Taylor III, Deputy County Attorney

Wednesday, October 22, 2025 5:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County - Palm Valley / Ponte Vedra Architectural Review Board will be held on **Wednesday, October 22, 2025 5:00 PM** in the Ponte Vedra Beach Branch Library, 101 Library Blvd. **Applicants are hereby advised that failure to appear may result in the delay or denial of their application.**

- Call Meeting to Order
- Reading of the Public Notice statement
- Approval of Minutes
- Public Comments

### AGENCY ITEMS

**Presenter - Kelly Varn, Taylor Sign & Design, Inc.**  
**Staff - Jackie Williams, Overlay Planner**

#### **District 4**

1. **ARC 2025-08 Christie's International Real Estate.** The applicant requests design approval from the Ponte Vedra ARC for the installation of a replacement illuminated wall sign, located at 190 A1A North.

**Presenter - Kelly Varn, Taylor Sign & Design, Inc**  
**Staff - Jackie Williams, Overlay Planner**

#### **District 4**

2. **ARCCC 2025-18 Le Petite Paris.** The applicant requesting design approval from the Palm Valley ARCCC to allow for the installation of an illuminated wall sign and a replacement tenant sign, located at 830 A1A North.

**Presenter - Kelly Varn, Taylor Sign & Design, Inc**  
**Staff - Jackie Williams, Overlay Planner**

#### **District 4**

3. **NZVAR 2025-19 Le Petit Paris French Cafe.** Request for a Non-Zoning Variance to Section 3.06.09.C of the Land Development Code to allow for an Advertising Display Area (ADA) of 37.8 square feet in lieu of the required maximum of 24 square feet for a proposed commercial wall sign located within the Palm Valley Overlay District, at 830 A1A North.

**Presenter - J. Charley Schalloil, SES**  
**Staff - Jackie Williams, Overlay Planner**

#### **District 4**

4. **ARCCC 2025-22 Fidelity Investments.** Requesting design approval from the Palm Valley ARCCC for an internally illuminated wall sign and tenant sign(s), located at 822 A1A North.

Presenter - Kelly Varn, Taylor Sign & Design, Inc

Presenter- HD Turf Properties, Inc

Staff - Jackie Williams, Overlay Planner

**District 4**

5. **ARCCC 2025-23 Smoothie King.** The applicant requests design approval from the Palm Valley ARCCC for the installation of four (4) illuminated wall signs and landscaping, located at 854 A1A North.

- Staff Reports
- Committee Reports
- Meeting Adjourned

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purposes such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Committee members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or written communications to the Planning and Zoning Section, Growth Management Services, 4040 Lewis Speedway, St. Augustine, Florida 32084. Subject to a proper and timely objection of a party at the beginning of the hearing, the record of the **Architectural Review Board** hearing of this matter, including the tape recording of the proceedings, shall be part of the record and file of this matter submitted to the Board of County Commissioners for its consideration in this hearing. It is anticipated that one or more St. Johns County Commissioners may attend and participate in the meeting.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in these proceedings should contact the County's ADA Coordinator at (904) 209-0650 or at **St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086**. For hearing impaired individuals call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of the hearing.