

ST. JOHNS COUNTY

Palm Valley / Ponte Vedra Architectural Review Board

BOARD

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

David Christine



REGULAR MEETING AGENDA

The Players Community Senior Center
175 Landrum Lane

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

Wednesday, August 26, 2026 5:00 PM

Please be advised that the regularly scheduled public meeting of the St. Johns County - Palm Valley / Ponte Vedra Architectural Review Committee will be held on **Wednesday, August 26, 2026 5:00 PM** at The Players Community Senior Center at 175 Landrum Lane. **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
- Public Comments

AGENCY ITEMS

Presenter - James G. Whitehouse, Esq

Staff - Jackie Williams, Overlay Planner

District 4

1. **ARC 2026-05 PV Lakes Boutique PUD.** Requesting design approval from the Ponte Vedra ARC for a new commercial/office building, located at A1A North, south of Marlin Avenue.

Presenter - Kelly Varn

District 4

2. **ARCCC 2026-08 Pinnacle Financial Partners.** Requesting design approval from the Palm Valley ARCCC to allow for the installation of one illuminated sign, one non-illuminated sign, and a non-illuminated sign on the existing monument sign, specifically located at 100 Corridor Road.

Presenter - Rosangel Gutierrez, EG SIGNS & GRAPHICS LLC

District 4

3. **ARCCC 2025-20 Foxtail Coffee Company.** Requesting design approval from the Palm Valley ARCCC for two (2) new wall signs, one (1) window sign, and one (1) tenant sign located at 3791 Palm Valley Road.

Presenter - Rosangel Gutierrez, EG SIGNS & GRAPHICS LLC

District 4

4. **NZVAR 2026-07 Foxtail Coffee.** Request for a Non-Zoning Variance to Section 3.06.09.C of the Land Development Code to allow for two (2) wall signs and one (1) window sign located in the Palm Valley Overlay District, specifically located at 3791 Palm Valley Road.

WORKSHOP

- 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.