ST. JOHNS COUNTY
Palm Valley / Ponte Vedra Architectural Review Committee

BOARD

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

REGULAR MEETING AGENDA

Ponte Vedra Beach Branch Library
101 Library Blvd

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

Wednesday, November 18, 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, November 18, 2026 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
- Public Comments

AGENCY ITEMS

Presenter - Joe Grippi, Nine Oaks Development

Staff - Jackie Williams, Overlay Planner

District 4

1. **ARC 2026-08 Racquet Club at PVIC**. The applicant is requesting design approval for design changes to the previously approved ARC 2024-13. The request includes a reduction in the number of pickleball courts and the addition of two padel courts; revised colors and patterns for the shade structures; the building design of a maintenance shed; and revised associated landscaping to compliment the proposed changes, specifically located at 280 Ponte Vedra Boulevard.

Presenter - Hope Barber, Marsh Landing Master Association

District 4

2. **ARCCC 2026-13 Marsh Landing South Gate Monument Signs**. Requesting design approval for the installation of two (2) monument signs, specifically located at 23968 Marsh Creek Drive/South Gate Entrance.

Presenter - Jackie Williams, Overlay Planner

District 4

3. **Amendments to the Ponte Vedra Zoning District Regulations**. Proposed amendments to the Ponte Vedra Zoning District Regulations (PVZDR) Section VIII.Q.6 and Section X. Staff is requesting a recommendation to update the Ponte Vedra Zoning District Regulations (PVZDR), regarding Admin Approval of signage and the jurisdiction of ARC to include signage and landscaping design, at their regularly scheduled public hearing on Wednesday, November 18, 2026.

- Staff Reports
- Committee Reports
- Meeting Adjourned

If a person decides to appeal any decision made with respect to any matter considered at the hearing, suchpersonwill need a record of the proceedings, and for such purposes suchpersonmay 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 ALLHEARING-IMPAIREDPERSONS: 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.